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LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai'i

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January 18, 2016

Mr. Scott Glenn, Executive Director
Office of Environmental Quality Control
State Department of Health
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr, Glenn:

RE: Draft Environmental Impact Statement (DEIS) for the Waikapū Country Town, located within and around the Maui Tropical Plantation, Wailuku, Maui, Hawaii; (2) 3-6-002:001, (2) 3-6-002:003, (2) 3-6-004:003, (2) 3-6-004:006, (2) 3-6-005:007 and (2) 3-6-006:036

The State Land Use Commission requests publication of the subject document in the February 8, 2016, issue of The Environmental Notice.

Attached please find the required submittal documents:

- One (1) hard copy of the OEQC Publication Form
- One (1) copy of the DEIS in pdf format on CD Rom;
- One (1) hardcopy of the DEIS;
- DEIS Distribution Cover Letter; and
- DEIS Distribution List.

Please note that Planning Consultants Hawaii LLC, agent for Applicant, will be transmitting a digital copy of the Publication Form in Microsoft Word format via e-mail.

If you have any questions, please call me at 808-587-3822.

Sincerely yours,

Daniel E. Orodener, Executive Director
State Land Use Commission

Cc: Mr. Michael Summers, Planning Consultants Hawaii LLC

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July 2015 Revision

**APPLICANT ACTION
SECTION 343-5(e), HRS
PUBLICATION FORM**

FEB 08 2016

Project Name: Waikapu Country Town
HRS §343-5 Trigger(s): Amendment to the Wailuku-Kahului Community Plan; Off-site Infrastructure Improvements
Island: Maui
District: Wailuku
TMK: (2) 3-6-002:001, (2) 3-6-002:003, (2) 3-6-004:003, (2) 3-6-004:006, (2) 3-6-005:007 and (2) 3-6-006:036
Permits: State Land Use Commission District Boundary Amendment, County Community Plan Amendment, County Change in Zoning, Project District Approval, Subdivision Approval, NPDES Permits, Building Permits

Approving Agency: State of Hawai'i, Land Use Commission

Address:

State of Hawai'i
Land Use Commission
Department of Business, Economic Development and Tourism
P.O. Box 2359
Honolulu, Hawai'i 96804-2359

Contact Person:

Mr. Daniel Orodener, Executive Officer

Telephone:

808-587-3822

Applicant:

Mr. Michael Atherton

Member

Waikapu Properties, LLC

Address:

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Contact Person:

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Telephone:

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Consultant: Planning Consultants Hawaii, LLC

Address:

2331 W. Main Street

Wailuku, HI 96793

Contact Person:

Mr. Michael Summers, President

Telephone:

(808) 269-6220

Status (check one only):

DEA-AFNSI

Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary

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- FEA-EISPN
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- Act 172-12 EISPN
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- X DEIS
The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.
- FEIS
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- Section 11-200-23 Determination
The approving agency simultaneous transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.
- Statutory hammer Acceptance
The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.
- Section 11-200-27 Determination
The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.
- Withdrawal (explain)

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

Waikapu Country Town is a mixed-use residential community proposed for development on approximately 499 acres within and around the Maui Tropical Plantation, Wailuku, Maui, Hawaii. The project site is about 2 miles south of Wailuku and adjacent to the southern boundary of Waikapu. Four hundred eighty five (485) of the subject acres are in the State Land Use Agricultural District. Entitlement changes will be sought to bring State Land Use and County zoning designations into appropriate State and County urban and rural designations. Waikapu Country Town is designated a "Planned Growth Area" in the Maui Island Plan (MIP), December 2012.

The project includes a diversity of housing types, neighborhood commercial, employment uses, an elementary school, parks and open space. The project will comprise about 1,433 residential units and nearly 200,000 square-feet of commercial. The project includes an approximate 8-mile network of pedestrian and bicycle paths. The project's agricultural component encompasses about 1,077 acres which will remain in the State Agricultural District. The bulk of the agricultural lands, approximately 800 acres, will be dedicated in perpetuity to agricultural use. The Applicant desires to establish an agricultural park, a limited amount of renewable energy production and other permissible uses on these lands.

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Waikapu Country Town DEIS Agency Distribution List

LAND USE COMMISSION
STATE OF HAWAII

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State of Hawaii	Mailing Address	E-mail	Telephone	Media
State of Hawaii Department of Agriculture	1428 S. King Str. Honolulu, HI 96814	hdoainfo@hawaii.gov	(808) 973-9550	CD
State of Hawaii Department of Accounting and General Services	P.O. Box 119 Honolulu, HI 96810	daags@hawaii.gov	(808) 586-0400	CD
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State of Hawaii Department of Business, Economic Development and Tourism, Office of Planning	235 S. Beretania St., 6 Floor Honolulu, HI 96813	http://hawaii.gov/dbedt/ocp/	(808) 587-2846	HC, CD
State of Hawaii Department of Defense	3949 Diamond Head Road Honolulu, HI 96116	http://hawaii.gov/dod	(808) 733-4258	CD
State of Hawaii Department of Education	P.O. Box 2360 Honolulu, HI 96104	http://doe.k12.hi.us/	(808) 586-3310	CD
State of Hawaii, Department of Education, Hawaii State Library, Hawaii Documents Center	478 S. King Street Honolulu, HI 96813	http://www.w.librarieshawaii.org/locations/index.htm	(808) 586-3555	CD
State of Hawaii, Department of Education, Hawaii State Library, Kahului	90 School Street Regional Library Kahului, HI 96732	http://www.librarieshawaii.org/locations/index	(808) 573-3097	HC
Department of Hawaiian Home Lands	State of Hawaii P.O. Box 1879 Honolulu, HI 96805	http://hawaii.gov/dhhl/contact	(808) 620-9501	CD
State of Hawaii, Department of Health, Environmental Health Administration	P.O. Box 3378 Honolulu, HI 96801	http://hawaii.gov/health	(808) 586-4424	CD (3)
State of Hawaii Department of Land and Natural Resources	P.O. Box 621, Honolulu, HI 96809	http://hawaii.gov/dlnr	(808) 587-0400	CD (5)
State of Hawaii Department of Land and Natural Resources State Historic Preservation Division	601 Kamehika Blvd., Rm. 555 Kapolei, HI 96707	http://hawaii.gov/dlnr/hix/	(808) 692-8015	HC
State of Hawaii Department of Transportation	869 Punchbowl Street Honolulu, HI 96813	http://hawaii.gov/dot	(808) 587-2160	CD
University of Hawaii Water Resources Research Center	2540 Dole Street, Room 283 Honolulu, HI 96822	http://www.wrrc.hawaii.edu/	(808) 956-7847	CD
University of Hawaii Environmental Center	2500 Dole Street Krauss Annex 19 Honolulu, HI 96822	http://www.hawaii.edu/envctr/evs/index.html	(808) 956-7362	HC (2); CD (2)
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Office of Hawaiian Affairs	711 Kapi'olani Blvd., Suite 500 Honolulu, HI 96813	info@oha.org	(808) 594-1835	CD

Legislative Reference Bureau Library	State Capitol 415 S. Beretania St., Rm. 005 Honolulu, HI 96813	http://hawaii.gov/lrb	(808) 587-0690	
County of Maui Department of Fire and Public Safety	200 Dairy Road Kahului, HI 96793	fire-de@co.maui.us	(808) 270-7561	CD
County of Maui Department of Environmental Management	2200 Main Street One Main Plaza Bldg. Ste:1 00 Wailuku, HI 96793-2155	http://www.co.maui.hi.us/index.asp?mid=1736	(808) 270-7561	CD
County of Maui Department of Housing and Human Concerns	One Main Plaza Bldg. 2200 Main Street Ste:546 Wailuku, HI 96793	http://www.co.maui.hi.us/index.asp?mid=117	(808) 270-7805	CD
County of Maui Department of Parks and Recreation	War Memorial Complex 700 Hali'a Nakoa Street Wailuku, HI 96793		(808) 270-7230	CD
County of Maui Department of Planning	Kalana Pakui Bldg 250 S. High Street Ste. 200 Wailuku, HI 96793			HC (2)
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County of Maui Police Department	55 Mahalani Street Wailuku, HI 96793		808-244-6400	CD
Department of the Interior Fish and Wildlife Service	300 Ala Moana Boulevard Ste. 415, Honolulu, HI 96813		808-587-2400	HC
Department of Agriculture National Resources Conservation Service	Pacific Islands Area Office P. O. Box 50004 Honolulu, HI 96850		808-541-2600	CD
Department of the Army Army Corps of Engineers	Pacific Ocean Division Building 525, Suite 300 Fort Shafter, HI 96858-5440		808-438-1500	CD
Department of Transportation Federal Highways Administration	Hawaii Division Box 50206, 300 Ala Moana Boulevard, Room 3306 Honolulu, HI 96850		808-541-2700	CD
Maui News	100 Mahalani Street Wailuku, HI 96793		808-244-3981	CD
County Council Representative	Mr. Michael P. Victorino County Council Representative Wailuku-Waihe'e-Waikapu			HC
Neighborhood Board Representative	Office of Council Services 200 South High Street, Room 703 Wailuku, HI 96793			HC
Wailuku Public Library	Waikapu Community Association 251 South High Street Wailuku, HI 96793			HC

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Draft Environmental Impact Statement
Volume 1 of 3

Waikapū Country Town

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Planning
Consultants
Hawaii, LLC

January 2016

Draft Environmental Impact Statement

Waikapū Country Town

Submitted Pursuant to
Chapter 343 Hawai'i Revised Statutes
and
Title 11, Hawai'i Administrative Rules

Prepared for:
Waikapu Properties, LLC
1670 Honoapiilani Highway
Waikapu, Maui, Hawaii
Contact: Mike Atherton

Prepared by:



Planning
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This document was prepared under my supervision and the information submitted, to the best of my knowledge, fully addresses document content requirements as set forth in Sections 11-200-17 and 11-200-18 of the Hawai'i Administrative Rules, as appropriate

Michael J. Summers

Michael J. Summers, President
Planning Consultants Hawaii, LLC

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ACRONYMS AND ABBREVIATIONS

AAQS	Ambient Air Quality Standards
ac	acre
ADF	Average Daily Flow
ADT	Average Daily Traffic
ALISH	Agricultural Lands of Importance to the State of Hawai'i
AMI	Area Median Income
AMLS	Above Mean Sea Level
BMP	Best Management Practices
BWS	Board of Water Supply (County of Maui)
CDP	Census Defined Place
CFS	Cubic Feet per Second
CIA	Cultural Impact Assessment
CIP	Capital Improvement Program
CIZ	Change in Zoning
CML	Central Maui Landfill
CPA	Community Plan Amendment
CSD	Conservation Subdivision Design
CWB	Clean Water Branch
CWRM	Commission on Water Resource Management
CZM	Coastal Zone Management
DBA	District Boundary Amendment
DBEDT	Department of Business, Economic Development and Tourism (State of Hawai'i)
DBL	Decibel Level
DEM	Department of Environmental Management (County of Maui)
DEIS	Draft Environmental Impact Statement
DHHC	Department of Housing & Human Concerns (County of Maui)
DLNR	Department of Land and Natural Resources (State of Hawai'i)
DOE	Department of Education (State of Hawai'i)
DOFAW	State of Hawai'i Division of Forestry and Wildlife
DOH	Department of Health (State of Hawai'i)
DPR	Department of Parks and Recreation (County of Maui)
DOT	Department of Transportation (State of Hawai'i)
DPW	Department of Public Works (County of Maui)
DU	Dwelling Units
DWS	Department of Water Supply (County of Maui)
EA/EISPN	Environmental Assessment/Environmental Impact Statement Preparation Notice
EIS	Environmental Impact Statement

ESP	Endangered Species Act
ESCP	Erosion and Sediment Control Plan
FEIS	Final Environmental Impact Statement
EISPN	Environment Impact Statement Preparation Notice
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
GPAC	General Plan Advisory Committee
GPD	Gallons per day
GPM	Gallons per minute
HAR	Hawai'i Administrative Rules
HC&S	Hawai'i Commercial & Sugar Company
HCZMP	Hawai'i Coastal Zone Management Program
HDOT	Hawai'i Department of Transportation
HRS	Hawai'i Revised Statutes
HTCO	Hawai'ian Telcom
HUD	U.S. Department of Housing and Urban Development
IcB	ʻĪao Clay, 3 to 7 percent slopes
ISWMP	Integrated Solid Waste Management Plan
KWWTF	Kahului Wastewater Treatment Facility
KPWR	Keālia Pond Wildlife Refuge
kV	Kilovolt
LCA	Land Commission Award
LEED-ND	Leadership in Energy and Environmental Design – New Development
LID	Low Impact Development
LOS	Level of Service
LSB	Land Study Bureau
LUC	Land Use Commission (State of Hawai'i)
MCC	Maui County Code
MECO	Maui Electric Company
MG	Million gallons
MGD	Million gallons per day
MIP	Maui Island Plan
MMA	Maui Market Area
MPC	Maui Planning Commission
MPD	Maui Police Department
MSL	Mean Sea Level
MVA	Megavolt Amperes
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System

NFIP	National Flood Insurance Program
NRCS	Natural Resources Conservation Service
OEQC	Office of Environmental Quality Control (State of Hawai'i)
OHA	Office of Hawai'ian Affairs
OP	Office of Planning
PCB	Polychlorinated biphenyls
PD	Project District
PDER	Preliminary Drainage & Engineering Report
PpA	Pulehu silt loam, 0 to 3 percent slopes
PtB	Pulehu cobbly clay loam, 3 to 7 percent slopes
PV	Photovoltaic
RGB	Rural Growth Boundary
ROW	Right-of-Way
SCS	Soil Conservation Service
SF	Square Feet
SFHAD	Special Flood Hazard Area Development
SGR	Student Generation Rate
SHPD	State Historic Preservation Division (Hawai'i)
SLUC	State Land Use Commission
SMA	Special Management Area
STIP	State Transportation Improvement Program
STB	Small Town Boundaries
State	State of Hawai'i
TIAR	Traffic Impact Analysis Report
TMK	Tax Map Key
UBC	Uniform Building Code
UGB	Urban Growth Boundary
USDA	United States Department of Agriculture
USDW	Underground Sources of Drinking Water
USGS	United States Geological Survey
W	Water>40 acres
WCT	Waikapū Country Town
WKCP	Wailuku-Kahului Community Plan
WvB	Wailuku silty clay, 3 to 7 percent slopes
WvC	Wailuku silty clay, 7 to 15 percent slopes
WUDP	Water Use and Development Plan
WWPS	Wastewater Pump Station
WWRF	Wastewater Reclamation Facility
WWTP	Wastewater Treatment Plant



CHAPTER I

Introduction & Summary



I. INTRODUCTION AND SUMMARY

A. PURPOSE OF THE ENVIRONMENTAL IMPACT STATEMENT

This Draft Environmental Impact Statement (DEIS) is being prepared for the Proposed Action in accordance with the State of Hawai'i requirements in Chapter 343 of Hawai'i Revised Statutes (HRS) and Chapter 200 of Hawai'i Administrative Rules (HAR) from the Department of Health describing the contents of an EIS (HAR 11-200-17).

The purpose of HRS Chapter 343 is to establish a system of environmental review to ensure that environmental concerns are given appropriate consideration in decision making along with economic and technical considerations. Within the law are nine 'triggers' or uses that necessitate environmental review. Environmental review is required for any program or project that contains specified land uses or administrative acts, including use of State or County lands or funds other than for feasibility studies, the use of any land classified as Conservation District by State law, proposed amendments to existing county general plans where the amendment would result in designations other than agriculture, conservation or preservation, development of a wastewater treatment facility serving more than 50 dwellings, among other actions.

The Proposed Action is subject to review under HRS Chapter 343 because an amendment to the Wailuku-Kahului Community Plan is required to re-designate land currently designated for agricultural use to urban and rural uses. Other applicable triggers for the Proposed Action include the possible use of State and County lands or funds related to infrastructure improvements, including but not limited to roadway, traffic, water, sewer, drainage, utility or other related facilities. The Proposed Action may also include development of an on-site wastewater treatment facility to service all or a portion of the development.

This DEIS was prepared in accordance with HRS Chapter 343 and HAR Chapter 11-200, to provide sufficient information, evidence and analysis to decision makers for determining the environmental and socio-economic impacts of the Proposed Action.

B. LIST OF PREPARERS

This EIS was prepared by a qualified team of urban planning, landscape architectural, engineering, socio-economic, archaeological, cultural, and environmental professionals.

Table 1: Prime Consultant

Firm	Expertise	Contact Information
Planning Consultants Hawai'i, LLC	Urban Planning	Michael J. Summers President 2331 W. Main Street Wailuku, HI 96793 Telephone: 808-244-6231 Email: msummers@planningconsultantsHawai'i.com

Table 2: Sub-Consultants

Firm	Expertise	Contact Information
Hawai'i Land Design	Landscape Architecture; Urban Design	Bill Mitchell President 2331 W. Main Street Wailuku, HI 96793 Telephone: 808-385-2859 Email: bmitchell@Hawai'ilanddesign.com
Otomo Engineering	Civil Engineering	Stacy Otomo President 305 South High Street Wailuku, HI 96793 Telephone: 908-242-0032 Email: stacy@otomoengineering.com
Fehr & Peers	Traffic Engineering	Sohrab Rashid Principal 7 Waterfront Plaza 500 Ala Moana Blvd., Suite 7-4000 Honolulu, Hawai'i 96813 Telephone: 619-758-3002 Email: s.rashid@fehrandpeers.com
The Hallstrom Group	Market Studies;	Thomas Holliday Charter Member

Firm	Expertise	Contact Information
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Archaeologica I Services Hawai'i	Archaeology	Lisa Rotunno-Hazuka 1930 East Vineyard Street, #A Wailuku, HI 96793 Telephone: 808-244-2012 Email: lisa@ashmaui.com
DL Adams & Associates	Acoustic Studies	Dana Dorsch 970 N. Kalaheo Avenue, Suite A311 Kailua, HI 96734 Telephone: 808-254-3318 Email: ddorsch@dlaa.com
Planning Consultants Hawai'i, LLC	Agricultural Impact Assessment; Sustainabilit y Plan	Michael J. Summers President 2331 W. Main Street Wailuku, HI 96793 Telephone: 808-269-6220 Email: msummers@planningconsultantsHawai'i.com
B.D. Neal & Associates	Air Quality	Barry Neal President P.O. Box 1808 Kailua-Kona, Hawai'i 96745 Telephone: 808-329-1627 Email: bdneal@bdneal.com
Robert Hobdy	Flora and Fauna	Robert Hobdy President 2560-B Pololei Place Ha`ikū, HI 96708 Telephone: 808-573-8029 Hobdyroo1@Hawai'i.rr.com
Hana Pono, LLC	Cultural Impact Assessment	Kimokeo P.O. Box 2039 Wailuku, HI 96793 Telephone: 808-573-1643 Email: hanapono@gmail.com
Jill Engledow	Historian; Writer	Jill Engledow jill@mauiislandpress.com
Enviniti, LLC	Wastewater Engineering	Jonathan Nagato Managing Member P.O. Box 256659

Firm	Expertise	Contact Information
		Honolulu, HI 96825 Telephone: 808-596-2378 Email: jon@enviniti.com
Newcomber- Lee Land Surveyors	Land Surveying	Bruce Lee President 1498 Lower Main Street, Suite E Wailuku, HI 96793 Telephone: 808-244-8889 Email: new.lee@Hawai'iantel.net
Warren S. Unemori Engineering Inc.	Land Surveying	Darren Unemori President Wells Street Professional Center 2145 Wells Street, Suite 403 Wailuku, HI 96793

C. PROJECT PROFILE

1. Applicant

The Project Applicant is Waikapū Properties LLC.

Table 3: Project Applicant

Contact	Telephone/Email	Address
Mike Atherton	209-601-4187 athertonisland@aol.com	Maui Tropical Plantation 1670 Honoapi'ilani Highway Waikapū, HI 96793
Albert Boyce	209-239-4014 albertboyce@gmail.com	Waikapū Properties, LLC P.O. Box 1780 Manteca, CA 95336

2. Land Ownership

Waikapū Country Town (WCT) or (the Project) land is owned in fee simple by various ownership entities.

Table 4: WCT Land Ownership

Ownership Group	Parcel(s)	Acres
Waikapū Properties LLC	(2) 3-6-004:003	657.195
	(2) 3-6-006:036	0.72
	(2) 3-6-004:006	52.976
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054
Wai'ale 905 Partners LLC	(2) 3-6-002:003	521.40
	(2) 3-6-002:001	284.826
TOTAL		1576.171

3. Accepting Authority

The Accepting Authority for the EIS is the State of Hawai'i, Land Use Commission.

Table 5: State of Hawai'i, Land Use Commission

Contact(s)	Telephone/Email	Address
Daniel E. Orodener Executive Director	Telephone: 808-587-3822 Fax: (808) 587-3827 Email:	State of Hawai'i Land Use Commission Department of Business, Economic Development & Tourism
Scott Derrickson, AICP Planner	luc@dbedt.Hawai'i.gov	P.O. Box 2359 Honolulu, Hawai'i 96804-2359

4. Project Overview

The Applicant is proposing to develop a new residential mixed-use community on lands within and around the Maui Tropical Plantation (MTP), which is just south of the small town of Waikapū, Maui. The Project will encompass approximately 499.003 acres of lands to be used for urban and rural development. Approximately 1,077.168 acres will remain in agricultural use and about 800 acres of this agricultural land will be placed into an agricultural conservation easement. The project area is within the Maui Island Plan's (MIPs) Small Town Growth Boundary and is identified as the "Tropical Plantation Town Planned Growth Area". The MIP allocates 1,433 residential units and supporting commercial and civic uses to the Planned Growth Area. The WCT will include 1,433 residential units, plus about 146 'Ohana units, together with neighborhood retail, commercial, employment uses, a school, parks and open space. The project will be developed in accordance with the goals, objectives and policies of the MIP and

Wailuku-Kahului Community Plan. The project will be developed in two five-year phases, once all State and County approvals have been granted.

5. Project Location

The Project is located in Central Maui at the Maui Tropical Plantation (MTP), 1670 Honoapi'ilani Highway, Wailuku, Maui, Hawai'i. The boundaries of the project include lands that are makai (east) and mauka (west) of the Honoapi'ilani Highway and extending north and south of the existing MTP. (See: Figure 1, "Regional Location Map" and Figure 2, "Aerial Photograph").

6. Tax Map Keys

The entire property, including the lands that are to remain in agricultural use, is identified by the following six Tax Map Key Numbers (See: Figure 3, a-d: "TMK Maps"):

Table 6: Project Tax Map Key Numbers

Project Tax Map Key Numbers	
(2) 3-6-005:007	(2) 3-6-002:001
(2) 3-6-002:003	(2) 3-6-006:036
(2) 3-6-004:003	(2) 3-6-004:006

7. Land Area

The land area owned by the various ownership entities comprises 1,576.171 acres. The property proposed for urban and rural development encompasses approximately 499.003 acres. Lands not proposed for urban or rural development will remain within the State Agricultural District (See: Figure No. 4, "Petition Area Illustration" and Appendix N, District Boundary Amendment Petition Maps).

8. State Land Use Districts

Of the 1,576.171 acres under ownership, 1,562.171 acres are located within the State Land Use Agricultural District and 14 acres are located within the State Land Use Urban District (See: Figure No. 5, "State Land Use Designation").

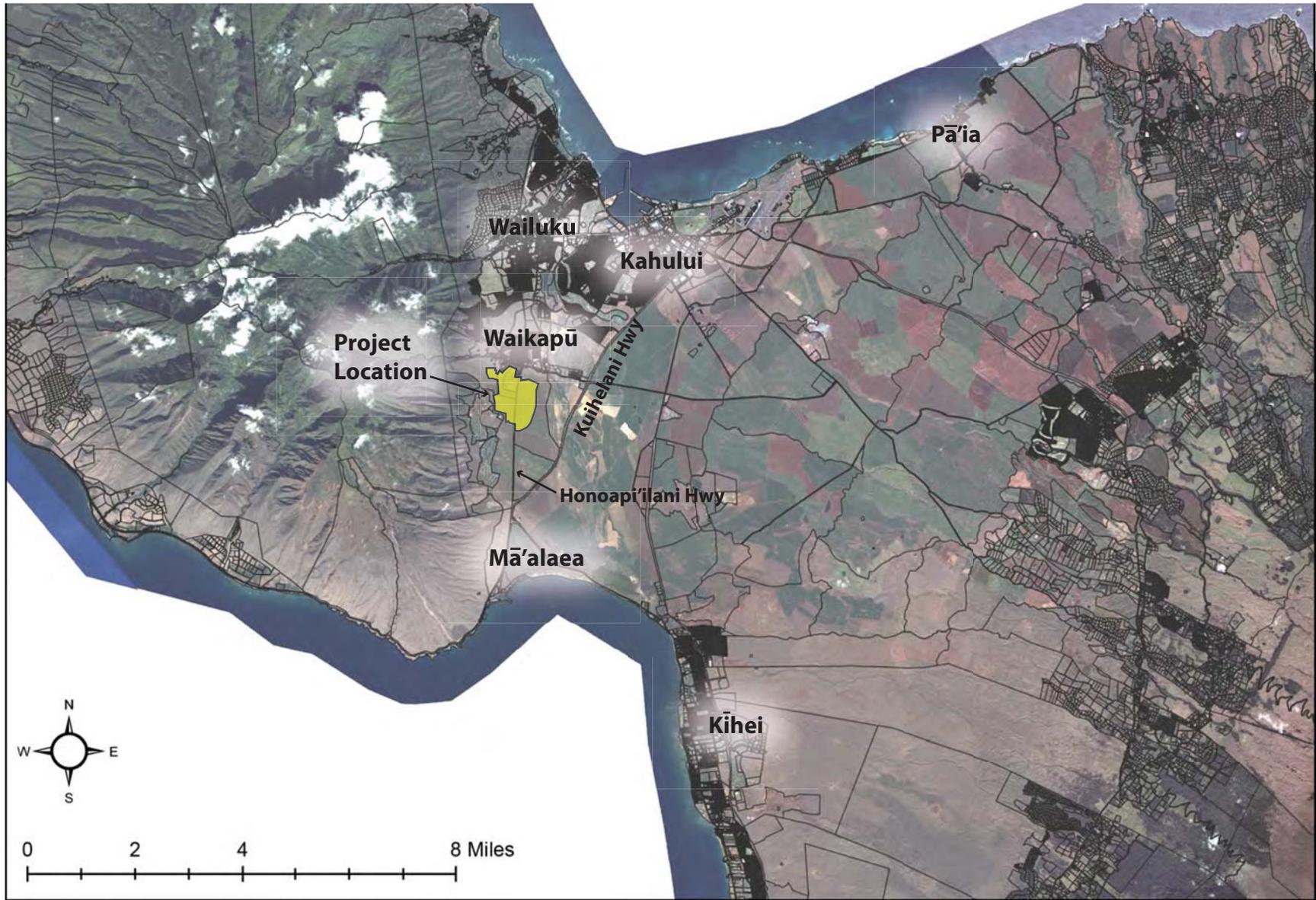


Figure 1

Regional Location

WAIKAPŪ COUNTRY TOWN



PLANNING
CONSULTANTS
HAWAII, LLC

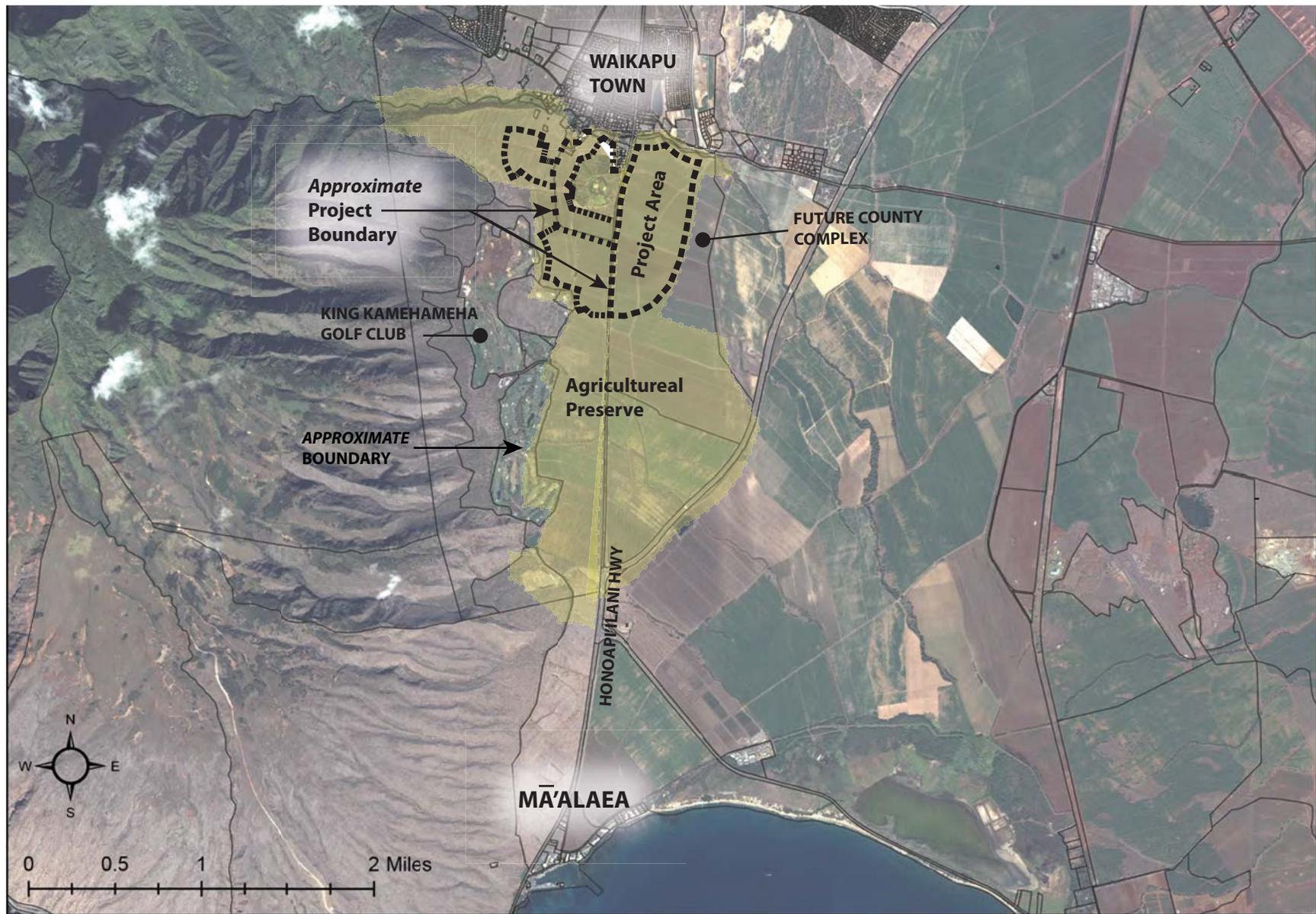


FIGURE 2

AERIAL LOCATION



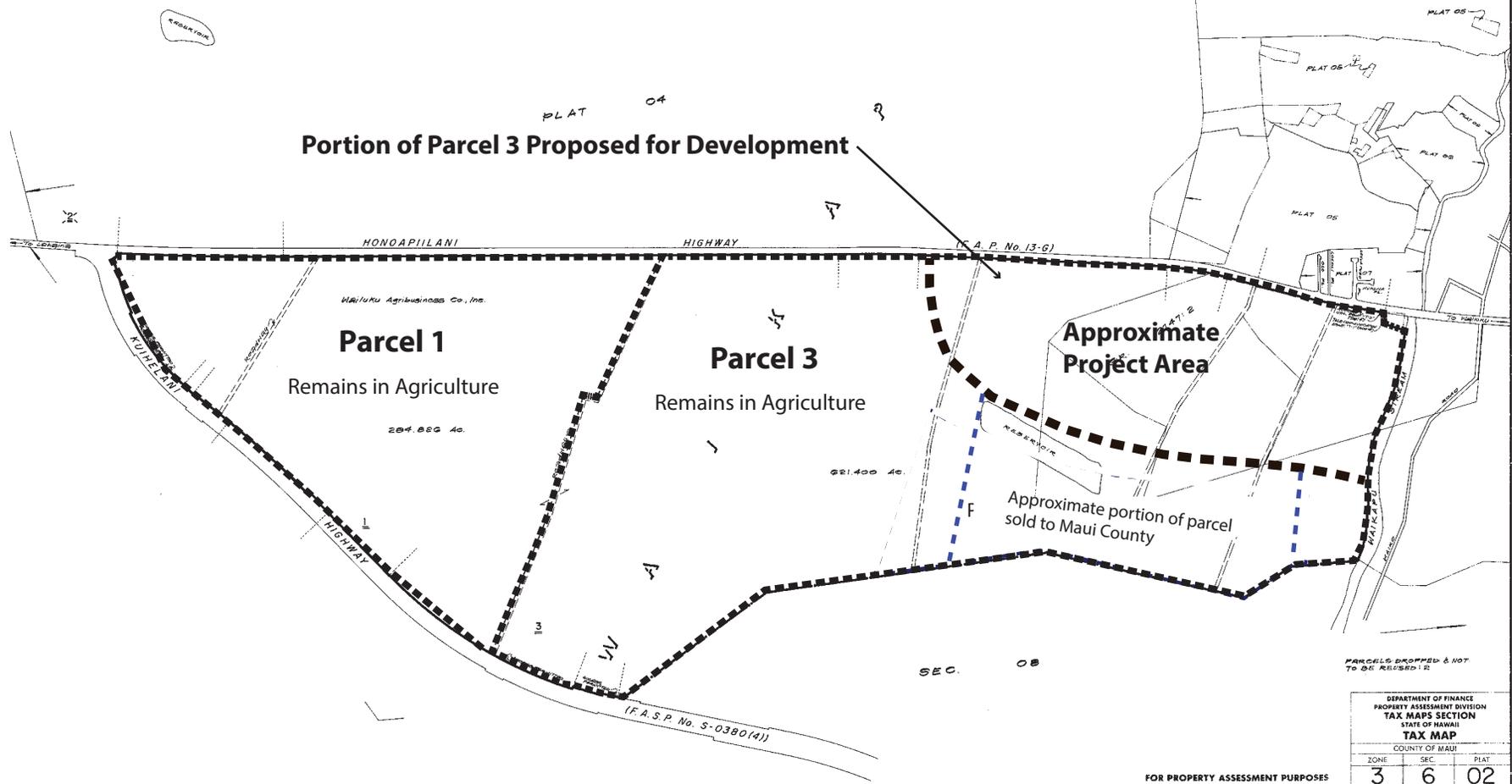
WAIKAPŪ COUNTRY TOWN



PLANNING
CONSULTANTS
HAWAII, LLC

TRUE NORTH
Scale: 1" = 500 FT.

Portion of Parcel 3 Proposed for Development



Parcel 1
Remains in Agriculture
284,822 AC.

Parcel 3
Remains in Agriculture
221,400 AC.

Approximate Project Area

Approximate portion of parcel sold to Maui County

PARCELS DROPPED & NOT TO BE RECLOSED

DEPARTMENT OF FINANCE PROPERTY ASSESSMENT DIVISION TAX MAPS SECTION STATE OF HAWAII TAX MAP		
COUNTY OF MAUI		
ZONE 3	SEC. 6	PLAT 02
SCALE: 1" = 500 FT.		

FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

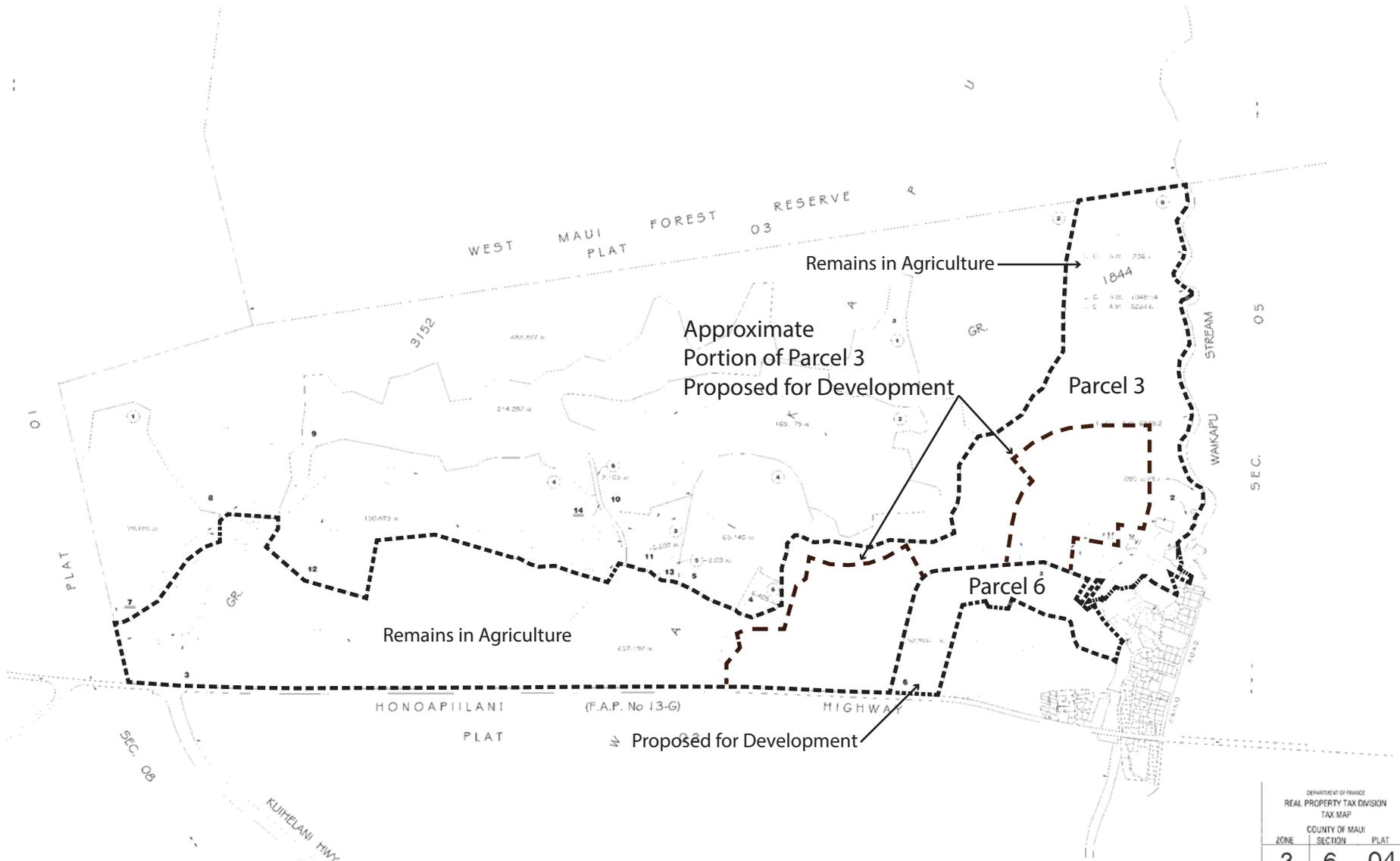
Portion of WAIKAPU, WAILUKU, MAUI, HAWAII

Figure 3b
TMK MAP
TMK No. (2) 3-6-002: 001 and 003

Not to Scale

WAIKAPU COUNTRY TOWN

PLANNING CONSULTANTS HAWAII, LLC



WAKAPU HEMA LARGE LOT SUBD.; WAKAPU, WAILUKU, MAUI, HAWAII (Formerly par. 3-6-02, 3-6-04 & 3-6-05)

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

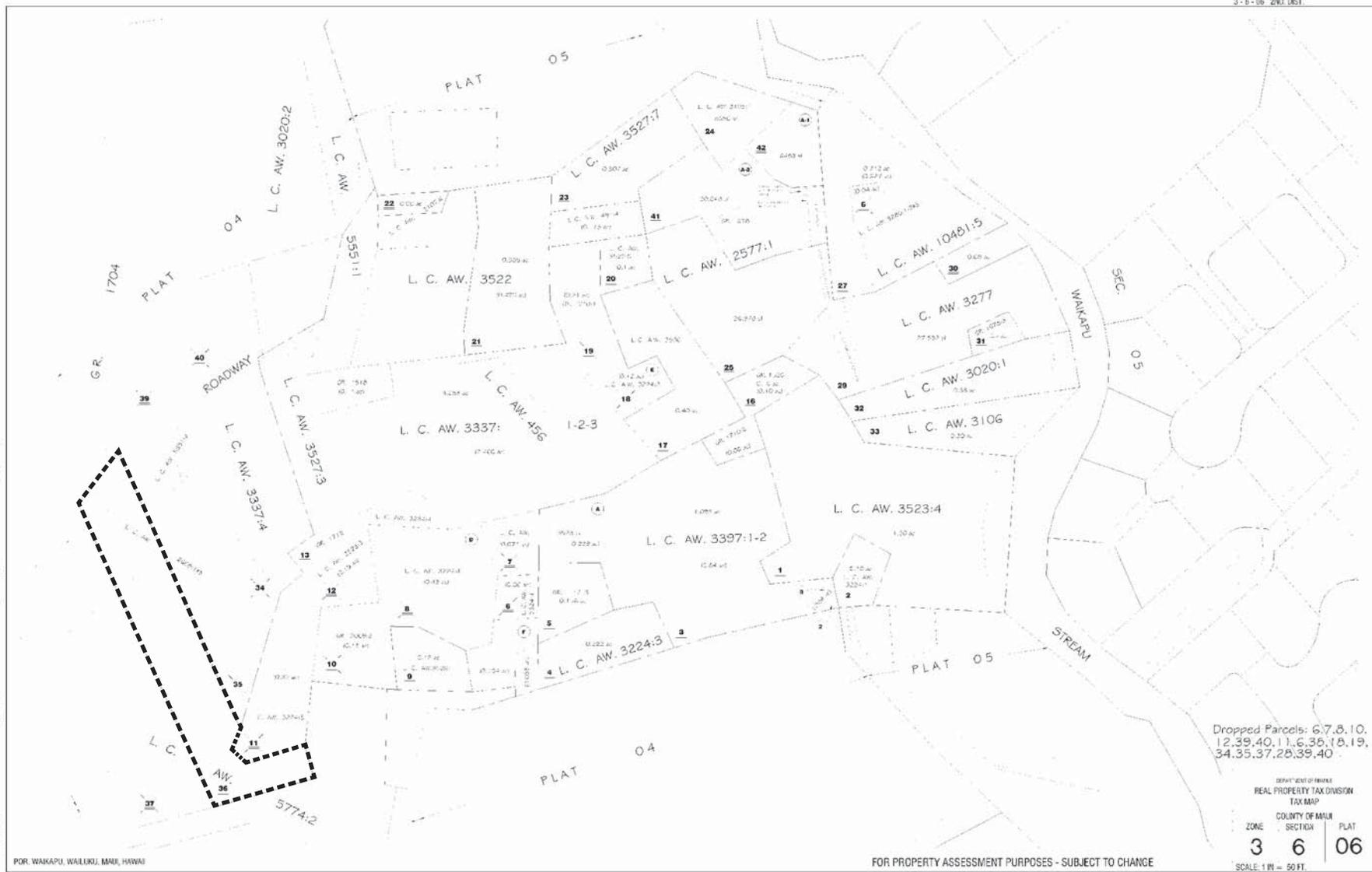
Figure 3c
 TMK MAP
 TMK No. (2) 3-6-004: 003 and 6



WAIKAPŪ COUNTRY TOWN



**PLANNING
 CONSULTANTS
 HAWAII, LLC**



Dropped Parcels: 6,7,8,10, 12,39,40,11,6,36,18,19, 34,35,37,28,39,40

OFFICE OF THE REAL PROPERTY TAX DIVISION TAX MAP

COUNTY OF MAUI		
ZONE	SECTION	PLAT
3	6	06

SCALE: 1" = 50 FT.

PRINTED:

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

DATE: 01/20/2022 BY: [illegible] SCALE: 1" = 50 FT.

POR. WAIKAPU, WAILUKU, MAUI, HAWAII

Figure 3d TMK MAP

TMK No. (2) 3-6-006:036



Not to Scale



PLANNING CONSULTANTS HAWAII, LLC

WAIKAPŪ COUNTRY TOWN

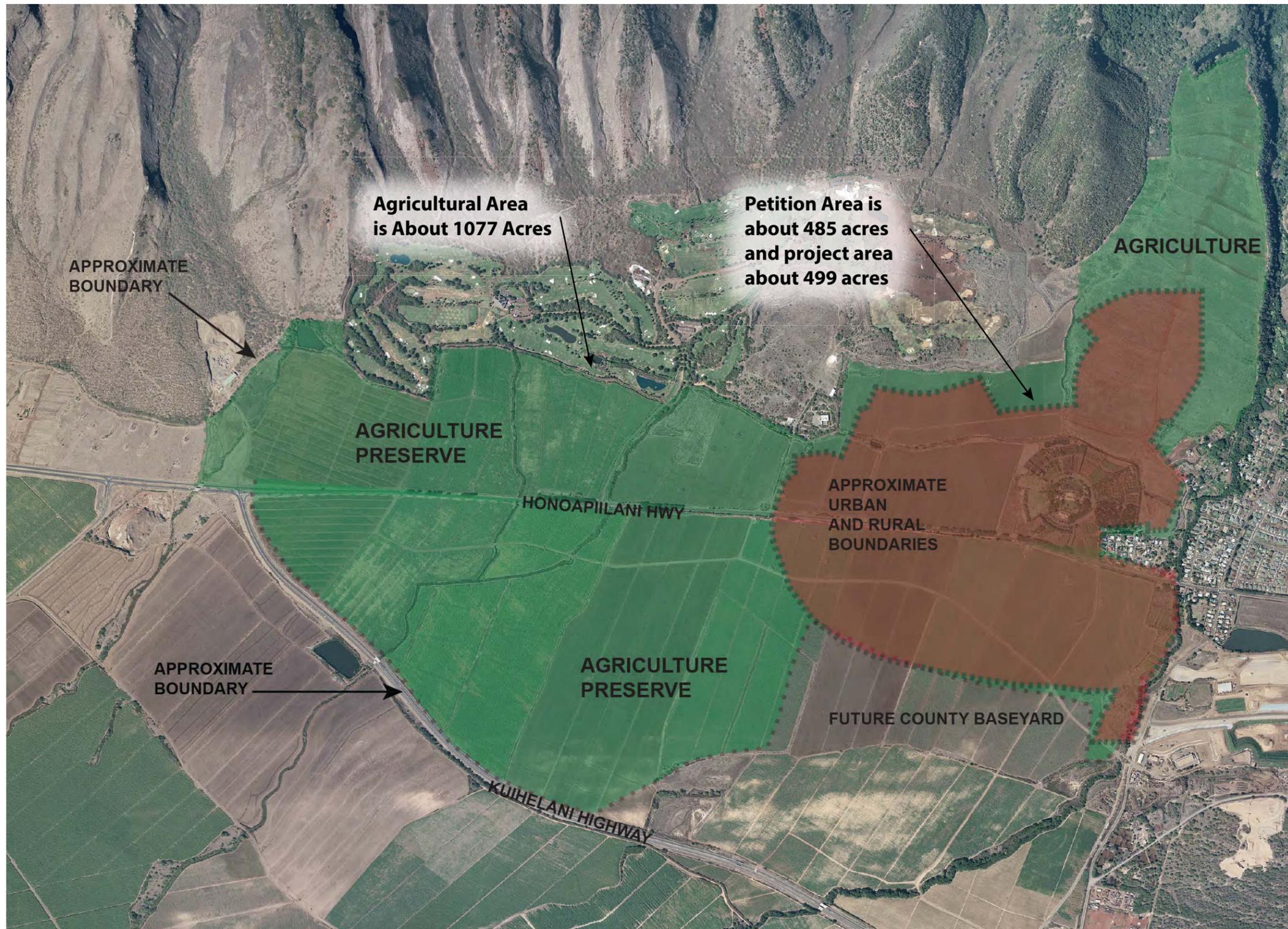


Figure 4

Petition Area Illustration



PLANNING
CONSULTANTS
HAWAII, LLC

WAIKAPŪ COUNTRY TOWN

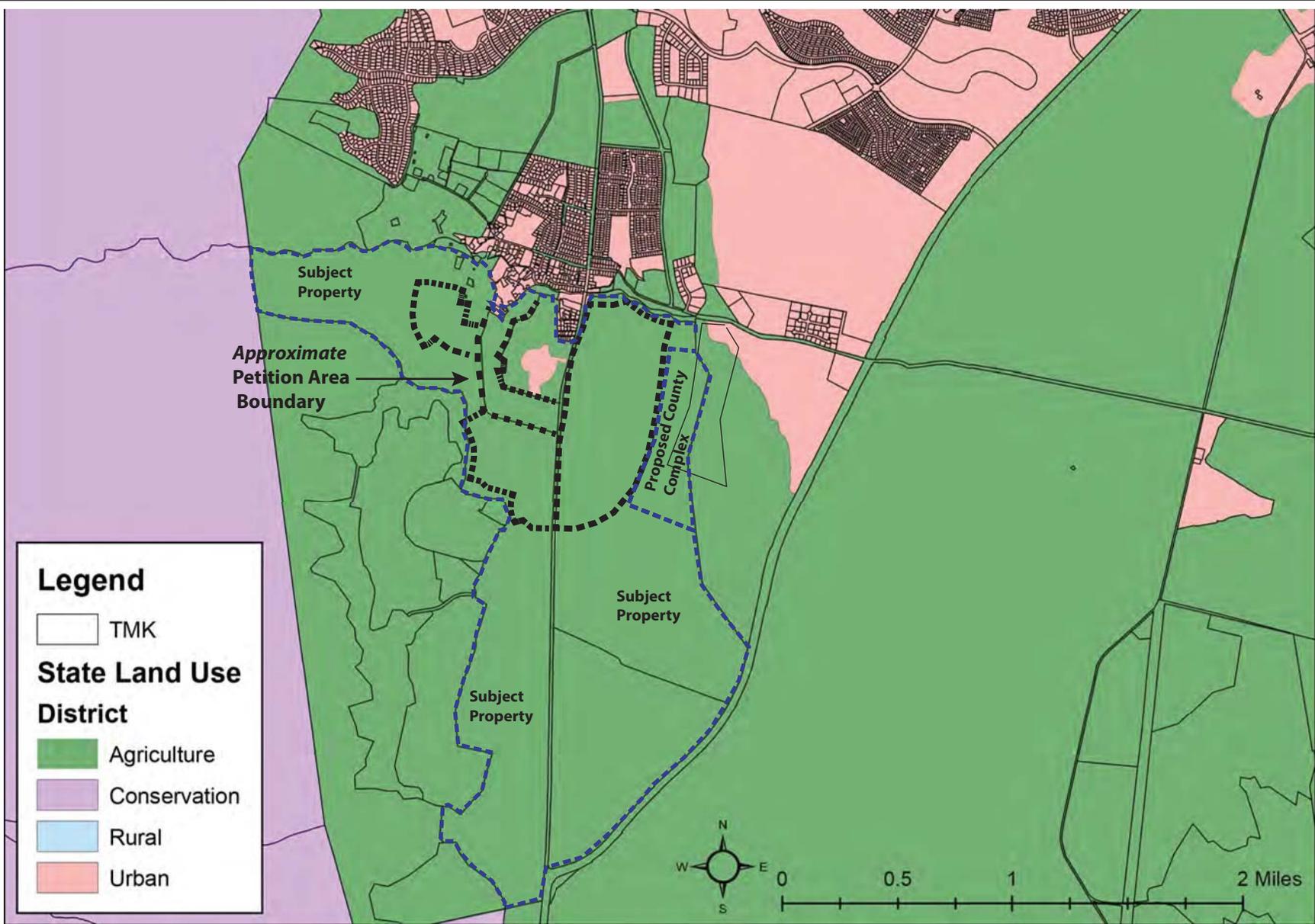


FIGURE 5
 STATE LAND USE
 DISTRICT BOUNDARIES



WAIKAPŪ COUNTRY TOWN



PLANNING
 CONSULTANTS
 HAWAII, LLC

Table 7: State Land Use Districts

Ownership Group	Parcel(s)	Acres	State Land Use
Waikapū Properties LLC	(2) 3-6-004:003	657.195	Agricultural
	(2) 3-6-006:036	0.72	Agricultural
	(2) 3-6-004:006	52.976	Agricultural
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Agricultural (45.054 acres) Urban (14 acres)
Wai'ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agricultural
	(2) 3-6-002:001	284.826	Agricultural
TOTAL		1576.171	

9. Wailuku-Kahului Community Plan Designations

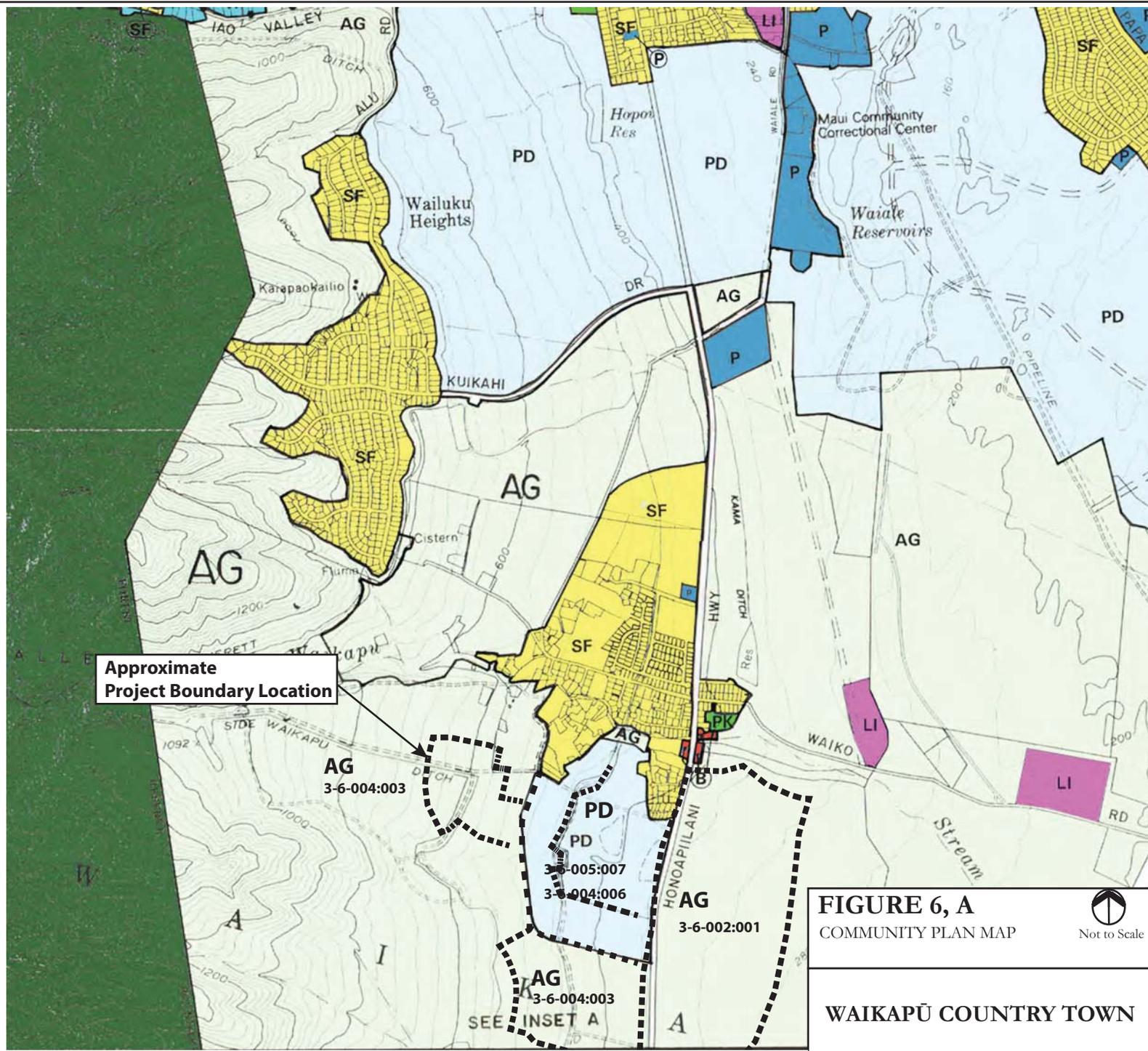
Of the 1,576.171 acres under ownership, 1,464.141 acres are designated Agriculture by the Wailuku-Kahului Community Plan and 112.03 acres are designated Project District (See: Figure No. 6, A-B: “Wailuku-Kahului Community Plan Designations”).

Table 8: Wailuku-Kahului Community Plan Designations

Ownership Group	Parcel(s)	Acres	Community Plan
Waikapū Properties LLC	(2) 3-6-004:003	657.195	Agriculture
	(2) 3-6-006:036	0.72	Agriculture
	(2) 3-6-004:006	52.976	Project District
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Project District
Wai'ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agriculture
	(2) 3-6-002:001	284.826	Agriculture
TOTAL		1576.171	

10. County Zoning Districts

Of the 1,576.171 acres under ownership, 1,517.177 acres are located within the County's Agricultural District and 59.054 acres are located within the County's Project District PD-Wk/5 (See: Figure No. 7, “County Zoning Map”). Of the 59.054 acres within PD-Wk/5, 14.00 acres are zoned Commercial and 49.054 acres are zoned Agricultural.



Approximate Project Boundary Location

FIGURE 6, A
COMMUNITY PLAN MAP



WAIKAPŪ COUNTRY TOWN



PLANNING
CONSULTANTS
HAWAII, LLC

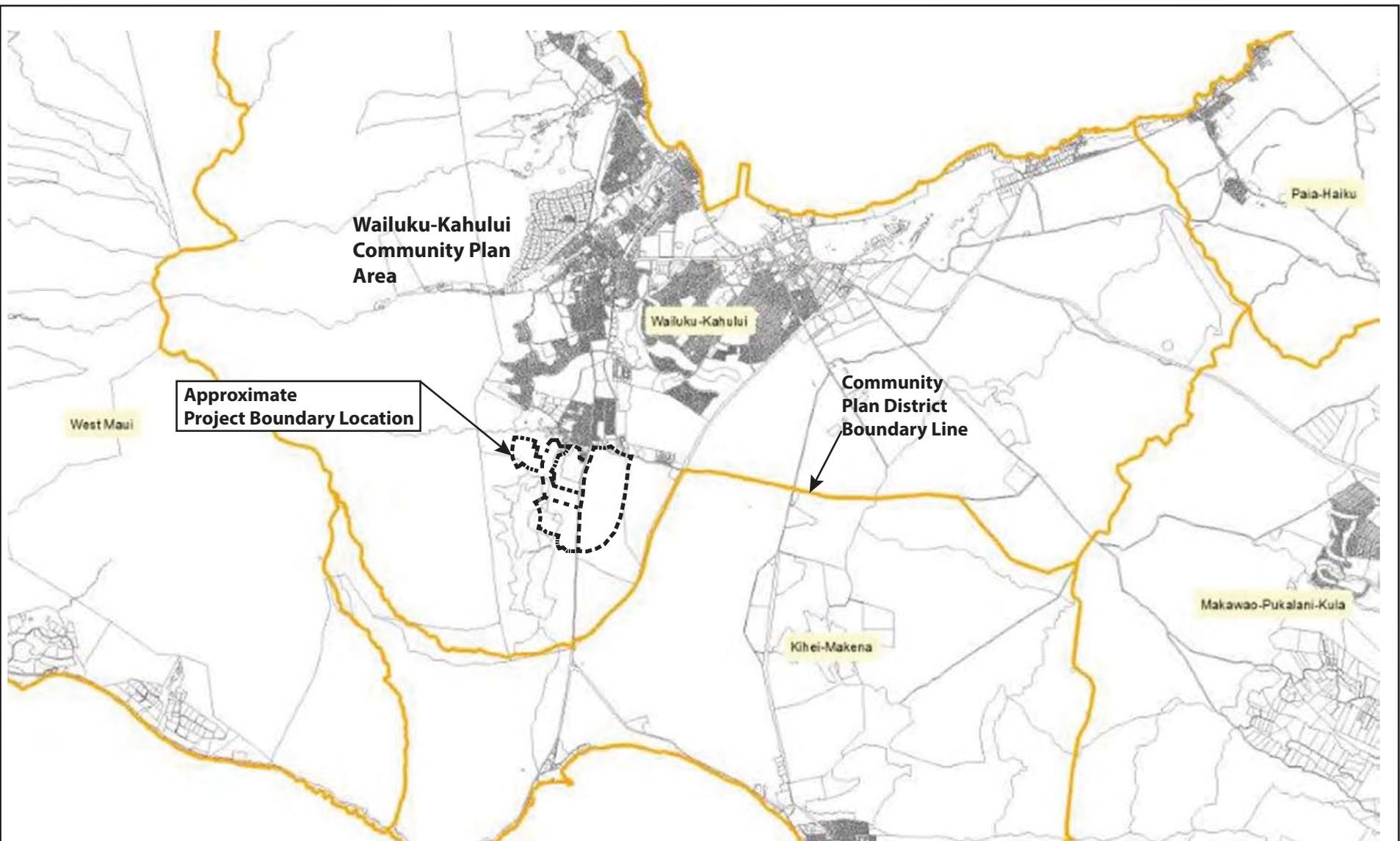


FIGURE 6, B
COMMUNITY PLAN MAP

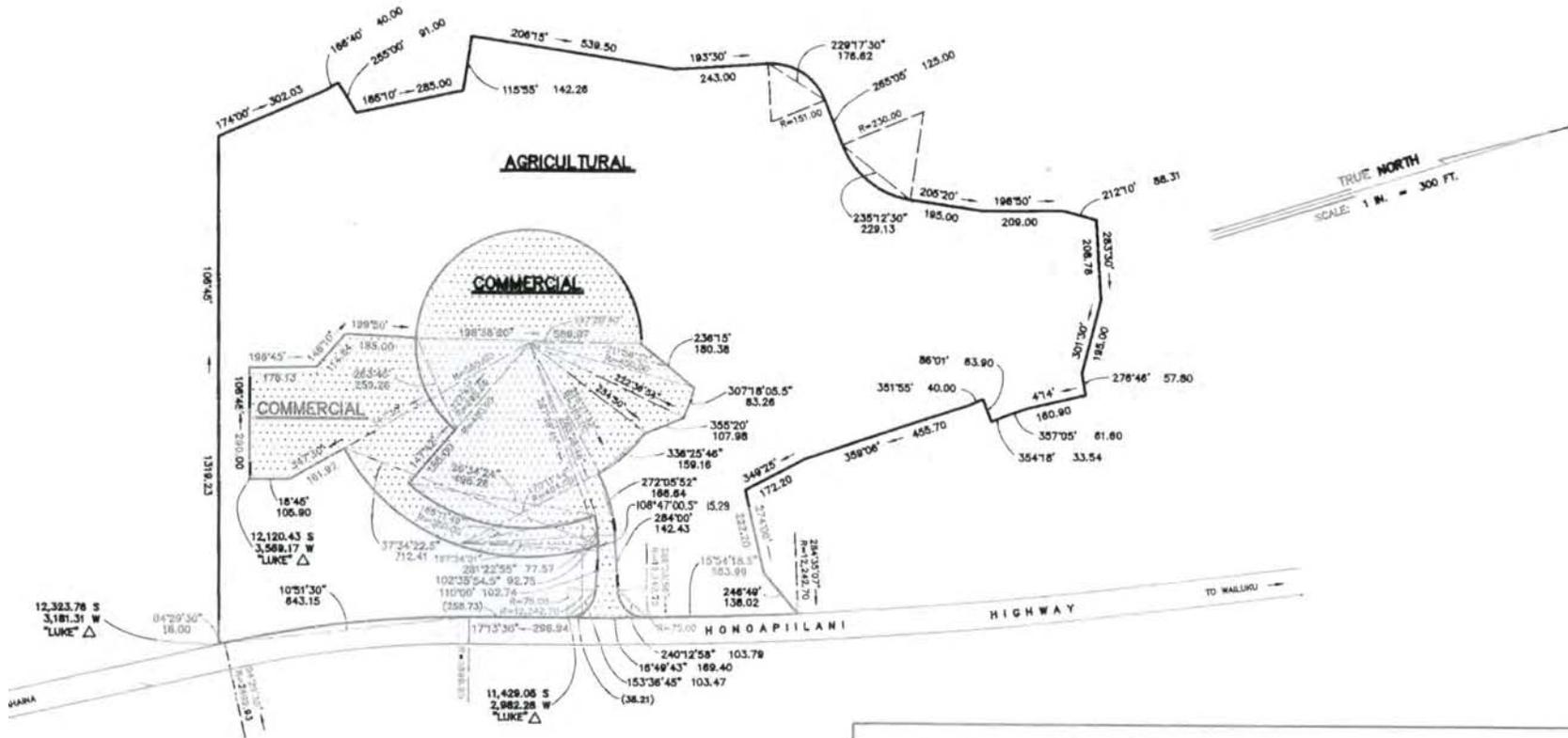


Not to Scale



PLANNING
CONSULTANTS
HAWAII, LLC

WAIKAPŪ COUNTRY TOWN



<u>LAND:</u>	<u>AREA:</u>
AGRICULTURAL	45.054 ACRES
COMMERCIAL	14.000 ACRES
TOTAL = 59.054 ACRES	

X MAP KEY: 3-6-05 : PORTION OF 7

LAND ZONING MAP NO. 412
 CHANGE IN ZONING - WAILUKU, MAUI
 FROM COUNTY AGRICULTURAL DISTRICT TO WAILUKU /KAHULUI
 PROJECT DISTRICT PD-WK/5

APPROVAL: _____ County Clerk	PUBLIC HEARING DATE: 11-05-91 ADOPTED BY COUNTY COUNCIL: 10 - 2 - 92 ADOPTED BY MAYOR: 10 - 5 - 92 ORDINANCE NO.: 2159 (BILL No 69)(1992)
APPROVAL: _____ Planning Director	DATE: _____ SCALE: 1" = 300'

OFFICE OF THE COUNTY CLERK
 200 SO. HIGH ST., WAILUKU, MAUI, HAWAII, 96793 L-412

FIGURE 7
 MTP LAND ZONING MAP NO. 412 Not to Scale
 (2) 3-6-005:007

WAIKAPU COUNTRY TOWN



**PLANNING
CONSULTANTS
HAWAII, LLC**

Table 9: County Zoning Districts

Ownership Group	Parcel(s)	Acres	County Zoning
Waikapū Properties LLC	(2) 3-6-004:003	657.195	Agricultural
	(2) 3-6-006:036	0.72	Agricultural
	(2) 3-6-004:006	52.976	Agricultural
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Project District (PD-WK/5)
Wai'ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agricultural
	(2) 3-6-002:001	284.826	Agricultural
TOTAL		1576.171	

11. Status of Required State and County Approvals and Permits

The following is a summary of major approvals and permits required for implementation of the proposed action. Additional approvals and permits may be necessary.

Table 10: TMK Parcels Requiring a Change in Zoning

Permit/Approval	Responsible Agency	Status
Chapter 343 Compliance	State Land Use Commission	Pending public comments on DEIS and acceptance of FEIS
State Land Use District Boundary Amendment	State Land Use Commission	Petition has been filed. Processing is on hold until the EIS (Chapter 343, HRS) process has been completed
Community Plan Amendment	Maui Department of Planning	Application to be processed concurrently with State Land Use District Boundary Amendment. Final approval will be issued if the DBA is granted.
Change in Zoning / Project District Phase I Approval	Maui Department of Planning	Application to be processed concurrently with State Land Use District Boundary Amendment. Final approval will be issued if the DBA is granted.
Project District Phase II	Maui Department of Planning	Application to be submitted after Project District Phase I Approval
Project District Phase III	Maui Department of Planning	Application to be submitted after Project District Phase II

Permit/Approval	Responsible Agency	Status
		Approval.
Chapter 6E, HRS Compliance	State Historic Preservation Division	Archaeological Inventory Survey has been filed. Archaeological Monitory Plan to be prepared and filed. Reports are pending approval of the SHPD.
Chapter 343 HRS Compliance for Wastewater Treatment Plant	Department of Public Works	Application to be filed if entitlement requests are granted
National Pollutant Discharge Elimination System Permit	State Department of Health	Application to be filed prior to Grading/Building permits.
Subdivision Approval	Maui Department of Public Works	Application to be submitted after Project District Phase II Approval.
Grading Permit	Maui Department of Public Works	Application to be filed after Project District Phase II approval.
Building Permit	Maui Department of Public Works	Application to be filed after Project District Phase II approval.

D. EXECUTIVE SUMMARY

1. Project Description

Waikapū Country Town (hereafter “WCT” or the “Project”) is located in Central Maui at Waikapū, which is approximately two (2) miles south of Wailuku, Maui, Hawai‘i (**See**: Figure 1, “Regional Location Map” and Figure 2, “Aerial Photograph”). The urbanized portion of the property, which is the site of the existing Maui Tropical Plantation (MTP), is approximately 2,000 feet south of the intersection of Waiko Road and Honoapi‘ilani Highway. The Project will be built on each side of Honoapi‘ilani Highway. The entire property, including the land to remain in agricultural use, is identified by Tax Map Key Numbers (TMKs) (2) 3-6-005:007; (2) 3-6-002:001 and 003; (2) 3-6-006:036; (2) 3-6-004:003 and 006 (**See**: Figure 3a-d, “TMK Maps”). This area encompasses approximately 1,576 acres, of which 1562 acres is within the State Agricultural District and 14 acres is within the State Urban District.

The Applicant is proposing to redistrict approximately 485 acres of State Agricultural District land to the State Urban and Rural Districts. Approximately 1,077 acres of the Applicant's holdings will remain within the State Agricultural District. About 800 acres of the agricultural land will be permanently protected by the Applicant through an agricultural easement, or similar mechanism, to facilitate long-term farming on these lands.

The Project, which will be situated on approximately 499 acres, is intended to be developed as a "complete community". A complete community is a settlement pattern in which jobs, housing, private and public facilities and services come together to provide the basic needs of a community, without having to be dependent upon long vehicular commutes.

The project area was placed into the MIPs Small Town Growth Boundary in December 2012. The purpose for placing the lands within the growth boundary is so that the land can provide additional housing and services to accommodate projected population growth through 2030. In accordance with the MIP's Planned Growth Guidelines, the WCT will comprise 1,433 residential units, plus about 146 'Ohana units, together with neighborhood retail, commercial, employment uses, a school, parks and open space. The Project will be bound by agricultural land that will be preserved in perpetuity through a conservation easement. The utilization of conservation subdivision design (CSD) practices will preserve additional rural land for farming, open space, and open land recreation uses.

The WCT will be built in two five year phases, both mauka and makai of Honoapi'ilani Highway. Development mauka of the highway will focus inwards onto a "village center," incorporating the existing buildings and tropical grounds of the MTP. The WCT Master Plan calls for a mixture of affordable and market priced housing, along with commercial, entertainment, and civic uses within and around the village center. Development makai of the highway will focus onto a pedestrian-oriented "main street," a nearby elementary school, and neighborhood and community parks. The makai development is bound to the east by the planned extension of the Wai'ale Road, which will intersect with Honoapi'ilani Highway.

2. Purpose and Need

Like the rest of Hawai'i, housing affordability on Maui is a pressing problem, especially for lower and middle income families and young adults. It is generally recommended that no more than 30% of monthly income be spent on rent. However, in 2011 60% of Maui residents exceeded this threshold. According to the US Census Bureau, 2007-2011 American Community Survey 5-Year Estimates, 65% of renters in Wailuku spend over 30% of their income on gross rent and 44% spend over 50% of their income on gross rent.ⁱ Spending such a high percentage of a family's income on rent takes away from other needed spending and investments, such as saving for a child's education or for retirement.

While housing affordability is a significant concern, demand for housing is projected to increase, placing further pressure on housing prices. According to the MIP (December 2012), there will be a demand for an additional 29,589 housing units on Maui through 2030. Of these units, approximately 10,845 are expected to be built on lands not currently entitled for urban development.ⁱⁱ Therefore, about 18,744 units are to be built on lands already zoned for residential use. The majority of the future demand for housing will be in Central Maui. According to the County's Land Use Forecast (November 2006), there will be a demand for an additional 16,549 residential units within the Central Maui region by 2030. This demand will have to be met by new housing developments on both entitled and non-entitled lands. However, a critical constraint to the development of future housing in Central Maui is the availability of potable water. Due to a current shortage of County water to support future Central and South Maui development, the County is not approving new subdivisions unless those subdivisions develop their own sources of water. This has stopped many projects from proceeding.

In December 2012 the County of Maui adopted the MIP, which set forth the County's first comprehensive island-wide managed and directed growth strategy to address housing demand through 2030. The MIP identifies several "Planned Growth Areas" where future growth will be directed. The subject property is one of these Planned Growth Areas, receiving an allocation of approximately 1,433 residential units. Additional housing may be built, but it must be affordable workforce housing that exceeds County requirements.

It should be expected that as demand outpaces supply at an accelerating rate, housing prices will continue to escalate, which will further exacerbate Maui's affordable housing problems. The proposed project is addressing a critical community need by supplying an additional supply of housing to an underserved market.

3. Projected Market Demand

A market study and economic and fiscal impact assessment was conducted by the Hallstrom Appraisal Group | CBRE, Inc. and is included in the DEIS as Appendix A (**See:** Appendix A, "Market Study, Economic Impact Analysis, and Public Fiscal Assessment").

The purpose of the market study was to determine if there will be sufficient market demand to absorb the proposed residential and commercial development during a reasonable exposure period given competing developments and projected statewide/regional market trends.

According to the Hallstrom | CRBE study, it is estimated the demand for new residential units in the Wailuku-Kahului study area will be from 9,647 to 16,814 units over the next 21 years (through 2035); including allowances for non-resident purchasers and vacancies, with a mid-point demand of 13,230 units. The number of existing unsold and planned resident housing units within the regional "Directed Growth Boundary", excluding the proposed WCT product, totals some 7,296 units. This indicates there will be a shortfall in the sector of from 2,351 to 9,518 new residential units; with a mid- point under-supply of 5,935 units. Thus, sufficient unmet demand should exist to readily absorb the 1,433 units of subject inventory during the projection period.

The Hallstrom | CRBE study estimates that the 1,433 proposed residential units of WCT will require about 10 years to be fully absorbed following anticipated commencement of sales in 2017, or at an average rate approaching 150 units annually. It is estimated the demand for neighborhood commercial space by WCT residents and day workers at build-out will be some 85,100 square feet, with patronage by guests in the community, other Waikapū households, and passer-byes contributing an additional 34,000 square feet of demand on a stabilized basis. The remaining 50,500 square feet (of the total 169,600 square feet proposed) will be modestly absorbed over-time with specialized/niche businesses, many with cross-over appeal to residents

and visitors, and keeping with the small town context. It is estimated that it will require about 12 years for the WCT commercial space to be fully absorbed.

4. Summary of Beneficial and Adverse Impacts and Mitigation Measures

a. Flora and Fauna

Botanical and Faunal Surveys were conducted by Robert W. Hobdy, Environmental Consultant, in February 2013 for the area proposed for development (See: Appendix B, “Botanical and Faunal Surveys”). The study determined that there is little of botanical concern on the property and that the proposed project is not expected to have a significant negative impact on botanical resources. No recommendations with regard to plants were deemed necessary. The study also found that all mammals recorded were common non-native species of no particular concern. However, the study did find two mature Blackburn’s sphinx moth eggs on the leaves of one of two Tree Tobacco plants found on the property. The Blackburn’s sphinx moth is an endangered species and is of special concern. In response to the findings, the U.S. Fish and Wildlife Service was consulted and appropriate mitigation measures, as described in Section IV.A.4 of the DEIS, will be taken to mitigate impacts to the Blackburn’s sphinx moth. Implementation of these measures will not constrain development of the site.

b. Air Quality

An Air Quality Study was conducted by B.D Neal & Associates to examine the potential short- and long-term air quality impacts that could occur as a result of the construction and operation phases of the development and suggests mitigation measures to reduce any potential air quality impacts where possible and appropriate (See: Appendix C, “Air Quality Study”).

Except for periodic impacts from volcanic emissions (vog) and possibly occasional localized impacts from traffic congestion and local agricultural sources, the present air quality of the project area is believed to be relatively good. There may be some short- and/or long-term impacts on air quality that may occur either directly or indirectly as a consequence of project construction and use. Short-term impacts from fugitive dust could occur during the project construction phases. Fugitive dust emissions can be controlled to a large extent by watering of

active work areas, using wind screens, keeping adjacent paved roads clean and covering of open-bodied trucks.

To assess the potential long-term impact of emissions from project-related motor vehicle traffic operating on roadways in the project area after construction is completed, a computerized air quality modeling study was undertaken. With the project in the year 2026 and with proposed roadway improvements, estimated worst-case carbon monoxide concentrations indicated only minimal or no impact compared to the without project case. Concentrations would remain well within standards.

c. Noise Quality

A Noise Assessment Report was prepared by D.L. Adams & Associates to describe the existing and future traffic noise levels in the environs of the project site. (See: Appendix D, “Noise Assessment Report”). The construction phases of the project will generate significant amounts of noise. In cases where construction noise is expected to exceed the Hawai‘i Department of Health (HDOH) "maximum permissible" property line noise levels, a permit must be obtained to allow the operation of construction equipment. HDOH may require additional noise mitigation, such as temporary noise barriers, or time of day usage limits for certain kinds of construction activities.

During the operations phase, residences within the WCT that are located along Honoapi‘ilani Highway, and the major perimeter roadways, will be exposed to elevated traffic noise. Housing and Urban Development (HUD) site acceptability standards must be satisfied by providing minimum setback distances or other traffic noise mitigation measures in order to reduce the noise impact to these homes. The recommended setback for residences located along Honoapi‘ilani Highway is 60-feet.

d. Archaeological Resources

Archaeological Services Hawai‘i, LLC conducted an Archaeological Inventory Survey (AIS) of the subject parcels to be developed (TMK’s 3-6-002:003; 3-6-004:003, 006; and 3-6-005:007) (See: Appendix E, “Archaeological Inventory Survey”).

During the AIS investigation, no evidence of traditional Hawaiʻian activities, with the possible exception of Site 7882 (remnant retaining wall or terrace) was recorded. These negative results are primarily due to the compounded disturbances from sugarcane cultivation, historic habitation and modern land use; and possibly the inherent bias of random sampling during the inventory survey testing. Based on the proposed development plan, Site 7884 Features 2-3 (historic trash scatter and refuse pit); a section of Site 5197 (Waiheʻe Ditch) and possibly Site 7883 (WWII bunker) may be adversely affected during the development activities. The AIS notes that these historic properties have been properly recorded and may be removed and or altered during construction. Archaeological monitoring is recommended for those areas that contain former LCA's and Grants. Prior to the commencement of construction, an Archaeological Monitoring Plan (AMP) detailing the localities to undergo monitoring procedures will be prepared and submitted to SHPD for review and approval. The project is not expected to have an adverse impact upon archaeological or historical resources with implementation of the proposed mitigation measures.

e. Cultural Resources

A Cultural Impact Assessment (CIA) was prepared by Hana Pono, LLC to describe existing Native Hawaiʻian cultural activities, practices and resources that occur on the property, potential impacts from the project, and mitigation, if necessary, to address these impacts (See: Appendix F, "Cultural Impact Assessment"). The cultural practices and beliefs that are documented in the CIA include Hawaiʻian subsistence and residential agriculture on kuleana lands. These lands utilize the Waikapū Stream, which is a valuable cultural resource. Intricate irrigation systems built prior to western contact continue to be maintained and utilized. There are also on-going projects in the mauka portion of the Applicant's land that are being utilized for cultural site and native habitat restoration, while providing a traditional access point into the Waikapū Valley for gathering of lā'au lapa'au (medicinal plants) and native seed gathering.

There are two kuleana lots privately owned by the Mahi family (LCAw: 2499, R.P. 4070 AP 1 & 2 to Ehunui) and (Grant 1153 to Ehunui) that are situated within TMK: (2) 3-6-004:003 on lands that the Applicant proposes to keep in agricultural use. The WCT Master Plan has these properties located within the Project's agricultural lands. The Mahi family would like to preserve the subject properties. The CIA also notes that there is a community desire to protect and

restore the Waikapū Stream. There is an established 100-foot riparian buffer along the stream as it traverses mauka to makai along the eastern edge of the project boundary. The WCT proposes agricultural, park and open space land uses along the entire stream corridor abutting the WCT. The closest abutting urban land use is located approximately 100-feet away from the stream.

Kuleana farmers have expressed concerns about sedimentation entering Waikapū Stream during high rainfall events and from maintenance and management needs related to the plantation irrigation infrastructure, some of which traverses through WCT agricultural lands. The Applicant is committed to working with neighboring kuleana farmers to help resolve these issues. Concern has also been raised about the potential degradation of native plant species and habitats within the Waikapū Ahupua'a from the potential increase in access to the watershed from future WCT residents. The Applicant is committed to working with the kama'āina of Waikapū and other concerned residents to develop proper access management programs to protect the Ahupua'a for future generations. Regarding ground water withdrawals from the Waikapū aquifer, these will be done within the strict guidelines established by the Commission on Water Resources Management (CWRM), which should address concerns expressed that ground water withdrawals might impact the health of the aquifer and reduce stream flows.

f. Visual Resources

The WCT will change the character of the existing open space, Haleakalā and West Maui Mountain views along the frontage of the Highway where the urban and rural development is being proposed. The frontage that will be impacted stretches approximately 4,700 linear feet just south of Waikapū in the direction of Mā'alaea, from the northern boundary of the MTP. The views from this area, where not impacted by existing vegetation within the right-of-way, are of agricultural lands and the West Maui Mountains in the background looking in a mauka direction. Looking in a makai direction, where existing vegetation does not obstruct the views, Haleakalā is prominent and views of the Pacific Ocean can also be seen when the sugarcane has been harvested (See Section V.A.6 and Figure 35, A-E of the DEIS).

While the existing character of the open space, Haleakalā and West Maui Mountain views will be impacted by the WCT, setbacks of at least 60-feet, and in some areas up to 100-feet or more,

will be utilized along each side of the Honoapiʻilani Highway to separate the development from the public right-of-way. In order to mitigate the obstruction of views from the highway to the West Maui Mountains, buildings will be setback at least 75-feet from the highway and building heights will be limited to a maximum of 30-feet along the highway frontage. Buildings will also be separated, placed and oriented in a manner that will establish view corridors from the highway to the West Maui Mountains. Building setbacks and placement will help to mitigate the WCTs overall impact upon the existing views of Haleakalā and the West Maui Mountains.

While the development will produce an impact upon the character of views fronting the urban lands, it is important to note that the Applicant is also proposing to create a permanent 800-acre agricultural preserve that will exist on both the mauka and makai sides of Honoapiʻilani Highway. The preserves frontage is approximately 7,550 linear feet along the highway from the southern boundary of the project towards Māʻalaea. The approximate 800-acres of agricultural land will create a permanent open space buffer and permanent separation between Waikapū Town and Māʻalaea. Along this section of the highway, largely unobstructed views of Haleakalā, the West Maui Mountains and partial views of the Pacific Ocean will exist in perpetuity.

g. Population

In 2010 the population of Wailuku-Kahului was approximately 53,456, which was about 37% of the island's 2010 population of 144,444. As of mid-year 2015, there were approximately 57,616 residents in the Wailuku-Kahului region and projections of the resident population by 2035, based on County and State Forecasts range from circa 78,800 to 97,100. It is estimated that at buildout of the WCT the de facto population of the Project will be approximately 3,511 persons, comprised of 3,362 full-time residents and some 148 part-time residents and second home owners. The project population represents from approximately 8.40% to 15.40% of the region's projected population growth to 2035. It is not expected there will be meaningful in-migration to Maui as a direct result of the operating components of the project.

h. Housing

According to the MIP (December 2012), there will be a demand for an additional 29,589 housing units on Maui through 2030. Of these units, approximately 10,845 are expected to be built on lands not currently entitled for urban development.ⁱⁱⁱ The WCT proposes the development of

approximately 1,433 residential dwelling units, in accordance with the MIP's allocation to the Planned Growth Area. The WCT will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. Due to the Project's Central Maui location and the expected lot and unit size configurations, the Applicant expects that the majority of the Project's market priced housing will be sold at prices considered affordable to Maui County residents earning between 100 and 140 percent of the County's median income as determined by the United States Department of Housing and Urban Development. The WCT will also include workforce housing units pursuant to Chapter 2.96, MCC, "Residential Workforce Housing Policy". These homes will be subject to price controls and resale restrictions to ensure that affordable homes remain available for full-time Maui residents. Housing types within the WCT may include multi-family condominiums, small cottage homes on small lots with common open spaces, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents.

i. Economic Impacts

A market study and economic and fiscal impact assessment (FIA) was conducted by the Hallstrom Appraisal Group | CBRE, Inc. and is included as Appendix A in the DEIS.

The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for Maui's economic base industries to grow, diversify and become more sustainable, including the island's agricultural industry.

The project will also create direct, indirect and induced short- and long-term positive economic impacts. During the construction phase, the WCT components will directly create an estimated 2,320 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and associated businesses during build-out, averaging about 193 worker years annually, with an estimated \$188.3 million in wages (averaging about \$15.7 million per year). Moreover, the on-going operations and maintenance of the business commercial, and residential components will directly provide an estimated 4,251 worker-years and \$151.6 million

in total wages over the 13-year period from opening of the first businesses until full absorption and stabilization are achieved (2018 to 2030). The operating businesses and maintenance of the housing units will support a projected 597 "full-time equivalent" positions following stabilization (many of which are anticipated to be held by WCT residents) with annual wages of \$19.5 million. Associated secondary/off-site employment during the overall development and absorption time-frame will total 1,750 worker-years with wages of \$89.3 million. After "stabilization" the community will contribute to the support of some 149 secondary/off-site positions with \$7.6 million in yearly wages off-site.

j. Fiscal Impacts

It is projected that the County of Maui will realize Real Property Taxes (\$28.3 million), other secondary receipts, and impact fees of \$48.8 million during the 15-year projection period (2016-2030), and \$5 million annually on a stabilized basis thereafter. The WCT will also be providing approximately 32.5 acres of public park land within the project, of which at least 16.5 acres will be dedicated to the County. The State of Hawai'i will receive Gross Excise and Income taxes, secondary revenues, and impact fees of \$228.0 million during the 2016-2030 period, and \$20.0 million per year thereafter. The State of Hawai'i will also receive a 12-acre elementary school site.

As is typical of a residential-focused master planned community, with limited commercial components, and having a significant percentage of affordably-priced housing units for local families, the expense to the State and County from a "per capita basis" of all governmental operating costs perspective may exceed the specific on-site tax/fee revenue benefits. However, given the existing emergency services and social services infrastructure available in nearby Wailuku and Kahului, the provision of a school site within WCT, payment of impact fees, and young age of the project components, it is unlikely the "actual" public cost burden associated with the project would exceed the revenues generated.

k. Public Facilities

Development of the project will increase demand for public facilities, including police, fire, schools, parks, libraries, and solid waste services. The DEIS documents the direct demand

placed upon these facilities and proposed mitigation measures. The following summarizes proposed mitigation measures:

- **Schools.** The WCT will contribute 12-acres for the development of an elementary school. The school site is conveniently located next to the regional park and residential housing. The WCT will also pay to the DOE approximately \$2,600,000 in impact fees for construction costs.
- **Parks.** In order to comply with the County’s park land dedication requirement of 500 square feet of land per unit, the project would be required to dedicate approximately 16.5-acres of land for park use. The WCT proposes to dedicate approximately 32.5 acres of sub-regional park land. This land will comprise a variety of park types including mini-parks, neighborhood parks and a community park. The parks are strategically located to provide easy pedestrian and bicycle access from the project’s single- and multi-family residential neighborhoods and the elementary school. The project also provides approximately 50-acres of greenways and open-space, which will include pedestrian and bicycle paths and will create additional opportunities for passive recreation. Moreover, within the abutting 1,077-acres of agricultural lands owned by the Applicant, opportunities for various forms of open-land recreation such as horseback riding, mountain biking, trail running, hiking and community gardening may also be provided.
- **Police and Fire.** The WCT will increase demand for police and fire facilities, equipment and personal. The Police and Fire Departments receive over ninety percent of their funding from the County General Fund, which is funding primarily by property taxes. Owners of the developed lots will pay property taxes to the County.
- **Solid Waste.** The WCT will increase demand for solid waste facilities, equipment and personal. The Department of Environmental Management receives most of its funding for solid waste collection and disposal from the collection of solid waste fees. Owners of the developed lots will pay monthly solid waste collection fees to the County.

I. Traffic

A Traffic Impact Analysis Report was prepared by Fehr & Peers in December 2014 to document the impact of the project and propose mitigation measures (See: Appendix I, “Traffic Impact Analysis Report”). The Traffic Impact Analysis Report (TIAR) analyzed the typical weekday AM and PM traffic conditions under existing conditions and potential project-related traffic impacts

at partial buildout in 2022 and at full buildout in 2026. The analysis evaluated the operations at eight existing and six future intersections (a total of 14 study intersections) in the vicinity of the proposed project. The project will increase traffic within the immediate area as project residents, customers and employees commute to and from the project site. The WCT will contribute to cumulative impacts (LOS E or F conditions) during one or both peak hours and the project will contribute to cumulative impacts (LOS E or F conditions) during one or both peak hours at six of the eighteen intersections. The projects will also have project-specific impacts at two of these intersections where the addition of project-generated traffic would cause the overall intersection operations to degrade below LOS D in the peak hours.

In the past, projects would make a fair share financial contribution for each mitigation measure to the appropriate governing agency (i.e., the County or Hawai'i State Department of Transportation (HDOT)). However, providing just partial funds for a variety of different improvements does not ensure construction of any individual improvement. More recently, HDOT has indicated a preference for development projects to fully design and build improvements at a select set of locations to ensure their implementation. The WCT proposes a mitigation planning program in the amount of its fair share requirements that would fund improvements at intersections closer to the project site where the project contributes to, but does not directly cause a significant impact. The project proposes to fully fund mitigation measures that would return operations to pre-project levels at those intersections.

m. Utilities and Energy

There are existing power, telephone, and cable television transmission facilities along Honoapi'ilani Highway. If approved by MECO, It is anticipated that the power poles will be relocated underground fronting the project site along Honoapi'ilani Highway. Within the WCT, utility poles will be placed underground within the road right-of-way. It is expected that the project will create a total demand of about 10 megawatts of electricity. The WCT intends to promote the use of renewable energy. The installation of photovoltaic systems will be encouraged on residential and commercial buildings. If forty percent of residential and commercial buildings install photovoltaic systems (generating approximately 11.9 GWh per year), demand for carbon-based fuels could be reduced by roughly 50 percent. Moreover, the WCT desires to install a limited number of solar farms in appropriate locations within the

agricultural lands. If two solar farms of approximately 5-acres (0.75 MW each) each are developed, the electricity generated would be about 2.6 GWh per year, which could service approximately 236 residential units. Thus, the WCT could potentially generate about 70 percent of its energy consumption through renewables. However, the installation of such systems will depend upon the technical and financial viability of such systems at the time the project is being constructed.

n. Drainage

A Preliminary Drainage Report was prepared by Otomo Engineering. The report analyzes current conditions, including drainage patterns, existing improvements, and runoff totals (See: Appendix H, "Preliminary Engineering and Drainage Report").

The WCT will produce an increase in impervious surfaces and will therefore be required to capture and treat the increase in runoff from the project. It is estimated that the WCT will be required to mitigate an increase in runoff of 516 cubic feet per second (cfs) and provide a minimum storage volume of 1,528, 233 cubic feet. With the drainage improvements, there will be no increase in runoff from the project site. The design of the stormwater system will include water quality treatment to reduce the discharge of pollutants to the maximum extent practicable. Some examples of stormwater best management practices (BMPs) are grass swales, open space and parks and stormwater detention. With stormwater detention the stored runoff will infiltrate into the underlying soils and recharge groundwater. Temporary erosion control measures will be incorporated during the construction period to minimize dust and soil erosion. Additional controls will be implemented to protect the Waikapū Stream. Temporary BMPs include the construction of diversion berms and swales, dust fences, silt fences, stabilized construction entrances, truck wash down areas, inlet protection, temporary grassing of graded areas, and slope protection.

o. Water

The Preliminary Engineering Report documents existing sources of water and infrastructure improvements that service the property (See: Appendix H, "Preliminary Engineering and Drainage Report"). Water and fire protection for the project will be provided from a private onsite water system. Five (5) wells have been drilled on the site. Three (3) wells have been

designated for potable use and two (2) for non-potable purposes. All of the wells are located within the Waikapū Aquifer. A dual water system is proposed to service the development. The non-potable water will provide irrigation to the parks, open space and commercial and residential landscape planting of individual lots. It is estimated that the dual system will reduce potable water demand by at least 33 percent. Based on the water usage, the projected average daily potable water demand for the project is 655, 508 gallons per day (gpd). Water conservation measures, such as low-flow toilets and shower heads will be utilized throughout and efficient water conserving irrigation practices will also be adopted.

p. Wastewater

A Preliminary Engineering Report was prepared for the Draft EIS that assesses current wastewater system capacity and existing infrastructure to support the project (See: Appendix, H, “Preliminary Engineering and Drainage Report”).

It is projected that the average daily demand of wastewater generation for the project will be 529,709 gpd. According to the Wastewater Reclamation Division, County of Maui, as of July 31, 2014, the Kahului Wastewater Reclamation Facility (KWRF) has a capacity of 7.9 million gallons per day (mgd). The average flow into the KWRF is 4.7 mgd and the allocated capacity is 6.33 mgd. The remaining wastewater capacity at the KWRF is approximately 1.57 mgd. The Department of Environmental Management has noted that in order for the existing collection system to accept flows from the WCT, transmission improvements will be required along Lower Main Street, Waiko Road, and the Wailuku Pump Station. The Developer is consulting with the Department regarding the opportunity of making such improvements in order to have some of the initial demand generated by the project serviced at the KWRF. However, the WCT will need to construct a stand-alone private wastewater treatment facility, or partner with other projects in the Waikapū area, such as A&B’s Wai’ale project or the County of Maui to construct a regional wastewater treatment facility. The Applicant is analyzing several package wastewater treatment options, including a conventional wastewater treatment facility and a facility using a Food Chain Reactor (FCR) configuration.

5. Cumulative and Secondary Impacts

Cumulative impacts are defined as the impact on the environment which results from the incremental impact of an action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions. Secondary impacts are those that have the potential to occur later in time or farther in the future, but which are reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of the project.

The gradual build-out of the WCT will produce a range of impacts that are described in the DEIS. These are the same types of impacts that are projected for the region overtime as population increases and land is developed to accommodate population growth. Cumulative and Secondary impacts resulting from the Project, together with other development planned for Central Maui, will include increased demand upon public infrastructure and facility systems such as traffic, schools, police, fire, wastewater and water. Cumulative and Secondary impacts can also have an effect upon air and water quality, sensitive environmental habitats and natural resources if not properly monitored and mitigated. Section VI.B of the DEIS discusses cumulative and secondary impacts in greater detail.

6. Consistency with State and County Plans and Policies

a. State Land Use Law, Chapter 205,HRS

The State Land Use Law (Chapter 205, HRS), establishes the Land Use Commission (LUC) and authorizes the body to designate all lands in the State into one of four districts: Urban, Rural, Agricultural or Conservation. The WCT comprises about 1,576 acres of which 14 acres are located within the State Urban District and the remaining lands are within the State Agricultural District. To develop the property as proposed, approximately 335.155 acres will need to be redesignated to the Urban District and 149.848 acres to the Rural District. Section VII.A of the DEIS discusses the Project's consistency with the State Land Use Law in greater detail.

b. Coastal Zone Management Act, Chapter 205A, HRS

The Coastal Zone Management (CZM) Area as defined in Chapter 205A includes all of the lands in the State. As such, the property is within the CZM area. Section VII.E of the DEIS contains a detailed discussion of the Project's compliance with the objectives and policies of the CZM Act.

c. Hawai'i State Plan, Chapter 226, HRS

The Hawai'i State Plan (Chapter 226, HRS), establishes a set of goals, objectives and policies that serve as long-range guidelines for the growth and development of the State. Section VII.A-B of the DEIS discusses how the project is either supportive or not supportive of these goals, objectives and policies.

d. State Functional Plans

The Hawai'i State Plan directs State agencies to prepare functional plans for their respective program areas. There are 14 state functional plans. These plans direct State policy in areas that range from agriculture to the natural environment and economic development. Section VII.D of the DEIS discusses how the project is either supportive or not supportive of these goals, objectives and policies.

e. County of Maui General Plan

The General Plan of the County of Maui refers to a hierarchy of planning documents that together set forth future growth and policy direction in the County. The General Plan is comprised of the following documents: 1) County-wide Policy Plan; 2) Maui Island Plan; and 3) nine community plans.

1) Countywide Policy Plan

The County-wide Policy Plan was adopted in March 2010 and is a broad policy document that identifies a vision for the future of Maui County. It establishes a set of guiding principles and provides comprehensive goals, objectives, policies and implementing actions that portray the desired direction of the County's future. The County-wide Policy Plan provides the policy framework for the development of the MIP and nine Community Plans. Section VII.H.1 discusses how the project is either supportive or not supportive of these goals, objectives and policies.

2) Maui Island Plan

The MIP functions as a regional plan and addresses the policies and issued that are not confined to just one community plan area, including regional systems such as transportation, utilities and growth management, for the Island of Maui. Together, the Island and Community Plans develop strategies with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design and other matters related to development. The MIP was adopted on December 28, 2012. The MIP designates as a “Planned Growth Area” the land area comprising the proposed urban and rural areas that comprise the WCT. Section VII.H.2 of the DEIS discusses how the project is either supportive or not supportive of these goals, objectives, policies and implementing actions.

3) Wailuku-Kahului Community Plan

The Wailuku-Kahului Community Plan designates the urban and rural land proposed for development Agriculture and Wailuku-Kahului Project District No. 5 (Maui Tropical Plantation). Community Plan Amendments are required for the approximate 499 acres of land that are proposed for development. Section VII.H.3 of the DEIS discusses how the project is either supportive or not supportive of these goals, objectives and policies.

4) County of Maui Zoning

The WCT Master Plan will similarly require a Change in Zoning for all lands proposed for development. A new project district zoning ordinance will be created to implement the vision and mix of uses proposed in the WCT Master Plan.

7. Alternatives Considered

The alternatives that have been considered are:

- No Action Alternative;
- Develop Fewer Units;
- Develop More Units by Building More Workforce Housing
- Develop at a Lower Density; and
- Develop at an Alternative Location.

Chapter VIII of the DEIS contains a discussion of the alternatives.

8. Unresolved Issues

The following issues remain unresolved at the time this document is being prepared:

Wastewater Treatment

The WCT proposes to complete off-site upgrades to the County's wastewater transmission system in order to temporarily connect to the KWRF for the initial 650 units, or development producing an equivalent amount of wastewater, in the Phase I development. It is unclear at this time if the County will agree to this proposal. In any event, the Applicant will need to construct a stand-alone private wastewater treatment facility, or partner with the County and other projects in the Waikapū area, to construct a combined wastewater treatment plant.

Wai`ale By-pass Road Improvements

The Wai`ale Bypass Road is identified in the County's Fiscal Year 2016 Capital Improvement Program for funding between 2017 and 2021. The precise schedule for funding and development of this roadway is uncertain at this time.

Final Water Quality Testing

Pump tests and water quality testing for compliance with State DOH water quality standards is being conducted on the Project's three potable wells.

Renewable Energy Development

Development of renewable on-site photovoltaic energy will be dependent upon many factors including financial viability and securing any necessary agreements from MECO.

Amendments to Maui County Code (MCC) Chapter 19.33

Implementation of the Master Plan will require the adoption of a Project District Ordinance, pursuant to MCC Chapter 19.58. It is not yet known whether the ordinance will be adopted through the legislative process. Should the ordinance not be adopted, or be revised significantly, then the ultimate mix of land uses and character of development may be affected.



CHAPTER II

Planning Context



II. PLANNING CONTEXT

A. HISTORICAL LAND USE

A history report prepared by Jill Engledow for Mike Atherton (August, 2009) describes the history of Waikapū, including the Applicant's property (See: Appendix J, "A History of Waikapū"). Engledow's report is briefly summarized here.

The Waikapū land division originates from the valley created by the Waikapū Stream, which is one of four streams that comprise what is known as the Nā Wai 'Ehā. The other three valleys are called 'Īao, Waiehu and Waihe'e. The Nā Wai 'Ehā streams are culturally and economically significant. For generations these streams have provided a fresh water source vital for the cultivation of crops throughout the Central Maui isthmus. From the base of each of these valleys, native Hawai'ian settlements arose to take advantage of the abundant natural resources that formed the traditional Hawai'ian ahupua'a from mountain to sea.

According to early censuses conducted by Christian missionaries in 1832 and 1836, there were 733 persons living in Waikapū in 1832 and 709 persons in 1836. A report from 1834 counts students attending two schools in Waikapū, one with 170 boys and 155 girls and the other with 84 boys and 54 girls. Thus, prior to the large-scale cultivation of sugarcane in Central Maui, there was a sizable native Hawai'ian population in and around Waikapū.

Prior to land extensive sugarcane cultivation, kalo was cultivated along the Waikapū stream along with other vegetable crops. As documented by Engledow, E.S.C. Handy wrote the following in 1934:

“Spreading north and south from the base of Waikapū to a considerable distance below the valley are the vestiges of extensive wet plantations, now almost obliterated by sugarcane cultivation . . . Far on the north side, just above the main road and at least half a mile below the entrance to the canyon, an extensive truck garden on old terrace ground showed the large area and the distance below and away from the valley that was anciently developed in terraced taro culture. On the south side there are likewise several sizable kuleana where, in 1934, old terraces were used for truck gardening. . . There were probably once a few small terraces on the narrow level strips of valley bottom in the lower canyon.”^{iv}

Engledow further documents that small scale sugarcane growing was occurring in Waikapū by the 1840s. However, it wasn’t until 1862, when James Louzada founded Waikapū Plantation, that larger scale sugar cultivation took root in the area. An early depiction of the plantation is provided in an article from the April 9, 1864, edition of the *Pacific Commercial Advisor*.^v

“The capacity of the mill is about four thousand pounds of sugar per day, though, by working nights, which is sometimes done, five thousand pounds can be got off. To obtain this product, Messrs. Louzada and Cornwell employ about seventy field and mill laborers, of whom forty are females, who are engaged on account of the scarcity of men. . . .The land at Waikapū consisting of a gentle slope from the base of the mountain to the road, irrigated by the Waikapū river, is admirably adapted to sugar culture, producing, when well cared for, very heavy crops. The extent of land suitable for cane is limited only by the amount of water obtainable for irrigation. The proprietors of the mill have purchased land largely since they began operations and have now some 200 acres. They purchase cane from the natives, paying generally about one hundred dollars an acre for the standing crop, taking it off at their own expense.”

By the mid-1870s, sugar cane production in the Central Valley was thriving. Between 1867 and 1880, land in cane cultivation on Maui increased by 136%, from 5,080 acres to 12,000 acres.^{vi} In 1889 and 1890, Wailuku Sugar Company, owned by famed sugar baron Claus Spreckels,

purchased all of the shares of the Waikapū Plantation from James Louzada and Henry Cornwell. Wailuku Sugar Company, under different ownership groups, continued sugar cultivation on the Waikapū lands until 1988. Thereafter, the Maui Land & Pineapple Company leased land for pineapple production and HC&S leased land both mauka and makai of Honoapiʻilani Highway to supplement its sugar production. Pineapple ceased to be farmed on Waikapū lands in about 1997. HC&S continues to lease approximately 938 acres for sugarcane cultivation from the Project Applicant.

In 1982, Wailuku Sugar Company petitioned the State Land Use Commission for a Special Use Permit to develop the “Hawaiʻi Tropical Plantation” on 8.92 acres of the approximate 59 acres that comprise TMK: (2) 3-6-5:007. The purpose of the project, as described in 1982, was to develop a visitor-oriented destination where a variety of tropical agricultural products could be showcased. The agricultural component of the project included the growing, harvesting and processing of tropical fruits, plants and flowers. In addition, tours were offered so that visitors could experience the agricultural activities. Of the 8.92 acres subject to the Special Use Permit, 5.25 acres was proposed for a plantation center, 2.64 acres for parking, and 1.03 acres for an agricultural tour route. Agricultural activities were to occur on the remaining agricultural lands that encircle the facilities. On July 21, 1982, the Maui Planning Commission granted the Special Use Permit, subject to conditions. The Tropical Plantation Market was constructed in 1984 and the restaurant in 1986. By 1988, the Plantation was expected to draw approximately 450,000 visitors.

By the late 1980s the Maui Tropical Plantation’s management determined that greater regulatory flexibility was needed so that the facility could be expanded to better serve its customers. In 1988, Maui Tropical Plantation filed a Hawaiʻi Revised Statutes (HRS) Chapter 343 Environmental Assessment to support a State Land Use Commission District Boundary Amendment from Agricultural to Urban and a Change in Zoning and Community Plan Amendment from Agriculture to Wailuku/Kahului Project District 5. In October 1992, the Maui County Council granted the request. The Project District Zoning Ordinance zoned 14 acres for commercial uses and approximately 45 acres for agricultural uses (See: Figure Nos. 6 and 7, “Community Plan Map” and “Zoning Map”).

B. EXISTING LAND USE

The Applicant purchased the bulk of the property from Wailuku Agribusiness Company between 2004 and 2006. Today, the Applicant's 1,562.171 acres of State Agricultural District lands are used for sugarcane cultivation, cattle grazing, and diversified agriculture. These include the following TMK's:

Table 11: State Agricultural District Designated Lands

TMK Number	Acres
(2) 3-6-005:007 (Portion)	45.054
(2) 3-6-004:003	657.195
(2) 3-6-004:006	52.976
(2) 3-6-006:036	0.72
(2) 3-6-002:003	521.40
(2) 3-6-002:001	284.826
TOTAL	1,562.171

The commercial component of the MTP, located on a 14-acre portion of TMK (2) 3-6-005:007, continues to be a visitor destination that is based on a tropical agricultural theme. As in previous years, the facility integrates ongoing agricultural activities with daily tours, restaurants, gift shops, farm stands, and adventure tours. Surrounding the MTP is sugarcane stretching to the south and east and the diversified farming operations of Kumu Farms and Hawai'ian Taro to the west and north. The existing town of Waikapū, Census Designated Place population of 2,965 (Maui County Data Book, 2012), abuts the northern boundary. MTP facilities include a 9,389 square feet country store/gift shop and a 15,821 square feet restaurant/special events hall with seating for up to 500. There are also a number of smaller structures that serve as artist studios and gift shops. The most popular attraction at the MTP is a daily tram ride, which offers a guided tour of the abutting agricultural fields and tropical lagoon and gardens. The special events hall is popular for weddings, fund raising campaigns, parties and performances. In recent years the facility has attracted approximately 100,000 visitors per year.

Kumu Farms and Hawai'ian Taro farm along the northern and western perimeter of the MTP. Kumu Farms specializes in organically grown fruits, vegetables and herbs and is well-known for its Moloka'i farm, which sells organic strawberry papayas throughout Hawai'i and on the U.S. Mainland. Hawai'ian Taro is owned by farmer and University of Hawai'i taro researcher Bobby Pahia. Hawai'ian Taro grows dry land taro, banana and sweet potato. MTP owner, Mike Atherton, is raising a small herd of Texas Longhorn cattle on the mauka fields at the base of the West Maui Mountains. HC&S is leasing approximately 938 acres for sugarcane on parcels to the south and east.

C. SITE PHOTOGRAPHS

Site photographs were taken of the entire 1,576 acres between September 2013 and October 2014. Figure Nos. 7a and 7b show the approximate location of the photos taken. The site photographs document existing site conditions at the MTP, the agricultural lands mauka and to the south of the MTP and the existing agricultural lands makai of Honoapi'ilani Highway in the area proposed for development. The site photographs also document existing conditions along the boundaries of the project, including conditions along Waiko Road. (**See: Figure No. 8 A-N, "Site Photographs"**).

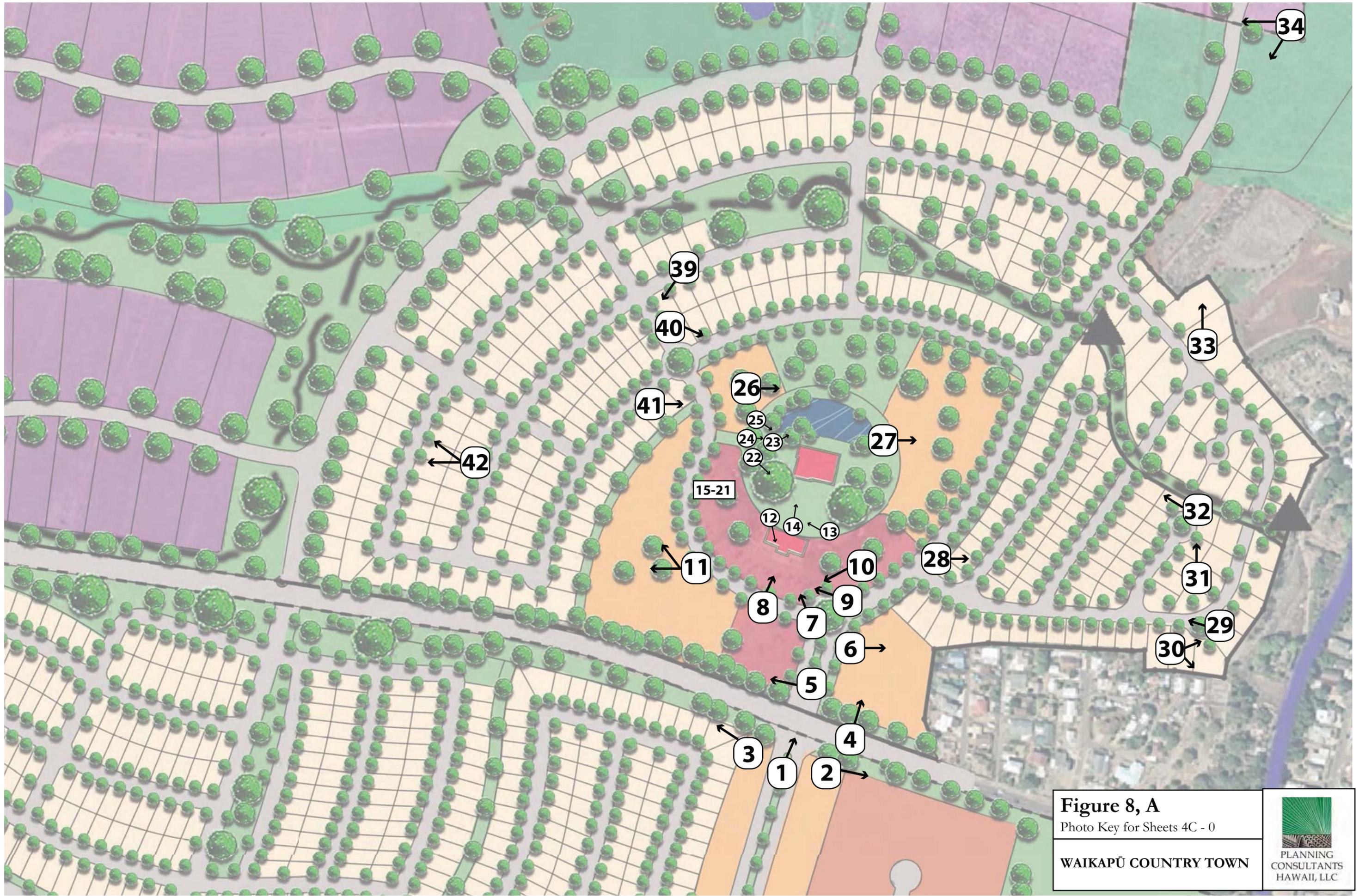


Figure 8, A

Photo Key for Sheets 4C - 0

WAIKAPŪ COUNTRY TOWN



Waikapu

COUNTRY TOWN

LEGEND

- RURAL LOTS
- SINGLE FAMILY
- COTTAGE TOWN HOME
- COUNTRY TOWN MIXED USE
- COMMERCIAL
- PARKS AND OPEN SPACE
- SCHOOL
- AGRICULTURAL LANDS

ILLUSTRATIVE LAND PLAN



DATE: 2/6/14

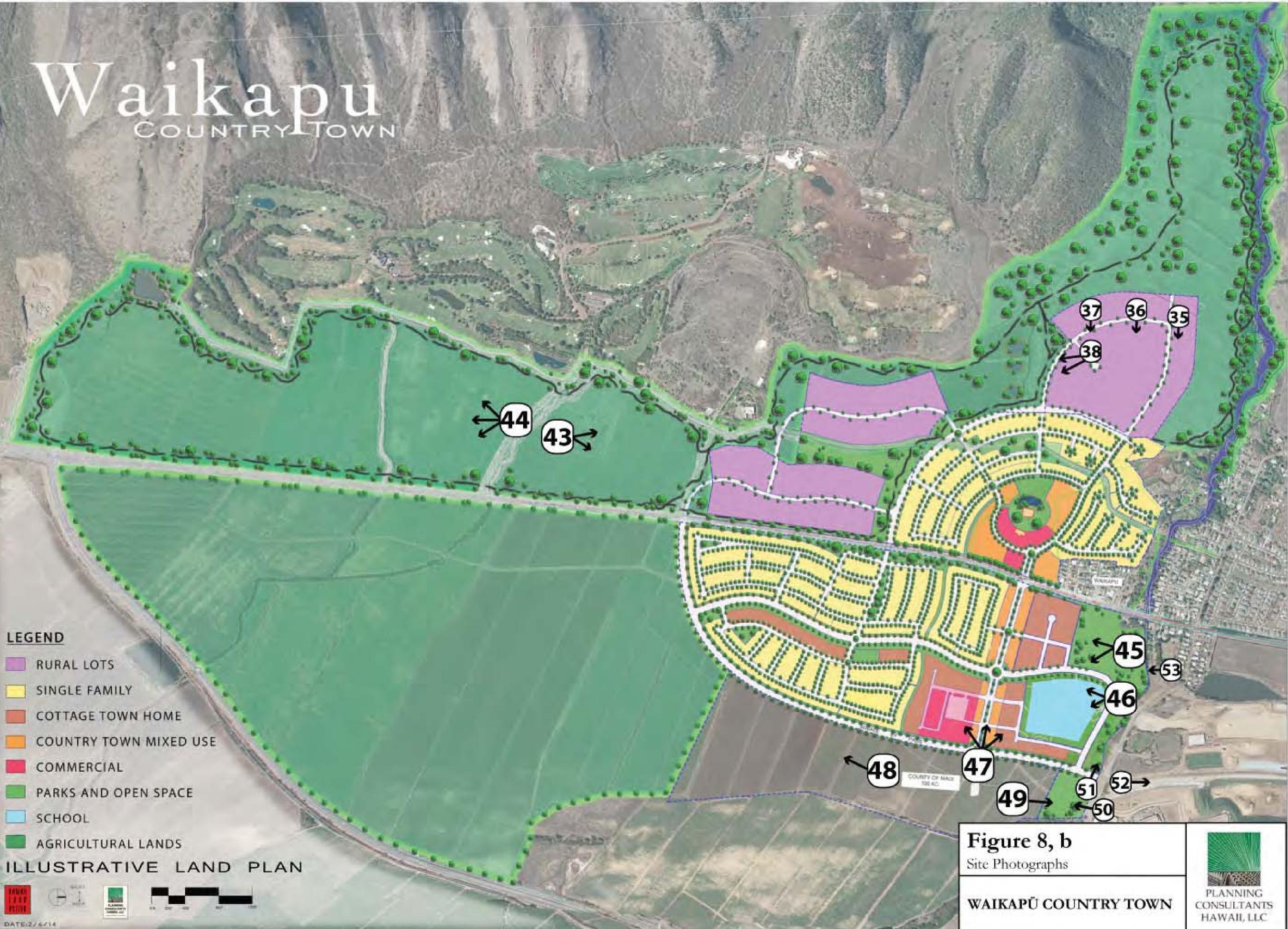


Figure 8, b
Site Photographs

WAIKAPŪ COUNTRY TOWN



PLANNING
CONSULTANTS
HAWAII, LLC

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1. Looking west (mauka) from Honoapi'ilani Highway into the project site.



2. Looking north along Honoapi'ilani Highway towards Waikapū Town fronting the project.



3. Looking south along Honoapi'ilani Highway fronting the project site.



4. Looking northwest across the subject property from Honoapi'ilani Highway.



5. Looking south from the project driveway across the subject property.



6. The existing Kumu Farms agricultural products stand.

Figure 8, C

Site Photographs

WAIKAPŪ COUNTRY TOWN



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7. Existing electric vehicle recharging stations installed by JumpSmart Maui.



8. Looking west at the entrance to the existing Maui Tropical Plantation Visitor Store.



9. Looking south at the frontage of the Maui Tropical Plantation Visitor Store.



10. Panning from the southeast to the south across the existing Maui Tropical Plantation parking lot.

Figure 8, D

Site Photographs

WAIKAPŪ COUNTRY TOWN



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11. Looking from south to west across the project site.



12. Looking east (makai) at the rear of the Maui Tropical Plantation Visitor Store from the village green.



13. Looking across the existing village green.



14. Looking west (mauka) at the restaurant / special events hall from the village green.



15. Ron L. Designs Jewlery Manufacturing Company.



16. History of Waikapu pavilion.



17. Flyin Hawaiian Zipline.



18. Maui Zipline.



19. Hawaiian Edible Islands.



20. Sweet Paradise Chocolatier.

Figure 8, F
Site Photographs
WAIKAPŪ COUNTRY TOWN





21. Typical retail shop at the Maui Tropical Plantation.

22. Current improvements to the lagoon to recognize Waikapu's sugar legacy.

23. Looking across the lagoon towards areas proposed for future multi-family residential.



24. View of the lagoon with new improvements.

25. Looking across the lagoon at the renovated restaurant and bar.

26. Looking north across the village green behind the lagoon.

Figure 8, G

Site Photographs

WAIKAPŪ COUNTRY TOWN



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27. Wedding gazebo at the northern end of the lagoon.



28. Looking north at Kumu Farm's farming operation.



29. Looking south across Kumu Farm's farming operations.



30. Looking along the northern and eastern property lines from the northeast corner of the property.



31. Looking west (mauka) towards proposed rural and agricultural lands.

32. Looking southwest at the existing Waihe'e irrigation ditch that lies north to south across the property.

33. Looking west (mauka) towards the proposed rural and agricultural lands.



34. Looking east (makai) towards proposed rural and residential lands.

Figure 8, I

Site Photographs

WAIKAPŪ COUNTRY TOWN



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35. Looking east (makai) at Kumu Farms agricultural lands.

36. Looking east (makai) at Kumu Farms agricultural lands towards the MTP.

37. Looking east (makai) at Kumu Farms agricultural lands towards the MTP.



38. Panning southeast towards lands being farmed by Hawaii Taro, LLC.

Figure 8, J
Site Photographs

WAIKAPŪ COUNTRY TOWN



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39. Looking northeast at agricultural lands near the MTP.

40. The existing Maui Zipline within the MTP.

41. Looking north across the MTP.



42. Looking south across proposed single-family and rural lands and agricultural lands beyond.

Figure 8, K

Site Photographs

WAIKAPŪ COUNTRY TOWN



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43. Looking north across the proposed agricultural park in the agricultural preserve.



44. Looking southwest across the agricultural preserve.



45. Looking east at lands proposed for urban development, (makai) at lands makai of Honoapi'ilani Highway.

Figure 8, L
Site Photographs
WAIKAPŪ COUNTRY TOWN





46. Looking south across agricultural lands makai of Honoapiʻilani Highway.



47. Looking west (mauka) from the location of the proposed Waiʻale Bypass Road across lands proposed for urban development.

Figure 8, M

Site Photographs

WAIKAPŪ COUNTRY TOWN



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48. Looking south along an existing cane haul road in the vicinity of proposed Wai'ale Bypass.



49. Looking north along existing cane haul road in the vicinity of the proposed Wai'ale Bypass.



50. Looking in the direction of the cane haul road from Waiko Road.



51. Looking northwest up Waiko Road.



52. Looking north along Wai'ale Road from Waiko Road.



53. Looking at the existing Waikapū Stream bed.

Figure 8, N

Site Photographs

WAIKAPŪ COUNTRY TOWN



PLANNING
CONSULTANTS
HAWAII, LLC

D. MAUI ISLAND PLAN DIRECTED GROWTH PLAN

In December, 2012, the County of Maui adopted the MIP. The MIP establishes goals, objectives, policies and actions to direct growth and development on Maui through the year 2030. The MIP was based upon a comprehensive analysis of population growth, economic conditions, development capacity of existing entitled lands, and extensive community outreach.

To guide development of future urban lands, the MIP sets forth policies requiring higher urban densities, a greater balance between single- and multi-family housing types, mixed-use development, vehicular and pedestrian connectivity between land uses, and the incorporation of parks, schools, open space and affordable housing into future developments.

The MIPs Directed Growth Plan places approximately 502 acres of WCTs 1,576 acres into urban (small town) and rural growth boundaries. The MIP keeps the remaining 1,074 acres within the State's Agricultural District. Of the Project's agricultural lands, approximately 800 acres extending south of the Project's Small Town Boundary are preserved in perpetuity for agricultural use through a conservation easement. The remaining lands may be subdivided in the future into several large agricultural lots (See: Figure Nos. 9 and 10, "Maui Island Plan Directed Growth Map" and "Maui Island Plan Wailuku/Kahului Planned Growth Areas").

The MIP describes the purpose and intent of the WCT "Planned Growth Area" as follows:

The Waikapū Tropical Plantation Town planned growth area is situated in the vicinity of the Maui Tropical Plantation, and includes lands on both the mauka and makai sides of Honoapi'ilani Highway. Providing the urban character of a traditional small town, this area will have a mix of single-family and multifamily rural residences, park land, open space, commercial uses, and an elementary or intermediate school developed in coordination with the Wai'ale project. The area is located south of Waikapū along Honoapi'ilani Highway, and it will incorporate the integrated agricultural and commercial uses of the existing tropical plantation complex. This area is proximate to the Wai'ale

planned growth area, providing additional housing in central Maui within the Wailuku-Kahului Community plan region. As part of this project, parcels to the south of the project (identified as Agricultural Preserve on Figure 8-1) shall be protected in perpetuity for agricultural use through a conservation easement. A portion of this area may be dedicated to the County as an agricultural park administered pursuant to County regulations. Alternatively, this area can be developed as a private agricultural park available to Maui farmers, and executed through a unilateral agreement between the landowner and Maui County. The rural lots mauka of Honoapi'ilani Highway are intended to be developed using a CSD plan. The CSD plan shall provide access to uninterrupted walking and bicycling trails and will preserve mauka and makai views while protecting environmentally sensitive lands both along Waikapū stream and mauka of the subdivision.

Planned Growth Area Rationale:

Keeping the Waikapū Tropical Plantation as its town core, this area will become a self-sufficient small town with a mix of single-family and multifamily housing units in a walkable community that includes affordable housing in close proximity to Wailuku's employment centers. Schools, parks, police and fire facilities, transit infrastructure, wastewater, water supply resources, and other infrastructure should be developed efficiently, in coordination with neighboring developments including Maui Lani, Kehalani, Pu'unani and Wai'ale. The Waikapū Tropical Plantation Town planned growth area is located on Directed Growth Map #C3.^{vii}

E. PROJECTED MARKET DEMAND

A market study and economic and fiscal impact assessment was conducted by the Hallstrom Appraisal Group | CBRE, Inc. and is included as Appendix A.

The purpose of the market study was to determine if there will be sufficient market demand to absorb the proposed residential and commercial development during a reasonable exposure period given competing developments and projected statewide/regional market trends. The study also assessed if the project is an appropriate use of the underlying site relative to market needs.

Wailuku-Kahului, or "Central Maui", is the center for government, transportation and non-visitor economic activity on the island, and its most populous district. In addition to its historic standing as the location of a significant share of urban uses, it has been a focal point for light industrial, commercial and residential development for the past two decades, with numerous major projects actively adding inventory, in construction or proposed. The region's proximity to services, goods, transportation facilities, and business/employment opportunities, ready access to the island's highway system, and a desirable climate will facilitate continuing demand for real estate into the long-term; although it will "lose" some of its market dominance as development continues in South (primarily) and West Maui.

There are an estimated 19,200 housing units in Central Maui of which some twelve-plus percent are owned by non-residents as second/vacation homes. The average resident household size is just under 3.50 persons and is forecast to decline meaningfully in coming decades as a result of family/household trends and a changing mix of unit types from new development.

There are an estimated twelve million square feet of gross leasable light industrial and commercial floor space in Central Maui, about three-quarters of the island-wide total, but a limited visitor-oriented component with only 462 total transient units (just 2.3 percent of the island total) and limited tourist-dominated retail.

Waikapū is potentially a highly competitive location within the Maui housing market. It is considered to have distinctive, unique characteristics relative to nearby Wailuku and Kahului, although it represents the southerly boundary of their greater urban sphere. All of the just over 900 units of residential inventory built in the Waikapū Village area to date (less than five percent of the regional total) have been successfully absorbed, and the number of units available for resale is typically limited with only six active house listings at the report date, or just 0.66% of the total units in the community. Waikapū is considered desirable for its relative ease of access to the Wailuku/Kahului commercial and service centers as well as the resort employment areas in West and South Maui; for its cooler climate; panoramas across the isthmus to Haleakalā; and, small town ambience.

The subject property is a superior location for the proposed development in regards to access, views, topography, shape, consistency with nearby uses and land planning objectives, climate, and ability to provide a quality lifestyle and business opportunities for a wide-range of owners and end-users. It will have the attributes necessary to be highly competitive in all its product sectors, and will capture a reasonable market share during its offering period.

It is estimated the demand for new residential units in the Wailuku-Kahului study area will be from 9,647 to 16,814 units over the next 21 years (through 2035); including allowances for non-resident purchasers and vacancies, with a mid-point demand of 13,230 units. The number of existing unsold and planned resident housing units within the regional "Directed Growth Boundary", excluding the proposed WCT product, totals some 7,296 units. This indicates there will be a shortfall in the sector of from 2,351 to 9,518 new residential units; with a mid-point under-supply of 5,935 units. Thus, sufficient unmet demand should exist to readily absorb the 1,433 units of subject inventory during the projection period.

The median price for a single family home in Central Maui (which includes many smaller, older homes/units) during the first half of 2015 was \$507,300 and at \$308,750 for a multifamily unit. Both indicators show meaningful appreciation since prices reached a post-recessionary nadir in 2011. Median prices are anticipated to increase into the long-term as thousands of higher priced new units manifesting the higher costs of land, construction, impact fees and entitlement, are added to the inventory, and appreciation (though cyclical) continues.

It is estimated that approximately 75 percent of the demand for resident housing in the Wailuku-Kahului Study Area will be for units with a current price of \$660,000 or less; the upper-price threshold for meeting County affordability standards (160 percent of median household income), with 30 percent of demand for units having a current price of less than \$330,000 (the 80 percent of median household income threshold).

Multifamily units are expected to comprise an increasing proportion of the total regional inventory, moving from the current 25 percent level to 45 percent over the coming two decades. Based on the limited availability of alternative Central Maui supply relative to demand and the favorable competitive characteristics of the subject location/community, it is estimated that the 1,433 proposed residential units of WCT will require about 10 years to be fully absorbed following anticipated commencement of sales in 2017, or at an average rate approaching 150 units annually. This represents only some 20 percent of total regional mid-point demand during the sales period; a moderate perspective which could readily be swifter if some proposed projects fail to reach fruition and the market standing of WCT achieves expectations.

It is estimated the demand for neighborhood commercial space by WCT residents and day workers at build-out will be some 85,100 square feet, with patronage by guests in the community, other Waikapū households, and passer-bys contributing an additional 34,000 square feet of demand on a stabilized basis. The remaining 50,500 square feet (of the total 169,600 square feet proposed) will be modestly absorbed over-time with specialized/niche businesses, many with cross-over appeal to residents and visitors, and keeping with the small town context. The developer is hopeful the existing on-site Tropical Plantation shops will remain at WCT. It is estimated that it will require about 12 years for the WCT commercial space to be fully absorbed. The annualized mid-point subject residential unit absorption estimates are summarized in Table 12 below.

Table 12: Estimated Annualized Mid-Point Market Absorption of Residential Product

Calendar	Year of Development	Construction, Sale and Absorption Timing	Residential Units
2016	1	Infrastructure Emplacement Commences	
2017	2	Infrastructure Completed, Vertical Construction and Pre-Sales Begin	150
2018	3	Initial Buildings Completed and Occupied	120
2019	4	Vertical Construction, Absorption and Sales On-Going	130

Year of			Residential
2020	5	Construction, Absorption and Sales On-Going	140
2021	6	Construction Absorption and Sales On-Going	150
2022	7	Construction Absorption and Sales On-Going	150
2023	8	Construction Absorption and Sales On-Going	150
2024	9	Construction Absorption and Sales On-Going	150
2025	10	Construction Absorption and Sales On-Going	150
2026	11	Construction Absorption and Sales On-Going	143
TOTAL			1,433

Note: Total excludes potential 'Ohana units which may be permitted within the community. The number and location of possible 'Ohana units are unknown at this time, with some developer materials discussing totals of about 150 units. For purposes of the analysis it is assumed only the 1,433 proposed non-'Ohana units will be built and reflected this figure throughout our analysis.

Source: The Hallstrom Group/CBRE

The forecast absorption of the commercial component is shown below in Table 13.

Table 13: Estimated Annualized Mid-Point Market Absorption of Commercial Product

PROJECTED SUBJECT COMMERCIAL SPACE ABSORPTION BY PERIOD			
Gross Leasable Area in Square Feet			
2016-2020	2021-2025	2026-2030	Total
42,399	110,238	16,960	169,597
Source: The Hallstrom Group/CBRE			



CHAPTER III

Description of the Project



III. DESCRIPTION OF THE PROJECT

A. PURPOSE AND OBJECTIVES

The primary purpose of the WCT is to create a new mixed-use residential community that embodies the principles and policies of the MIP and that respects and implements the Statement of Values of the Waikapū Community Association. Key guiding principles embodied in the MIP that have guided the development of the WCT Master Plan include:

1. ***Respect and encourage island lifestyles, cultures, and Hawaiʻian traditions:*** *The culture and lifestyle of Maui's residents is closely tied to the island's beauty and natural resources. Maintaining access to shoreline and mountain resources and protecting culturally significant sites and regions perpetuates the island lifestyle and protects Maui's unique identity. One of the most vital components of the island lifestyle and culture is Maui's people. In an island environment where resources are finite, future growth must give priority to the needs of residents in a way that perpetuates island lifestyles.*
2. ***Promote sustainable land use planning and livable communities:*** *Managing and directing future growth on Maui should promote the concept of sustainability, and the establishment of livable communities. Sustainable practices include: 1) Focusing growth into existing communities; 2) Taking advantage of infill and redevelopment opportunities; 3) Promoting compact, walkable,*

mixed-use development; 4) Revitalizing urban and town centers; 5) Providing transportation connectivity and multimodal opportunities; 6) Protecting and enhancing natural and environmental resources; 7) Protecting, enhancing, and expanding communities and small towns, where appropriate; and 8) Encouraging energy and water-efficient design and renewable energy technology.

3. ***Keep “urban-urban” and keep “country-country”:*** *Given the high cost of developing public infrastructure and facilities to service remote areas, the significant environmental and social impacts associated with long vehicle commutes, and the desire to “keep the country-side country” it is preferable to develop compact communities and to locate development within or as close as possible to existing urban areas and employment centers.*

4. ***Protect traditional small towns:*** *Development within and adjacent to Maui’s traditional towns should be compatible with and perpetuate their unique character. Hard edges should be maintained around new and existing communities through the use of greenbelts and significant open space.*

5. ***Protect open space and working agricultural landscapes:*** *In light of continuing urbanization, the protection of agricultural and open-space resources will depend on a healthy agricultural industry and progressive planning and regulation. Planning should utilize agricultural lands as a tool to define the edges of existing and planned urban communities, apply innovative site design, create buffers along roadways, provide visual relief, and preserve scenic views.*

6. ***Protect environmentally sensitive lands and natural resources:*** *Environmentally sensitive lands, natural areas, and valued open*

spaces should be preserved. Native habitat, floodways, and steep slopes should be identified so future growth can be directed away from these areas. It will be important to plan growth on Maui in a manner that preserves habitat connectivity, watersheds, undeveloped shoreline areas, and other environmentally sensitive lands.

- 7. Promote equitable development that meets the needs of each community:** *Each region of the island should have a mix of housing types, convenient public transit, and employment centers. Where appropriate, all neighborhoods should have adequate parks, community centers, greenways, libraries, and other public facilities. No community should have a disproportionate share of noxious activities. Additionally, a fair, efficient, and predictable planning and regulatory process must be provided. A cornerstone of equitable development should reflect a focus on providing affordable housing for all of Maui's residents over developing nonresident housing.*
- 8. Plan for and provide efficient and effective public facilities and infrastructure:** *Many of Maui's public infrastructure systems and facilities were constructed decades ago and are in need of repairs and upgrades to meet current and future demand. Growth should be planned for areas with existing infrastructure, or where infrastructure can be expanded with minimal financial burden to the public. Transportation infrastructure should be designed to be in harmony with the surrounding area.*
- 9. Support sustainable economic development and the needs of small business:** *Land use decisions should promote and support sustainable business activities.*

- 10. Promote community responsibility, empowerment, and uniqueness:** *The development of community plans should be a broad-based, inclusive process. The community plans shall be reviewed by the Community Plan Advisory Committees, the planning commissions, and approved by the Council. The MIP shall provide a framework for the updated community plans. Subsequent proposed community plan amendments should be subject, as much as possible, to local community input.^{viii}*

The WCT Master Plan also seeks to embody the values of the existing residents of Waikapū. Waikapū Community Association Statement of Values and Supplemental Statements that have helped shape the WCT Master Plan include:

- *“Respect the principals and values of traditional Maui rural towns and sustainable communities.*
- *Incorporate employment uses into the project to reduce commuting.*
- *Maintain a physical and visual separation between communities.*
- *Prohibit gated neighborhoods.*
- *Preserve prime and productive agricultural lands in perpetuity.*
- *Establish an identifiable public town center.*
- *Preserve and enhance the property’s natural and ecological systems, especially Waikapū Stream.*
- *Encourage mixed use development within a defined commercial/business core. Establish opportunities for easily accessible ‘mom and pop’ stores.*
- *Protect public view corridors of Waikapū Valley, the West Maui Mountains, the ocean, and the plains of Central Maui through the careful placement and massing of buildings and creative use of open space throughout the project.*
- *Incorporate ‘green’ and ‘sustainable’ development practices.*
- *Identify, evaluate and preserve historic and cultural landmarks on the property.*

- *Create a tiered and separated transportation network comprised of various modes, including vehicular, transit, walking and biking.*
- *Create pedestrian-friendly neighborhood roadways.*
- *Preserve the integrity of the Waikapū Ahupuaʻa by working with knowledgeable Kūpuna and Waikapū residents to ensure the conservation and sustainable use of the upland watershed, Waikapū stream and fertile kula agricultural lands.*
- *Provide a variety of recreational opportunities to facilitate good physical health.*
- *Encourage community input and participation in the formulation and execution of the Plan in accordance with the Plan’s guiding principles and Statement of Values.*
- *Create a ‘Garden Town’ by dedicating a permanent agricultural buffer around the town, protecting view corridors, and incorporating a mixture of greenways, parks, open space, and tree-lined streets and landscaped public spaces throughout the project.”*

In addition to the above-referenced guiding principles from the MIP and Waikapū Community Association Statement of Values, the desire of the Applicant, Waikapū Properties LLC, is to accomplish the following objectives:

- Be a profitable development for the project’s entrepreneurial developers, the County and State;
- Provide a diverse range of market and affordably priced housing in order to address projected housing demand through 2030;
- Develop a “complete community” with a diversity of housing, retail, and civic uses to support residents;
- Protect the environment by directing development away from sensitive lands and by incorporating sustainability practices into the design, development and operation of the project;
- Reduce automobile dependence;
- Provide a jobs and housing balance within the development;

- Create the opportunity for more active and healthy lifestyles through the creation of “complete streets”, greenways, and a diversity of parks spaces;
- Reduce the project’s energy demand through conservation, energy efficient design and development of on-site renewables;
- Respect traditional Hawai’ian lifestyles and existing cultural practices;
- Facilitate agricultural development within the project’s protected agricultural lands;
- Maintain a sense of community where Maui residents feel comfortable visiting, living, working and playing.

B. MASTER PLAN CONCEPT

1. Land Use Plan

The project area encompasses approximately 14 acres of State Urban District land and approximately 1,562 acres of State Agricultural District land (**See**: Figure No. 5, “State Land Use Designation”). The existing MTP retail shops, restaurant, convention hall, tropical gardens and lagoon are on the State Land Use Urban designated land, which is a portion of TMK No. (2) 3-6-005:007.

The Applicant is proposing to redistrict approximately 485 acres of State Agricultural District land to the State Urban and Rural Districts. Approximately 1,077 acres of the Applicant’s holdings will remain within the State Agricultural District. Approximately 800 of these acres will be permanently protected by the Applicant through an agricultural easement, or similar mechanism, to facilitate diversified agricultural development. These lands are located to the south of the Project’s Small Town and Rural Growth Boundaries and extend in the direction of Mā’alaea.

The Project, which will be situated on approximately 499 acres, is envisioned to become a “complete community,” encompassing a mixture of single- and multi-family residential units, commercial, and civic uses. In accordance with the MIP’s Directed Growth Area Guidelines, the WCT will include 1,433 residential units, plus about 146 ‘Ohana units, together with neighborhood retail, commercial, an elementary school, parks and open space. The Project will

be bound by the Applicant's agricultural land holdings. The establishment of a firm agricultural boundary abutting the Project's urban and rural boundaries will help to create a "country town" ambiance that will be unique but also similar to Maui's other small towns such as Pā'ia, Makawao and Ha'ikū. The WCT will be built in two five year phases, both mauka and makai of Honoapi'ilani Highway. Development mauka of the highway will focus inward onto a "village center," incorporating the existing buildings and grounds of the MTP. The WCT Master Plan calls for a mixture of affordable and market priced housing, along with commercial, entertainment, parks and civic uses within and around the village center.

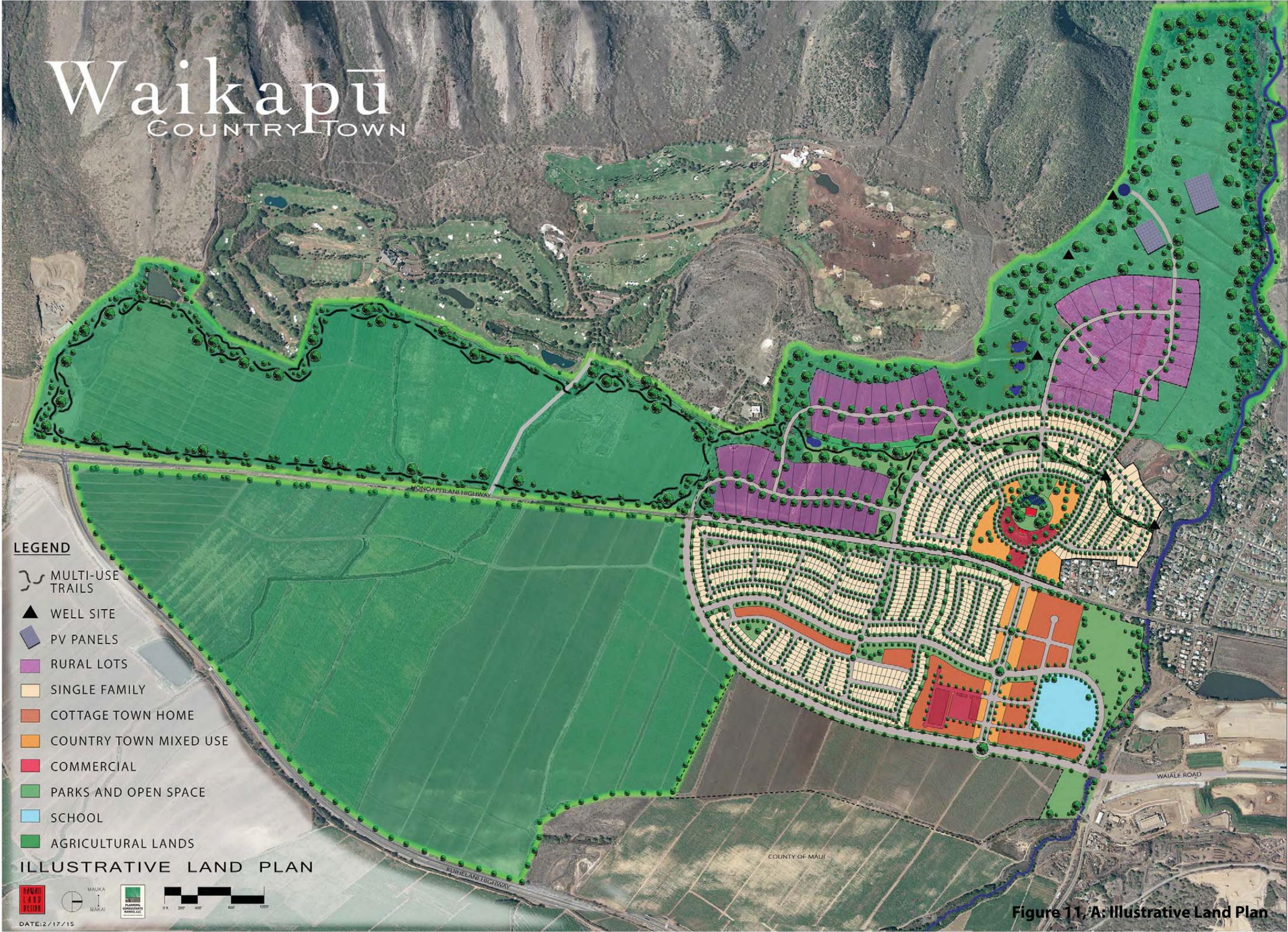
Development makai of the highway will focus onto a pedestrian-oriented "main street," a nearby elementary school, and a community park. The makai development is bound to the east by the planned extension of the Wai'ale Road, which will intersect with Honoapi'ilani Highway at the Project's southern boundary (See: Figure No. 11, A-B: "Illustrative Land Plan" and Figure No. 12, "Birdseye Illustrative Perspective of the Mauka Village and Agricultural Lands"). For the purpose of assessing the Project's development impacts, the WCT Master Plan and development program is consistent with the MIP's allocation of 1,433 units, plus 'Ohana units. The Applicant understands that local market conditions will ultimately determine the types of units sold and density of development within the project. It is intended that at full build-out the overall character of development, mix of uses and development pattern will be consistent with the master plan vision, design guidelines, and zoning ordinances.

2. Neighborhood Pattern and Urban Design Character

The WCT is envisioned to have two distinct, but interconnected neighborhoods, located mauka and makai of Honoapi'ilani Highway. The community's commercial and social core will be the Village Center at the existing MTP. Here, it is envisioned that residents will be able to enjoy restaurants, go to a farmers market, or bank and shop for daily needs. The defining feature of the Village Center is the Village Green and its dramatic tropical lagoon, which gives the community a distinctly Hawai'ian ambiance and will invite residents to gather and relax under a shade tree or at one of the Green's several restaurants/cafés (See: Figure Nos. 13, A-E: Rendering Key, Illustrative Rendering of Village Lagoon Looking Mauka (1), Illustrative Rendering of Village Lagoon Looking Makai (2), Mill House Restaurant (3) and the Plantation Store (4)").

Waikapū

COUNTRY TOWN



LEGEND

- MULTI-USE TRAILS
- WELL SITE
- PV PANELS
- RURAL LOTS
- SINGLE FAMILY
- COTTAGE TOWN HOME
- COUNTRY TOWN MIXED USE
- COMMERCIAL
- PARKS AND OPEN SPACE
- SCHOOL
- AGRICULTURAL LANDS

ILLUSTRATIVE LAND PLAN

MAUI
MAKAI

PLANNING
CONSULTANTS
KIMBALL, LLC

0 ft 200' 400' 800' 1200'

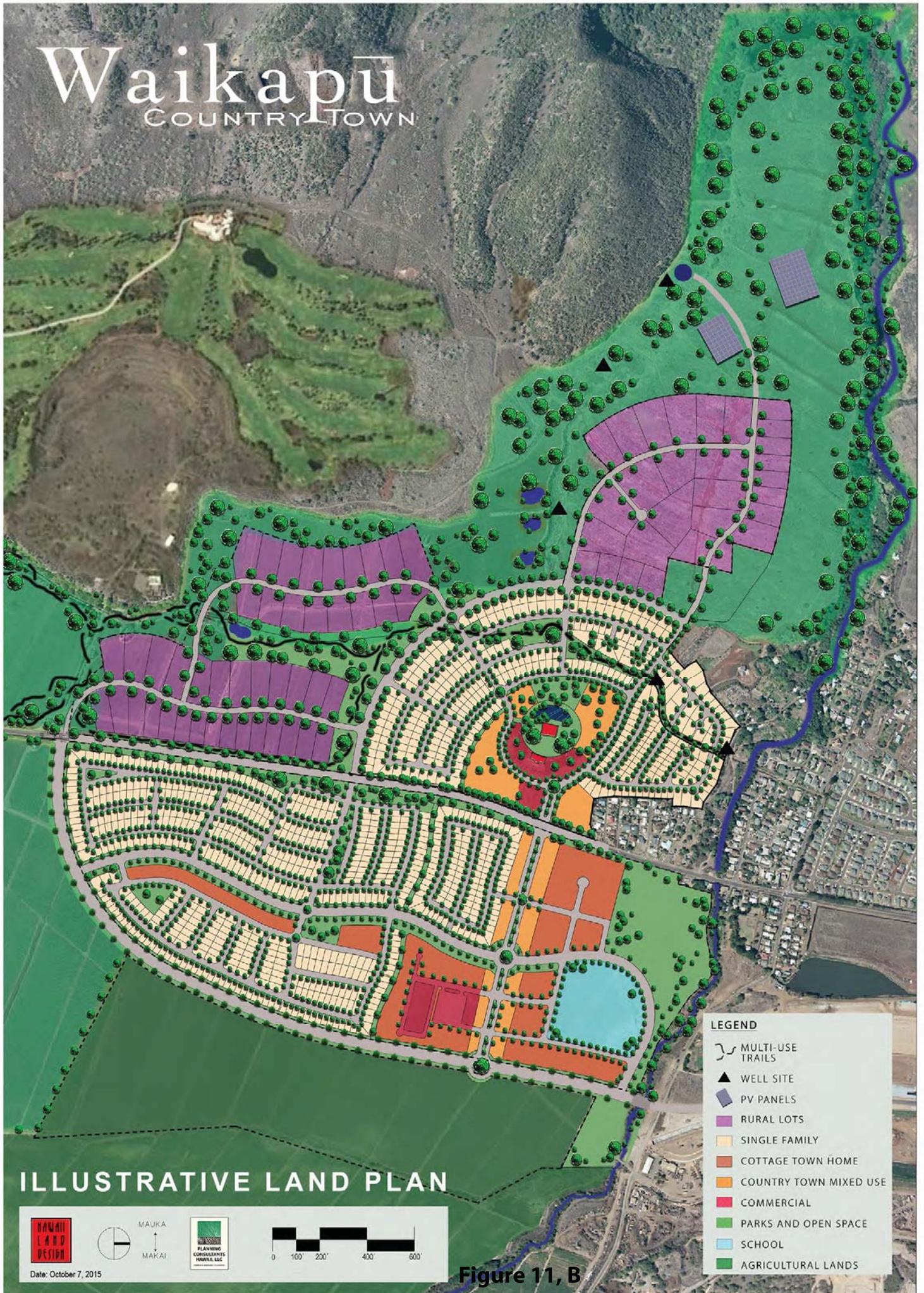
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Figure 11, A: Illustrative Land Plan

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Waikapū

COUNTRY TOWN



- LEGEND**
- MULTI-USE TRAILS
 - WELL SITE
 - PV PANELS
 - RURAL LOTS
 - SINGLE FAMILY
 - COTTAGE TOWN HOME
 - COUNTRY TOWN MIXED USE
 - COMMERCIAL
 - PARKS AND OPEN SPACE
 - SCHOOL
 - AGRICULTURAL LANDS

ILLUSTRATIVE LAND PLAN

HAWAII
LAND
DESIGN

MAUKA

MAKAI

PLANNING
CONSULTANTS
HAWAII, LLC

0 100' 200' 400' 600'

Date: October 7, 2015

Figure 11, B



Figure 12: Illustrative Birdseye Perspective of Mauika Village



LEGEND

-  MULTI-USE TRAILS
-  WELL SITE
-  PV PANELS

FIGURE 13, A

Rendering Key



Not to Scale

WAIKAPU COUNTRY TOWN



**PLANNING
CONSULTANTS
HAWAII, LLC**



Figure 13 B: Village Lagoon Looking Mauka



Figure 13 C: Village Lagoon Loking Makai



Figure 13 D: Mill House Restaurant



Figure 13 E: Plantation Store

A range of housing types will be provided within easy walking distance of the Village Center. Traditional single-family residential, together with garden cottage residences of varying sizes and configurations will be carefully sited throughout traditional grid and pocket designed neighborhoods. Each neighborhood will have its own special identify but will be connected to one another and the Village Center by complete streets and pedestrian paths (**See**: Figure No. 14, “Conceptual Illustrative Rendering of Pocket Neighborhoods with Pedestrian Path (5)” and Figure No. 15, “Conceptual Illustrative Rendering of Single-Family Residential Neighborhood (6)”).

Each pocket neighborhood will form a cluster of detached island-style cottage residences or duplexes with shared common areas. Traditional single-family residences may be developed as R-O Lot Line or with side-yard setbacks and garages that may be setback from the sidewalks to strengthen the character of the streets.

The clustering of residences will offer a uniquely plantation-town ambiance and will help to ensure affordability. Also, a neighborhood of two- and three-story townhomes, live-work residences and courtyard and garden apartments will complete the residential fabric, which will offer a diversity of housing choices. These buildings will be orientated to capture dramatic Pacific Ocean, Haleakalā, and West Maui Mountain views (**See**: Figure No. 16, Illustrative Rendering of Mixed-Use Neighborhood with Live-Work (7)” and Figure No. 17, Illustrative Conceptual Rendering of Lagoon with Village Townhomes (1)”).

Rural lots of one-half to approximately two acres will be clustered mauka of the cottage residences to serve as a soft transition to working farms and production agriculture. These lots will provide residents with a more rural lifestyle. Through Conservation Subdivision Design (CSD) the lots will be clustered in a manner that preserves important mauka and makai view corridors, drainage ways, and large contiguous tracts of productive agricultural land.

Plantation Makai Neighborhood

The WCTs Plantation Makai Neighborhood will be defined by Main Street, which will developed in the format of a small country town similar to other small towns on Maui, but emphasizing more mixed-use and opportunities for higher density live-work and townhome development.

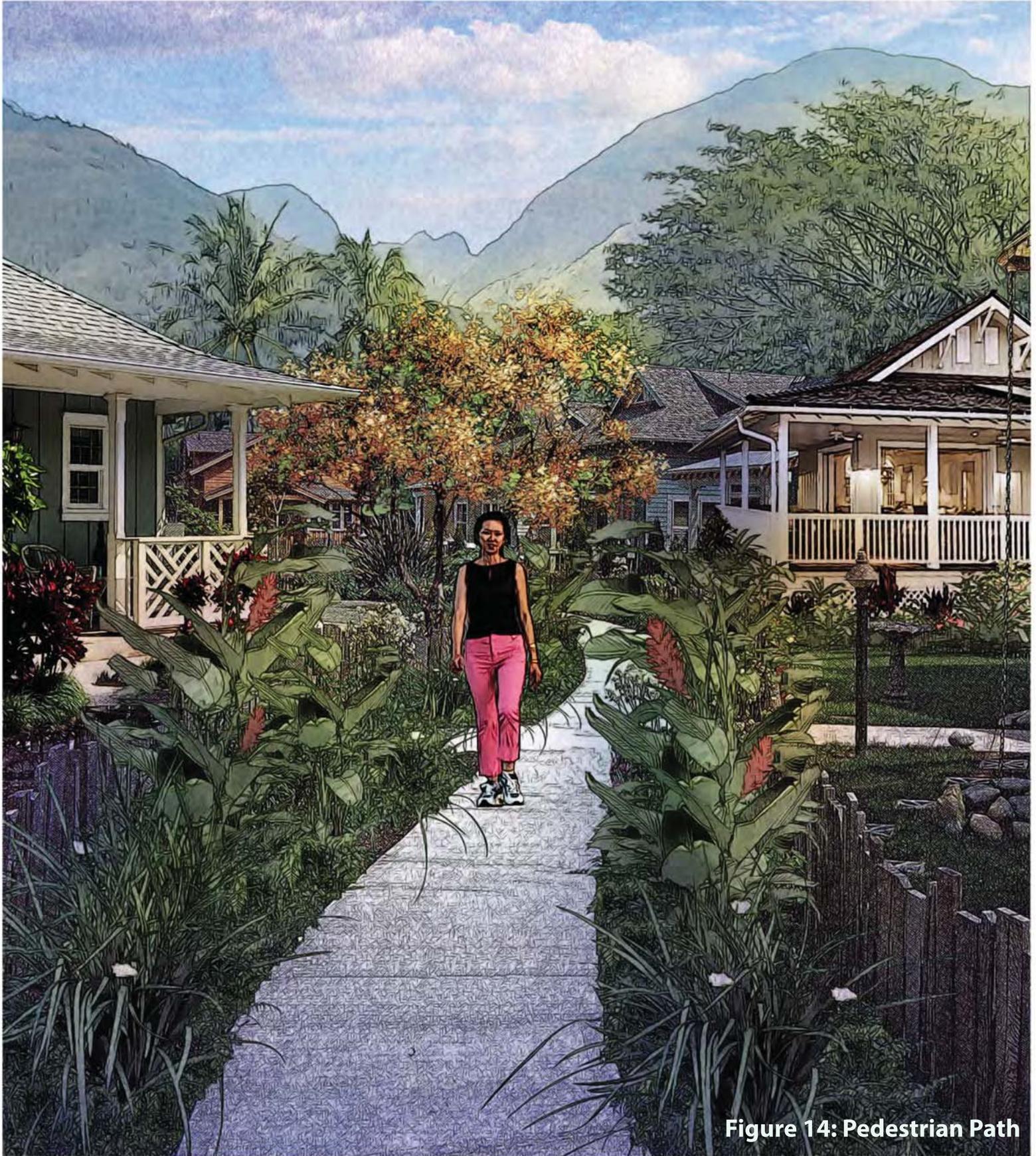


Figure 14: Pedestrian Path





Figure 16: Mixed-Use with Live-Work



Figure 17: Village Lagoon with Townhomes

Main Street is envisioned to provide the urban character of a traditional country town, with businesses fronting onto wide sidewalks, conveniently located on-street parking, canopy shade trees, and a mix of activity-generating land uses. Traffic along Main Street will be calmed by a large planted roundabout that is framed by a greenway, which connects the community park to the north with the commercial district, and multi- and single-family residential neighborhoods to the south. (See: Figure No. 18, Illustrative Conceptual Rendering of Main Street (8)).

The Plantation Makai Neighborhood will be home to many of Waikapū Country Town’s civic uses. An elementary school is located on twelve acres to the north of Main Street. Adjacent to the school, and in close proximity to residential neighborhoods, is a community park that will provide active and passive recreation opportunities. The County’s proposed Central Maui Baseyard and regional park complex are planned within close proximity of the project and will provide community services, employment and regional recreation opportunities within walking or biking distance.

Like Plantation Mauka Village, a full range of housing choices will be provided. Neighborhoods that may comprise garden cottage residences, single-family, R-O Lot Line homes, and a mix of townhouses, live-work, courtyard, and garden apartments will provide diverse housing opportunities for all age and income categories (See: Figure No. 14, “Conceptual Illustrative Rendering of Pocket Neighborhoods with Pedestrian Path (5)” and Figure No. 19, A-B: “Illustrative Conceptual Rendering of Town Homes (9) and Cottage Residences (10) along Greenway”). The unique and historic architectural character and materials palette that collectively defines Maui’s country towns, including the existing historic communities of Waikapū, Wailuku and Pā’ia will provide guidance for residential, commercial and civic buildings developed within the Project.



Figure 18: Makai Village Main Street



Figure 19 A: Greenway fronting Townhomes



Figure 19 B: Cottage Residences along Greenway

3. Transportation Plan

The following section provides a summary of the WCTs site access and circulation plan for bicycle, pedestrian, and transit facilities.

a. Roadway Network

The WCT incorporates an extensive internal roadway system that allows community residents and visitors to have multiple options for accessing neighborhoods, employment centers, and commercial and institutional uses. At full buildout of the project, access to mauka and makai land uses are provided along Honoapiʻilani Highway at four-legged, controlled intersections with Main Street, East-West Residential Street, and the Waiʻale Road. Additional access to the makai land uses are provided along the Waiʻale Bypass at a roundabout with Main Street and a three-legged intersection with the major North-South Residential Street. Overall, the proposed WCT will provide sufficient vehicular connectivity to varying project uses and the multiple site access points help to better distribute traffic entering and exiting the community (See: Figure No. 20, “WCT Street Network”).

b. Pedestrian Network

The WCT follows new urbanist design principles that include compact, higher-density, mixed-uses and an emphasis on walkability and connectivity through extensive pedestrian and bicycle networks on the project site. Figure No. 21 shows the distances between the Village Center and the Main Street core at 1/8 mile, 1/4 mile and 1/2 mile. A 1/2 mile walk requires about 10 minutes, which is an easy walk for most pedestrians. These characteristics by nature reduce vehicle trip making and promote use of non-motorized modes. Consistent with State of Hawaiʻi and the draft County of Maui policies on Complete Streets, the transportation facilities for the residential and commercial districts will be developed to form a balanced multi-modal network designed to provide mobility choices and to meet the needs of the community and all roadway users.

A primary objective of the project is to develop a community where walking and biking are the preferred modes of transportation for short commutes. Therefore, approximately eight miles of hiking, biking and walking trails will be incorporated into the project site along with one or two

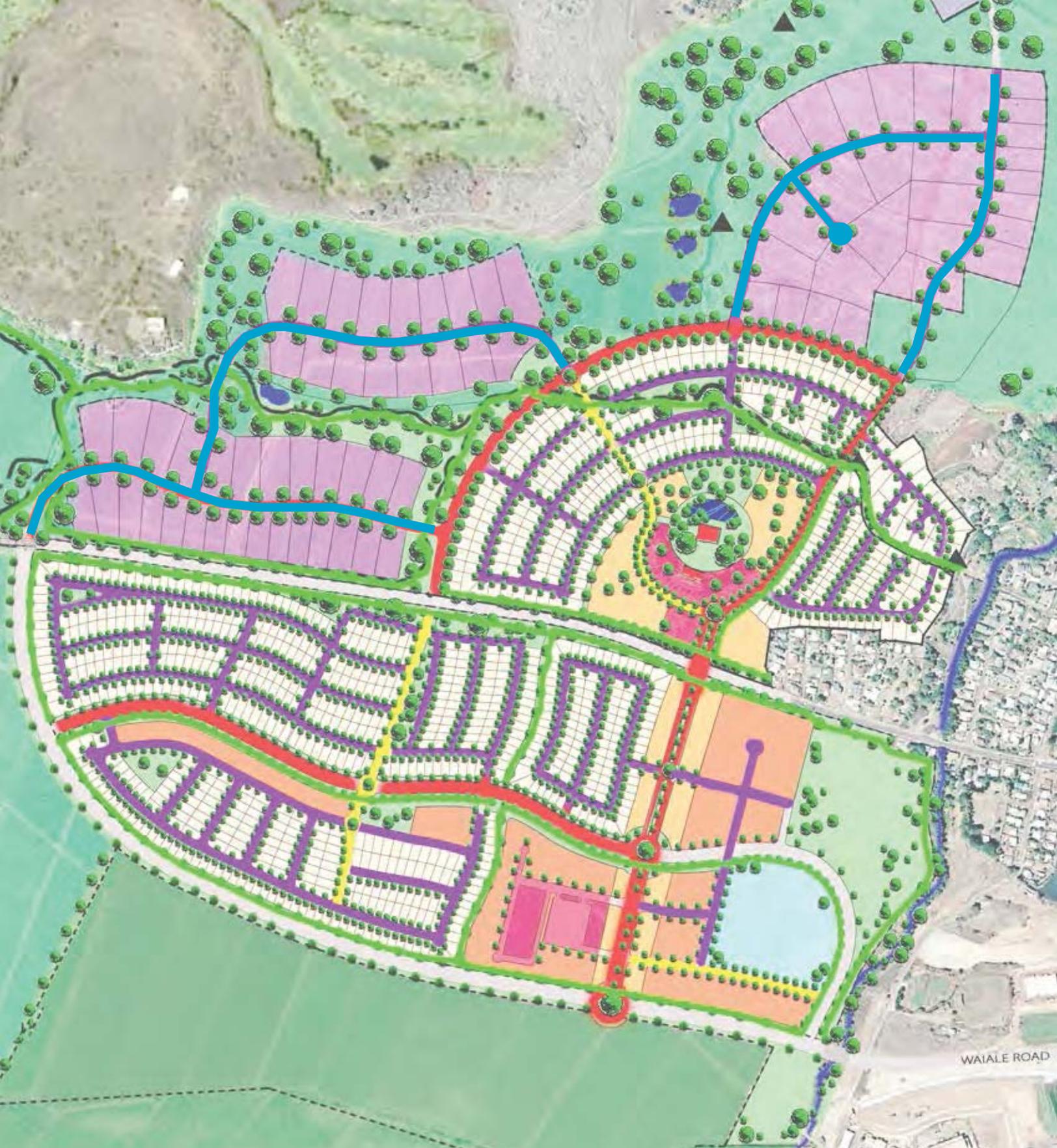


Figure 20: WCT Street Network

- Rural Roadway
- Neighborhood Street
- Neighborhood Collector
- Collector Street
- Separated Pedestrian Path

COUNTY OF MAUI

MAUI
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MAUKA
MAKAI

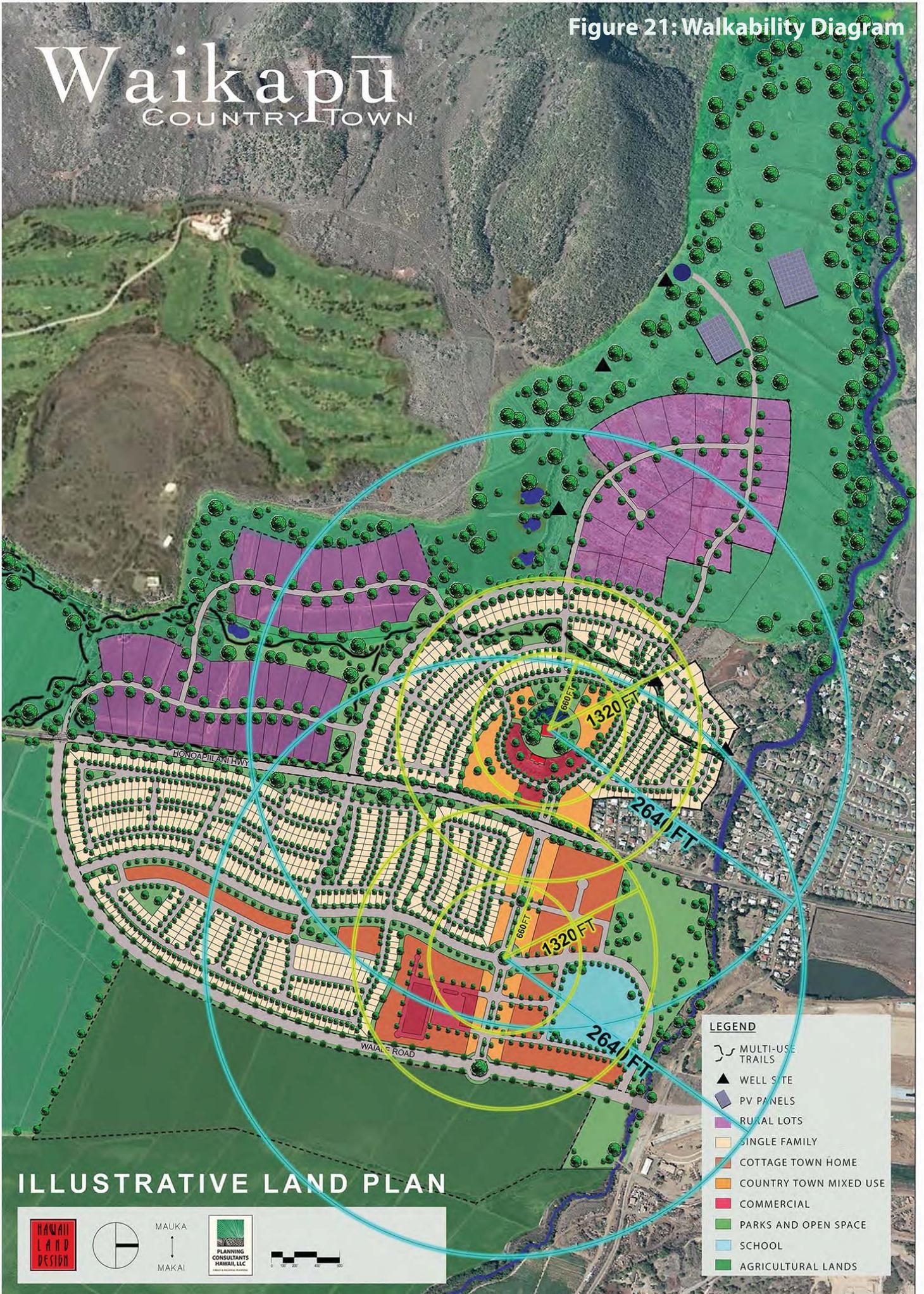
PLANNING CONSULTANTS
PARRAS, LLC

0 10 20 30 40

Figure 21: Walkability Diagram

Waikapū

COUNTRY TOWN



LEGEND

- MULTI-USE TRAILS
- WELL SITE
- PV PANELS
- RURAL LOTS
- SINGLE FAMILY
- COTTAGE TOWN HOME
- COUNTRY TOWN MIXED USE
- COMMERCIAL
- PARKS AND OPEN SPACE
- SCHOOL
- AGRICULTURAL LANDS

ILLUSTRATIVE LAND PLAN

HAWAII
LAND
DESIGN

MAUKA
↑
MAKAI

PLANNING
CONSULTANTS
HAWAII, LLC

0 100 200 400 800

pedestrian/bicycle bridges, if feasible, over Waiko Stream to the north. Also, the development makai of the highway will focus onto a pedestrian oriented “Main Street” close to an elementary school and parks. A principal objective of the Project’s active transportation plan is to separate pedestrians and bicyclists from automobiles through the use of multi-use cycle tracks and trails. Such facilities will link the Project’s mauka and makai neighborhoods with the Project’s commercial areas, civic, and recreational facilities.

All of the Project’s streets will emphasize traffic calming and street scape beautification. The use of residential roundabouts at key intersections, landscape planting strips to buffer pedestrians from traffic and linear greenways will serve to beautify the project while providing motivation for residents to walk and bike more. The Project’s pedestrian and bicycle facilities will be designed to make walking and bicycling safe, accessible and an enjoyable activity for all age groups. Within the Project’s residential neighborhoods, sidewalks will be provided on both sides of the street and traffic calming will encourage on-street bicycle riding. Figure No. 22 shows the Project’s non-motorized network of multi-use trails, pedestrian and bicycle facilities.

c. Bicycle Network

The Central Maui Pedestrian and Bicycle Master Plan for 2030 (State of Hawai‘i – Department of Health- Healthy Hawai‘i Initiative, 2012) highlights that Wai`ale Road has significant unused ROW that could be used to create a separated pedestrian and bicycle path that would be an important link in connecting future growth in Waikapū to Kahului and Wailuku. The specific vision for this Waikapū-Wai`ale Road Connector is to connect Waikapū to Wailuku and Kahului by the Wai`ale Road Bikeway and provide a safe and convenient active transportation commute between communities. The Wai`ale Road Bikeway will be a contiguous bike path or cycle track between Kuikahi Drive and Waiko Road, which would then transition into a separated bike path, or at a minimum a bike lane with signage to Waiinu Road, and eventually transition into a multi-use path with a two-way bikeway and possible pedestrian path that would connect Waiinu Road or the Sandhills residential area with Lower Main Street or Wailuku. The County of Maui encumbered monies in its 2015 Capital Improvement Plan budget to produce design guidelines for this facility and a contractor has been selected.

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Figure 22
Waikapu County Town
Pedestrian and Bicycle Facility Network

The WCT provides an opportunity to develop a major segment of this bikeway and to integrate it into the new community. The Final Environmental Assessment for the Proposed Wai`ale Road Extension and East Waiko Road Improvements (County of Maui, 2014) states that the Wai`ale Bypass will include a 10-foot bicycle/pedestrian path on the west side of the roadway.

Moreover, the internal WCT site plan will provide both separated pedestrian and bicycle facilities along the collector roads and traffic calming along residential streets to ensure that bicycling is made safer. Figure No. 22 shows the Project's non-motorized network of multi-use trails, pedestrian and bicycle facilities.

d. Transit Network

Under existing conditions, the Honoapi`ilani and Waiko bus stop is the only bus stop located in the project vicinity. While the Maui Bus has no immediate plans to expand service in this area, as the WCT site develops, the project allows for the introduction of public transit to the site, and service to the WCT should be considered as the County plans future expansion of public transit service in this area. Additionally, enhancements and amenities (i.e., benches or covered shelter) could be installed at the existing bus stop and any new bus stops to support future transit riders in this area.

4. Parks and Open Space Plan

The WCT offers a variety of open space elements that are intended to serve the diverse recreational needs and interests of the community. There are over 82 acres of active and passive-park and open space elements within the WCT Master Plan. Of the 82 acres, about 32.5 acres are dedicated to the creation of mini-parks, neighborhood parks and a community park. These parks are strategically located to make them easily accessible from the WCTs single- and multi-family residential neighborhoods and the elementary school. The project also includes approximately 50-acres of greenways, some of which incorporate pedestrian and bicycle paths, which will help to safely link neighborhoods to one another and to create visual relief and a diversity of natural topographic elements within the community.

Moreover, the abutting 1,077-acres of agricultural lands owned by the Applicant may create additional opportunities for various forms of open-land recreation such as horseback riding,

mountain biking, trail running, hiking and community gardening. Figure 23 is a conceptual illustration of the various park elements within the WCT:

- ***Village Green (1)***. The Village Green is the site of the existing Mill House Restaurant and MTP lagoon. The green open area of the Village Green is approximately 1.5 acres, which includes a passive park on the mauka side of the lagoon. The Village Green will function as the WCT's civic and cultural center. It will be landscaped with tropical shrubs, flowers and canopy shade trees fronting onto the existing lagoon creating a unique sense of place. The Village Green will offer passive recreation in the form of areas for picnics, community gatherings and special events. Views from the green will be of the West Maui Mountains, the mauka agricultural lands and the botanical garden environment that exists around the lagoon and Mill House Restaurant.
- ***Waihe'e Ditch Greenway and Neighborhood Park (2 and 3)***. The Waihe'e Ditch Greenway is intended to become an approximate 40-foot wide multi-use path and trail that will course north to south across the mauka residential neighborhoods and beyond to the rural open space and agricultural trail systems. This multi-use path will become an on-site amenity for walking, jogging and biking and will provide safe access to several small neighborhood pocket parks located along the greenway.
- ***Waikapū Station Greenway and Neighborhood Parks (4 and 5)***. The Waikapū Station Greenway is intended to link WCT's makai residential neighborhoods with commercial services along Main Street, the elementary school and the Waikapū River Community Park. The greenway is about 1 mile long and is about 40-foot wide. It will provide space for a multi-use pedestrian and bicycle path and landscape planting with canopy shade trees. The Waikapū Greenway also links a small .5-acre neighborhood park at its south end with another .5-acre neighborhood park centrally located to the greenway and the elementary school and the Waikapū River Park along the WCT's western boundary.
- ***Mauka Makai Greenway (6)***. The Mauka Makai Greenway links the multi-use path located along Honoapi'ilani Highway with the multi-use path located along the Wai'ale Bypass Road. This approximate 30-foot wide, and ½ mile long pathway, will link the makai single-family residential neighborhoods with the Waikapū Station Greenway. It will offer a safe and active transportation route to the elementary school and the Waikapū River Park. This route may also help to facilitate future pedestrian access to a

future intermediate school that is planned for Wai`ale and to the County's regional park complex planned just to the east of the WCT.

- **Honoapi'ilani Highway Multi-Use Path (7 and 8).** The WCTs urban and rural frontage along Honoapi'ilani Highway is about $\frac{3}{4}$ miles. Setbacks of at least 60-and are proposed along the mauka and makai sides of the highway. A meandering 10-foot wide multi-use path is proposed along the mauka and makai sides of the highway together with canopy shade trees and tropical bushes and groundcovers. The multi-use paths will provide a safe active transportation route along the project frontage between the Village Green, Main Street, the Waikapū River Park and Waikapū Town.
- **Waikapū River Park (9).** The approximate 18.5-acre Waikapū River Park will provide active and passive recreation opportunities to the Waikapū Community. Based upon future community input and the needs of the Department of Parks and Recreation, this park could include active recreation facilities such as softball and soccer fields, basketball and tennis courts or skateboard facilities. The Park may also include passive recreation opportunities such as shaded areas for family picnicking, tot lots, community gardens and jogging and exercise facilities. The Waikapū Station Greenway will connect the Park by a multi-use separated pedestrian and bicycle path to the Project's residential neighborhoods located to the south and west.
- **Community Gardens (10).** The WCT may include opportunities for community gardening within its park system and in appropriate areas within the rural and agricultural lands. It is envisioned that small plots could be offered for lease and that limited shared common facilities could be provided to community gardeners. The provision of community gardens will depend upon community demand for these types of facilities and whether adequate provisions can be made for the gardens security and maintenance.
- **Open Land Recreation (11).** Open land recreation uses are permitted within the State and County agricultural districts. These uses may include horseback riding, mountain biking, non-commercial camping, community gardening, petting zoos, hiking and other similar uses. It is expected that these and other similar uses may be permitted within the WCTs agricultural lands, provided that these activities do not interfere with agricultural operations.



FIGURE 23

Conceptual Parks and Open Space Master Plan



Not to Scale

WAIKAPU COUNTRY TOWN



**PLANNING
CONSULTANTS
HAWAII, LLC**

5. Agricultural Development Plan

The WCT's principal land use beyond the Project's urban and rural boundaries will be agriculture. The WCT's agricultural lands comprise approximately 1,077 acres, of which 800 acres will be dedicated to agricultural use through a conservation easement. The remaining 277 acres may be subdivided into as many as five agricultural lots. The conservation easement will limit the 800 acre preserve to only those uses permitted within the State Land Use Agricultural District and the County Agricultural District; however, the easement will prohibit farm and/or residential dwellings from being constructed and will only allow agricultural subdivisions which serve the purpose of creating agricultural enterprises. The specific details of the conservation easement are still being considered.

The Applicant intends to maintain ownership of the agricultural preserve. However, it is possible that in the future the Applicant may decide to deed a portion and or all of the preserve to the State and or County for the purpose of establishing an Agricultural Park. Long-term ownership and management options are still being considered.

Within the agricultural preserve, several hundred acres will be developed as a public and/or private agricultural park to help facilitate Maui's agricultural development. The Maui Agricultural Development Plan (July 2009) was prepared by the Maui Country Farm Bureau in association with the County of Maui's Office of Economic Development in order to identify opportunities for the development and diversification of Maui's agricultural industry. The Plan states in part:

"The industry faces numerous immediate and longer-term challenges and opportunities. The availability of an adequate and reliable supply of affordable irrigation water is a critical issue as competing demands from urban and instream uses intensifies, and drought conditions persist."

"Greater access to affordable land, a reliable and affordable inter-island transportation system, and greater access to markets are also critical issues to be addressed if Maui agriculture is to achieve sustained growth."

The establishment of WCT's centrally located 800-acre agricultural preserve, with highly productive lands and affordable irrigation water, may help Maui farmers compete in local, mainland and international markets. These lands are located about three miles from Maui's only commercial harbor and its principal airport, servicing the mainland and Oahu.

There are currently three commercial farms farming the Project areas lands. These include Kumu Farms, Hawai'i Taro LLC, and HC&S. Waikapū Properties LLC is also raising a heard of Texas Longhorn Cattle on the higher elevation agricultural lands. The longer-term agricultural development plan includes the following types of uses, the location of which are shown conceptually on Figure No. 24, "Conceptual Agricultural Master Plan":

- ***Waikapū Commons Agricultural Park (1)***. This private and/or publically owned and managed agricultural park will provide long-term leases to qualified Maui farmers for diversified agricultural production. The park would be serviced by irrigation water that would be supplied from on-site agricultural wells. The water would be stored in agricultural reservoirs and distributed to the Park as demand warrants and at rates to support profitable farming operations. It is expected that Kumu Farms and Hawai'ian Taro LLC, both existing farmers on WCT lands, will relocate their operations to the agricultural park. Other qualified farmers will also be given an opportunity to lease these lands for farming endeavors. The area of the Park will likely range from approximately 250 to 800 acres, depending upon farmer demand. Figure 24 is an illustrative map identifying conceptually the location of the Agricultural Park and other potential agricultural uses on the Property.
- ***Community Farmers Market, Fruit and Vegetable Stands and other Direct Marketing (2, 3)***. The WCT will encourage direct marketing to consumers of agricultural products grown on the property and from elsewhere within Maui County. It is envisioned that a vibrant farmers market and fresh fruit and vegetable stands may be located within the WCT at strategic locations as shown on Figure 24. Because of the WCTs close proximity to Wailuku Town, Kahului and Kihei, farmers may also decide to establish pick-your-own farms or participate in community supported agricultural programs where orders for produce are placed directly by consumers with local WCT farmers. On-site restaurants, such as the existing Mill House Restaurant, may also serve as customers agricultural products grown on WCT lands.

- ***Grazing of WCT Long-horn Cattle (4)***. A heard of approximately 200 Longhorn cattle are currently grazing the WCT's mauka agricultural lands. It is envisioned that a larger heard of cattle may be established on WCT lands not used for other diversified agricultural uses.
- ***Diversified Agriculture (5)***. Other agricultural production such as the growing of coffee, nursery products, orchards, sustainable forestry, energy crops, sugar and livestock may be conducted on WCT agricultural lands.
- ***Renewable Energy (6)***. Establishing one more small solar farms may be considered if these farms are technically and economically viable and do not interfere with agricultural operations. These solar farms, if established, would be located on relatively small areas of land and would be subject to the permitting requirements of State and County land use laws. The purpose of such farms would be to generate clean renewable energy, while developing a diversity of revenue sources to support the agricultural lands.
- ***Agricultural Tourism/Active Recreation (7)***. Non-intrusive open land recreation activities may be permitted in appropriate locations if do not conflict with agricultural operations. Likewise, agricultural tourism may be permitted in appropriate locations. Like renewable energy, appropriate agricultural tourism activities could help to generate alternative revenue sources to support the agricultural lands, while creating visitor industry jobs and additional on-site demand for locally produced agricultural products.

WCT Conceptual Agricultural Master Plan

1. Waikapu Commons Agricultural Park
2. Community Farmers Market
3. Fresh Fruit and Vegetable Stand
4. Long-horn Cattle Grazing
5. Diversified Agriculture
6. Renewable Energy
7. Ag Tourism / Open Land Recreation

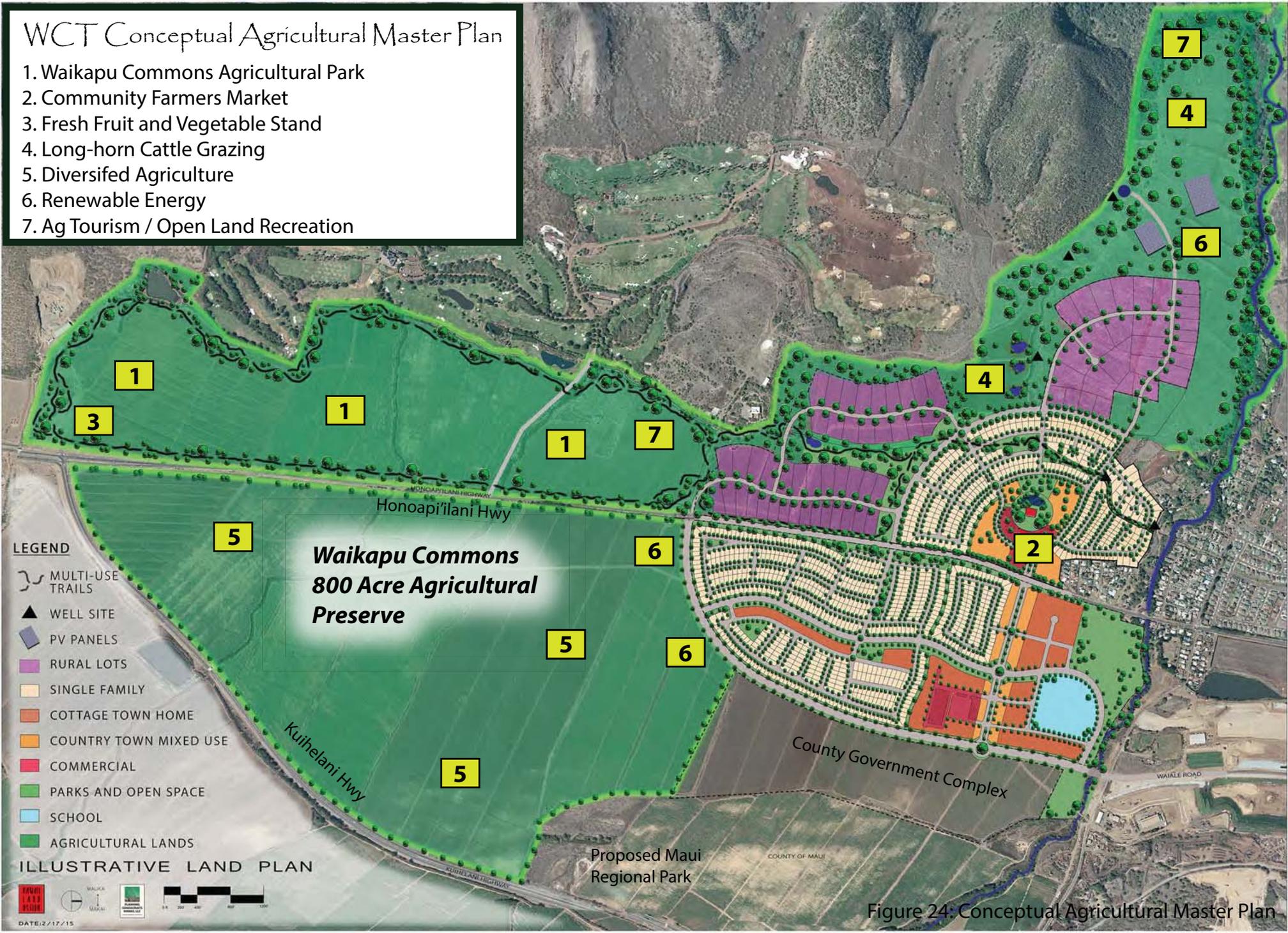


Figure 24: Conceptual Agricultural Master Plan

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6. Sustainability Plan

Planning Consultants Hawai'i, LLC is preparing a Sustainability Plan to set forth project specific goals, objectives and strategies in the areas of urban design, construction and operation phase management. Together, the strategies identified will help to create a more sustainability community by mitigating development impacts and making more efficient use of scarce resources. The following documents the Project's sustainability goals, objectives and strategies in the following areas: urban design, energy use, water use, storm drainage, waste management, local food production, and health and wellness.

URBAN DESIGN	
UD.1	Goal: Establish a more complete community that balances housing with the provision of on-site supporting commercial, civic and employment uses.
UD.1.a	Integrate a balanced mix of residential, commercial, employment, and civic uses into the development.
UD.1.b	Incorporate compact and mixed use development patterns.
UD.1.c	Provide a diversity of housing choices for low, moderate and high income wage earners.
UD.1.d	Build "Complete Streets".
UD.1.e	Establish a diverse range of active and passive recreation opportunities.
UD.1.f	Encourage community gardening within designated areas.
UD.1.g	Integrate off-road pedestrian and bicycle paths and trails.
UD.1.h	Ensure efficient vehicular and non-motorized connectivity between residential, commercial and civic uses.
UD.1.i	Incorporate adequate transit stops throughout the development.
UD.1.j	Meet all ADA standards for accessibility.

ENERGY USE	
EU.1	Goal: Reduce WCTs demand for transportation fuels
EU.1.a	Incorporate compact and mixed use development patterns.
EU.1.b	Build "Complete Streets".
EU.1.c	Ensure efficient vehicular and non-motorized connectivity between residential,

	commercial and civic uses.
EU.1.d	Incorporate adequate transit stops throughout the development.
EU.1.e	Incorporate electric vehicle recharging stations within the development.
EU.1.f	Support regional bicycle and pedestrian ways to connect the development with neighboring communities.
EU.2.A	Objective: Reduce energy use in residential, commercial and institutional buildings by 30% to 50% or more from baseline levels
EU.2.A.a	Promote energy efficiency as a key consideration in the design of new buildings.
EU.2.A.b	Utilize an Integrated Design Process to determine the optimal mix of energy efficiency measures.
EU.2.A.c	Establish a design team with expertise in the design of energy efficient residential, commercial and institutional buildings.
EU.2.A.d	Utilize the following types of guides in the design of new buildings: ASHRAE Advanced Energy Design Guides for Small Office Buildings, for Small Retail Buildings, for K-12 School Buildings, etc.
EU.2.A.e	Consider utilizing the Energy Star Certified Homes Prescriptive or Performance Path recommendations to achieve Energy Star certification for single- and multi-family residences.
EU.2.A.f	Promote LEED certification of commercial and institutional buildings throughout the project.
EU.2.A.g	Orientate buildings to take optimum advantage of natural cooling and ventilation.
EU.2.A.h	Encourage the use of daylighting within new buildings.
EU.2.A.i	Utilize LED lighting to the maximum extent possible for interior and exterior lighting.
EU.2.A.j	Utilize canopy trees to provide shade and cooling of buildings.
EU.2.A.k	Install solar hot water heating into all single-family homes.
EU.2.A.l	Allow for laundry to be hang-dried in appropriate areas.
EU.3.B	Objective: Facilitate carbon storage and sequestration with additional forest and tree coverage
EU.3.B.a	Create an Urban Tree Canopy by planting shade trees in the following types of areas: along residential and collector streets, within parking lots, within passive and active recreation areas, and as landscape features within residential, commercial and

	institutional lots.
EU.3.B.b	Consider participation in Federal and State reforestation programs such as the State of Hawai'i Forest Stewardship Program (FSP) and the Conservation Reserve Enhancement Program (CREP).
EU.4.C	Objective: Develop renewable energy sources to offset at least 40 percent of the project's electrical energy demand
EU.4.C.a	Incorporate PV and battery storage systems as options for potential homebuyers.
EU.4.C.b	If technically and financially viable, develop on-site solar, wind and hydro resources.
EU.4.C.c	Consider farming and/or leasing agricultural lands for viable bio-fuel crops.
EU.4.C.d	Assess the viability of storing energy on-site for direct sale to WCT customers if connecting to the MECO grid is not available.

WATER USE	
WU.1	Goal: Significantly reduce the project's potable and non-potable water demand
WU.1.A	Objective: Reduce the overall project demand for potable water use by 30 to 50 percent
WU.1.A.a	Utilize low flow fixtures that exceed baseline standards established by the 2006 Uniform Plumbing Code by at least 20%.
WU.1.A.b	Utilize non-potable water for irrigation of common open spaces, parks, etc.
WU.1.A.c	Establish dual water systems to provide non-potable water for irrigation of parks and open space, residential and commercial landscape planting.
WU.1.A.d	Allow for rainwater catchment throughout the project.
WU.1.A.e	Utilize non-potable water reservoirs to store, capture, and manage the supply of non-potable water.
WU.1.A.f	Study the practicality of rainwater harvesting including the capture and storage of runoff for irrigation.
WU.1.A.g	Utilize draught tolerant plants, appropriate for the climate zone, throughout the project.
WU.1.A.h	Utilize drip irrigation and water conserving sprinkler systems.

STORM DRAINAGE	
SD.1	Goal: Convert storm water runoff into an economic and environmental resource
SD.1.A	Objective: Remove pollutants and facilitate ground water recharge
SD.1.A.a	Utilize a combination of structural and non-structural BMPs in a sequence to enhance treatment of runoff.
SD.1.A.b	Utilize Low Impact Development Techniques such as bioretention, grassed swales, level spreaders, vegetative filter strips, natural buffers and open space to reduce runoff volumes, promote infiltration, and remove pollutants.
SD.1.A.c	Assess the following types of structural systems to treat runoff, facilitate groundwater recharge, and contain any increase in runoff to the site: wet-ponds, infiltration basins, infiltration trenches, French drains, exfiltration trenches, etc.
SD.1.A.d	Promote the use, where practical, of grassed parking and permeable pavements for residential driveways, commercial and non-commercial parking lots and in other areas where appropriate.
SD.1.A.e	Establish a riparian buffer along the Waikapū Stream.
SD.1.A.f	Utilize catch basin inserts and/or oil/grit separators to remove oil, grease, trash and other pollutants from runoff.
SD.2.A	Objective: Prevent runoff and pollutants from being discharged from construction sites
SD.2.A.a	During the construction phase, utilize a combination of construction phase BMP's such as: <ul style="list-style-type: none"> • Silt fences; • Dust screens; • Seeding/sodding/mulching; • Covering exposed dirt; • Regular watering; and • Earthen berms.
SD.2.A.b	Obtain a National Pollutant Discharge Elimination System (NPDES) permit for

	areas of grading that are larger than one acre.
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WASTE MANAGEMENT	
WM.1	Goal: Reduce the volume of project waste from entering landfills during construction and operations
WM.1.a	Develop a construction waste management policy and program for the construction phase.
WM.1.b	Establish a recycling program for residential, commercial and institutional users.
WM.1.c	Locate a material recycling collection center within the project.
WM.1.d	Assess the feasibility of establishing an on-site composting program for organic materials.
WM.1.e	Assess the feasibility of instituting a bi-annual durable goods collection drive.

AGRICULTURE DEVELOPMENT & LOCAL FOOD PRODUCTION	
AD.1	Goal: Create and maintain economically viable agricultural production on WCT agricultural lands
AD.1.a	Protect in perpetuity approximately 800 acres of prime agricultural lands from urban development through an agricultural easement or similar mechanism and limit subdivision approximately 5 lots for the remaining lands.
AD.1.b	Establish a public and/or private agricultural park within a portion of the project's agricultural lands.
AD.1.c	Provide opportunities for community gardening within the proposed parks and/or open space network
AD.1.d	Encourage the establishment of a farmers market, farm stands, and community supported agricultural programs within the WCT.

HEALTH & WELLNESS	
HW.1	Goal: Establish a community that promotes health and wellness
HW.1.a	Establish a network of off-road pedestrian and bicycle paths.

HW.1.b	Establish a compact and mixed-use settlement pattern that promotes active transportation.
HW.1.c	Construct “complete streets” that safely accommodate multi-modal transportation.
HW.1.d	Provide a network of parks and open spaces linked by pedestrian and bicycle paths.
HW.1.e	Promote the establishment of health related businesses and services within the development, including: gyms and fitness centers, health food stores, farmers markets, medical services, etc.
HW.1.f	Establish the opportunity for community gardening.
HW.1.g	Promote and support the establishment of pedestrian and bicycle networks linking the project with neighboring communities.
HW.1.h	Incorporate a diversity of park types, including mini-parks, neighborhood parks and community parks with both active and passive uses.

7. Phasing Plan

The WCT will be implemented in two five year phases through 2026. Figure No. 25, “Conceptual Phasing Plan” and Tables 14, 15 and 16 show the Project’s conceptual land use program for Phase I - 2017 through 2021 - and for Phase II - 2022 through 2026.

Table 14: Phase I Conceptual Land Use Program for 2017 through 2021

Land Use	Net	Gross	Residential	Net	FAR	Sq. Ft.
	Acres	Acres	Units	Residential Density		Commercial
Single Family	45.51		332	7.30		
Multi-Family/Town Home	17.213	24.59	216	12.55		
Rural	22.35		15	0.67		
Country Town Mixed-Use	16.168	20.21	127		0.25	58,475
Commercial /		12.89			0.25	140,372

Land Use	Net Acres	Gross Acres	Residential Units	Net Residential Density	FAR	Sq. Ft. Commercial
Employment						
Existing Town Center / Lagoon		4.88				
School		12.00				
Active & Passive Parks		26.66				
Total Residential Units	690					
Total 'Ohana Units	41					
Total Residential Units	731					
Total Commercial / Employment	198,847					

Table 15: Phase II Conceptual Land Use Program for 2022 through 2026

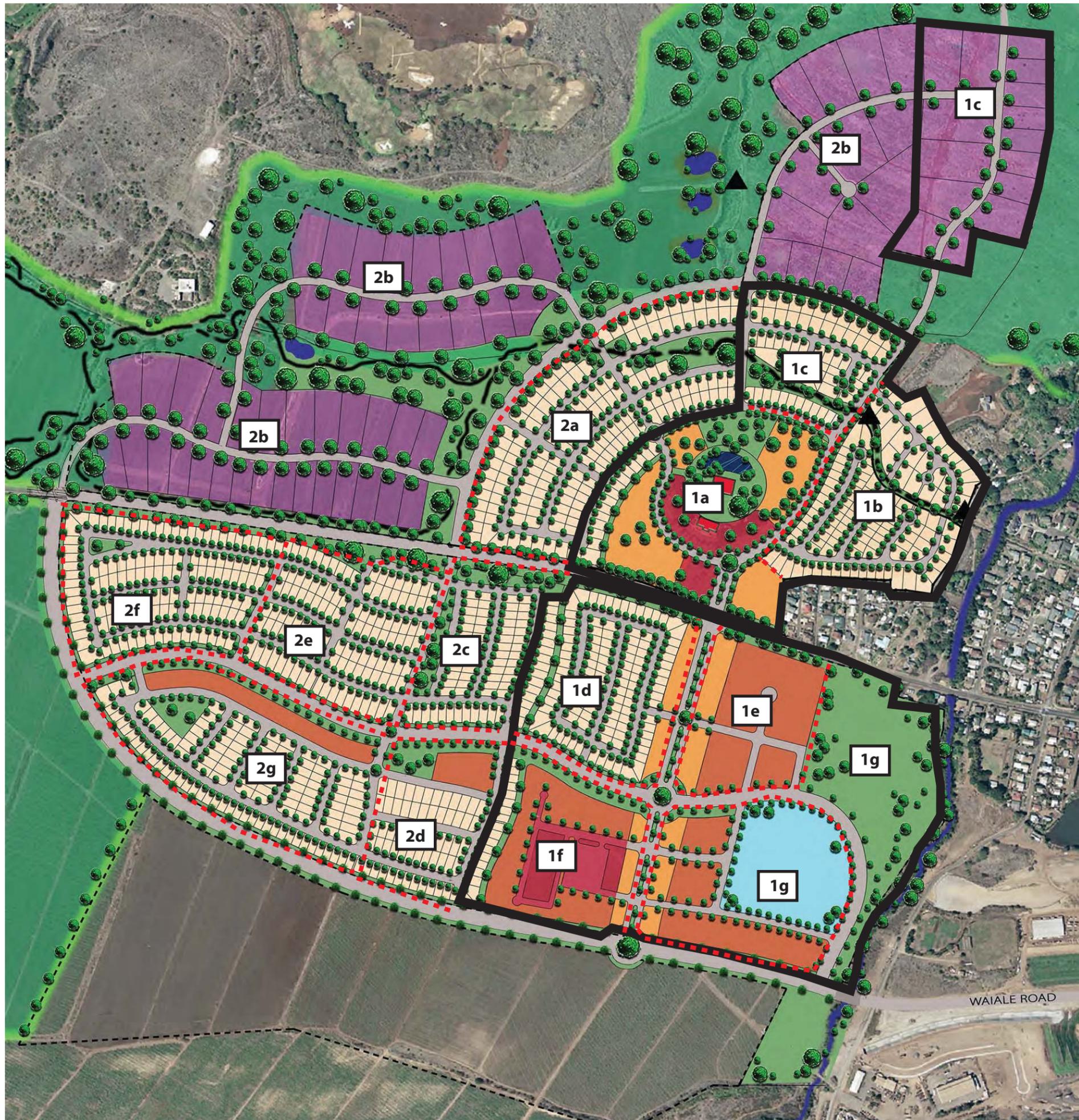
Land Use	Net Acres	Gross Acres	Residential Units	Net Residential Density	FAR	Sq. Ft. Commercial
Single Family	85.54		638	7.46		
Multi-Family / Town Home	3.99	5.7	40	10.00		
Rural	102.47		65	0.63		
Active / Passive Parks		5.78				
Total Residential Units	743					
Total 'Ohana Units	105					
Total Residential Units	848					

Table 16: Conceptual Development Program for 2017 - 2026

Land Use	Net Acres	Gross Acres	Residential Units	Net Residential Density	FAR	Sq. Ft Commercial
Single Family	131.05		970	7.40		
Multi-Family / Town Home	21.203	30.29	256	12.07		
Rural	124.82		80	0.64		
Country Town Mixed-Use	16.168	20.21	127		0.25	58,475
Commercial / Employment		12.89			0.25	140,372
Existing Town Center / Lagoon		4.48				
School		12				
Active/Passive Park		32.44				
Greenways / Open Space	49.66	49.66				
Roads		81.163				
Acres	499.003					
Residential Units	1433					
'Ohana Units	146¹					
Total Residential Units	1579²					
Commercial / Employment	198,847					

¹ For planning purposes it was assumed that about 15 percent of single-family homeowners would decide to build an 'Ohana unit.

² Includes 'Ohana units. The number of 'Ohana units may increase or decrease.



Hallstrom Absorption:

Phase 1: 2017-2021: 690 Units

Phase II: 2022-2026: 743 Units

 **Phase 1: 2017-2021**

	Units	Sq. Ft.	Acres
Single Family	332		
Rural	15		
Multi-Family	216		
Ohana	41		
Country Town Mixed-Use	127	58,475	
Existing Commercial		29,250	
New Commercial/Employment		111,122	
Elementary School			12.00
Active/Passive Park			26.66

Phase II: 2022-2026

	Units	Sq. Ft.	Acres
Single Family	638		
Rural	65		
Multi-Family	40		
Ohana	105		
Active/Passive Park			5.78

Date: October 1, 2014

Figure 25: Conceptual Phasing Program



7. Infrastructure and Public Facility Development Plan

As noted, the WCT will be implemented in two five year phases through 2026 as shown in Figure No. 25, “Conceptual Phasing Plan” and Figure Nos. 26, 27, 28 and 29 “Roadways”, “Wastewater”, “Water” and “Drainage Phasing Diagrams” and Tables 13, 14 and 14. Table No. 17 summarizes the work, project phasing and order of magnitude costs associated with development of the Project.

Table 17: Conceptual Order of Magnitude Cost Estimates

Infrastructure Description	Phase I (Makai)	Phase I (Mauka)	Phase II (Mauka)	Phase II (Makai)
General Work This work includes activities such as grubbing and grading of the site, staging of construction, and implementation of on-site construction phase mitigation.	\$4,200,000	\$4,400,000	\$3,075,000	\$4,995,000
Roadways This work includes construction of all internal roadways including residential and collector streets, curbs, gutters and sidewalks. (See: Figure No. 26)	\$6,678,400	\$8,129,000	\$3,104,000	\$9,200,000
Offsite Roadways This work includes construction of off-site roadway and intersection improvements to mitigate project impacts as described in the TIAR.	\$800,000	----	\$400,000	----
Sewer System This work includes developing the on-site sewer system, which includes developing a package	\$5,880,000	\$5,610,000	\$4,409,000	\$52,717,500**

Infrastructure Description	Phase I (Makai)	Phase I (Mauka)	Phase II (Mauka)	Phase II (Makai)
wastewater treatment plant and on-site collection system. (See: Figure No. 27)				
Water System This work includes developing potable and non-potable on-site wells and transmission infrastructure. (See: Figure No. 28)	\$14,028,000	\$4,687,000	\$10,585,000	\$8,890,000
Drainage System This includes developing on-site detention basin and transmission infrastructure. (See: Figure No. 29)	\$10,980,000	\$10,700,000	\$9,832,000	\$12,480,000
Offsite Sewer Off-site sewer improvements include upgrades to transmission system along Lower Main Street, Waiko and Wai`ale Roads.	\$3,477,000	-----	-----	-----
TOTAL COST	\$46,043,400*	\$33,526,000*	\$31,405,000*	\$88,282,500*

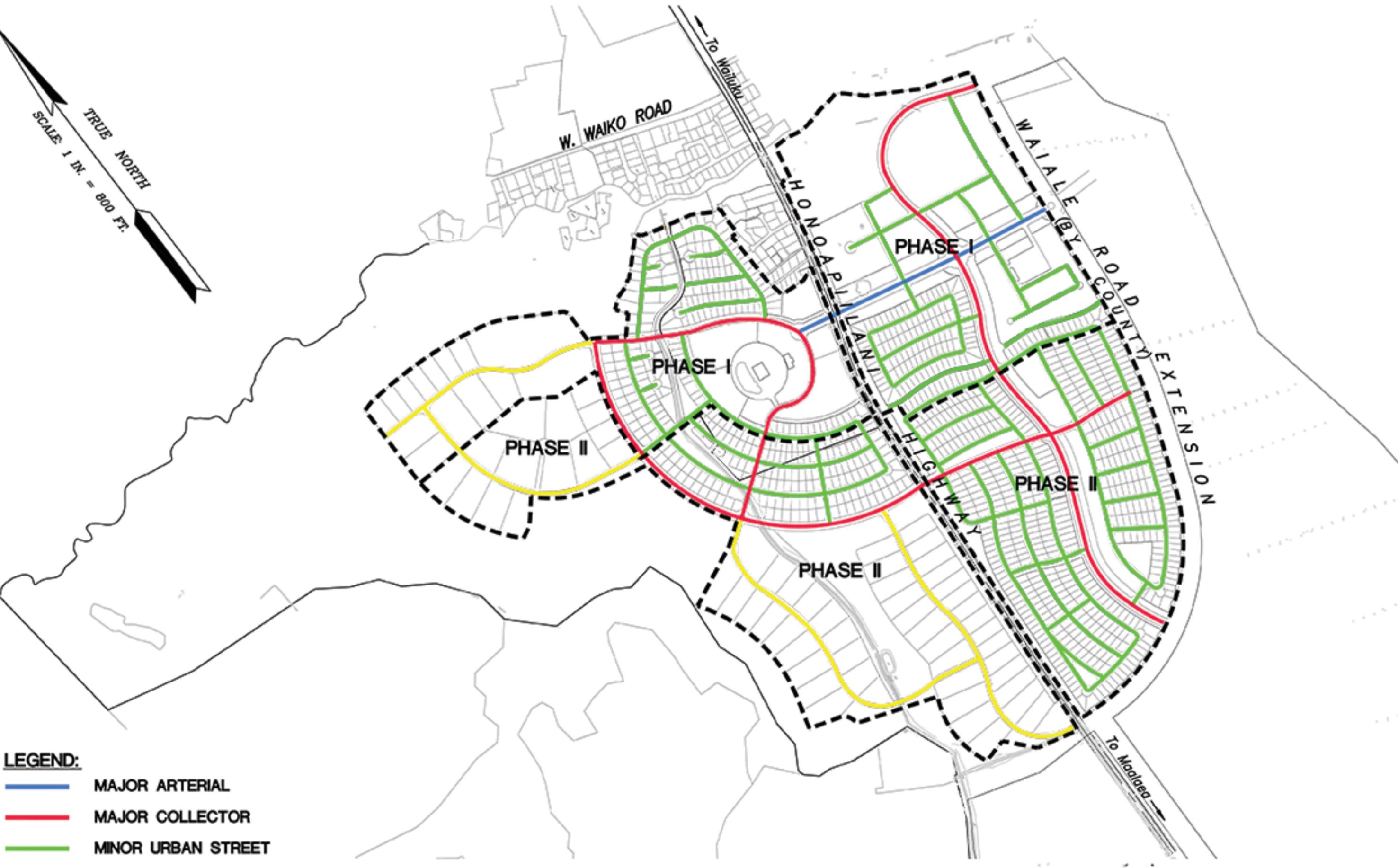
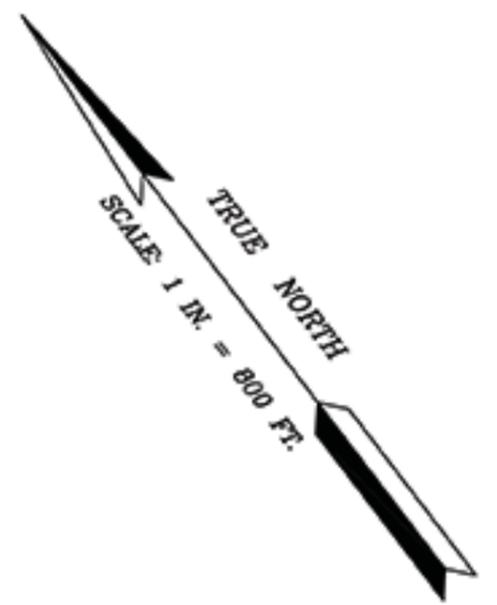
Development of the WCT will also require the provision of on-site public facilities including schools and parks. Table 18 summarizes the work, project phasing and order of magnitude costs associated with development of these facilities.

Table 18: School and Park Facilities and Cost Estimates

Infrastructure Description	Phase I (Mauka and Makai)	Phase II (Mauka and Makai)
School The WCT is required by State law to address its impact to State educational facilities through the provision of land and school	12-acres and \$2,606,829³	

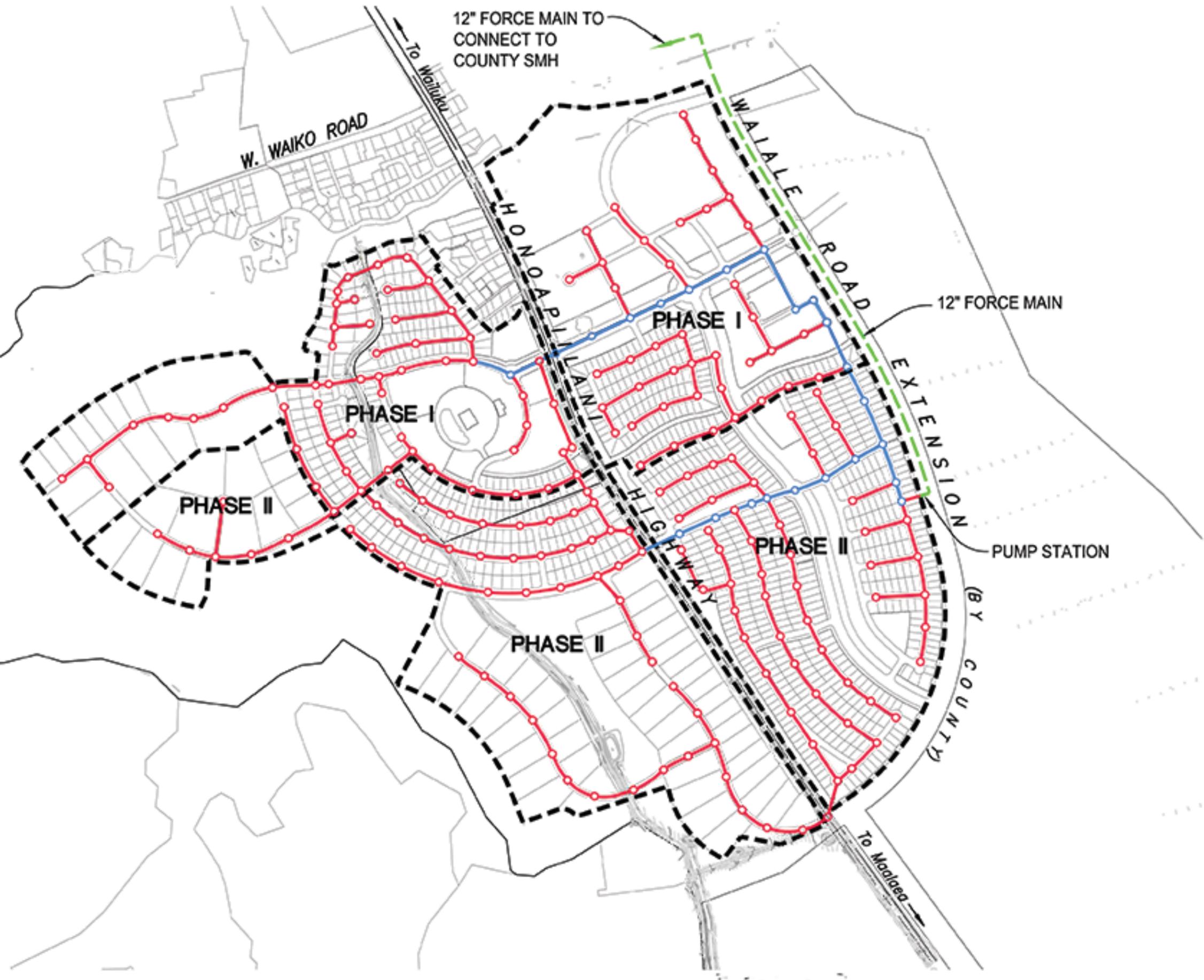
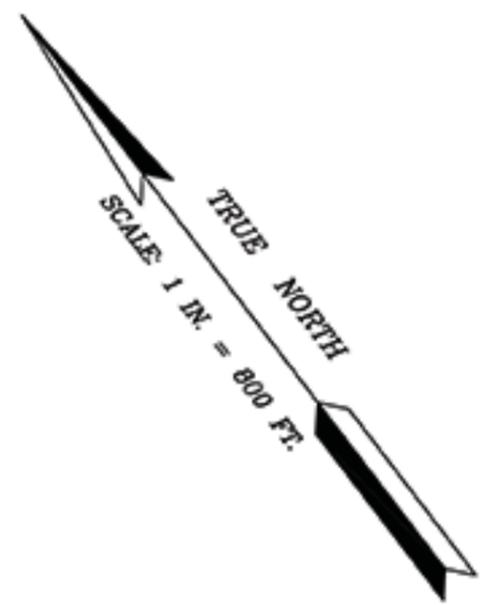
³ Payment of impact fees will be spread across phases I and II in proportion to the residential units constructed in each phase.

Infrastructure Description	Phase I (Mauka and Makai)	Phase II (Mauka and Makai)
<p>construction fees in proportion to the impacts of the development. The WCT will provide a 12-acre school site within Phase I of the project for this purpose.</p>		
<p>Parks The WCT is required to contribute land and/or fees to address its impacts to County park and recreation facilities. The WCT will be dedicating approximately 32.5 acres for parks and recreation whereas only 16.5 acres are required.</p>	<p>26.66 acres</p>	<p>5.78 acres</p>



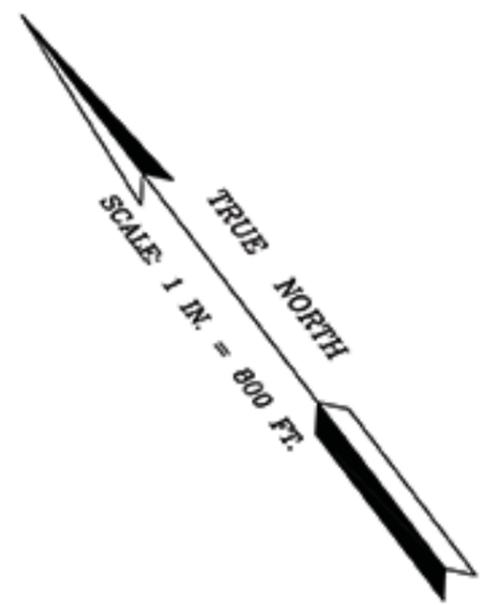
- LEGEND:**
- MAJOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR URBAN STREET
 - MINOR RURAL STREET

Figure 26: Roadway Improvement Phasing Program



- LEGEND:**
- 8" SEWERLINE
 - 12" SEWERLINE
 - SEWER MANHOLE
 - - - 12" FORCE MAIN

Figure 27: Wastewater Improvement Phasing Diagram



WELL NO. 8
(NON-POTABLE)

WELL NO. 7
(NON-POTABLE)

W. WAIKO ROAD

PHASE I

WALALEA
ROAD
COUNTY
EXTENSION

PHASE I

PHASE II

PHASE II

WELL NO. 6
(POTABLE)

PHASE II

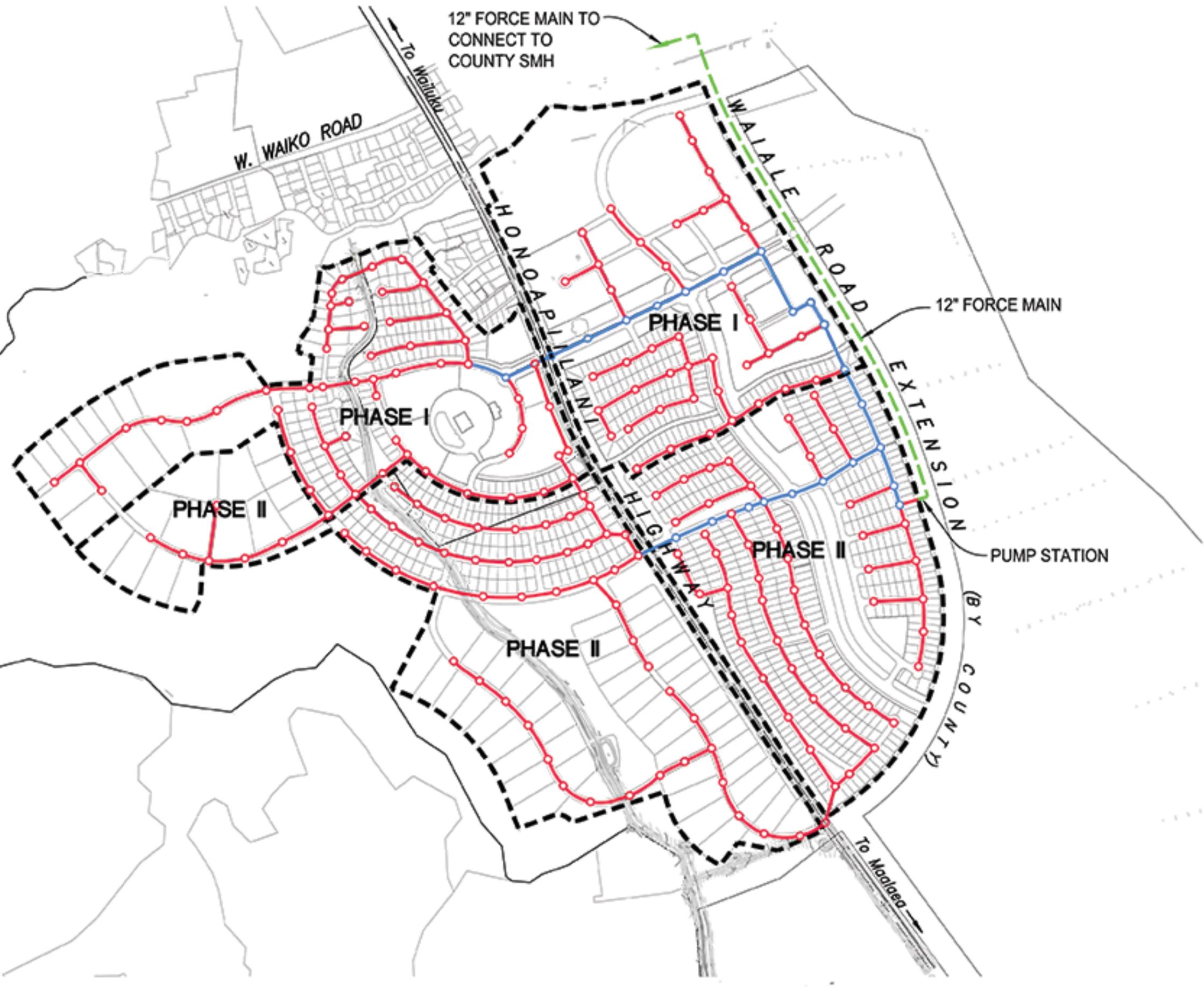
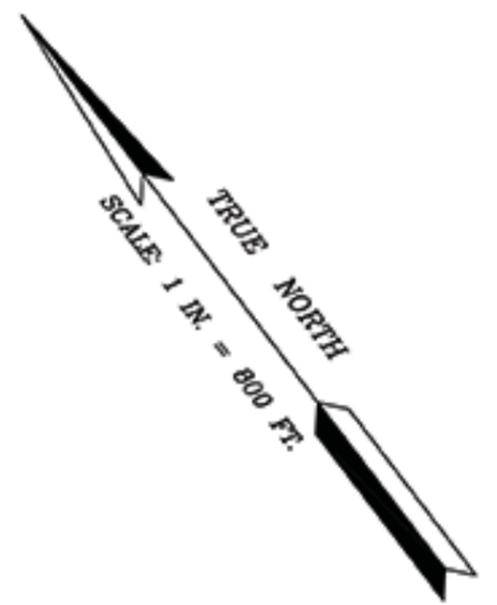
WELL NO. 5
(POTABLE)

STORAGE TANK(S)
2.0 MG TOTAL

WELL NO. 4
(POTABLE)

- LEGEND:**
- 8" WATERLINE
 - 12" WATERLINE
 - 16" WATERLINE

Figure 28: Water System Improvement Phasing Program



- LEGEND:**
- 8" SEWERLINE
 - 12" SEWERLINE
 - SEWER MANHOLE
 - - - 12" FORCE MAIN

Figure 29: Drainage System Improvement Phasing Program

C. AGENCY AND COMMUNITY OUTREACH

Master planning for the WCT was initiated in January 2009. Since 2009, the Applicant has consulted with State and County agencies and the Waikapū community regarding the development plans. Meetings have been conducted with the County of Maui's Department of Planning, Department of Public Works, Department of Environmental Management, Department of Parks and Recreation, and Department of Water Supply. Meetings have also been conducted with the State Department of Education, State Department of Transportation, State Office of Planning, and State Land Use Commission. In addition, the Applicant has consulted with the Waikapū Community Association, the General Plan Advisory Committee, the Maui Planning Commission, and the Maui County Council. Table No. 19 documents community meetings conducted through February 2014.

Table 19: Neighborhood and Agency Pre-consultation Activities

Date	Organization / Group	Purpose
February 19, 2009	General Plan Advisory Committee (GPAC)	Present the preliminary master plan report and conceptual development plan to the GPAC for inclusion into the MIP's Directed Growth Plan.
March 26, 2009	Waikapū Community Leaders	Present the preliminary master plan report and conceptual development plan to the group for comment and further discussion.
July 21, 2009	Maui Planning Commission	Present the preliminary master plan report and conceptual development plan to the Commission for consideration of its inclusion into the MIP's Urban and Rural Growth Boundaries.
September 14, 2009	Waikapū Community	Present the preliminary master plan report and conceptual development plan to the Community for

Date	Organization / Group	Purpose
		<p>discussion and comment.</p> <p>The meeting was attended by 158 persons. A community survey was administered at the conclusion of the presentation / discussion. (<u>See:</u> Appendix K, "September 14, 2009, Community Survey Results").</p>
March 14, 2011	Waikapū Community Association	Present the Master Plan to the Waikapū Community Association for discussion and comment.
March 1, 2012	Maui County Council	Present the preliminary master plan report and conceptual development plan to the Committee for inclusion into the MIP's Urban and Rural Growth Boundaries.
March 25, 2012	Maui County Council	Present the preliminary master plan report and conceptual development plan to the Committee for inclusion into the MIP's Urban and Rural Growth Boundaries.
August 2013	Waikapū Community Association: "Waikapū Country Town Review Committee"	Working with the Waikapū Community Association, a committee of WCA members was established to provide community input into the project.
February 2014	Waikapū Project Review Committee	Present the revisions to the Master Plan, discuss the project schedule, and address questions and concerns.

D. REQUIRED ENTITLEMENTS AND APPROVALS

1. State Land Use District Boundary Amendment (DBA)

The WCT Master Plan will require a State Land Use District Boundary Amendment in order to bring 485 acres of State Agricultural District land into the State Land Use Urban and Rural districts. Table No. 20 identifies the parcels requiring a State Land Use Commission District Boundary Amendment for all or a portion of the property (See: Figure No. 5, State Land Use Designation”).

Table 20: TMK Parcels Requiring a State Land Use District Boundary Amendment

Ownership	Parcel	Acres	Existing State Land Use	Acres Subject to DBA	Proposed State Land Use
Waikapū Properties LLC	(2) 3-6-004:003	657.195	Agriculture	149.848	Rural
	(2) 3-6-004:006	52.976 ⁴	Agriculture	53.775 ⁵	Urban
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Agriculture	45.054	Urban
Wai`ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agriculture	236.326	Urban

2. Community Plan Amendment (CPA)

Community Plan Amendments are required for the approximate 499 acres of land that are proposed for development. The existing MTP properties, which includes TMK Nos. (2) 3-6-005:007 and (2) 3-6-004:006, will require an amendment from Wailuku-Kahului Project District No. 5 (Maui Tropical Plantation) to a new Project District. The new Project District ordinance designation will implement the character and uses proposed in the WCT Master Plan (See: Figure 6, A-B: “Wailuku-Kahului Community Plan Map”). Table No. 21, identifies parcels requiring a Community Plan Amendment for all or a portion of the property.

⁴ Acreage identified on TMK Map.

⁵ Acreage identified by survey.

Table 21: TMK Parcels Requiring a Community Plan Amendment

Ownership	Parcel	TMK Acres	Existing Community Plan Designation	Acres Subject to CPA	Proposed Community Plan Designation
Waikapū Properties LLC	(2) 3-6-004:003	657.195	Agriculture	149.848	Rural or Project District
	(2) 3-6-004:006	52.976	Project District 5	53.775	Project District
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Project District 5	59.054	Project District
Wai`ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agriculture	236.326	Project District

3. Change in Zoning (CIZ)

The WCT Master Plan will similarly require a Change in Zoning for all lands proposed for development (See: Figure 7, “MTP Land Zoning Map 412”). A new project district zoning ordinance will be created to implement the vision and mix of uses proposed in the WCT Master Plan. Table No. 22 identifies the parcels subject to a Change in Zoning for all, or a portion of the property.

Table 22: TMK Parcels Requiring a Change in Zoning

Ownership	Parcel	TMK Acres	Existing Zoning	Acres Subject to CIZ	Proposed Zoning
Waikapū Properties LLC	(2) 3-6-004:003	657.195	Agriculture	149.848	Rural or Project District
	(2) 3-6-004:006	52.976	Agriculture	53.775	Project District
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Project District PD-WK/5	59.054	Project District

Ownership	Parcel	TMK Acres	Existing Zoning	Acres Subject to CIZ	Proposed Zoning
Wai`ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agriculture	236.326	Project District

4. Environmental Impact Statement (EIS)

The Community Plan Amendment is a “trigger” action for Hawai‘i’s Environmental Impact Statement law, Chapter 343, Hawai‘i Revised Statutes. Additionally, off-site infrastructure work affecting State and County rights-of-way are anticipated, which may also act as triggers. Because of the overall scope of the project, which will induce significant population growth and require new infrastructure and public facility systems, it is anticipated that the project could produce environmental impacts. As such, the EIS is being prepared to examine potential impacts and mitigation measures resulting from implementation of the proposed WCT Master Plan. The State Land Use Commission is the Accepting Authority for the EIS. The EIS Preparation Notice served as official notice that the Approving Agency had determined that the project may have significant effect and that an EIS is required. The Notice was published in the Environmental Bulletin on May 23, 2015. Comments received following publication are documented in Chapter VII and incorporated into Appendix L of the DEIS.



CHAPTER IV

Affected Natural Environment, Potential Impacts and Mitigation Measures



IV. AFFECTED NATURAL ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Climate

Existing Conditions. The climate of Central Maui is very much affected by its location on the isthmus, between the western side of Haleakalā and the West Maui Mountains, which gusty northwest trade winds funnel through. The project site experiences relatively strong trade winds that blow from north to south across the isthmus and out to sea. At 30-feet above ground level, wind speeds across the site range from about 5.5 meters per second to 7.5 meters per second, which is approximately 12 to 17 miles per hour. (vi)

A generally semi-arid climate pertains. The project site receives its highest rainfall during the winter and lowest rainfall during the summer. Throughout the year rainfall is relatively low, averaging approximately 20- to 30-inches per year, with the monthly average ranging from 0.25 inches in August to approximately 5-inches in January. (vii). Temperatures are generally moderate. The average high temperature in July averages 84 degrees in July and the average low in January is 64 degrees. It typically rains about 71 days per year and is sunny about 281 days per year.

Potential Impacts and Mitigation Measures. The project will not have a significant impact upon climatic conditions.

2. Topography and Soils

Existing Conditions. Maui, like the rest of the Hawai‘ian Islands, was formed as the Pacific Plate moved over a “hot spot,” where the release of magma over thousands of years formed large volcanic islands. The process created two distinct shield volcanoes, Mauna Kahalawai (West Maui Mountains) in the west, and Haleakalā to the east, which together create the island of Maui. The West Maui Mountains comprise 25% of Maui’s land area. These mountains are steep and jagged, rising to 5,788 feet at Pu‘u Kukui, with deep cut valleys formed by erosion from wind, rain and streams. Haleakalā, the larger eastern volcano, forms 75% of Maui’s land area. It rises to 10,023 feet at Pu‘u ‘Ula‘ula (Red Hill). As each volcano erupted they released lava and ash and, together with alluvium deposits, created the Central Maui isthmus, which joins the volcanoes together forming the island of Maui.

The project site lies within the fertile Central Maui isthmus, between the town of Wailuku to the north and Mā‘alaea to the south.

The elevation on the mauka development site ranges from approximately 350 feet above mean sea level at its southeasterly corner to approximately 710 feet above mean sea level at its northwesterly corner, with a slope averaging approximately 8%. The elevation on the makai development site ranges from approximately 256 feet above mean sea level at a low point along the southerly border to approximately 408 feet above mean sea level at the northwesterly corner, with a slope averaging approximately 4%. The land within the agriculture preserve areas will remain undeveloped.

There are three soil series and seven soil types within the area proposed for development. The soil series are Pulehu Series, Īao Series and the Wailuku Series. Each series consists of well-drained soils that are on alluvium fans formed from weathered basic igneous rock. The topography is gentle to moderately sloping, and the soil series are highly suited for both agriculture and urban development. The specific soil types are shown in Figure No. 30, “USDA Soils Map” and Table 23, “Waikapū Country Town Soil Types”.

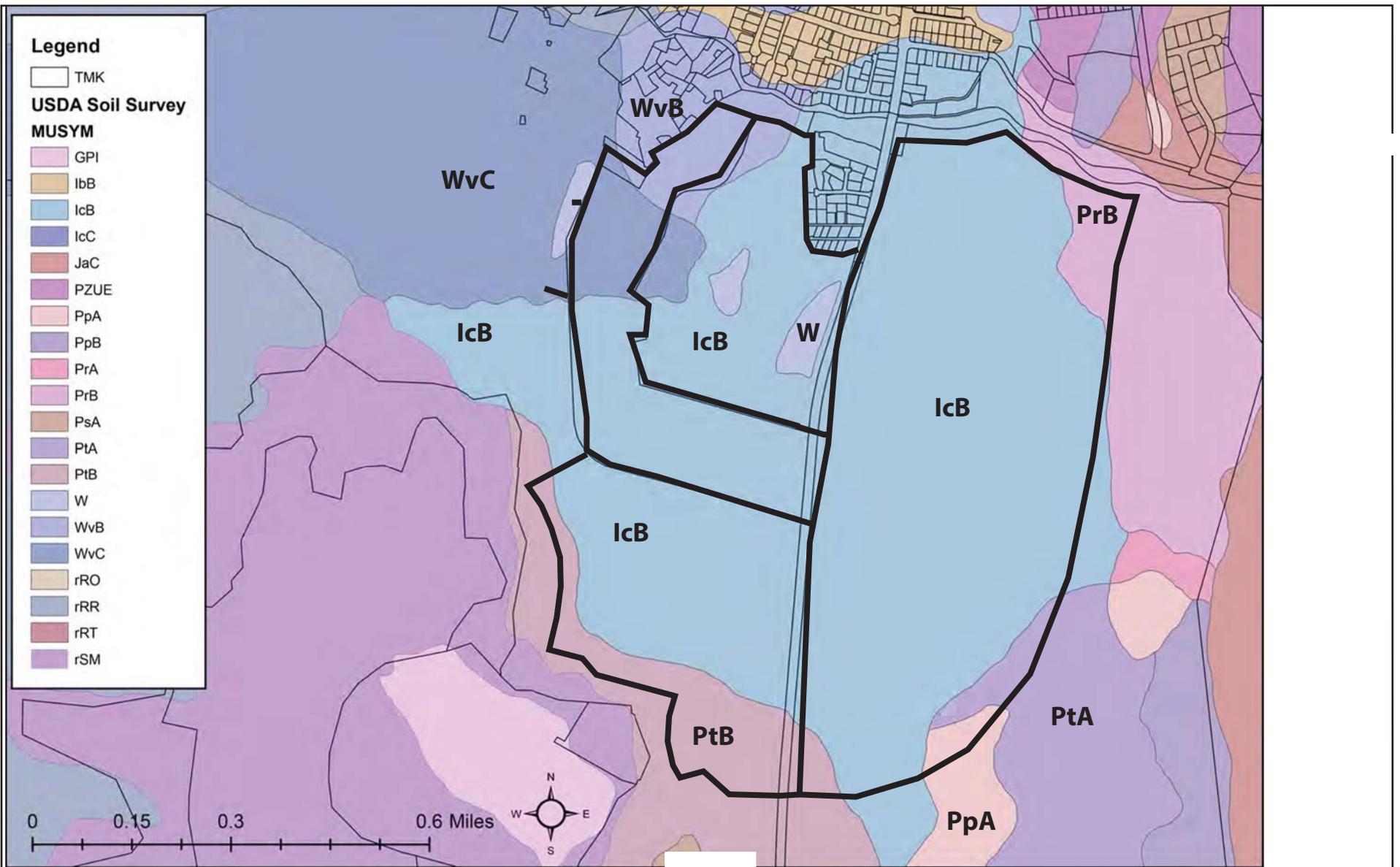


Figure 30

USDA Soils Map

WAIKAPŪ COUNTRY TOWN



PLANNING
CONSULTANTS
HAWAII, LLC

Table 23: Waikapū Country Town Soil Types

Waikapū Country Town Soil Types
Īao clay, 3 to 7 percent slopes (IcB)
This soil occurs at elevations of 100 to 500 feet with slopes that range from 3 to 7 percent. It is a well-drained soil that is more than 80 inches in depth. The typical soil profile is 0 to 15 inches of clay, 15 to 48 inches of clay, and 48 to 60 inches of silty lay. The available water capacity is moderate at about 8.4 inches. Permeability is moderately slow. Runoff is medium and the erosion hazard is slight to moderate.
Pulehu silt loam, 0 to 3 percent slopes (PpA)
This soil occurs at elevations of 0 to 300 feet with slopes that range from 0 to 3 percent. It is a well-drained soil that is more than 80 inches in depth. The typical soil profile is 0 to 21 inches of silt loam and 21 to 60 inches of silty clay loam. The available water capacity is moderate at about 8.4 inches. Permeability is moderately moderate. Runoff is slow and the erosion hazard is no more than slight.
Pulehu cobbly clay loam, 3 to 7 percent slopes (PtB)
This soil occurs at elevations of 0 to 300 feet with slopes that range from 3 to 7 percent. It is a well-drained soil that is more than 80 inches in depth. The typical soil profile is 0 to 21 inches of cobbly clay loam and 21 to 60 inches of silty clay loam. The available water capacity is moderate at about 7.5 inches. Runoff is slow and the erosion hazard slight.
Water > 40 acres (W)
Water bodies greater than 40 acres.
Wailuku silty clay, 3 to 7 percent slopes (WvC and WvB)
This soil occurs at elevations of 50 to 1000 feet with slopes that range from 3 to 7 percent. It is a well-drained soil that is more than 80 inches in depth. The typical soil profile is 0 to 12 inches of silty clay and 12 to 60 inches of silty clay. The available water capacity is moderate at about 8.4 inches. Runoff is slow and the erosion hazard slight.
Wailuku silty clay, 7 to 15 percent slopes (WvC and WvB)
This soil occurs at elevations of 50 to 1000 feet with slopes that range from 7 to 15 percent. It is a well-drained soil that is more than 80 inches in depth. The typical soil profile is 0 to 12 inches of silty clay and 12 to 60 inches of silty clay. The available water capacity is moderate at about 8.4 inches. Runoff is slow and the erosion hazard slight.

Potential Impacts and Mitigation Measures. Implementation of the WCT Master Plan will require grading for roads, parks, and buildings upon development.

A grading permit will need approvals from State DLNR SHPD, Maui County Planning Department, and Department of Public Works (DPW) before construction begins. Grading plans for the site will be reviewed by DPW and SHPD.

The existing topography would be altered to the extent necessary for construction of the proposed project. Cut and fill quantities are anticipated to be similar, so little or no fill would be brought to or taken from the site. A National Pollutant Discharge Elimination System (NPDES) permit will be required from the State of Hawai'i, Department of Health (DOH) prior to grading activities. During site preparation, storm runoff from the project area will be controlled in compliance with the County's "Soil Erosion and Sediment Control Standards." Typical mitigation measures include appropriately stockpiling materials on-site to prevent runoff and building over or establishing landscaping as early as possible on disturbed soils to minimize length of exposure.

Impacts to the soils include the potential for soil erosion and the generation of dust during construction. Clearing and grubbing activities will temporarily disturb the soil retention values of the existing vegetation and expose soils to erosion forces. Some wind erosion of soils could occur without a proper watering and revegetation program. Heavy rainfall could also cause erosion of soils within disturbed areas of land.

To the extent possible, improvements will conform to the contours of the land, further limiting the need for extensive grading of the site. In addition, graded areas will be limited to specific areas for short periods of time. Measures taken to control erosion during the site development period may include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;

- Providing a water truck on-site during the construction period to provide for immediate sprinkling as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut-and-fill slopes immediately after grading work has been completed; and
- Installing silt screens where appropriate.

Construction activities on the property will comply with all applicable Federal, State and County regulations and rules for erosion control. Before issuance of a grading permit by the County of Maui, the final erosion control plan and BMPs required for the NPDES permit will be completed. All construction activities will also comply with the provisions of Chapter 11-60.1, Hawai'i Administrative Rules (HAR), Section 11-60.1-33, pertaining to Fugitive Dust. After construction, the establishment of permanent landscaping will provide long-term erosion control.

3. Natural Hazards

Existing Conditions. Natural hazards impacting the Hawai'ian Islands include hurricanes, tsunamis, volcanic eruptions, earthquakes, stream flooding, and coastal flooding.

Seismic hazards are those related to ground shaking. Landslides, ground cracks, rock falls and tsunamis are all seismic hazards. Engineers and other professionals have created a system of classifying seismic hazards on the basis of the expected strength of ground shaking and the probability of the shaking actually occurring within a specified time. The results are included in the Uniform Building Code (UBC) seismic provisions.

The UBC seismic provisions contain six seismic zones, ranging from 0 (no chance of severe ground shaking) to 4 (10% chance of severe shaking in a 50-year interval). Kauai County is located in Zone 1, County of Honolulu is Zone 2A, County of Maui is Zone 2B and County of Hawai'i is Zone 4.

In addition to seismic hazards, devastating hurricanes do occur and have impacted Hawai'i twice since 1980: Hurricane Iwa in 1982 and Hurricane Iniki in 1992. While it is difficult to predict

these natural occurrences, it is reasonable to assume that future events could be likely, given the recent record.

Tsunamis are large, rapidly moving ocean waves triggered by a major disturbance of the ocean floor, which is usually caused by an earthquake but sometimes can be produced by a submarine landslide or a volcanic eruption. About 50 tsunamis have been reported in the Hawai'ian Islands since the early 1800s, including the most recent Tsunami as a result of the March 2011 earthquake in Japan. The Waikapū Country Town is outside of the Civil Defense Tsunami Evacuation Zone.

Volcanic hazards are not a concern in the Central Maui area due to the dormant status of Haleakalā. In Hawai'i most earthquakes are linked to volcanic activity, unlike other areas where a shift in tectonic plates is the cause of an earthquake. Each year, thousands of earthquakes occur in Hawai'i, the vast majority of them so small they are detectable only with highly sensitive instruments. However, moderate and disastrous earthquakes have also occurred.

The 1938 Maui Earthquake, with a magnitude of 6.7-6.9 on the Richter scale and an epicenter six (6) miles north of Maui, created landslides and forced the closure of the road to Hana. Damaged water pipes and ground fractures also were reported in Lāhainā. More recently, on October 16, 2006, a 6.7 magnitude earthquake struck on the underwater segment of the major rift zone of the Hualalai volcano on the northwest side of the Island of Hawai'i. The earthquake caused rockslides and some damage to roadways on Maui.

Flood hazards are primarily identified by the Flood Insurance Rate Map (FIRM) prepared by the United States Department of Homeland Security Federal Emergency Management Agency (FEMA), National Flood Insurance Program. Flood zone designations can also be identified by using the Hawai'i National Flood Insurance Program, Flood Hazard Assessment Tool. A portion of TMK Parcel Nos. 3-6-002:003 and 3-6-004:003, paralleling the Waikapū Stream, are located in Zones AEF and AE and XS. Zones AEF and AE are Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. These areas have a 1% chance of being subjected to the 100-year flood each year. Mandatory Flood Insurance must be carried within Special Flood Hazard Areas. Zone AEF is defined as the channel of a stream plus any adjacent floodplain areas

that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE. Zone AE is an area where the base flood elevation has been determined. Zone XS is an area of Non-Special Flood Hazard Area, which is an area considered to be of low to moderate risk. Mandatory flood insurance is not required in the Non-Special Flood Hazard Area. Zone XS is defined as an area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood (**See:** Figure No. 31, A-E, “Flood Hazard Assessment Maps”).

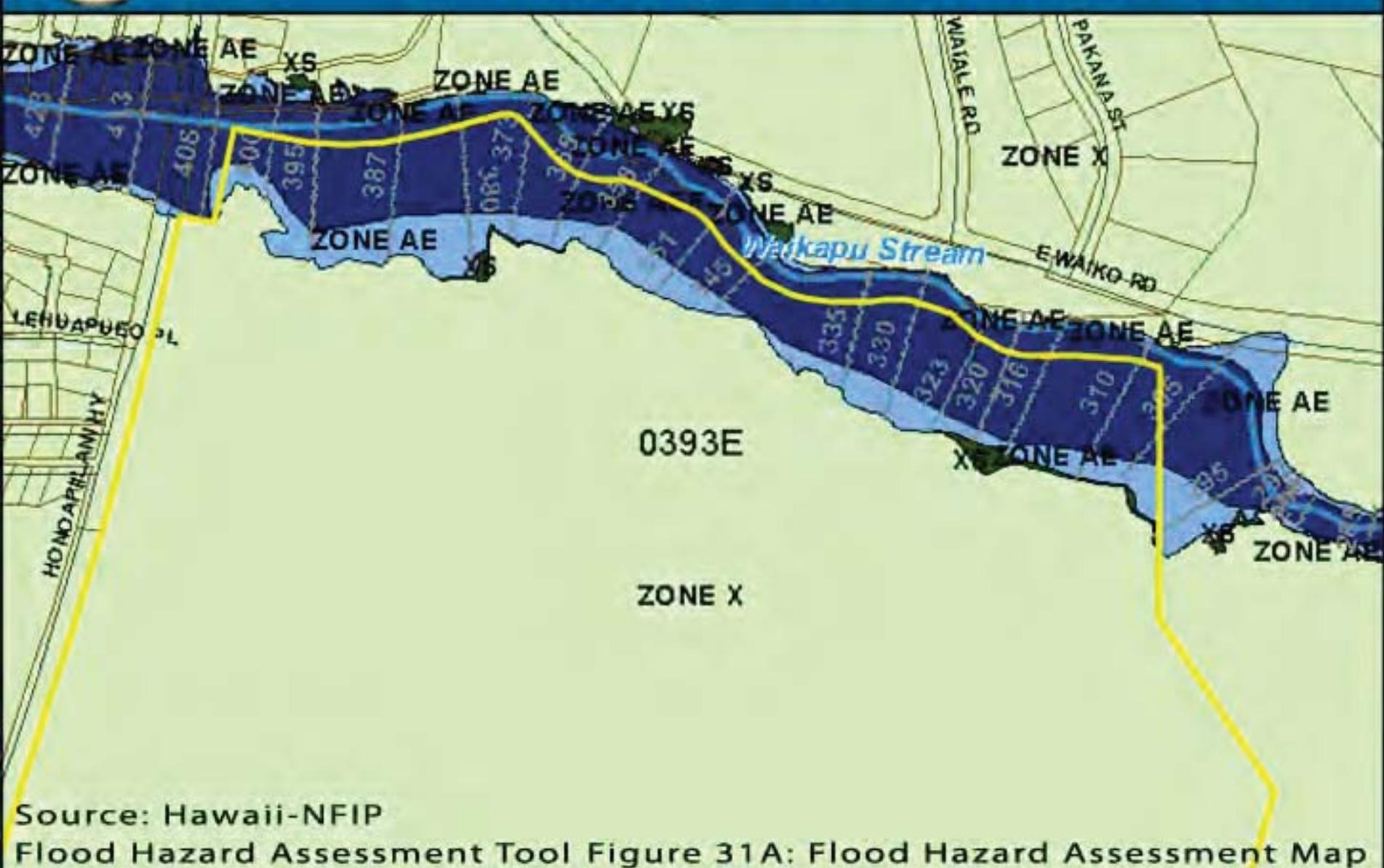
Potential Impacts and Mitigation Measures. Any structures built within the WCT site will be constructed for protection from earthquakes and the destructive winds and torrential rainfall of tropical hurricanes, in accordance with the Building Code adopted by the County of Maui. All work will comply with applicable flood zone standards, such as those set forth in Chapter 19.62, “Flood Hazard Areas”, Maui County Code.

The project area located adjacent to the Waikapū Stream, within the Special Flood Hazard Area, is proposed to be set aside for parks, open space and agriculture. No structures will be located within Zone AEF.

The WCT project site is located approximately 3.5 miles inland of Kahului Harbor and about 4 miles inland of Mā‘alaea Harbor and should therefore not be impacted by tsunami or coastal flooding. In addition, the proposed development will be designed with a drainage system, including detention basins, to mitigate any increase in runoff that could negatively impact neighboring properties.



FLOOD HAZARD ASSESSMENT REPORT



Source: Hawaii-NFIP

Flood Hazard Assessment Tool Figure 31A: Flood Hazard Assessment Map

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY:	MAUI
TMK NO:	(2) 3-6-002-003
PARCEL ADDRESS:	HONOAPIILANI HWY WAILUKU, HI 96793
FIRM INDEX DATE:	SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL(S):	1500030393E-SEPTEMBER 25, 2009 1500030556F-SEPTEMBER 19, 2012

PARCEL DATA FROM:	JULY 2013
IMAGERY DATA FROM:	MAY 2005

IMPORTANT PHONE NUMBERS

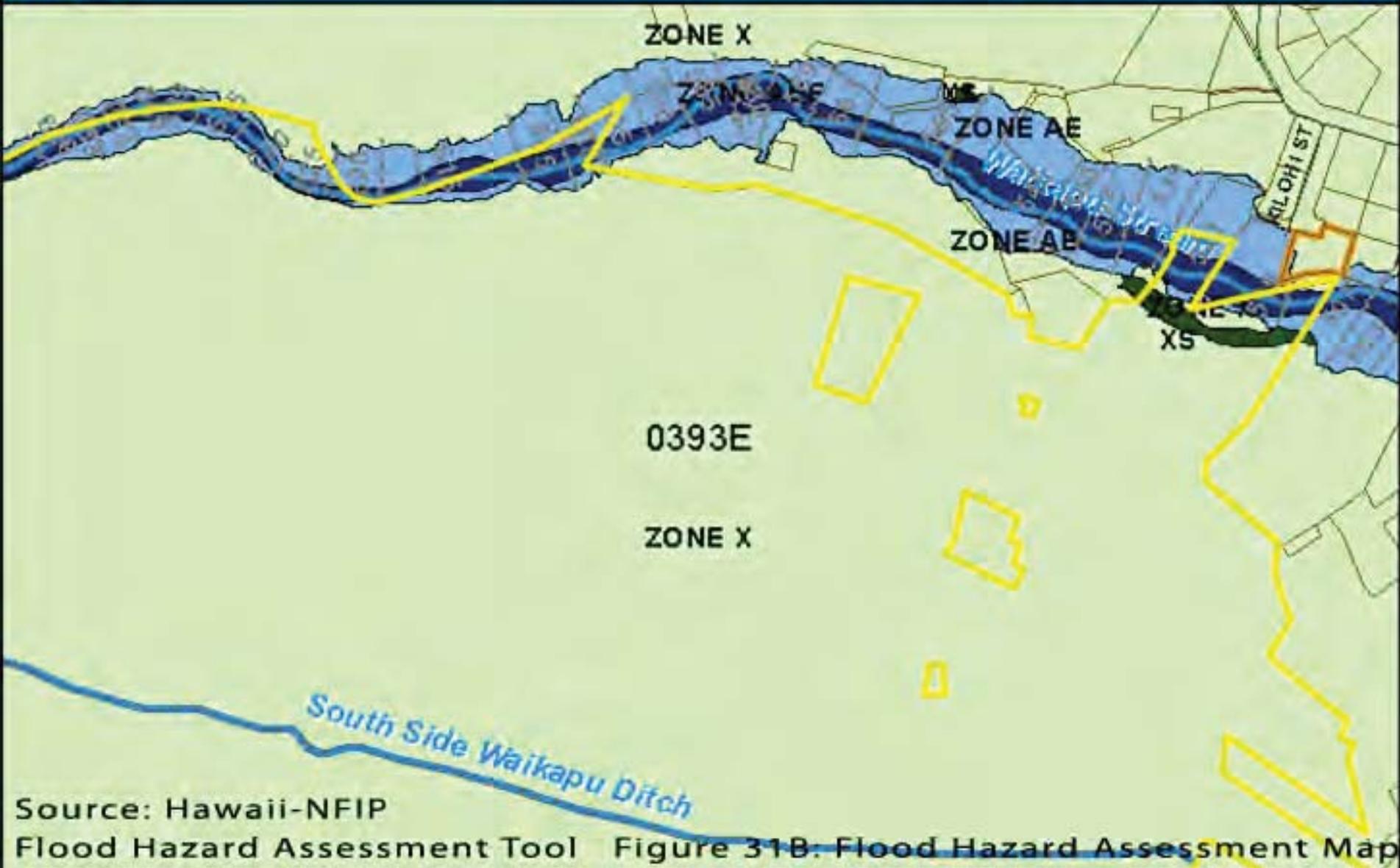
<u>County NFIP Coordinator</u>	
County of Maui	
Carolyn Cortez	(808) 270-7253
<u>State NFIP Coordinator</u>	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

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FLOOD HAZARD ASSESSMENT REPORT



0393E

ZONE X

South Side Waikapu Ditch

Source: Hawaii-NFIP Flood Hazard Assessment Tool Figure 31B: Flood Hazard Assessment Map

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

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- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY:	MAUI
TMK NO:	(2) 3-6-004-003
PARCEL ADDRESS:	HONOAPIILANI HWY WAILUKU, HI 96793
FIRM INDEX DATE:	SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL(S):	1500030389E-SEPTEMBER 25, 2009 1500030393E-SEPTEMBER 25, 2009 1500030556F-SEPTEMBER 19, 2012

PARCEL DATA FROM:	JULY 2013
IMAGERY DATA FROM:	MAY 2005

IMPORTANT PHONE NUMBERS

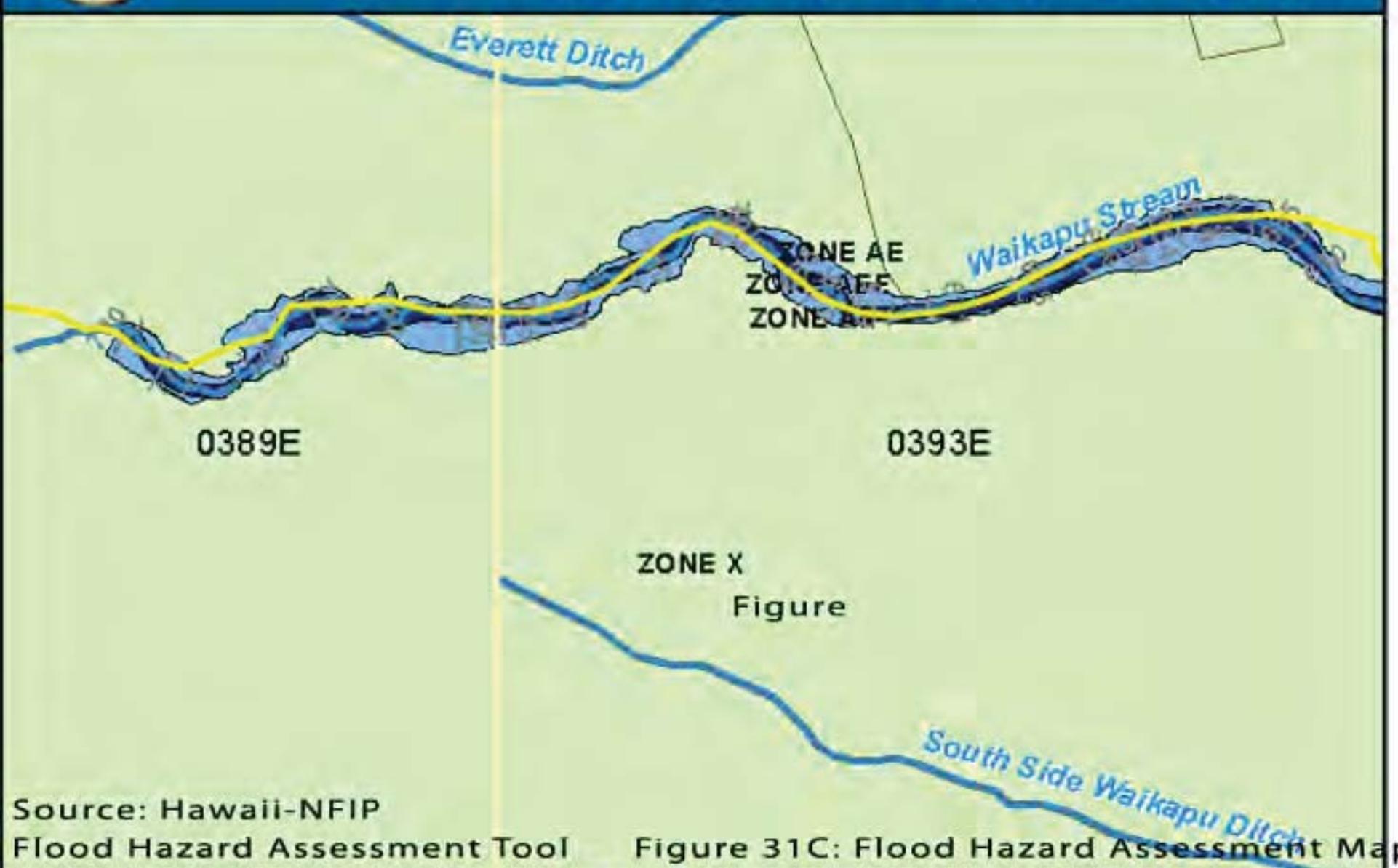
<u>County NFIP Coordinator</u>	
County of Maui	
Carolyn Cortez	(808) 270-7253
<u>State NFIP Coordinator</u>	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

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FLOOD HAZARD ASSESSMENT REPORT



Source: Hawaii-NFIP

Flood Hazard Assessment Tool

Figure 31C: Flood Hazard Assessment Map

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY:	MAUI
TMK NO:	(2) 3-6-004-003
PARCEL ADDRESS:	HONOAPIILANI HWY WAILUKU, HI 96793
FIRM INDEX DATE:	SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL(S):	1500030389E-SEPTEMBER 25, 2009 1500030393E-SEPTEMBER 25, 2009 1500030556F-SEPTEMBER 19, 2012

PARCEL DATA FROM:	JULY 2013
IMAGERY DATA FROM:	MAY 2005

IMPORTANT PHONE NUMBERS

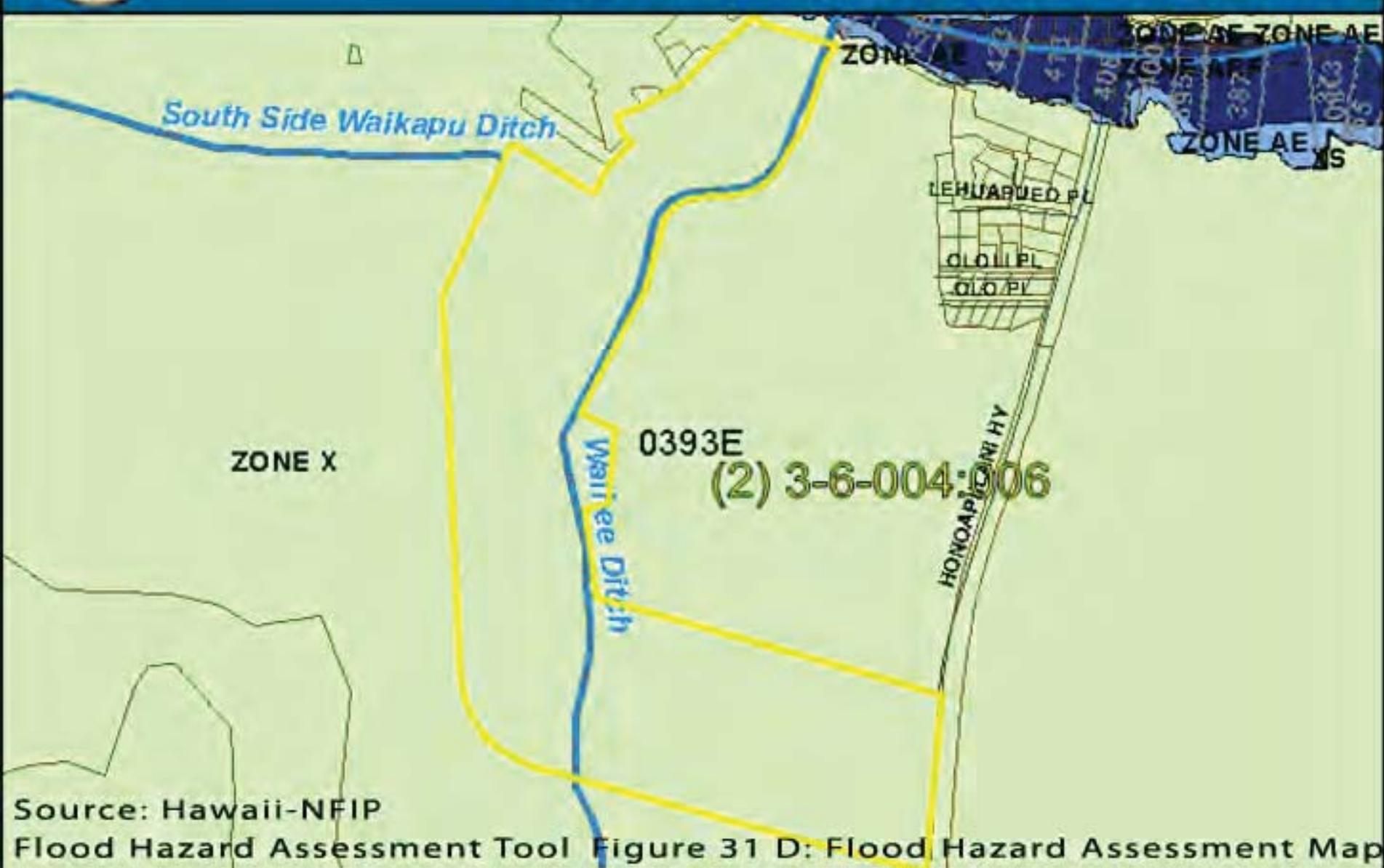
<u>County NFIP Coordinator</u>	
County of Maui	
Carolyn Cortez	(808) 270-7253
<u>State NFIP Coordinator</u>	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

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FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

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- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY: MAUI
TMK NO: (2) 3-6-004-006
PARCEL ADDRESS: 2000 HONOAPIILANI HWY WAILUKU, HI 96793
FIRM INDEX DATE: SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL(S): 1500030393E
PANEL EFFECTIVE DATE: SEPTEMBER 25, 2009

PARCEL DATA FROM: JULY 2013
IMAGERY DATA FROM: MAY 2005

IMPORTANT PHONE NUMBERS

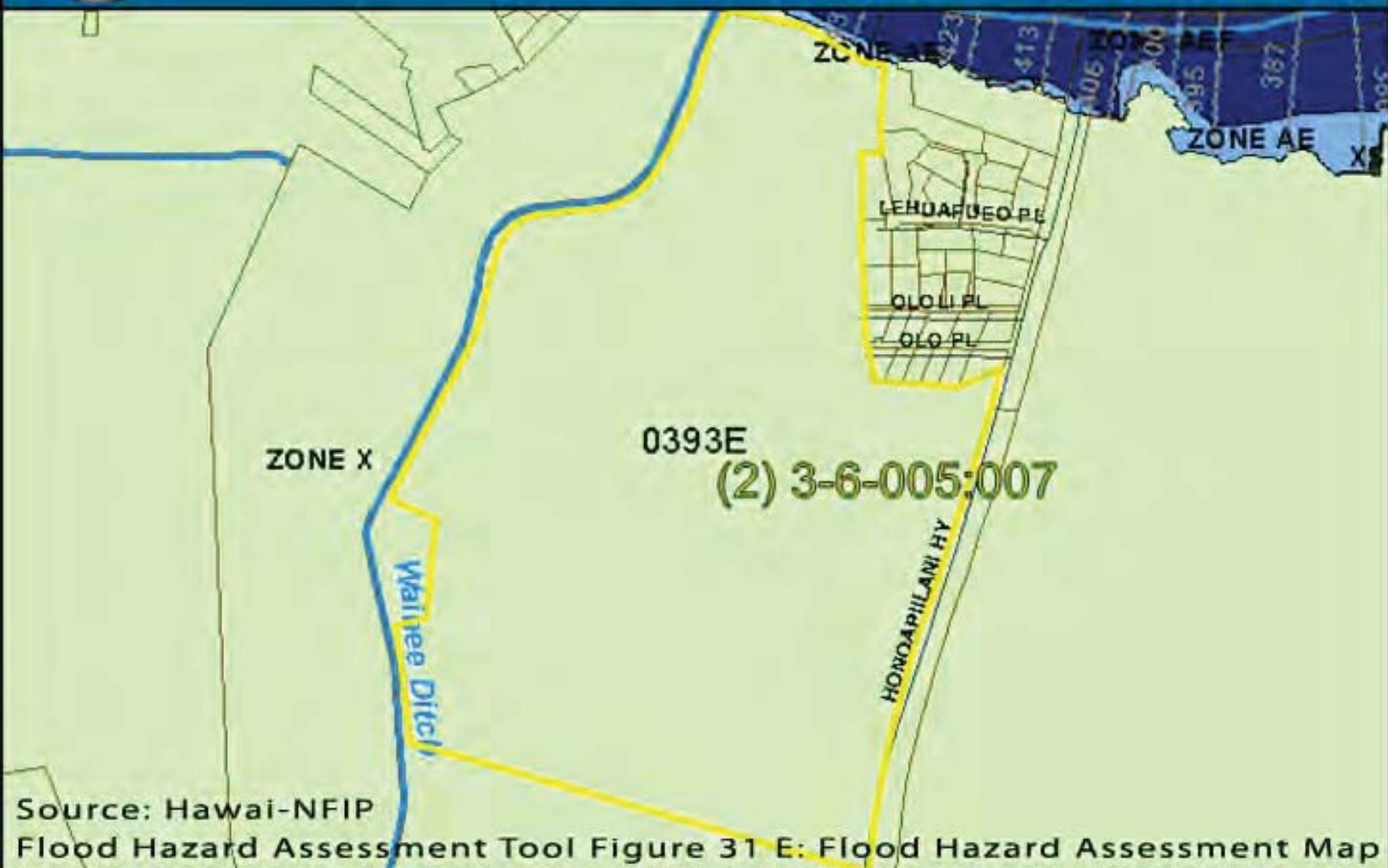
County NFIP Coordinator
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FLOOD HAZARD ASSESSMENT REPORT



Source: Hawai-NFIP Flood Hazard Assessment Tool Figure 31 E: Flood Hazard Assessment Map

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY:	MAUI
TMK NO:	(2) 3-6-005-007
PARCEL ADDRESS:	1670 HONOAPIILANI HWY WAILUKU, HI 96793
FIRM INDEX DATE:	SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL(S):	1500030393E
PANEL EFFECTIVE DATE:	SEPTEMBER 25, 2009

PARCEL DATA FROM:	JULY 2013
IMAGERY DATA FROM:	MAY 2005

IMPORTANT PHONE NUMBERS

<u>County NFIP Coordinator</u>	
County of Maui	
Carolyn Cortez	(808) 270-7253
<u>State NFIP Coordinator</u>	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

Disclaimer: The Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use of the information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR from any liability, which may arise from its use.

If this map has been identified as 'PRELIMINARY' or 'UNOFFICIAL', please note that it is being provided for informational purposes and is not to be used for official/legal decisions, regulatory compliance, or flood insurance rating. Contact your county NFIP coordinator for flood zone determinations to be used for compliance with local floodplain management regulations.

4. Flora and Fauna

Existing Conditions. Botanical and Faunal Surveys were conducted by Robert W. Hobdy, Environmental Consultant, in February 2013 for the 494 acres proposed for development (See: Appendix B, “Botanical and Faunal Surveys”).

A total of 130 plant species were recorded during the survey. Seven species were found to be common within the project area: buffelgrass (*Cenchrus ciliaris*), Guinea grass (*Megathyrsus maximus*), sugar cane (*Saccharum officinarum*), smooth rattlepod (*Crotalaria pallida*), cheeseweed (*Malva parviflora*), ‘uhaloa (*Waltheria indica*) and Java plum (*Syzygium cumini*). These species are found naturally in Hawai‘i as well as throughout the tropics nearly worldwide and are common.

Just 3 native species were found within the project area: ‘uhaloa, koali awahia (*Ipomoea indica*) and popolo (*Solanum americanum*). These species are found naturally in Hawai‘i as well as throughout the tropics nearly worldwide and are common. Four plant species found during the survey were introduced over a thousand years ago by Polynesian voyagers: kukui (*Aleurites moluccana*), niu (*Cocos nucifera*), hau (*Talipariti tileaceum*) and ‘ihi‘ai (*Oxalis corniculata*). The remaining 123 species were non-native plants, including some useful forage grasses, but many are considered to be agricultural or roadside weeds.

All of the mammals recorded are common non-native species of no particular concern. None of the endangered Hawai‘ian hoary bats were detected during the survey. Birdlife is dominated by widespread introduced species. While no protected seabirds were found on the property, the ‘ua‘u and ‘a‘o are known to overfly the area between the months of March and November.

Three native insects were recorded during the survey. The indigenous dragonflies, the globe skimmer and the green darner are both widespread and common, both in Hawai‘i and elsewhere, and are of no particular conservation concern. The Blackburn’s sphinx moth, however, is an endangered species and is of special concern. Just two individuals of its preferred host plants, the tree tobacco, were found on the northern end of the sugar cane fields at the base of a stockpiled sand pile. These two plants were carefully examined for eggs, larvae or signs of feeding. One plant was found to have two mature eggs on separate leaves. The eggs had

turned brown, indicating they were ready to hatch out young larvae. Tree tobacco plants are not native to Hawai'i, but fall under the protection of the Endangered Species Act (1973) during the period of their association with the Endangered Blackburn's sphinx moth. The occurrences of the non-native amphibians, reptiles and mollusks are of no particular interest or concern.

Potential Impacts and Mitigation Measures. As a result of the above findings it is determined that there is little of botanical concern and that the proposed project is not expected to have a significant negative impact on the botanical resources in this part of Maui. No recommendations with regard to plants are deemed appropriate or necessary.

With respect to the 'ua'u and 'a'o which are known to overfly the property, it is recommended that any significant outdoor lighting be shielded to direct the light downward so that it is not visible from above. This is because the 'ua'u and 'a'o are easily confused and distracted by bright lights and often crash to the ground, where they are particularly vulnerable to being run over by vehicles or killed by predators.

As for the presence of the two tree tobacco plants, one of which was host to two mature Blackburn's sphinx moth eggs, Hobdy recommended that this occurrence be reported to the U.S. Fish and Wildlife Service so that the required protections and management actions could be clarified.

In a December 15, 2015 e-mail to Planning Consultants Hawai'i LLC, the U.S. Fish and Wildlife Service provided the following guidance to mitigate impacts to the Blackburn's sphinx moth that might exist on the WCT property (See Appendix L):

1. Survey protocol

Surveys for Blackburn's sphinx moth and its potential host plants will be conducted by a qualified individual during the wettest portion of the year (Hawai'i Island: January to April; Maui North shore: November to April; rest of Maui: October to April – early surveys can be done if there have been Kona storms), approximately four to eight weeks following a significant rainfall event. In some cases, multiple surveys may be recommended.

If *Nothoctrum sp.* or *N. glauca* are detected during surveys, the plants will be visibly marked with flagging and the following documented: 1) general larval plant density; 2) proximity of larval plants to project sites; 3) average height of the larval plants; 4) signs of larval feeding damage on leaves; and 5) presence of Blackburn's sphinx moth larvae on leaves.

2. Avoidance and minimization

N. glauca frequently occurs in disturbed areas. Blackburn's sphinx moth adults lay eggs on *N. glauca* and moth larvae feed on the leaves of the plant before they crawl from the plant and burrow into the soil or crevices in rock where they pupate for up to a year or longer. They are most likely to pupate within 33 ft. (10 m) of the larval host plant, although they may transit farther over paved and hardened surfaces to find a suitable site to enter the ground. The minimization measures below are conservative because our understanding of the species' resource limitations and behavior is limited. Clearing of the *N. glauca* would be completed using the following safeguards to ensure the potential for direct effects to Blackburn's sphinx moth eggs, larvae, and pupae are minimized:

- If *N. glauca* is less than three feet in height and no Blackburn's sphinx moth eggs, larvae, or signs indicating the possibility of pupating larvae (such as frass, chewed stems or other browsing characteristics) are detected, the entire plant(s) may be removed and the soil within 33 ft. (10 m) may be disturbed.
- If *N. glauca* is more than three feet in height, it is possible that the signs of Blackburn's sphinx moth foraging have been shed and pupating larvae may be in the ground in the area beneath the plant(s). Therefore, if there are no signs of Blackburn's sphinx moth on *N. glauca* more than three feet in height, the above-ground portion of the plant(s) may be cut off and removed and the following measures implemented to minimize the potential for future use of the plant by Blackburn's sphinx moth and potential impact to a pupae that may already be in the soil near the plant:
 - Stems will be treated with herbicide or re-trimmed to prevent leaf growth and potential use by the Blackburn's sphinx moth.
 - A 33-ft (10-m) disturbance-free buffer will be established around the plant's location for one year. After one year, the plant roots may be removed and

the soil disturbed if necessary. The one-year waiting period will ensure any larvae pupating in the soil will have pupated and emerged from the soil prior to disturbance of the plant(s) or soil.

In accordance with the U.S. Fish and Wildlife's guidance, a qualified biologist will be retained to resurvey the previously identified Tree Tobacco (*N. glauca*) plants, and immediate area, for the presence of Blackburn's sphinx moth larvae. Depending upon the height of the tree, and the presence or absence of the Blackburn's sphinx moth, the prescribed mitigation measures documented above will be adhered to. Based upon the guidance provided, the Applicant understands that by implementing the necessary mitigation measures, the presence of the host Tree Tobacco plant and Blackburn's sphinx moth should not constrain development of the project site.

Draft Environmental Impact Statement
Volume 2 of 3

Waikapū Country Town

Applicant:

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Hawaii, LLC

January 2016

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ACRONYMS AND ABBREVIATIONS

AAQS	Ambient Air Quality Standards
ac	acre
ADF	Average Daily Flow
ADT	Average Daily Traffic
ALISH	Agricultural Lands of Importance to the State of Hawai'i
AMI	Area Median Income
AMLS	Above Mean Sea Level
BMP	Best Management Practices
BWS	Board of Water Supply (County of Maui)
CDP	Census Defined Place
CFS	Cubic Feet per Second
CIA	Cultural Impact Assessment
CIP	Capital Improvement Program
CIZ	Change in Zoning
CML	Central Maui Landfill
CPA	Community Plan Amendment
CSD	Conservation Subdivision Design
CWB	Clean Water Branch
CWRM	Commission on Water Resource Management
CZM	Coastal Zone Management
DBA	District Boundary Amendment
DBEDT	Department of Business, Economic Development and Tourism (State of Hawai'i)
DBL	Decibel Level
DEM	Department of Environmental Management (County of Maui)
DEIS	Draft Environmental Impact Statement
DHHC	Department of Housing & Human Concerns (County of Maui)
DLNR	Department of Land and Natural Resources (State of Hawai'i)
DOE	Department of Education (State of Hawai'i)
DOFAW	State of Hawai'i Division of Forestry and Wildlife
DOH	Department of Health (State of Hawai'i)
DPR	Department of Parks and Recreation (County of Maui)
DOT	Department of Transportation (State of Hawai'i)
DPW	Department of Public Works (County of Maui)
DU	Dwelling Units
DWS	Department of Water Supply (County of Maui)
EA/EISPN	Environmental Assessment/Environmental Impact Statement Preparation Notice
EIS	Environmental Impact Statement

ESP	Endangered Species Act
ESCP	Erosion and Sediment Control Plan
FEIS	Final Environmental Impact Statement
EISPN	Environment Impact Statement Preparation Notice
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
GPAC	General Plan Advisory Committee
GPD	Gallons per day
GPM	Gallons per minute
HAR	Hawai'i Administrative Rules
HC&S	Hawai'i Commercial & Sugar Company
HCZMP	Hawai'i Coastal Zone Management Program
HDOT	Hawai'i Department of Transportation
HRS	Hawai'i Revised Statutes
HTCO	Hawai'ian Telcom
HUD	U.S. Department of Housing and Urban Development
IcB	ʻĪao Clay, 3 to 7 percent slopes
ISWMP	Integrated Solid Waste Management Plan
KWWTF	Kahului Wastewater Treatment Facility
KPWR	Keālia Pond Wildlife Refuge
kV	Kilovolt
LCA	Land Commission Award
LEED-ND	Leadership in Energy and Environmental Design – New Development
LID	Low Impact Development
LOS	Level of Service
LSB	Land Study Bureau
LUC	Land Use Commission (State of Hawai'i)
MCC	Maui County Code
MECO	Maui Electric Company
MG	Million gallons
MGD	Million gallons per day
MIP	Maui Island Plan
MMA	Maui Market Area
MPC	Maui Planning Commission
MPD	Maui Police Department
MSL	Mean Sea Level
MVA	Megavolt Amperes
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System

NFIP	National Flood Insurance Program
NRCS	Natural Resources Conservation Service
OEQC	Office of Environmental Quality Control (State of Hawai'i)
OHA	Office of Hawai'ian Affairs
OP	Office of Planning
PCB	Polychlorinated biphenyls
PD	Project District
PDER	Preliminary Drainage & Engineering Report
PpA	Pulehu silt loam, 0 to 3 percent slopes
PtB	Pulehu cobbly clay loam, 3 to 7 percent slopes
PV	Photovoltaic
RGB	Rural Growth Boundary
ROW	Right-of-Way
SCS	Soil Conservation Service
SF	Square Feet
SFHAD	Special Flood Hazard Area Development
SGR	Student Generation Rate
SHPD	State Historic Preservation Division (Hawai'i)
SLUC	State Land Use Commission
SMA	Special Management Area
STIP	State Transportation Improvement Program
STB	Small Town Boundaries
State	State of Hawai'i
TIAR	Traffic Impact Analysis Report
TMK	Tax Map Key
UBC	Uniform Building Code
UGB	Urban Growth Boundary
USDA	United States Department of Agriculture
USDW	Underground Sources of Drinking Water
USGS	United States Geological Survey
W	Water>40 acres
WCT	Waikapū Country Town
WKCP	Wailuku-Kahului Community Plan
WvB	Wailuku silty clay, 3 to 7 percent slopes
WvC	Wailuku silty clay, 7 to 15 percent slopes
WUDP	Water Use and Development Plan
WWPS	Wastewater Pump Station
WWRF	Wastewater Reclamation Facility
WWTP	Wastewater Treatment Plant



CHAPTER V
**Affected Human Environment, Potential
Impacts and Mitigation Measures**



V. AFFECTED HUMAN ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. HUMAN ENVIRONMENT

1. Surrounding Land Uses

Existing Conditions. The project site is bound to the south by agricultural lands that are owned by the Applicant. These lands are leased by HC&S for sugar cane cultivation. To the west are agricultural lands that rise to the base of the West Maui Mountains. These lands are used for diversified agriculture and grazing cattle. To the east are agricultural lands that were recently acquired by the County of Maui for a County baseyard and regional park complex. Beyond the County owned property is agricultural land that A&B Properties proposes to develop. The proposed A&B development, known as Wai`ale, may include up to 2,550 residential units together with civic and commercial uses. In 2014 A&B Properties obtained a State Land Use Commission District Boundary Amendment from Agriculture to Urban to support the Wai`ale Development. To the north is the Waikapū Stream, which separates the proposed development from Waikapū Town. Waikapū Town is comprised mostly of single-family residences. Many of these residences were constructed from the early 1900s through the 1950s for workers of the Wailuku Sugar Company. The older neighborhoods are located along East and West Waiko Roads and are bound by the Waikapū Cemetery to the east, the Waikapū Stream to the south, and the mauka reaches of West Waiko Road. In recent years development has begun to stretch north, towards Wailuku, both mauka and makai of Honoapi`ilani Highway.

Potential Impacts and Mitigation Measures. The project area is located within the MIPs Small Town Growth Boundary. The MIP describes Waikapū Country Town as a “self-sufficient small town with a mix of single-family and multi-family housing units in a walkable community that includes affordable housing in close proximity to Wailuku's employment centers” The

Waikapū area is an evolving community. The immediate area has seen several new housing developments built-over over the prior decade. These subdivisions have predominantly served the local market rather than off-shore buyers. With the planned development of Wai`ale and the WCT, Waikapū will evolve to become a more complete community, supportive of a concentration of residential housing, public facilities such as parks and schools, shopping, employment and infrastructure to become a more independent small town. The direct, indirect and cumulative impacts associated with the region's growth is discussed in Chapters IV through VI of the DEIS.

2. Air Quality

Existing Conditions. An Air Quality Study was conducted by B.D Neal & Associates to examine the potential short- and long-term air quality impacts that could occur as a result of the construction and operation phases of the development and suggests mitigation measures to reduce any potential air quality impacts where possible and appropriate (**See:** Appendix C, "Air Quality Study").

Both Federal and State standards have been established to maintain ambient air quality. Seven parameters are regulated: particulate matter, sulfur dioxide, hydrogen sulfide, nitrogen dioxide, carbon monoxide, ozone, and lead. State of Hawai'i air quality standards are either equally or more stringent than the comparable national standards. Hawai'i air quality standards are comparable to the national standards except those for nitrogen dioxide and carbon monoxide which are more stringent than the national standards.

Regional and local climate together with the amount and type of human activity generally dictate the air quality of a given location. The climate of the project area is very much affected by its elevation near sea level and by nearby mountains. The predominant trade winds tend to be channeled through the area by the mountains to the east and west. Temperatures in the project area are generally very consistent and warm with average daily temperatures ranging from about 68°F to 81°F. A generally semi-arid climate pertains. The project site receives its highest rainfall during the winter and lowest rainfall during the summer. Throughout the year rainfall is relatively low, averaging approximately 20- to 30-inches per year, with the monthly average ranging from 0.25 inches in August to approximately 5-inches in January.^{ix}

At 30-feet above the ground, wind speeds across the site range from about 5.5 meters per second to 7.5 meters per second, which is approximately 12 to 17 miles per hour.^x Except for periodic impacts from volcanic emissions (vog) and possibly occasional localized impacts from traffic congestion and local agricultural sources, the present air quality of the project area is believed to be relatively good. There is very little air quality monitoring data from the Department of Health for the project area, but the limited data that are available suggest that concentrations are generally within state and national air quality standards. During this study's air quality modeling, it was determined that present 1-hour and 8-hour worst-case carbon monoxide concentrations are well within both the state and the national ambient air quality standards.

Potential Impacts and Mitigation Measures. There may be some short- and/or long-term impacts on air quality that may occur either directly or indirectly as a consequence of project construction and use. Short-term impacts from fugitive dust could occur during the project construction phases. To a lesser extent, exhaust emissions from stationary and mobile construction equipment, from the minor disruption of traffic, and from workers' vehicles may also affect air quality during the period of construction.

State air pollution control regulations require that there be no visible fugitive dust emissions at the property line. Therefore, an effective dust control plan must be implemented to ensure compliance with state regulations. Fugitive dust emissions can be controlled to a large extent by the following types of BMP's:

- Watering of active work areas;
- Using wind screens;
- Keeping adjacent paved roads clean; and
- Covering of open-bodied trucks.

Other dust control measures to consider include:

- Limiting the area that is disturbed at any given time;
- Mulching or chemically stabilizing inactive areas that have been worked; and

- Paving and landscaping of project areas early in the construction schedule will also reduce dust emissions.
- Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular routes, and locating potential dust-generating equipment in areas of least impact;
- Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and

Exhaust emissions can be mitigated by moving construction equipment and workers to and from the project site during off-peak traffic hours.

To assess the potential long-term impact of emissions from project-related motor vehicle traffic operating on roadways in the project area after construction is completed, a computerized air quality modeling study was undertaken. The air quality modeling study estimated current worst-case concentrations of carbon monoxide at intersections in the project vicinity and predicted future levels both with and without the proposed project. During worst-case conditions, model results indicated that present 1-hour and 8-hour worst-case carbon monoxide concentrations are well within both the state and the national ambient air quality standards.

In the year 2026 without the project, worst-case carbon monoxide concentrations were predicted to decrease (improve) despite an increase in traffic, and concentrations would remain well within standards. This is because emissions from the increase in traffic will be more than offset by the retirement of older, more-polluting vehicles over time. With the project in the year 2026 and with proposed roadway improvements, estimated worst-case carbon monoxide concentrations indicated only minimal or no impact compared to the without project case. Concentrations would remain well within standards. Due to the negligible impact the project is expected to have, implementing mitigation measures for long-term traffic-related air quality impacts is unnecessary and unwarranted.

3. Noise Quality

Existing Conditions. The noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and

heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area's aesthetic appeal.

A Noise Assessment Report was prepared by D.L. Adams & Associates to describe the existing and future traffic noise levels in the environs of the project site. Traffic noise level increases and impacts associated with the project were determined within the project site and along public roadways servicing the development. Impacts from on-site activities and short-term construction noise at the project site were also assessed. Recommendations for minimizing noise impacts are also provided (See: Appendix D, "Noise Assessment Report").

The project area is currently exposed to varying daytime ambient noise levels, depending on the proximity to major roadways. The areas adjacent to Honoapi'ilani Highway experience the highest ambient noise levels during peak traffic hours where vehicular traffic noise is the dominant noise source.

Ambient noise levels range from 53 to 64 dBA adjacent to Honoapi'ilani Highway. The ambient noise environment is relatively low in areas that are far from the major roadways. The areas adjacent to Honoapi'ilani Highway experience the highest ambient noise levels during peak traffic hours where vehicular traffic noise is the dominant noise source. The results from the long-term noise measurements conducted at the WCT site indicate that the existing day-night level is less than 60 dBA for areas located beyond 65 feet from the edge-of-pavement of Honoapi'ilani Highway. Therefore, the noise levels for a majority of the project site are within the HUD site acceptability standards, which state a design goal of $L_{dn} \leq 65$ dBA for the exterior noise level. The noise sources that exist throughout the project site include traffic, wind, birds, occasional aircraft flyovers, and construction equipment.

Potential Impacts and Mitigation Measures. The Noise Assessment Report (See Appendix D) addresses the following noise related impacts:

- Construction phase impacts to neighboring properties and residents of the project;
- Operational phase impacts from project generated traffic and stationary mechanical equipment; and
- Impacts to residents of the project from internal and external vehicular traffic.

Construction Phase Traffic Impacts

The various construction phases of the project will generate significant amounts of noise. Depending on when construction occurs, the WCT development may impact existing adjacent properties, such as the homes and businesses adjacent to Honoapi'ilani Highway and Waiko Road. Similarly, residences from the initial phases may be impacted by construction noise from subsequent phases due to their proximity to the construction site.

Development of the project areas will involve excavation, grading, and other typical construction activities during construction. The use of impact equipment is not anticipated. The actual noise levels produced during construction will be a function of the methods employed during each stage of the construction process. Earthmoving equipment, e.g., bulldozers and diesel-powered trucks, will probably be the loudest equipment used during construction. In cases where construction noise is expected to exceed the HDOH "maximum permissible" property line noise levels, a permit must be obtained to allow the operation of construction equipment.

Prior to issuing the noise permit, HDOH may require action by the contractor to incorporate noise mitigation into the construction plan. HDOH may also require the contractor to conduct noise monitoring or community meetings inviting the neighboring residents and business owners to discuss construction noise. The contractor should use reasonable and standard practices to mitigate noise, such as using mufflers on diesel and gasoline engines, using properly tuned and balanced machines, etc. However, HDOH may require additional noise mitigation, such as temporary noise barriers, or time of day usage limits for certain kinds of construction activities. Table 24 identifies standard construction noise source control methods.

Table 24: Construction Noise Source Control Methods

Construction Noise Source Control Methods	
Scheduling	Limit activities that generate the most noise to less sensitive time periods (e.g. daytime hours).
Substitution	Use quieter methods/equipment when possible (i.e. low noise generators, smaller excavators, etc.).

Construction Noise Source Control Methods	
Exhaust Mufflers	Install quality mufflers on equipment
Reduced Power	Use smallest size and/or lowest power as required.
Options	
Quieter Backup Alarms	Install manual adjustable or ambient sensitive alarms. Do not use backup alarms during night work.
Motors	Insulate or enclose motors
Equipment Selection	Electric equipment is quieter than pneumatic equipment
Equipment Retrofit	Rubber chucks in jackhammers
Equipment Maintenance	Sharpen and balance tools, repair silencing equipment, replace worn parts and open airways
Staging Area	Maximize the distance between the construction staging areas and nearby receptors to the greatest extent possible

Mechanical Equipment

Expected mechanical equipment may include air handling equipment, condensing units, refrigeration units, etc. Noise from this mechanical equipment at the commercial, mixed-use, and school sites could significantly impact the proposed adjacent noise sensitive residential areas. The HDOH Community Noise Rule stipulates maximum permissible noise limits at the property line for mechanical equipment. The noise limits are 60 dBA during the day and 50 dBA during the night for business and commercial areas. Mitigation of mechanical noise to meet the HDOH noise rules should be incorporated into the project design. For mixed zoning districts, the primary land use designation is used to determine the maximum permissible noise limits. However, the HDOH takes into consideration background noise levels when assessing noise infractions.

The build out of residential units in the may also incorporate stationary exterior mechanical equipment. For single family homes, noise limits are 55 dBA during the day and 45 dBA during the night. For multi-family homes, noise limits are 60 dBA during the day and 50 dBA during the night. As with the commercial build out, the design and selection of exterior mechanical equipment for the residential units must comply with the HDOH property line noise limits.

Impacts from On- and Off-site Traffic

Future year traffic projections show that the FHWA maximum noise limit of 67 dBA will be satisfied for homes that are located more than 60 feet from the edge-of-pavement of Honoapiʻilani Highway. Although the FHWA criteria is not a regulatory requirement for this project, as it has no authority to enforce land use, its noise limit criteria is recommended by the FHWA to be used as a guideline for consideration of land use and the impact of traffic noise.

The projected traffic volumes and speed limits on the future roadways that provide access to the WCT are not significant enough to generate noise levels greater than 60 dB at the adjacent residential property lines. This is true for the main access roads off of Honoapiʻilani Highway as well as the future Waiʻale Road extension.

The results from the long-term noise measurements conducted at the WCT site indicate that the existing day-night level is less than 60 dBA for areas located beyond 65 feet from the edge-of-pavement along Honoapiʻilani Highway. Therefore, the noise levels for a majority of the project site are within the HUD site acceptability standards, which state a design goal of $L_{dn} \leq 65$ dBA for the exterior noise level.

Residences within the WCT development that are located along Honoapiʻilani Highway and the major perimeter roadways will be exposed to elevated traffic noise. HUD site acceptability standards must be satisfied by providing minimum setback distances or other traffic noise mitigation measures in order to reduce the noise impact to these homes.

Vehicular traffic noise from Honoapiʻilani Highway may impact the proposed development unless noise mitigation is considered. Table 25 identifies the minimum setback distances to satisfy the HUD Site Accessibility Standards.

Table 25: Minimum Setback Distances to Satisfy HUD Site Acceptability Standards

Minimum Setback Distances to Satisfy HUD Site Accessibility Standards	
Roadway	Setback

Honoapiʻilani Highway	60 feet
Future Waiʻale Road Extension	None Required
Future Main Street	None Required
Future Collector and Minor Streets	Non Required

The guidelines listed below are general in nature and should be applied where residential housing is constructed within the setback limits listed above and noise mitigation becomes necessary. The following are effective noise mitigation measures.

- Construct barrier walls and/or earthen berms along roadways.
- Air-condition buildings instead of relying on natural ventilation.
- Acoustically soften interior spaces by the addition of thick carpeting with a padding underlayment, an acoustical tile ceiling, louvered closet doors, etc.
- Use exterior wall constructions which exhibit high noise reductions.

Typical exterior-to-interior noise reductions for naturally ventilated homes, i.e., with open windows, are approximately 9 dB. Adding absorption to interior spaces, (acoustically softening), can further reduce the noise levels 1 to 5 dB, depending upon the absorption initially present, and the amount of absorption added to the space. Air-conditioned or mechanically ventilated homes will also typically exhibit higher exterior-to-interior noise reductions achieved by several types of building constructions.

4. Historical and Archaeological Resources

Existing Conditions. Archaeological Services Hawaiʻi, LLC conducted an archaeological inventory survey (AIS) of the subject parcels to be developed (TMK’s 3-6-002:003; 3-6-004:003, 006; and 3-6-005:007) (**See:** Appendix E, “Archaeological Inventory Survey”). The AIS was conducted to determine the presence/absence, extent, and significance of historic properties within the project area and to formulate future mitigation measures for these remains.

For the purpose of conducting the AIS, the project area was divided into five areas of analysis based primarily on the TMK’s. These areas are described below (**See:** Figure 32, AIS Site Survey Map).

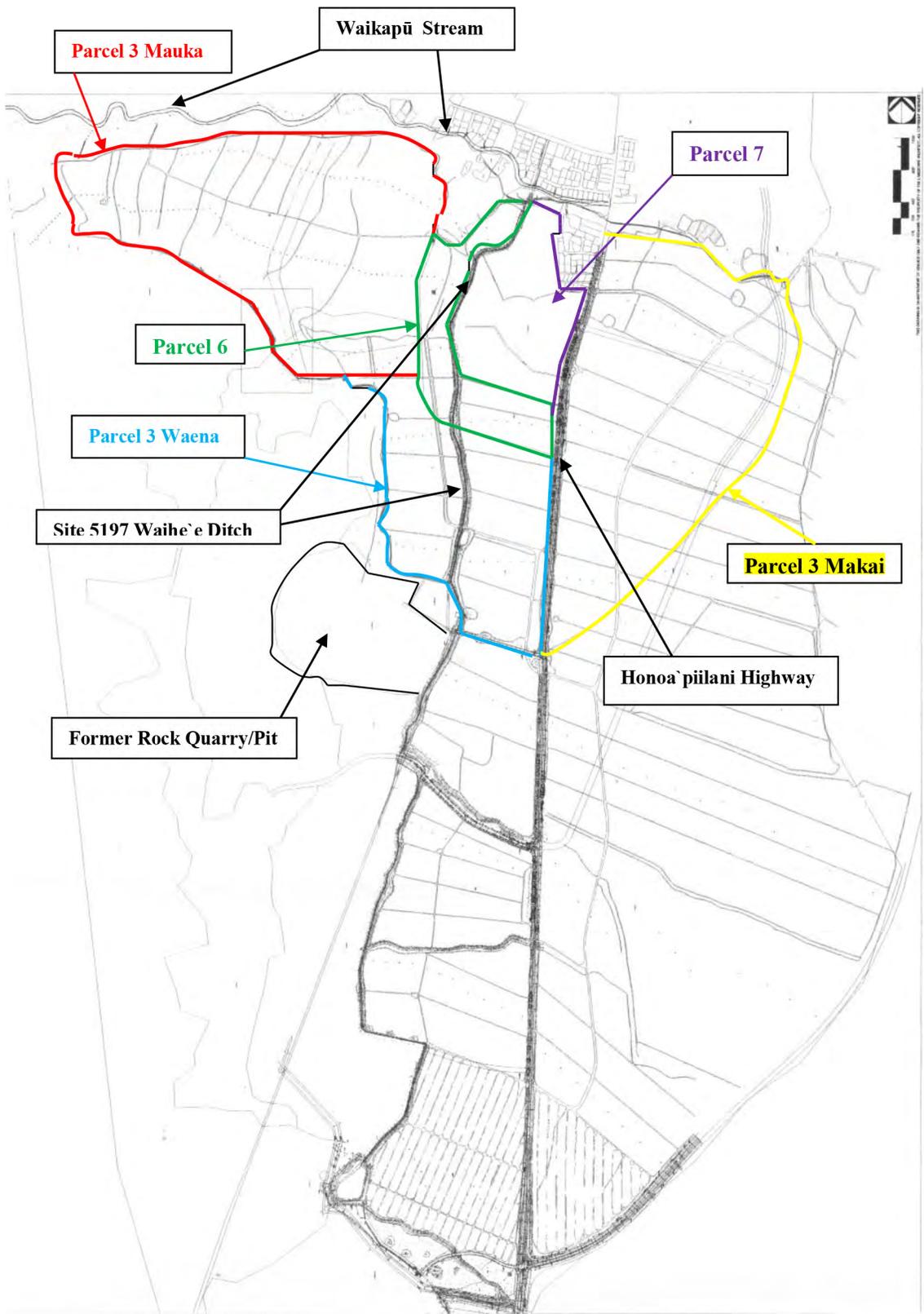


Figure 6. Location of Project Area on Topographic Map of Waikapū Partners Landholdings (also shown are cane field roads)

Parcel 3 Mauka

Parcel 3 Mauka is the northern portion of TMK 3-6-004:003 and comprises approximately 180 acres that defines the northwestern portion of the project area. Parcel 3 Mauka is currently utilized as pastureland, but was formerly fallow sugarcane.

Parcel 3 Waena

Parcel 3 Waena is the southern portion of TMK 3-6-004:003 and comprises approximately 70-acres. Site 5197 (Waihe`e Ditch) bisects the parcel north/south. Parcel 3 Waena is currently utilized as active sugarcane, pastureland and small scale agriculture.

Parcel 3 Makai

Parcel 3 Makai is a portion of TMK 3-6-002:003 and comprises approximately 250 acres. Parcel 3 Makai is cultivated in active sugarcane.

Parcel 6

Parcel 6 is an L-shaped parcel identified as TMK 3-6-005:006 and consists of 52.976 acres. The northern third of Parcel 6 is currently utilized as pastureland and was formerly fallow sugarcane; the central portion is in small scale agriculture for vegetables and fruit trees, and the southern third is active sugarcane.

Parcel 7

Parcel 7 is within the central portion of the overall project area and consists of the 59.054 acres which constitutes TMK 3-6-005:007 and the MTP. This parcel is enclosed by Waihe`e Ditch to the west; Honoapi`ilani Highway and residential development to the east; existing rural and residential lots to the north and Parcel 6 to the south.

HISTORIC LAND USE

The district (*moku*) of Wailuku is comprised of the following *ahupua`a*: Wai`ehu, Waihe`e, Waikapū, and Wailuku (See Figures 10 and 11 of the AIS in Appendix E of the DEIS). This region has also been referred to poetically as (four waters) (Nā Wai `Ehā and Elbert 1986: 377). The

land that encompasses the Wailuku District was extremely fertile with an abundance of water; thus, enabling large scale cultivation of *kalo* (taro).

The Waikapū Stream supported major irrigation systems with numerous pondfields (*lo'i*) and irrigation canals/ditches (*'auwai*), as well as agricultural crops and animal husbandry practices evidenced by LCA testimony during the Māhele and early map documentation (Figure 13 of the AIS). Subsequently, by the late-1800s the Waikapū Stream utilizing the same *'auwai* irrigation systems contributed to sugarcane cultivation that expanded far beyond the valley.

LAND TENURE

The entire Waikapū *ahupua`a* is comprised of 15,684 acres. There were 121 claims heard for Waikapū during the Māhele of 1845 (Creed 1993). Of these claims, 100 or 82% were awarded. Of these awards, the claimants listed in descending order the following land usage, *lo'i*, *kula*, house lot, salt, *wauke*, Hala, unspecified, potato, pig, sugar, fish, banana and a bull pen. Based on Creeds analysis, *lo'i* constituted the vast majority with 50%, *kula* 2.1%, house lots (1.8%) and the remaining less than 0.5%.

An analysis was conducted of the historic land tenure for the five specific project areas comprising the subject property. The assessment helped to determine the placement of back trenches for subsurface testing. The analysis produced the following documentation:

Parcel 3 Mauka

A total of twenty-eight (28) LCA's and seven (7) Grants were identified. Of the LCA claims, the majority were for *lo'i* (n=21), *kula* (n=11), house lots (n=5) and *hala* (n=5). For the seven grants, only two had land use which was for sugarcane at Grant 1844 *'āpana* 1 and 2.

In Parcel 3 Waena

No LCA or Grants were documented.

Parcel 6

A total of nineteen (19) LCA's and one (1) Grant were identified within this area. For the nineteen *Kuleana* claims, two had no information, *lo`i* were represented by 16, *kula* (n=7), house lots (n=3) and one no information. The Grant (GR 3152) was to Cornwell but no land use information was available.

Parcel 7

There were eleven (11) Land Commission Awards and 8 Grants within this area. For the *Kuleana* claims there were *lo`i* (n=7), house lots (n=6), *kula* (n=2), sugarcane (n=1) and *`auwai* (n=1). Of the eight Grants, only 2 had information which consisted of sugarcane.

Parcel 3 Makai

No Land Commission Awards were claimed and a total of one (1) Grant was identified within this section and consisted of a reservoir and sugarcane.

As exemplified in the land use tables and Figures 14 and 15 of the AIS (**See:** Appendix E, "Archaeological Inventory Survey"), other post-Contact land use consisted of the commercial production of sugarcane. The earliest commercial sugar production on Maui Island began in Wailuku in 1823 when Hungtai Sugar Works was founded by Chinese merchants. Wailuku Sugar Company was started in November of 1862 by James Robinson and Company, Thomas Cumming, J. Fuller, and C. Brewer and Company. In 1865, C. Brewer and company acquired controlling interest, with Robinson and Company and Cumming as the minority stockholders. In 1894, the Waihe`e Sugar Company and the Waikapū Sugar Company were bought out by the Wailuku Sugar Company. To assist in the infrastructure of sugarcane production, railroad construction was initiated in 1895. At this same time, political and economic issues surrounding water-rights emerged to the forefront (Donham1989:15). In the 1980's, the Wailuku Sugar Company converted to the Wailuku Agribusiness in order to diversify agricultural production.

TRADITIONAL SETTLEMENT PATTERNS

As noted, the current project area is situated along the foothills of the West Maui Mountains in the Waikapū *ahupua`a*. Previous archaeological investigations, coupled with the history of the

area focusing on previous land use, topographic features and ethno-historic accounts, can be used to develop a general predictive model for traditional Hawaiʻian settlement and subsistence patterns for the project area. The general region, including and encompassing the current project area, is referred to and appears to have once been part of a large wetland taro production area:

...Spreading north and South from the base of Waikapū to a considerable distance below the valley are the vestiges of extensive wet-taro plantings, now almost obliterated by sugar-cane cultivation; a few here and there are preserved in plantation camps and under house and garden sites along the roads. Among these gardens there were, in 1934, a few patches of dry Japanese taro. Far on the north side, just above the main road and at least half a mile below the entrance to the canyon, an extensive truck garden on old terrace ground showed the large area and the distance below and away from the valley that was anciently developed in terraced taro culture. On the south side there are likewise several sizable kuleanas where, in 1934, old terraces were used for truck gardening. In the largest of these a few old patches were flooded and planted with Hawaiʻian taro, and there was some dry Japanese taro. Several terraces were used as ponds planted with lotus for their edible seed. There were probably once a few small terraces on the narrow level strip of the valley bottom in the lower canyon... (Handy and Handy 1972:497).

A hypothetical model for traditional Hawaiʻian settlement was developed by Kirch (1985) and Cordy (1978). According to this postulation, the project area would have been an ideal setting for early Hawaiʻian permanent habitation. Utilizing dates from other Hawaiʻian Islands, Cordy postulated that initial pre-Contact settlement in lower valleys and coastal regions occurred from 300 to 600 A.D. and by 1000 A.D. fishponds, protected bays, and religious structures.

The subject area contains a dominant waterway, Waikapū Stream with rich alluvial soils. Traditionally, this stream would have been utilized to create extensive irrigation systems containing numerous pondfields with associated *ʻauwai*. This stream not only supported the main dietary staple, *loʻi kalo*, but also *maiʻa* (bananas), *ʻuala* (sweet potatoes), *kī* (ti) and trees

such as *niu* (coconuts), *wauke* (paper mulberry) and *lau hala*, but was also the freshwater source for the Keālia Ponds.

Habitation and religious structures, along with agricultural sites would have been distributed near the *lo`i* patch and down by the shore for marine exploitation, fish pond maintenance and the collection of salt at the salt pans of Mā`alaea and/or Keālia. Historically, the water source would have been important for some of the same reasons but habitation structures would also have been established around towns, railroads and plantation camps. By reviewing old maps and the Māhele record, the historic settlement patterns can be discerned. Conversely, through these archival records and archaeological investigations, the traditional settlement patterns can merely be inferred.

SITE EXPECTABILITY

Since these earlier studies, numerous archaeological studies have been conducted in the Waikapū and Wailuku *ahupua`a*. The majority of the studies have been implemented based on requirements set forth in the laws pertaining to the environmental impact of proposed development. A significant portion of development has occurred in areas of fallow pineapple and sugarcane. The impact of commercial agriculture on archaeological sites located in non-sand substrates located below 500 feet amsl appears to be severe and has resulted in the complete destruction of a significant portion of pre-contact sites. In areas that contain a sand matrix, intact, previously disturbed and isolated human remains have been documented. Pre-contact site components appear to have been less impacted by intensive agriculture in areas located above 500 feet amsl. Post-contact sites in the region are typically associated with agricultural activities [clearing mounds, water diversion structures (flumes and ditches), habitation, roads, and railroads] and ranching activities (walls).

Based on the aforementioned background information and settlement patterns, the type of sites and/or features that may be encountered within the project area would be associated with traditional and historic habitation, as well as agricultural and animal husbandry sites. Due to the extensive grading activities associated with sugarcane cultivation and the construction of the MTP commercial buildings, no surface structural remains associated with the pre-Contact and

post Contact areas are anticipated; however, features associated with sugarcane cultivation are likely. Remnant subsurface historic properties may include rock alignments, buried cultural deposits, pits and human burials. The likelihood of encountering these subsurface features throughout will be dependent upon the depth of the sugarcane till zone.

AIS FINDINGS

Archaeological procedures were conducted intermittently from February through June 2013 by supervisor Ms. Diane Guerriero (B.A.) and archaeological personnel Ms. Rochelle Barretto. Overall direction and coordination was performed by Ms. Lisa Rotunno-Hazuka (B.A.) and the Principal Investigator was Mr. Jeffrey Pantaleo (M.A.).

The AIS fieldwork consisted of a pedestrian survey and subsurface exploration through the execution of 150 backhoe test trenches within the five aforementioned zones. The following historic properties were identified (See: Figure No. 33, Historic Properties Identified during AIS):

- Sites 50-50-04-7881-7884 (formerly TS1, 3-5) comprised of 19 subcomponent features were newly recorded with the majority related to sugarcane cultivation.
- Site 5197 Waihe`e Ditch is extant within the central portion of the project area and was also recorded.
- Site 7881 Features 1-18 consists of concrete lined ditches, sluice gates, dirt culverts with concrete lined headwalls.
- Site 7882 (TS3) is a disturbed, historic L-shaped retaining wall.
- Site 7883 (TS3) comprises a World War II bunker.
- Site 7884 Features 1- 3 (TS 2 and 5) are secondarily deposited historic materials recorded at three localities within the project area.

Potential Impacts and Mitigation Measures. During the investigation, no evidence of traditional Hawai‘ian activities, with the possible exception of Site 7882 (remnant retaining wall or terrace) was recorded. These negative results are primarily due to the compounded disturbances from sugarcane cultivation, historic habitation and modern land use; and possibly the inherent bias of random sampling during the inventory survey testing.

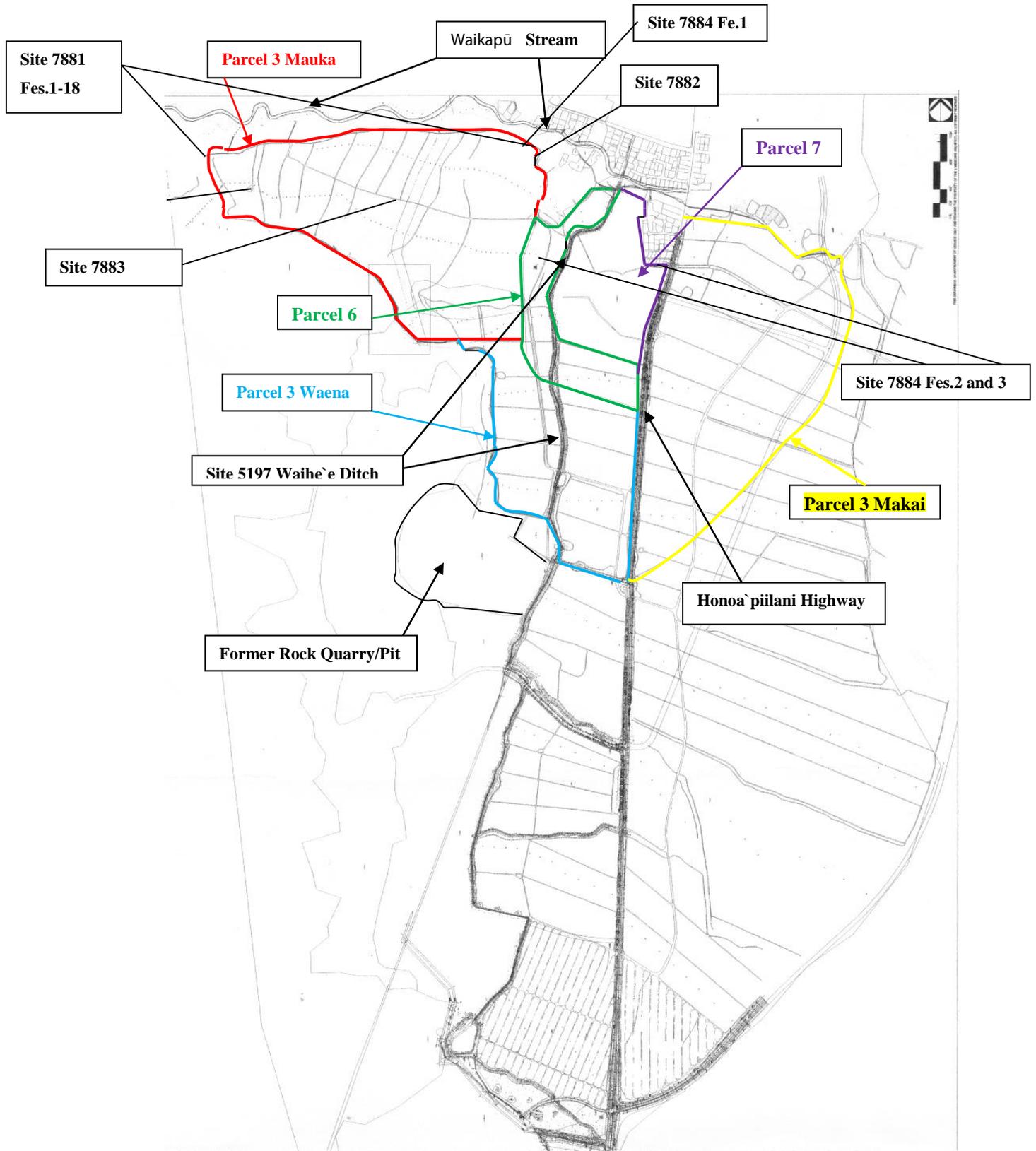


Figure 33: Historic Properties Identified during AIS

Sites 7881-7884 are considered significant under Criterion D, and one historic property, Site 7883 may be considered significant under Criterion C.

Site 7881 Features 1-18 is comprised of historic agricultural irrigation features consisting of a reservoir, concrete and earthen ditches, as well as sluice gates. These features are located along the northern boundary of Parcel 3 Mauka outside the proposed A.P.E. and will not be adversely affected.

Site 7882 is a remnant L-shaped retaining wall or terrace also located in the Parcel 3 Mauka within the northeast corner. This feature may have been constructed during the traditional period, but this supposition is inconclusive.

Site 7883 consists of a World War II bunker located within the east central portion of Parcel 3 Mauka. This site has been documented at the inventory level and may or may not be affected by proposed development.

Site 7884 comprises surficial scatters of historic domestic refuse (Features 1 and 2) and Feature 3 is a small historic trash dump, likely associated with former habitation.

A section of Site 5197 Waihe`e Ditch bisects the central portion of the project area in a north/south direction. This historic property was also recorded during the current undertaking and may be covered (though continue to be operational) during construction.

Based on the proposed development plan, Site 7884 Features 2-3 (historic trash scatter and refuse pit); a section of Site 5197 (Waihe`e Ditch) and possibly Site 7883 (WWII bunker) may be adversely affected during the development activities. These aforementioned historic properties have been properly recorded and may be removed and or altered during construction; however if it is recommended that if Site 7883, the WWII bunker cannot be preserved in place within the planned development, an interpretive plaque commemorating this site should be erected. Additionally, Sites 7881 (agricultural waterways, sluice gates, reservoirs) and 7882 (L-shaped retaining wall) may be removed and or altered during construction; although no ground-altering activities are planned at this time.

Archaeological monitoring of Parcel 3 Mauka and Waena is primarily recommended for those areas which contain former LCA's and Grants, as well as extant historic properties; however spot monitoring inspections of other localities not expressed above may also be instituted. Parcels 6 and 7 contain numerous LCA's and Grants; thus monitoring will initially be full time until the nature of the subsurface conditions in relationship to the proposed ground-altering activities is determined. Similarly for Parcel 3 Makai, monitoring will initially be full-time; yet it is envisioned that the primary focus will be along the eastern and western perimeters which are close to Wai`ale and Waiko Roads, known areas to contain traditional and historic burials.

Prior to the commencement of construction, an Archaeological Monitoring Plan (AMP) detailing the localities to undergo monitoring procedures will be prepared and submitted to SHPD for review and approval.

5. Cultural Resources

A Cultural Impact Assessment (CIA) was prepared by Hana Pono, LLC to describe existing Native Hawai'ian cultural activities, practices and resources that occur on the property, potential impacts from the project, and mitigation, if necessary, to address these impacts.

The CIA was prepared in accordance with the State Office of Environmental Quality Control (OEQC), "Guidelines for Assessing Cultural Impacts". The CIA identifies traditional, historical, or other noteworthy practices, resources, sites, and beliefs attached to the project area and analyzes the impact of the proposed development on these practices and cultural features. Information was collected through extensive research of historical and literary archives and by interviewing and consulting with lineal descendants, kūpuna, and long standing residents who have in depth knowledge of the area. (See: Appendix F, "Cultural Impact Assessment", for a complete presentation of the CIA).

Description of Historical and Existing Conditions. The WCT project site has been used for agricultural purposes, primarily for sugarcane, since the 1870s. Prior to sugarcane, the lands along the Waikapū Stream, and in and around the existing Waikapū Town, were settled by native Hawaiians who cultivated lo'i kalo (wetland taro) and other traditional crops in terraced lo'i. The Waikapū Stream, one of four streams that comprise the Nā Wai 'Ehā, is an important

cultural resource to native Hawaiians, who continue to have riparian rights for agricultural purposes. There are Kuleana lots, still owned by native Hawai'ian and kama'āina families, within Waikapū and in close proximity to the Waikapū Stream. The Waikapū Stream corridor provides access to the Waikapū Valley, where native Hawai'ian groups are currently reintroducing indigenous plants and trees into the valley.

The entire project area is located within the 'ili (subdivision) of 'Aikanahā, Kaumu'ilio, Luapueo, Ko'olau, Kaloapelu, 'Āhuakōlea, Ka'ōpala, Ka'alaea, Kama'uhāli'i, Pikokū, 'Ōlohe, Waihalulu, Kama'uhāli'i, in the ahupua'a (land division) of Waikapū, moku (district) of Wailuku (Nā Wai 'Ehā), mokupuni (island) of Maui. The total land mass of the Waikapū ahupua'a, the southernmost ahupua'a in Nā Wai 'Ehā, consists of 15,684 acres from mauka to makai (mountain to the sea). The boundaries of the Waikapū ahupua'a are described in detail on page 18 of the CIA (See Appendix F).

Within the Waikapū watershed is an abundance of wai (water). Waikapū Stream was and continues to be an important cultural resource and part of the cultural landscape. Waikapū Stream flows on average of 3-4 MGD (Million Gallons per Day), which classifies it as a small perennial stream (USGS). It flows continuously above the diversions located in the stream built by the former Wailuku Sugar Company.

The upper regions of the Waikapū watershed once had an abundance of endemic and indigenous plants which were utilized for various cultural purposes by Hawaiians of the ahupua'a. The dryland forested areas were dense with koai'a (*Acacia koa*), 'a'ali'i (*Dodonaea viscosa*), and alahe'e (*Psydrax odorata*). All of these tree species would have been used for house construction. The stems of the olonā (*Touchardia latifolia*), a wet forest native plant would have been used for making cordage. Other native plants of importance that were commonly found in the Waikapū watershed was ko'oko'olau (*Bidens spp.*) and māmaki (*Pipturus albidus*), used for lā'au lapa'au (medicinal purposes). In the low lands of Waikapū, dry gulches, and at the entrance of Waikapū Valley is wiliwili (*Erythrina sandwicensis*) which was used to make papa he'e nalu (surfboards).

The interior portion of the Waikapū watershed once allowed for extensive traditional pre-contact ‘auwai (irrigation systems) which irrigated vast amounts of land for kalo cultivation. The Waikapū Stream once flowed mauka to makai through the plains of Kama‘oma‘o, into the Keālia fishpond / wetland / estuary, and emptied into Mā‘alaea Bay. Hawaiians utilized the fresh water resources of the Waikapū Stream for lo‘i kalo cultivation. Ancient ditches called ‘auwai were built to bring a portion of stream water into traditional kuleana farm lands. Conservative estimates confirm that at the time of the Māhele of 1848, over 1,400 lo‘i kalo were under cultivation throughout the Waikapū ahupua‘a on a total of about 800 acres. According to oral accounts and scientific data, Waikapū stream once also contained native stream life such as the ‘o‘opu and ‘ōpae. Gathering and eating these aquatic species helped feed the pre- and post-contact populace of Waikapū.

Waikapū Stream experienced some of the earliest impacts and changes due in part to the establishment of Maui’s first sugar plantation; Waikapū Sugar Company, started by James Louzada and Henry Cornwell. Diversions built by Wailuku Sugar Company disrupted the Waikapū Stream and cut off the mauka to makai stream flow to Keālia. Native stream life began to decline and the wetlands of Keālia, which depended upon the stream flow, started to stagnate and dry up. By the early 1900s, the cultural landscape had increasingly changed due to impacts of the sugar plantation and the amount of water used to grow sugar. A visitor to Waikapū in the late 1860s wrote,

“The vestiges of extensive wet kalo plantations, are now almost obliterated by sugar-cane cultivation; a few here and there are preserved in plantation camps and under house and garden sites along the roads. The waters of this great stream, now utilized for irrigating a great acreage of sugarcane, was formerly diverted into lo‘i.”

In 2013, there were fewer than 15 lo‘i kalo on a total of 2 acres of kuleana land that are in cultivation. By comparison, 1,400 lo‘i kalo were under cultivation 160 years ago.

There are ongoing efforts in the Waikapū ahupua‘a to revitalize the water resources of the Waikapū Stream and to restore the remaining kuleana lands with lo‘i kalo. The only remaining

intact Māhele kuleana lands within the project boundaries are those found along the Waikapū Stream. However, only one such parcel of land is being utilized in its traditional form. The upper most kuleana parcel awarded to Kupalii (LCA 3546) is being leased and managed by Hui Mālama o Waikapū where a few of the loʻi kalo have been restored as well as a native dryland koaiʻa forest. Other lands adjacent to the project area are also being revitalized and used as they once were during the Māhele. Eassie Miller Jr. and his ʻOhana are continuing to cultivate loʻi kalo and maintain their family cemetery. Across the stream is the Pellegrino ʻOhana. The Pellegrino ʻOhana is also cultivating loʻi kalo by utilizing the Waikapū Stream.

The Waikapū Stream is an important cultural resource that plays a significant role in the current traditional practices of the area. Waikapū Valley is another cultural resource which is used for traditional gathering of lāʻau lapaʻau or medicinal plants as well as native plant and tree seeds used for propagation by Hui Mālama o Waikapū and other kamaʻāina of Waikapū. Traditional varieties of kalo and maiʻa (banana) grow in areas throughout the valley and families still gather them as a food source.

The project area was impacted by plantation agriculture at a very early period of time, therefore many kamaʻāina of Waikapū have no recollection of specific traditional practices other than sugarcane cultivation and cattle grazing in the project area. Those that were interviewed during the CIA process remembered cultural practices on kuleana lands being cultivated around the project area but no accounts of traditional practices on the land being proposed for development.

There are, however, three kuleana lots still owned by descendants of the original claimant Ehunui (L.C.A. 2499 and Grant 1513) found within the lands owned by Waikapū Properties, LLC, but outside of the lands proposed for development.

Potential Impacts and Mitigation Measures. The purpose of the CIA was to investigate the impact that the WCT will have on the cultural practices and customs of the project area and surrounding lands through archival, literary, and oral accounts.

Waikapū has a long and rich cultural history and a strong representation of traditional cultural practices. The cultural practices and beliefs that are subject to this assessment include Hawaiʻian subsistence and residential agriculture on kuleana lands. These lands utilize the Waikapū Stream, which is a valuable cultural resource. Intricate irrigation systems built prior to western contact continue to be maintained and utilized. There are also on-going projects in the mauka portion of the Applicant's land that are being utilized for cultural site and native habitat restoration, while providing a traditional access point into the Waikapū Valley for gathering of lā'au lapa'au (medicinal plants) and native seed gathering.

The surrounding lands as identified through oral and archival accounts are also considered traditional cultural properties or Kuleana lands. These historic lands are associated with traditional practices and beliefs that have been in use prior to the Māhele of 1848. The surrounding traditional cultural properties are associated with events that have made an important contribution to the broad pattern of the Hawaiʻian culture while yielding information important for research on prehistory or current historical practices. The traditional agricultural practices and cultural/natural site restoration projects have an important value to the native Hawaiʻian people, the Waikapū community, and other ethnic groups found in Hawaiʻi by enhancing cultural identity and well-being.

Mitigation Measures

The CIA demonstrates that development of the WCT will not have a direct impact upon cultural sites, practices and traditions within the project area. However, the project could produce indirect impacts if not properly managed. The following are areas of cultural concern and proposed mitigation measures.

Mahi Kuleana Parcels

There are two kuleana lots privately owned by the Mahi family (LCAw: 2499, R.P. 4070 AP 1 & 2 to Ehunui) and (Grant 1153 to Ehunui) that are situated within TMK: (2) 3-6-004:003 on lands that are proposed to remain in agricultural use. These Kuleana lots are identified as TMK: Nos. (2) 3-6-005:009 (0.06 acres) and TMK: (2) 3-6-005:010 (0.5 acres). The subject parcels were initially situated within the confines of the development project, but the development plan was modified to go around these two parcels of land. The Mahi family has expressed that they would

like to preserve their lands. In the oral interviews provided by the Mahi Family, they have voiced their concerns about the need to keep these lands in their family while working with the developer to seek a solution that will benefit both parties.

Waikapū Stream

Another community concern is the desire to protect and restore the Waikapū Stream. Waikapū Stream is considered Waikapū's most valuable cultural resource. Waikapū Properties, LLC uses a percentage of Waikapū Stream surface water via Wailuku Water Company's delivery system. The use of this water is for the MTP; irrigation of lands leased to HC&S for cultivating sugarcane, and irrigation to support diversified agriculture. Waikapū Properties since 2012 has drilled a total of 5 groundwater wells to be used for the Project and current and future agricultural endeavors. In May of 2014, The State Commission on Water Resource Management returned 2.9 mgd of surface water to the Waikapū Stream via the IIFS (Interim Instream Flow Process) (CWRM) and established a groundwater aquifer sustainable yield of 4 mgd (CWRM). The Waikapū community and many kuleana farmers are having discussions with the Applicant to establish a long term water use plan for both surface and groundwater. One significant concern of expressed by Kuleana farmers that are using water from Waikapū Stream for kalo cultivation is sedimentation into the stream. It was noted that sedimentation has occurred during large rainfall events as well as from maintenance and management issues associated with the existing plantation infrastructure. The Applicant is committed to working with neighboring kuleana farmers to help resolve these issues.

Ground Water

The sustainable yield of the Waikapū aquifer is 3 million gallons per day (mgd). The Applicant has drilled 5 ground water wells that will be used for servicing the Project's potable and agricultural water demand. Concerns have been expressed about overall impact of the drilling of wells upon the health of the aquifer and surface water stream flows. The Applicant will strictly adhere to the set forth by the State Commission on Water Resources Management (CWRM) to ensure that the pumpage from the on-site wells remains well within the sustainable yield for the aquifer.

Kuleana Agricultural Lands Adjacent to Waikapū Stream

The cultivation of kalo is an important traditional and customary right that is being practiced by kuleana farmers along the Waikapū Stream. These farmers rely upon stream water for their crops. Kalo farmers have shared their concerns about the accessibility of stream flow via the WCT's 'auwai and the quality of the water within the Waikapū Stream.

Native Dryland Forest and Watershed

Degradation of native plant species and habitats within the Waikapū Ahupua'a are a significant concern for kuleana farmers that rely upon the Waikapū Stream and for Hui Mālama o Waikapū and other kama'āina of Waikapū that are actively engaged in the restoration of native dryland forests and invasive species eradication within the Ahupua'a. There is a concern that indirect impacts by increased accessibility into the Ahupua'a by future residents could result in further damage to the forest by introducing additional invasive species and disease. The Applicant is committed to working with the kama'āina of Waikapū and other concerned residents to develop proper access management programs to protect the Ahupua'a for future generations.

Inadvertent Finds (Artifacts & Burials)

Because the development will occur on former kuleana lands, there may be the potential of inadvertent finds such as artifacts and burials during the Project's construction phase. It is recommended that if any cultural features (i.e. artifacts, burials, etc.) are uncovered during construction that the developer immediately contact the State Historic Preservation Division and comply with all applicable state laws. It is further recommended that close communication be maintained with the Waikapū Community since many of the kuleana lands once belonged to Hawai'ian families, many of whom have descendants that continue to live in Waikapū.

On-going Community Input

The Waikapū community desires to continue to provide input on how to incorporate traditional cultural practices and knowledge within the development plan in order to maintain the unique traditions and practices of Waikapū and to preserve the community's identity.

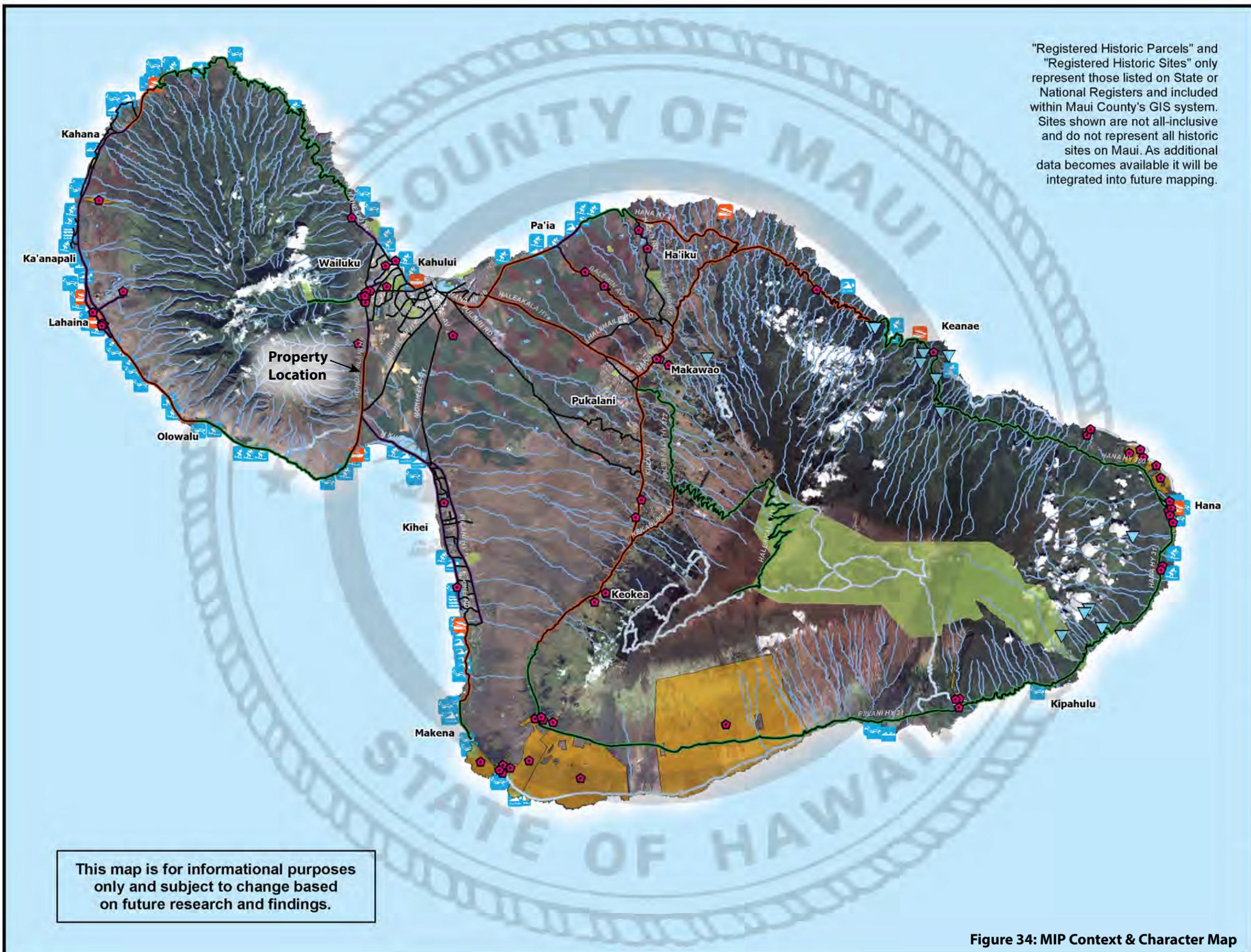
6. Visual Resources

Existing Conditions. The WCT project area is located between the town of Wailuku to the north and Māʻālaea to the south along the Honoapiʻilani Highway. The project site generally slopes from west to east with a high elevation of approximately 710 feet mean sea level (msl) at the northwesterly corner and a low elevation of about 256 feet above msl at the southerly corner, within the fertile Central Maui isthmus.

Views from within the project site are both diverse and dramatic. Largely unobstructed views of Haleakalā, the West Maui Mountains, the Central Maui isthmus and the Pacific Ocean are available at the mid and upper elevations. At the higher elevations Wailuku and Kahului, East Maui and South Maui are all visible. From the lower elevations largely unobstructed views are available of the West Maui Mountains, Haleakalā, and sugar cane lands that stretch from Honoapiʻilani Highway to Māʻālaea and Kīhei.

These same lower elevation views are presently available from Honoapiʻilani Highway looking into the project site. The existing mauka view from Honoapiʻilani Highway into the project site is of agricultural fields planted in sugar and diversified crops, the MTP, and the valley and ridgelines of the West Maui Mountains. The makai view from the highway, where not obstructed by right-of-way vegetation, is of the existing sugarcane fields and Haleakalā. When the sugarcane has been harvested there are intermittent views of the ocean horizon (**See:** Figure 8 A-N, “Site Photographs”).

Potential Impacts and Mitigation Measures. Chris Hart & Partners, Inc. prepared an island-wide Scenic Resources Inventory Study for the County of Maui, Department of Planning, in July 2006 in support of the General Plan 2030 Update. The purpose of the study was to inventory and rate the island’s scenic resources so that appropriate advanced planning and mitigation strategies could be employed to protect these resources. The MIP incorporates the study’s scenic roadway corridor recommendations into its “Context and Character Map” and references the corridors in policies within Chapter 3, Heritage Resources (**See:** Figure No. 34, “Maui Island Plan, Context and Character Map”).

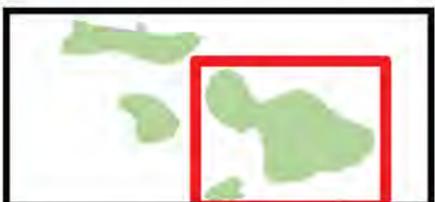


"Registered Historic Parcels" and "Registered Historic Sites" only represent those listed on State or National Registers and included within Maui County's GIS system. Sites shown are not all-inclusive and do not represent all historic sites on Maui. As additional data becomes available it will be integrated into future mapping.

Character & Context Map Island of Maui

Background Map
For Informational Purposes Only

- #### Legend
- Primary Road
 - Na Ala Hele or Other Trail
 - Stream
 - Wetland, Pond or Reservoir
 - ▲ Waterfall
 - ⬠ Registered Historic Site
 - Registered Historic Parcel
 - Parks
 - Scenic Corridor
 - Exceptional
 - High
 - Medium
 - Boating Facility
 - Boat Launch Ramp
 - Small Boat Harbor
 - Aquatic Activity
 - Ocean Recreation
 - Board Surfing
 - Body Surfing
 - Canoe Paddling
 - Snorkling/Diving



0 1 2 3 4 5 Miles

Product Code: M-CET_20120920-a1
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This is not a zoning map. Please contact the Planning Department for Zoning confirmation.

This map is for informational purposes only and subject to change based on future research and findings.

Prepared by:
Long Range Planning Division
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Map I-1

Figure 34: MIP Context & Character Map

The Scenic Resources Inventory Study identifies the area along Honoapi'ilani Highway, fronting the project site, as an area of "High" scenic resource value. In the study, areas of "Exceptional" and "High" resource value are described as having "dramatic and diverse resource values consistently throughout the corridor" and are "typically in a natural condition and unmarked by development." The study's GIS inventory provides "field study" notes that describe the character of the subject corridor. The notes describing the Honoapi'ilani corridor, fronting the project site, are as follows:

"High concentration of agricultural lands; open space; and distant Haleakalā views. Intact West Maui mountain views and expansive views of Mā'alaea and the Kīhei coastline and Lana'i views exist. There is considerable utility clutter along the highway. Sprawl conditions along the highway between Waikapū and Mā'alaea should be avoided through the establishment of clear boundaries and features such as landscape plantings and entry signage."

Chapter 3, Heritage Resources, of the MIP contains policies that discourage sprawl and the merging of the island's small towns. MIP policies also protect views of Haleakalā, the West Maui Mountains, the Pacific Ocean and other scenic resources. As such, design strategies are needed to mitigate the impact of the WCT on visual resources from the Honoapi'ilani Highway fronting the project site. The following documents scenic resource impacts and describes proposed urban design strategies to help mitigate these impacts.

- **Sprawl.** The WCTs urban and rural development will have approximately 4,700 linear feet of frontage along the Honoapi'ilani Highway. The proposed development pattern will produce a significant change from the largely undeveloped and open space views that currently exist along what will become the frontage of the project. It is unavoidable that the current open space views of sugarcane will be impacted by the development. However, the following urban design and landscape architectural treatments will be implemented to help reduce the appearance of sprawl like conditions and to create an aesthetically pleasing sense of place fronting the project site:
 - **Large Setbacks along the Highway.** Setbacks of at least 60 feet, and in some areas significantly more than 60-feet, will be utilized along each side of the

Honoapi'ilani Highway to separate the development from the public right-of-way.

- ***Landscape Planting within the Right-of-Way.*** Within the setbacks, the planting of large canopy Monkey Pod trees, tropical shrubs and ground covers will be maintained to create a sense of separation and definition between the urban development and the highway and to create a green canopy enclosure and greenway as a passage through the town.
- ***Separated Pedestrian and Bicycle Facilities.*** An approximate 10-foot wide shared pedestrian and bicycle track, separated from the highway, will meander along the highway frontage. The shared use path will promote non-motorized transportation, while producing more opportunities for the public to experience the pleasant scenery along the highway.
- ***Haleakalā and West Maui Mountains from Honoapi'ilani Highway.*** From Honoapi'ilani Highway, the elevation of the project site rises rather gradually, at a 3% to 6% slope, from about 325-feet above msl to about 550-feet above mls where the Waikapū Ditch traverses north to south across the property. From the Waikapū Ditch the slopes increase to between 10% and 15% as the elevation increases to the foot of the West Maui Mountains. The foot of the West Maui Mountains is at an elevation of approximately 1,250 feet at the upper reaches of the WCT property and is about 6,800 feet from the highway.

In order to mitigate the obstruction of views from the highway to the West Maui Mountains and Haleakalā, buildings will be setback at least 75-feet from the highway and building heights will be limited to a maximum of 30-feet along the highway frontage. Building placement and areas of separation will also help to create view corridors between the highway and the mountains.

Within the project, roadways are purposefully aligned, where practicable, to capture mauka and makai view corridors. This opportunity exists at each entrance into the project site and along these roads as they travel east to west. In addition, views of the West Maui Mountains, Haleakalā and the Pacific Ocean will also be preserved in various

locations from public spaces within the WCT, including the Village Green, the Waikapū River Park, Waihe'e Ditch Greenway and the Waikapū Station Greenway.

- ***Open Space Resources.*** The project will impact views of agricultural lands on each side of the Honoapi'ilani Highway fronting the development. While these views are not unique within Central Maui, they do enhance Maui's beauty and are an important visual resource. In order to mitigate this impact, approximately 800 acres of agricultural land will be preserved in perpetuity as an open space buffer and permanent separation between Waikapū Town and Mā'alaea. Along the section of the highway where agricultural land is to be preserved, largely unobstructed views of Haleakalā, the West Maui Mountains and partial views of the Pacific Ocean exist.

Within the project site, the WCT will transform the current character of the MTP from a visitor oriented attraction to a park-like village center, with its existing lagoon, gardens, open spaces, shops, and restaurant coming together to create a new sense of place. While the existing agricultural and open space ambiance of the lands abutting the MTP will become an urban and rural settlement pattern, the WCT will maintain a rural and agricultural ambiance at its boundaries because of the preservation of agricultural lands and incorporation of agricultural supporting activities, such as a farmers market, within the project site.

From an urban design perspective, the proposed project will complement the unique country-town architectural character that exists in Waikapū, Wailuku, Pā'ia, and Makawao. WCT design guidelines are being developed to control the density, architectural design, and variation of all buildings in the WCT to help preserve scenic resources and the aesthetic character of the development. Goals of the design guidelines will be to preserve views and maintain the aesthetic character of the community. A defining quality of the urban design character of the development will be to create architecturally pleasing streets with landscape planting that frames the travel ways and provides scale around architectural elements. As part of the DEIS, a visual impact assessment was conducted to determine how views might be impacted along Honoapi'ilani Highway, fronting the project site, following the Project's build-out. Figure No. 35 A-E, is a simulation of before project and after project views along Honoapi'ilani Highway.



1. **Before.** Looking in a south-easterly direction towards sugar land with Haleakala in the background.



1. **After.** Looking in a south-easterly direction over the makai development with Haleakala in the background and separated pedestrian and bicycle path in the foreground.



Figure 35, A
Visual Simulation of Pre- and Post
Project Views

WAIKAPŪ COUNTRY TOWN





2. **Before.** Looking in a south-easterly direction towards sugar land with Haleakala in the background.



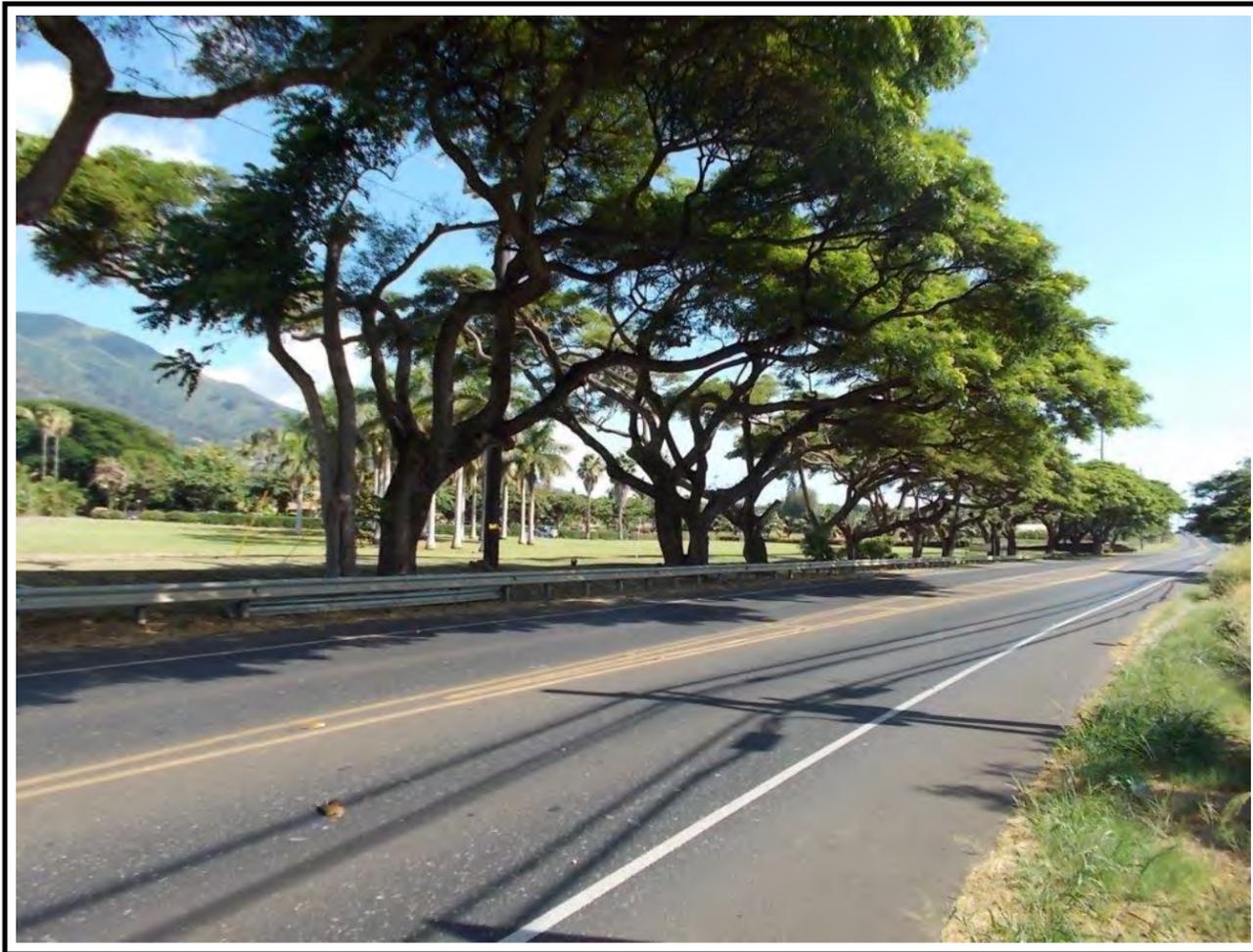
2. **After.** Looking in a south-easterly direction over the makai development with canopy trees in the background and separated pedestrian and bicycle path in the foreground.



Figure 35, B
Visual Simulation of Pre- and Post
Project Views

WAIKAPŪ COUNTRY TOWN





3. **Before.** Looking in a north-westerly direction with the West-Maui Mountains in the background and the MTP grounds in the foreground.



3. **After.** Looking in a north-westerly direction through the project with the West-Maui Mountains in the background.



Figure 35, C
Visual Simulation of Pre- and Post
Project Views

WAIKAPŪ COUNTRY TOWN





4. **Before.** Looking in a south-westerly direction through the MTP with the West Maui Mountains in the background.



4. **After.** Looking in a south-westerly direction through the project with the West Maui Mountains in the background and the separated pedestrian and bicycle path in the foreground.



Figure 35, D
Visual Simulation of Pre- and Post
Project Views

WAIKAPŪ COUNTRY TOWN





5. **Before.** Looking in a westerly direction through the MTPs agricultural fields with the with the West Maui Mountains in the background.



5. **After.** Looking in a westerly direction through the project with the West Maui Mountains in the background and the separated pedestrian and bicycle path in the foreground.

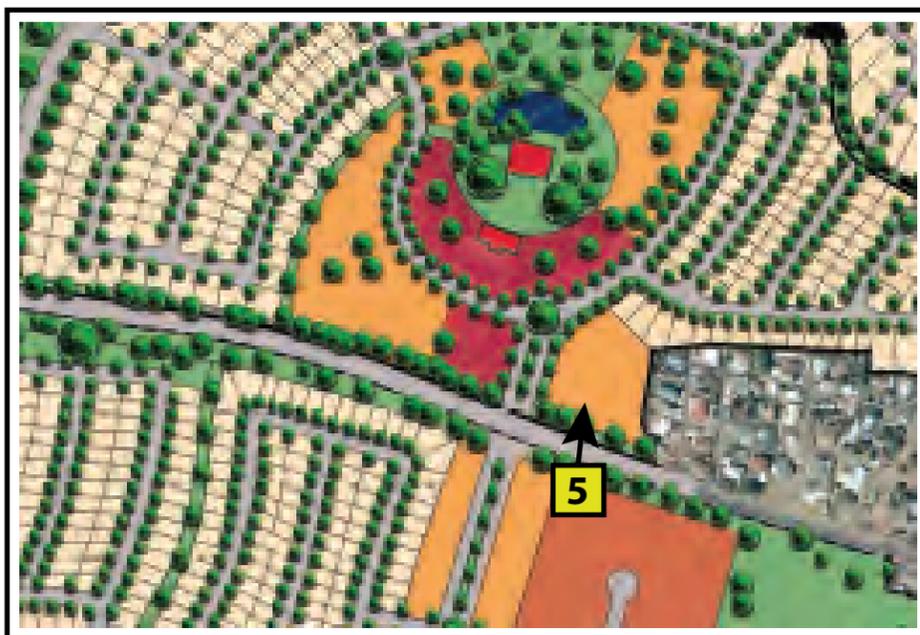


Figure 35, E
Visual Simulation of Pre- and Post
Project Views

WAIKAPŪ COUNTRY TOWN



7. Agricultural Resources

Existing Conditions. In July 2013 Planning Consultants Hawai'i, LLC prepared an Agricultural Impact Assessment (AIA) to assess the long-term impact of the project on the State's and County's agricultural industries (**See:** Appendix G, "Agricultural Impact Assessment").

The scope of the study included the following tasks:

- Assessment of the current status of Hawai'i's agricultural industry;
- Assessment of the current availability of agricultural lands;
- Analysis of existing agronomic conditions within the project site;
- Description of the recent agricultural history of the property;
- Assessment of the impact of the project on current agricultural operations; and
- Analysis of the project's consistency with State and County agricultural policies.

The project area encompasses approximately 14 acres of State Urban District land and 1,562 acres of State Agricultural District land (**See:** Figure No. 5, "State Land Use Designation"). The existing MTP retail shops, restaurant, convention hall, tropical gardens and lagoon are on the urban designated land. In order to implement the Master Plan, approximately 485 acres will be re-designated from the State Agricultural District to the State Urban and Rural Districts.

Current Status of Hawai'i's Agricultural Industry

While agriculture, predominantly sugar and pineapple, dominated Hawai'i's economy from the late 1800s through the 1950s, its overall significance has declined dramatically since the advent of mass market tourism. In 1927, sugar alone created 56,600 jobs throughout the State, whereas in 2011 the entire agricultural industry employed just 6,900 workers.^{xi} In 2011, agriculture employed 1,600 Maui County workers, which was 2.4% of the 67,200 wage and salary jobs in the County.^{xii}

Hawai'i farmers face stiff competition in local, national, and international markets. In the Hawai'i market, off-shore suppliers dominate the market for most fresh fruits, vegetables, dairy, meat, and poultry products. It has been estimated that 85% of all food consumed in Hawai'i statewide is imported.

In the U.S. Mainland market, Hawai'i growers have sustained the value of their sales in recent years, but have lost significant export value of sales to Japan. Significant impediments to agricultural development in Hawai'i include high labor costs, high transportation costs, high energy costs and high land costs.

Despite major challenges, Hawai'i's growers are competitive in many niche products and opportunities are available. Because 85% of food consumed in Hawai'i is imported, a significant market exists for farmers who can find creative ways to displace imports. Moreover, Hawai'i's seed crop industry has demonstrated that Hawai'i agriculture can have significant comparative advantage in some sectors. Substituting locally grown biofuels for imported petroleum may also provide opportunities for Hawai'i farmers over the coming decades.

State and County Agricultural Lands

Since 1960, there has been a release of approximately 316,590 acres from crop farming, primarily sugar and pineapple.^{xiii} While some of these lands have been absorbed by urban development and other agricultural uses, much is fallow and available for agricultural use on Oahu, Maui, Moloka'i, Lana'i and Kauai.

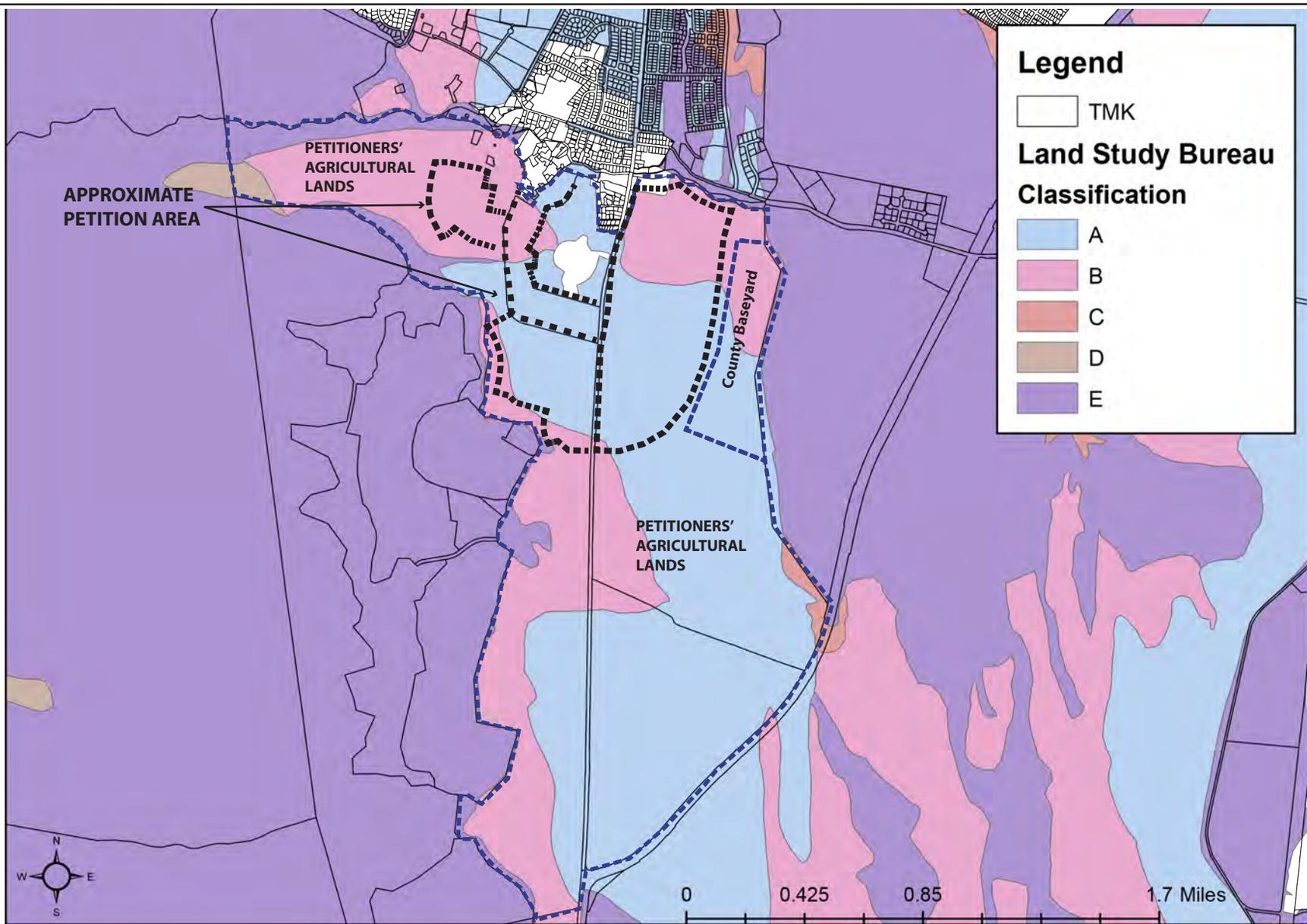
The County of Maui has approximately 402,354 acres within the State Agricultural District. Of these lands, approximately 244,088 acres, or 61%, is located on Maui.^{xiv} Using the LSB rating system, Maui alone has approximately 82,592 acres that are classified "A", "B", or "C".^{xv} Since 1960, there has been a release of approximately 64,150 acres from crop farming, primarily sugar and pineapple, within the County.^{xvi} While some of these lands have been absorbed by urban development and other agricultural uses, much is fallow and available on the islands of Maui, Moloka'i, and Lana'i.

Although there is an abundant supply of productive agricultural land throughout the State, access to affordable agricultural lots offering long-term tenure remains an impediment to agricultural development in Hawai'i. The current shortage of available State and County agricultural park lots is symptomatic of this issue.

WCT, including its adjoining agricultural lands, comprises approximately 1,576 acres, 14 acres of which are within the State Urban District. Over 90% of the project's agricultural lands are rated "A" or "B" by the Land Study Bureau and "Prime" by the Agricultural Lands of Importance to the State of Hawai'i rating systems (See: Figure Nos. 36 and 37, "Land Study Bureau Map" and "ALISH Map"). WCT agricultural lands are of very high quality and it has been determined that these lands are important resources to the State of Hawai'i.

Potential Impacts and Mitigation Measures. The Project will result in the urbanization of approximately 485 acres of prime agricultural land. This represents a very small percentage of agricultural lands statewide and on Maui. There are approximately 2 million acres in the State Agricultural District. The subject development represents just .024% of this area. On Maui, there are approximately 82,582 acres of agricultural lands rated by the LSB as A, B, or C. The subject development represents just 0.59% of these lands. Within Maui County, approximately 64,150 acres has been released from crop production since 1987. The subject development represents just 0.76% of these lands. Thus, the urbanization of the subject 485 acres should have minimal long-term impact on the availability of agricultural land within the County and/or State since an abundance of other land, of a similar or higher quality, is currently fallow and available for production elsewhere. As noted, the MTP Master Plan's agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Of these lands, approximately 800 acres will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five large agricultural lots where a farm dwelling may be permitted. Within the agricultural lands, several hundred acres may be developed as a public and/or private agricultural park to help facilitate Maui's agricultural development.

There are currently three commercial farms farming MTP lands. These include Kumu Farms, Hawai'i Taro LLC, and HC&S. The proposed urbanization will require both Kumu Farms and Hawai'i Taro to relocate their agricultural operations to the proposed agricultural park and other suitable agricultural lands within the Project's agricultural district. The Project will also impact a portion of the current lands being leased by HC&S.



Legend

□ TMK

Land Study Bureau

Classification

- A
- B
- C
- D
- E

Figure 36

LAND STUDY BUREAU
 DETAILED LAND CLASSIFICATION



Not to Scale

WAIKAPŪ COUNTRY TOWN



PLANNING
 CONSULTANTS
 HAWAII, LLC

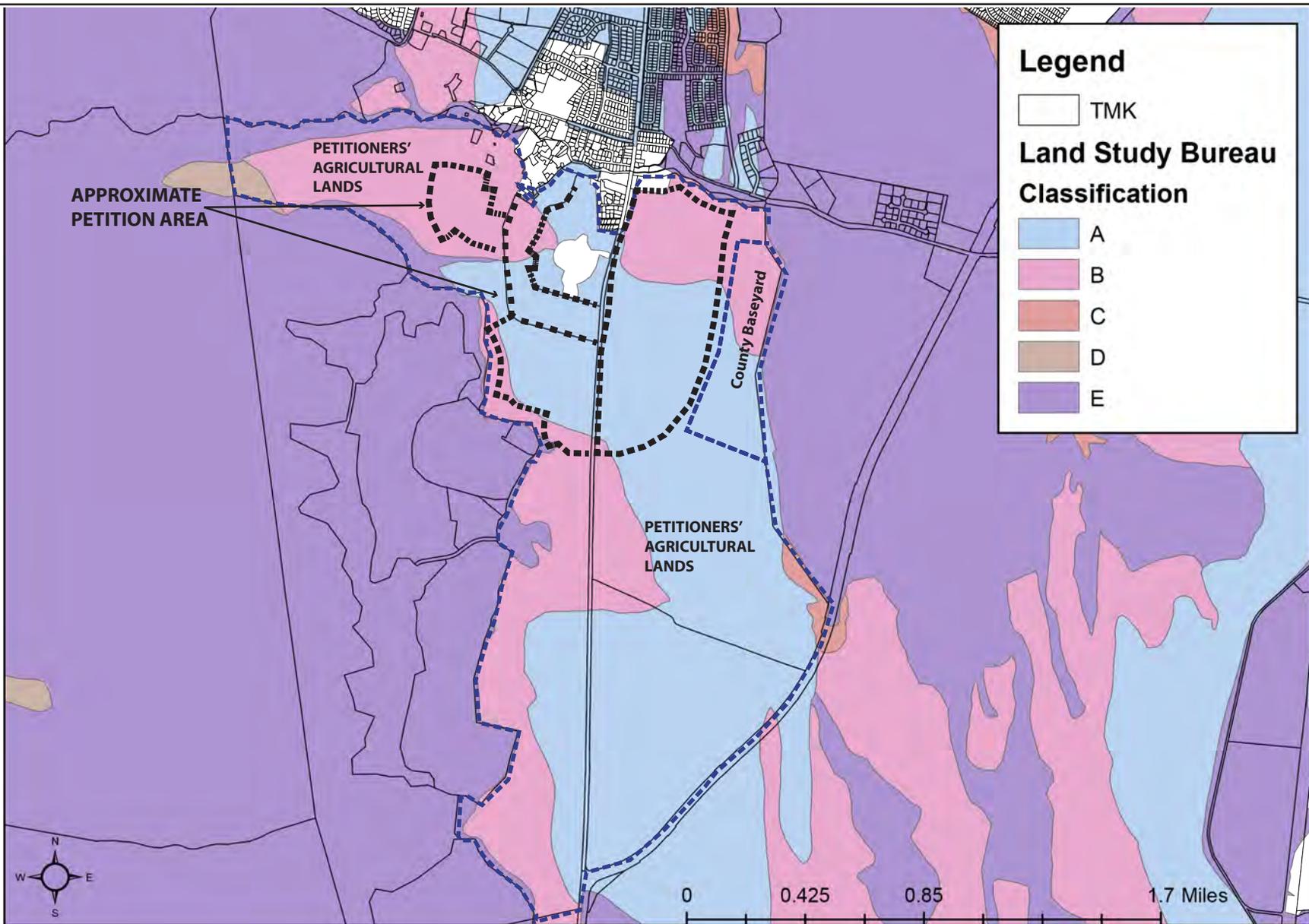


Figure 37
ALISH RATING

Not to Scale

WAIKAPŪ COUNTRY TOWN



PLANNING
CONSULTANTS
HAWAII, LLC

It is anticipated that these lands will gradually begin to be impacted in about three to five years. Over the long-term, HC&S may lose approximately 330 acres to urbanization and some additional acres to a private agricultural park. According to HC&S General Manager, Mr. Rick Volner, HC&S would desire to continue farming its MTP lands to maximize its current economy of scale in production. However, Mr. Volner acknowledged that HC&S has additional lands available that are currently fallow and that urbanization of a portion of its MTP leased lands will not significantly impact the Plantation's long-term economic viability.

It has been noted that a significant impediment to agricultural development on Maui, and throughout the state, is the scarcity of agricultural land that is both readily available and affordable for long-term lease to diversified farmers. The establishment of a centrally located agricultural park, with productive lands and affordable irrigation water, should help Maui farmers compete in local, mainland and international markets.

Consistency with State and County Agricultural Policies

The Hawai'i State Plan and State Functional Plans establish policy to protect the viability of the sugar and pineapple industries, protect agriculturally suitable lands for future agricultural needs, and promote the growth of diversified agriculture.

The Maui County General Plan (County-wide Policy Plan, Maui Island Plan, and Wailuku-Kahului Community Plan) seek to preserve productive agricultural lands and facilitate agricultural self-sufficiency in food production. The General Plan also recognizes the need to provide sufficient land areas to accommodate future population growth. Goal 7.1.1.f of the MIP states, "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."^{xvii}

The subject land was placed into an Urban Growth Boundary during the General Plan 2030 update, when other overriding factors were present. These factors included the forecasted demand for additional urban lands to accommodate projected population growth, the development suitability of the subject land, as well as its proximity to existing employment, infrastructure, public facility systems and existing urban development. Moreover, as

documented in the Agricultural Impact Assessment, the urbanization of the subject lands will not significantly impact the future viability of the sugar or pineapple industries or the growth of diversified agriculture on Maui or throughout the State.

The proposed action has been carefully analyzed for its short- and long-term impacts upon the agricultural industry. While the proposed action will result in the loss of prime agricultural lands, it will not significantly impact the short- or long-term viability of agriculture in Hawai'i since an abundance of currently fallow former sugar and pineapple land is currently available elsewhere. The project will, however, help to address the current shortage of agricultural park lots by establishing an approximate 800-acre agricultural preserve that will be used to establish a new private and/or public agricultural park within Central Maui.

As described in the AIS (Appendix G), agricultural operations can produce nuisance impacts to neighboring residential communities. The Applicant is committed to identifying appropriate counter measures to reduce potential impacts to future homeowners while providing assurances to farmers that their operations will be protected from such complaints. Some measures that can help to minimize these conflicts include:

- Advising prospective homeowners in advance of purchasing property that neighboring lands are in agricultural use, that nuisance impacts may occur, and that agricultural uses are protected under HRS Chapter 165, the Hawaii Right-to-Farm Law.
- Establishing appropriate buffers between actively used agricultural lands and homes.
- Planting windbreaks planting within the buffer areas to further mitigate agricultural impacts to homeowners.
- Locating residential communities upwind of agricultural operations.
- Where feasible, locating the least noxious agricultural activities in closer proximity to urban uses while locating the more noxious activities further away.
- Requiring farmers to implement agricultural best management practices to reduce the potential for overspray from the use of pesticides and to implement erosion control measures to reduce dust and agricultural runoff from impacting neighboring properties.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

The resident population of Maui County has experienced rapid growth. According to census figures the resident population of Maui County has grown by approximately 56% since 1990, from 100,504 to 156,764 in 2011.^{xviii} These robust growth rates are expected to continue through 2040. According to the State of Hawai‘i, Department of Business, Economic Development, and Tourism, “Population and Economic Projections for the State of Hawai‘i to 2040”, the County’s population is expected to reach 232,863 by 2040, which is an increase of 46%.^{xix}

Wailuku-Kahului is the island’s largest population and employment center. In 2010 the region’s population was approximately 53,456⁶, which was about 37% of the island’s 2010 population of 144,444. Like the rest of Maui, the Wailuku-Kahului region has experienced high growth rates. In 1990 the region’s population was 32,816 and by 2010 it had grown to approximately 53,456, which is an increase of 63% over 20 years. Between 2010 and 2030 the region’s population is projected to grow to 65,616, which is a much more modest increase of 21%. As of mid-year 2015, there were approximately 57,616 residents in the Wailuku-Kahului region and projections of the resident population by 2035, based on County and State Forecasts range from circa 78,800 to 97,100 as shown below:

Table 26: Projected Wailuku-Kahului Population

Scenario	Year-End		Projected Wailuku-Kahului Population			
	2013	2015	2020	2025	2030	2035
One: Minimum Based on Adjusted Planning Department Baseline Population Forecasts						
Residents	56,919	57,618	62,642	67,909	73,269	78,764
Two: Maximum Based on Planning Department Historical Trend Run Population Forecast						
Residents	56,919	60,114	68,010	76,850	86,679	97,080
Source: Hallstrom Appraisal Group CBRE, Inc.						

⁶ Includes Census Designated Places of Kahului, Waihe`e-Waiehu, Waikapū, and Wailuku

Kahului is home to the island's only major airport and commercial harbor. The Central Maui Wastewater Treatment Facility is located in Kahului. Kahului is also home to the 78-acre University of Hawai'i Maui College, which offers Associate, Bachelor and Master Degree programs to more than 4,400 full- and part-time students. Several "Big Box" retail stores are also located in Kahului, including Costco, Walmart, Lowes, Target, K-Mart and Home Depot.

Wailuku is the island's civic center. Most State and County offices are located in Wailuku, along Main and High Streets. The Wailuku Police Station, which services Central and Upcountry Maui, is located in Wailuku as is the Maui Memorial Hospital. Maui Memorial Hospital is the island's sole hospital, offering 240 inpatient beds. The island's only State Correctional Facility, Maui Community Correctional Center (MCCC), is also located in Wailuku, along Wai'ale Road. A small "main street" commercial district that dates to the 1880s is located in Wailuku along Main, Market, Vineyard and Church Streets. Both Wailuku and Kahului have supporting shopping centers, parks, recreation facilities, educational facilities, libraries, industrial districts and residential districts.

Potential Impacts and Mitigation Measures. A Market Study and Economic and Fiscal Impact Assessment report was prepared by the Hallstrom Appraisal Group | CBRE, Inc. (**See:** Appendix A, Market Study, Economic Impact Analysis and Public Fiscal Assessment). The report estimates that at buildout the de facto population of the Project will be approximately 3,511 persons, comprised of 3,362 full-time residents and some 148 part-time residents and second home owners. The project population represents from approximately 8.40% to 15.40% of the region's projected population growth to 2035. It is not expected there will be meaningful in-migration to Maui as a direct result of the operating components of the project.

The project population will create short- and long-term economic impacts and will generate an increase in demand for public infrastructure and facilities. These impacts are documented in Sections V.C and V.D of the DEIS.

2. Housing

Existing Conditions. Median home prices on Maui, like in most other regions of the Country, rose sharply between 1998 and 2006 and then fell precipitously between 2007 and 2010. In

January 1998 the median sales price of a fee simple condominium on Maui was \$160,000 and a single-family residence was \$258,068. By 2006 the median sales price of a fee simple condominium had increased by over 300% to \$505,000 and a single-family residence by 269% to \$693,000. By December 2012, prices had come down from their peak by about 32% for single-family homes to \$470,000 and by 28% for fee simple condominium units to \$366,086. However, by December 2012 prices for single-family residences were still over 88% higher than prices in 1998, and for fee simple condominiums the prices were over 228% higher than in 1998.

Like the rest of Hawai'i, housing affordability on Maui is a significant concern. It is generally recommended that no more than 30% of monthly income be spent on rent. However, nearly half of all Maui residents exceed this threshold and, compared to the other counties, Maui residents spend more of their monthly income on housing. In 2011, 18% of Maui residents spent between 30 and 40% of their household income on shelter and 30.2% spent over 40%, while only 40.8% spent less than 30% of their income on shelter. By comparison, 54.1% of Oahu residents and 49.1% of Hawai'i County residents spent less than 30% of their income on shelter. According to the US Census Bureau, 2007-2011 American Community Survey 5-Year Estimates, 65% of renters in Wailuku spend over 30% of their income on gross rent and 44% spend over 50% of their income on gross rent.^{xx}

According to the County of Maui, Department of Housing and Community Concerns, Affordable Sales Price Guidelines, in February 2014 a Maui family earning 100% of the median income (\$75,800 as determined by the United States Department of Housing and Urban Development), could afford a \$393,700 three-bedroom single-family residence at a 4.5% interest rate. The median single-family sales price in Central Maui between January and September 2014 was \$433,787 (Realtors Association of Maui). Maui County's 2014 Affordable Sales Price Guidelines for a 1-bedroom condominium for a family earning 100% of the median income is \$248,010. The median fee simple condominium sales price in Central Maui between February and September 2014 was \$267,655.

According to the MIP (December 2012), there will be a demand for an additional 29,589 housing units on Maui through 2030. Of these units, approximately 10,845 are expected to be built on lands not currently entitled for urban development.^{xxi}

Potential Impacts and Mitigation Measures. The WCT proposes the development of up to 1,433 residential dwelling units targeted at the full spectrum of workers in the development. It will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. The project will comply with the County's workforce housing ordinance, which will require that twenty percent of the Project's housing be sold to low, low-moderate and gap groups in accordance with sales price and resale restrictions enumerated in Chapter 2.96, MCC. Moreover, because of the Project's Central Maui location and proposed lot and unit size configurations, the Applicant expects that about 80 percent of the Project's market priced housing will be sold at prices deemed affordable to Maui County residents earning between 100 and 140 percent of the County's median income as determined by the United States Department of Housing and Urban Development. Housing types are expected to include multi-family condominiums, live-work units, small cottage homes on small lots with common open spaces, 'Ohana dwellings⁷, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents. When developed, the Project will accommodate approximately 4.8 percent of the projected housing demand through 2030.

3. General Economy

Existing Conditions. Tourism is the predominant component of Maui County's economy. In 2011 there was an annual average job count of 62,900 on Maui. At 29% of all jobs, the Accommodations and Food Service Industry accounts for the largest proportion of jobs on the island. This is followed by federal, state, and county government at 14%. The retail trade, also highly dependent upon tourism, ranks third at 13%. Professional and business services ranks fourth at 10%.^{xxii} Agriculture generates just 2.1% of Maui County jobs but is disproportionately important for its historic and cultural legacy and its contribution to the island's scenic beauty and quality of life.

According to the Economic Development Issue Paper (October 2007) prepared for the County of Maui, Department of Planning, in support of the Maui County General Plan 2030 update, Maui County is much more dependent upon tourism than other Hawai'i Counties. Of Maui County's

⁷ For planning purposes, it is assumed that about 15 percent of single-family homeowners may decide to build an 'Ohana unit.

Gross County Product (GCP), 39 percent is attributed to tourism, versus a range of 19-29% for the other counties (Economic Development Issue Paper, 2007). The Economic Development Issue Paper further notes that most Maui households support themselves on two or more jobs. Based on a living wage study of Maui County, a family of four (two adults, two children) would have needed an annual income of \$61,650 to support itself in 2005. A corresponding analysis of 2005 jobs and wage data for Maui found that the average wage of 78 occupations – representing 54 percent of all jobs – fell below the \$30,800 living wage standard.^{xxiii}

Maui County had 2,446,084 visitor arrivals in the year 2011 and hotels on Maui Island experienced a 70.1 percent occupancy rate.^{xxiv} In June of 2013 Maui's occupancy rate was 69.1 percent. In the aftermath of the great recession, Maui County's unemployment rate rose to a high of 9.5% in June 2009 but has decreased to a currently level of about 4.2 percent. In Central Maui, economic activity centers on wholesale and retail trade, transportation services, business and professional services, education and government. HC&S is also a major employer in Central Maui.

According to the Economic Development Issue Paper (October 2007), diversifying Maui's economy has been a key, longstanding County policy. Chapter 4, Economic Development, of the MIP, December 2012, states the following in its analysis of the island's challenges and opportunities:

The Island of Maui, like the County as a whole, faces two fundamental challenges in economic development: (1) diversification; and (2) increasing the number and proportion of living wage jobs. There is a subset of more specific challenges, such as the high cost of housing and the need to strengthen public education.^{xxv}

Potential Impacts and Mitigation Measures. The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for Maui's economic base industries to grow,

diversify and become more sustainable - including the island's agricultural industry. By providing much needed housing in a format that will create a high quality of life for Maui's working families, and by generating both short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the State and County's economic development. Development of WCT is expected to generate short-term economic benefits in the form of construction-related employment, as well as long-term benefits that include increased permanent employment and tax revenues. Short- and long-term economic benefits will be more thoroughly analyzed in the following sections of the DEIS.

4. Project Induced Economic Impacts

A market study and economic and fiscal impact assessment was conducted by the Hallstrom Appraisal Group | CBRE, Inc. and is included as Appendix A. The Economic Impact Assessment (EIA) constructs a model depicting the economic impact of the WCT project on the Maui and Statewide community during the course of the Project's "lifespan" from anticipated ground-breaking in 2016, through build-out and full absorption (2026-27), and reaching full "stabilization" by 2030. The model builds on the absorption estimates and data contained in the market study.

The following are the expected short- and long-term economic impacts documented in the EIA:

- The WCT development will bring in \$609.1 million⁸ of new capital investment into the Maui economy.
- The construction of the WCT components will directly create an estimated 2,320 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and associated businesses during build-out, averaging about 193 worker years annually, with an estimated \$188.3 million in wages (averaging about \$15.7 million per year).
- The on-going operations and maintenance of the business commercial and residential components will directly provide an estimated 4,251 FTE worker-years during the 2016-2030 projection period, providing stabilized employment for 531 permanent positions.

⁸ Estimates shown are in constant 2015 dollars.

- The Project will require an estimated 66 worker years of maintenance and common area element employment on a continual basis, and will generate some 1,750 worker years of off-site employment from 2016-2030 and a stabilized demand for 149 FTE positions.
- In aggregate, during the development of the WCT 8,750 worker years of employment will be created during construction and operations, on-site/direct and off-site/indirect, with stabilized employment after completion of 746 jobs.
- During the 15 years projection period, WCT will have a base economic impact of \$1.3 billion with a stabilized annual benefit of \$137.3 million thereafter.

The above-referenced figures do not include the direct and off-site employment, wages and business activity generated by the in-place 29,000 square feet of the MTP commercial spaces, or the potentials associated with the possible 'Ohana units envisioned in the master planning concept. Table 27 summarizes WCT's employment impacts during the construction and operation phases:

Table 27: WCT Projected Employment Impacts

WCT Employment Impacts			
	Construction Period (12 Years)		Stabilization 2030 +
Employment Multiplier	Construction Jobs/Year	Operations Jobs/Year	Operations Jobs/Year
Direct	193	314	597
Indirect	149 ⁹		149

Table 28 summarizes the Project's cumulative economic impacts during the projection period (2016-2030) and stabilized thereafter. The column on the left summarizes the cumulative impacts during the initial 15-year projection period (2016-2030) covering build-out/absorption and ramp-up to stabilization, and the right hand column the annual impacts after stabilization.

⁹ Indirect off-site jobs created through the modelling period from construction and operations

Table 28: Summary of Economic Impacts

SUMMARY COMPARISON OF MAJOR ECONOMIC IMPACTS All Amounts Expressed in Constant, Uninflated 2015 Dollars		
Analysis Item	Cumulative During Projection Period 2016-2030	Stabilized Annually Thereafter
Direct Capital Investment	\$609,097,502	
Local Contractor's Profits	\$60,909,750	
Local Supplier's Profits	\$24,363,900	
Worker Years of Jobs	8,750	746
Employee Wages	\$451,200,219	\$27,096,572
Resident Population		3,362
Full-Time Resident Household Income	\$1,290,464,422	\$147,857,819
De Facto Population Expenditures (On & Off Site)	\$684,361,379	\$78,260,291
Total Operating Gross Receipts	\$778,598,969	\$106,061,686
Outside Patronage Expenditures	\$424,077,299	\$59,019,756
Total Maui "Base" Economic Impact	\$1,348,042,748	\$137,280,047

Application of the State Input-Output Model macro multipliers depicting direct, indirect and induced economic impacts arising from development of the WCT results in significantly higher economic out-flow indicators than those from the direct, subject-specific micro model developed by the Hallstrom Appraisal Group | CBRE, Inc. The total State economic impact from construction of the project would reach \$1.28 billion, there would be 8,424 total worker-years of jobs created, and the total increase in earnings statewide would be \$371.5 million.

The State model also estimates that the total annual economic output from business operations within WCT would be more than double the gross revenues at \$221.7 million annually on a stabilized basis, the total number of worker years attributable to the subject dollars flowing through the economy would be 2,015 positions annually, and the increase in direct earnings would be \$51.2 million per year.

5. Project Induced Fiscal Impacts

A market study and economic and fiscal impact assessment (FIA) was conducted by the Hallstrom Appraisal Group | CBRE, Inc. and is included as Appendix A.

The following are the conclusions of the FIA:

- The County of Maui will realize Real Property Taxes (\$28.3 million), other secondary receipts, and impact fees of \$48.8 million during the 15-year projection period (2016-2030), and \$5.0 million annually on a stabilized basis thereafter. In addition, the WCT includes approximately 32.5 acres of active and passive park land within the project site, of which at least 16.5 acres will be dedicated to the County.
- The State of Hawai'i will receive Gross Excise and Income taxes, secondary revenues, and impact fees of \$228.0 million during the 2016-2030 period, and \$20.0 million per year thereafter. The WCT will also be providing a 12-acre elementary school site to the State.

As is typical of a residential-focused master planned community, with limited commercial components, and having a significant percentage of affordably-priced housing units for local families, the expense to the State and County from a “per capita basis” of all governmental operating costs perspective may exceed the specific on-site tax/fee revenue benefits. However, given the existing emergency services and social services infrastructure available in nearby Wailuku and Kahului, the provision of a school site within WCT, payment of impact fees, and young age of the project components, it is unlikely the “actual” public cost burden associated with the project would exceed the revenues generated or independently require the need for major new public facilities.

C. PUBLIC SERVICES

1. Recreational Resources

Existing Conditions. The MIP (December 2012) notes that Wailuku-Kahului has approximately 186 acres of sub-regional park land and 377 acres of regional park land. In projecting future park needs, the County used a standard of 10-acres of sub-regional park land per 1,000 persons and 15-acres of regional park land per 1,000 persons. This standard was adapted from standards recommended by the National Recreation and Parks Association (NRPA), Urban Land Institute, and the City and County of Honolulu. Using these standards, the MIP states that Wailuku-Kahului is currently deficient in sub-regional park land by approximately 322-acres and that future projections to 2030 indicate the deficit will increase to 541-acres. However, the MIP also acknowledges that the NRPA's updated 1996 guidelines recommend that communities develop individualized Level-of-Service standards and the MIP notes that LOS standards that recognize Maui's unique "assets, conditions, and resources" may "more accurately reflect the island's park land and facility needs". It should be noted that based on the mid-year 2015 Wailuku-Kahului population of 57,616, there are just 3.22 acres of sub-regional park land per 1,000 persons and 6.54 acres of regional park land per 1,000 persons.

There is a diverse selection of both active recreational parks and beach parks in Central Maui. Table No. 29 identifies select sub-regional active recreation parks within proximity of the project site.

Table 29: Sub-Regional Parks within Proximity of the WCT

Central Maui Regional Parks				
Park	Acres	Location	Facilities	Approx. Miles to WCT
Waikapū Community Center & Park	2.4	Waikapū	Community Center; softball; basketball; restroom	0.5
Kahului Community	31	Kahului	Community Center; soccer, baseball,	5

Central Maui Regional Parks				
Center			tennis, playground, walking and jogging paths	
Kahului Park	7.1	Kahului	Baseball, basketball, softball	5.5
Maui High School	13	Kahului	Baseball; multi-purpose fields	5.75
Pomaika`i	4.7	Kahului	Open fields	3.5
Wai`ale	3	Wailuku	Baseball, softball, basketball, tot lot	2.75
Wailuku Elementary	3.9	Wailuku	Baseball, basketball, playground	2.75
Wailuku Gymnasium	0.8	Wailuku	Basketball, gymnasium, weights, pool	3.0
Wailuku Heights	1.4	Wailuku	Playground, picnic areas	2.75
Wells Community Complex	6.6	Wailuku	Tennis courts, basketball courts, baseball	3.0

Table No. 30 identifies select regional active recreation parks within proximity of the project site.

Table 30: Regional Parks within Proximity of the WCT

Central Maui Regional Parks				
Park	Acres	Location	Facilities	Miles to WCT
War Memorial Complex	51	Wailuku	Football and baseball stadiums, aquatic center, tennis courts, gymnasium	3.0
Keopuolani	110	Wailuku	Softball, soccer, playground, walking and jogging paths	3.0

Table No. 31 identifies select beach parks within proximity of the project site.

Table 31: Central Maui Beach Parks within Proximity of the WCT

Central Maui Beach Parks				
Park	Acres	Location	Facilities	Miles to WCT
Ho'aloaha Park	2	Kahului	Beach Park with Canoe Hale; Restroom; volleyball, exercise facility	5.0
Kanahā Beach Park	94	Kahului	Beach park with canoe hale; volleyball; picnic areas; camping; windsurfing, kite surfing and surfing destination	7.0

Moreover, the County of Maui recently acquired 209 acres in Waikapū, near the project site, for a regional park. According to the Mayor's proposed 2013 capital improvement plan, the park will include soccer, baseball, and softball fields and will be built out in phases. This park would be located within approximately one-half mile of the project site.

A central Maui sports complex is also being planned in Waikapū on 65 acres by the State of Hawai'i. The complex will be built in phases and may include a full-sized baseball field, a quad of softball fields, a little league baseball quad, an area for soccer fields, comfort stations, concession buildings, and new infrastructure.^{xxvi} This facility would be located about two miles from the WCT.

Potential Impacts and Mitigation Measures. The resident population of Wailuku-Kahului as of mid-year 2015 was 57,616. According to County and State Forecasts, the 2035 resident population of Wailuku-Kahului may range from 78,764 to 97,080 persons. This is an increase in population of 21,148 to 39,464, which is an increase of 36.7% to 68.5%. The projected project population is expected to be about 3,511 persons, which represents from 16.6% to 8.9% of the projected population growth through 2035.

As noted in Section V.B.1 "Population", the project will generate a defacto population of approximately 3,511 persons. The population generated by the development will produce an increase in demand for park facilities. Using the standard of 10-acres of sub-regional park land

per 1,000 persons and 15-acres of regional park land per 1000 persons, the project would need to incorporate approximately 35-acres of sub-regional park land and approximately 52-acres of regional park land to accommodate the project population.

If the WCT is to provide 3.22 acres of sub-regional park land per 1,000 persons and 6.54-acres of regional park land per 1,000 persons, which is the ratio of park land to population that currently exists within Wailuku-Kahului, then the project should provide approximately 11-acres of sub-regional park land and about 23-acres of regional park land.

In order to comply with the County's park land dedication requirement of 500 square feet of park land per unit (not including the initial three units), the project would be required to dedicate approximately 16.5-acres of land for park use. The WCT proposes to dedicate approximately 32.5 acres of sub-regional park land. This land will comprise a variety of park types including mini-parks, neighborhood parks and a community park. The parks are strategically located to provide easy pedestrian and bicycle access from the project's single- and multi-family residential neighborhoods and the school (See Section III.B.4 of the DEIS). The project will also provide approximately 50-acres of greenways and open-space, which will include pedestrian and bicycle paths and will create additional opportunities for passive recreation. Moreover, within the abutting 1,077-acres of agricultural lands owned by the Applicant, opportunities for various forms of open-land recreation such as horseback riding, mountain biking, trail running, hiking and community gardening may also exist. With the incorporation of the proposed on-site passive and active park facilities, the WCT should produce minimal impact upon existing park facilities within Wailuku-Kahului.

2. Medical Facilities

Existing Conditions. Maui Memorial Medical Center, located in Wailuku approximately 4 miles from the WCT, is the island's only acute care hospital. It is an approximate 251-bed hospital that is part of the Hawai'i Health System Corporation, which is supported by the State. The Maui Memorial Medical Center provides 24-hour emergency services. It also provides intensive care, oncology, maternity and other specialized units.

Various private medical offices and facilities are located throughout Wailuku-Kahului. These facilities provide non-emergency medical care. Kaiser Permanente has clinics in Wailuku and in Maui Lani and Maui Medical Group has offices in Wailuku.

Potential Impacts and Mitigation Measures. The resident population of Wailuku-Kahului as of mid-year 2015 was 57,616. According to County and State Forecasts, the 2035 resident population of Wailuku-Kahului may range from 78,764 to 97,080 persons. This is an increase in population of 21,148 to 39,464, which is an increase of 36.7% to 68.5%. The projected project population is expected to be about 3,511 persons, which represents from 16.6% to 8.9% of the projected population growth through 2035.

The projected increase in Wailuku-Kahului's population will produce a demand for additional medical facilities. An estimate of the increase in demand for hospital facilities can be calculated based on the existing level-of-service. For acute and critical care, 0.0809 beds are needed to maintain the current level-of-service for every 100 persons on Maui Island. Based on this standard, the WCT would generate a demand for about of 2.84 beds.

To maintain current levels of ambulatory service, 0.0045 ambulances would be needed per 100 persons. Therefore, about .157 additional ambulances, with staffing, would be required to service the project population.

3. Police Protection

Existing Conditions. The Waikapū area falls within the MPD's District I. This police district is served by the Wailuku (Central) Station, which houses the MPD headquarters for the entire County. The Central Station is located approximately 4 road miles from the project site.

The Police Department includes the following four programs:

- *The Administration Program.* The Administrative Program is responsible for recruitment of personnel; compliance with The Commission on Accreditation for Law Enforcement Agencies (CALEA) standards; and addressing personnel matters.
- *Technical and Support Services Program.* The Technical and Support Services Program conducts recruit training, maintains reliable radio communications; promotes the use of

technology to improve law enforcement services; and promotes community involvement and crime prevention.

- *Investigative Services Program.* Conducts juvenile crime prevention; investigates vice and drug activities, prepares for a responds to critical incidents; conducts specialized and detailed criminal investigations; and investigates domestic violence incidents.
- *Uniformed Services Program.* Suppresses drug trafficking; conducts DUI enforcement; issues traffic citations; and enforces laws and ordinances.

Table No.32 identifies full time equivalent personnel identified for each program in the County's adopted fiscal year 2015 budget.

Table 32: Full-time Equivalent Police Department Personnel

Program	Full Time Equivalent Personnel	
	2012 Adopted	2015 Adopted
Administration Program	23.0	24.0
Investigative Services Program	89.0	106.0
Technical and Support Services Program	110.5	104.5
Uniformed Patrol Services Program	295.1	290.5
Department Total	517.6	525

Potential Impacts and Mitigation Measures. The de facto population of the County of Maui as of July 2012 was 201,870. Therefore, the level-of-service for Police Department Personnel in 2012 was one Police Department personnel per 390 persons.

The resident population of Wailuku-Kahului as of mid-year 2015 was 57,616. According to County and State Forecasts, the 2035 resident population of Wailuku-Kahului may range from 78,764 to 97,080 persons. This is an increase in population of 21,148 to 39,464, which is an increase of 36.7% to 68.5%. The projected project population is expected to be about 3,511 persons, which represents from 8.9% to 16.6% of the projected growth through 2035. Using a standard of one Police Department personnel per 390 persons, the project population would generate a need for about 9 personnel and accessory facilities. As noted in the Fiscal Impact

Assessment prepared for the project (Appendix A), the project will generate approximately \$3.1 million in real property tax receipts on a stabilized basis following build-out of the project. A portion of these revenues should be allocated to help address the increase in demand for police protection services generated by the project.

4. Fire Protection

Existing Conditions. The Department of Fire and Public Safety includes the following five programs:

- The Administration and Maintenance Program;
- The Training Program;
- The Fire/Rescue Operation Program; and
- The Fire Prevention Program.

There are two fire stations that are within a five road mile service area of Waikapū. These include Wailuku Station at 21 Kinipopo Road and the Kahului Fire Station at 200 Dairy Road. The Wailuku Station is an Engine Company. The Kahului Fire Station is an Engine, Tanker and Rescue Company.

The County uses a distance standard of 2 to 3 miles to provide adequate coverage to residential districts. Waikapū is approximately 3 road miles from the Wailuku Fire Station and 4.5 road miles from the Kahului Fire Station.

In order to reduce response times for both fire and medical emergencies, construction of a new fire station is planned in Waikapū. According to the Mayor's proposed 2013 capital improvement program, the fire station will be situated on approximately 5 acres of the 100 acres recently acquired in Waikapū to accommodate a County campus for various departments, police and fire stations. The CIP states that the 5-acre fire station will be located along the proposed Waiko Road Extension. The development of a fire station within Waikapū will bring the proposed project well within the County's desired response time standard.

Potential Impacts and Mitigation Measures. The de facto population of the County of Maui as of July 2012 was 201,870. Therefore, the County-wide level-of-service for Fire Department Personnel in 2012 was one Fire Department personnel per 518 persons.

The resident population of Wailuku-Kahului as of mid-year 2015 was 57,616. According to County and State Forecasts, the 2035 resident population of Wailuku-Kahului may range from 78,764 to 97,080 persons. This is an increase in population of 21,148 to 39,464, which is an increase of 36.7% to 68.5%. The projected project population is 3,511 persons, which represents from 8.9% to 16.6% of the projected population growth through 2035. Using a standard of one Fire Department personnel per 518 persons, the project population would generate a need for 7 personnel and accessory facilities. As noted in the Fiscal Impact Assessment prepared for the project (Appendix A), the project will generate approximately \$3.1 million in real property tax receipts on a stabilized basis following build-out of the project. A portion of these revenues should be allocated to help address the increase in demand for fire protection services generated by the project.

5. Schools

Existing Conditions. Maui schools are organized into complexes and complex-areas. A complex consists of a high school and all of the intermediate/middle and elementary schools that flow into it. Groups of two to four complexes form a "complex area" that is under the supervision of a complex area superintendent.

The WCT is located within the State Department of Education's Baldwin-Kekaulike-Maui Complex-Area. The Complex is comprised of the schools shown in Table 33:

Table 33: Baldwin-Kekaulike-Maui Complex Area Schools

Baldwin-Kekaulike-Maui Complex Area				
Name	Grades	2013 Enrollment	Approx. Road Miles	from WTC
Pu'u Kukui Elementary	K - 5	541	2	

Waihe'e Elementary	K - 5	775	6
Wailuku Elementary	K - 5	740	2.75
Īao Intermediate	6 - 8	886	3
Baldwin High School	9 - 12	1538	3.5

Current and projected enrollment and capacities for area schools were provided by the Planning Section of the Department of Education's Facilities Development Branch and are shown in Table 34, "DOE School Enrollment & Capacity" below.

Table 34: DOE School Enrollment & Capacity

DOE School Enrollment & Capacity					
Schools	2013 Enrollment	2013 Capacity	Surplus / Deficit	2018 Projected Enrollment	2018 Surplus / Deficit
Wailuku Elementary	740	958	218	695	263
Pu'u Kukui Elementary	541	550	9	603	-53
Īao Intermediate	886	999	113	972	27
Baldwin High School	1538	1809	271	1606	203
Kahului Elementary	1064	915	149	992	-77
Lihikai Elementary	943	1036	93	933	103
Pōmaika'i Elementary	550	760	210	545	215
Maui Waena Intermediate	1095	1276	181	1197	79
Maui High School	1908	2035	127	1394	641

Potential Impacts and Mitigation Measures. The resident population of Wailuku-Kahului as of mid-year 2015 was 57,616. According to County and State Forecasts, the 2035 resident population of Wailuku-Kahului may range from 78,764 to 97,080 persons. This is an increase in population of 21,148 to 39,464, which is an increase of 36.7% to 68.5%. The projected project population is 3,511 persons, which represents from 8.9% to 16.6% of the projected population growth through 2035.

The projected increase in Wailuku-Kahului's population will produce a demand for additional educational facilities. Pursuant to Act 245, the State Department of Education adopted Impact Fees to develop funding for educational facilities required to support new residential development. The Board of Education has designated Central Maui as one of four School Impact Districts. The DOE uses the following student generation rates for Central Maui.

Table 35: DOE Student Generation Rate Multipliers

DOE Student Generation Rate Multipliers		
Type of School	Generation Rate	
	Per Unit	
	S.F.	M.F.
Elementary	0.23	0.13
Middle	0.11	0.04
High	0.15	0.05

Based upon these standards, the WCT would increase the student population as shown in Table 36. Expected WCT construction cost impact fees are shown in Table 37 and land dedication requirements in Table 38.

Table 36: WCT Projected Student Generation

WCT Projected Student Generation					
Type of School	Generation Rate		WCT		Student Generation
	Per Unit		Residential Units		
	S.F.	M.F.	S.F.	M.F.	
Elementary	0.23	0.13	241.5	49.79	291
Middle	0.11	0.04	115.5	15.32	131
High	0.15	0.05	157.5	19.15	177

Table 37: WCT Construction Cost Impact Fee

WCT Construction Cost Impact Fee

Type of School	Fee (dollars)		No. Units		Amount		TOTAL
	SF	MF	SF	MF	SF	MF	
Elementary School	791	447	1050	383	830550	171201	\$1,001,251
Middle School	405	147	1050	383	425250	56301	\$481,551
High School	957	319	1050	383	1004850	122177	\$1,124,027
TOTAL							\$2,606,829

Table 38: WCT DOE Land Dedication Requirement

WCT Land Dedication Requirement							
Type of School	Land (acres)		No. Units		Acres		TOTAL
	SF	MF	SF	MF	SF	MF	
Elementary School	.003588	.002028	1050	383	3.767	0.777	4.544
Middle School	.00121	.00044	1050	383	1.271	0.169	1.44
High School	957.00459	.00153	1050	383	4.820	0.586	5.406
TOTAL ACRES							11.39

The WCT will comply with State DOE impact fee requirements, which will mitigate the Project's impacts upon State educational facilities.

6. Solid Waste

Existing Conditions. The Central Maui Landfill services the residential waste stream for Central Maui, including Waikapū. The privately owned and operated Decoite Landfill services the island's construction and demolition waste stream. According to the County of Maui's Integrated Solid Waste Management Plan (ISWMP) (February 2009), the amount of waste generated in 2006 was 345,000 tons of which 124,000 tons was diverted for recycling.^{xxvii} In 2006, the Central Maui Landfill received 213,993 tons of residential waste, the Maui Construction and Demolition Landfill (Decoite Landfill) received 50,000 tons of construction waste, and the Eco Compost Facility received 54,243 tons of yard waste. It is projected that by 2030 the total generated waste on Maui will be 499,381 tons per year (TPY) of which approximately 31 percent, or 147,309 TPY, would be recycled. Thus, by 2030 it is projected that

approximately 353,632 TPY of solid waste would be entering the island's landfills. In comparing planned capacity versus projected solid waste generation, the ISWMP projects that the planned capacity is sufficient to accommodate demand through 2026.

The County of Maui is currently assessing the feasibility of developing a waste-to-energy facility in Central Maui, on land near the Central Maui Landfill. The facility could have the potential to divert up to 80% of the waste generated on Maui with the byproduct used as a renewable fuel. Such a capital improvement would significantly mitigate the need for additional landfill space to accommodate the projected population growth.

The ISWMP also uses residential and commercial waste generation rates for its projections. The residential generation rate in tons per household per year for Maui (excluding Hana) is 2.3. The Commercial Generation Rate (tons per employee per year) for Maui (excluding Hana) is 1.58.

Potential Impacts and Mitigation Measures. The resident population of Wailuku-Kahului as of mid-year 2015 was 57,616. According to County and State Forecasts, the 2035 resident population of Wailuku-Kahului may range from 78,764 to 97,080 persons. This is an increase in population of 21,148 to 39,464, which is an increase of 36.7% to 68.5%. The projected project population is 3,511 persons, which represents from 8.9% to 16.6% of the projected population growth through 2035.

The projected increase in Wailuku-Kahului's population will produce a demand for solid waste disposal. Waste generated by site preparation will primarily consist of vegetation, rocks and debris from clearing, grubbing, and grading. Very little demolition material is expected, as the site is essentially vacant.

During the construction phase, construction activities will require the disposal of the existing on-site waste, as well as cleared vegetation and construction-related solid waste. Using a 2003 publication by the Environmental Protection Agency (EPA) entitled "Estimating 2003 Building-Related Construction and Demolition Materials Amounts", factors of 4.39 pounds per square feet of construction for residential and 4.34 pounds per square feet of construction for commercial buildings were used to determine potential construction waste generated by the

Project. Using these factors, it is estimated that during the construction phase (2017-2026) residential construction waste might total approximately 8.7 million pounds or 4,350 tons of waste. The commercial component would generate approximately 736,000 pounds or 368 tons of waste through 2026.

A solid waste management plan will be coordinated with the County's Solid Waste Division for the disposal of onsite and construction-related waste material. The Developer will work with the contractor to minimize the amount of solid waste generated during the construction of the project.

Using the ISWMP's residential generation rate of 2.3 tons per household per year and the commercial generation rate of 1.58 tons per employee per year, total solid waste generated during the operation phase of the project at stabilization in 2026 is 3,715 tons per year. Using a diversion rate of 31 percent, total waste from the project site is estimated to be approximately 2,563 tons per year.

The WCT will support the County's recycling, reuse and composting activities. The ISWMP provides strategies for diverting solid waste from landfills to reduce landfill dependency, save landfill capacity and improve operational efficiency. The WCT will implement these strategies by providing options for recycling, such as collection systems and bin space, within the project, and promoting sound recycling strategies among residents and businesses.

D. INFRASTRUCTURE

1. Roadways and Traffic

Existing Conditions. Existing regional roadway conditions are described in detail in the Preliminary Engineering Report, Appendix H, prepared by Otomo Engineering and in the Traffic Impact Analysis Report, Appendix I, prepared by Feher & Phers.

Figure No. 38 shows the location of regional roadways that serve the project area. The primary regional access to the Waikapū area is provided by Honoapi'ilani Highway, Highway 30, (Figure

38, Location 1), which traverses through the project site. Honoapiʻilani Highway divides the project site into the mauka and makai sections. It is a two-lane undivided State Highway which runs in the north-south direction into Wailuku. The speed limit is 30 miles per hour (mph) in the vicinity of the project site and Waiko Road. The Waiko Road intersection is signalized with existing left turn pockets into East and West Waiko Road. There is a left turn pocket on Honoapiʻilani Highway at its intersection with the driveway for the existing MTP.

Kūihelani Highway, Highway 380, (Figure 38, Location 7) is located immediately east of the project site. It is a two-way, four-lane divided State arterial highway which also runs in a north-south direction. The posted speed limit on Kūihelani Highway at Waiko Road is 55 mph. There is an existing traffic signal at the Kūihelani Highway-Waiko Road intersection. The southern terminus of Kūihelani Highway is its intersection with Honoapiʻilani Highway. The northern terminus is at its intersection with Pu`unē Avenue, where it turns into Dairy Road.

Waiko Road (Figure 38, Location 2 and 3) is a two-lane County-owned collector roadway that runs in an east-west direction and connects Honoapiʻilani Highway and Kūihelani Highway. The posted speed limit on Waiko Road is 20 mph. Immediately east of Honoapiʻilani Highway, Waiko Road provides access to the Waikapū Gardens residential community. Further east, Waiko Road provides access to industrial and livestock land uses. There is a weight limit of 10,000 pounds for vehicles entering and exiting Waiko Road from Honoapiʻilani Highway.

Wai`ale Road (Figure 38, Location 5) is a north-south, undivided collector road that starts as an extension of Lower Main Street and terminates at Waiko Road. The roadway provides two travel lanes (one in each direction) and serves as the only access road for residents of the Waikapū Gardens neighborhood located between Kuikahi Drive and Waiko Road. The posted speed limit is 20 mph. The section of Wai`ale Road from Waiko Road to Kuikahi Drive is privately owned. The segment from Kuikahi Drive to Lower Main Street is County owned and used as a collector road.

Kuikahi Drive (Figure 38, Location 6) is an east-west collector road. West of its intersection with Honoapiʻilani Highway, Kuikahi Drive passes through the Wailuku Heights Subdivision and terminates in a cul-de-sac at the top of the subdivision. Approximately 1,000 feet east of Honoapiʻilani Highway, it intersects with Wai`ale Road. The eastern terminus of Kuikahi Drive is at its intersection with Maui Lani Parkway.

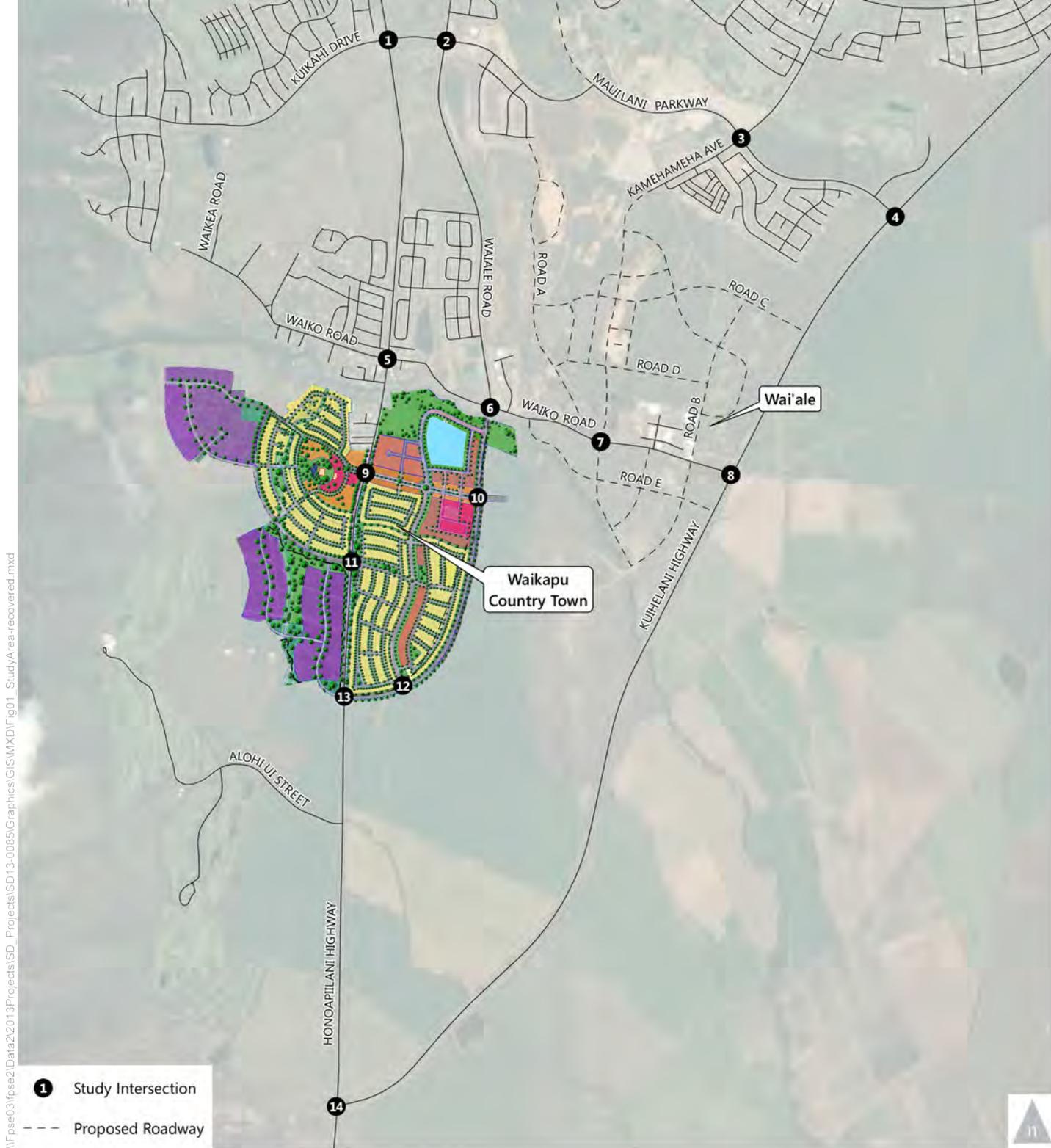


Figure 38:
Study Area and Analyzed Intersections



Kamehameha Avenue (Figure 38, Location 7) is a County-owned north-south collector road. It is a two-lane roadway which begins at its intersection with Hana Highway and extends southward through the Maui Lani development with its terminus just south of Pomaika'i Elementary School.

Maui Lani Parkway (Figure 38, Location 8) is a two-lane, east-west collector road with a raised median. It connects Kūihelani Highway with Kuikahi Drive. When completed, Maui Lani Parkway will extend to Kaahumanu Avenue near Baldwin High School. Upon completion of Maui Lani Parkway, it will connect Kūihelani Highway and Kaahumanu Avenue.

The mauka side of the Project at the MTP is accessible from Honoapi'ilani Highway. The makai side of the property is undeveloped and in sugar cane cultivation.

Access to the makai land is from Honoapi'ilani Highway, East Waiko Road and Kūihelani Highway from cane haul roads. Access for the proposed project will be from the roadway connections on Honoapi'ilani Highway for both the mauka and makai development sites, as well as the future Wai`ale Road extension for the makai development.

Traffic Impact Analysis Report (TIAR)

As noted, a TIAR was prepared by Fehr & Peers in December 2014 to document the impact of the project and propose mitigation measures (See: Appendix I, Traffic Impact Analysis Report"). The TIAR analyzed the typical weekday AM and PM traffic conditions under existing conditions and potential project-related traffic impacts at partial buildout in 2022 and at full buildout in 2026. The analysis evaluated the operations at eight existing and six future intersections (a total of 14 study intersections) in the vicinity of the proposed project. The analyzed intersections are shown in Figure 39 and are listed below.

1. Honoapi'ilani Highway (Highway 30)/Kuikahi Drive
2. Wai`ale Road/Kuikahi Drive
3. S. Kamehameha Avenue/Maui Lani Parkway
4. Kūihelani Highway (Highway 380)/Maui Lani Parkway
5. Honoapi'ilani Highway (Highway 30)/Waiko Road
6. Wai`ale Road/Waiko Road
7. *S. Kamehameha Avenue/Waiko Road**

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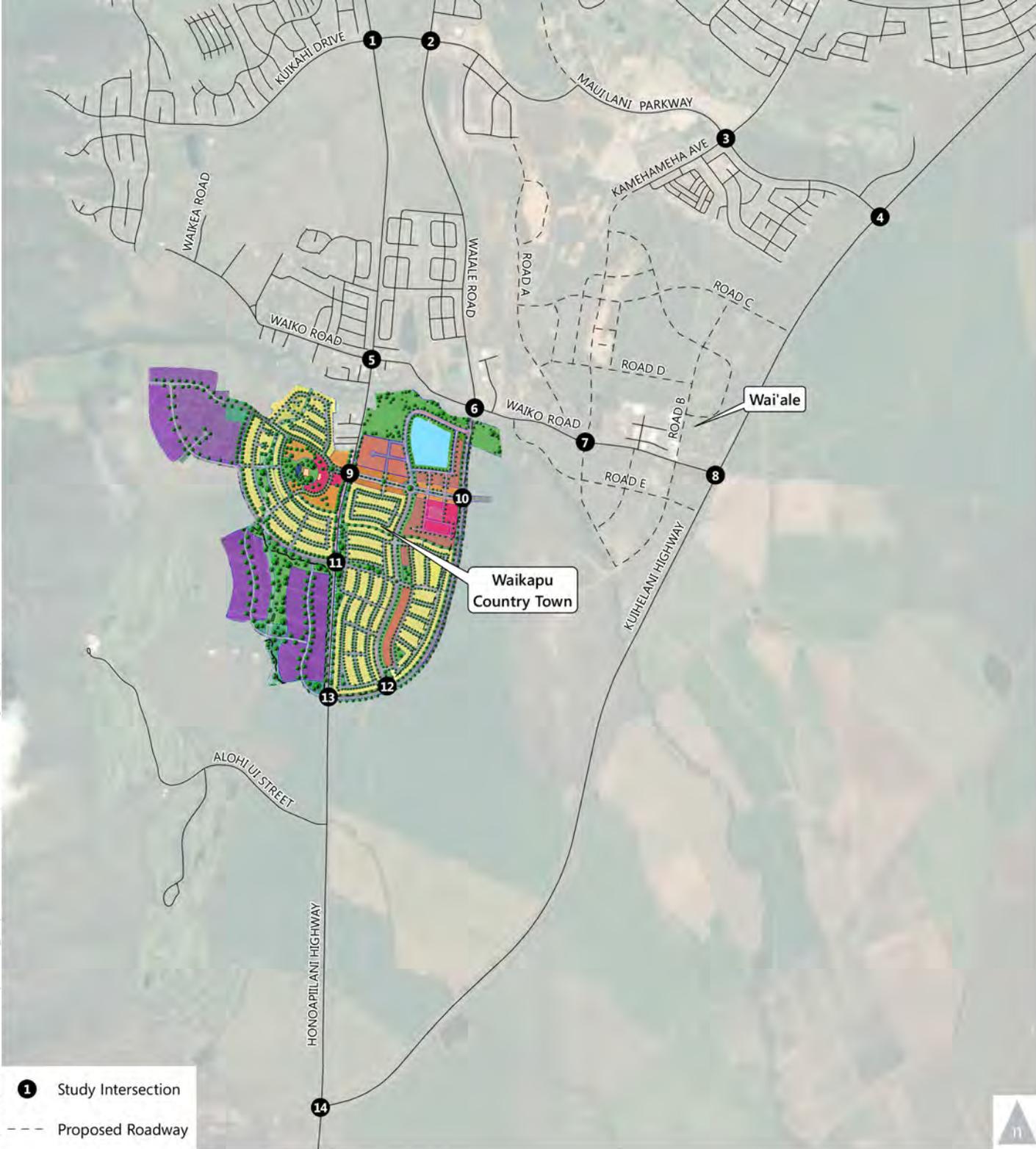


Figure 39:
Study Area and Analyzed Intersections



8. Kūihelani Highway (Highway 380)/Waiko Road
 9. Honoapi'ilani Highway (Highway 30)/Main Street*
 10. Wai'ale Road/Main Street*
 11. Honoapi'ilani Highway/East-West Residential Street*
 12. North-South Residential Street/ Wai'ale Road*
 13. Honoapi'ilani Highway (Highway 30)/Wai'ale Road*
 14. Honoapi'ilani Highway (Highway 30)/Kūihelani Highway (Highway 380)
- *Future intersection

Existing Levels of Service (LOS)

The TIAR evaluated operations of the eight existing study intersections during weekday morning (6:00 to 9:00 AM) and evening (3:00 to 6:00 PM) peak-period conditions. Traffic counts were collected during the weekday AM and PM peak periods at the study intersections in September 2013, when local schools were in session. Existing lane configurations and signal controls were obtained through field observations. Figure 3, A-B of the TIAR (Append I) presents the existing AM and PM peak-hour turning movement volumes, corresponding lane configurations and traffic control devices. Traffic count data sheets are provided in Appendix A of the TIAR. Existing peak-hour volumes and lane configurations were used to calculate levels of service for each of the study intersections. The results of the existing LOS analysis are presented in Table 39 and the corresponding LOS calculation sheets are included in Appendix B of the TIAR.

Table 39: Existing Intersection Level of Service

Existing Intersection Level-of-Service				
Intersection	Traffic Control	Peak Hour	Delay (sec/veh) ¹	LOS _{2,3}
1. Honoapi'ilani Highway (Highway 30) / Kuikahi Drive	Signalized	AM PM	25.2 23.3	C C
2. Wai'ale Road / Kuikahi Drive	Signalized	AM PM	26.4 24.7	C C
3. S. Kamehameha Avenue / Maui Lani Parkway	AWSC	AM PM	48.3 54.4	E F
4. Kūihelani Highway / Maui Lani Parkway	Signalized	AM PM	21.4 21.9	C C

5. Honoapi'ilani Highway (Highway 30) / Waiko Road	Signalized	AM PM	13.3 11.9	B B
6. Wai'ale Road / Waiko Road	SSSC	AM PM	12.4 10.9	B B
7. S. Kamehameha Avenue / Waiko Road ⁴	N/A	AM PM	Does not exist	
8. Kūihelani Highway (Highway 380) / Waiko Road	Signalized	AM PM	14.5 11.2	B B
9. Honoapi'ilani Highway (Highway 30) / Main Street ⁴	N/A	AM PM	Does not exist	
10. Wai'ale Road / Main Street ⁴	N/A	AM PM	Does not exist	
11. Honoapi'ilani Highway / East-West Residential Street ⁴	N/A	AM PM	Does not exist	
12. North-South Residential Street / Wai'ale Road ⁴	SSSC	AM PM	Does not exist	
13. Honoapi'ilani Highway (Highway 30) / Wai'ale Road ⁴	N/A	AM PM	Does not exist	
14. Honoapi'ilani Highway (Highway 30) / Kūihelani Highway (Highway 380)	Signalized	AM PM	15.2 12.4	B B
Source: Fehr & Peers, 2014.				
¹ Notes:				
e ** Indicated oversaturated conditions. Delay cannot be calculated				
AWSC = All-way stop-controlled intersection				
SSSC = Side-street stop-controlled intersection				
1 Whole intersection weighted average stopped delay expressed in seconds per vehicle for signalized and all-way stop-controlled intersections. The vehicular delay for the worst movement is reported for side street stop-controlled intersections.				
2 LOS calculations performed using the 2000 Highway Capacity Manual (HCM) method.				
3 Undesirable LOS highlighted in bold.				
4 Future intersection				

Its of the LOS calculations indicate that all of the existing study intersections operate at an overall acceptable service level (LOS D or better), with the exception of the following location:

- **Intersection 3: S. Kamehameha Avenue & Maui Lani Parkway.** This intersection operates at LOS E – AM peak hour and LOS F – PM peak hour. The poor operating conditions result from the all-way stop-control and high eastbound and westbound volumes traversing through a shared left/through/right configuration. This contributes to the relatively high eastbound and westbound approach delays and overall poor operating peak levels of service at this intersection.

Potential Impacts and Mitigation Measures. Refer to Appendix I, “Traffic Impact Analysis Report”, for a complete presentation of the TIAR. To evaluate the potential impact of traffic generated by the proposed project on the surrounding street system, the TIAR developed

estimates of future traffic conditions in the area both with and without the project. Future traffic conditions without the proposed project reflect traffic increases due to general regional growth and development, as well as traffic increases generated by other specific developments near the project site. These conditions are referred to as the cumulative base condition (i.e., no project conditions). The sum of the cumulative base and project-generated traffic represents the cumulative plus project conditions. Tables 40 and 41 document the LOS conditions for post project conditions in 2022 and 2026. The TIAR identifies counter measures to mitigate the Project's traffic impacts.

2022 Post Phase I LOS Conditions

As shown in Table 40, the proposed project will contribute to cumulative impacts (LOS E or F conditions) during one or both peak hours at five study intersections:

- Intersection 1: Honoapi'ilani Highway (Highway 30) & Kuikahi Drive will operate at LOS F during the AM peak hour.
- Intersection 2: Wai'ale Road & Kuikahi Drive will operate at LOS F during the AM peak hour and LOS E during the PM peak hour.
- Intersection 3: S. Kamehameha Avenue & Maui Lani Parkway will operate at LOS F during the AM peak hour and PM peak hour.
- Intersection 4: Kūihelani Highway (Highway 380) & Maui Lani Parkway will operate at LOS F during the AM peak hour and LOS E during the PM peak hour.
- Intersection 7: S. Kamehameha Avenue & Waiko Road will operate at LOS F during the AM peak hour and PM peak hour.

In addition, a project-specific impact has been identified at Intersection 1: Honoapi'ilani Highway & Kuikahi Drive during the PM peak hour. At Intersection 1, the addition of project-generated traffic would cause the overall intersection operations to degrade from LOS D to LOS E.

2026 Post Phase II LOS Conditions

As shown in Table 41, the proposed project would contribute to cumulative impacts (LOS E or F conditions) during one or both peak hours at six study intersections:

- Intersection 1: Honoapi'ilani Highway (Highway 30) & Kuikahi Drive will operate at LOS F during the AM peak hour.

Table 40: Year 2022 Levels of Service – Phase I

Intersection	Traffic Control	Peak Hour	Year 2022 No Project Conditions		Year 2022 with Partial Development (Phase 1) Conditions		Delay Change	Mitigation Required?	Mitigated to:			
			Del/Veh1	LOS2,3	Del/Veh1	LOS2,3			Pre-Project or Better Conditions (≤ LOS D)		LOS D or Better Conditions	
									Del/Veh1	LOS2,3	Del/Veh1	LOS2,3
1. Honoapiilani Highway / Kuikahi Drive	Signal	AM PM	67.3 38.6	E D	92.5 66.1	F E	25.2 27.5	YES YES	43.2 35.2	D D	Same as Pre-Project Mitigation	
2. Waiale Road / Kuikahi Drive	Signal	AM PM	73.5 48.6	E D	108.2 73.6	F E	34.7 25.0	YES YES	61.9 34.8	E C	39.8 31.3	D C
3. S. Kamehameha Avenue / Maui Lani Parkway ⁶	AWSC	AM PM	> 180 > 180	F F	> 180 > 180	F F	** **	YES YES	131.5 133.1	F F	30.5 36.0	C D
4. Kuihelani Highway / Maui Lani Parkway	Signal	AM PM	78.0 57.9	E E	101.6 79.9	F E	23.6 22.0	YES YES	22.7 26.4	C C	Same as Pre-Project Mitigation	
5. Honoapiilani Highway / Waiko Road	Signal	AM PM	18.6 17.5	B B	34.5 29.8	C C	15.9 12.3	NO NO	No Mitigation Required			
6. Waiale Road / Waiko Road ^{4,9}	Signal	AM PM	8.1 7.3	A A	8.8 7.5	A A	0.7 0.2	NO NO	No Mitigation Required			
7. S. Kamehameha Avenue / Waiko Road ^{6,7}	SSSC	AM PM	> 180 169.9	F F	> 180 > 180	F F	** **	YES YES	8.1 7.4	A A	Same as Pre-Project Mitigation	
8. Kuihelani Highway / Waiko Road	Signal	AM PM	38.7 17.9	D B	43.2 18.6	D B	4.5 0.7	NO NO	No Mitigation Required			
9. Honoapiilani Highway / Main Street ^{5,8}	Signal	AM AM	Only built with project		9.0 10.4	A B	9.0 10.4	NO NO	No Mitigation Required			
10. Waiale Road / Main Street ⁵	Roundabout	AM PM	Only built with project		6.6 7.1	A A	6.6 7.1	NO NO	No Mitigation Required			
11. Honoapiilani Highway / East-West Residential Street	N/A	AM PM	Only built with Phase 2 of project									
12. North-South Residential Street / Waiale Road	N/A	AM PM	Only built with Phase 2 of project									
13. Honoapiilani Highway / Waiale Road ⁹	Signal	AM PM	5.9 12.9	A B	7.4 17.9	A B	1.5 5.0	NO NO	No Mitigation Required			
14. Honoapiilani Highway / Kuihelani Highway	Signal	AM PM	22.2 20.3	C C	23.1 22.2	C C	0.9 1.9	NO NO	No Mitigation Required			

Source: Fehr & Peers, 2014

** Indicated oversaturated conditions. Delay cannot be calculated.

AWSC = All-way stop-controlled intersection

SSSC = Side-street stop-controlled intersection

1 Whole intersection weighted average stopped delay expressed in seconds per vehicle for signalized and all-way stop-controlled intersections. The vehicular delay for the worst movement is reported for side street stop-controlled intersections.

2 LOS calculations performed using the 2000 Highway Capacity Manual (HCM) method.

3 Unacceptable LOS highlighted in **bold**.

4 With the construction of the Waiale Bypass under future conditions, the intersection will include a fourth (south) leg and is assumed to be signalized.

5 Intersection provides access to the project site.

6 The proposed mitigation measure at this location is signalization and the delay and LOS displayed under this condition is based on the average control delay for the intersection as a whole.

7 Intersection is or is assumed to be controlled by stop signs on the minor approach(es).

8 The project intersection is assumed to be signalized in 2022.

9 Intersection assumed to be signalized as part of the Waiale Bypass project.

Table 41: Year 2026 Levels of Service – Phases I and 2

Intersection	Traffic Control	Peak Hour	Year 2026 No Project Conditions		Year 2026 with Phase 1 & 2 Conditions		Delay Change	Mitigation Required?	Mitigated to:			
			Del/Veh1	LOS2,3	Del/Veh1	LOS2,3			Pre-Project or Better Conditions (≤ LOS D)		LOS D or Better Conditions	
									Del/Veh1	LOS2,3	Del/Veh1	LOS2,3
1. Honoapiilani Highway / Kuikahi Drive	Signal	AM PM	75.3 46.3	E D	111.1 77.0	F E	35.8 30.7	YES YES	50.3 37.7	D D	Same as Pre-Project Mitigation	
2. Waiale Road / Kuikahi Drive	Signal	AM PM	87.8 55.3	F E	149.2 99.4	F F	61.4 44.1	YES YES	81.8 41.5	F D	46.6 33.3	D C
3. S. Kamehameha Avenue / Maui Lani Parkway 6	AWSC	AM PM	> 180 > 180	F F	> 180 > 180	F F	** **	YES YES	> 180 167.9	F F	30.2 19.4	C B
4. Kuihelani Highway / Maui Lani Parkway	Signal	AM PM	105.0 75.9	F E	139.5 100.1	F F	34.5 24.2	YES YES	27.2 31.2	C C	Same as Pre-Project Mitigation	
5. Honoapiilani Highway / Waiko Road	Signal	AM PM	18.6 18.5	B B	46.9 37.8	D D	28.3 19.3	NO NO	No Mitigation Required			
6. Waiale Road / Waiko Road4,9	Signal	AM PM	9.0 7.5	A A	15.0 8.9	B A	6.0 1.4	NO NO	No Mitigation Required			
7. S. Kamehameha Avenue / Waiko Road6,7	SSSC	AM PM	** > 180	F F	** **	F F	** **	YES YES	10.1 8.1	B A	Same as Pre-Project Mitigation	
8. Kuihelani Highway / Waiko Road	Signal	AM PM	41.6 17.1	D B	58.2 19.7	E B	16.6 2.6	YES NO	25.2 15.6	C B	Same as Pre-Project Mitigation	
9. Honoapiilani Highway / Main Street5,8	Signal	AM AM	Only built with project		9.8 11.6	A B	9.8 11.6	NO NO	No Mitigation Required			
10. Waiale Road / Main Street5	Roundabout	AM PM	Only built with project		9.9 10.3	A B	9.9 10.3	NO NO	No Mitigation Required			
11. Honoapiilani Highway / East-West Residential Street	Signal	AM PM	Only built with project		8.3 6.1	A A	8.3 6.1	NO NO	No Mitigation Required			
12. North-South Residential Street / Waiale Road	SSSC	AM PM	Only built with project		17.4 19.2	C C	17.4 19.2	NO NO	No Mitigation Required			
13. Honoapiilani Highway / Waiale Road9	Signal	AM PM	6.0 15.5	A B	12.9 30.2	B C	6.9 14.7	NO NO	No Mitigation Required			
14. Honoapiilani Highway / Kuihelani Highway	Signal	AM PM	22.5 22.4	C C	24.0 25.2	C C	1.5 2.8	NO NO	No Mitigation Required			

Source: Fehr & Peers, 2014

Notes:

** Indicated oversaturated conditions. Delay cannot be calculated. AWSC = All-way stop-controlled intersection; sssc = Side-street stop-controlled intersection.

1 Whole intersection weighted average stopped delay expressed in seconds per vehicle for signalized and all-way stop-controlled intersections. The vehicular delay for the worst movement is reported for side street stop-controlled intersections.

2 LOS calculations performed using the 2000 Highway Capacity Manual (HCM) method.

3 Unacceptable LOS highlighted in **bold**.

4 With the construction of the Waiale Bypass under future conditions, the intersection will include a fourth (south) leg and is assumed to be signalized.

5 Intersection provides access to the project site.

6 The proposed mitigation measure at this location is signalization and the delay and LOS displayed under this condition is based on the average control delay for the intersection as a whole.

7 Intersection is or is assumed to be controlled by stop signs on the minor approach(es).

8 The project intersection is assumed to be signalized in 2022.

9 Intersection assumed to be signalized as part of the Waiale Bypass project.

- Intersection 2: Wai`ale Road & Kuikahi Drive will operate at LOS F during the AM peak hour and PM peak hour.
- Intersection 3: S. Kamehameha Avenue & Maui Lani Parkway will operate at LOS F during the AM peak hour and PM peak hour.
- Intersection 4: Kūihelani Highway (Highway 380) & Maui Lani Parkway will operate at LOS F during the AM peak hour and PM peak hour.
- Intersection 7: S. Kamehameha Avenue & Waiko Road will operate at LOS F during the AM peak hour and PM peak hour.

In addition, project-specific impacts have been identified at intersections where the addition of project-generated traffic would cause their overall intersection operations to degrade below LOS D in the peak hours. The project-related impacts identified are:

- Intersection 1: Honoapi`ilani Highway (Highway 30) & Kuikahi Drive, which would experience a cumulative and project-specific impact.
- Intersection 8: Kūihelani Highway (Highway 380) & Waiko Road which would operate at LOS E during the AM peak hour.

Potential Traffic Improvements to Mitigate Project Impacts

Potential traffic improvements were developed to increase the capacity and/or efficiency of the roadway system at the locations where the addition of project-related traffic would cause or contribute to poor operating conditions. The emphasis was to identify physical and/or operational improvements that could be implemented within the existing or planned roadway rights-of-way. The potential intersection improvement measures are illustrated in Appendix F of the TIAR (See Appendix I). Tables 40 and 41 summarize the projected LOS in 2022/2026 at the impacted locations with these proposed measures in place.

With implementation of the proposed improvements, each of the identified impacts would be reduced such that future operations would be at the minimum desired LOS (LOS D) for the overall intersection with the project in place. Although HDOT also strives to maintain LOS D or better conditions at the movement level, measures to improve turning movement conditions would only be proposed where feasible and appropriate from a traffic engineering perspective

since adding lanes just to achieve the desired LOS for a particular movement also has secondary negative impacts to the environment and to active transportation modes.

Moreover, the scope of corresponding improvements for this type of mitigation process can be well beyond the project's actual impact, and could effectively eliminate existing or cumulative deficiencies, which should not be the project's responsibility consistent with State of Hawai'i law.

Therefore, in addition to developing improvements that will result in LOS D or better operations, measures that only return operations to pre-project levels have also been identified (i.e., under Year 2022 No Project Conditions and Year 2026 No Project Conditions). This is especially important where the addition of project traffic alone would not degrade operations below LOS D, but would contribute to projected poor levels of service caused by the addition of traffic from other cumulative developments (e.g., Pu'unani Residences, Wai'ale Development, etc.).

The full-range of improvements that address both project-related and/or cumulative traffic impacts for each impacted intersection is discussed in detail in the TIAR (See Appendix I). The following only describes the specific improvements that are proposed to be fully addressed by the WCT.

Proposed Project Improvements

WCT improvements are proposed at intersections identified as significantly impacted under Year 2026 with Project Conditions. In the past, development projects would make a fair share financial contribution for each mitigation measure to the appropriate governing agency (i.e., the County or HDOT). However, providing just partial funds for a variety of different improvements does not ensure construction of any individual improvement.

More recently, HDOT has indicated a preference for development projects like WCT to fully design and build improvements at a select set of locations to ensure their implementation. Accordingly, a mitigation program for WCT was developed that would require construction of improvements at intersections closer to the project site where the project contributes to, but does not directly cause a significant impact. Note that the mitigation program described below

is a preliminary recommendation based on project proximity to intersections and without planning level cost estimates. As such, it is subject to change as the planning process continues. The project proposes to fully fund mitigation measures that would return operations to pre-project levels at the following intersections:

- **Intersection 1: Honoapiʻilani Highway & Kuikahi Drive**

The impact at Intersection 1 could be reduced by widening the westbound approach from a shared through/left-turn lane and right-turn lane to a left-turn lane, a through lane, and a right-turn lane, and widening the southbound approach from a left-turn lane, a through lane, and a right-turn lane to two left-turn lanes, a through lane, and a right-turn lane. Additionally, to complement the addition of a second southbound left-turn lane, the east leg would need to be widened to provide a second departure lane and the northbound and southbound left-turn phasing would need to be converted to protected left turns. This improvement would result in LOS D operations, and no other measure is feasible that would only mitigate the operations to pre-project levels.

Although the measures described above would improve the Year 2022 AM and PM peak hour impacts at the overall intersection level, half of the left-turn movements are projected to continue to operate at LOS E or F in both peak hours. The volumes and V/C ratios for the left-turn movements are as follows:

- AM Peak Hour
 - Westbound: single left-turn lane with 330 vehicles and a V/C ratio of 1.09
 - Southbound: dual left-turn lanes with 440 vehicles and a V/C ratio of 0.98
- PM Peak Hour
 - Westbound: single left-turn lane with 384 vehicles and a V/C ratio of 0.98
 - Southbound: dual left-turn lanes with 370 vehicles and a V/C ratio of 0.94

- **Intersection 8: Kūihelani Highway & Waiko Road**

The impact at Intersection 8 could be reduced by widening and restriping the eastbound approach to provide a left-turn lane and a right-turn lane. No changes are proposed to the signal timing. No other improvement is feasible that would only mitigate operations to pre-project levels.

The measure described above would improve the Year 2026 PM peak hour impact so that the overall intersection and intersection movements or approaches would operate at acceptable LOS D or better. For the Year 2026 AM peak hour impacts, however, the measure would only mitigate the impact at the overall intersection level. During the AM peak hour, the northbound left-turn movement is projected to operate at LOS E with 90 vehicles and a V/C ratio of 0.80. Based on HCM provisions for double left-turn lanes, the northbound left-turn movement does not warrant the provision of a second left-turn lane from a volume standpoint and the V/C ratio is within the acceptable range. Therefore, no further improvements are proposed for this approach.

- Intersection 13: Honoapiʻilani Highway & Waiʻale Road.
Although this intersection is not significantly impacted under Year 2026 with Project Conditions, the project may also be responsible for funding intersection improvements necessary to provide access to the project site (i.e., a fourth/west leg).

For the remaining impacted intersections listed below, it is assumed that other development projects adjacent or in closer proximity to these impacted locations would be responsible for implementing the necessary intersection improvements as described in the TIAR (Appendix G).

- Intersection 2: Waiʻale Road & Kuikahi Drive
- Intersection 3: S. Kamehameha Avenue & Maui Lani Parkway
- Intersection 4: Kūihelani Highway & Maui Lani Parkway
- Intersection 7: S. Kamehameha Avenue & Waiko Road

Mitigation Funding

For a project such as WCT that will be constructed in phases over an extended period of time, it is appropriate to identify the proposed project's share for the cost of the intersection improvements. Fair-share calculations for developer contributions were made for the intersections impacted by project-generated traffic. The estimates were developed by calculating the increase in traffic volumes from existing conditions to the Year 2026 with Project conditions. The increase establishes the total amount of projected growth at each location. Next, the WCT project-only volumes are divided by the total volume increase at each impacted intersection. This step determines the amount of traffic that the WCT project is contributing to

the intersection and the approximate proportional contribution towards funding each potential proposed improvement.

The fair share calculations were performed for both the AM and PM peak hours, as shown in Table 42, Year 2026 Fair Share Intersection Traffic Contribution. For all but one location, the range of maximum project contribution is between 15.4% and 33.8%. At one location, the calculated maximum fair share does not accurately reflect the cause of the impacts at the intersection (i.e., the WCT causes the intersections to degrade from LOS D or better to LOS E or F). Based on the intersection analysis, the impact at Intersection 8, Kūihelani Highway & Waiko Road, is project- specific (rather than a cumulative impact to which the project would make a fair-share contribution), and therefore WCT should make a 100% contribution at this location. As noted, while the project's fair-share contributions and the planning-level cost estimates for each element of the recommended mitigation program has not yet been finalized, the project proposes to fully fund mitigation measures as described above.

Table 42: Year 2026 Project Fair Share Intersection Traffic Contribution

Impacted Intersection	AM Peak Hour					PM Peak Hour					
	Existing Traffic	2026 Projected Traffic	Total New Traffic	Project Only Traffic	Project % of New Traffic	Existing Traffic	2026 Projected Traffic	Total New Traffic	Project Only Traffic	Project % of New Traffic	Maximum Contribution
1. Honoapiilani Highway/ Kuikahi Drive **	2,073	3,238	318	1,156	27.3%	1,928	3,184	424	1,256	33.8%	33.8%
2. Waiale Road/Kuikahi Drive*	1,935	3,786	436	1,851	23.6%	1,849	3,627	507	1,778	28.5%	28.5%
3. S. Kamehameha Avenue / Maui Lani Parkway**	1,700	3,428	298	1,728	17.2%	1,593	3,173	353	1,580	22.3%	22.3%
4. Kuihelani Highway / Maui Lani Parkway**	1,856	4,013	273	2,157	12.7%	2,011	4,150	330	2,139	15.4%	15.4%
5. S. Kamehameha Avenue / Waiko Road*	0	1,709	229	1,709	13.4%	0	1,629	289	1,929	17.7%	17.7%
6. Kuihelani Highway/Waiko Road**	1,336	2,258	105	949	11.1%	1,407	2,242	122	835	14.6%	100%^{1/}

Source: Fehr & Peers, 2014

*County of Maui jurisdiction

**State HDOT jurisdiction

^{1/} Based on Table 17, the impact of the intersection is directly attributable to the project. Therefore, the maximum contribution is assumed for this intersection.

2. Electric, Telephone and Cable TV

Existing Conditions. Electric, telephone and cable TV service for the MTP is brought in underground from the overhead utilities along Honoapi'ilani Highway. There is an existing overhead 69 kv utility line which traverses through the property along the Waihe'e Ditch.

Potential Impacts and Mitigation Measures. Electric, telephone and cable TV service will be provided by the existing facilities in the area. The project's electrical engineering consultant will coordinate the required improvements with the utility companies to determine the required onsite and offsite improvements to support the project. If approved by MECO, it is anticipated that the power poles will be relocated underground fronting the project site along Honoapi'ilani Highway. Within the WCT, utility poles will be placed underground within the road right-of-way. It is expected that the project will create a total demand of about 10 megawatts of electricity. The WCT intends to promote the use of renewable energy. The installation of photovoltaic systems will be encouraged on residential and commercial buildings. If forty percent of residential and commercial buildings install photovoltaic systems (generating approximately 11.9 GWh per year), demand for carbon-based fuels could be reduced by roughly 50 percent. Moreover, the WCT desires to install a limited number of solar farms in appropriate locations within the agricultural lands. If two solar farms of approximately 5-acres (0.75 MW each) each are developed, the electricity generated would be about 2.6 GWh per year, which could service approximately 236 residential units. Thus, the WCT could potentially generate about 70 percent of its energy consumption through renewables. However, the installation of such systems will depend upon the technical and financial viability of such systems at the time the project is being constructed.

3. Drainage

Existing Conditions. A Preliminary Engineering and Drainage Report was prepared by Otomo Engineering. The report analyzes current conditions, including drainage patterns, existing improvements, and runoff totals (See: Appendix H, "Preliminary Engineering and Drainage Report). The following summarizes existing drainage conditions on the property.

Figure No. 40 shows existing drainage pattern across the project site. Onsite runoff generally sheet flows in a west to east direction. Currently there are seven (7) diversion berms along the

upper most portion of the mauka site, which intercept surface runoff and divert it into Waikapū Stream. Based on a 50-year, 1-hour storm, the existing diversion berms intercept approximately 140,509 cubic feet of storm runoff and divert it into Waikapū Stream. These diversion berms prevent runoff from sheet flowing into the proposed development areas. In addition, some existing runoff sheet flows into the Waihe'e Ditch, which traverses along the western boundary of T.M.K.: (2) 3-6-005: 007. The ditch flows in a southerly direction toward Mā'alaea and supplies water to existing agricultural reservoirs.

Runoff from the areas below the existing diversion berms generally sheet flows in a west to east direction toward Honoapi'ilani Highway. There are several small culverts that divert runoff across Honoapi'ilani Highway and discharges it into the existing cane fields on the makai side of the highway.

There is an existing grass swale traversing across the MTP site parallel to Honoapi'ilani Highway from the northeast corner of the project site to approximately 1,000 feet south of the project driveway. Runoff sheet flowing across the mauka side of the project site is captured by the grass swale and diverted in a southerly direction and across Honoapi'ilani Highway by the existing 72-inch culvert located 1,000 feet to the south of the project driveway. Runoff within the grass swale is conveyed across the project driveway by a 30-inch culvert. The estimated existing 100-year, 24-hour storm runoff from the Phase I and Phase II project sites mauka and makai of Honoapi'ilani Highway are shown in Table Nos. 43 and 44.

Table 43: Phase I Existing Runoff from Mauka and Makai Project Sites

Phase I Existing Runoff from Mauka and Makai Project Sites		
Phase I	Existing Runoff (CFS)	Runoff Volume (CF)
Mauka	452	2,418,629
Makai	373	2,133,808

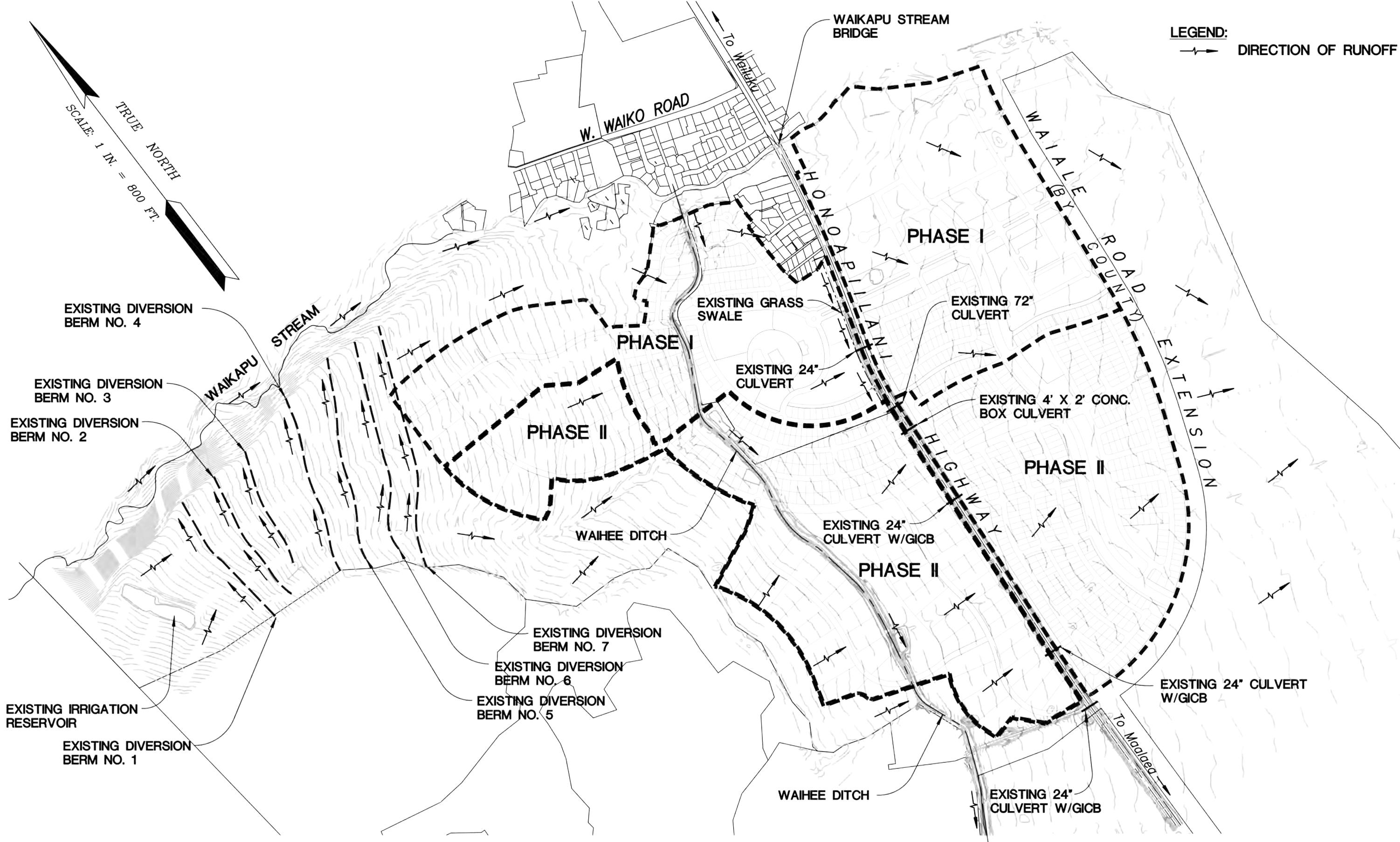


Figure 40: Existing Drainage Pattern

Table 44: Phase II Existing Runoff from Mauka and Makai Project Sites

Phase II Existing Runoff from Mauka and Makai Project Sites		
Phase II	Existing Runoff (CFS)	Runoff Volume (CF)
Mauka	447	2,916,206
Makai	361	2,062,681

Presently, onsite runoff sheet flows across the project site in a west to east direction, across Honoapi'ilani Highway and into the existing sugar cane fields towards Kūihelani Highway and eventually discharges into Keālia Pond in North Kīhei.

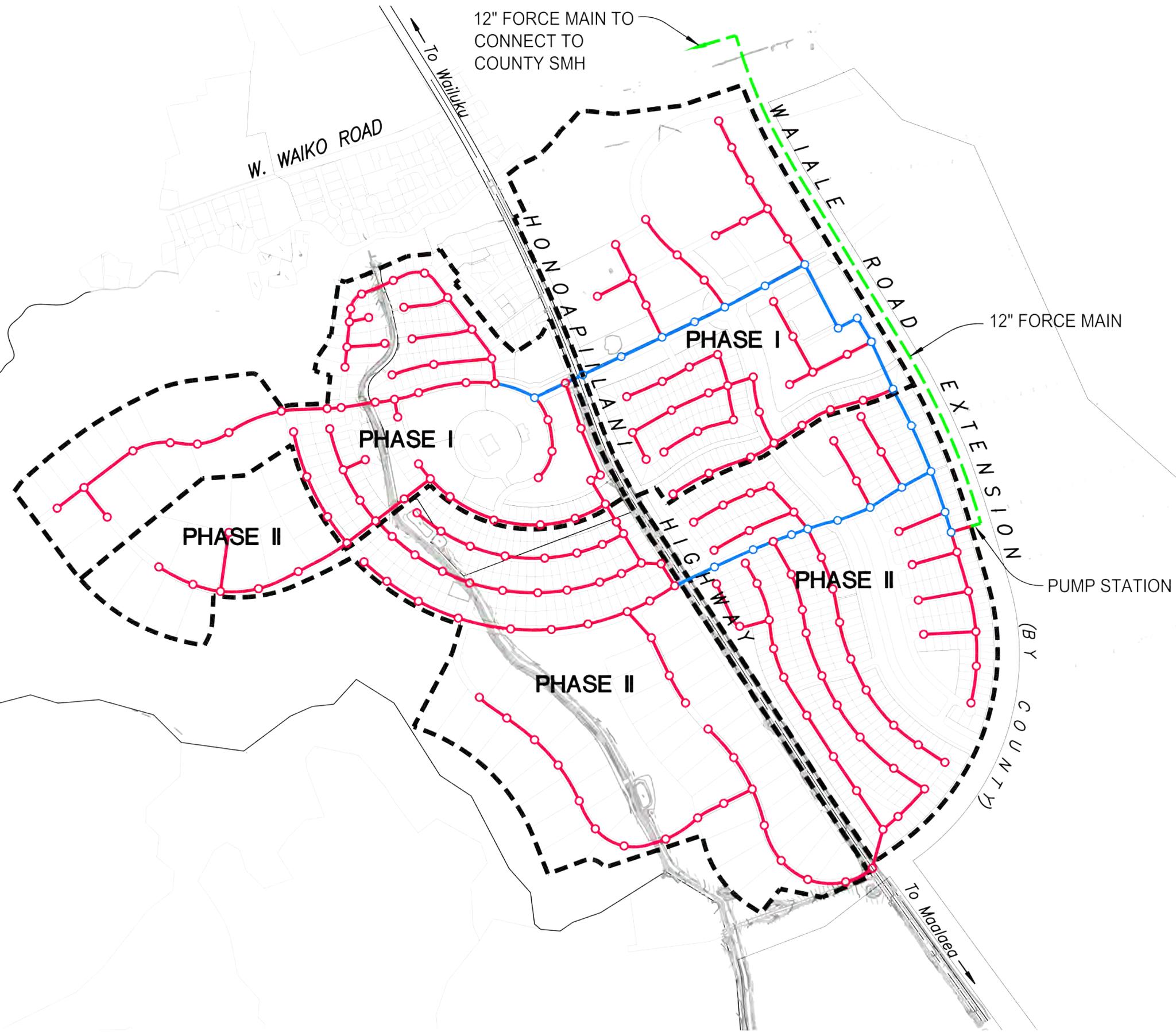
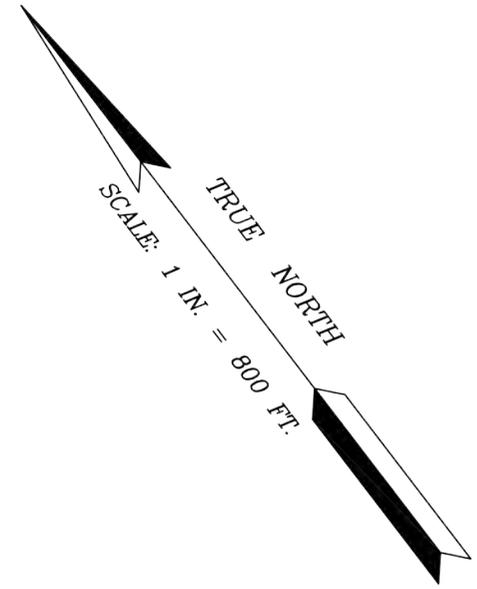
Potential Impacts and Mitigation Measures. The Drainage Report analyzes anticipated changes in stormwater runoff and identifies improvements necessary to comply with County drainage requirements. In general, the drainage design criteria are to minimize any alteration to the existing drainage patterns and volumes. Figure No. 41 identifies the proposed drainage system improvements. The system will accommodate the increase in runoff generated by the project. Table Nos. 45 and 46 compare pre- and post-development runoff conditions.

Table 45: Phase I Pre- and Post-Development Runoff from Mauka and Makai Project Sites

Phase I Pre- and Post-Development from Mauka and Makai Project Sites						
Phase I	Pre-Development Runoff (CFS)	Pre-Development Runoff (CF)	Post-Development Runoff (CFS)	Post-Development Runoff (CF)	Increase (CFS)	Increase (CF)
Mauka	452	2,418,629	497	2,567,545	45	148,916
Makai	373	2,133,808	634	2,905,771	261	771,963

Table 46: Phase II Existing Runoff from Mauka and Makai Project Sites

Phase II Existing Runoff from Mauka and Makai Project Sites						
Phase II	Pre-Development Runoff (CFS)	Pre-Development Runoff (CF)	Post-Development Runoff (CFS)	Post-Development Runoff (CF)	Increase (CFS)	Increase (CF)
Mauka	447	2,916,206	507	3,131,436	60	215,230
Makai	361	2,062,681	506	2,454,808	145	392,127



- LEGEND:**
- 8" SEWERLINE
 - 12" SEWERLINE
 - SEWER MANHOLE
 - - - 12" FORCE MAIN

Figure 41: Proposed Drainage System Improvements

The drainage system will be designed to accommodate the increase in surface runoff volume from a 100-year, 24-hour storm created by the project. In addition to the detention basins, large grassed swales will be constructed within the open space areas to divert runoff to designated outlets.

In accordance with the County's *"Rules for the Design of Storm Drainage Facilities"*, the Phase I development mauka of Honoapi'ilani Highway will be required to mitigate an increase in runoff of 45 cfs and provide a minimum storage volume of 148,916 cubic feet and the Phase I development makai of Honoapi'ilani Highway will be required to mitigate an increase in runoff of 266 cfs and provide a minimum storage volume of 771,963 cubic feet.

The Phase II development mauka of Honoapi'ilani Highway will be required to mitigate an increase in runoff of 60 cfs and provide a minimum storage volume of 215,230 cubic feet. Phase II makai of Honoapi'ilani Highway will be required to mitigate an increase in runoff of 145 cfs and provide a minimum storage volume of 392,124 cubic feet.

After the development of the proposed project, there will be no change in the volume of runoff diverted to Waikapū Stream from the upper agricultural preservation area. The existing diversion berms will continue to divert runoff from the areas mauka of the project site into Waikapū Stream.

In accordance with the County's *"Rules for the Design of Storm Water Treatment Best Management Practices"*, the design of the stormwater system will include water quality treatment to reduce the discharge of pollutants to the maximum extent practicable. Some examples of stormwater best management practices (BMP) are:

Grassed Swales will be implemented within the landscaped areas where practical. Grass and groundcover provides natural filtration and allows for percolation into the underlying soils.

Open Space and Parks will be maintained with grass or other landscape materials, thereby reducing the amount of impervious surfaces which promotes infiltration.

Stormwater Detention serves to collect stormwater allowing some of the suspended solids to settle out. The stored runoff will infiltrate into the underlying soils and recharge groundwater.

A maintenance plan will also be developed for the stormwater BMPs. The plan will include the requirements for removal of the accumulated debris and sediment, maintaining vegetation, and performing inspections to insure that the BMPs are functioning properly.

Temporary erosion control measures will be incorporated during the construction period to minimize dust and soil erosion. Additional controls will be implemented to protect Waikapū Stream. Temporary BMPs include the construction of diversion berms and swales, dust fences, silt fences, stabilized construction entrances, truck wash down areas, inlet protection, temporary grassing of graded areas, and slope protection.

Water trucks and temporary sprinkler systems will be used to minimize dust generated from the graded areas. A National Pollution Discharge Elimination System (NPDES) permit will be required by the Department of Health prior to approval of the grading permit.

The drainage design criteria will be to minimize any alterations to the drainage pattern of the existing onsite surface runoff. No additional runoff will be allowed to sheet flow toward Keālia Pond.

4. Water

Existing Conditions. The Preliminary Engineering Report documents existing sources of water and infrastructure improvements that service the property (See: Appendix H, "Preliminary Engineering and Drainage Report").

Water service in the vicinity of the project site is provided by the County's water system consisting of a 12-inch waterline from the 300,000 gallon tank near the mauka terminus of Waiko Road. The storage tank is at an elevation of 764 feet.

The existing 12-inch waterline crosses Honoapi'ilani Highway and terminates to the east of Waikapū town in the vicinity of the industrial area. A 4-inch waterline connects to the 12-inch

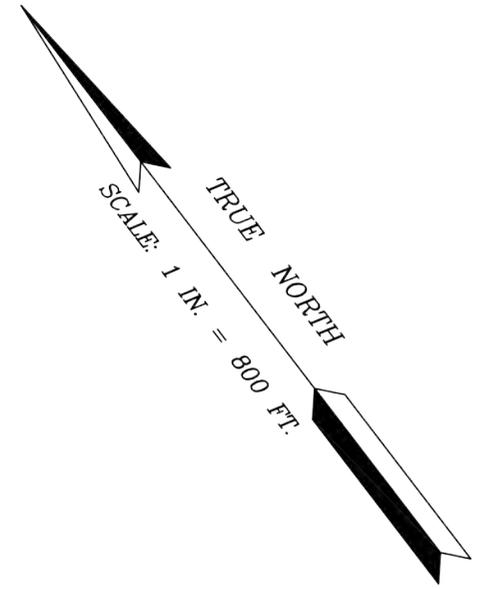
waterline on Honoapi'ilani Highway and traverses in a southerly direction and ends near the northerly boundary of the MTP. The MTP site is currently being serviced by two 5/8-inch water meters located at the northeast corner of the mauka property.

Fire protection for the MTP is presently provided by a private system consisting of a gravity fire line from the existing lagoon located immediately to the west of the MTP restaurant. Non-potable water from the lagoon is fed to fire pumps located on the exterior of the existing buildings and supplies water to the fire sprinkler systems in the buildings. There are also fire hydrants located on the grounds of the MTP. However, the fire hydrants may not have adequate pressure and capacity.

Potential Impacts and Mitigation Measures. The Preliminary Engineering Report (Appendix H) analyzes anticipated increases in water demand and proposes improvements to meet the projected demand.

Water and fire protection for the project will be provided from a private onsite water system (**See:** Figure 42, "Private Water System"). Five (5) wells have been drilled on the site. Three (3) wells have been designated for potable use and two (2) for non-potable purposes. All of the wells are located within the Waikapū Aquifer. The three potable water wells have been approved by the State of Hawai'i, Commission on Water Resource Management for a total pumping capacity of 2,300 gallons per minute (gpm). Water pumped from the non-potable wells will be discharged into the Waihe'e Ditch or lined onsite reservoirs and used for irrigation purposes for the residential lots, agricultural farming, parks and open areas.

The estimated water demand for the project was determined from the Department of Water Supply's Water System Standards (DWSWSS), dated 2002, as follows:



WELL NO. 8
(NON-POTABLE)

WELL NO. 7
(NON-POTABLE)

W. WAIKO ROAD

WAI ALE COUNTY ROAD

PHASE I

PHASE I

PHASE II

PHASE II

HIGHWAY

EXTENSION

WELL NO. 6
(POTABLE)

WELL NO. 5
(POTABLE)

STORAGE TANK(S)
2.0 MG TOTAL

WELL NO. 4
(POTABLE)

To Malaea

LEGEND:

- 8" WATERLINE
- 12" WATERLINE
- 16" WATERLINE

Figure 42: Private Water System Improvements

Table 47: Department of Water Supply Water System Standards, 2002

Department of Water Supply Water System Standards, 2002	
Use	Gallons per Day (GPD)
Single-Family	600 gallons per day (gpd) per unit
Rural Residential	1,000 gpd/unit
Multi-Family	560 gpd/unit
Country Town Mixed-Use (Dwelling)	560 gpd/unit dwelling
Country Town Mixed-Use (Commercial)	140 gallons/1,000 s.f.
Commercial/Employment	140 gallons/1,000 sq. ft.
Parks and Open Space	1,700 gallons/acre
School	1,700 gallons/acre

The Department of Water Supply (DWS) does not have water demand standards for a dual water system (both potable and non-potable). However, in discussions with the DWS, it was determined that the DWSWSS standards could be conservatively reduced by one-third if a dual water system was used for a project. Table 48 identifies the estimated water demand for the project based on the use of a dual water system.

Table 48: Estimated Demand for Potable Water Using a Dual Water System

Department of Water Supply Water System Standards, 2002	
Use	Gallons per Day (GPD)
Single-Family	400 gallons per day (gpd) per unit
Rural Residential	667 gpd/unit
Multi-Family	373 gpd/unit
Country Town Mixed-Use (Dwelling)	373 gpd/unit dwelling
Country Town Mixed-Use (Commercial)	93 gallons/1,000 s.f.
Commercial/Employment	93 gallons/1,000 sq. ft.
Parks and Open Space	0 gallons/acre
School	1,300 gallons/acre

Based on the water usage, the projected average daily water demand for Phase I is 311,033 gpd. In accordance with the DWSWSS, the maximum daily water demand is calculated as being 1.5 times the average daily demand, or 466,650. Based on the school and commercial uses, the maximum fire demand is 2,000 gpm (See Appendix B of the Preliminary Engineering and Drainage Report (DEIS Appendix H) for Water Demand Calculations). The projected average daily water demand for Phase II is 334,475 gpd and the maximum daily water demand 501,713 gpd. Irrigation of parks and open spaces, including landscaping of residential and commercial lots, will be provided by the non-potable water system.

Water conservation measures, such as low-flow toilets and shower heads, will be utilized throughout the project, which will further decrease water demand. As noted, irrigation of the parks and open space will be from the non-potable water source, which will also decrease potable water demand.

The reservoir capacity is based on the DWSWSS Criterion 1 for Reservoir Capacity. Based on this criterion, the required storage volume for the two phases is 968,263 gallons. It is recommended that a 1.0 million gallon reservoir be constructed to accommodate the two phases of the project. As an alternative, the developer could construct two storage reservoirs, each with a storage volume of 0.50 million gallons. Each 0.50 million gallon reservoir could be constructed at the beginning of each phase. The two reservoir option would allow the second reservoir to be constructed as the demand increases and allow for more flexibility during maintenance and repair should one of the reservoirs have to be taken out of service.

The 1.0 million gallons of water storage will be constructed mauka of Well No. 5 at an elevation of approximately 800 feet MSL. This will allow for the entire project to be serviced by gravity flow from the reservoir(s).

5. Wastewater

Existing Conditions. A Preliminary Engineering Report was prepared for the DEIS that assesses current wastewater system capacity and existing infrastructure to support the project (**See:** Appendix, H, "Preliminary Engineering Report").

The existing MTP is serviced by a private sewer system which connects to the County's sewer system on Waiko Road near Waikapū Town. The system is owned and maintained by the MTP. The system consists of a 6-inch sewerline and manholes from the existing buildings, crossing Honoapi'ilani Highway, to a sewer pump station located approximately 500 feet east of Honoapi'ilani Highway. A 4-inch forcemain conveys the wastewater from the sewer pump station through the cane fields, across Waikapū Stream, up to Waiko Road where it connects to a sewer manhole on Waiko Road east of Waikapū town. There is an 8-inch gravity sewerline from the existing sewer manhole which connects to a County-owned sewer manhole east of Waikapū Town.

The County's sewer system traverses from the manhole on Waiko Road through the Waikapū Gardens Subdivision, through privately owned properties, onto Wai'ale Road, down Lower Main Street and discharges into the Wailuku Sewer Pump Station near the intersection of Kahului Beach Road, Lower Main Street and Waiehu Beach Road. Sewer collected at the Wailuku Sewer Pump Station is pumped to the Kahului Wastewater Reclamation Facility (KWRF) in Kanahā.

According to the Wastewater Reclamation Division, County of Maui, as of July 31, 2014, the KWRF has a capacity of 7.9 million gallons per day (mgd). The average flow into the KWRF is 4.7 mgd and the allocated capacity is 6.33 mgd. The remaining wastewater capacity at the KWRF is approximately 1.57 mgd.

Potential Impacts and Mitigation Measures. In a letter dated July 16, 2013 (See Appendix I), the Department of Environmental Management (DEM) notes that the Kahului Wastewater Reclamation Facility, as of June 30, 2013, has capacity allocation remaining for approximately 1.11 mgd (3,000 dwelling units) and 0.54 mgd for other supportive uses to issue building permits. The Department notes that most of this capacity is necessary to accommodate existing entitled projects at Kehalani, Waiolani Mauka, Waikapū Gardens Multi-Family and Maui Lani. The Department further notes that in order for the existing collection system to accept flows from the WCT, the following transmission system improvements will be required:

Table 49: Required Off-site Wastewater Transmission System Improvements

Required off-site Wastewater Transmission System Improvements		
Location	Description	No. Units Accommodated
Lower Main Street	Upgrade existing gravity sewer line in Lower Main Street from 12-inch to 15-inch. This segment stretches from 'Āinahou Place to Hala Place (Manholes KA2OGE0100 to KA20GB0510) and is approximately 1,950 linear feet.	200
Waiko Road; Wailuku Pump Station	Upgrade approximately 2,750 linear feet of the 8-inch main trunk line from the force main daylight manhole in Waiko Road through Waikapū Gardens to 12-inch; Upsize the final two pipe segments prior to the Wailuku Pump station from 24-inch to 36-inch, which is approximately 150 linear feet with a major bypass operation.	450
TOTAL UNITS		650

The DEM further states that adding additional WCT residential units beyond 650 would require further analysis to determine the extent of Lower Main Street improvements.

The policy of the DEM is that wastewater capacity cannot be reserved until the project is ready to receive building permits. If capacity at the KWRF is available at the time building permits are ready to be issued for the project, the project proposes to temporarily connect to the County's sewer system and complete the upgrades to connect up to 650 units in the phase I development.

The DEM's long-term desire is for a wastewater treatment plant to be constructed in the Waikapū Area to accommodate future flows generated by development within the Waikapū region. The WCT will need to construct a stand-alone private wastewater treatment facility, or partner with other projects in the Waikapū area, such as A&B's Wai'ale project or the County of Maui to construct a regional wastewater treatment facility. The planning and design of a stand-alone or combined wastewater treatment facility will be coordinated with the availability of capacity within the County system. The Applicant is analyzing several package wastewater treatment options, including a conventional wastewater treatment facility and a

facility using a Food Chain Reactor (FCR) configuration (See: Appendix H, “Preliminary Engineering and Drainage Report”).

In addition, Brown and Caldwell Consultants were retained by the Department of Environmental Management to prepare the “*Central Maui Recycled Water Study*”. The report dated April 2015, concluded that the major elements required for the Central Maui service area includes:

- Three new WWPSs.
- A wastewater conveyance system that includes gravity sewers and forcemains.
- A new Central Maui WWRF to produce R-1 recycled water.
- A soil aquifer treatment system for excess recycled water disposal.
- A brackish groundwater well to provide supplemental water to the recycled water system.
- A recycled water pump station and storage tank.
- Recycled water transmission pipelines to the Tier 1 areas.

The study notes that the total cost for the system is estimated to be \$91.4 million, or \$20,300 per market-rate EDU.

The WCT could construct a stand-alone private wastewater treatment plant near the northeast corner of the project site after the maximum units is serviced by the County’s wastewater system. However, the treatment plant will be needed in about 2017 and the developers will continue to work with the County and other projects within the Waikapū area on a collaborative wastewater treatment facility.



CHAPTER VI

Contextual Issues



VI. CONTEXTUAL ISSUES

A. RELATIONSHIP BETWEEN SHORT-TERM USES AND MAINTENANCE OF LONG-TERM PRODUCTIVITY

Short-term uses and long-term productivity consists of short-term construction activities related to the build-out of the Project and the long-term benefits of the development.

Construction activities would result in short-term impacts involving temporary and permanent alteration of land for grading, site work, infrastructure and building. Localized degradation of air quality and increased noise levels would also occur in the short-term due to construction-related activities. Many short-term impacts can be avoided or mitigated by implementation of construction BMPs. Applicable BMPs include implementing erosion control measures, directing storm water run-off to detention/retention basins, and preventing the release of fuel or other contaminants. The tradeoffs among these short-term impacts are the increase in employment and immediate economic benefits of construction-related activities. These short-term impacts and benefits are documented in Section V of the DEIS.

In the long-term, the infrastructure and building construction conforming to the goals, objectives and policies of the MIP would produce both housing and jobs designed to accommodate the County's projected population growth. The delivery of a diverse range of housing within County designated "urban growth boundaries" is an underlying objective of the County-wide Policy Plan and MIP.

Ultimately, the long-term build-out of the project area will produce impacts that must be weighed against the Project's benefits. Increased development will lead to an increase in population of the immediate area, both in the form of residents living within the WCT or

employees commuting to the WCT during regular business hours. With the projected population increases, the volume of traffic coming in and out of, and passing through Waikapū will increase. This will affect regional traffic conditions by increasing volumes on the region's existing roadway network. As documented in Section V.D.1 of the DEIS, creative strategies involving roadway improvements and upgrades, transportation demand-management counter-measures, and innovative urban design approaches are required to mitigate the Project's traffic impacts. Likewise, an increase in population will produce greater demands upon the island's potable water resources, wastewater systems and public facilities including parks, schools, police and fire. These impacts and the necessary mitigative counter-measures are thoroughly documented in Sections V.C and D of the DEIS.

With regard to long-term productivity, the Project's urban design embraces the principles of New Urbanism and Smart Growth. Urban development in the mauka development is directed into a village core that encompasses the existing MTP retail and commercial buildings, lagoon and tropical gardens. Live-work, multi-family, small lot single-family and rural lots encircle the village green, with easy pedestrian and bicycle access to retail, commercial, parks and open space.

The makai development focuses onto a pedestrian-oriented main-street that accommodates mixed-use retail-residential, higher density multi-family, attached and detached single-family and small-lot single-family connected by walking and biking paths to the 12-acre elementary school and adjacent community park. A unique feature of the community is the approximate mile long landscaped internal greenway that links the Project's residential neighborhoods to mini-parks, the commercial district, elementary school and community park with a separated pedestrian and bicycle path.

Surrounding the urban development are 1077-acres of agricultural lands that are to support diversified agricultural development, community gardens, open land recreation and renewable energy production.

The WCT site plan was developed following the guiding principles found in the MIP and well-documented best planning practices for developing mixed-use communities. The project will

accommodate from 8.9% to 16.6% of the projected population growth through 2035. The Project will create new employment on-site and will be conveniently located to the island's primary employment centers in Wailuku-Kahului and South Maui. The economic impacts associated with the short and long-term implementation of the development are thoroughly documented in Section V.B.3-4 of the DEIS. The market demand for the project is thoroughly documented in Section II.E of the DEIS. The fiscal impact of the project is thoroughly documented in Section V.B.5 of the DEIS.

B. CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are defined as the impact on the environment, which results from the incremental impact of an action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions.

Secondary impacts are those that have the potential to occur later in time or farther in the future, but which are reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of the project. Secondary impacts from highway projects, for example, can occur because they can induce development by removing transportation impediments to growth.

The gradual build-out of the WCT will occur concurrently with population growth that is projected to occur within Wailuku-Kahului over the next several decades. Implementation of the Master Plan, when added to other adopted and proposed projects, may have a significant effect on a regional and island-wide scale.

As documented in Section II.D of the DEIS, the entire project area is located within the MIPs Small Town Growth Boundary. As described in Section V.B.1 of the DEIS, the resident population of Wailuku-Kahului as of mid-year 2015 was 57,616. According to County and State Forecasts, the 2035 resident population of Wailuku-Kahului may range from 78,764 to 97,080 persons. This is an increase in population of 21,148 to 39,464, which is an increase of 36.7% to 68.5%. The projected project population is 3,511 persons, which represents from 8.9% to 16.9%

of the projected population growth through 2035. There are several other projects planned for Central Maui over the next decade, some of which are in close proximity of the proposed project.

Taken together, regional population growth will increase demand on natural resources, infrastructure and public facility systems. To better manage the island's growth and its related impacts, the MIP identifies appropriate locations for development to occur. The MIP is intended to facilitate better planning for and coordination of the delivery of infrastructure and public facility systems in response to forecasted population growth.

As a precursor to preparing the MIP, the County of Maui prepared the following infrastructure and public facility technical studies: Infrastructure and Public Facilities Issue Paper (September 2007), Public Facilities Assessment Update (March 2007) and Infrastructure Assessment Update (May 2003). These studies assess the impact of the projected population growth on the island's infrastructure and public facility systems. In general, the studies conclude that on-going public and private sector investment will be necessary to accommodate growth through 2030.

This section identifies secondary and cumulative impacts that may result from the phased development of the Project:

Impacts to Natural and Environmental Resources

Assuming that all BMPs and mitigation measures documented in the DEIS are implemented and all permit-induced requirements are complied with no cumulative or secondary impacts are anticipated on the natural environment.

Flora and Fauna. Development of the WCT, together with other area projects, could have cumulative and/or secondary impacts on rare or endangered species of flora and fauna if natural habitats and/or species are directly or indirectly disturbed. As documented in Section IV.A.4 of the DEIS, the Project will not impact rare or endangered flora and fauna species. Adjacent proposed developments will be required to conduct flora and fauna surveys prior to development. These surveys will be reviewed by the U.S. Fish and Wildlife Service and mitigation counter-measures will be required if warranted. In consideration of existing State

and Federal regulations to protect rare and endangered species, there should be no significant cumulative and/or secondary impacts to flora and fauna resources arising from planned growth in the area.

Coastal Water Quality. Development of the WCT, together with other area projects, could have significant cumulative impacts to coastal water quality if BMPs are not strictly adhered to. During the construction phase, BMPs must be implemented to mitigate runoff of bare soils and other construction contaminants into drainageways and culverts. If not properly mitigated, the cumulative impact of these contaminants could impact coastal water quality.

During the Project's operation phase, any increase in runoff will be maintained on site as required by the County's drainage rules (See: Section V.D.3) Directing runoff into designated detention basins, together with filtration of contaminants from runoff, will mitigate the Project's impact to coastal waters. Likewise, future developments in the area will be required to implement similar mitigation measures as part of their operation phase BMPs. Therefore the Project, together with other planned projects in the area, should not have a significant cumulative impact on coastal water quality if construction and operation phase BMPs are strictly adhered to.

Agricultural Lands. As documented in Section V.A.7 of the DEIS, development of the WCT, together with other planned developments in the area, including those projects listed in Table 50, will result in the loss of agricultural lands to urban development. Table 50 identifies approximately 1,824 acres in Central Maui that have either been recently redesignated from the State Land Use Agricultural District to the Urban District or are planned for redesignation. In May 2012 the State Land Use Commission granted a District Boundary Amendment (DBA) from Agricultural to Urban for the lands comprising the Wai`ale Planned Growth Area and the Wai`ale Work Force Housing Project. The Wai`ale lands were generally considered low quality for agricultural use and were comprised mostly of E rated lands by the Land Study Bureau (LSB) and designated "Other" lands by the ALISH rating system.

Table 50: Planned Urbanization of Central Maui Agricultural Lands

Planned Urbanization of Central Maui Agricultural Lands				
Project	Acres	State Land Use	ALISH	LSB
Wai`ale Workforce Housing	50	Urban	N/A	N/A
Wai`ale Planned Growth Area	495	Urban	N/A	N/A
Pu`unani	209	Agriculture	Prime	A, B, E
Kāhili Rural Residential	218	Agriculture	Unclassified	E
Waikapū Country Town	502	Agriculture	Prime	A, B, E
Regional Park and Central Maui Facilities	350	Agriculture	Other	E, A, B
TOTAL	1824			

Maui County’s proposed regional park and central Maui governmental facilities on 350 acres will also result in the loss of agricultural lands to urban use. However, these lands are also rated poorly for agricultural use. These lands are rated E by the Land Study Bureau and are designated “Other” lands by the ALISH rating system.

The proposed Kāhili rural residential development will also result in agricultural lands being reclassified to the State Rural District. However, these lands are also generally poorly suited to agricultural use. According to the Land Study Bureau, these lands are rated “E” and are “Unclassified” by the ALISH rating system.

The agricultural lands comprising the WCT and the proposed Pu`unani project’s agricultural lands are both highly productive for agricultural use. Together, these two projects will result in the urbanization of 704 acres of prime agricultural lands (495 acres for the WCT and 209 acres for Pu`unani). Cumulatively, the 704 acres represents about 0.85% of the 82,582 acres of agricultural lands on Maui that are rated by the LSB as A, B or C. The Project, together with future urbanization of Pu`unani, will result in a relatively small loss of prime agricultural lands on Maui.

In regards to secondary impacts, urban development can impact agricultural land uses in two ways. First, in certain circumstances, urbanization of agricultural lands can cause agricultural lands prices to go higher making it more cost prohibitive for farmers to buy or lease land to farm. Second, urban development can create use conflicts between farmers and urban

residents. In regards to the first issue, the establishment of Urban Growth Boundaries in the MIP will help to create more predictable development patterns. This will create more certainty in the urban and agricultural land markets; thereby, mitigating the escalation of agricultural land values. In regards to the second issue, HRS, Chapter 165 “Hawai‘i Right to Farm Act” protects farmers from lawsuits filed by residents living within close proximity of agricultural operations. Future residents of the WCT will be notified prior to the purchase of property that agricultural activities will occur on abutting agricultural lands. In addition, the WCT will establish landscape planting around the perimeter of the property with a buffer to mitigate potential agricultural use conflicts.

As noted in Section V.A.7 of the DEIS, the WCTs agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Of these lands, approximately 800 acres will be permanently dedicated to agricultural use through a conservation easement. No residential structures will be permitted on these lands. The remaining 277 acres may be subdivided into as many as five large agricultural lots where a farm dwelling may be permitted. Within the agricultural lands, several hundred acres are proposed to be developed into a public and/or private agricultural park, which will help to facilitate Maui’s agricultural development. As noted in Section V.A.7 of the DEIS, a significant impediment to agricultural development on Maui, and throughout the state, is the scarcity of agricultural land that is both readily available and affordable for long-term lease to diversified farmers. The establishment of a centrally located agricultural park within the 800-acre reserve, with access to affordable irrigation water, should help Maui farmers develop economically viable farms that can compete in local, mainland and international markets.

Potable Water Resources.

The Draft Maui County Water Use and Development Plan (WUDP), Central DWS District Update (November 2010) projects future water demand in Central Maui through 2030 based on projected population growth. The Draft Plan notes that water consumption for the DWS Central District System is projected to grow from about 25.5 MGD in 2015 to 34 MGD in 2030 (base case). As noted in previous sections of the DEIS, the WCT project population is estimated to be 3,511 persons, which represents from 16.6% to 8.9% of the projected population growth through 2035.

In planning for future source delivery the Draft WUDP assesses several “final candidate” strategies, including:

- Northward Basal Groundwater Well Development;
- Eastward Basal Groundwater Development;
- Nā Wai ‘Ehā Surface Water Treatment;
- Desalination of Brackish Groundwater; and
- Maximization of Water Conservation and Recycled Wastewater.

In order to meet the projected demand, the County of Maui will need to invest considerable capital into new source development, transmission, storage and treatment. Prior to making these investments, extensive environmental analysis and a robust community outreach effort will be required to determine the preferred alternatives. This process will occur through the final update of the WUDP.

As discussed in Section V.D.4 of the DEIS, water and fire protection for the project will be provided from a private onsite water system. Five (5) wells have been drilled on the site. Three (3) wells have been designated for potable use and two (2) for non-potable purposes. The three potable water wells have been approved by the State of Hawai‘i, Commission on Water Resource Management, for a total pumping capacity of 2,300 gallons per minute (gpm) or 3.312 MGD. In order to conserve potable water resources, the WCT will install a dual water system for potable water and irrigation water uses. It is estimated that the dual water system will reduce the project’s potable water demand by up to one-third. Moreover, the project will require the installation of low flow fixtures throughout the project, and to further reduce demand for non-potable water, drip irrigation and planting of drought tolerant landscaping will be encouraged throughout the project.

All of the WCT wells are located within the Waikapū Aquifer, which the DLNR, Commission on Water Resources Management (CWRM), has designated a sustainable yield of 3 MGD. It is estimated that the Project’s average daily demand for potable water will be about 646,000 GPD. With an approved pumping capacity of approximately 2,300 gallons per minute (gpm) by the

CWRM, the WCT will have additional potable water available to address other pressing community needs.

The development of the WCT is also not anticipated to negatively impact the County's potable ground waters. The Project's potable and non-potable water resources will be developed and managed in a manner that complies with all State and County laws. Moreover, in developing the property, BMPs will be implemented to mitigate potential impacts to the State's freshwater and estuarine environment.

Existing State and County water policies and plans are designed to protect Maui's water resources from over pumping. With these measures in place, significant cumulative and/or secondary impacts are not anticipated to threaten the long-term sustainability of the County's water resources.

Air Quality

The cumulative impact of the build-out of the WCT, together with other developments within the Waikapū area, may increase the amount of pollutants entering the atmosphere. These pollutants may be generated by an increase in demand for energy in the form of transportation fuels for automobiles and carbon-based fuels delivered by the Ma'alaea Power Plant. However, with the increasing cost-competitiveness of renewable energy, MECO has made significant strides in incorporating non-polluting renewable energy into its energy portfolio. This trend should be expected to continue as clean energy technologies improve and become cheaper overtime. Therefore, it is likely that even with greater demand for energy, ambient air quality will improve as cleaner energy sources are brought on-line.

Impacts to the Socio-Cultural Environment

The development of the WCT, together with other developments in Central Maui, will contribute to population growth, create jobs, and generate tax revenues. Together, the population associated with these projects will increase demands on infrastructure and public facility systems both locally and island-wide.

According to the MIP (December 2012), there will be a demand for an additional 29,589 housing units on Maui through 2030. Of these units, approximately 10,845 are expected to be built on lands not currently entitled for urban development.^{xxviii} According to the WCTs Market Study (See: Appendix A), it is estimated the demand for new residential units in the Wailuku-Kahului study area will be from 9,647 to 16,814 units over the next 21 years (through 2035); including allowances for non-resident purchasers and vacancies, with a mid-point demand of 13,230 units.

The continued build-out of Central Maui will also change the area's urban design character and sense of place. Today, Wailuku-Kahului is a developing community with a number of undeveloped infill parcels intermixed with lower and medium-density residential, strip commercial, industrial, resort and public facility uses. In the coming years, pursuant to the land-use policies contained in the MIP and Wailuku-Kahului Community Plan, urban development will likely become more compact, mixed-use and interconnected. Networks of open-space, parks, bikeways, trails and pedestrian-oriented streets will link districts and neighborhoods together. An increase in population, including population associated with the WCT, may increase demand for coastal and inland active and passive recreation lands. The County's Infrastructure and Public Facilities Issue Paper (September 2007) recommends a pro-active public-sector strategy to acquire additional shoreline and inland park lands to accommodate the increasing demand for recreation and shoreline-based cultural activities. The County of Maui and State of Hawai'i have aggressively pursued open land acquisition in recent years. These purchases have included coastal lands (Pali to Puamana; North Shore Greenway; and Lipoa Point) and large-scale acquisitions of inland lands near Waikapū (Central Maui Regional Park; Central Maui Sports Complex) for active and passive recreation.

Moreover, MCC Title 18.16.320 requires a park land dedication, or cash-in-lieu fee payment, to mitigate the impact of growth on park and recreation facilities.

Infrastructure and Public Facilities

The phased build-out of the WCT, together with other developments in Wailuku-Kahului, will increase population; thereby, increasing the demand for infrastructure and public facility systems, including water, wastewater, and roadways; solid waste, schools, and parks; and medical facilities, public transit and government offices. The County's Infrastructure and Public

Facilities Issue Paper (September 2007) documents the impact of projected population growth on the County's infrastructure and public facility systems by region and identifies associated capital improvement projects to support this growth.

As documented in Section V.C-D of the DEIS, the WCT will mitigate its impact on infrastructure and public facility systems through a variety of on- and off-site infrastructure and public facility counter-measures. One such counter measure, as documented in Section V.D.5 of the DEIS, is the proposed development of significant off-site improvements to the County's wastewater transmission infrastructure along Wai'ale Road and Lower Main Street. Property taxes generated by the development, together with other planned projects in the area, will help fund County operations and capital improvement projects.

Secondary impacts could also result from investments into infrastructure and public facility improvements to support the Project. For example, development of the additional water capacity in Central Maui may induce further growth within Central Maui, since water availability is a significant development constraint. However, new water source development within the region is supported by both the MIP and the Water Use and Development Plan.

C. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Build-out of the WCT will result in the irreversible and irretrievable commitment of certain natural and fiscal resources. Major resource commitments include the land and capital, construction materials, non-renewable resources, labor, and energy required for the Project's implementation. Impacts represented by the commitment of these resources must be weighed against the positive socio-economic benefits that could be derived from the project versus the consequences of either taking no action or pursuing another less beneficial use of the area.

When fully built out, the Project will provide housing, create employment and deliver supporting infrastructure and public facilities to create a "complete community". While development of the site will result in the need to commit certain natural and fiscal resources, justification for these investments is found in the MIP's policy to develop these lands in

accordance with the MIP's directed growth strategy and its goals, objectives and policies for the use of urban, rural and agricultural lands.

As with any construction activity, nonrenewable resources such as fossil fuel and construction material will be irrevocably committed. Labor will be required for planning, engineering, and construction. New residential, commercial, or employment uses will generate increases in the demand for water, electricity, and sewer services. Similar types of developments proposed on other parts of Maui will also generate demand for these resources. Chapters IV and V of the DEIS document the Project's short- and long-term impacts.

D. OFFSETTING CONSIDERATIONS OF GOVERNMENTAL POLICIES

The proposed project is consistent with State and County policies that identify the property for urban and rural expansion to accommodate the projected population growth in Central Maui. Other policies of the State and County promote the preservation of agricultural land. MIP Policy 7.1.1.f states:

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.

The subject land was placed into a Small Town Growth Boundary during the General Plan 2030 update, when other overriding factors were present. These factors included the forecasted demand for additional urban lands to accommodate projected population growth and housing demand, the development suitability of the subject land, as well as its proximity to existing employment, infrastructure, public facility systems and existing urban development.

As documented in Section V.A.7 of the DEIS, the proposed action has been carefully analyzed for its short- and long-term impacts upon the agricultural industry. While urbanization of the project site will result in the loss of prime agricultural lands, it will not significantly impact the

short- or long-term viability of agriculture in Hawai'i or on Maui since an abundance of currently fallow former sugar and pineapple land is currently available elsewhere. The project will, however, help to address the current shortage of agricultural park lots on Maui by establishing a new private and/or public agricultural park within Central Maui.

E. UNRESOLVED ISSUES

The following issues remain unresolved at the time this document is being prepared:

Wastewater Treatment

As documented in Section V.D.5 of the DEIS, the WCT proposes to temporarily connect to the County's sewer system and complete the required upgrades to connect approximately 650 units, or an equivalent amount of generated wastewater, in the Phase I development. The Applicant is working with the DEM to establish an agreement for wastewater capacity in the County system. To service the remaining 750 residential units, commercial and public facility uses the Applicant will need to construct a stand-alone private wastewater treatment facility, or partner with other projects in the Waikapū area, such as A&B's Wai`ale project to construct a combined wastewater treatment plant. However, the treatment plant will be needed in about 2020 and the Applicant will continue to work with the County and other projects within the Waikapū area on a collaborative wastewater treatment facility.

Development of a package wastewater treatment facility will be subject to an Environmental Assessment, pursuant to HRS, Chapter 343.

Wai`ale By-pass Road Improvements

The Wai`ale Bypass Road is identified in the County's Fiscal Year 2016 Capital Improvement Program for funding between 2017 and 2021. The Wai`ale Bypass Road would extend from its existing terminus at Waiko Road to intersect Honoapi'ilani Highway approximately one mile south of Honoapi'ilani Highway/ Waiko Road. It is assumed that the bypass would be constructed as a two-way, two-lane roadway and left-turn pockets will be provided at key

intersections, including the bypass roadway's intersection with the project's "Main Street". The precise schedule for funding and development of this roadway is uncertain at this time.

Final Water Quality Testing

Pump tests and water quality testing for compliance with State DOH water quality standards is being conducted on the Project's three potable wells.

Renewable Energy Development

An important objective of the project is to off-set its energy consumption by developing on-site renewable energy systems. These systems may include photovoltaic panels that would be installed on the roofs of residential and commercial buildings, within parking areas and on "solar farms" within the WCTs agricultural lands. Development of these systems may be dependent upon many factors including financial viability and having access to MECO's electrical grid.

Amendments to Maui County Code (MCC) Chapter 19.33

Implementation of the WCT Master Plan will require the adoption of a Project District Ordinance, pursuant to MCC Chapter 19.58. The ordinance will relate to the types of uses permitted within the project, density of development, building massing, parking requirements, etc. It is not yet known whether the ordinance will be adopted through the legislative process. Should the ordinance not be adopted, or be revised significantly, then the ultimate mix of land uses and character of development may be affected.



CHAPTER VII

Relationship to Governmental Plans, Policies, and Controls



VII. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE

Chapter 205, Hawai'i Revised Statutes (HRS), relating to the Land Use Commission (LUC), establishes four (4) major land use districts in which all lands in the state are placed. These districts are designated as *Urban*, *Rural*, *Agricultural*, and *Conservation*. The lands of the MRTPL lie within the State *Urban* and *Agricultural* districts. Refer to Figure 5, "State Land Use Map".

The WCT will require a State Land Use District Boundary Amendment (DBA) from *Agricultural* to *Urban* for approximately 335.07 acres and a DBA from *Agricultural* to *Rural* for approximately 149.84 acres. The total land area expected to be reclassified is approximately 485 acres. Table 51 identifies the subject parcels and land area subject to the DBA request.

Table 51: WCT Land Area Subject to State Land Use District Boundary Amendment

Acres Subject to State Land Use District Boundary Amendment					
Ownership	Parcel	Acres	Existing State Land Use	Acres Subject to DBA	Proposed State Land Use
Waikapū Properties LLC	(2) 3-6-004:003	657.195	Agriculture	149.848	Rural
	(2) 3-6-004:006	52.976 ¹⁰	Agriculture	53.775 ¹¹	Urban

¹⁰ Acreage identified on TMK Map.

¹¹ Acreage identified by survey.

Acres Subject to State Land Use District Boundary Amendment					
Ownership	Parcel	Acres	Existing State Land Use	Acres Subject to DBA	Proposed State Land Use
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Agriculture	45.054	Urban
Wai`ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agriculture	236.236	Urban

Additionally, the WCT will require amendments to the conditions placed upon currently urbanized lands, comprising approximately 15-acres within the existing MTP.

Decision making criteria to be used in the LUC review of petitions for reclassification of district boundaries is found in Section 205-17, HRS and Section 15-15-77, HAR. In addition, standards for determining the Urban District are contained in Section 15-15-18 HAR and the standards for determining the Rural District are contained in Section 15-15-21 HAR.

The following is an analysis of how the WCT conforms to these criteria and standards.

205-17 Land Use Commission Decision Making Criteria. In its review of any petition for reclassification of district boundaries pursuant to this chapter, the commission shall specifically consider the following:

- 1. The extent to which the proposed reclassification conforms to the applicable goals, objectives, and policies of the Hawai'i State Plan and relates to the applicable priority guidelines of the Hawai'i State Plan and the adopted functional plans;***

Analysis:

The WCT conforms to the goals, objectives, and policies of the Hawai'i State Plan and Functional Plans as more fully described in Section VII.A-D of the DEIS.

2. The extent to which the proposed reclassification conforms to the applicable district standards; and

Analysis:

Conformance of the WCT to the Urban and Rural District Standards are discussed in this section's analysis of HAR Section 15-15-18.

3. The impact of the proposed reclassification on the following areas of State concern:

A. Preservation or maintenance of important natural systems of habitats;

Analysis:

A Biological Resources Survey was prepared as part of the DEIS (See: Section IV.A.4 and Appendix B of the DEIS). The objectives of the Biological Resources Survey were to:

1. Document the types of plant and animal species that exist on the property;
2. Identify the presence or likely presence of native flora and fauna;
3. Identify the presence or likely presence of federally listed Threatened or Endangered species and what on-site habitats might be essential for these species;
4. Determine if the project area contains any special habitats, which if lost or altered, might result in a significant negative impact on the flora and fauna found on the property.

The Botanical Resources Survey determined that there is little of botanical concern on the subject property. The study states that the project is not expected to have a significant negative impact on the botanical resources on the site or in the immediate area and no recommendations are recommended in the study.

With respect to fauna, the study notes that the 'ua'u and 'a'o are known to overfly the property. The report recommends measures to mitigate potential impacts to these species, specifically recommending that outdoor lighting should be shielded to direct the light downward so that the light is not visible from above. The fauna survey also found two tree tobacco plants on the property. One of these plants was host to two mature Blackburn's

sphinx moth eggs. The study recommends that the U.S. Fish and Wildlife Service (USFWS) be consulted so that required protections and management actions can be taken.

The USFWS provided comments on the Botanical Resources Survey and EISPN in a letter dated June 11, 2015 (See: Appendix L). The USFWS notes that there are three listed animals including the Hawai'ian hoary bat (*Lasiurus cinereus semotus*), Hawai'ian petrel (*Pterodroma phaeopygia sandwichensis*), and the threatened Newell's shearwater (*Puffinus auricularis newelli*), and one endangered insect, the Blackburn's sphinx moth (*Manduca blackburni*) within or near the project area. The USFWS notes that there is no proposed or designated final critical habitat within the described project footprint. The USFWS recommends the following avoidance and minimization measures to ensure the protection of the Hawai'ian hoary bat and the Hawai'ian petrels and Newell's Shearwaters:

- **Hawai'ian hoary bat.** Avoid removing woody plants greater than 15 feet tall between June 1 and September 15, which is the bat's breeding season. Avoid using barbed wire fencing within the project since bats can become entangled in the wire.
- **Seabirds (Hawai'ian petrels and Newell's shearwaters).** Telecommunication towers that might be placed on the property should be unguied and without lighting. During the seabird fledgling season (approximately September 15 through December 15) night work requiring artificial illumination should be avoided. Moreover, project lighting should be minimized and shielded so the bulb is not visible at or above bulb-height.

With respect to the Blackburn's sphinx moth, the USFWS provided specific guidance in a December 15, 2015 e-mail to Planning Consultants Hawai'i LLC the measures that must be taken to mitigate the Project's impact to the moth. These measures are documented in Section IV.A.4 of the DEIS and in Appendix L, "EISPN Agency Comment and Response Letters"). Implementing the USFWS mitigation measures will not constrain development of the property.

B. Maintenance of valued cultural, historical, or natural resources;***Analysis:***

The DEIS includes an Archaeological Inventory Survey (Appendix E), a Cultural Impact Assessment (Appendix F), and a detailed History Report (Appendix J). A Flora & Fauna Assessment (Appendix B) and a Drainage Report (Appendix H) are also included in the DEIS.

Archaeological Resources:

The AIS was conducted to determine the presence/absence, extent, and significance of historic properties within the project area and to formulate future mitigation measures for these remains. The following historic properties were identified (See Appendix E):

- Sites 50-50-04-7881-7884 (formerly TS1, 3-5) comprised of 19 subcomponent features were newly recorded with the majority related to sugarcane cultivation.
- Site 5197 Waihe`e Ditch is extant within the central portion of the project area and was also recorded. A section of Site 5197 Waihe`e Ditch bisects the central portion of the project area in a north/south direction. This historic property was also recorded during the current undertaking and may be covered (though continue to be operational) during construction.
- Site 7881 Features 1-18 consists of concrete lined ditches, sluice gates, dirt culverts with concrete lined headwalls. This feature may be considered significant under Criterion D.
- Site 7882 (TS3) is a disturbed, historic L-shaped retaining wall. This feature may be considered significant under Criterion D.
- Site 7883 (TS3) comprises a World War II bunker. This feature may be considered significant under Criterion D and C. This site has been documented at the inventory level and may or may not be affected by proposed development.
- Site 7884 Features 1-3 (TS 2 and 5) are secondarily deposited historic materials recorded at three localities within the project area. This feature may be considered significant under Criterion D.

During the investigation, no evidence of traditional Hawaiʻian activities, with the possible exception of Site 7882 (remnant retaining wall or terrace) was recorded. These negative results are primarily due to the compounded disturbances from sugarcane cultivation, historic habitation and modern land use; and possibly the inherent bias of random sampling during the inventory survey testing.

The AIS makes the following conclusions and recommendations:

- Site 7881 Features 1-18 are located along the northern boundary of Parcel 3 and will not be adversely affected by the development.
- Site 7884 Features 2-3 (historic trash scatter and refuse pit); a section of Site 5197 (Waihe`e Ditch) and possibly Site 7883 (WWII bunker) may be impacted by the development. The aforementioned historic properties have been properly recorded and may be removed and or altered during construction. However, it is recommended that an interpretive plaque commemorating Site 7883 (WWII bunker) be erected if the bunker is to be removed.
- Sites 7881 (agricultural waterways, sluice gates, reservoirs) and 7882 (L-shaped retaining wall) may be removed and or altered during construction; although no ground-altering activities are planned at this time.
- Archaeological monitoring of Parcel 3 “Mauka” and “Waena” is recommended for those areas that contain former LCA’s and Grants, as well as extant historic properties. However, spot monitoring inspections of other localities not expressed above may also be instituted. Parcels 6 and 7 contain numerous LCA’s and Grants; thus monitoring may initially be full-time until the nature of the subsurface conditions in relationship to the proposed ground-altering activities is determined. Similarly for Parcel 3 “Makai”, monitoring may initially be full-time; yet it is envisioned that the primary focus will be along the eastern and western perimeters, which are close to Wai`ale and Waiko Roads, known areas to contain traditional and historic burials.
- Prior to the commencement of construction, an Archaeological Monitoring Plan (AMP) detailing the localities to undergo monitoring procedures should be prepared and submitted to SHPD for review and approval.

Cultural Resources:

A Cultural Impact Assessment (CIA) was prepared by Hana Pono, LLC to describe existing Native Hawai'ian cultural activities, practices and resources that occur on the property, potential impacts from the project, and mitigation, if necessary, to address these impacts. Specifically, the CIA addresses potential effects on the Hawai'ian culture, cultural landscapes, and traditional and customary rights of Native Hawaiians. The following are areas of cultural concern and proposed mitigation measures (See Appendix F):

- ***Mahi Kuleana Parcels.*** There are two kuleana lots privately owned by the Mahi family (LCAw: 2499, R.P. 4070 AP 1 &2 to Ehunui) and (Grant 1153 to Ehunui) that are situated within TMK: (2) 3-6-004:003 on lands that are proposed to remain in agricultural use. These Kuleana lots are identified as TMK: Nos. (2) 3-6-005:009 (0.06 acres) and TMK: (2) 3-6-005:010 (0.5 acres). The proposed WCT Master Plan was adjusted so that these two parcels will remain within the project's agricultural lands. The Mahi family would like to keep these lands in their family and work with the developer to seek a solution that will benefit both parties.
- ***Waikapū Stream.*** There is a strong desire among Waikapū kuleana farmers and other community residents to protect and restore the Waikapū Stream. Waikapū Stream is considered Waikapū's most valuable cultural resource. Waikapū Properties, LLC uses a percentage of Waikapū Stream surface water via Wailuku Water Company's delivery system. The use of this water is for the MTP; irrigation of lands leased to HC&S for cultivating sugarcane, and irrigation to support diversified agriculture. Waikapū Properties since 2012 has drilled a total of 5 groundwater wells to be used for the Project and current and future agricultural endeavors. In May of 2014, The State Commission on Water Resource Management returned 2.9 mgd of surface water to the Waikapū Stream via the IIFS (Interim Instream Flow Process) (CWRM) and established a groundwater aquifer sustainable yield of 4 mgd (CWRM). The Waikapū community and many kuleana farmers are having discussions with the Applicant to establish a long term water use plan for both surface and groundwater. One significant concern of expressed by Kuleana farmers that are using water from Waikapū Stream for kalo cultivation is sedimentation into the stream. It was noted

that sedimentation has occurred during large rainfall events as well as from maintenance and management issues associated with the existing plantation infrastructure. The Applicant is committed to working with neighboring kuleana farmers to help resolve these issues.

- **Ground Water.** The sustainable yield of the Waikapū aquifer is 3 million gallons per day (mgd). The Applicant has drilled 5 ground water wells that will be used for servicing the Project's potable and agricultural water demand. Concerns have been expressed about overall impact of the drilling of wells upon the health of the aquifer and surface water stream flows. The Applicant will strictly adhere to the set forth by the State Commission on Water Resources Management (CWRM) to ensure that the pumpage from the on-site wells remains well within the sustainable yield for the aquifer.
- **Kuleana Agricultural Lands Adjacent to Waikapū Stream.** The cultivation of kalo is an important traditional and customary right that is being practiced by kuleana farmers along the Waikapū Stream. These farmers rely upon stream water for their crops. Kalo farmers have shared their concerns about the accessibility of stream flow via the WCT's 'auwai and the quality of the water within the Waikapū Stream.
- **Native Dryland Forest and Watershed.** Degradation of native plant species and habitats within the Waikapū Ahupua'a are a significant concern for kuleana farmers that rely upon the Waikapū Stream and for Hui Mālama o Waikapū and other kama'āina of Waikapū that are actively engaged in the restoration of native dryland forests and invasive species eradication within the Ahupua'a. There is a concern that indirect impacts by increased accessibility into the Ahupua'a by future residents could result in further damage to the forest by introducing additional invasive species and disease. The Applicant is committed to working with the kama'āina of Waikapū and other concerned residents to develop proper access management programs to protect the Ahupua'a for future generations.

- ***Inadvertent Finds (Artifacts & Burials).*** Because the development will occur on former kuleana lands, there may be the potential of inadvertent finds such as artifacts and burials during the Project's construction phase. It is recommended that if any cultural features (i.e. artifacts, burials, etc.) are uncovered during construction that the developer immediately contact the State Historic Preservation Division and comply with all applicable state laws. It is further recommended that close communication be maintained with the Waikapū Community since many of the kuleana lands once belonged to Hawai'ian families, many of whom have descendants that continue to live in Waikapū.
- ***On-going Community Input.*** The Waikapū community desires to continue to provide input on how to incorporate traditional cultural practices and knowledge within the development plan in order to maintain the unique traditions and practices of Waikapū and to preserve the community's identity.

Natural Resources:

With the incorporation of the mitigation measures described in this report, natural resources will not be impacted by the project.

Flora & Fauna Resources:

See analysis provided in Section VII.A.3

Coastal Water Quality:

In accordance with the County's "*Rules for the Design of Storm Water Treatment Best Management Practices*", the design of the stormwater system will include water quality treatment to reduce the discharge of pollutants to the maximum extent practicable. Some examples of stormwater BMPs are:

- **Grassed swales** will be implemented within the landscaped areas where practical. Grass and groundcover provides natural filtration and allows for percolation into the underlying soils.

- **Open space and parks** will be maintained with grass or other landscape materials, thereby reducing the amount of impervious surfaces and promoting infiltration.
- **Stormwater detention** collects stormwater allowing some of the suspended solids to settle out. The stored runoff infiltrates into the underlying soils and recharges groundwater.

A maintenance plan will be developed for the stormwater BMPs. The plan will include the requirements for removal of the accumulated debris and sediment, maintaining vegetation, and performing inspections to insure that the BMPs are functioning properly. Moreover, stormwater runoff during site preparation will be controlled in compliance with the County Code Chapter 20.08 "Soil Erosion and Sediment Control Minimum BMPs". During the construction period, temporary erosion control measures will be incorporated to minimize dust and soil erosion. Additional controls will be implemented to protect Waikapū Stream. Temporary BMPs include the construction of diversion berms and swales, dust fences, silt fences, stabilized construction entrances, truck wash down areas, inlet protection, temporary grassing of graded areas, and slope protection.

Water trucks and temporary sprinkler systems will be used to minimize dust generated from the graded areas. A National Pollution Discharge Elimination System (NPDES) permit will be required by the Department of Health prior to approval of the grading permit.

The drainage design criteria will be to minimize any alterations to the drainage pattern of the existing onsite surface runoff. No additional runoff will be allowed to sheet flow toward Keālia Pond.

C. Maintenance of other natural resources relevant to Hawai'i's economy, including, but not limited to, agricultural resources.

Analysis:

The WCT will result in the urbanization of approximately 485 acres of prime agricultural land. However, the urbanization of these lands represents a relatively small percentage of agricultural lands statewide and on Maui. As noted in Section V.A.7 and in Appendix G, there

are approximately 2 million acres in the State Agricultural District. The subject development represents just .024% of this area. On Maui, there are approximately 82,582 acres of agricultural lands rated by the LSB as A, B, or C. The subject development represents just 0.59% of these lands. Within Maui County, approximately 64,150 acres has been released from crop production since 1987. The subject development represents just 0.76% of these lands. Thus, the urbanization of the subject 485 acres should have minimal long-term impact on the availability of agricultural land within the County and/or State since an abundance of other land, of a similar or higher quality, is currently fallow and available for production elsewhere.

It has been noted that an impediment to agricultural development on Maui, and throughout the State, is the scarcity of agricultural land, with irrigation water, that is both readily available and affordable for long-term lease to diversified farmers. The WCTs agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Of this land, approximately 800 acres will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five agricultural lots where a farm dwelling may be permitted. It is currently planned that a public and/or private agricultural park will be established within the agricultural preserve to help facilitate Maui's agricultural development. The establishment of a centrally located agricultural park within the reserve, with access to affordable irrigation water, should help Maui farmers develop economically viable farms that can compete in local, mainland and international markets.

The development of the WCT should also produce minimal impact to the County's potable ground waters. The pumpage from the wells will be well within the State Commission on Water Resources Management's (CWRM's) definition of the sustainable supply for the Waikapū Aquifer. In order to conserve potable water resources, non-potable wells have also been drilled and will be used for irrigation of WCTs parks, open space, residential and commercial lots, and agricultural operations. Any source of water for the project will be developed and managed in a manner that complies with all State and County laws. In developing the property, BMPs will be incorporated to mitigate potential impacts to the State's freshwater and estuarine environment.

D. Commitment of State funds and resources;***Analysis:***

Use of State or County funds could include some increase in funding for infrastructure and public facilities needed to service population growth. However, the Applicant anticipates funding the project's on-site infrastructure and contributing a pro-rata share towards off-site infrastructure and public facility costs directly attributable to the project as required by current state and county regulations. The project will also contribute to State and County revenues through payment of property taxes, impact fees, and general excise taxes from businesses within the WCT. A summary of revenues to the State and County are summarized below:

- The County of Maui will realize Real Property Taxes (\$28.3 million), other secondary receipts, and impact fees of \$48.8 million during the 15-year projection period (2016-2030), and \$5.0 million annually on a stabilized basis thereafter. The WCT will also be providing approximately 32.5 acres of public park land within the project, of which at least 16.5 acres will be dedicated to the County.
- The State of Hawai'i will receive Gross Excise and Income taxes, secondary revenues, and impact fees of \$228.0 million during the 2016-2030 period, and \$20 million per year thereafter. The State of Hawai'i will also receive a 12-acre elementary school site.

As is typical of a residential-focused master planned community, with limited commercial components, and having a significant percentage of affordably-priced housing units for local families, the expense to the State and County from a "per capita basis" of all governmental operating costs perspective may exceed the specific on-site tax/fee revenue benefits. However, given the existing emergency services and social services infrastructure available in nearby Wailuku and Kahului, the provision of a school site within WCT, payment of impact fees, and young age of the project components, it is unlikely the "actual" public cost burden associated with the project would exceed the revenues generated. Further, the substantial benefits provided by expanding the island's housing and workforce housing inventory are primary social considerations beyond basic fiscal accounting.

E. Provision of employment opportunities and economic development; and

Analysis:

The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for Maui's economic base industries to grow, diversify and become more sustainable - including the island's agricultural industry.

Moreover, the project will directly support Hawai'i's diversified agricultural sector by establishing an approximate 800-acre agricultural park on prime agricultural land that has access to readily available irrigation water. This centrally located agricultural park should help Maui's farmers better compete with mainland agricultural producers in Hawai'i's market while also creating opportunities to expand export crops.

As discussed in Section V.B.3-4 (Economy), the WCT will bring in \$609.1 million of new capital investment into the Maui economy. The construction of the WCT components will directly create an estimated 2,320 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and associated businesses during build-out, averaging about 193 worker years annually, with an estimated \$188.3 million in wages (averaging about \$15.7 million per year).

The on-going operations and maintenance of the business commercial and residential components will directly provide an estimated 4,251 FTE worker-years during the 2016-2030 projection period, providing stabilized employment for 531 permanent positions. The Project will require an estimated 66 worker years of maintenance and common area element employment on a continual basis, and will generate some 1,750 worker years of off-site employment from 2016-2030 and a stabilized demand for 149 FTE positions.

In aggregate, during the development of the WCT 8,750 worker years of employment will be created during construction and operations, on-site/direct and off-site/indirect, with stabilized employment after completion of 746 jobs. During the 15 years projection period,

WCT will have a base economic impact of \$1.3 billion with a stabilized annual benefit of \$137.3 million thereafter.

By providing much needed housing in a format that will create a high quality of life for Maui's working families, and generating both short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the County's economic development.

F. Provision for housing opportunities for all income groups, particularly the low, low-moderate, and gap groups; and

Analysis:

According to the Project's Market Study, (See Appendix A) it is estimated that in 2021 there will be a shortfall in housing supply of between 2,351 to 9,518 new residential units; with a mid- point under-supply of 5,935 units. The subject project will be a significant contributor to the Central Maui market, helping to address demand for housing. The Market Study also estimates that approximately 75 percent of the demand for resident housing in the Wailuku-Kahului Study Area will be for units with a current price of \$660,000 or less; the upper-price threshold for meeting County affordability standards at 160 percent of median household income, with 30 percent of demand for units having a current price of less than \$330,000 (the 80 percent of median household income threshold).

The WCT's country-town and mixed-use development concept will provide additional housing opportunities for Central Maui residents. The Project's homes will all be located within a 5-minute bicycle ride or walk to jobs and services within the project area and also conveniently located by transit to the region's employment centers in Wailuku-Kahului and South Maui. The WCT will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. The Project will comply with the County's workforce housing ordinance, which will require that between twenty and twenty-five percent of the Project's housing be sold to low, low-moderate and gap groups in accordance with sales price and resale restrictions enumerated in Chapter 2.96, MCC. The Applicant expects that in consideration of the project's Central Maui location, master plan layout and

the types of housing to be built, that the Project's market priced housing would be in demand at prices deemed affordable to Maui County residents earning between 100 and 140 percent of the County's median income as determined by the United States Department of Housing and Urban Development. Housing types are expected to include multi-family condominiums, small cottage homes on small lots with common open spaces, 'Ohana dwellings, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents.

- 4. *In establishing the boundaries of the districts in each county, the commission shall give consideration to the general plan, and community, development, or community development plans of the county in which the land is located;***

Analysis:

The WCT is consistent with the goals, objectives and policies of the MIP and the Wailuku-Kahului Community Plan (See: Section VII.H.1-3). A Community Plan Amendment will be requested to bring the WCT project area into a Community Plan designation that better aligns with the WCTs goals and objectives.

- 5. *The representations and commitments made by the petitioner in securing a boundary amendment, including a finding that the petitioner has the necessary economic ability to carry out the representations and commitments relating to the proposed use or development; and***

Analysis:

The representations and commitments made by the petitioner are in the Applicant's Petition for District Boundary Amendment (Docket No. A15-798). Copies of the Applicant's petition were served upon the parties required by law in April 2015.

- 6. *Lands in intensive agricultural use for two years prior to date of filing of a petition or lands with a high capacity for intensive agricultural use shall not be taken out of the agricultural district unless the commission finds either that the action:***

(A) Will not substantially impair actual or potential agricultural production in the vicinity of the subject property or in the County or State; or

Analysis:

The DEIS includes an Agricultural Impact Assessment (See: Section V.A.7 and Appendix G). The Project will result in the urbanization of approximately 485 acres of ALISH designated prime agricultural land. However, in the context of the availability of agricultural lands statewide and on Maui, the land proposed for urbanization represents a very small percentage of the lands available. There are approximately 2 million acres in the State Agricultural District. The subject development represents just .024% of this area. On Maui, there are approximately 82,582 acres of agricultural lands rated by the LSB as A, B, or C. The subject development represents just 0.59% of these lands. Within Maui County, approximately 64,150 acres has been released from crop production since 1987. The subject development represents just 0.76% of these lands. Thus, the urbanization of the subject 485 acres should have minimal long-term impact on the availability of agricultural land within the County and/or State since an abundance of other land, of a similar or higher quality, is currently fallow and available for production elsewhere. In addition, the WCT's agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Of these lands, approximately 800 acres will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five agricultural lots where a farm dwelling may be permitted. Within the agricultural lands, several hundred acres may be developed as a public and/or private agricultural park to help facilitate Maui's agricultural development.

There are currently three commercial farms farming MTP lands. These include Kumu Farms, Hawai'i Taro LLC, and HC&S. The proposed urbanization will require both Kumu Farms and Hawai'i Taro to relocate their agricultural operations to the proposed agricultural park and other suitable agricultural lands within the project. The project will also impact a portion of the current lands being leased by HC&S. It is anticipated that these lands will gradually begin to be impacted in about three to five years. Over the long-term, HC&S may lose approximately 330 acres to urbanization and up to additional acres to the private agricultural park. According to HC&S General Manager, Mr. Rick Volner, HC&S would desire to continue farming its MTP lands to maximize its current economy of scale in production. However, Mr. Volner acknowledged

that HC&S has additional lands available that are currently fallow and that urbanization of a portion of its MTP leased lands will not significantly impact the Plantation's long-term economic viability.

The Agricultural Impact Assessment (Appendix G) notes that a significant impediment to agricultural development on Maui, and throughout the state, is the scarcity of agricultural land, with irrigation water, that is both readily available and affordable for long-term lease to diversified farmers. The establishment of a centrally located 800-acre agricultural reserve, comprising productive lands, affordable irrigation water and close proximity to inter-island and mainland shipping opportunities, should help Maui farmers compete in local, mainland and international markets.

The subject land was placed into an Urban Growth Boundary during the General Plan 2030 update, when other overriding factors were present. These factors included the forecasted demand for additional urban lands to accommodate projected population growth and housing demand, the development suitability of the subject land, as well as its proximity to existing employment, infrastructure, public facility systems and existing urban development. Moreover, as documented in the Agricultural Impact Assessment (Appendix K), the urbanization of the subject lands will not significantly impact the future viability of the sugar or pineapple industries or the growth of diversified agriculture on Maui or throughout the State.

The proposed action has been carefully analyzed for its short- and long-term impacts upon the agricultural industry. While the proposed action will result in the loss of prime agricultural lands, it will not significantly impact the short- or long-term viability of agriculture in Hawai'i since an abundance of currently fallow former sugar and pineapple land is currently available elsewhere. The project will, however, help to address the current shortage of agricultural park lots by establishing a new private and/or public agricultural park within Central Maui.

B) Is reasonably necessary for urban growth; and

Analysis:

In December, 2012, the County of Maui adopted the MIP. The MIP establishes goals, objectives, policies and actions to direct growth and development on Maui through the year 2030. The MIP was based upon a comprehensive analysis of population growth, economic conditions, development capacity of existing entitled lands, and extensive community outreach.

The MIP's Directed Growth Plan places 502 acres of the Project's 1,576 acres into the MIP's Small Town and Rural Growth Boundaries. The MIP keeps the remaining 1,074 acres within the State's Agricultural District. The MIP allocates 1,433 residential units, plus or minus 10 percent, to the WCT Planned Growth Area together with supporting commercial, employment and civic uses. Additional units may be permitted if they are "Ohana" units or are constructed as affordable housing in excess of what is required for the project.

A market study was conducted for the project by The Hallstrom | CRBE and is included in Appendix A. The market study forecasts demand for residential development within Wailuku-Kahului through the 2035 planning horizon.

According to the Market Study, it is estimated the demand for new residential units in the Wailuku-Kahului study area will be from 9,647 to 16,814 units over the next 21 years (through 2035); including allowances for non-resident purchasers and vacancies, with a mid-point demand of 13,230 units. The number of existing unsold and planned resident housing units within the regional "Directed Growth Boundary of the MIP", excluding the proposed WCT product, totals some 7,296 units. This indicates there will be a shortfall in the sector of from 2,351 to 9,518 new residential units; with a mid- point under-supply of 5,935 units. Thus, sufficient unmet demand should exist to readily absorb the 1,433 units of subject inventory during the projection period.

The median price for a single family home in Central Maui (which includes many smaller, older homes/units) during the first half of 2015 was \$507,300 and at \$308,750 for a multifamily unit. Both indicators show meaningful appreciation since prices reached a post-recessionary nadir in

2011. Median prices are anticipated to increase into the long-term as thousands of higher priced new units manifesting the higher costs of land, construction, impact fees and entitlement, are added to the inventory, and appreciation (though cyclical) continues.

Based on the limited availability of alternative Central Maui supply relative to demand and the favorable competitive characteristics of the subject location/community, it is estimated that the 1,433 proposed residential units of WCT will require about 10 years to be fully absorbed following anticipated commencement of sales in 2017, or at an average rate approaching 150 units annually. This represents only some 20 percent of total regional mid-point demand during the sales period; a moderate perspective which could readily be swifter if some proposed projects fail to reach fruition and the market standing of WCT achieves expectations.

It is estimated the demand for neighborhood commercial space by WCT residents and day workers at build-out will be some 85,100 square feet, with patronage by guests in the community, other Waikapū households, and passer-bys contributing an additional 34,000 square feet of demand on a stabilized basis. The remaining 50,500 square feet (of the total 169,600 square feet proposed) will be modestly absorbed over-time with specialized/niche businesses, many with cross-over appeal to residents and visitors, and keeping with the small town context. It is estimated that it will require about 12 years for the WCT commercial space to be fully absorbed.

The WCT proposes the development of up to 1,433 residential dwelling units targeted at the full spectrum of workers in the development. Homes will be priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96 MCC (Residential Workforce Hosing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC. A key Project objective is to also develop a significant percentage of the market priced housing in a manner that will make it affordable to residents earning between 80 and 140 percent of the median income. Therefore, the market priced units will include for sale and rental housing in a variety of configurations including 'Ohana units, granny flats, cottage dwellings, multi-family dwellings, small lot single-family dwellings, townhomes and larger single-family and rural lots.

c) Amendments of a land use district boundary in conservation districts involving land areas fifteen acres or less shall be determined by the commission pursuant to this subsection and section 205-3.1, HRS.

Analysis:

Not Applicable

d) Amendments of land use district boundary in other than conservation districts involving land areas fifteen acres or less shall be determined by the appropriate county land use decision-making authority for the district.

Analysis:

Not Applicable

e) Amendments of a land use district boundary involving land areas greater than fifteen acres shall be determined by the commission, pursuant to this subsection and section 205-3.1, HRS.

Analysis:

In accordance with Section 205-3.1, HRS and Subsection 15-15-77, HRS, the Applicant has filed a Petition for District Boundary Amendment (Docket No. A-15-798).

Section 15-15-18, Hawai'i Administrative Rules

The proposed boundary reclassification is consistent with the following standards of the Urban District, Sec 15-15-18, Hawai'i Administrative Rules:

- 1. It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban and other related land uses.***

Analysis:

The Project Area is bound to the north by the town of Waikapū, which has an existing development pattern of single-family residential and rural lots, with a population of approximately 2,695 residents (Maui County Data Book, 2012). Waikapū is serviced by urban

levels of State, County and Privately-owned infrastructure systems, including water, wastewater, electric utilities and roadways. Waikapū's public facilities (police, fire, education and medical) are provided from Wailuku-Kahului. Wailuku is located approximately three miles to the north of Waikapū. Kahului's commercial core is located approximately four miles to the north-east. Each town is readily accessible by existing County and State roadways and the County's public transit system.

Abutting the eastern boundary of the project are lands recently acquired by the County of Maui. Approximately 100 acres is planned for County facilities including offices, baseyards and a regional fire station. Just to the east of the County parcel, and about 0.5 miles from the northeast corner of the WCT, are lands that comprise the Wai`ale community. Wai`ale is a proposed A&B project that encompasses approximately 545 acres and will include 2,550 homes and nearly 39-acres of commercial and light industrial uses, parks and schools. The County also owns approximately 309-acres abutting the 100-acre government campus that it intends to develop as a region serving park facility.

To the west of the WCT are the West Maui Mountains, which will remain undeveloped. To the south of the project site is the existing King Kamehameha Golf Club. Lands encircling and mauka and makai of the golf course are located with the MIPs Rural Growth Boundary and are within the State Land Use Agricultural District. To the south of the WCTs proposed urban and rural lands is the 800-acre agricultural preserve. The agricultural preserve is intended to be used for agricultural development, but will also serve as a permanent open space separation between Waikapū and the small coastal community of Mā`alaea.

The Waikapū area is an evolving community. The immediate area has seen several new housing developments built-over over the prior decade. These subdivisions have predominantly served the local market rather than off-shore buyers. With the planned development of Wai`ale and the WCT, Waikapū will evolve to become a more complete community, supportive of "city-like" concentrations of people, structures, public facilities, infrastructure and services. However, the development of the WCT will be done in a manner that is characteristic of the country town and village concept, but one in higher densities promote efficiency of land use, housing affordability and increased non-motorized connectivity between land uses.

2. It shall take into consideration the following specific factors:

(A) Proximity to centers of trading and employment except where the development would generate new centers of trading and employment;

Analysis:

The project area is located in close proximity to Wailuku-Kahului, which is the island's largest population and employment center. In 2010 the region's population was approximately 53,456, which represented about 37% of the island's 2010 population of 144,444. In 2010, Wailuku-Kahului was also the island's largest employment center with 32,898 jobs, or approximately 53.6% of all jobs on the island.

Wailuku serves as Maui's civic center. Most State and County offices are located in Wailuku, along Main and High Streets. The Wailuku Police Station, which services Central and Upcountry Maui, is located in Wailuku as is the Maui Memorial Hospital. The island's only State Correctional Facility, Maui Community Correctional Center (MCCC), is also located in Wailuku, along Wai`ale Road. A small "main street" commercial district that dates to the 1880s is located in Wailuku along Main, Market, Vineyard and Church Streets. The district supports a mixture of office, retail and restaurant space, which housing in close proximity.

Kahului is home to the island's only major airport and commercial harbor and the 78-acre University of Hawai'i Maui College, which offers Associate, Bachelor and Master Degree programs to more than 4,400 full- and part-time students. Several "Big Box" retail stores are located in Kahului, including Costco, Walmart, Lowes, Target, K-Mart and Home Depot. Both Wailuku and Kahului have extensive commercial, industrial districts and governmental facilities that generate the majority of the island's employment.

The WCT is not envisioned to become a major regional center of trading and employment. However, the project will incorporate sufficient commercial and employment uses to create diverse on-site employment opportunities and to offer residents commercial and retail services, which will make the community a more convenient place to live, while also reducing automobile dependency.

(B) Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection; and

Analysis:

Basic public services and facilities, such as transportation systems, water, drainage and public utility hook-ups are available in close proximity to the WCT.

As documented in Section V.D.4 (Water), the WCT has developed three on-site potable wells and two on-site non-potable wells to meet the Project's water demand. Development of these wells is being done with input from the County's Department of Water Supply and the State Commission on Water Resources Management (CWRM). It is expected that the WCT water system will have sufficient capacity to accommodate the project and other potable water needs within the area.

As described in Section V.D.5 of the DEIS, the WCT has several wastewater treatment options that are currently being evaluated. These include connecting to the County's Kahului Wastewater Reclamation Facility (KWWRF) for the initial 650 residential units, subject to the developer making off-site improvements to increase capacity of the transmission system. The remaining units would be serviced by a new wastewater treatment facility developed in association with the County of Maui and other nearby developers or by a package treatment plant designed to just serve the WCT community.

The County of Maui currently provides solid waste disposal service to single-family residences in the area. The WCT is also adjacent to Honoapi'ilani Highway, a major roadway connecting Central Maui with South and West Maui. Honoapi'ilani Highway and the County's proposed Wai'ale Bypass Road provide convenient access from the WCT to Wailuku and Kahului.

There are schools and several parks located in close proximity to the WCT, including the Waikapū Community Center, which is within walking and bicycling distance of the Project. The Wailuku Heights Park, Wailuku Elementary School Park, Wailuku Gymnasium and Wells Park

complex are all within a short drive of the project area. The proposed 209-acre County of Maui regional park and the State's proposed Central Maui Regional Sports Complex will be within walking and bicycling distance and a short vehicular commute of the project area. It should be noted that the WCT will also include a number of open space and park areas, which will help to mitigate vehicular traffic to and from the subject property and will also provide amenities to existing Waikapū residents.

The State Department of Education's public school system in the vicinity of Waikapū includes the Wailuku Elementary School, ʻĪao Intermediate School and Baldwin High School. In addition, a future intermediate school is planned at Wai`ale and an elementary school is planned at the WCT. These two future schools will be within walking and bicycling distance of WCT and Wai`ale residents.

Police protection for the Waikapū area is provided by the Police Department's Central Maui Station, which is located approximately 3 miles from the WCT. Fire protection is currently provided by the Wailuku Station, which is also located approximately 3 miles from the project area. However, a future regional fire station is proposed in Waikapū, on lands recently acquired by the County for government facilities. As such, the proposed development will not result in any extension of the existing service area limits for these emergency services.

(C). Sufficient reserve areas for foreseeable urban growth.

Analysis:

The WCTs developed project area is proposed to be about 499 acres. Significantly, all of the Project Area is within the MIPs "Small Town" growth boundary. The MIP directs 1,433 residential units, plus or minus 10 percent, to the subject property. Moreover, the Plan recommends that the project area be built at a net residential density of about 9 to 12 dwelling units per acre. The MIPs directed growth strategy is intended to allocate sufficient land area to accommodate the island's projected population growth through 2030. The MIPs Directed Growth Plan prescribes a regional framework for accommodating future urban and rural development. Theme Four of this framework describes how growth will take place within urban boundaries. It states:

Maui's future growth will be accommodated largely within UGBs. These boundaries will encompass higher density mixed-use infill development, planned urban expansion, and the creation of new, self-sufficient towns. A primary objective of the Directed Growth Plan is to ensure that our urban communities offer a high quality of life.

Designing pedestrian-oriented communities with a mix of uses to sustain daily needs and close to places of employment makes for a more vibrant and livable environment. Providing parks and open space, tree lined roadways, and easy connections to the natural and built environment are necessary to promote health and well-being.

Beyond our urban boundaries, working agricultural landscapes, natural wildland areas, and undeveloped shorelines and beaches are vitally necessary to provide a sense of refuge and escape from the stresses of urban life.

With the requested District Boundary Amendment the WCT will have sufficient urban lands to accommodate the land uses proposed in the WCT Master Plan. Importantly, WCTs Master Plan was developed with the goal of addressing the key goals, objectives and policies of the MIP and Wailuku-Kahului Community Plan.

- 3. It shall include lands with satisfactory topography, drainage, and reasonably free from the danger of any flood, tsunami, unstable soil condition, and other adverse environmental effects.***

Analysis:

The elevation on the mauka development site ranges from approximately 350 feet above mean sea level at its southeasterly corner to approximately 710 feet above mean sea level at its northwesterly corner, with a slope averaging approximately 8%. The elevation on the makai development site ranges from approximately 256 feet above mean sea level at a low point along the southerly border to approximately 408 feet above mean sea level at the northwesterly

corner, with a slope averaging approximately 4%. The land within the agricultural preserve will remain undeveloped.

There are three soil series and seven soil types within the area proposed for development. The topography is gentle to moderately sloping, and the soil series are highly suited for urban development.

A portion of TMK Parcel Nos. 3-6-002:003 and 3-6-004:003, paralleling the Waikapū Stream, are located in Zones AEF and AE and XS. Zones AEF and AE are Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Zone AEF is defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE. Zone AE is an area where the base flood elevation has been determined. The project area located adjacent to the Waikapū Stream, within the Special Flood Hazard Area, is proposed to be set aside for parks, open space and agriculture. No structures will be located within Zone AEF.

4. Land contiguous with existing urban areas shall be given more consideration than non-contiguous land, and particularly when indicated for future urban use on state or county general plans.

Analysis:

The WCT Project Area is bound on the north by the town of Waikapū, which is an existing community of single-family residential subdivisions. To the east are State Agricultural Lands. These lands were acquired by the County of Maui for the purpose of developing government facilities and a regional park, which are urban uses. Abutting these lands is the proposed Wai`ale development, which will encompass up to 2,550 homes and supporting commercial, institutional and recreational uses when fully developed. To the west are State Agricultural and Conservation District lands that form the valleys and slopes of the West Maui Mountains. To the South is the King Kamehameha Golf Course. The lands abutting the King Kamehameha Golf course are within the MIPs Rural Growth Boundary. These lands will likely be developed as 2-acre lots fronting the golf course. The WCTs 800-acre agricultural preserve also abuts the southern boundary of the project site, creating long-term opportunities for agricultural

development and establishing a permanent green open space separation between the towns of Waikapū and Mā'alaea.

Thus, the project area is contiguous to existing urban development on its northern boundary. It will be contiguous to future urban development on its eastern boundary. An existing golf course, rural and agricultural lands are contiguous to the Project's southern boundary. Agricultural and conservation lands are contiguous to the western boundary.

- 5. *It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the state and county general plans or community plans or development plans.***

Analysis:

The Project Area is located within the MIPs Small Town Growth Boundary, with an allocation of 1,433 residential units, plus or minus ten percent, and an average density guideline of 9 to 12 units per acre. The Project Area is proximate to Wailuku-Kahului, which is the island's primary civic and employment center and supports an urban level of infrastructure and public facilities including schools, parks, police and fire support services. Moreover, the Project Area is characterized by topography and soils that are highly suited for development and the project site is not significantly constrained by the presence of sensitive environmental or cultural resources.

- 6. *May include lands which do not conform to the standards in paragraphs (1) to (5):***

(A) When surrounded by or adjacent to existing urban development; and

(B) Only when those lands represent a minor portion of this district;

Analysis:

While the Applicant believes the Agricultural land conforms to the standards in paragraphs (1) to (5) of HAR § 15-15-18, it is significant to note that the Agricultural land is immediately adjacent to existing urban development such as Waikapū Town. In addition, the Project Area is abutting County land that will be developed for public facilities, such as a region serving fire station, a regional park and government offices and baseyard facilities. These are urban uses

that will require urban infrastructure and services to support them. In addition, the Wai`ale community is proposed on lands about one-half mile to the east of the Project Area. It is expected that the Wai`ale and WCT communities will be designed in a manner that will allow for safe and convenient pedestrian and bicycle connectivity to shared facilities like parks and schools as well as commercial areas that may be used by residents of each community.

Because of the WCTs proposal to create an 800-acre agricultural preserve, together with an additional 277 acres that will be kept in agriculture with very limited subdivision potential, it is expected that agriculture will be a significant economic and cultural driver of the WCT community into the foreseeable future.

It can be reasonably concluded that any potential impact to agriculture resulting from the Project is significantly outweighed by the benefits of the proposed development, including:

- The Applicant's proposal to dedicate 800-acres of agricultural land in perpetuity for agricultural development and limit subdivision potential on another 277 acres;
- The designation of the project site as a Planned Growth Area in the MIP;
- The project site's proximity to existing and planned urban development;
- The project site's high suitability for urban development because of its favorable topography and soils; and
- The need for additional urban land to accommodate the projected housing demand through 2030.

7. It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services.

Analysis:

Urbanization of the subject property will not contribute to scattered spot urban development. The subject property is located adjacent to, and will become part of, the existing and future urban uses proposed in the area.

Moreover, the WCT will not necessitate unreasonable public investment in infrastructure facilities or public services. The Applicant will be engaging in infrastructure improvements to mitigate any potential impacts of the proposed development.

8. It may include lands with a general slope of twenty per cent or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any federal, state, or county agency, are adequate to protect the public health, welfare and safety, and the public's interests in the aesthetic quality of the landscape.

Analysis:

Not Applicable.

The proposed boundary reclassification is consistent with the following standards of the Rural District, Sec 15-15-21, Hawai'i Administrative Rules:

1. Areas consisting of small farms; provided that the areas need not be included in this district if their inclusion will alter the general characteristics of the areas;

Analysis:

The approximate 149.85-acres proposed for the Rural District is intended to serve as a buffer between the WCTs residential uses on the mauka side of Honoapi'ilani Highway and the WCTs agricultural lands to the west and south. The Rural site plan was designed using Conservation Subdivision Design (CSD) techniques to cluster the rural residences and preserve open land for community gardening, grazing of livestock or horses and open land recreation. There are two different sites proposed for rural development. Each site is mauka (west) of Honoapi'ilani Highway. There are 57.46 acres located mauka of the northwestern most residential lots. These lands are surrounded by agricultural lands to the west, north, and south. WCT urban lands will be abutting the eastern boundary of these rural lots.

The second rural area comprises approximately 92.39 acres and is located on the mauka development site, adjacent to single-family residences on the south side of the property. Of the 92.398 acres comprising this rural area, approximately 25-acres will remain in open space, or about 27 percent of the area. It is envisioned that this area will be used for community gardening, grazing of horses or cattle, open land recreation and open space. These rural lots will be adjacent to WCT urban lands to the north, Honoapi'ilani Highway and urban lands to the east, rural lands and the King Kamehameha Golf Course to the west, and the proposed agricultural preserve to the south. Each owner of a rural lot will be permitted to engage in agricultural activities and/or recreational gardening on their property, but commercial agriculture will not be a requirement of rural home owners.

The area proposed for rural development is currently in diversified agricultural use. Once developed, these existing agricultural uses will be relocated to the 1,077 acres of agricultural lands that will be abutting the WCT. The MIPs Directed Growth Strategy allocates 80-rural lots to the WCT in order to help address the demand for rural lots on Maui. Once the urban and rural lots are developed, the WCT will resemble an urban country-town village, encircled by the West Maui Mountains and community gardens, small farms and diversified agricultural operations farming the abutting agricultural lands.

Rural home buyers will be informed of all applicable Right-to-Farm Laws and will be apprised of the potential for agricultural related impacts to their properties, including dust, noise, and odors from agricultural operations.

- 2. *Activities or uses as characterized by low-density residential lots of not less than one-half acre and a density of not more than one single-family dwelling per one-half acre in areas where "city-like" concentration of people, structures, streets, and urban level of services are absent, and where small farms are intermixed with the low density residential lots; and***

Analysis:

The average rural lot is expected to be about .65 acres, or 27,878 square feet, which is greater than the one-half acre minimum lot size within the Rural District. As noted, the rural

lots are intended to serve as a transition between the urban and agricultural lands and to compliment the diversity of housing types that will be offered by the project. Rural lots will comprise just 5.6 percent of the 1,433 residential units, but will create a more diverse settlement pattern to help serve the demand for large rural lots on Maui. While the rural lots will be proximate to urban levels of infrastructure and public services, the lots will be developed utilizing rural subdivision standards so as to maintain a more rural and agricultural sense of place in these areas. As noted, the MIPs Directed Growth Plan allocates 80-rural lots to the project area in order to help address the demand for these types of lots on Maui.

- 3. *It may also include parcels of land which are surrounded by, or contiguous to this district, and are not suited to low-density residential uses for small farm or agricultural uses.***

Analysis:

The WCT will create a “complete community” integrating urban, rural and agricultural land uses into a unified whole. The lands to the north of the project site comprise the existing Waikapū town, which has already been developed with urban uses. To the east of the project area are lands recently acquired by the County of Maui for governmental facilities and a regional park. The rural lands will be contiguous to the WCTs urban and agricultural lands.

B. HAWAI’I STATE PLAN

Chapter 226, HRS, also known as the *Hawai’i State Plan*, is a long-range comprehensive plan that serves as a guide for the future long-range development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms. As stated in Section 226-1,

The purpose of this chapter is to set forth the Hawai’i state 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.

Table 52: Hawai'i State Plan, Chapter 226 – Part I. Overall Theme, Goals, Objectives and Policies

SECTION	Chapter 226 – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
HRS 226-1: Findings and Purpose		
HRS 226-2: Definitions		
HRS 226-3: Overall Theme		
	HRS 226-4: State Goals. In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:	
	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.	S
	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.	S
	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.	S
	<u>ANALYSIS:</u> The WCT serves the above-referenced goals by creating both housing and employment for Maui residents, which will result in greater opportunity for self-reliance and self-determination. The project will demonstrate the benefits of a “complete community”, which among several benefits, includes the provision of a diverse range of housing types, commercial and civic uses inter-connected by vehicular, pedestrian and bicycle networks. The WCT is envisioned to be a more cohesive, livable and environmentally sustainable community than the more homogenous and automobile dependent communities that were built elsewhere in Hawai'i and on the Mainland over the prior several decades.	
	<u>Chapter 226-5, HRS, Objective and Policies for Population</u>	
	Objective: 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.	

SECTION	Chapter 226 – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES	RATING
Policies:		RATING
(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.	S
(2)	Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.	S
(3)	Promote increased opportunities for Hawai'i's people to pursue their socio-economic aspirations throughout the islands.	S
(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.	NA
(5)	Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.	NA
(6)	Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.	NA
(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. [L 1978, c 100, pt of §2; am L 1986, c 276, §4; am L 1988, c 70, §3; am L 1993, c 213, §3]	S
<p>ANALYSIS: In 2007 the County of Maui initiated the update of the 1990 General Plan to address County goals, objectives, policies and priority actions in the areas of population growth, housing, economic development, public infrastructure and facilities, the environment and cultural resources through 2030. The General Plan update resulted in the adoption of the <i>County-wide Policy Plan</i> in 2010 and the MIP (December 2012). Maui's first "Managed and Directed Growth Strategy" (MDGS) was a key element brought forth through the MIP effort. The MDGS attempts to balance the demand for more housing and economic development with the desire to protect and maintain the island's sense of place, environmental and cultural resources.</p> <p>The MIP designated the WCT property as a "Planned Growth Area". Planned Growth Areas receive an allocation of housing and supporting land uses in order to accommodate the island's future needs. In this sense, the project is directly supportive of policies 1, 2, 3 and 7.</p>		

SECTION	Chapter 226 – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES	RATING
Chapter 226-6, HRS, Objectives and Policies for the Economy – in General		
Objectives: Planning for the State's economy in general shall be directed toward achievement of the following objectives:		
Objectives:		RATING
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai'i's people, while at the same time stimulating 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.		S
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.		S
Policies:		
(1) 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.		NA
(2) Promote Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawai'i's people.		NA
(3) Seek broader outlets for new or expanded Hawai'i business investments.		NA
(4) Expand existing markets and penetrate new markets for Hawai'i's products and services.		NA
(5) Assure that the basic economic needs of Hawai'i's people are maintained in the event of disruptions in overseas transportation.		NA
(6) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.		S
(7) 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.		NA
(8) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.		NA
(9) Foster greater cooperation and coordination between the government and private sectors in developing Hawai'i's employment and economic growth opportunities.		NA
(10) Stimulate the development and expansion of economic activities which will benefit areas with		NA

SECTION	Chapter 226 – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES	RATING
substantial or expected employment problems.		
(11)	Maintain acceptable working conditions and standards for Hawai'i's workers.	NA
(12)	Provide equal employment opportunities for all segments of Hawai'i's population through affirmative action and nondiscrimination measures.	NA
(13)	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.	NA
(14)	Encourage businesses that have favorable financial multiplier effects within Hawai'i's economy, particularly with respect to emerging industries in science and technology.	NA
(15)	Promote and protect intangible resources in Hawai'i, such as scenic beauty and the Aloha Spirit, which are vital to a healthy economy.	S
(16)	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.	NA
(17)	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. [L 1978, c 100, pt of §2; am L 1986, c 276, §5; am L 1988, c 70, §4; am L 1993, c 213, §4; am L 2009, c 167, §2]	NA
<p><u>ANALYSIS:</u> The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for Maui's economic base industries to grow, diversify and become more sustainable - including the island's agricultural industry.</p> <p>As discussed in Section V.B.3-4 (Economy and Project Induced Economic Impacts) the WCT development will bring in \$609.1 million of new capital investment into the Maui economy. The construction of the WCT components will directly create an estimated 2,320 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and associated businesses during build-out, averaging about 193 worker years annually, with an estimated \$188.3 million in wages (averaging about \$15.7 million per year).</p> <p>The on-going operations and maintenance of the business commercial and residential components will directly provide an estimated 4,251 FTE worker-years during the 2016-2030 projection period, providing stabilized</p>		

SECTION	Chapter 226 – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES	RATING
<p>employment for 531 permanent positions. The Project will require an estimated 66 worker years of maintenance and common area element employment on a continual basis, and will generate some 1,750 worker years of off-site employment from 2016-2030 and a stabilized demand for 149 FTE positions.</p> <p>In aggregate, during the development of the WCT 8,750 worker years of employment will be created during construction and operations, on-site/direct and off-site/indirect, with stabilized employment after completion of 746 jobs. During the 15 years projection period, WCT will have a base economic impact of \$1.3 billion with a stabilized annual benefit of \$137.3 million thereafter.</p> <p>By providing much needed housing in a format that will create a high quality of life for Maui’s working families, and generating short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of policies 1, 2, 6, and 15.</p>		
<p><u>Chapter 226-7 Objectives and policies for the economy-agriculture.</u></p>		
<p><u>Objectives;</u> Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:</p>		
<p>Objectives:</p>		
(1) Viability of Hawai’i's sugar and pineapple industries.		NS
(2) Growth and development of diversified agriculture throughout the State.		S
(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawai’i's strategic, economic, and social well-being.		S
<p>Policies:</p>		
(1) Establish a clear direction for Hawai’i's agriculture through stakeholder commitment and advocacy.		S
(2) Encourage agriculture by making best use of natural resources.		S
(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.		NA
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.		NA
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawai’i's economy.		S

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	(6) Seek the enactment and retention of federal and state legislation that benefits Hawai'i's agricultural industries.	NA
	(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawai'i's producers and consumer markets locally, on the continental United States, and internationally.	S
	(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.	NA
	(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.	S
	(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.	S
	(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.	S
	(12) 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.	S
	(13) Promote economically competitive activities that increase Hawai'i's agricultural self-sufficiency.	S
	(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.	NA
	(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.	S
	(16) Facilitate the transition of agricultural lands in economically non-feasible agricultural production to economically viable agricultural uses. [L 1978, c 100, pt of §2; am L 1986, c 276, §6; am L 1993, c 25, §2; am L 2009, c 167, §3]	S
<p><u>ANALYSIS:</u> The DEIS includes an Agricultural Impact Assessment (See: Section IV.A.7 and Appendix G). The Project will result in the urbanization of approximately 485 acres of ALISH designated prime agricultural land. However, in the context of the availability of agricultural lands statewide and on Maui, the land proposed for urbanization represents a very small percentage of the lands available. There are approximately 2 million acres in the State Agricultural District. The subject development represents just .024% of this area. On Maui, there are approximately 82,582 acres of agricultural lands rated by the LSB as A, B, or C. The subject development</p>		

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	<p>represents just 0.59% of these lands. Within Maui County, approximately 64,150 acres has been released from crop production since 1987. The subject development represents just 0.76% of these lands. Thus, the urbanization of the subject 485 acres should have minimal long-term impact on the availability of agricultural land within the County and/or State since an abundance of other land, of a similar or higher quality, is currently fallow and available for production elsewhere. In addition, the WCT’s agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Of these lands, approximately 800 acres will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five agricultural lots where a farm dwelling may be permitted. Within the agricultural lands, several hundred acres may be developed as a public and/or private agricultural park to help facilitate Maui’s agricultural development.</p> <p>There are three commercial farms farming MTP lands. These include Kumu Farms, Hawai’i Taro LLC and HC&S. The proposed urbanization will require both Kumu Farms and Hawai’i Taro to relocate their agricultural operations to the proposed agricultural park and other suitable agricultural lands within the project. The Project will also impact a portion of the current lands being leased by HC&S. It is anticipated that these lands will gradually begin to be impacted in about three to five years. Over the long-term, HC&S may lose approximately 330 acres to urbanization and additional lands to the agricultural park. According to HC&S General Manager, Mr. Rick Volner, HC&S would desire to continue farming its MTP lands to maximize its current economy of scale in production. However, Mr. Volner acknowledged that HC&S has additional lands available that are currently fallow and that urbanization of a portion of its MTP leased lands will not significantly impact the Plantation’s long-term economic viability.</p> <p>The Agricultural Impact Assessment (Appendix G) notes that a significant impediment to agricultural development on Maui, and throughout the state, is the scarcity of agricultural land, with irrigation water, that is readily available and affordable for long-term lease to diversified farmers. The establishment of a centrally located 800-acre agricultural reserve that consists of highly productive lands with access to affordable irrigation water and close proximity to inter-island and mainland shipping opportunities, should help Maui farmers compete in local, mainland and international markets.</p> <p>The subject land was placed into the Small Town Growth Boundary during the General Plan 2030 update, when</p>	

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<p>other overriding factors were present. These factors included the forecasted demand for additional urban lands to accommodate projected population growth and housing demand, the development suitability of the subject land, as well as its proximity to existing employment, infrastructure, public facility systems and existing urban development. Moreover, as documented in the Agricultural Impact Assessment, the urbanization of the subject lands will not significantly impact the future viability of the sugar or pineapple industries or the growth of diversified agriculture on Maui or throughout the State.</p> <p>The proposed action has been carefully analyzed for its short- and long-term impacts upon the agricultural industry. While the proposed action will result in the loss of prime agricultural lands, it will not significantly impact the short- or long-term viability of agriculture in Hawai'i since an abundance of currently fallow former sugar and pineapple land is currently available elsewhere. The project will, however, help to address the current shortage of agricultural park lots by establishing a new private and/or public agricultural park within Central Maui.</p>		
<p><u>Chapter 226-8 Objective and policies for the economy-visitor industry.</u></p>		
<p><u>Objectives:</u> 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><u>Policies:</u></p>		
(1) Support and assist in the promotion of Hawai'i's visitor attractions and facilities.		NA
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people.		NA
(3) Improve the quality of existing visitor destination areas by utilizing Hawai'i's strengths in science and technology.		NA
(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.		NA
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawai'i's people.		S
(6) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the visitor industry.		NA

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	(7) Foster a recognition of the contribution of the visitor industry to Hawai'i's economy and the need to perpetuate the aloha spirit.	NA
	(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawai'i's cultures and values. [L 1978, c 100, pt of §2; am L 1986, c 276, §7; am L 1988, c 70, §5; am L 2009, c 167, §4]	NA
<p>ANALYSIS: The WCT is not targeting the visitor industry; however a small business hotel may be established as a permitted use within the project's mixed-use commercial district. Such a facility would only be proposed if it were considered economically viable and demand warranted its establishment. A business hotel would support Maui's economy and create additional employment in the visitor industry. Transient vacation rentals and timeshare units will be prohibited within the WCT; therefore these objectives and policies are not applicable. A limited number of B&B's may be permitted within certain areas of the WCT, if it is deemed that such uses would add economic vitality to the commercial core while not negatively impacting residential neighborhoods.</p>		
<p>Chapter 226-9 Objective and policies for the economy-federal expenditures.</p>		
<p>Objective: 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>Policies:</p>		<p>RATING</p>
	(1) Encourage the sustained flow of federal expenditures in Hawai'i that generates long-term government civilian employment;	NA
	(2) Promote Hawai'i's supportive role in national defense, in a manner consistent with Hawai'i'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 Hawai'i's economy;	NA
	(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;	NA
	(4) Increase opportunities for entry and advancement of Hawai'i's people into federal government service;	NA
	(5) Promote federal use of local commodities, services, and facilities available in Hawai'i;	NA

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	(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai'i; and	NA
	(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. [L 1978, c 100, pt of §2; am L 1986, c 276, §8; am L 2006, c 65, §3; am L 2009, c 167, §5]	NA
<u>ANALYSIS:</u> The WCT is not expected to have a measurable impact on Federal expenditures to Hawai'i.		
<u>Chapter 226-10 Objective and policies for the economy-potential growth activities.</u>		
<u>Objective:</u> Planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawai'i's economic base.		
<u>Policies:</u>		RATING
	(1) Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawai'i's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, and science and technology-based sectors;	S
	(2) Expand Hawai'i's capacity to attract and service international programs and activities that generate employment for Hawai'i's people;	NA
	(3) Enhance and promote Hawai'i's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts;	NA
	(4) Accelerate research and development of new energy-related industries based on wind, solar, ocean, and underground resources and solid waste;	NA
	(5) Promote Hawai'i's geographic, environmental, social, and technological advantages to attract new economic activities into the State;	NA
	(6) Provide public incentives and encourage private initiative to attract new industries that best support Hawai'i's social, economic, physical, and environmental objectives;	NA
	(7) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research;	NA
	(8) 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;	NA

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(9)	Foster a broader public recognition and understanding of the potential benefits of new, growth-oriented industry in Hawai'i;	NA
(10)	Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawai'i's social, economic, physical, and environmental objectives;	NA
(11)	Increase research and development of businesses and services in the telecommunications and information industries; and	NA
(12)	Foster the research and development of non-fossil fuel and energy efficient modes of transportation. [L 1978, c 100, pt of §2; am L 1986, c 276, §9; am L 1988, c 70, §6; am L Sp 1988, c 1, §5; am L 2009, c 156, §2 and c 167, §6]	NA
<p><u>ANALYSIS:</u> The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. Moreover, the project will directly support Hawai'i's diversified agricultural sector by establishing an approximate 800-acre agricultural preserve on prime agricultural lands with access to a reliable source of irrigation water. A centrally located agricultural park within the WCT will help Maui's farmers better compete with mainland agricultural producers in Hawai'i's market while also creating opportunities to expand exports to mainland and international markets.</p>		
<p><u>Chapter 226-10.5 Objectives and policies for the economy-information industry.</u></p>		
<p><u>Objective:</u> Planning for the State's economy with regard to telecommunications and information technology shall be directed toward positioning Hawai'i as a leader in broadband communications and applications in the Pacific Region.</p>		
<p><u>Policies:</u></p>		
(1)	Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai'i to accommodate future growth in the information industry;	NA
(2)	Facilitate the development of new business and service ventures in the information industry which will provide employment opportunities for the people of Hawai'i;	NA
(3)	Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;	NA
(4)	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 Hawai'i's people;	NA
(5)	Provide opportunities for Hawai'i's people to obtain job training and education that will allow	NA

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	for upward mobility within the information industry;	
(6)	Foster a recognition of the contribution of the information industry to Hawai'i's economy; and	NA
(7)	Assist in the promotion of Hawai'i as a broker, creator, and processor of information in the Pacific. [L Sp 1988, c 1, §3; am L 2009, c 167, §7]	NA
<u>ANALYSIS:</u> The WCT will have minimal direct impact on Maui's telecommunications and information technology industries.		
<u>Chapter 226-11, HRS, Objectives and Policies for the Physical Environment – Land Based, Shoreline, and Marine Resources</u>		
<u>Objectives:</u>		RATING
(1)	Prudent use of Hawai'i's land-based, shoreline, and marine resources.	S
(2)	Effective protection of Hawai'i's unique and fragile environmental resources.	S
<u>Policies:</u>		
(1)	Exercise an overall conservation ethic in the use of Hawai'i's natural resources.	S
(2)	Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	S
(3)	Take into account the physical attributes of areas when planning and designing activities and facilities.	S
(4)	Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.	S
(5)	Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.	NA
(6)	Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.	S
(7)	Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.	NA
(8)	Pursue compatible relationships among activities, facilities, and natural resources.	S
(9)	Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes. [L 1978, c 100, pt of §2; am L 1986, c 276, §10]	S
<u>ANALYSIS:</u> The WCT is not located within the State's Special Management Area and no listed or endangered species of flora and fauna were identified on the property that will impact the development feasibility of the		

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<p>project site. During build-out and during the operations phase BMPs will be implemented to mitigate non-point source pollution to Maui’s coastal resources as well as to mitigate fugitive dust impacts. In addition, through the EIS and entitlement application processes mitigation measures will be identified to help address any environmental impacts that may arise from the project.</p>		
<p>From a site planning perspective, the WCT Master Plan carefully considers the natural topography of the site and incorporates unique natural areas into parks and open spaces throughout the WCT. Proposed buildings will be incorporated into the natural topography of the property and building layout will be oriented to preserve view planes towards the Pacific Ocean, Haleakalā, and the West Maui Mountains.</p>		
<p><u>Chapter 226-12, HRS, Objective and Policies for the Physical Environment – Scenic, Natural Beauty, and Historic Resources</u></p>		
<p><u>Objective:</u> 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><u>Policies:</u></p>		
<p>(1) Promote the preservation and restoration of significant natural and historic resources.</p>		<p>S</p>
<p>(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.</p>		<p>NA</p>
<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>		<p>S & NS</p>
<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>		<p>S & NS</p>
<p>(5) Encourage the design of developments and activities that complement the natural beauty of the islands. [L 1978, c 100, pt of §2; am L 1986, c 276, §11]</p>		<p>S</p>
<p><u>ANALYSIS:</u> As discussed in Section V.A.4 (Historical and Archaeological Resources) the Project’s AIS documented no evidence of traditional Hawai‘ian activities, with the possible exception of a remnant retaining wall or terrace (Site 7882) on the property. It was noted that the negative results are primarily due to the compounded disturbances from sugarcane cultivation, historic habitation and modern land use. Other historic features documented in the AIS primarily relate to plantation-era agricultural irrigation features, including a section of the Waihe`e Ditch that traverses north to south across the subject property mauka of Honapi’ilani Highway. The Waihe`e Ditch may be covered as part of the development for the purpose of reducing water loss through seepage, preventing potential liability once the project area is developed, making it easier and</p>		

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	<p>less costly to develop the project site, and to create a north-south pedestrian and bicycle corridor within the ditch right-of-way. The AIS concludes that the Waihe`e Ditch has been adequately recorded and that covering it will not significantly impact the State’s archaeological resources. The AIS also recorded a World War II era bunker on the site. Policy 4 is checked as both a “Support” and “Not Support” because the project will have an adverse impact upon the Waihe`e Ditch and may also impact a WWII bunker, but proactive measures have also been taken to record these features in advance of their being impacted.</p> <p>The AIS also recommends Archaeological Monitoring for those areas that contain former LCA’s and Grants, as well as extant historic properties; however spot monitoring inspections of other localities not expressed above may also be instituted. In addition, archaeological monitoring is recommended in the areas that are in close proximity to Wai`ale and Waiko Roads. These areas are known to contain traditional and historic burials. Prior to the commencement of construction, an Archaeological Monitoring Plan (AMP) detailing the localities to undergo monitoring procedures will be prepared and submitted to SHPD for review and approval.</p> <p>As discussed in Section V.A.5 (Cultural Resources) and in Appendix F (Cultural Impact Assessment) Waikapū has a long and rich cultural history and a strong representation of traditional cultural practices. The cultural practices and beliefs that are documented in the CIA include Hawai’ian subsistence and residential agriculture on kuleana lands. These lands utilize the Waikapū Stream, which is a valuable cultural resource. Intricate irrigation systems built prior to western contact continue to be maintained and utilized. There are also on-going projects in the mauka portion of the Applicant’s land that are being utilized for cultural site and native habitat restoration, while providing a traditional access point into the Waikapū Valley for gathering of lā`au lapa`au (medicinal plants) and native seed gathering. The traditional agricultural practices and cultural/natural site restoration projects have an important value to the native Hawai’ian people, the Waikapū community, and other ethnic groups found in Hawai’i by enhancing cultural identity and well-being.</p> <p>There are also two kuleana lots privately owned by the Mahi family (LCAw: 2499, R.P. 4070 AP 1 &2 to Ehunui) and (Grant 1153 to Ehunui) that are situated within TMK: (2) 3-6-004:003. These kuleana parcels will remain in agricultural use and will not be subject to entitlement changes. The subject lots are identified as TMK: Nos. (2) 3-6-005:009 (0.06 acres) and TMK: (2) 3-6-005:010 (0.5 acres). The Mahi family would like to preserve their lands. In the oral interviews conducted during the CIA, the Mahi Family expressed a desire to keep these lands</p>	

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<p>in their family while working with the developer to seek a solution that will benefit both parties.</p> <p>The CIA also notes that there is a community desire to protect and restore the Waikapū Stream. Waikapū Stream is considered Waikapū’s most valuable cultural resource. There is an established 100-foot riparian buffer along the stream as it traverses mauka to makai along the eastern edge of the project boundary. The WCT proposes agricultural, park and open space land uses along the stream corridor. The closest abutting urban land use is located approximately 100-feet away from the stream on the makai development site. The kuleana farmers that use the stream for crop cultivation continue to have discussions with the Applicant in order to establish a long term water use plan for both surface and groundwater.</p> <p>As discussed in Section V.A.6 (<i>Visual Resources</i>) the WCT will have approximately 4,700 linear feet of urban and rural frontage along Honoapi’ilani Highway and 7,550 linear feet of agricultural frontage. The WCT will change the character of the existing open space, Haleakalā and West Maui Mountain views along the frontage of the Highway where urban and rural development is being proposed. The views in this area, where not currently obstructed by vegetation within the right-of-way, are of agricultural lands and the West Maui Mountain in the background looking in a mauka direction. Looking in a makai direction, where not obstructed by existing vegetation, views of sugarcane are prominent with Haleakalā and the Pacific Ocean in the background on clear days.</p> <p>While the existing character of the open space, Haleakalā and West Maui Mountain views will be impacted by the development, setbacks of at least 60-feet, and in some areas up to 100-feet or more, will be utilized along each side of the Honoapi’ilani Highway to separate the development from the public right-of-way. In order to mitigate the obstruction of views from the highway to the West Maui Mountains, buildings will be setback from the highway and building heights will be limited to a maximum of 30-feet along the highway frontage. Buildings will also be separated, placed and oriented in a manner that will establish view corridors from the highway to the West Maui Mountains. Building setbacks and placement will help to mitigate the project’s overall impact upon the existing views of Haleakalā and the West Maui Mountains.</p> <p>While the development will produce an impact upon the character of views along Honoapi’ilani Highway, fronting the urban lands, the Applicant is also proposing to create a permanent 800-acre agricultural preserve</p>		

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	<p>that will exist on both the mauka and makai sides of Honoapiʻilani Highway. The preserve’s frontage is approximately 7,550-feet along the highway. The approximate 800-acres of agricultural land will create a permanent open space buffer and permanent separation between Waikapū Town and Māʻālaea. Along this section of the highway, largely unobstructed views of Haleakalā, the West Maui Mountains and partial views of the Pacific Ocean will exist in perpetuity.</p> <p>Within the setbacks along Honoapiʻilani Highway pedestrian and bicycle facilities are planned and landscape planting of canopy shade trees will be established. As is common throughout Hawaiʻi, and especially on Maui, the planting of large canopy Monkey Pod trees, tropical shrubs and ground covers will be maintained within the setbacks to create a sense of separation and definition between the urban development and the highway. Separated from the highway, an approximate 10-foot wide shared pedestrian and bicycle track will meander along the roadways frontage. The overall effect will be to create a greenway, with a variety of plant massing and color, and the presence of intermittent views of Haleakalā and the West Maui Mountains along the highway frontage of the development.</p> <p>Within the project, roadways will also be aligned, where practical, to create mauka and makai view corridors. This opportunity exists at each entrance into the project site and along the internal roadways that travel from east to west. Within the project site, the WCT Master Plan will transform the current character of the MTP from a visitor oriented attraction to a park-like village center, with the existing lagoon, gardens, open spaces, shops, and restaurants coming together to create a unique sense of place. While the existing agricultural and open space ambiance of the lands abutting the MTP will be transformed into an urban settlement pattern, the WCT will maintain a rural and agricultural ambiance at its boundaries because of the preservation of the agricultural lands comprising the agricultural preserve.</p> <p>The WCT Master Plan Design Guidelines will limit building heights, where necessary, in order to maintain views towards the summits of Haleakalā and the West Maui Mountains. Moreover, open space will be integrated throughout the Project and, together with the proposed street layout, will create and frame view corridors throughout the WCT to the Pacific Ocean, Haleakalā, and the West Maui Mountains.</p> <p>From an urban design perspective, the proposed project will complement the unique country-town</p>	

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<p>architectural character that exists in Waikapū, Wailuku, Pā‘ia, and Makawao. The WCT design guidelines will control the density, architectural design, and variation of all buildings in the WCT without sacrificing views or the aesthetic character of the development. The goals of the design guidelines will be to preserve views and maintain the aesthetic character of the community. A defining quality of the urban design character of the development will be to create architecturally pleasing streets, with landscape planting that will frame the travel ways and provide scale around architectural elements.</p>		
<p><u>Chapter 226-13, Hawai‘i Revised Statutes, Objectives and Policies for the Physical Environment – Land, Air, and Water Quality</u></p>		
<p><u>Objectives:</u></p>		
(1) Maintenance and pursuit of improved quality in Hawai‘i’s land, air, and water resources.		S
(2) Greater public awareness and appreciation of Hawai‘i’s environmental resources.		S
<p><u>Policies:</u></p>		
(1) Foster educational activities that promote a better understanding of Hawai‘i’s limited environmental resources.		NA
(2) Promote the proper management of Hawai‘i’s land and water resources.		S
(3) Promote effective measures to achieve desired quality in Hawai‘i’s surface, ground, and coastal waters.		S
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai‘i’s people.		S
(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.		S
(6) Encourage design and construction practices that enhance the physical qualities of Hawai‘i’s communities.		S
(7) Encourage urban developments in close proximity to existing services and facilities.		S
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawai‘i’s people, their cultures and visitors. [L 1978, c 100, pt of §2; am L 1986, c 276, §12]		S
<p><u>ANALYSIS:</u> The WCT is not located within the State’s Special Management Area and no listed or endangered species of flora and fauna were identified on the property that will constrain development of the site. During build-out and during the operation phase BMPs will be implemented to mitigate non-point source pollution to Maui’s coastal resources as well as to mitigate fugitive dust impacts. In addition, through the EIS and</p>		

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	<p>entitlement application processes, mitigation measures will be identified to help address any environmental impacts that may arise from the project.</p> <p>From a site planning perspective, the master plan design layout carefully considers the natural topography of the site and incorporates unique natural areas into parks and open spaces throughout the WCT. Proposed buildings are incorporated into the natural topography of the property and building layout is oriented to preserve view planes towards the Pacific Ocean, Haleakalā and the West Maui Mountains. Buildings will also be situated to take advantage of trade-winds for natural cooling and sunlight for natural lighting and photovoltaic power generation. Landscape planting of canopy shade trees along streets, within parking lots, and within the open space lands will provide shade and cooling. Non-potable water will be used for irrigation of the parks, common open space and of individual and commercial lots reducing the demand for potable water by at least one-third.</p> <p>As discussed in Section V.A.2 (Air Quality), the WCT may create short term impacts on air quality directly and indirectly during construction; however mitigation measures will be implemented to control these impacts. It is anticipated that the WCT will not violate Federal or State air quality standards.</p> <p>As discussed in Section IV.A.3 (Natural Hazards), the development of the WCT will not increase the possibility of natural hazards such as flooding, tsunami inundation, hurricanes and earthquakes. The WCT will be constructed in compliance with all County, State and Federal standards.</p> <p>The WCT master plan incorporates Smart Growth, New Urbanism and Conservation Subdivision Design best practice to create a community that will be environmentally and socially sustainable. The Project incorporates over eight miles of pedestrian and bicycle trails to link together the Project’s residential neighborhoods, commercial districts, parks, schools and surrounding open lands. The Project is within close proximity of Wailuku-Kahului, which is Maui’s primary civic and employment center. Reducing vehicular trips in favor of active transportation promotes better health and wellbeing, while also protecting the environment by reducing carbon based emissions.</p>	
	<p><u>Chapter 226-14 Objective and policies for facility systems-in general.</u></p>	
	<p><u>Objective:</u> Planning for the State's facility systems in general shall be directed towards achievement of the</p>	

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objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.		
<u>Policies:</u>		
(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.		S
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.		NA
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.		S
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems. [L 1978, c 100, pt of §2; am L 1986, c 276, §13]		NA
<u>ANALYSIS:</u> The WCT will coordinate with State and County agencies to ensure the delivery of adequate public infrastructure and facility systems to the project's residents. The subject improvements will conform to State and County plans and be compliant with applicable State and County requirements.		
<u>Chapter 226-15, Hawai'i Revised Statutes, Objectives and Policies for Facility Systems - Solid and Liquid Waste.</u>		
<u>Objectives:</u>		
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.		S
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.		S
<u>Policies:</u>		
(1) Encourage the adequate development of sewerage facilities that complement planned growth.		S
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.		S
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes. [L 1978, c 100, pt of §2; am L 1986, c 276, §14]		S
<u>ANALYSIS:</u> As discussed in Section V.D.5 (Wastewater), the WCT will coordinate with the County of Maui, Department of Environmental Management, to request treatment of up to 650 units within Phase I at the		

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	<p>Kahului Wastewater Treatment Facility. If capacity is available, WCT may be required to make necessary upgrades to the off-site transmission system. The WCT will also be developing its own private wastewater treatment facility, or developing a facility in association with the County and other neighboring landowners, to treat wastewater generated by the Project. If a joint facility is constructed, it would accommodate wastewater generated by several other large projects in Central Maui including Wai`ale and the County's regional park and governmental complex. Wastewater treated at the plant would be treated to R-1 quality and the treated water would be used for landscape irrigation at the County's 310-acre regional park and on other open space lands within the WCT and neighboring developments.</p> <p>As discussed in Section V.C.6 (Solid Waste) the WCT will develop strategies for reducing solid waste delivered to the land fill by providing options for recycling and promoting recycling practices among residents and businesses.</p>	
	<u>Chapter 226-16, Hawai'i Revised Statutes, Objectives and Policies for Facility Systems - Water.</u>	
	<u>Objective:</u> 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.	
	<u>Policies:</u>	
	(1) Coordinate development of land use activities with existing and potential water supply.	S
	(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.	NA
	(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.	S
	(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.	S
	(5) Support water supply services to areas experiencing critical water problems.	S
	(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. [L 1978, c 100, pt of §2; am L 1986, c 276, §15]	S
	<u>ANALYSIS:</u> As discussed in Section V.D.4 (Water) the WCT has developed three on-site potable wells and two on-site non-potable wells to meet the Project's potable and non-potable water demand. Development of these wells is being done with input from the County's Department of Water Supply and the State	

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<p>Commission on Water Resources Management. It is expected that the WCT water system will have sufficient capacity to accommodate the Project and other potable water needs within the area.</p>		
<p>The Applicant is proposing to develop a dual water system for potable and irrigation water demand. The non-potable system will service the WCTs park lands, open space and landscape planting of individual residential and commercial lots. It is expected that the dual system will reduce potable water demand by at least one-third. Moreover, the WCT will incorporate other water conservation measures into the project, such as low flow toilets and shower heads. Water conserving irrigation practices including using draught tolerant plants and drip irrigation will also be utilized to conserve non-potable water resources. In the future, when reclaimed water becomes available, this resource will also be used within the project in appropriate areas.</p>		
<p><u>Chapter 226-17 Objectives and policies for facility systems-transportation.</u></p>		
<p><u>Objectives:</u> Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:</p>		
<p><u>Objectives:</u></p>		
<p>(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.</p>		S
<p>(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.</p>		NA
<p><u>Policies:</u></p>		
<p>(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;</p>		S
<p>(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;</p>		NA
<p>(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;</p>		NA
<p>(4) Provide for improved accessibility to shipping, docking, and storage facilities;</p>		NA
<p>(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;</p>		NA
<p>(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;</p>		S

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(7)	Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;	NA
(8)	Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;	NA
(9)	Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;	NA
(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;	NA
(11)	Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;	S
(12)	Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and	S
(13)	Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency. [L 1978, c 100, pt of §2; am L 1986, c 276, §16; am L 1993, c 149, §1; am L 1994, c 96, §3]	S
<p><u>ANALYSIS:</u> As discussed in Section III.B.1-3 of the DEIS, the WCT offers a more compact and mixed-use settlement pattern than more auto-centric suburban settlement patterns developed on Maui following World War II. The WCT Master Plan facilitates active transportation by reducing commuting distances and creating an interconnected network of pedestrian and bicycle infrastructure that will connect the residential, mixed-use and employment areas together into a unified whole. The pedestrian and bicycle facilities will be designed with the safety and comfort of commuters as the system's highest priority.</p> <p>In addition, transportation demand management strategies such as ridesharing, bicycle and pedestrian use, off-peak commuting and other measures will reduce vehicular trips, as discussed in the TIAR in Appendix I.</p>		
<p><u>Chapter 226-18, Hawai'i Revised Statutes, Objectives and Policies for Facility Systems - Energy.</u></p>		
<p><u>Objectives:</u> 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:</p>		
<p><u>Objectives:</u></p>		
(1)	Dependable, efficient, and economical statewide energy systems capable of supporting the	NA

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	needs of the people;	
(2)	Increased energy self-sufficiency where the ratio of indigenous to imported energy use is increased;	S
(3)	Greater energy security and diversification in the face of threats to Hawai'i's energy supplies and systems; and	S
(4)	Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use.	S
	<u>Policies:</u>	
(1)	Support research and development as well as promote the use of renewable energy sources;	S
(2)	Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;	S
(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;	NA
(4)	Promote all cost-effective conservation of power and fuel supplies through measures, including:	
(A)	Development of cost-effective demand-side management programs;	S
(B)	Education; and	S
(C)	Adoption of energy-efficient practices and technologies;	S
(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;	NA
(6)	Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;	NA
(7)	Promote alternate fuels and transportation energy efficiency;	NA
(8)	Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;	S
(9)	Support actions that reduce, avoid, or sequester Hawai'i's greenhouse gas emissions through agriculture and forestry initiatives; and	

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(10)	Provide priority handling and processing for all state and county permits required for renewable energy projects. [L 1978, c 100, pt of §2; am L 1986, c 276, §17; am L 1990, c 319, §2; am L 1994, c 96, §4; am L 2000, c 176, §1; am L 2007, c 205, §6; am L 2009, c 155, §17 and c 156, §3]	NA
<p><u>ANALYSIS:</u> As discussed in Section V.D.2 “Electric, Telephone and Cable TV” the WCT will include energy-efficient design and conservation measures. Specifically, WCTs design guidelines will encourage the use of energy efficient technology throughout the project, specifically in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy Systems will be encouraged, where appropriate, on residential and commercial buildings within the WCT. Additionally, the WCT proposes to develop, in appropriate locations within the agricultural district, solar farms to help off-set the Project’s demand for carbon emitting electrical energy. If forty percent of residential and commercial buildings install photovoltaic systems (generating approximately 11.9 GWh per year), demand for carbon-based fuels could be reduced by roughly 50 percent. Moreover, the WCT desires to install a limited number of solar farms in appropriate locations within the agricultural lands. If two solar farms of approximately 5-acres (0.75 MW each) each are developed, the electricity generated would be about 2.6 GWh per year, which could service approximately 236 residential units. Thus, the WCT could potentially generate about 70 percent of its energy consumption through renewables. However, the installation of such systems will depend upon the technical and financial viability of such systems at the time the project is being constructed.</p> <p>Moreover, the WCT is utilizing smart growth planning techniques that will help to reduce automobile trips. Smart Growth helps to minimize automobile trips by providing employment, goods, services and housing all within walking or biking distance of each other. The WCT will have a unified pedestrian and bicycle system throughout the project that links the project site to its existing and future surroundings. The pedestrian and bicycle system will provide future residents an alternative to driving for traveling within the WCT and to neighboring developments.</p>		
<p><u>Chapter 226-18.5 Objectives and policies for facility systems-telecommunications.</u></p>		
<p><u>Objectives:</u> 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>		

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	(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.	
	<u>Policies</u>	
	(1) Facilitate research and development of telecommunication systems and resources;	NA
	(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;	NA
	(3) Promote efficient management and use of existing telecommunications systems and services; and	NA
	(4) Facilitate the development of education and training of telecommunications personnel. [L 1994, c 96, §2]	NA
	<u>ANALYSIS:</u> the WCT does not involve planning for the State’s telecommunication systems; therefore these objectives and policies are not applicable.	
	<u>Chapter 226-19 Objectives and policies for socio-cultural advancement-housing.</u>	
	<u>Objectives:</u> Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:	
	<u>Objectives:</u>	
	(1) Greater opportunities for Hawai’i's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawai’i's population.	S
	(2) The orderly development of residential areas sensitive to community needs and other land uses.	S
	(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawai’i's people.	S
	<u>Policies:</u>	
	(1) Effectively accommodate the housing needs of Hawai’i's people.	S
	(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.	S
	(3) Increase homeownership and rental opportunities and choices in terms of quality, location,	S

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	cost, densities, style, and size of housing.	
(4)	Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.	NA
(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.	S
(6)	Facilitate the use of available vacant, developable, and underutilized urban lands for housing.	S
(7)	Foster a variety of lifestyles traditional to Hawai'i through the design and maintenance of neighborhoods that reflect the culture and values of the community.	S
(8)	Promote research and development of methods to reduce the cost of housing construction in Hawai'i. [L 1978, c 100, pt of §2; am L 1986, c 276, §18; am L 1992, c 27, §2]	S
	<p><u>ANALYSIS:</u> As discussed in Section V.B.2 (Housing) the WCT will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. Due to the Project's Central Maui location and the expected lot and unit size configurations, the Applicant expects that the majority of the Project's market priced housing will be sold at prices considered affordable to Maui County residents earning between 100 and 140 percent of the County's median income as determined by the United States Department of Housing and Urban Development. The WCT will also include workforce housing units pursuant to Chapter 2.96, MCC, "Residential Workforce Housing Policy". These homes will be subject to price controls and resale restrictions to ensure that affordable homes remain available for full-time Maui residents. Housing types within the WCT may include multi-family condominiums, small cottage homes on small lots with common open spaces, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents.</p>	
	<p><u>Chapter 226-20 Objectives and policies for socio-cultural advancement-health.</u></p>	
	<p><u>Objectives:</u> Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:</p>	
	<p><u>Objectives:</u></p>	
(1)	Fulfillment of basic individual health needs of the general public.	NA
(2)	Maintenance of sanitary and environmentally healthful conditions in Hawai'i's communities.	NA
	<p><u>Policies:</u></p>	
(1)	Provide adequate and accessible services and facilities for prevention and treatment of physical	NA

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	and mental health problems, including substance abuse.	
(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.	NA
(3)	Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.	NA
(4)	Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.	NA
(5)	Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.	NA
(6)	Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement. [L 1978, c 100, pt of §2; am L 1986, c 276, §19]	NA
ANALYSIS: The WCT does not plan for the State's socio-cultural advancement with regard to health; therefore these objectives and policies are not applicable.		
Chapter 226-21, Hawai'i Revised Statutes, Objectives for Socio-Cultural Advancement - Education.		
Objective: 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.		
Policies:		
(1)	Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.	S
(2)	Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.	S
(3)	Provide appropriate educational opportunities for groups with special needs.	NA
(4)	Promote educational programs which enhance understanding of Hawai'i's cultural heritage.	S
(5)	Provide higher educational opportunities that enable Hawai'i's people to adapt to changing employment demands.	NA
(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.	NA

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	(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.	NA
	(8) Emphasize quality educational programs in Hawai'i's institutions to promote academic excellence.	NA
	(9) Support research programs and activities that enhance the education programs of the State. [L 1978, c 100, pt of §2; am L 1986, c 276, §20]	NA
<p><u>ANALYSIS:</u> As discussed in Section V.C.5 (Schools) the project site is being designed to accommodate a public elementary school campus on 12-acres adjacent to the proposed 18.5-acre community park. In addition, in 2007, the Hawai'i Legislature enacted Act 245 as Section 302A, HRS, "School Impact Fees". Based upon this legislation, the Department of Education has enacted impact fees for residential developments that occur within identified school impact districts. The Project is within the boundaries of the Central Maui Impact Fee District and is within the Wailuku Cost Area of that district. Projects within the district and cost area pay a construction fee and either a fee-in-lieu of land or a land donation, at the DOE's discretion. At the appropriate time, the applicant will contact the DOE to enter into an impact fee agreement. The Applicant has also expressed a willingness to provide land for a Hawai'ian Immersion school at the elementary school site, should the DOE determine a need for such a facility at that location. It is expected that privately run programs related to community gardening, the promotion of Hawai'ian agricultural practices and other cultural-based learning opportunities may be offered within the WCT and on its' agricultural lands by the DOE and/or non-profit community-based organizations.</p>		
<p><u>Chapter 226-22 Objective and policies for socio-cultural advancement-social services.</u></p>		
<p><u>Objective:</u> 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.</p>		
<p><u>Policies:</u></p>		
	(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.	NA
	(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	NA

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	deal effectively with social problems and to enhance their participation in society.	
(3)	Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.	NA
(4)	Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.	NA
(5)	Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.	NA
(6)	Promote programs which assist people in need of family planning services to enable them to meet their needs. [L 1978, c 100, pt of §2; am L 1986, c 276, §21; am L 1990, c 67, §8]	NA
	ANALYSIS: The WCT does not plan for the State's socio-cultural advancement with regard to social services; therefore this objective and these policies are not applicable.	
	Chapter 226-23, Hawai'i Revised Statutes, Objectives for Socio-Cultural Advancement – Leisure.	
	Objective: 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.	
	Policies:	
(1)	Foster and preserve Hawai'i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.	S
(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.	S
(3)	Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.	S
(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.	S
(5)	Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.	S
(6)	Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.	S
(7)	Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.	S

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(8)	Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.	NA
(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.	NA
(10)	Assure adequate access to significant natural and cultural resources in public ownership. [L 1978, c 100, pt of §2; am L 1986, c 276, §22]	S
<p><u>ANALYSIS:</u> As discussed in Section III.B.1, 2 and 4 of the DEIS, the WCT provides an extensive network of neighborhood and community parks, open spaces and separated pedestrian and bicycle facilities throughout the Project. The Project's park facilities will provide diverse opportunities for community and family gatherings, passive recreation and active recreation. The park system will include shaded areas for picnics and barbeques, developed tot lot facilities for families with young children, areas for community gardening, and areas for active recreation such as soccer, football, baseball and basketball. The WCTs approximate 8-mile network of trails, walkways and bikeways will provide additional open land recreational opportunities while connecting the Project's residential areas, neighborhood parks and employment areas together. The Project's agricultural lands may also offer opportunities for horseback riding, hiking, and mountain bike riding.</p>		
<p><u>Chapter 226-24 Objective and policies for socio-cultural advancement-individual rights and personal well-being.</u></p>		
<p><u>Objective:</u> 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>		
<p><u>Policies:</u></p>		
(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.	NA
(2)	Uphold and protect the national and state constitutional rights of every individual.	NA
(3)	Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.	NA
(4)	Ensure equal opportunities for individual participation in society. [L 1978, c 100, pt of §2; am L 1986, c 276, §23]	NA
<p><u>Analysis:</u> The WCT does not plan for the State's socio-cultural advancement with regard to individual rights</p>		

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and personal well-being; therefore this objective and these policies are not applicable.		
Chapter 226-25, Hawai'i Revised Statutes, Objectives for Socio-Cultural Advancement – Culture.		
Objective: 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.		
Policies		
(1) Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.		S
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai'i's people and which are sensitive and responsive to family and community needs.		S
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawai'i.		S
(4) Encourage the essence of the Aloha Spirit in people's daily activities to promote harmonious relationships among Hawai'i's people and visitors. [L 1978, c 100, pt of §2; am L 1986, c 276, §24]		S
<p>Analysis: The WCT intends to create a sense of place within the community that reflects the cultural values, traditions and history of Hawai'i, and more specifically Waikapū. In preparing the DEIS, a Cultural Impact Assessment (CIA) was prepared to thoroughly document any potential impacts that the project could have upon traditional and customary rights. The CIA recommends that the Applicant work with the Waikapū community to ensure that the Waikapū stream isn't impacted by the Development, that traditional access rights are maintained into the Waikapū Valley, and that existing kuleana land owner rights are protected. The Applicant is committed to protecting the Waikapū Stream by establishing a wide riparian buffer and greenway along the stream where development will not be permitted. The WCT will also have negligible impact upon existing stream flows as no requests for additional stream water will be made for the development. As noted in the DEIS, the WCT will be served by new wells that will be managed in strict compliance with County and State requirements.</p> <p>The Applicant also intends to work with the Waikapū community to develop a cultural resources plan to ensure that local cultural values are incorporated into the fabric of the project. The Cultural Resources Plan may include recommendations such as the naming of streets and places within the WCT, identifying a site for</p>		

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<p>a small museum depicting the history and culture of Waikapū, incorporating various features and artifacts reflecting Waikapū’s past – such as remnants from the sugar industry – into the design of key buildings and sites, and maintaining and protecting access into the Waikapū Valley for the purpose of hunting, gathering, the replanting of native trees and vegetation. The Applicant also intends to facilitate the expansion of diversified agricultural activities, including the growing of traditional Hawai’ian food staples such as wet and dryland kalo, banana, sweet potato, etc. within the Project’s agricultural lands. Moreover, small community gardens may be dispersed throughout the project site so that residents can connect with the land and grow their own foods, including traditional Hawai’ian staples, for their daily needs.</p>		
<p>Chapter 226-26 Objectives and policies for socio-cultural advancement-public safety.</p>		
<p>Objectives:</p>		<p>RATING</p>
<p>(1) Assurance of public safety and adequate protection of life and property for all people.</p>		<p>NA</p>
<p>(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.</p>		<p>NA</p>
<p>(3) Promotion of a sense of community responsibility for the welfare and safety of Hawai’i's people.</p>		<p>NA</p>
<p>Policies related to public safety:</p>		
<p>(1) Ensure that public safety programs are effective and responsive to community needs.</p>		<p>NA</p>
<p>(2) Encourage increased community awareness and participation in public safety programs.</p>		<p>NA</p>
<p>Policies related to criminal justice:</p>		
<p>(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.</p>		<p>NA</p>
<p>(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.</p>		<p>NA</p>
<p>(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.</p>		<p>NA</p>
<p>Policies related to emergency management:</p>		
<p>(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.</p>		<p>NA</p>
<p>(2) Enhance the coordination between emergency management programs throughout the State. [L</p>		<p>NA</p>

SECTION	Chapter 226 – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES	RATING
	1978, c 100, pt of §2; am L 1986, c 276, §25]	
	<u>ANALYSIS:</u> The WCT does include State public safety programs; therefore these objectives and policies are not applicable.	
	<u>Chapter 226-27 Objectives and policies for socio-cultural advancement-government.</u>	
	<u>Objectives:</u> Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:	
	(1) Efficient, effective, and responsive government services at all levels in the State.	NA
	(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.	NA
	<u>Policies:</u>	
	(1) Provide for necessary public goods and services not assumed by the private sector.	NA
	(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.	NA
	(3) Minimize the size of government to that necessary to be effective.	NA
	(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawai'i.	NA
	(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.	NA
	(6) Provide for a balanced fiscal budget.	NA
	(7) Improve the fiscal budgeting and management system of the State.	NA
	(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. [L 1978, c 100, pt of §2; am L 1986, c 276, §26]	NA
	<u>ANALYSIS:</u> The WCT does not involve planning the State's socio-cultural advancement with regard to government; therefore these objective and policies are not applicable.	

C. HAWAI'I STATE PLAN PART III. PRIORITY GUIDELINES

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

Table 53: Hawai'i State Plan, Chapter 226 – Part III. Priority Guidelines

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
HRS 226-101: Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.		
HRS 226-102: Overall Direction. The State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education. [L 1978, c 100, pt of §2; am L 1986, c 276, §29]		
HRS 226-103: Economic Priority Guidelines.		
(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;		
Priority Guidelines:		
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.		NA
(A) Encourage investments which:		
(i) Reflect long term commitments to the State;		NA
(ii) Rely on economic linkages within the local economy;		NA
(iii) Diversify the economy;		S
(iv) Reinvest in the local economy;		S

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
(v)	Are sensitive to community needs and priorities; and	S
(vi)	Demonstrate a commitment to provide management opportunities to Hawai'i residents.	NA
(2)	Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.	NA
(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.	NA
(4)	Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.	NA
(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.	NA
(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.	NA
(7)	Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.	NA
(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:	S
(A)	An industry that can take advantage of Hawai'i's unique location and available physical and human resources.	NA
(B)	A clean industry that would have minimal adverse effects on Hawai'i's environment.	NA
(C)	An industry that is willing to hire and train Hawai'i's people to meet the industry's labor needs at all levels of employment.	NA
(D)	An industry that would provide reasonable income and steady employment.	NA
(9)	Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.	NA
(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:	NA
(A)	Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.	NA

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
	(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.	NA
	(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.	NA
	(D) Promote career opportunities in all industries for Hawai'i's people by encouraging firms doing business in the State to hire residents.	NA
	(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.	NA
	(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.	NA
(b) Priority guidelines to promote the economic health and quality of the visitor industry:		
Priority Guidelines:		
	(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawai'i's residents and visitors.	NA
	(2) Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.	NA
	(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.	NA
	(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai'i's significant natural, scenic, historic, and cultural resources.	NA
	(5) Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.	NA
	(6) Support and coordinate tourism promotion abroad to enhance Hawai'i's share of existing and potential visitor markets.	NA
	(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.	NA
	(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.	NA

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
	(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.	NA
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:		
Priority Guidelines:		
	(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.	S & NS
	(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai'i.	NA
	(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.	NA
(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:		
	(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.	S & NS
	(2) Assist in providing adequate, reasonably priced water for agricultural activities.	S
	(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.	S
	(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.	NA
	(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.	NA
	(6) Seek favorable freight rates for Hawai'i's agricultural products from interisland and overseas transportation operators.	NA
	(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.	S
	(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.	S
	(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.	S
	(10) Support the continuation of land currently in use for diversified agriculture.	S

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
(e) Priority guidelines for water use and development:		
Priority Guidelines:		
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.		S
(2) Encourage the improvement of irrigation technology and promote the use of non-potable water for agricultural and landscaping purposes.		S
(3) Increase the support for research and development of economically feasible alternative water sources.		NA
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.		NA
(f) Priority guidelines for energy use and development:		
Priority Guidelines:		
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.		S
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.		S
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.		NA
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.		S
(g) Priority guidelines to promote the development of the information industry:		
Priority Guidelines:		
(1) Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawai'i.		NA
(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.		NA
(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and		NA

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
	accounting services.	
(4)	Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.	NA
(5)	Encourage research activities, including legal research in the information and telecommunications fields.	NA
(6)	Support promotional activities to market Hawai'i's information industry services. [L 1978, c 100, pt of §2; am L 1984, c 236, §15; am L 1986, c 276, §30; am L Sp 1988, c 1, §6; am L 1989, c 250, §2]	NA
<p><u>ANALYSIS:</u> The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for Maui's economic base industries to grow, diversify and become more sustainable - including the island's agricultural industry.</p> <p>The project will result in the urbanization of approximately 485-acres of agricultural land that is used for sugar cultivation. However, about 231.56 of these 485-acres will be impacted by the future Wai'ale Bypass Road, which will make this area more difficult for land extensive agriculture, such as the growing of sugar and pineapple. During interviews conducted for the preparation of the Agricultural Impact Assessment (Appendix G), HC&S's General Manager stated that other fallow A&B lands are currently available and that the loss of the subject lands will not significantly impact the Plantation's economic viability.</p> <p>As for diversified agriculture, the project will directly support this sector by establishing an approximate 800-acre agricultural preserve on prime agricultural lands. These lands will be supplied with a readily available and affordable source of irrigation water. This centrally located agricultural park will help Maui's farmers better compete with mainland agricultural producers in Hawai'i's market, while also creating opportunities to expand export crops to the mainland and overseas. There are currently two successful commercial farms farming the Project areas agricultural lands. These include Kumu Farms and Hawai'i Taro LLC. These farms have many years of experience farming in Hawai'i and have had success competing in local, mainland and export markets.</p> <p>The project will also create direct, indirect and induced short- and long-term positive economic impacts. As discussed in Section V.B.3-4 (Economy and Project Induced Economic Impacts) the WCT will bring in \$609.1 million of new capital investment into the Maui economy. The construction of the WCT components will directly</p>		

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
<p>create an estimated 2,320 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and associated businesses during build-out, averaging about 193 worker years annually, with an estimated \$188.3 million in wages (averaging about \$15.7 million per year).</p> <p>The on-going operations and maintenance of the business commercial and residential components will directly provide an estimated 4,251 FTE worker-years during the 2016-2030 projection period, providing stabilized employment for 531 permanent positions. The Project will require an estimated 66 worker years of maintenance and common area element employment on a continual basis, and will generate some 1,750 worker years of off-site employment from 2016-2030 and a stabilized demand for 149 FTE positions.</p> <p>In aggregate, during the development of the WCT 8,750 worker years of employment will be created during construction and operations, on-site/direct and off-site/indirect, with stabilized employment after completion of 746 jobs. During the 15 years projection period, WCT will have a base economic impact of \$1.3 billion with a stabilized annual benefit of \$137.3 million thereafter.</p> <p>By providing much needed housing in a format that will create a high quality of life for Maui's working families, and by generating both short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the State and County's economic development.</p>		
Chapter 226-104, HRS, Population Growth and Land Resources Priority Guidelines		
(a) Priority guidelines to effect desired statewide growth and distribution:		
Priority Guidelines:		
(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.	S	
(2) Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.	S	
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.	S	
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.	NA	

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	(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.	NA
	(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.	NA
	(7) Support the development of high technology parks on the neighbor islands.	NA
(b) Priority guidelines for regional growth distribution and land resource utilization:		
Priority Guidelines:		
	(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.	S
	(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.	S & NS
	(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.	NA
	(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.	NA
	(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.	NA
	(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.	S
	(7) Pursue rehabilitation of appropriate urban areas.	NA
	(8) Support the redevelopment of Kākā'āko into a viable residential, industrial, and commercial community.	NA
	(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.	S
	(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	S

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
	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.	
(11)	Identify all areas where priority should be given to preserving rural character and lifestyle.	S
(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.	S
(13)	Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources. [L 1978, c 100, pt of §2; am L 1984, c 236, §16; am L 1986, c 276, §31]	NA
<p>ANALYSIS: As discussed in Section V.B. of the DEIS the WCT will provide housing and employment opportunities for the growing population of Central Maui. The subject property is located within the Maui Island Plan's Small Town Growth Boundary. Significant urban development is adjacent to the site's northern boundary and supporting infrastructure and public facilities would exist on the site and are readily available within the urban area of Central Maui, which is in close proximity.</p> <p>As discussed in Section V.D (Infrastructure) the WCT will be responsible for all required infrastructure improvements including water source and system improvements for potable and non-potable water use, on-site drainage improvements, a portion of regional traffic related improvements attributable to the project, required on- and off-site wastewater system improvements and utility upgrades as determined by the appropriate governmental agencies and public utility companies.</p> <p>From a site planning perspective, the WCT Master Plan carefully considers the natural topography of the site and incorporates unique natural areas into parks and open spaces throughout the WCT. Proposed buildings are incorporated into the natural topography of the property and building layout is oriented to preserve view planes towards the Pacific Ocean, Haleakalā and the West Maui Mountain. The orientation of buildings will also seek to take advantage of the tradewinds for natural cooling and sun exposure for natural lighting and the potential for clean and renewable energy development.</p> <p>As discussed in Section V.C.5 (Schools) the project site is being designed to accommodate a public elementary</p>		

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
<p>school campus in the makai development area. In 2007, the Hawai‘i Legislature enacted Act 245 as Section 302A, HRS, “School Impact Fees”. Based upon this legislation, the Department of Education has enacted impact fees for residential developments that occur within identified school impact districts. The Project is within the boundaries of the Central Maui Impact Fee District and is within the Wailuku Cost Area of that district. Projects within the district and cost area pay a construction fee and either a fee-in-lieu of land or a land donation, at the DOE’s discretion. The DOE has indicated that they prefer a land contribution at the location proposed in the WCT Master Plan. At the appropriate time, the Applicant will contact the DOE to enter into an impact fee agreement.</p> <p>As discussed in Section V.C.3-4 (Police and Fire Protection) increased tax revenues generated by the project will provide additional funds to the County for police and fire capital facility improvements and service upgrades. Additionally, the applicant will comply with any impact fee ordinances for police and fire that may be established.</p> <p>As discussed in Section V.A.7 (Agricultural Resources), while the project will result in the loss of prime agricultural lands to urbanization, the lands lost should have minimal long-term impact upon the viability of Maui’s agricultural industry since other comparable lands are available on Maui for agricultural use. Importantly, the Applicant is proposing to dedicate 800-acres in perpetuity to agricultural use. This land will have access to a reliable source of irrigation water and it will be leased to farmers at affordable and long-term lease rents. Under such circumstances, the WCT should provide a favorable environment for diversified agricultural development on Maui.</p> <p>Finally, the WCT is not located within the State’s Special Management Area and no listed or endangered species of flora and fauna were identified that will constrain development of the property. The WCT Master Plan directs development away from the Waikapū Stream, which is a sensitive environmental and cultural resource, and also directs development away from the upper Waikapū watershed, which is sensitive for these same reasons. During build-out and during the operation phase, BMPs will be implemented to mitigate non-point source pollution to Maui’s coastal resources as well as to mitigate fugitive dust impacts. In addition, through the EIS and entitlement application processes mitigation measures will be identified to help address any environmental impacts that may arise from the project.</p>		
<p><u>Chapter 226-105 Crime and criminal justice.</u></p>		

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
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.	NA
(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.	NA
(3)	Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.	NA
(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.	NA
(5)	Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.	NA
(6)	Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization. [L 1978, c 100, pt of §2; am L 1984, c 236, §17; am L 1986, c 276, §32]	NA
ANALYSIS: The priority guidelines for crime and criminal justice are not applicable to the WCT.		
Chapter 226-106 Affordable housing. Priority guidelines for the provision of affordable housing:		
Priority guidelines for the provision of affordable housing:		
(1)	Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.	S
(2)	Encourage the use of alternative construction and development methods as a means of reducing production costs.	NA
(3)	Improve information and analysis relative to land availability and suitability for housing.	NA
(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.	S
(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.	NA
(6)	Encourage public and private sector cooperation in the development of rental housing alternatives.	S

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
(7)	Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.	NA
(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. [L 1986, c 276, §33; am L 1989, c 250, §3]	S
<p>ANALYSIS: As discussed in Section V.B.2 (Housing) the WCT will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. Due to the Project's Central Maui location and the expected lot and unit size configurations, the Applicant expects that the majority of the Project's market priced housing will be sold at prices considered affordable to Maui County residents earning between 100 and 140 percent of the County's median income as determined by the United States Department of Housing and Urban Development. The WCT will also include workforce housing units pursuant to Chapter 2.96, MCC, "Residential Workforce Housing Policy". These homes will be subject to price controls and resale restrictions to ensure that affordable homes remain available for full-time Maui residents. Housing types within the WCT may include multi-family condominiums, small cottage homes on small lots with common open spaces, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents.</p>		
<p>Chapter 226-107 Quality education.</p>		
<p>Priority guidelines to promote quality education:</p>		
<p>Priority Guidelines:</p>		
(1)	Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;	NA
(2)	Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;	NA
(3)	Initiate efforts to improve the quality of education by improving the capabilities of the education work force;	NA
(4)	Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision making responsibilities;	NA
(5)	Increase and improve the use of information technology in education by the availability of telecommunications equipment for:	NA
(A)	The electronic exchange of information;	NA

SECTION	Chapter 226 – HRS PART III. PRIORITY GUIDELINES	RATING
	(B) Statewide electronic mail; and	NA
	(C) Access to the Internet.	NA
	Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;	
	(1) Pursue the establishment of Hawai'i's public and private universities and colleges as research and training centers of the Pacific;	NA
	(2) Develop resources and programs for early childhood education;	NA
	(3) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and	NA
	(4) Strengthen and expand educational programs and services for students with special needs. [L 1986, c 276, §34; am L 1999, c 178, §18]	NA
<p><u>ANALYSIS:</u> As discussed in Section V.C.5 (Schools) the project site is being designed to accommodate a public elementary school campus in the makai development area. In addition, in 2007, the Hawai'i Legislature enacted Act 245 as Section 302A, HRS, "School Impact Fees". Based upon this legislation, the Department of Education has enacted impact fees for residential developments that occur within identified school impact districts. The Project is within the boundaries of the Central Maui Impact Fee District and is within the Wailuku Cost Area of that district. Projects within the district and cost area pay a construction fee and either a fee-in-lieu of land or a land donation, at the DOE's discretion. The DOE has indicated that they prefer a land contribution at the location proposed in the WCT Master Plan. At the appropriate time, the Applicant will contact the DOE to enter into an impact fee agreement.</p>		

D. HAWAI'I STATE FUNCTIONAL PLANS

The Hawai'i State Plan directs State agencies to prepare functional plans for their respective program areas. There are fourteen (14) State Functional Plans that serve as the primary implementing vehicle for the goals, objectives, and policies of the Hawai'i State Plan.

Table 54: Hawai'i State Functional Plans

SECTION	HAWAI'I STATE FUNCTIONAL PLANS	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
Agriculture State Functional Plan		
Objectives:		
a.	Achievement of increased agricultural production and growth through cultural and management practices.	NA
b.	Achievement of an orderly agricultural marketing system through product promotion and industry organization.	NA
c.	Achievement of optimal contribution by agriculture to the State's economy.	S
e.	Achievement of adequate capital, and knowledge of its proper management, for agricultural development.	S
f.	Achievement of increased agricultural production and growth through pest and disease controls.	NA
g.	Achievement of effective protection and improved quality of Hawai'i's land, water, and air.	S
h.	Achievement of productive agricultural use of lands most suitable and needed for agricultural use.	S
i.	Achievement of efficient and equitable provision of adequate water for agricultural use.	S
j.	Achievement of maximum degree of public understanding and support of agriculture in Hawai'i.	S
k.	Achievement of adequate supply of properly trained labor for agricultural needs.	NA
l.	Achievement of adequate transportation services and facilities to meet agricultural needs.	NA
m.	Achievement of adequate support services and infrastructure to meet agricultural needs.	S
ANALYSIS: The WCTs agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Of these lands, approximately 800 acres will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five agricultural lots where a farm dwelling may be permitted. Within the agricultural lands, several hundred acres may be developed as a public and/or private agricultural park to help facilitate Maui's agricultural development.		

SECTION	HAWAI'I STATE FUNCTIONAL PLANS	RATING
<p>There are currently three commercial farms farming MTP lands. These include Kumu Farms, Hawai'i Taro LLC, and HC&S. The proposed urbanization will require both Kumu Farms and Hawai'i Taro to relocate their agricultural operations to the proposed agricultural park and other suitable agricultural lands within the project. The project will also impact a portion of the current lands being leased by HC&S. It is anticipated that these lands will gradually begin to be impacted in about three to five years. Over the long-term, HC&S may lose approximately 330 acres to urbanization and some additional acres to the agricultural park. According to HC&S General Manager, Mr. Rick Volner, HC&S would desire to continue farming its MTP lands to maximize its current economy of scale in production. However, Mr. Volner acknowledged that HC&S has additional lands available that are currently fallow and that urbanization of a portion of its MTP leased lands will not significantly impact the Plantation's long-term economic viability.</p> <p>The Agricultural Impact Assessment (Appendix G) notes that a significant impediment to agricultural development on Maui, and throughout the state, is the scarcity of agricultural land, with irrigation water, that is both readily available and affordable for long-term lease to diversified farmers. The establishment of a centrally located 800-acre agricultural preserve, comprising productive lands, affordable irrigation water and close proximity to inter-island and mainland shipping opportunities, should help Maui farmers compete in local, mainland and international markets. WCT also plans to support direct marketing to Maui's consumers through the establishment of on-site farmers markets, fruit and produce stands, pick-your own opportunities and community supported agricultural programs.</p>		
Conservation Lands State Functional Plan		
Objectives:		
1a. Establishment of data bases for inventories of existing lands and resources.		NA
1b. Establishment of criteria for management of land and natural resources.		NA
2a. Establishment of plans for natural resources and land management.		NA
2b. Protection of fragile or rare natural resources.		NA
2c. Enhancement of natural resources.		NA
2d. Appropriate development of natural resources designated for commercial development.		NA
2e. Promotion and marketing of appropriate natural resources designated for commercial development.		NA

SECTION	HAWAI'I STATE FUNCTIONAL PLANS	RATING
2f.	Increase enforcement of land and natural resource use laws and regulations.	NA
3a.	Develop and implement conservation education programs for the general public and visitors.	NA
3b.	Increase access to land and natural resources data by the public and increase cooperation between agencies by making access to land and natural resource information more efficient.	NA
<p>ANALYSIS: The WCT is not located within the State Conservation District; however the WCT is located adjacent to the Waikapū Stream. The WCT Master Plan incorporates a generous riparian buffer near the stream. In addition, as part of the DEIS a Flora and Fauna Assessment was prepared to identify any rare or endangered species on the property. None were identified that will significantly impact development of the site. However, in response to comments from the U.S. Fish & Wildlife Service, certain precautionary mitigation measures will be implemented as described in Section IV.A.4 (Flora and Fauna) and Appendix L (EISPN Agency Comment and Response Letters).</p>		
<p>Education State Functional Plan</p>		
<p>Objectives:</p>		
A1.	Academic Excellence. Emphasize quality educational programs in Hawai'i's institutions to promote academic excellence.	NA
A2.	Basic Skills. Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning. Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement.	NA
A3.	Education Workforce. Initiate efforts to improve the quality of education by improving the capabilities of the education workforce.	NA
A4.	Services and Facilities. Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.	S
B1.	Alternatives for funding and delivery. Explore alternatives for funding and delivery of educational services to improve the overall quality of education.	NA
B2.	Autonomy and flexibility. Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision making responsibilities.	NA
B3.	Increase use of Technology. Increase and improve the use of information technology in education and encourage programs which increase the public's awareness and understanding of the impact of information technologies on our lives.	NA
B4.	Personal Development. Support education programs and activities that enhance personal	S

SECTION	HAWAI'I STATE FUNCTIONAL PLANS	RATING
	development, physical fitness, recreation, and cultural pursuits of all groups.	
B5.	Students with Special Needs. Provide appropriate educational opportunities for groups with special needs.	NA
C1.	Early Childhood Education. Develop resources and programs for early childhood education.	NA
C2.	Hawai'i's Cultural Heritage. Promote educational programs which enhance understanding of Hawai'i's cultural heritage.	S
C3.	Research programs and (Communication) Activities. Support research programs and activities that enhance the education programs of the State.	NA
<p><u>ANALYSIS:</u> As discussed in Section V.C.5 (Schools) the project site is being designed to accommodate a public elementary school campus on 12-acres adjacent to the proposed 18.5-acre community park. In addition, in 2007, the Hawai'i Legislature enacted Act 245 as Section 302A, HRS, "School Impact Fees". Based upon this legislation, the Department of Education has enacted impact fees for residential developments that occur within identified school impact districts. The Project is within the boundaries of the Central Maui Impact Fee District and is within the Wailuku Cost Area of that district. Projects within the district and cost area pay a construction fee and either a fee-in-lieu of land or a land donation, at the DOE's discretion. At the appropriate time, the Applicant will contact the DOE to enter into an impact fee agreement. The Applicant has also expressed a willingness to provide land for a Hawai'ian Immersion school at the elementary school site, should the DOE determine that the need for such a facility exists at that location. It is also expected that privately run programs related to community gardening, the promotion of Hawai'ian agricultural practices and other cultural-based learning opportunities may be offered within the WCT and on WCT agricultural lands.</p>		
Employment State Functional Plan		
Objectives:		
a.	Improve the qualifications of entry-level-workers and their transition to employment.	NA
b.	Develop and deliver education, training and related services to ensure and maintain a quality and competitive workforce.	NA
c.	Improve labor exchange.	NA
d.	Improve the quality of life for workers and families.	S
e.	Improve planning of economic development, employment and training activities.	NA
<p><u>ANALYSIS:</u> The MRTP will improve the quality of life for workers and families by providing homes, services, schools and other daily needs near existing employment; thereby, decreasing automobile use and promoting</p>		

SECTION	HAWAI'I STATE FUNCTIONAL PLANS	RATING
healthier modes of transportation. The project will also generate considerable employment during both the construction and operations phases of the development.		
Energy State Functional Plan		
Objectives:		
a. Moderate the growth in energy demand through conservation and energy efficiency.		S
b. Displace oil and fossil fuels through alternate and renewable energy resources.		S
c. Promote energy education and legislation.		NA
d. Support and develop an integrated approach to energy development and management.		NA
e. Ensure State's ability to implement energy emergency actions immediately in event of fuel supply disruptions. Ensure essential public services are maintained and provisions are made to alleviate economic and personal hardships which may arise.		NA
ANALYSIS: The WCT will include energy-efficient design and conservation measures. Specifically, WCT's design guidelines will encourage the use of energy efficient technology throughout the project, specifically in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy Systems will be encouraged, where appropriate, on residential and commercial buildings within the WCT. Additionally, the WCT proposes to develop, in appropriate locations within the agricultural district, solar farms to help off-set the Project's demand for carbon emitting electrical energy.		
Health State Functional Plan		
Objectives:		
1. Health promotion and disease prevention. Reduction in the incidence, morbidity and mortality associated with the preventable and controllable conditions.		NA
2. Prevention and control of communicable diseases. Reduction in the incidence, morbidity, and mortality associated with infectious and communicable diseases.		NA
3. Health needs of special populations with impaired access to health care. Increased availability and accessibility of health services for groups with impaired access to health care programs.		NA
4. Community hospitals system. Development of a community hospital system which is innovative, responsive and supplies high quality care to the constituencies it serves.		NA
5. Environmental programs to protect and enhance the environment. Continued development of new environmental protection and health services programs to protect, monitor, and enhance the		NA

SECTION	HAWAI'I STATE FUNCTIONAL PLANS	RATING
	quality of life in Hawai'i.	
6.	DOH leadership. To improve the Department of Health's ability to meet the public health need of the State of Hawai'i in the most appropriate, beneficial and economical way possible.	NA
	ANALYSIS: The WCT does not propose the creation of medical or health programs; therefore, the Health State Functional Plan is not applicable. However, the WCT Master Plan will allow for medical research facilities, medical clinics, and doctor's offices to locate within the WCT.	
	Higher Education State Functional Plan	
	Objectives:	
A.	A number and variety of postsecondary education institutions sufficient to provide the diverse range of programs required to satisfy individual and societal needs and interests.	NA
B.	The highest level of quality, commensurate with its mission and objectives, of each educational, research, and public service program offered in Hawai'i by an institution of higher education.	NA
C.	Provide appropriate educational opportunities for all who are willing and able to benefit from postsecondary education.	NA
D.	Provide financing for postsecondary education programs sufficient to ensure adequate diversity, high quality, and wide accessibility.	NA
E.	Increase program effectiveness and efficiency through better coordination of education resources.	NA
	ANALYSIS: The WCT does not propose the creation of higher education facilities or programs; therefore, the Higher Education State Functional Plan is not applicable.	
	Historic Preservation State Functional Plan	
	Objectives:	
A.	Identification of historic properties.	S
B.	Protection of historic properties.	S
C.	Management and treatment of historic properties.	S
D.	Provision of adequate facilities to preserve.	NA
E.	The establishment of programs to collect and conserve historic records, artifacts, and oral histories and to document and perpetuate traditional arts, skills, and culture.	NA
F.	Provision of better access to historic information.	NA
G.	Enhancement of skills and knowledge needed to preserve historical resources.	NA
	ANALYSIS: As discussed in Section V.A.4 (Historical and Archaeological Resources) the Project's AIS	

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	<p>documented no evidence of traditional Hawai'ian activities, with the possible exception of a remnant retaining wall or terrace (Site 7882) on the property. It was noted that the negative results are primarily due to the compounded disturbances from sugarcane cultivation, historic habitation and modern land use. Other historic features documented in the AIS primarily relate to plantation-era agricultural irrigation features, including a section of the Waihe`e Ditch that traverses north to south across the subject property mauka of Honoapi'ilani Highway. The AIS recommends Archaeological Monitoring during the construction phase. Prior to the commencement of construction, an Archaeological Monitoring Plan (AMP) detailing the localities to undergo monitoring procedures will be prepared and submitted to SHPD for review and approval. With the completion of an Archaeological Inventory Survey prior to ground altering activities, and conducting State approved archaeological monitoring during construction, the State's objectives for the identification and protection of historic properties should be satisfied.</p>	
	Housing State Functional Plan	
	Objectives and Policies:	
	A. Homeownership for at least sixty percent, or roughly 248,500 households by the year 2000.	S
	B. Sufficient amount of affordable rental housing units by the year 2000 so as to increase the State's rental vacancy rate to at least 3% with priority given to increasing the supply of units affordable to very low and lower income households.	S
	C. Increased development of rental housing units for the elderly and other special needs groups to afford them an equal access to housing.	NA
	D. Preservation of existing public and private housing stock.	NA
	E. Acquire and designate land suitable for housing development in sufficient amount to locate the deficit in housing units by the year 2000.	S
	F. Maintain a statewide housing data system for use by public and private agencies engaged in the provision of housing.	NA
	ANALYSIS: The WCT will help to satisfy the growing demand for housing in Central Maui by providing a variety of housing options including affordable workforce housing in compliance with Chapter 2.96, MCC.	
	Human Services State Functional Plan	
	Objectives and Policies:	
	A. To sustain and improve current elder abuse and neglect services.	NA

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	B. To increase cost-effective, high quality home and community based services.	NA
	C. To increase home-based services to keep children in their homes and to increase placement resources for those children who must be temporarily or permanently removed from their homes, due to abuse or neglect.	NA
	D. To address factors that contribute to child abuse and other forms of family violence.	NA
	E. To provide affordable, accessible, and quality child care.	NA
	F. To maximize efforts of self-sufficiency through provision of transitional medical care services.	NA
	G. To provide AFDC recipients with a viable opportunity to become independent of the welfare system.	NA
	H. To facilitate client access to human services.	NA
	I. To eliminate organizational barriers which limit client access to human services.	NA
ANALYSIS: The WCT does not include the creation of human service programs; therefore, the Human Services Functional Plan is not applicable.		
Recreation State Functional Plan		
Objectives and Policies:		
	1a. Address the problem of saturation of the capacity of beach parks and nearshore waters.	NA
	1b. Reduce the incidence of ocean recreation accidents.	NA
	1c. Resolve conflicts between different activities at heavily used ocean recreation areas.	NA
	1d. Provide adequate boating facilities. Balance the demand for boating facilities against the need to protect the marine environment from potential adverse impacts.	NA
	2a. Plan, develop, and promote recreational activities and facilities in mauka and other areas to provide a wide range of alternatives.	S
	2b. Meet special recreation needs of the elderly, the disabled, woman, single-parent families, immigrants, and other groups.	NA
	2c. Improve and expand the provision of recreation facilities in urban areas and local communities.	S
	3a. Prevent the loss of access to shoreline and upland recreation areas due to new developments.	NA
	3b. Resolve the problem of landowner liability that seriously hampers public access over private lands.	NA
	3c. Increase access to State Forest Reserve lands over federal property, leased State lands, and other government lands.	NA

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	3d. Acquire, develop, and manage additional public access ways.	S
	4a. Promote a conservation ethic in the use of Hawai'i's recreational resources.	S
	4b. Prevent degradation of the marine environment.	S
	4c. Improve the State's enforcement capabilities.	NA
	4d. Mitigate adverse impacts of tour helicopters on the quality of recreational experiences in wilderness areas.	NA
	5a. Properly maintain existing park and recreation areas.	NA
	5b. Promote interagency coordination and cooperation to facilitate sharing of resources, joint development efforts, clarification of responsibilities and jurisdictions, and improvements in enforcement capabilities.	NA
	5c. Assure adequate support for priority outdoor recreation programs and facilities.	NA
	6a. Increase recreational access and opportunities in Hawai'i's wetlands.	NA
	6b. Develop and adequate information base to assist the County planning departments and other regulatory agencies in making decisions regarding the wetlands.	NA
	6c. Assure the protection of the most valuable wetlands in the State.	NA
	<p>ANALYSIS: As discussed in Section III.B.1-4 of the DEIS, the WCT provides an extensive network of neighborhood and community parks, open spaces and separated pedestrian and bicycle facilities throughout the Project. The Project's park facilities will provide diverse opportunities for community and family gatherings, passive recreation and active recreation. The park system may include shaded areas for picnics and barbeques, developed tot lot facilities for families with young children, areas for community gardening, and areas for active recreation such as soccer, football, baseball and basketball. The WCTs approximate 8-mile network of trails, walkways and bikeways will provide additional open land recreational opportunities while connecting the Project's residential areas, neighborhood parks and employment areas together. The Project's agricultural lands may also offer opportunities for horseback riding, hiking, skeet shooting and mountain bike riding.</p> <p>The WCT will comply with the requirements of MCC Title 18.16.320 "Parks and Playgrounds", which requires a dedication of land or money for each residential unit developed. There are no wetlands located in the WCT.</p>	
	Tourism State Functional Plan	
	Objectives:	
	1a. Development, implementation and maintenance of policies and actions which support the steady	NA

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	and balanced growth of the visitor industry.	
2a.	Development and maintenance of well-designed visitor facilities and related developments which are sensitive to the environment, sensitive to neighboring communities and activities, and adequately serviced by infrastructure and support services.	NA
3a.	Enhancement of respect and regard for the fragile resources which comprise Hawai'i's natural and cultural environment. Increased preservation and maintenance efforts.	NA
4a.	Support of Hawai'i's diverse range of lifestyles and natural environment.	NA
4b.	Achievement of mutual appreciation among residents, visitors, and the visitor industry.	NA
5a.	Development of a productive workforce to maintain a high quality visitor industry.	NA
5b.	Enhancement of career and employment opportunities in the visitor destination in specific desired market segments.	NA
6a.	Maintenance of a high customer awareness of Hawai'i as a visitor destination in specific desired market segments.	NA
ANALYSIS: The WCT is not targeting the visitor industry. However, it is possible that the establishment of a small business hotel could create jobs and stimulate economic vitality within the Project's commercial districts. Therefore, the Project's zoning ordinances may allow for a business hotel in order to accommodate such a facility should demand warrant.		
Transportation State Functional Plan		
Objectives:		
1a.	Expansion of transportation system.	S
1b.	Reduction of travel demand through zoning and decentralization initiatives.	S
1c.	Management of existing transportation systems through a program of transportation systems management (TSM).	NA
1d.	Identification and reservation of lands and right-of-way required for future transportation improvements.	S
1e.	Planning and designing State highways to enhance inter-regional mobility.	S
1f.	Improving and enhancing transportation safety.	S
1g.	Improved transportation maintenance programs.	NA
1h.	Ensure that transportation facilities are accessible to people with disabilities.	NA
2a.	Development of a transportation infrastructure that supports economic development initiatives.	S

SECTION	HAWAI'I STATE FUNCTIONAL PLANS	RATING
3a.	Expansion of revenue bases for transportation improvements.	NA
4a.	Providing educational programs.	NA
<p>ANALYSIS: As discussed in Section V.D.1 (Roadways and Traffic) the WCT will provide a variety of traffic related improvements that will address the traffic impacts specifically related to the Project. In addition, the Applicant will coordinate with neighboring land owners and the State and County to address the need for regional improvements that will be warranted by development of the WCT, together with neighboring projects. Regional traffic improvements may include planning for the Wai`ale Bypass road and traffic signalization to enhance inter-regional mobility within Central Maui.</p> <p>The WCT's non-vehicular transportation strategy includes: 1) compact and mixed-use development patterns, 2) pedestrian oriented streets integrating street trees, sidewalks, and traffic calming, 3) both striped and separated bike lanes in appropriate locations, 4) a network of greenways and parkways to facilitate mobility, and 5) providing connectivity to adjacent developments, such as the Wai`ale development and the State and County's proposed regional parks.</p> <p>In addition, WCT transportation demand management measures may include: 1) encouraging alternate work schedules and off peak hours for employment generators and 2) supporting park and ride, ridesharing, carpooling, van pooling and regional and sub-regional shuttles.</p>		
Water Resources Development State Functional Plan		
Objectives:		
a.	Enunciate State water policy and improve management framework.	NA
b.	Maintain the long-term availability of freshwater supplies, giving consideration to the accommodation of important environmental values.	S
c.	Improve management of floodplains.	NA
d.	Assure adequate municipal water supplies for planned urban growth.	S
e.	Assure the availability of adequate water for agriculture.	S
f.	Encourage and coordinate with other water programs the development of self-supplied industrial water and the production of water-based energy.	NA
g.	Provide for the protection and enhancement of Hawai'i's freshwater and estuarine environment.	S
h.	Improve State grant and loan procedures for water program and projects.	NA

SECTION	HAWAI'I STATE FUNCTIONAL PLANS	RATING
i.	Pursue water resources data collection and research to meet changing needs.	NA
<p><u>ANALYSIS:</u> As discussed in Section V.D.4 (Water) the WCT has developed three on-site potable wells and two on-site non-potable wells to meet the project’s potable and non-potable water demand. Development of these wells is being done with input from the County’s Department of Water Supply and the State Commission on Water Resources Management (CWRM). It is expected that the WCT water system will have sufficient capacity to accommodate the project and other potable water needs within the area.</p> <p>The Applicant is also proposing to develop a dual water system for potable and irrigation water demand. The non-potable system will service the WCTs park lands, open space and the landscape planting of residential and commercial lots. It is expected that the dual system will reduce potable water demand by at least one-third. Moreover, the WCT will incorporate other water conservation measures into the project, such as low flow toilets and shower heads. Water conserving irrigation practices including using draught tolerant plants and drip irrigation will also be utilized to conserve non-potable water resources. In the future, when reclaimed water becomes available, it will also be used within the Project in appropriate areas.</p>		

E. COASTAL ZONE MANAGEMENT

Coastal Zone Management objectives and policies (section 205A-2 HRS) and the Special Management Area Rules for the Maui Planning Commission (Chapter 202) have been developed to preserve, protect and, where possible, to restore the natural resources of the coastal zone of Hawai'i. While the subject property is not located within the Special Management Area, the DEIS will analyze the project’s consistency with Coastal Zone Management Objectives and Policies.

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- (a) Improve coordination and funding of coastal recreational planning and management; and
- (b) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

- (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
- (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 require reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
- (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
- (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
- (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having standards and conservation of natural resources;
- (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
- (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing;
- (viii) Encourage 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, HRS.

Analysis: The WCT will not restrict public recreation opportunities along the coastline because the site is approximately three (3) miles from the Pacific Ocean. The proposed drainage system design will minimize the possibility of non-point source pollution from entering the marine

environment. Adjacent gulches will not be impacted since storm runoff will be directed towards onsite retention basins strategically located throughout the site.

2. Historical/Cultural Resources

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

Policies:

- (a) Identify and analyze significant archeological resources;
- (b) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (c) Support state goals for protection, restoration, interpretation, and display of historic structures.

Analysis: As part of the DEIS an Archeological Inventory Survey (AIS) was conducted on the property. During the investigation, no evidence of traditional Hawaiʻian activities, with the possible exception of Site 7882 (remnant retaining wall or terrace) was recorded. These negative results are primarily due to the compounded disturbances from sugarcane cultivation, and historic habitation and modern land use.

Based on the proposed development plan, Site 7884 Features 2-3 (historic trash scatter and refuse pit); a section of Site 5197 (Waihe`e Ditch) and possibly Site 7883 (WWII bunker) may be adversely affected during the development activities. The AIS notes that these historic properties have been properly recorded and may be removed and or altered during construction. Archaeological monitoring is recommended for those areas that contain former LCA's and Grants. Prior to the commencement of construction, an Archaeological Monitoring Plan (AMP) detailing the localities to undergo monitoring procedures will be prepared and submitted to SHPD for review and approval. The Project is not expected to have an adverse impact upon archaeological or historical resources.

3. Scenic and Open Space Resources

Objective: Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

- (a) Identify valued scenic resources in the coastal zone management area;
- (b) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- (c) Preserve, maintain, and where desirable, improve and restore shoreline open space and scenic resources; and
- (d) Encourage those developments that are not coastal dependent to locate in inland areas.

Analysis:

As discussed in Section V.A.6 (*Visual Resources*) the WCT has approximately 12,243 feet, or 2.31 miles, of linear urban, rural and agricultural frontage along Honoapi'ilani Highway. The WCT will change the character of the existing open space, Haleakalā and West Maui Mountain views along the frontage of the Highway where urban and rural development is being proposed. The frontage that will be impacted stretches approximately 4,700 linear feet south of Waikapū, from the northern boundary of the MTP. The views from this area, where not currently obstructed by existing vegetation within the right-of-way, are of agricultural lands and the West Maui Mountain in the background looking in a mauka direction. Looking in a makai direction views of sugar cane are prominent with Haleakalā and the Pacific Ocean in the background on clear days.

While the existing character of the open space, Haleakalā and West Maui Mountain views will be impacted by the development, setbacks of at least 60-feet, and in some areas up to 100-feet or more, will be utilized along each side of the Honoapi'ilani Highway to separate the development from the public right-of-way. In order to mitigate the obstruction of views from the highway to the West Maui Mountains, buildings will be setback from the highway and building heights will be limited to a maximum of 30-feet along the highway frontage. Buildings will also be separated, placed and oriented in a manner that will establish view corridors from

the highway to the West Maui Mountains. Building setbacks and placement will help to mitigate the project's overall impact upon the existing views of Haleakalā and the West Maui Mountains.

While the development will produce an impact upon the character of views along Honoapi'ilani Highway, fronting the urban lands, the Applicant is proposing to create a permanent 800-acre agricultural preserve that will exist on both the mauka and makai sides of Honoapi'ilani Highway. The preserve's frontage is approximately 7,550-feet along the highway. The approximate 800-acres of agricultural land will create a permanent open space buffer and separation between Waikapū Town and Mā'alaea. Along this section of the highway, largely unobstructed views of Haleakalā, the West Maui Mountains and partial views of the Pacific Ocean will exist in perpetuity.

4. Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- (a) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (b) Improve the technical basis for natural resource management;
- (c) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (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
- (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 non-point source water pollution control measures.

Analysis: The WCT is located approximately three (3) miles from the shoreline; therefore the proposed project is expected to have minimal impact on the coastal ecosystems. The proposed drainage design will minimize the possibility of non-point source pollution from entering the

marine environment. Adjacent gulches will not be impacted since storm runoff will be directed towards onsite retention basins strategically located throughout the site.

Furthermore, the incorporation of mitigation BMPs during construction will minimize the potential for short term adverse impacts.

5. Economic Use

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

- (a) Concentrate coastal dependent development in appropriate areas;
- (b) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area;
- (c) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental impacts are minimized; and
 - (iii) The development is important to the State's economy.

Analysis: The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for Maui's economic base industries to grow, diversify and become more sustainable - including the island's agricultural industry.

The project will also directly support the agricultural industry by establishing an approximate 800-acre agricultural preserve on prime agricultural lands. These lands will be supplied with a readily available and affordable source of irrigation water. This centrally located agricultural

park will help Maui's farmers better compete with mainland agricultural producers in Hawai'i's market, while also creating opportunities to expand export crops to the mainland and overseas. There are currently two successful commercial farms farming the WCTs agricultural lands. These include Kumu Farms and Hawai'i Taro LLC. These farms have many years of experience farming in Hawai'i and have had success competing in local, mainland and export markets.

The project will also create direct, indirect and induced short- and long-term positive economic impacts. As discussed in Section V.B.3-4 (Economy and Project Induced Economic Impacts) The WCT development will bring in \$609.1 million of new capital investment into the Maui economy. The construction of the WCT components will directly create an estimated 2,320 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and associated businesses during build-out, averaging about 193 worker years annually, with an estimated \$188.3 million in wages (averaging about \$15.7 million per year). The on-going operations and maintenance of the business commercial and residential components will directly provide an estimated 4,251 FTE worker-years during the 2016-2030 projection period, providing stabilized employment for 531 permanent positions. The Project will require an estimated 66 worker years of maintenance and common area element employment on a continual basis, and will generate some 1,750 worker years of off-site employment from 2016-2030 and a stabilized demand for 149 FTE positions.

In aggregate, during the development of the WCT 8,750 worker years of employment will be created during construction and operations, on-site/direct and off-site/indirect, with stabilized employment after completion of 746 jobs. During the 15 years projection period, WCT will have a base economic impact of \$1.3 billion with a stabilized annual benefit of \$137.3 million thereafter.

By providing much needed housing in a format that will create a high quality of life for Maui's working families, and by generating both short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the State and County's economic development.

6. Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.

Policies:

- (a) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;
- (b) Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and non-point pollution hazards;
- (c) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- (d) Prevent coastal flooding from inland projects.

Analysis: A portion of TMK Parcel Nos. 3-6-002:003 and 3-6-004:003, paralleling the Waikapū Stream, are located in Zones AEF and AE and XS. Zones AEF and AE are Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Zone AEF is defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE. Zone AE is an area where the base flood elevation has been determined. The project area located adjacent to the Waikapū Stream, within the Special Flood Hazard Area, is proposed to be set aside for parks, open space and agriculture. No structures will be located within Zone AEF.

Therefore, the subject property should not have an adverse impact on neighboring properties with regards to flood hazard potential.

7. Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

- (a) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

- (b) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- (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.

Analysis: The WCT is not a coastal development and is located outside of the SMA, approximately three (3) miles from the Pacific Ocean. The Project is not anticipated to negatively impact the management of coastal resources in the SMA. The Project Team has conducted public informational meetings and will continue to do so in the future to facilitate public participation in the planning and review process.

8. Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

- (a) Promote public involvement in coastal zone management processes;
- (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
- (c) Organize workshops, policy dialogues, and site-specific medications to respond to coastal issues and conflicts.

Analysis: Master planning for the project was initiated in January 2009, nearly six years ago. Since 2009, the Applicant has consulted with State and County agencies and the Waikapū community regarding its development plans. Meetings have been conducted with the County of Maui's Department of Planning, Department of Public Works, Department of Environmental Management, Department of Parks and Recreation, and the Department of Water Supply. Meetings have also been conducted with the State Department of Education, State Department of Transportation, State Office of Planning, and State Land Use Commission. In addition, the

Applicant continues to have regular meetings with key Waikapū Stakeholders and regularly presents the project's status to the Waikapū Community Association. The meetings conducted by the Applicant provide an ongoing opportunity for the community to talk with the Project Team and to provide feedback about the proposed WCT Master Plan.

9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

- (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) 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
- (c) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Analysis: The WCT is located approximately three (3) miles from the Pacific Ocean and therefore the subject project is not anticipated to negatively impact beaches for public use or recreation.

10. Marine Resources

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

- (a) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (b) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
- (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;

- (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
- (e) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources. [L 1977, c 188, pt of §3; am L 1993, c 258, §1; am L 1994, c 3, §1; am L 1995, c 104, §5; am L 2001, c 169, §3]

ANALYSIS: As previously stated, the WCT is located approximately three (3) miles from the Pacific Ocean. The drainage system will retain stormwater runoff on-site in above ground basins and in subsurface chambers to capture any increase in run-off created by the Project. Best Management Practices (BMPs) will be implemented during the construction and operation phases of the development to protect coastal water quality. Construction BMPs are temporary measures installed before commencement of construction and removed after the site has been stabilized and the permanent measures are in place. Temporary construction measures include but are not limited to dust screens, silt fences, filter berms, fuel containment berms, and tire cleaning pads. Construction BMPs must also conform to the provisions of Chapter 20.08 – Soil Erosion and Sediment Control of the Maui County Code.

Permanent BMPs are measures that are part of the project and will remain in place after the construction is completed. Permanent measures are intended to reduce storm water pollution generated from the development of the project site. The use of detention basins, grassed swales, and permanent grassing and landscaping of exposed areas will be implemented to provide a level of stormwater filtration and pollution control. Section V.D.3, “Drainage” of the DEIS describes the Project’s on-site drainage system, including construction phase BMPs. With the incorporation of the proposed drainage system, project related development impacts to marine resources should be avoided.

F. STATE ENVIRONMENTAL POLICY

HRS Chapter 344 establishes an environmental policy that (1) encourages productive and enjoyable harmony between people and their environment; (2) promotes efforts to prevent or eliminate damage to the environment and biosphere; (3) stimulates the health and welfare of humanity; and (4) enriches the understanding of the ecological systems and natural resources important to the people of Hawai'i.

HRS §344-2 defines “environment” as the complex of physical and biological conditions that influence human well-being, including land, air, water, minerals, flora, fauna, energy, noise, and places of historic or aesthetic significance. Table 55 summarizes the policies of the State Environmental Policy, HRS §344, and discusses the relationship and applicability, if any, of the policy to the WCT development.

Table 55: State Environmental Policy

SECTION	STATE ENVIRONMENTAL POLICY	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
344-3	ENVIRONMENTAL POLICY. It shall be the policy of the State, through its programs, authorities, and resources to:	
(1)	Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawai'i.	S
(2)	Enhance the quality of life by:	
(A)	Setting population limits so that the interaction between the natural and artificial environments and the population is mutually beneficial;	S
(B)	Creating opportunities for the residents of Hawai'i to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments;	S

SECTION	STATE ENVIRONMENTAL POLICY	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
(C)	Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawai'ian; and	S
(D)	Establishing a commitment on the part of each person to protect and enhance Hawai'i's environment and reduce the drain on nonrenewable resources.	NA
344-4	GUIDELINES. 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:	
(1)	POPULATION.	
(A)	Recognize population impact as a major factor in environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation;	S
(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.	S
(2)	LAND, WATER, MINERAL, VISUAL, AIR, AND OTHER NATURAL RESOURCES.	
(A)	Encourage management practices which conserve and fully utilize all natural resources;	S
(B)	Promote irrigation and waste water management practices which conserve and fully utilize vital water resources;	S
(C)	Promote the recycling of waste water;	S
(D)	Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas;	S
(E)	Establish and maintain natural area preserves, wildlife preserves, forest reserves, marine preserves, and unique ecological preserves;	NA
(F)	Maintain an integrated system of state land use planning which coordinates the state and county general plans.	S
(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.	S
(3)	FLORA AND FAUNA.	

SECTION	STATE ENVIRONMENTAL POLICY	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
(A)	Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard;	S
(B)	Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.	S
(4)	Parks, recreation, and open space.	
(A)	Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses;	S
(B)	Protect the shorelines of the State from encroachment of artificial improvements, structures, and activities;	NA
(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.	S
(5)	ECONOMIC DEVELOPMENT.	
(A)	Encourage industries in Hawai'i which would be in harmony with our environment;	S
(B)	Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands;	S
(C)	Encourage federal activities in Hawai'i to protect the environment;	NA
(D)	Encourage all industries including the fishing, aquaculture, oceanography, recreation, and forest products industries to protect the environment;	NA
(E)	Establish visitor destination areas with planning controls which shall include but not be limited to the number of rooms;	NA
(F)	Promote and foster the aquaculture industry of the State; and preserve and conserve productive aquacultural lands.	NA
(6)	TRANSPORTATION.	
(A)	Encourage transportation systems in harmony with the lifestyle of the people and environment of the State;	S
(B)	Adopt guidelines to alleviate environmental degradation caused by motor vehicles;	NA
(C)	Encourage public and private vehicles and transportation systems to conserve energy, reduce pollution emission, including noise, and provide safe and convenient	S
(7)	ENERGY.	
(A)	Encourage the efficient use of energy resources.	S
(8)	COMMUNITY LIFE AND HOUSING.	

SECTION	STATE ENVIRONMENTAL POLICY	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
(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;	S
(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;	S
(C)	Encourage the reduction of environmental pollution which may degrade a community;	S
(D)	Foster safe, sanitary, and decent homes;	S
(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.	S
(9)	EDUCATION AND CULTURE.	
(A)	Foster culture and the arts and promote their linkage to the enhancement of the environment;	NA
(B)	Encourage both formal and informal environmental education to all age groups.	NA
(10)	CITIZEN PARTICIPATION.	
(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; and	NA
(B)	Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.	NA

G. STATE ENVIRONMENTAL IMPACT STATEMENT REQUIREMENTS SIGNIFICANCE CRITERIA

HAR §11-200-12, establishes 13 significance criteria which agencies shall use in evaluating an action's impacts. The following is a discussion of how the proposed action relates to the 13 criteria.

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

Analysis: The Project will result in the urbanization of approximately 485 acres of prime agricultural land. However, as documented in Section V.A.7 and Appendix G of the DEIS, the urbanization of this land should have minimal long-term impact on the availability of agricultural land within the County and/or State since an abundance of other land, of a similar or higher quality, is currently fallow and available for production elsewhere. In addition, the WCT's agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Of these lands, approximately 800 acres will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five large agricultural lots where a farm dwelling may be permitted. Within the agricultural lands, several hundred acres may be developed as a public and/or private agricultural park to help facilitate Maui's agricultural development. The establishment of a centrally located 800-acre agricultural reserve, comprising productive lands, affordable irrigation water and close proximity to inter-island and mainland shipping opportunities, should help Maui farmers compete in local, mainland and international markets.

(2) Curtails the range of beneficial uses of the environment;

Analysis: The range of beneficial uses of the property's environment is guided by the State Land Use District classification and the County's General Plan. The proposed project increases the range of beneficial uses for the environment by providing affordable and market-priced housing units, parks and open space, sites reserved for future school facilities, integration of future transit components, and potential connectivity with surrounding roads, infrastructure, services, and public facilities. It also includes the agricultural preserve, which includes the 800-acres to be dedicated in perpetuity for agriculture.

(3) Conflicts with the state’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;

Analysis: The stated purpose of Chapter 344 is to establish a state policy which will 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. The proposed project complies with the policies, goals and guidelines of Chapter 344, as described in section 5.5 above. The project proposes to create a master planned mixed-use residential community that will be integrated with the regional transportation network and infrastructure systems, and improve the quality of life for residents by providing affordable housing near employment centers.

(4) Substantially affects the economic or social welfare of the community or state;

Analysis: Development of the property for residential purposes is consistent with State and County policies encouraging residential development near employment centers, infrastructure and public facilities. The project site is located within the MIPs Small Town Growth Boundary and is identified as a “Planned Growth Area” with an allocation of residential and commercial development to address the projected population growth of the County. The Project will have positive impacts on the social welfare of the Central Maui community and on the economic welfare of the community and the state through the creation of workforce and market priced housing and jobs.

(5) Substantially affects public health;

Analysis: The proposed project is anticipated to have negligible impact on public health. Infrastructure systems will be constructed to comply with applicable State DOH and County standards and regulations.

(6) Involves substantial secondary impacts such as population changes or effects on public facilities;

Analysis: The WCT encompasses about 1,433 units, supporting commercial development and infrastructure and public facilities. At buildout, the de facto population of the Project will be approximately 3,511 persons, comprised of 3,362 full-time residents and some 148 part-time residents and second home owners. The project population represents from approximately 8.40% to 15.40% of the region's projected population growth to 2035. It is not expected there will be meaningful in- migration to Maui as a direct result of the operating components of the project.

The Project population will increase demand on public infrastructure and facility systems. The Project impact on these systems will be mitigated through required Project sponsored improvements to infrastructure and public facility systems, payment of impact fees and taxation.

(7) Involves a substantial degradation of environmental quality;

Analysis: The proposed project will involve extensive ground disturbance, including grubbing and grading of the property. However, the property has been continuously tilled for decades to support plantation agriculture. As noted in the flora and fauna study, development of the subject property will not significantly impact threatened or endangered species of flora and fauna that will constrain development of the project site. During the construction phase, temporary BMPs will be implemented to mitigate the potential for non-point source pollution and deterioration of air quality. During the operation phase, permanent BMPs will be implemented to protect coastal water quality. Development of a mixed use community, with emphasis on active transportation modes, incorporation of renewable energy development, recycling and water and energy conservation will help to ensure that the Project minimizes its overall environmental impact.

(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

Analysis: As documented in Section VI.B of the DEIS, the Project will produce both individual and cumulative impacts. Individual impacts will arise from the projected increase in demand upon the region's infrastructure and public facilities from the Project population. Cumulative impacts will also

arise as this population growth is added to the growth in population associated with other regional developments. As documented in Section V.C and D of the DEIS, measures to increase the capacity of the region's schools, water supply, wastewater treatment capacity, and regional roadways will be necessary to accommodate the WCT together with other development expected over the next 20 years.

(9) Substantially affects a rare, threatened, or endangered species, or its habitat;

Analysis: No rare, threatened, or endangered species or related habitats will be impacted when the subject property is developed.

(10) Detrimentially affects air or water quality or ambient noise levels;

Analysis: The Project will increase motor vehicle use in the immediate area, which may affect air quality but not significantly. Wastewater from the project site will be handled, either using a private system and/or through connection to the county's facility. Runoff from the project site will be carefully managed using BMPs during the construction phase. During the operation phase, runoff will be contained on-site so that no increase in runoff will result from the project. Ambient noise levels may be impacted in the project area, but are not expected to exceed acceptable levels due to the residential community nature of the development.

(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

Analysis: A portion of TMK Parcel Nos. 3-6-002:003 and 3-6-004:003, paralleling the Waikapū Stream, are located in Zones AEF, AE and XS. The project area located adjacent to the Waikapū Stream, within the Special Flood Hazard Area, is proposed to be set aside for parks, open space and agriculture. No structures will be will be located within Zone AEF.

Regarding earthquakes, Maui is rated as seismic hazard level IIb in the UBC (as compared to IV, the highest level for the island of Hawai'i and I for Kaua'i). Proposed structures in the development will

conform to all relevant building code requirements, including applicable seismic and hurricane design standards.

(12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies;

Analysis: Chris Hart & Partners, Inc. prepared an island-wide Scenic Resources Inventory Study for the County of Maui, Department of Planning, in July 2006 in support of the General Plan 2030 Update. The purpose of the study was to inventory and rate the island's scenic resources so that appropriate advanced planning and mitigation strategies could be employed to protect these resources. The Scenic Resources Inventory Study identifies the area along Honoapi'ilani Highway, fronting the project site and continuing to Mā'alaea, as an area of "High" scenic resource value. In the study, areas of "Exceptional" and "High" resource value are described as having "dramatic and diverse resource values consistently throughout the corridor" and are "typically in a natural condition and unmarked by development."

The WCT will have approximately 12,243 feet, or 2.31 miles, of urban, rural and agricultural frontage along Honoapi'ilani Highway. The WCT will change the character of the existing open space, Haleakalā and West Maui Mountain views along the frontage of the Highway where urban and rural development is being proposed. The frontage that will be impacted stretches approximately 4,700 linear feet just south of Waikapū, from the northern boundary of the Maui Tropical Plantation. The views from this area, where not currently obstructed by existing vegetation within the right-of-way, are of agricultural lands and the West Maui Mountain in the background looking in a mauka direction. Looking in a makai direction views, where not obstructed by existing vegetation, are of Haleakalā and the Pacific Ocean can also be seen when the sugarcane has been harvested (See Section V.A.6 and Figure 35, A-E).

While the existing character of the open space, Haleakalā and West Maui Mountain views will be impacted by the development, setbacks of at least 60-feet, and in some areas up to 100-feet, will be utilized along each side of the Honoapi'ilani Highway to separate the development from the public right-of-way. In order to mitigate the obstruction of views from the highway to the West Maui Mountains, buildings will be setback at least 75-feet from the highway and building heights will be limited to a maximum of 30-feet along the highway frontage. Buildings will also be separated,

placed and oriented in a manner that will establish view corridors from the highway to the West Maui Mountains. Building setbacks and placement will help to mitigate the project's overall impact upon the existing views of Haleakalā and the West Maui Mountains.

While the development will produce an impact upon the character of views along Honoapi'ilani Highway, fronting the urban lands, it is important to note that the Applicant is also proposing to create a permanent 800-acre agricultural preserve that will exist on both the mauka and makai sides of Honoapi'ilani Highway. The preserves frontage is approximately 7,550 linear feet along the highway. The approximate 800-acres of agricultural land will create a permanent open space buffer and permanent separation between Waikapū Town and Mā'alaea. Along this section of the highway, largely unobstructed views of Haleakalā, the West Maui Mountains and partial views of the Pacific Ocean will exist in perpetuity.

The Applicant is establishing wide setbacks from Honoapi'ilani Highway to allow for pedestrian and bicycle facilities and the establishment of landscape planting. As is common throughout Hawai'i, and especially on Maui, the planting of large canopy Monkey Pod trees, tropical shrubs and ground covers will be maintained to create a sense of separation and definition between the urban development and the highway. Separated from the highway, an approximate 10-foot wide shared pedestrian and bicycle track will meander along the roadways frontage. The overall effect will be to create a greenway with a variety of plant massing and color, and the presence of intermittent views of Haleakalā and the West Maui Mountains along the frontage of the development.

(13) Requires substantial energy consumption.

Analysis: Energy consumption will increase in relation to the proposed development. However, the Applicant intends, where both practical and feasible, to incorporate roof-top solar photovoltaic systems on residential and commercial structures and to develop solar farms in strategically located areas to help off-set the Project's demand for carbon based fuels. The Applicant will also encourage building design that conserves energy through building placement that takes advantage of natural cooling and sunlight, the use of energy efficient building materials and the incorporation of canopy shade trees to promote cooling. All single-family residential homes will be equipped with solar hot water heating and Energy-Star appliances, when applicable. Additionally, the WCT proposes to

develop, in appropriate locations within the agricultural district, solar farms to help off-set the Project's demand for carbon emitting electrical energy. As an example, if forty percent of residential and commercial buildings install photovoltaic systems (generating approximately 11.9 GWh per year), demand for carbon-based fuels could be reduced by roughly 50 percent. Moreover, the WCT desires to install a limited number of solar farms in appropriate locations within the agricultural lands. If two solar farms of approximately 5-acres (0.75 MW each) each are developed, the electricity generated would be about 2.6 GWh per year, which could service approximately 236 residential units. Thus, the WCT could potentially generate about 70 percent of its energy consumption through renewables. However, the installation of such systems will depend upon the technical and financial viability of such systems at the time the project is being constructed.

H. MAUI COUNTY GENERAL PLAN

The General Plan of the County of Maui refers to a hierarchy of planning documents that together set forth future growth and policy direction in the County. The General Plan is comprised of the following documents: 1) County-wide Policy Plan; 2) Maui Island Plan; and 3) nine community plans.

The County-wide Policy Plan was adopted in March 2010 and is a broad policy document that identifies a vision for the future of Maui County. It establishes a set of guiding principles and provides comprehensive goals, objectives, policies and implementing actions that portray the desired direction of the County's future. The County-wide Policy Plan provides the policy framework for the development of the Maui Island Plan and nine Community Plans.

The MIP functions as a regional plan and addresses the policies and issues that are not confined to just one community plan area, including regional systems such as transportation, utilities and growth management, for the Island of Maui. Together, the Island and Community Plans develop strategies with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design and other matters related to development. The MIP was adopted on December 28, 2012.

The WCT Master Plan, and request for land use entitlements, should be consistent with the goals, policies and actions found in the General Plan.

1. County-wide Policy Plan

The County-wide Policy Plan establishes a list of county-wide goals, objectives, policies, and implementing actions related to the following core themes:

- Protect the Natural Environment
- Preserve Local Cultures and Traditions
- Improve Education
- Strengthen Social and Healthcare Services
- Expand Housing Opportunities for Residents
- Strengthen the Local Economy
- Improve Parks and Public Facilities
- Diversify Transportation Options
- Improve Physical Infrastructure
- Promote Sustainable Land Use and Growth Management
- Strive for Good Governance

Table 56: Countywide Policy Plan

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

COUNTYWIDE POLICY PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
c. Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding and erosion.	S
d. Protect baseline stream flows for perennial streams, and support policies that ensure adequate stream flow to support native Hawai’ian aquatic species, traditional kalo cultivation, and self-sustaining ahupua’a.	S
e. Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.	NA
f. Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.	S
g. Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.	S
h. Expand coordination with the State and non-profit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.	S
Implementing Actions:	
a. Develop island-wide networks of greenways, watercourses, and habitat corridors.	S
<p>ANALYSIS: The WCT is not located within the State’s Special Management Area and no listed or endangered species of flora and fauna were identified on the property that will constrain development of the site. During build-out and during the operation phase BMPs will be implemented to mitigate non-point source pollution to Maui’s coastal resources as well as to mitigate fugitive dust impacts. In addition, through the EIS and entitlement application processes mitigation measures will be identified to help address any environmental impacts that may arise from the project.</p> <p>A riparian buffer with a minimum setback of about 100-feet, and in most areas significantly greater than this, has been established along the entire length of the Waikapū Stream. These areas will be kept in open space and will be used for open space, agriculture and passive park uses. The project will not require additional allocations of water from the Waikapū stream and all potable and non-potable wells developed on the property will comply with applicable State and County regulations so as not to overdraw the sustainable yield of the Waikapū Aquifer.</p> <p>While the existing character of the open space, Haleakalā and West Maui Mountain views will be impacted by</p>	

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<p>the development, setbacks of at least 60-feet, and in some areas up to 100-feet, will be utilized along each side of the Honoapi'ilani Highway to separate the development from the public right-of-way. In order to mitigate the obstruction of views from the highway to the West Maui Mountains, buildings will be setback at least 75-feet from the highway and building heights will be limited to a maximum of 30-feet along the highway frontage. Buildings will also be separated, placed and oriented in a manner that will establish view corridors from the highway to the West Maui Mountains. Building setbacks and placement will help to mitigate the project's overall impact upon the existing views of Haleakalā and the West Maui Mountains.</p> <p>While the development will produce an impact upon the character of views along Honoapi'ilani Highway, fronting the urban lands, it is important to note that the Applicant is also proposing to create a permanent 800-acre agricultural preserve that will exist on both the mauka and makai sides of Honoapi'ilani Highway. The preserves frontage is approximately 7,550 linear along the highway. The approximate 800-acres of agricultural land will create a permanent open space buffer and permanent separation between Waikapū Town and Mā'alaea. Along this section of the highway, largely unobstructed views of Haleakalā, the West Maui Mountains and partial views of the Pacific Ocean will exist in perpetuity.</p> <p>The Applicant is establishing wide setbacks from Honoapi'ilani Highway to allow for pedestrian and bicycle facilities and the establishment of landscape planting. As is common throughout Hawai'i, and especially on Maui, the planting of large canopy Monkey Pod trees, tropical shrubs and ground covers will be maintained to create a sense of separation and definition between the urban development and the highway. Separated from the highway, an approximate 10-foot wide shared pedestrian and bicycle track will meander along the roadways frontage. The overall effect will be to create a greenway with a variety of plant massing and color, and the presence of intermittent views of Haleakalā and the West Maui Mountains along the frontage of the development.</p> <p>From a site planning perspective, the WCT site plan carefully considers the natural topography of the site and incorporates unique natural areas into parks and open spaces throughout the WCT. Proposed buildings will be incorporated into the natural topography of the property and building layout is oriented to preserve view planes towards the Pacific Ocean, Haleakalā and the West Maui Mountains.</p>	

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Objective:	
(2) Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.	
Policies:	N/A
a. Protect and restore nearshore reef environments and water quality	S
b. Protect marine resources and valued wildlife	S
c. Improve the connection between urban environments and the natural landscape, and incorporate natural features of the land into urban design.	S
d. Utilize land-conservation tools to ensure the permanence of valued open spaces.	S
e. Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.	S
f. Strengthen coastal zone management, re- naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.	S
g. Regulate the use and maintenance of stormwater-treatment systems that incorporate the use of native vegetation and mimic natural systems.	S
h. Advocate for stronger regulation of fishing, boating, cruise ship, and ecotourism activities.	NA
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 ground water protection.	NA
Implementing Actions:	
a. Develop regulations to minimize runoff of pollutants into nearshore waters and reduce nonpoint and point source pollution.	NA
<p>ANALYSIS: The WCT is not located within the State’s Special Management Area and is not expected to impact the shoreline or reef environments. During build-out and during the operation phase BMPs will be implemented to mitigate non-point source pollution to Maui’s coastal resources. In addition, through the EIS and entitlement application processes mitigation measures will be identified to help address any environmental impacts that may arise from the project. The site itself is not located within an area of critical habitat and surveys have confirmed that no threatened or endangered species of flora or fauna are on the property that will constrain development of the site.</p>	

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From a site planning perspective, the master plan design layout carefully considered the natural topography of the site and incorporated unique natural areas into parks and open spaces throughout the WCT. Proposed buildings will be incorporated into the natural topography of the property and building layout is oriented to preserve view planes towards the Pacific Ocean, Haleakalā and the West Maui Mountains.	
Objective:	
(3) Improve the stewardship of the natural environment.	
Policies:	
a. Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.	S
b. Improve communication, coordination, and collaboration among government agencies, non-profit organizations, communities, individuals, and land owners that work for the protection of the natural environment.	S
c. Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.	S
d. Improve efforts to mitigate and plan for the impact of natural disasters, human influenced emergencies, and global warming.	S
e. Regulate access to sensitive ecological sites and landscapes.	NA
f. Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.	S
g. Plan and prepare for and educate visitors and residents about the possible effects of global warming.	NA
h. Provide public access to beaches and shoreline for recreational and cultural purposes where appropriate.	NA
i. Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution.	S
j. Support the acquisition of resources with scenic, environmental, and recreational value, and encumber their use.	NA
k. Improve enforcement activities relating to the natural environment.	NA
l. For each shoreline community, identify and prioritize beach conservation objectives, and develop	NA

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action plans for their implementation.	
Implementing Actions:	
a. Document, record, and monitor existing conditions, populations, and locations of flora and fauna communities.	S
b. Implement Federal and State policies that require a reduction of greenhouse-gas emissions.	NA
c. Establish a baseline inventory of available natural resources and their respective carrying capacity.	NA
<p><u>ANALYSIS:</u> The WCT is not located within the State’s Special Management Area and no listed or endangered species of flora and fauna were identified on the property that will constrain development of the site. During build-out and during the operation phase BMPs will be implemented to mitigate non-point source pollution to Maui’s coastal resources as well as to mitigate fugitive dust impacts. In addition, through the EIS and entitlement application processes mitigation measures will be identified to help address any environmental impacts that may arise from the project.</p> <p>As discussed in Section IV.A.3 (Natural Hazards) the development of the WCT will not increase the possibility of natural hazards such as flooding, tsunami inundation, hurricanes and earthquakes. The WCT will be constructed in compliance with County, State and Federal standards.</p> <p>As discussed in Section V.A.2 (Air Quality) the WCT may create short-term impacts on air quality directly and indirectly during construction, however mitigation measures will be implemented. It is anticipated that the WCT does not violate Federal or State air quality standards.</p> <p>As discussed in Section V.D.2 (Electric, Telephone and Cable TV) the WCT will include energy-efficient design and conservation measures. Specifically, the design guidelines will encourage the use of energy efficient technology throughout the project; specifically, in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy Systems will be encouraged in all areas of the WCT. Moreover, the WCT may incorporate a limited number of solar farms to help address some of the Project’s demand for electricity.</p>	

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<p>In addition, the WCT is utilizing smart growth planning techniques that will help to reduce automobile trips and associated pollution. The design will help to minimize automobile trips by providing employment, goods, services and housing all within walking or biking distance of each other. The WCT will provide a unified pedestrian and bicycle system within the Project area with safe and convenient connections between land uses, neighboring developments and the natural environment.</p>	
Objective	
(4) Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.	NA
Policies:	
a. Expand education about native flora, fauna, and ecosystems.	NA
b. Align priorities to recognize the health of the natural environment and the health of people.	S
c. Promote programs and incentives that decrease greenhouse-gas emissions and improve environmental stewardship.	S
<p><u>ANALYSIS:</u> The WCT is not located within the State’s Special Management Area and no listed or endangered species of flora and fauna were identified on the property that will constrain development of the site. During build-out and during the operation phase BMPs will be implemented to mitigate non-point source pollution. In addition, through the EIS and entitlement application processes mitigation measures will be identified to help address any environmental impacts that may arise from the project.</p> <p>As discussed in Section III.B.1-4 the WCT will create a settlement pattern that by its more compact and mixed-use character is less dependent on motorized transportation. The Plan also makes considerable investment into infrastructure that supports a unified pedestrian and bicycle system within the Project with safe and convenient connections between land uses, adjacent developments and the natural environment. The system will connect residential areas, neighborhood parks and employment areas.</p> <p>As discussed in Section V.D.2 (Electric, Telephone and Cable TV) the WCT will include energy-efficient design and conservation measures. Specifically, the design guidelines will encourage the use of energy efficient technology throughout the Project; specifically, in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy</p>	

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Systems will be encouraged in all areas of the WCT. Moreover, the WCT may incorporate a limited number of solar farms to help address some of the Project's demand for electricity.	
B. Preserve Local Cultures and Traditions	
Goal: Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.	
Objective:	N/A
(1) Perpetuate the Hawai'ian culture as a vital force in the lives of residents.	S
Policies:	
a. Protect and preserve access to mountain, ocean, and island resources for traditional Hawai'ian cultural practices.	S
b. Prohibit inappropriate development of cultural lands and sites that are important for traditional Hawai'ian cultural practices, and establish mandates for the special protection of these lands in perpetuity.	S
c. Promote the use of ahupua'a and moku management practices.	S
d. Encourage the use of traditional Hawai'ian architecture and craftsmanship.	S
e. Promote the use of the Hawai'ian language.	S
f. Recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.	S
g. Encourage schools to promote broader incorporation of Hawai'ian and other local cultures' history and value lessons into curriculum.	S
h. Ensure the protection of Native Hawai'ian rights.	S
i. Promote, encourage, and require the correct use of traditional place names, particularly in government documents, signage, and tourism industry.	S
Implementing Actions:	
a. Establish alternative land use and overlay zoning designations that recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.	NA
b. Develop requirements for all County applicants to perpetuate and use proper traditional place names in all applications submitted.	NA
ANALYSIS: The WCT intends to create a sense of place within the community that reflects the cultural values,	

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<p>traditions and history of Hawai‘i, and more specifically Waikapū. In preparing the DEIS, a Cultural Impact Assessment (CIA) was prepared to thoroughly document any potential impacts that the project could have upon traditional and customary rights. The CIA recommends that the Applicant work with the Waikapū community to ensure that the Waikapū stream will not be impacted by the Development, that traditional access rights are maintained into the Waikapū Valley, and that existing kuleana land owner rights are protected. The Applicant is committed to protecting the Waikapū Stream by establishing a wide riparian buffer and greenway along the stream where development will not be permitted. The WCT will also have negligible impact upon existing stream flows as no requests for additional stream water will be made for the development. As noted in the DEIS, the WCT will be served by new wells that will be managed in strict compliance with County and State requirements.</p> <p>The Applicant also intends to work with the Waikapū community to develop a cultural resources plan to ensure that local cultural values are incorporated into the fabric of the project. The cultural resources plan may include recommendations such as the appropriate naming of streets and places within the WCT, identifying a site for a small museum depicting the history and culture of Waikapū, incorporating various features and artifacts reflecting Waikapū’s past – such as traditional Hawai‘ian agricultural practices as well as remnants from the sugar industry – into the design of key buildings and sites, and maintaining and protecting access into the Waikapū Valley for the purpose of hunting, gathering, the replanting of native trees and vegetation. The Applicant also intends to facilitate the expansion of diversified agricultural activities, including the growing of traditional Hawai‘ian food staples such as wet and dryland kalo, banana, sweet potato, etc. within the Project’s agricultural lands. Moreover, small community gardens will be dispersed throughout the project site so that residents can connect with the land and grow their own foods, including traditional Hawai‘ian staples, for their daily needs.</p> <p>The Applicant has also informed the DOE that the project would support having an immersion school, offering both English and Hawai‘ian language instruction, at the location of the proposed elementary school should the DOE determine that such a facility is warranted at that location.</p>	
Objective:	
(2) Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.	S
Policies:	

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a. Acknowledge the Hawai‘ian culture as the host culture, and foster respect and humility among residents and visitors toward the Hawai‘ian people and their practices.	NA
b. Perpetuate a respect for diversity, and recognize the historic blending of cultures and ethnicities.	S
c. Encourage the perpetuation of each culture's unique cuisine, attire, dance, music, and folklore, and other unique island traditions and recreational activities.	NA
d. Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.	S
e. Protect and prioritize funding for recreational activities that support local cultural practices, such as surfing, fishing, and outrigger-canoe paddling.	NA
<p>ANALYSIS: In preparing the DEIS, professionally prepared Cultural Impact Assessment and Archaeological Impact Assessment reports concluded that cultural and archaeological impacts would not be caused by the development should recommended mitigation be adopted by the Applicant. The Applicant is committed to implementing the mitigation measures recommended in the AIS and CIA reports. Moreover, the Applicant intends to promote and foster all aspects of Maui’s unique ethnic cultures to blend harmoniously within the development.</p>	
Objective:	
(3) Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.	NA
Policies:	
a. Foster teaching opportunities for cultural practitioners to share their knowledge and skills.	NA
b. Support the development of cultural centers.	NA
c. Broaden opportunities for public art and the display of local artwork.	NA
d. Foster the Aloha Spirit by celebrating the Hawai‘ian host culture and other Maui County cultures through support of cultural-education programs, festivals, celebrations, and ceremonies.	NA
e. Support the perpetuation of Hawai‘ian arts and culture.	NA
f. Support programs and activities that record the oral and pictorial history of residents.	S
g. Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.	NA
Implementing Actions:	
a. Establish incentives for the display of public art.	NA

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b. Establish centers and programs of excellence for the perpetuation of Hawai‘ian arts and culture.	NA
ANALYSIS: As one aspect of the Cultural Resources Plan that the Applicant intends to prepare with the Waikapū community, a display that documents the unique history of the project site and the larger Waikapū Ahupua‘a may be established within the project site an appropriate location.	
Objective:	
(4) Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.	NA
Policies:	
a. Support the development of island-wide historic, archaeological, and cultural resources inventories.	
b. Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures to perpetuate a traditional sense of place.	NA
c. Identify a sustainable rate of use and set forth specific policies to protect cultural resources.	NA
d. Protect and preserve lands that are culturally or historically significant.	S
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.	NA
f. Perpetuate the authentic character and historic integrity of rural communities and small towns.	S
g. Seek solutions that honor the traditions and practices of the host culture while recognizing the needs of the community.	NA
h. Support the development of an Archaeological District Ordinance.	NA
i. Protect summits, slopes, and ridgelines from inappropriate development.	NA
j. Support the registering of important historic sites on the State and Federal historic registers.	NA
k. Provide opportunities for public involvement with restoration and enhancement of all types of cultural resources.	NA
l. Foster partnerships to identify and preserve or revitalize historic and cultural sites.	NA
Implementing Actions:	
a. Identify, develop, map, and maintain an inventory of locally significant natural, cultural, and historical resources for protection.	S
b. Prepare, continually update, and implement a cultural-management plan for cultural sites,	NA

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districts, and landscapes, where appropriate.	
c. Enact an Archaeological District Ordinance.	NA
d. Nominate important historic sites to the State and Federal historic registers.	NA
ANALYSIS: In preparing the DEIS, professionally prepared Cultural Impact Assessment and Archaeological Impact Assessment reports concluded that cultural and archaeological impacts would not be caused by the development should recommended mitigation be adopted by the Applicant. The Applicant is committed to implementing the mitigation measures recommended in the AIS and CIA reports. Moreover, the Applicant intends to promote and foster all aspects of Maui’s unique ethnic cultures to blend harmoniously within the development.	
C. Improve Education	
Goal: Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.	
Objective:	
(1) Encourage the State to attract and retain school administrators and educators of the highest quality.	
Policies:	
a. Encourage the State to provide teachers with nationally competitive pay and benefit packages.	NA
b. Encourage the State to ensure teachers will have the teaching tools and support staff needed to provide students with an excellent education.	NA
c. Explore Maui County district- and school-based decision making in public education.	NA
ANALYSIS: Objective 1 and its subordinate policies are not applicable to the WCT.	
Objective:	
(2) Provide nurturing learning environments that build skills for the 21st century.	
Policies:	
a. Expand professional-development opportunities in disciplines that support the economic-development goals of Maui County.	NA
b. Plan for demographic, social, and technological changes in a timely manner.	NA
c. Encourage collaborative partnerships to improve conditions of learning environments.	NA
d. Promote development of neighborhood schools and educational centers.	S
e. Integrate schools, community parks, and playgrounds, and expand each community’s use of these facilities.	S

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f. Support coordination between land use and school-facility planning agencies.	S
g. Encourage the upgrade and ongoing maintenance of public-school facilities.	NA
h. Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawai'i among the top tier of states nationally for its financial support of public schools.	NA
i. Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.	NA
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.	NA
k. Design school and park facilities in proximity to residential areas.	S
l. Support technology- and natural-environment-based learning.	S
m. Encourage the State to support lower student-teacher ratios in public schools.	NA
n. Encourage alternative learning and educational opportunities.	NA
Implementing Actions:	
a. Develop safe walking and bicycling programs for school children.	S
<p>ANALYSIS: As discussed in Section V.C.5 (Schools) the project site is being designed to accommodate a public elementary school campus on 12-acres adjacent to the proposed 18.5-acre community park. In addition, in 2007, the Hawai'i Legislature enacted Act 245 as Section 302A, HRS, "School Impact Fees". Based upon this legislation, the Department of Education has enacted impact fees for residential developments that occur within identified school impact districts. The Project is within the boundaries of the Central Maui Impact Fee District and is within the Wailuku Cost Area of that district. Projects within the district and cost area pay a construction fee and either a fee-in-lieu of land or a land donation, at the DOE's discretion. At the appropriate time, the applicant will contact the DOE to enter into an impact fee agreement. The Applicant has also expressed a willingness to provide land for a Hawai'ian Immersion school at the elementary school site should the DOE determine a need for such a facility at that location. It is also expected that privately run programs related to community gardening, the promotion of Hawai'ian agricultural practices and other cultural-based learning opportunities may be offered within the WCT and on its' agricultural lands. Moreover, the project site is being planned to accommodate a robust active transportation network of pedestrian and bicycling infrastructure to link employment, residential, education, civic and commercial uses in order to reduce automobile usage and</p>	

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promote greater health and wellbeing.	
Objective 3:	
Provide all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions.	
Policies:	
a. Encourage the State to improve Maui Community College as a comprehensive community college that will serve each community.	NA
b. Broaden the use of technology and telecommunications to improve educational opportunities throughout the County.	NA
c. Attract graduate-level research programs and institutions.	NA
d. Promote the teaching of traditional practices, including aquaculture; subsistence agriculture; Pacific Island, Asian, and other forms of alternative health practices; and indigenous Hawaiʻian architecture.	NA
e. Integrate cultural and environmental values in education, including self-sufficiency and sustainability.	S
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.	NA
g. Ensure teaching of the arts to all ages.	NA
h. Expand and develop vocational learning opportunities by establishing trade schools.	NA
i. Encourage the State to integrate financial and economic literacy in elementary, secondary, and higher-education levels.	NA
Implementing Actions:	
a. Encourage the State to establish a four-year university, and support the development of other higher-education institutions to enable residents to obtain bachelor degrees and postgraduate degrees in Maui County.	NA
ANALYSIS: Although the WCT will not directly establish education programs, the Project will seek to be an attractive location for such activities to occur, especially as these programs may relate to diversified agriculture and the promotion of traditional Hawaiʻian and sustainable agricultural practices.	

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Objective:	
(4) Maximize community-based educational opportunities.	
Policies:	
a. Encourage the State and others to expand pre-school, after-school, and home-based (parent-child) learning.	NA
b. Support public-private partnerships to develop youth-internship, -apprenticeship, and -mentoring programs.	NA
c. Support the development of a wide range of informal educational and cultural programs for all residents.	S
d. Improve partnerships that utilize the skills and talents at Hawai'i's colleges and universities to benefit the County.	NA
e. Support career-development and job-recruitment programs and centers.	NA
f. Attract learning institutions and specialty schools to diversify and enhance educational opportunities.	NA
g. Expand education of important life skills for the general public.	NA
h. Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.	S
ANALYSIS: Although the WCT will not directly establish education programs, the Project will seek to be an attractive location for such activities to occur, especially as these programs may relate to diversified agriculture and the promotion of traditional Hawai'ian and sustainable agricultural practices.	
D. Strengthen Social and Healthcare Services	
Goal: Health and social services in Maui County will fully and comprehensively serve all segments of the population.	
Objective:	
(1) In cooperation with the Federal and State governments and nonprofit agencies, broaden access to social and healthcare services and expand options to improve the overall wellness of the people of Maui County.	
Policies:	
a. Work with other levels of government and the nonprofit sector to expand services to address hunger, homelessness, and poverty.	NA

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b. Support the improvement of opportunities for disadvantaged youth, encourage the tradition of hānai relatives, and support expanded opportunities for foster care.	NA
c. Support expanded long-term-care options, both in institutions and at home, for patients requiring ongoing assistance and medical attention.	NA
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.	NA
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.	NA
f. Encourage equal access to social and healthcare services through both technological and traditional means.	NA
ANALYSIS: The WCT does not include the creation of health or social services; therefore, this objective and these policies are not directly applicable. However, the WCT will allow for small medical services such as doctor offices, clinics, and ancillary services to be located within the Project’s commercial districts.	
Objective:	
(2) Encourage the Federal and State governments and the private sector to improve the quality and delivery of social and healthcare services.	
Policies:	
a. Strengthen partnerships with government, nonprofit, and private organizations to provide funding and to improve counseling and other assistance to address substance abuse, domestic violence, and other pressing social challenges.	NA
b. Encourage the State to improve the quality of medical personnel, facilities, services, and equipment.	NA
c. Encourage investment to improve the recruitment of medical professionals and the quality of medical facilities and equipment throughout Maui County.	NA
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.	NA
e. Support improved social, healthcare, and governmental services for special needs populations.	NA

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f. Plan for the needs of an aging population and the resulting impacts on social services, housing, and healthcare delivery.	NA
g. Improve coordination among the police, the courts, and the public in the administration of social and healthcare services.	NA
h. Support programs that address needs of veterans.	NA
i. Support programs that address the needs of immigrants.	NA
Implementing Actions:	
a. Invest in programs designed to improve the general welfare and quality of life of Native Hawaiians.	NA
b. Assist and facilitate the State Department of Public Safety and others in efforts to strengthen programs and facilities that will improve the mental and social health of incarcerated people and assist in prison inmates' successful transition back into Maui County communities.	NA
c. Develop and maintain a comprehensive index that will measure the health and wellness needs of families.	NA
d. Provide heliports countywide for emergency health and safety purposes.	NA
ANALYSIS: The WCT does not include the creation of health or social services; therefore, this objective and these policies are not directly applicable. However, the WCT will allow medical services such as doctor offices, clinics and ancillary services to be located within the Project's commercial districts.	
Objective:	
(3) Strengthen public-awareness programs related to healthy lifestyles and social and medical services.	
Policies:	
a. Expand public awareness about personal safety and crime prevention.	NA
b. Encourage residents to pursue education and training for careers in the healthcare, social services, and community-development fields.	NA
c. Expand public awareness and promote programs to achieve healthy eating habits and drug-free lifestyles.	NA
ANALYSIS: The WCT does not include the creation of health or social services; therefore, this objective and these policies are not directly applicable. However, the WCT design layout promotes a healthy lifestyle by offering walking and bicycling pathways that connect residential areas to the commercial areas, school, and park spaces.	

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Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
E. Expand Housing Opportunities for Residents	
Goal: Quality, island-appropriate housing will be available to all residents.	
Objective:	
(1) Reduce the affordable housing deficit for residents.	
Policies:	
a. Ensure that an adequate and permanent supply of affordable housing, both new and existing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.	S
b. Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.	S
c. Seek innovative methods to secure land for the development of low- and moderate-income housing.	S
d. Provide the homeless population with emergency and transitional shelter and other supportive programs.	NA
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.	S
f. Support the Department of Hawai‘ian Home Lands’ development of homestead lands.	NA
g. Manage property-tax burdens to protect affordable resident homeownership.	NA
h. Explore taxation mechanisms to increase and maintain access to affordable housing.	NA
i. Improve awareness regarding available affordable homeowner’s insurance.	NA
j. Redevelop commercial areas with a mixture of affordable residential and business uses, where appropriate.	NA
k. Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.	S
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.	NA
m. Develop neighborhoods with a mixture of accessible and integrated community facilities and services.	S

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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.	NA
o. Work with lending institutions to expand housing options and safeguard the financial security of homeowners.	NA
p. Promote the use of the community land trust model and other land-lease and land-financing options.	NA
q. Support the opportunity to age in place by providing accessible and appropriately designed residential units.	S
<p>ANALYSIS: As discussed in Section V.B.2 (Housing) the WCT will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. Due to the Project’s Central Maui location and the expected lot and unit size configurations, the Applicant expects that the majority of the Project’s market priced housing will be sold at prices considered affordable to Maui County residents earning between 100 and 140 percent of the County’s median income as determined by the United States Department of Housing and Urban Development. The WCT will also include workforce housing units pursuant to Chapter 2.96, MCC, “Residential Workforce Housing Policy”. These homes will be subject to price controls and resale restrictions to ensure that affordable homes remain available for full-time Maui residents. Housing types within the WCT may include multi-family condominiums, small cottage homes on small lots with common open spaces, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents.</p>	
Objective:	
(2) Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County’s rural and small-town character.	
Policies:	
a. Seek innovative ways to develop ‘Ohana’ cottages and accessory-dwelling units as affordable housing.	S
b. Design neighborhoods to foster interaction among neighbors.	S
c. Encourage a mix of social, economic, and age groups within neighborhoods.	S
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.	NA

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e. Encourage the building industry to use environmentally sustainable materials, technologies, and site planning.	S
f. Develop workforce housing in proximity to job centers and transit facilities.	S
g. Provide incentives to developers and owners who incorporate green building practices and energy-efficient technologies into their housing developments.	S
Implementing Actions:	
a. Revise laws to support neighborhood designs that incorporate a mix of housing types that are appropriate for island living.	S
<p>ANALYSIS: The WCT Master Plan was conceived and developed by a team of locally based land use and urban design professionals with decades of experience in Hawai'i and on Maui. The site plan integrates diverse opportunities for housing, commercial, recreational and civic uses into a cohesive pattern that blends naturally with the abutting agricultural lands, West Maui Mountains and the small town of Waikapū. The Plan reduces automobile dependency from both within and outside of the Project by creating a “complete community” where most daily needs will be available within a five minute walk or bicycle ride of home or work.</p> <p>Moreover, recognizing the importance of locating jobs near housing, the WCT incorporates a diversity of housing opportunities, including single-family and various types of multi-family, within the project. While the proposed housing won't create a complete equilibrium of jobs-housing, it will significantly alleviate the necessity for vehicular trips to and from the project site. The WCT is also located close to regional shopping, recreation and educational facilities that with retail and civic uses programmed for the Project will make it a complete and distinct community within the larger Central Maui community.</p> <p>As discussed in Section V.B.2 (Housing) the WCT will offer a mix of single and multi-family housing types. Housing types within the WCT may include multi-family condominiums, small cottage homes on small lots with common open spaces, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents.</p>	
Objective:	
(3) Increase and maintain the affordable housing inventory.	
Policies:	

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a. Recognize housing as a basic human need, and work to fulfill that need.	S
b. Prioritize available infrastructure capacity for affordable housing.	S
c. Improve communication, collaboration, and coordination among housing providers and social-service organizations.	NA
d. Study future projected housing needs, monitor economic cycles, and prepare for future conditions on each island.	NA
e. Develop public-private and nonprofit partnerships that facilitate the construction of quality affordable housing.	S
f. Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.	NA
g. Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.	S & NS
h. Encourage long-term residential use of existing and future housing to meet residential needs.	S
Implementing Actions:	
a. Develop policies to even out the peaks and valleys in Maui County’s construction-demand cycles.	NA
<p>ANALYSIS: As discussed in Section V.B.2 (Housing) the WCT will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. Due to the Project’s Central Maui location and the expected lot and unit size configurations, the Applicant expects that the majority of the Project’s market priced housing will be sold at prices considered affordable to Maui County residents earning between 100 and 140 percent of the County’s median income as determined by the United States Department of Housing and Urban Development. The WCT will also include workforce housing units pursuant to Chapter 2.96, MCC, “Residential Workforce Housing Policy”. These homes will be subject to price controls and resale restrictions to ensure that affordable homes remain available for full-time Maui residents. Housing types within the WCT may include multi-family condominiums, small cottage homes on small lots with common open spaces, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents.</p> <p>The proposed action has been carefully analyzed for its short- and long-term impacts upon the agricultural industry. While the proposed action will result in the loss of prime agricultural lands, which is not supportive of</p>	

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<p>Countywide Policy Plan Policy 3.g above, it will not significantly impact the short- or long-term viability of agriculture in Hawai'i since an abundance of currently fallow former sugar and pineapple land is currently available elsewhere. The project will, however, help to address the current shortage of agricultural park lots by establishing a new private and/or public agricultural park within Central Maui within the proposed 800 acre agriculture preserve.</p>	
<p>The entire project site lies within the MIPs Small Town Growth Boundary. The MIP identifies the project site as a "Planned Growth Area" and it directs approximately 1,433 residential units with supporting commercial, employment and civic uses to the project site. The MIPs purpose for establishing the subject Planned Growth Area was to proactively direct future urbanization to a suitable location that is within close proximity of employment and public services, is not constrained by sensitive environmental resources, is conducive for developing affordable housing and will not negatively impact the island's natural or cultural resources.</p>	
Objective:	
(4) Expand access to education related to housing options, homeownership, financing, and residential construction.	
Policies	
a. Broaden access to information about County, State, and Federal programs that provide financial assistance to renters and home buyers.	NA
b. Expand access to information about opportunities for homeownership and self-help housing.	NA
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.	NA
d. Improve home buyers' education on all aspects of homeownership.	NA
ANALYSIS: The WCT does not directly expand access to education with regard to housing options, homeownership, financing and residential construction; therefore this objective and these policies are not applicable.	
F. Strengthen the Local Economy	
Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.	
Objective:	
(1) Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.	

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Policies:	
a. Support economic decisions that create long-term benefits.	S
b. Promote lifelong education, career development, and technical training for existing and emerging industries.	NA
c. Invest in infrastructure, facilities, and programs that foster economic diversification.	S
d. Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.	S
e. Support programs that assist industries to retain and attract more local labor and facilitate the creation of jobs that offer a living wage.	NA
f. Encourage work environments that are safe, rewarding, and fulfilling to employees.	NA
g. Support home-based businesses that are appropriate for and in character with the community.	S
h. Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.	S
i. Foster an understanding of the role of all industries in our economy.	NA
j. Support efforts to improve conditions that foster economic vitality in our historic small towns.	S
k. Support and encourage traditional host-culture businesses and indigenous agricultural practices.	S
l. Support public and private entities that assist entrepreneurs in establishing locally operated businesses.	S
Implementing Actions:	
a. Develop regulations and programs that support opportunities for local merchants, farmers, and small businesses to sell their goods and services directly to the public.	S
b. Monitor the carrying capacity of the islands' social, ecological, and infrastructure systems with respect to the economy.	S
<p>ANALYSIS: The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for Maui's economic base industries to grow, diversify and become more sustainable - including the island's agricultural industry.</p> <p>The project will directly support the diversified agricultural sector by establishing an approximate 800-acre</p>	

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<p>agricultural preserve on prime agricultural lands. These lands will be supplied with a readily available and affordable source of irrigation water. This centrally located agricultural park will help Maui's farmers better compete with mainland agricultural producers in Hawai'i's market, while also creating opportunities to expand export crops to the mainland and overseas. There are currently two successful commercial farms farming the WCTs agricultural lands. These include Kumu Farms and Hawai'i Taro LLC. These farms have many years of experience farming in Hawai'i and have had success competing in local, mainland and export markets.</p> <p>The project will also create direct, indirect and induced short- and long-term positive economic impacts. As discussed in Section III.B.3 (Economy) the WCT will bring in \$609.1 million of new capital investment into the Maui economy. The construction of the WCT components will directly create an estimated 2,320 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and associated businesses during build-out, averaging about 193 worker years annually, with an estimated \$188.3 million in wages (averaging about \$15.7 million per year).</p> <p>The on-going operations and maintenance of the business commercial and residential components will directly provide an estimated 4,251 FTE worker-years during the 2016-2030 projection period, providing stabilized employment for 531 permanent positions. The Project will require an estimated 66 worker years of maintenance and common area element employment on a continual basis, and will generate some 1,750 worker years of off-site employment from 2016-2030 and a stabilized demand for 149 FTE positions. In aggregate, during the development of the WCT 8,750 worker years of employment will be created during construction and operations, on-site/direct and off-site/indirect, with stabilized employment after completion of 746 jobs. During the 15 years projection period, WCT will have a base economic impact of \$1.3 billion with a stabilized annual benefit of \$137.3 million thereafter.</p> <p>By providing much needed housing in a format that will create a high quality of life for Maui's working families, and by generating both short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the State and County's economic development.</p>	
Objective:	
(2) Diversify and expand sustainable forms of agriculture and aquaculture.	

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Policies:	
a. Support programs that position Maui County’s agricultural products as premium export products.	S
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.	S
c. Capitalize on Hawai’i’s economic opportunities in the ecologically sensitive aquaculture industries.	NA
d. Assist farmers to help make Maui County more self-sufficient in food production.	S
e. Support ordinances, programs, and policies that keep agricultural land and water available and affordable to farmers.	S
f. Support a tax structure that is conducive to the growth of the agricultural economy.	NA
g. Enhance County efforts to monitor and regulate important agricultural issues.	NA
h. Support education, research, and facilities that strengthen the agricultural industry.	NA
i. Maintain the genetic integrity of existing food crops.	NA
j. Encourage healthy and organic farm practices that contribute to land health and regeneration.	S
k. Support cooperatives and other types of nontraditional and communal farming efforts.	S
l. Encourage methods of monitoring and controlling genetically modified crops to prevent adverse effects.	NA
m. Work with the State to ease the permitting process for the revitalization of traditional fish ponds.	NA
Implementing Actions:	
a. Redirect efforts in the Office of Economic Development to further facilitate the development of the agricultural section and to monitor agricultural legislation and issues.	NA
b. Publicly identify, with signage and other means, the field locations of all genetically modified crops.	NA
c. Create agricultural parks in areas distant from genetically modified crops.	S
<p>ANALYSIS: The project will directly support the diversified agricultural sector by establishing an approximate 800-acre agricultural preserve on prime agricultural lands. These lands will be supplied with a readily available and affordable source of irrigation water. This centrally located agricultural park will help Maui’s farmers better compete with mainland agricultural producers in Hawai’i’s market, while also creating opportunities to expand export crops to the mainland and overseas. There are currently two successful commercial farms farming the Project areas agricultural lands. These include Kumu Farms and Hawai’i Taro LLC. These farms have many years</p>	

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of experience farming in Hawai'i and have had success competing in local, mainland and export markets. Once a public and/or private park is established, it is expected that several additional farmers will lease land for agricultural production.	
Objective 3:	
Support a visitor industry that respects the resident culture and the environment.	
Policies:	
a. Promote traditional Hawai'ian practices in visitor-related facilities and activities.	NA
b. Encourage and educate the visitor industry to be sensitive to island lifestyles and cultural values.	NA
c. Encourage a spirit of welcome for residents at visitor facilities, such as by offering kama'aina incentives and discount programs.	NA
d. Support the renovation and enhancement of existing visitor facilities.	NA
e. Support policies, programs, and a tax structure that redirect the benefits of the visitor industry back into the local community.	NA
f. Encourage resident ownership of visitor-related businesses and facilities.	NA
g. Develop partnerships to provide educational and training facilities to residents employed in the visitor industry.	NA
h. Foster an understanding of local cultures, customs, and etiquette, and emphasize the importance of the Aloha Spirit as a common good for all.	NA
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.	NA
j. Improve collaboration between the visitor industry and the other sectors of Maui County's economy.	NA
k. Perpetuate an authentic image of the Hawai'ian culture and history and an appropriate recognition of the host culture.	NA
l. Support the programs and initiatives outlined in the Maui County Tourism Strategic Plan 2006-2015.	NA
m. Promote water conservation, beach conservation, and open-space conservation in areas providing services for visitors.	NA

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n. Recognize the important contributions that the visitor industry makes to the County’s economy, and support a healthy and vibrant visitor industry.	NA
<p>ANALYSIS: The WCT is not targeting the visitor industry; however a small business hotel may be established as a permitted use within the proposed commercial and/or mixed use district. Such a facility would be targeted to visitors desiring a Central Maui location, with convenient access to both Central and South Maui. Additionally a limited number of bed and breakfast operations may be permitted; which would help stimulate economic activity within the Project’s commercial districts.</p>	
Objective:	
(4) Expand economic sectors that increase living-wage job choices and are compatible with community values.	
Policies:	
<p>a. Support emerging industries, including the following:</p> <ul style="list-style-type: none"> • Health and wellness industry; • Sports and recreation industry; • Film and entertainment industry; • Arts and culture industry; • Renewable-energy industry; • Research and development industry; • High-technology and knowledge-based industries; • Education and training industry; • Ecotourism industry; and • Agritourism industry. 	S
<p>ANALYSIS: By providing much needed housing in a format that will create a high quality of life for Maui’s working families, and by generating both short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the State and County’s economic development.</p>	
G. Improve Parks and Public Facilities	
<p>Goal: A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.</p>	
Objective 1:	
Expand economic sectors that increase living-wage job choices and are compatible with community values.	

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Policies:	
a. Protect, enhance, and expand access to public shoreline and mountain resources.	NA
b. Expand and enhance the network of parks, multi-use paths, and bikeways.	S
c. Assist communities in developing recreational facilities that promote physical fitness.	S
d. Expand venue options for recreation and performances that enrich the lifestyles of Maui County's people.	S
e. Expand affordable recreational and after-school programs for youth.	S
f. Encourage and invest in recreational, social, and leisure activities that bring people together and build community pride.	S
g. Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.	S
h. Expand affordable access to recreational opportunities that support the local lifestyle.	S
Implementing Actions:	
a. Identify and reserve lands for cemeteries, and preserve existing cemeteries on all islands, appropriately accommodating varying cultural and faith-based traditions.	NA
<p>ANALYSIS: The WCT will contribute to a high quality of life for future residents of the development and neighboring communities. The New Urbanism best practices reflected in the WCT Master Plan will help to create a more complete and vibrant community with employment opportunities, a range of housing types, parks and open spaces, and a bicycle and pedestrian network that will increase mobility while also promoting physical fitness and community wellbeing. These elements may encourage future residents to interact with one another, rely less on automobiles and enjoy the outdoors more than in more automobile-centric residential subdivisions.</p> <p>As discussed in Section III.B.1-4 of the DEIS, the WCT provides an extensive network of neighborhood and community parks, open spaces and separated pedestrian and bicycle facilities throughout the Project. The Project's park facilities will provide diverse opportunities for community and family gatherings, passive recreation and active recreation. The park system may include shaded areas for picnics and barbeques, developed tot lot facilities for families with young children, areas for community gardening, and areas for active recreation such as soccer, football, baseball and basketball. The WCTs approximate 8-mile network of trails, walkways and bikeways will provide additional open land recreational opportunities while connecting the</p>	

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Project's residential areas, neighborhood parks and employment areas together. The Project's agricultural lands may also offer opportunities for horseback riding, hiking, skeet shooting and mountain bike riding.	
Objective:	
(2) Improve the quality and adequacy of community facilities.	
Policies:	
a. Provide an adequate supply of dedicated shelters and facilities for disaster relief.	NA
b. Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.	NA
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.	NA
d. Maintain, enhance, expand, and provide new active and passive recreational facilities in ways that preserve the natural beauty of their locations.	S
e. Redesign or retrofit public facilities to adapt to major shifts in environmental or urban conditions to the extent reasonable.	NA
ANALYSIS: The WCTs open spaces, parks and bicycle and pedestrian network will provide a variety of recreational options that provide recreational benefits and that help to preserve the natural environment, while also creating a more aesthetically pleasing community.	
Objective:	
(3) Enhance the funding, management, and planning of public facilities and park lands.	
Policies:	
a. Identify and encourage the establishment of regulated and environmentally sound campgrounds.	NA
b. Manage park use and control access to natural resources in order to rest sensitive places and utilize the resources in a sustainable manner.	NA
c. Provide public-recreational facilities that are clean and well-maintained.	NA
d. Develop partnerships to ensure proper stewardship of the islands' trails, public lands, and access systems.	NA
e. Ensure that there is an adequate supply of public restrooms in convenient locations.	NA
Implementing Actions:	
a. Encourage the State to allow for overnight fishing along the shoreline in accordance with	NA

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management plans and regulations.	
b. Develop and regularly update functional plans, including those relating to public facilities, parks, and campgrounds.	NA
c. Develop and adopt local level-of-service standards for public facilities and parks.	NA
d. Identify, acquire, and develop lands for parks, civic spaces, and public uses.	NA
<p>ANALYSIS: As discussed in Section III.B.1-4 of the DEIS, the WCT provides an extensive network of neighborhood and community parks, open spaces and separated pedestrian and bicycle facilities throughout the Project. The Project's park facilities will provide diverse opportunities for community and family gatherings, passive recreation and active recreation. The park system may include shaded areas for picnics and barbeques, developed tot lot facilities for families with young children, areas for community gardening, and areas for active recreation such as soccer, football, baseball and basketball. The WCTs approximate 8-mile network of trails, walkways and bikeways will provide additional open land recreational opportunities while connecting the Project's residential areas, neighborhood parks and employment areas together. The Project's agricultural lands may also offer opportunities for open land recreation opportunities such as horseback riding, hiking, and mountain bike riding.</p>	
H. Diversify Transportation Options	
Goal: Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.	
Objective:	
(1) Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.	
Policies:	
a. Execute planning strategies to reduce traffic congestion.	S
b. Plan for the efficient relocation of roadways for the public benefit.	NA
c. Support the use of alternative roadway designs, such as traffic-calming techniques and modern roundabouts.	S
d. Increase route and mode options in the ground-transportation network.	S
e. Ensure that roadway systems are safe, efficient, and maintained in good condition.	S
f. Preserve roadway corridors that have historic, scenic, or unique physical attributes that enhance	NA

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the character and scenic resources of communities.	
g. Design new roads and roadway improvements to retain and enhance the existing character and scenic resources of the communities through which they pass.	S
h. Promote a variety of affordable and convenient transportation services that meet countywide and community needs and expand ridership of transit systems.	S
i. Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.	S
j. Develop and expand an attractive, island-appropriate, and efficient public-transportation system.	NA
k. Provide and encourage the development of specialized transportation options for the young, the elderly, and persons with disabilities.	S
l. Evaluate all alternatives to preserve quality of life before widening roads.	S
m. Encourage businesses in the promotion of alternative transportation options for resident and visitor use.	NA
n. Support the development of carbon-emission standards and an incentive program aimed at achieving County carbon-emission goals.	NA
Implementing Actions:	
a. Create incentives and implement strategies to reduce visitor dependence on rental cars.	NA
b. Establish efficient public-transit routes between employment centers and primary workforce residential areas.	S
c. Create attractive, island-appropriate, conveniently located park-and-ride and ride-share facilities.	S
ANALYSIS: The WCT's non-vehicular transportation strategy includes: 1) compact and mixed-use development patterns, 2) pedestrian oriented streets integrating street trees, sidewalks, and traffic calming, 3) both striped and separated bike lanes in appropriate locations, 4) a network of greenways and parkways to facilitate mobility, and 5) providing connectivity to adjacent developments, such as the existing town of Waikapū and the future town of Wai'ale. The Plan also includes transportation demand management measures, including supporting park and ride, ridesharing, carpooling, van pooling, regional and sub-regional shuttles.	
Objective:	
(2) Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.	

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Policies:	
a. Make walking and bicycling transportation safe and easy between and within communities.	S
b. Require development to be designed with the pedestrian in mind.	S
c. Design new and retrofit existing rights-of-way with adequate sidewalks, bicycle lanes, or separated multi-use transit corridors.	S
d. Support the development of a countywide network of bikeways, equestrian trails, and pedestrian paths.	S
e. Support the reestablishment of traditional trails between communities, to the ocean, and through the mountains for public use.	S
f. Encourage educational programs to increase safety for pedestrians and bicyclists.	NA
Implementing Actions:	
a. Design, build, and modify existing bikeways to improve safety and separation from automobiles.	NA
b. Increase enforcement to reduce abuse of bicycle and pedestrian lanes by motorized vehicles.	NA
c. Identify non-motorized transportation options as a priority for new sources of funding.	NA
ANALYSIS: The WCT's non-vehicular transportation strategy includes: 1) compact and mixed-use development patterns, 2) pedestrian oriented streets integrating street trees, sidewalks, and traffic calming, 3) both striped and separated bike lanes in appropriate locations, 4) a network of greenways and parkways to facilitate mobility, and 5) providing connectivity to adjacent developments, such as the existing town of Waikapū and the future town of Wai'ale. The Plan also includes transportation demand management measures, including supporting park and ride, ridesharing, carpooling and van pooling, regional and sub-regional shuttles.	
Objective:	
(3) Improve opportunities for affordable, efficient, safe, and reliable air transportation.	
Policies:	
a. Discourage private helicopter and fixed-wing landing sites to mitigate environmental and social impacts.	NA
b. Encourage the use of quieter aircraft and noise-abatement procedures for arrivals and departures.	NA
c. Encourage the modernization and maintenance of air-transportation facilities for general-aviation activities.	NA
d. Encourage a viable and competitive atmosphere for air carriers to expand service and ensure	NA

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sufficient intra-County flights and affordable fares for consumers.	
e. Continue to support secondary airports, and encourage the State to provide them with adequate funding.	NA
f. During Community Plan updates, explore the use of the smaller airports.	NA
g. Encourage the State to provide efficient, adequate, and affordable parking and transit connections within and around airports.	NA
ANALYSIS: The WCT does not include facilities for air transportation; therefore, this objective and these policies are not applicable.	
Objective:	
(4) Improve opportunities for affordable, efficient, safe, and reliable ocean transportation.	
Policies:	
a. Support programs and regulations that reduce the disposal of maritime waste and prevent spills into the ocean.	NA
b. Encourage the upgrading of harbors to resist damage from natural hazards and disasters.	NA
c. Encourage the State to study the use of existing harbors and set priorities for future use.	NA
d. Explore all options to protect the traditional recreational uses of harbors, and mitigate harbor-upgrade impacts to recreational uses where feasible.	NA
e. Encourage the upgrading of harbors and the separation of cargo and bulk materials from passenger and recreational uses.	NA
f. Encourage the State to provide for improved capacity at shipping, docking, and storage facilities.	NA
g. Encourage the State to provide adequate parking facilities and transit connections within and around harbor areas.	NA
h. Encourage the redevelopment and revitalization of harbors while preserving historic and cultural assets in harbor districts.	NA
i. Encourage the State to provide adequate facilities for small-boat operations, including small-boat launch ramps, according to community needs.	NA
j. Support the maintenance and cleanliness of harbor facilities.	NA
k. Support the redevelopment of harbors as pedestrian-oriented gathering places.	NA
ANALYSIS: The WCT is not located on the coastline and does not include facilities for ocean transportation;	

COUNTYWIDE POLICY PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
therefore, this objective and these policies regarding ocean transportation are not applicable.	
Objective:	
(5) Improve and expand the planning and management of transportation systems.	
Policies:	
a. Encourage progressive community design and development that will reduce transportation trips.	S
b. Require new developments to contribute their <i>pro rata</i> share of local and regional infrastructure costs.	S
c. Establish appropriate user fees for private enterprises that utilize public-transportation facilities for recreational purposes.	NA
d. Support the revision of roadway-design criteria and standards so that roads are compatible with surrounding neighborhoods and the character of rural areas.	NA
e. Plan for multi-modal transportation and utility corridors on each island.	NA
f. Support designing all transportation facilities, including airport, harbor, and mass-transit stations, to reflect Hawai‘ian architecture.	NA
g. Utilize transportation-demand management as an integral part of transportation planning.	S
h. Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.	S
ANALYSIS: The WCT’s non-vehicular transportation strategy includes: 1) compact and mixed-use development patterns, 2) pedestrian oriented streets integrating street trees, sidewalks, and traffic calming, 3) both striped and separated bike lanes in appropriate locations, 4) a network of greenways and parkways to facilitate mobility, and 5) providing connectivity to adjacent developments, such as the existing town of Waikapū and the future town of Wai‘ale. The Plan also includes transportation demand management measures, including supporting park and ride, ridesharing, carpooling and van pooling, regional and sub-regional shuttles.	
<u>I. Improve Physical Infrastructure</u>	
Goal: Maui County’s physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.	
Objective:	
(1) Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.	
Policies:	

COUNTYWIDE POLICY PLAN	RATING
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a. Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.	S
b. Develop and fund improved water-delivery systems.	S
c. Ensure a reliable and affordable supply of water for productive agricultural uses.	S
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.	S
e. Retain and expand public control and ownership of water resources and delivery systems.	NA
f. Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.	S
g. Explore and promote alternative water-source-development methods.	S
h. Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.	S
Implementing Actions:	
a. Develop a process to review all applications for desalination.	NA
<p>ANALYSIS: As discussed in Section V.D.4 (Water) the WCT has developed three on-site potable wells and two on-site non-potable wells to meet the project's potable and non-potable water demand. Development of these wells is being done with input from the County's Department of Water Supply and the State Commission on Water Resources Management. It is expected that the WCT water system will have sufficient capacity to accommodate the project and other potable water needs within the area.</p> <p>The Applicant is proposing to develop a dual water system for potable and irrigation water demand. The non-potable system will service the WCTs park lands, open space and landscape planting of individual residential and commercial lots. It is expected that the dual system will reduce potable water demand by at least one-third. Moreover, the WCT will incorporate other water conservation measures into the project, such as low flow toilets and shower heads. Water conserving irrigation practices including using draught tolerant plants and drip irrigation will also be utilized to conserve non-potable water resources. In the future, when reclaimed water becomes available, it will also be used within the project in appropriate areas.</p>	
Objective:	
(2) Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as	

COUNTYWIDE POLICY PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
possible.	
Policies:	
a. Provide sustainable waste-disposal systems and comprehensive, convenient recycling programs to reduce the flow of waste into landfills.	S
b. Support innovative and alternative practices in recycling solid waste and wastewater and disposing of hazardous waste.	NA
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.	NA
d. Develop strategies to promote public awareness to reduce pollution and litter, and encourage residents to reduce, reuse, recycle, and compost waste materials.	NA
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.	NA
ANALYSIS: The WCT will support the County's recycling, reuse, and composting activities. The County of Maui's Integrated Solid Waste Management Plan (2009) provides strategies for diverting solid waste from landfills to reduce landfill dependency, save landfill capacity and improve operational efficiency. The WCT will implement these strategies by providing options for recycling, such as collection systems and bin space, within the Project, and promoting sound recycling practices among residents and businesses.	
Objective:	
(3) Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.	
Policies:	
a. Promote the use of local renewable energy sources, and reward energy efficiency.	S
b. Consider tax incentives and credits for the development of sustainable- and renewable-energy sources.	NA
c. Expand education about energy conservation and self-sufficiency.	NA
d. Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.	S
e. Expand renewable-energy production.	S

COUNTYWIDE POLICY PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
f. Develop public-private partnerships to ensure the use of renewable energy and increase energy efficiency.	S
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.	S
h. Encourage the use of sustainable energy to power vehicles.	S
i. Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.	S
j. Encourage green footprint practices.	S
k. Reduce Maui County's dependence on fossil fuels and energy imports.	S
l. Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.	S
m. Promote and support environmentally friendly practices in all energy sectors.	S
Implementing Actions:	
a. Adopt an energy-efficiency policy for Maui County government as a model for other jurisdictions.	NA
b. Adopt a Green Building Code, and support green building practices.	NA
<p>ANALYSIS: The WCT will include energy-efficient design and conservation measures. Specifically, WCTs design guidelines will encourage the use of energy efficient technology throughout the project, specifically in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy Systems will be encouraged, where appropriate, on residential and commercial buildings within the WCT. Additionally, the WCT proposes to develop, in appropriate locations within the agricultural district, solar farms to help off-set the Project's demand for carbon emitting electrical energy.</p> <p>Moreover, the WCT is utilizing smart growth planning techniques that will help to reduce automobile trips. Smart Growth helps to minimize automobile dependency by providing employment, goods, services and housing all within walking or biking distance of each other. The WCT will have a unified pedestrian and bicycle system throughout the Project that links the project site to its existing and future surroundings. The pedestrian and bicycle system will provide future residents an alternative to driving for traveling within the WCT and to</p>	

COUNTYWIDE POLICY PLAN	RATING
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neighboring developments.	
Objective:	
(4) Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.	
Policies:	
a. Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.	S
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.	S
c. Utilize appropriate infrastructure technologies in the appropriate locations.	S
d. Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.	S
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.	S
Implementing Actions:	
a. Develop a streamlining system for urban infill projects.	NA
b. Identify appropriate areas for urban expansion of existing towns where infrastructure and public facilities can be provided in a cost-effective manner.	NA
<p>ANALYSIS: The WCT will provide housing and employment opportunities for the growing population of Central Maui. The subject property is located within the MIP's Small Town Growth Boundary. Significant urban development is adjacent to the site's northern boundary and supporting infrastructure and public facilities will exist on the site and are also available within the urban area of Central Maui, which is in close proximity.</p> <p>As discussed in Section V.D (Infrastructure) the WCT will be responsible for all required infrastructure improvements including water source and system improvements for potable and non-potable water use, on-site drainage improvements, a portion of regional traffic related improvements attributable to the project, required on- and off-site wastewater system improvements and utility upgrades as determined by the appropriate governmental agencies and public utility companies.</p>	
Objective:	
(5) Improve the planning and management of infrastructure systems.	

COUNTYWIDE POLICY PLAN	RATING
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Policies:	
a. Provide a reliable and sufficient level of funding to enhance and maintain infrastructure systems.	S
b. Require new developments to contribute their <i>pro rata</i> share of local and regional infrastructure costs.	S
c. Improve coordination among infrastructure providers and planning agencies to minimize construction impacts.	NA
d. Maintain inventories of infrastructure capacity, and project future infrastructure needs.	S
e. Require social-justice and -equity issues to be considered during the infrastructure-planning process.	NA
f. Discourage the development of critical infrastructure systems within hazard zones and the tsunami-inundation zone to the extent practical.	NA
g. Ensure that infrastructure is built concurrent with or prior to development.	S
h. Ensure that basic infrastructure needs can be met during a disaster.	S
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.	S
j. Promote the undergrounding of utility and other distribution lines for health, safety, and aesthetic reasons.	S
Implementing Actions:	
a. Develop and regularly update functional plans for infrastructure systems.	NA
b. Develop, adopt, and regularly update local or community-sensitive level-of-service standards for infrastructure systems.	NA
ANALYSIS: The implementation of the WCT will increase demand for public infrastructure and facility systems. In response, mitigative measures will be implemented to address project induced impacts. For example, the WCT will make land available for schools, parks, and other necessary public facilities. In addition, the WCT will contribute off-site infrastructure improvements as warranted. The WCT will also pay impact fees for infrastructure and public facility systems, as law requires.	
J. Promote Sustainable Land Use and Growth Management	
Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and	

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using land in a sustainable manner.	
Objective:	
(1) Improve land use management and implement a directed-growth strategy.	
Policies:	
a. Establish, map, and enforce urban- and rural-growth limits.	NA
b. Direct urban and rural growth to designated areas.	S
c. Limit the number of visitor-accommodation units and facilities in Community Plan Areas.	NA
d. Maintain a sustainable balance between the resident, part-time resident, and visitor populations.	S
e. Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.	NA
f. Discourage new entitlements for residential, resort, or commercial development along the shoreline.	NA
g. Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise.	NA
h. Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.	S
i. Establish and maintain permanent open space between communities to protect each community's identity.	S
j. Support the dedication of land for public uses.	S
k. Preserve the public's rights of access to and continuous lateral access along all shorelines.	NA
l. Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.	S
m. Protect summits, slopes, and ridgelines from inappropriate development.	S
Implementing Actions:	
a. Regularly update urban- and rural-growth boundaries and their maps.	NA
b. Establish transfer and purchase of development rights programs.	NA
c. Develop and adopt a green infrastructure plan.	NA
d. Develop studies to help determine a sustainable social, environmental, and economic carrying capacity for each island.	NA
e. Identify and define resort-destination areas.	NA

COUNTYWIDE POLICY PLAN	RATING
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<p><u>ANALYSIS:</u> In December, 2012, the County of Maui adopted the MIP. The MIP establishes goals, objectives, policies and actions to direct growth and development on Maui through the year 2030. The MIP was based upon a comprehensive analysis of population growth, economic conditions, development capacity of existing entitled lands, and extensive community outreach.</p> <p>The Project Area is located within the MIP’s Small Town Growth Boundary. The MIP allocates 1,433 residential units, plus or minus ten percent, to the project site and establishes a net residential density guideline of 9 to 12 units per acre.</p> <p>The Project Area is proximate to Wailuku-Kahului, which is the Island’s primary civic and employment center. Central Maui supports an urban level of infrastructure and public facilities including schools, parks, police and fire support services. Moreover, the Project Area is characterized by topography and soils that are highly suited for development and the project site is not significantly constrained by the presence of sensitive environmental or cultural resources.</p> <p>To guide development of future urban lands, the MIP sets forth policies requiring higher urban densities, a greater balance between single- and multi-family housing types, mixed-use development, vehicular and pedestrian connectivity between land uses, and the incorporation of parks, schools, open space and affordable housing into future developments.</p> <p>The WCT conforms to MIP policies through the incorporation of best planning practices for the design of new residential communities. The Project includes a diverse mix of residential housing types to accommodate all market segments – including County required workforce housing, affordable “market priced” housing, and upmarket housing. The WCT also includes sufficient commercial and employment space to balance the increase in demand for employment, retail and services that will be created by the development. By bringing jobs, retail and services close to housing, commuting distances at the WCT will be reduced, which will increase pedestrian and bicycle travel and reduce travel by motorized modes of transportation. When developed, the WCT is envisioned to be a “complete community”, where Maui residents can afford to purchase or rent a home of their choice, live close to jobs, parks and schools, feel safe to walk and bike throughout their community, and be</p>	

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surrounded by green actively farmed agricultural lands, the West Maui Mountains and Haleakalā.	
Objective:	
(2) Improve planning for and management of agricultural lands and rural areas.	
Policies:	
a. Protect prime, productive, and potentially productive agricultural lands to maintain the islands’ agricultural and rural identities and economies.	S & NS
b. Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.	S
c. Discourage developing or subdividing agriculturally designated lands when non-agricultural activities would be primary uses.	S
d. Conduct agricultural-development planning to facilitate robust and sustainable agricultural activities.	S
Implementing Actions:	
a. Inventory and protect prime, productive, and potentially productive agricultural lands from competing non-agricultural land uses.	S
<p>Analysis: The proposed action has been carefully analyzed for its short- and long-term impacts upon the agricultural industry. While the proposed action will result in the loss of prime agricultural lands, it will not significantly impact the short- or long-term viability of agriculture in Hawai’i since an abundance of currently fallow former sugar and pineapple land is currently available elsewhere. The project will, however, help to address the current shortage of agricultural park lots by establishing a new private and/or public agricultural park within Central Maui.</p> <p>It has been commonly expressed that a significant impediment to agricultural development on Maui, and throughout the state, is the scarcity of agricultural land, with irrigation water, that is both readily available and affordable for long-term lease to diversified farmers. The WCT’s agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Of these lands, approximately 800 acres will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five large agricultural lots where a farm dwelling may be permitted. It is currently planned that a public and/or private agricultural park will be established within the agricultural preserve to help facilitate Maui’s agricultural development. The establishment of a centrally located agricultural park within the</p>	

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preserve, with access to affordable irrigation water, should help Maui farmers develop economically viable farms that can compete in local, mainland and international markets.	
Objective:	
(3) Design all developments to be in harmony with the environment and to protect each community's sense of place.	
Policies:	
a. Support and provide incentives for green building practices.	NA
b. Encourage the incorporation of green building practices and technologies into all government facilities to the extent practicable.	NA
c. Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.	S
d. Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.	S
e. Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.	S
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.	S
g. Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.	S
h. Ensure better connectivity and linkages between land uses.	S
i. Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.	S
j. Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.	S
k. Support small-town revitalization and preservation.	NA
l. Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.	S
Implementing Actions:	
a. Establish design guidelines and standards to enhance urban and rural environments.	S

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b. Provide funding for civic-center and civic-space developments.	NA
c. Establish and enhance urban forests in neighborhoods and business districts.	NA
<p>Analysis: In accordance with the above policies and actions, the Project will encourage the use of green building practices for both employment and residential uses; incorporate bicycle and pedestrian infrastructure throughout; utilize street trees for beautification, heat reduction, and traffic calming; and will ensure better connectivity and linkages between land uses than what is possible through traditional suburban development practices.</p>	
Objective:	
<p>(4) Improve and increase efficiency in land use planning and management.</p>	
Policies:	
a. Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.	S
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.	S
c. Encourage public and private partnerships to preserve lands of importance, develop housing, and meet the needs of residents.	S
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.	S
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.	S
f. Enable greater public participation in the review of subdivisions.	S
g. Improve land use decision making through the use of land- and geographic-information systems.	NA
Implementing Actions:	
A. Institute a time limit and sunseting stipulations on development entitlements and their implementation.	NA
<p>ANALYSIS: During the preparation of the WCT site plan, a site environmental constraint analysis was conducted to ensure that urban development would mitigate impacts to the natural and cultural environment. The subject</p>	

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project is consistent with the County's General Plan. The subject EIS assesses the cumulative impact of the development and its potential impacts to natural ecosystems, natural resources, wildlife habitat and surrounding land uses.	
<u>K. Strive for Good Governance</u>	
Goal:	
Objective:	
(1) Strengthen governmental planning, coordination, consensus building, and decision making.	
Policies:	
a. Plan and prepare for the effects of social, demographic, economic, and environmental shifts.	NA
b. Plan for and address the possible implications of Hawai'iian sovereignty.	NA
c. Encourage collaboration among government agencies to reduce duplication of efforts and promote information availability and exchange.	NA
d. Expand opportunities for the County to be involved in and affect State and Federal decision making.	NA
e. Plan and prepare for large-scale emergencies and contingencies.	NA
f. Improve public awareness about preparing for natural hazards, disasters, and evacuation plans.	NA
g. Improve coordination among Federal, State, and County agencies.	NA
Implementing Actions:	
a. Develop policies, regulations, and programs to protect and enhance the unique character and needs of the County's various communities.	NA
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.	NA
c. Study and evaluate the feasibility and implications of district voting in Maui County Council elections.	NA
d. Study and evaluate the feasibility of authorizing town governments in Maui County.	NA
ANALYSIS: The WCT will not directly develop government services; therefore this objective and these policies are not applicable. However, the WCT build out will have a significantly positive impact on the Maui County economy and will contribute to increased County revenues in the form of increased property taxes, general excise taxes,	

COUNTYWIDE POLICY PLAN	RATING
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and income taxes.	
Objective:	
(2) Promote civic engagement.	
Policies:	
a. Foster consensus building through in-depth, innovative, and accessible public-participatory processes.	
b. Promote and ensure public participation and equal access to government among all citizens.	NA
c. Encourage a broad cross-section of residents to volunteer on boards and commissions.	NA
d. Encourage the State to improve its community-involvement processes.	NA
e. Support community-based decision making.	NA
f. Expand advisory functions at the community level.	NA
g. Expand opportunities for all members of the public to participate in public meetings and forums.	S
h. Facilitate the community's ability to obtain relevant documentation.	S
i. Increase voter registration and turnout.	NA
Implementing Actions:	
a. Implement two-way communication using audio-visual technology that allows residents to participate in the County's planning processes.	NA
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.	NA
c. Explore funding mechanisms to improve participation by volunteers on boards and commissions.	NA
d. Develop a project-review process that mandates early and ongoing consultation in and with communities affected by planning and land use activities.	NA
<p>ANALYSIS: The public participation program involved numerous participatory meetings with key stakeholders, community groups, neighboring property owners and governmental agencies at various stages of the master planning process. These meetings provided opportunity for the public to ask questions and present concerns about the project prior to the submittal of the DEIS.</p> <p>Further review of the WCT will include review of the DEIS and land use entitlement change application by the State Land Use Commission, Maui Planning Commission and Maui County Council. These steps provide for</p>	

COUNTYWIDE POLICY PLAN	RATING
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agency and public input and comments, as well as opportunities for the public and decision makers to ask for more information to address any additional concerns that may arise.	
Objective:	
(3) Improve the efficiency, reliability, and transparency of County government’s internal processes and decision making.	
Policies:	
a. Use advanced technology to improve efficiency.	NA
b. Simplify and clarify the permitting process to provide uniformity, reliability, efficiency, and transparency.	NA
c. Improve communication with Lana`i and Moloka`i through the expanded use of information technologies, expanded staffing, and the creation and expansion of government-service centers.	NA
d. Ensure that laws, policies, and regulations are internally consistent and effectuate the intent of the General Plan.	NA
Implementing Actions:	
a. Update the County Code to be consistent with the General Plan.	NA
b. Identify and update County regulations and procedures to increase the productivity and efficiency of County government.	NA
c. Develop local level-of-service standards for infrastructure, public facilities, and services.	NA
d. Implement plans through programs, regulations, and capital improvements in a timely manner.	NA
e. Expand government online services.	NA
ANALYSIS: The WCT will not directly improve government processes, decision making and standards; therefore this objective and these policies are not applicable. However, the WCT build out will have a significantly positive impact on the Maui County economy by creating short- and long-term employment opportunities.	
Objective:	
(4) Adequately fund in order to effectively administer, implement, and enforce the General Plan.	
Policies:	
a. Adequately fund, staff, and support the timely update and implementation of planning policy, programs, functional plans, and enforcement activities.	NA
b. Ensure that the County’s General Plan process provides for efficient planning at the County, island,	NA

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town, and neighborhood level.	
c. Encourage ongoing professional development, education, and training of County employees.	NA
d. Encourage competitive compensation packages for County employees to attract and retain County personnel.	NA
e. Enable the County government to be more responsive in implementing our General Plan and Community Plans.	NA
f. Review discretionary permits for compliance with the Countywide Policy Plan.	NA
g. Strengthen the enforcement of County, State, and Federal land use laws.	NA
Implementing Actions:	
a. Establish penalties to ensure compliance with County, State, and Federal land use laws.	NA
ANALYSIS: The WCT will not directly improve government administration, programs, or plans; therefore this objective and these policies are not applicable. However, the WCT build out will have a significant positive impact on the Maui County economy by creating short- and long-term employment.	
Objective 5:	
Strive for County government to be a role model for implementing cultural and environmental policies and practices.	
Policies:	
a. Educate residents on the benefits of sustainable practices.	NA
b. Encourage the retention and hiring of qualified professionals who can improve cultural and environmental practices.	NA
c. Incorporate environmentally sound and culturally appropriate practices in government operations and services.	NA
d. Encourage all vendors with County contracts to incorporate environmentally sound and culturally appropriate practices.	NA
ANALYSIS: The WCT will not directly improve government policies and practices; therefore this objective and these policies are not applicable. However, the WCT build out will have a significant positive impact on the Maui County economy by creating short- and long-term employment.	

2. Maui Island Plan (MIP)

The MIP serves as the regional plan for the Island of Maui. The Plan is comprised of the following nine elements: 1) Population; 2) Heritage Resources; 3) Natural Hazards; 4) Economic Development; 5) Housing; 6) Infrastructure and Public Facilities; 7) Land Use; 8) Directed Growth Plan; 9) Monitoring and Evaluation; and 10) Implementation. Each element contains goals, objectives, policies and implementing actions. The Directed Growth Plan identifies the location of future development through 2030. The Directed Growth Plan is intended to guide the location and general character of future urban development and will direct future zoning changes and guide the development of the County's short-term and long-term capital improvement plan budgets.

Table 57: Maui Island Plan Goals, Objectives and Policies

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
CHAPTER 1 - POPULATION		
GOAL		
1.1	Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.	
Objectives:		
1.1.1	Greater retention and return of island residents by providing viable work, education, and lifestyle options.	S
1.1.1.a	Expand programs that enable the community to meet the education, employment, housing, and social goals of youth and young adults.	NA
1.1.1.b	Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities.	S
1.1.1.c	Measure and track resident satisfaction through surveys and community indicators.	NA
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	NA

MAUI ISLAND PLAN	RATING
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disabled).	
Implementing Actions:	
1.1.1-Action 1 Use an existing agency to facilitate education, employment, housing, social services, and other programs that help retain young adults on Maui.	NA
1.1.1-Action 2 Identify existing and develop new funding sources for youth and family services (e.g., recreation, health care, education, housing, child care, etc.) and integrate such resources to achieve an effective outcome.	NA
1.1.1-Action 3 Develop and regularly conduct a Community Satisfaction Survey to measure residents' quality-of-life, facilitate the development of informed policies/programs, and improve service delivery.	NA
<u>ANALYSIS:</u> According to the Project's Market Study, (See Appendix A) it is estimated that in 2021 there will be a shortfall in housing supply of between 2,351 to 9,518 new residential units. The Developer expects that the majority of the Project's market priced housing will be sold at prices deemed affordable to Maui County residents earning between 100 and 140 percent of the County's median income as determined by the United States Department of Housing and Urban Development. By providing much needed housing in a format that will create a high quality of life for Maui's working families, and by generating both short- and long-term employment in the construction, trade and agricultural industries, the project should help facilitate the retention and return of island residents by providing viable work, education, and lifestyle options. Moreover, by providing a diversity of housing types, greater opportunity should be made available for residents to comfortably age within the WCT community.	
CHAPTER 2 – HERITAGE RESOURCES	
CULURAL, HISTORICAL AND ARCHAEOLOGICAL RESOURCES	
GOAL	
2.1 Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
Objectives:		
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 Hawai'ian customs and traditions in accordance with Article XII, Section 7, Hawai'i State Constitution, and Section 7-1, Hawai'i Revised Statutes (HRS).	S
Policies:		
2.1.1.a	Perpetuate the spirit of aloha and celebrate the host Hawai'ian culture and other ethnic cultures.	S
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.	NA
2.1.1.c	Ensure traditional public access routes, including native Hawai'ian trails, are maintained for public use.	S
2.1.1.d	Support the education of visitors and new residents about the customs and etiquette of the Hawai'ian culture, as well as other cultures.	NA
Implementing Actions:		
2.1.1-Action 1	Provide staffing and funding to support cultural resource planning, strengthen enforcement, support cultural programs and educational activities, and utilize the generational knowledge of Native Hawai'ian advisory bodies, when appropriate.	NA
2.1.1-Action 2	Establish a program to support the reconstruction, restoration, repair, rebuilding, or preservation of historic sites.	NA
2.1.1-Action 3	Incorporate the following areas of expertise into the Cultural Resources	NA

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
<p>Commission:</p> <p>(1) Generational knowledge; and</p> <p>(2) Kūpuna with traditional knowledge of land and ocean practices.</p>	
<p>2.1.1-Action 4 Develop, expand, and support educational programs, festivals, celebrations, and folklore that foster the spirit of aloha.</p>	NA
Objectives:	
<p>2.2 A more effective and efficient planning and review process that incorporates the best available cultural resources inventory, protection techniques, and preservation strategies.</p>	NA
Policies:	
<p>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.</p>	S
<p>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 (see Cultural Resources Overlay/Scenic Corridor Protection Technical Reference Map).</p>	NA
<p>2.1.2.c Ensure that cultural, historic, and archaeological resources are protected for the benefit of present and future generations.</p>	S
Implementing Actions:	
<p>2.1.2-Action 1 Commission cultural landscape studies of the entire island to assess areas as potential Heritage Areas.</p>	NA
<p>2.1.2-Action 2 Inventory potential Thematic Cultural Resource areas and submit nominations for State and/ or National Register of Historic Places.</p>	NA

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
2.1.2-Action 3 Prepare every ten years or whenever necessary an update to the Historic and Cultural Resources Plan and Inventory/Mapping Project that documents existing cultural and historic sites.	NA
2.1.2-Action 4 Develop and adopt a Heritage Area Management Program to protect the natural, cultural, scenic, and historic resources to include: <ol style="list-style-type: none"> (1) A Heritage Area Plan with protection standards for Heritage Areas identified on the Cultural/ Scenic Resources technical reference map; (2) A process to require a Cultural Landscape Report for developments within Heritage Areas; and (3) Consultation with Native Hawai‘ian advisory bodies, when appropriate. 	NA
Objective:	
2.3 Enhance the island’s historic, archaeological, and cultural resources.	NA
Policies:	
2.1.3.a Identify and pursue a listing of the properties and sites on the State and National Register of Historic Places.	NA
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.	NA
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 Hawai‘ian Affairs, Native Hawai‘ian 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,	NA

MAUI ISLAND PLAN		RATING
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	including consultation and monitoring during construction phases of projects.	
2.1.3.d	Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures.	NA
2.1.3.e	Encourage property owners to register historic and archaeological sites on the State and National Register.	NA
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.	S
2.1.3.g	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.	NA
2.1.3.h	Develop a comprehensive program for protection of cultural, historic and archaeological sites through the acquisition of easements, use of Transfer of Development Rights/Purchase of Development Rights, and other protective mechanisms.	NA
Implementing Actions:		
2.1.3-Action 1	Amend regulations to provide additional protection of lands that are important for traditional native Hawai'ian uses including subsistence food gathering, traditional access, agriculture, and religious uses.	NA
2.1.3-Action 2	Establish additional Historic and Archaeological Districts and ensure that land use regulations are implemented to ensure their protection.	NA
2.1.3-Action 3	Develop a program to identify and list Historic Places on the State and National Historic Register.	NA

MAUI ISLAND PLAN	RATING
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<p><u>ANALYSIS:</u> The DEIS includes an Archaeological Inventory Survey (AIA) and a Cultural Impact Assessment (CIA) for the area proposed for urbanization. By conducting an AIS and CIA in support of the DEIS, an extensive documentation of the history of the subject area together with documentation of past and existing archaeological and cultural resources was completed. The research that was done will add to the Public’s knowledge of the history and cultural resources of the planning area. The AIS and CIA also documented mitigation measures that are needed to ensure that the development will not significantly impact important archaeological and cultural resources.</p> <p>As noted in Section V.A.5 of the DEIS, the Applicant also intends to work with the Waikapū community to develop a cultural resources plan to ensure that local cultural values are incorporated into the fabric of the project. The Cultural Resources Plan may include recommendations such as the naming of streets and places within the WCT, identifying a site for a small museum depicting the history and culture of Waikapū, incorporating various features and artifacts reflecting Waikapū’s past – such as remnants from the sugar industry – into the design of key buildings and sites, and maintaining and protecting access into the Waikapū Valley for the purpose of hunting, gathering, the replanting of native trees and vegetation. The Applicant also intends to facilitate the expansion of diversified agricultural activities, including the growing of traditional Hawai’ian food staples such as wet and dryland kalo, banana, sweet potato, etc. within the Project’s agricultural lands. Moreover, small community gardens may be dispersed throughout the project site so that residents can connect with the land and grow their own foods, including traditional Hawai’ian staples, for their daily needs.</p>	
CHAPTER 2 – HERITAGE RESOURCES	
SHORELINE, REEFS AND NEARSHORE WATERS	
GOAL	
<p>2.2 An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.</p>	
Objectives:	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
2.2.1	A more comprehensive and community-based ICZM program.	NA
Policies:		
2.2.1.a	Encourage a management system that protects and temporarily rests the reef ecosystems from overuse.	NA
2.2.1.b	Support the establishment of additional MMAs and reef replenishment areas.	NA
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.	NA
2.2.1.d	Incorporate the following into the MIP, where consistent with the MIP: <ul style="list-style-type: none"> (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. 	NA
2.2.1.e	Support greater coordination among governmental agencies involved with the protection of the island’s marine resources.	NA
Implementing Actions:		
2.2.1-Action 1	Seek funding and work with other agencies and organizations to establish and prioritize MMAs around Maui’s coastline.	NA
2.2.1-Action 2	Establish an advisory committee to advocate the conservation and management of coastal resources, including members with generational knowledge; kūpuna with traditional and/or area knowledge; and those possessing traditional knowledge of land or ocean practices.	NA

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
Objective:		
2.2.2	Improved reef health, coastal water quality, and marine life.	S
Policies:		
2.2.2.a	Create additional mechanisms where needed to contain and control runoff and pollution.	S
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.	NA
2.2.2.c	Carefully manage beach nourishment activities to protect the coastal and marine ecosystem.	NA
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.	S
2.2.2.e	Strictly regulate shoreline armoring in accordance with adopted Shoreline Rules, with an intent to protect the coastal and marine ecosystem.	NA
2.2.2.f	Support greater protection of Keālia Pond National Wildlife Refuge through the following: <ul style="list-style-type: none"> (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. 	NA
2.2.2.g	Support the development of regulations to prevent the excessive depletion of fish stocks due to non-sustainable practices and gear such as SCUBA spear-fishing and lay nets, within the context of nearshore ecosystems.	NA

MAUI ISLAND PLAN		RATING
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2.2.2.h	Encourage the State to conduct a regular census of fish populations and monitor coral health.	NA
2.2.2.i	Encourage the State to significantly increase the number of park rangers, enforcement officers, and marine biologists to protect coastal resources.	NA
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.	NA
Implementing Actions:		
2.2.2-Action 1	Adopt coastal landscaping provisions that include standards such as setbacks, buffers, and other measures that promote the use of native plants and xeriscaping.	NA
2.2.2-Action 2	Develop a master plan and feasibility study for the preservation and enhancement of the Ma`alaea Beach recreation area and Keālia Pond National Wildlife Refuge to include the possible mauka realignment of North Kīhei Road.	NA
2.2.2-Action 3	Work with appropriate agencies, landowners, and community groups to identify Maui's Hawai'ian fishponds and develop a management plan for their protection, repair, restoration, and use.	NA
2.2.2-Action 4	Implement a Reef Protection Restoration Plan.	
Objectives:		
2.2.3	Water quality that meets or exceeds State Clean Water Act standards.	S
Policies:		
2.2.3.a	Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and NPS pollution.	S

MAUI ISLAND PLAN		RATING
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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.	NA
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.	NA
2.2.3.d	Avoid development actions that impair Maui's reef systems and remove identified stressors.	NA
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.	NA
2.2.3.f	Prohibit the development of new wastewater injection wells, except when unavoidable for public health and safety purposes.	NA
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.	NA
Implementing Actions:		
2.2.3-Action 1	Transition from the use of wastewater injection wells to appropriate, environmentally sound methods of wastewater disposal, and promote the beneficial reuse of wastewater effluent.	NA

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Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
<p>2.2.3-Action 2 Revise regulations:</p> <ul style="list-style-type: none"> (1) Require the approval of an ESCP for development activities that may pose a threat to water quality. (2) Require an on-site monitoring program, where applicable, when grading may pose a threat to water quality or when recommended in the ESCP. (3) Devise site plan standards using innovative tools. (4) Control the pollutant load by imposing standards that are more restrictive than the State water quality control standards. 	NA
Objective:	
2.2.4 Acquire additional shoreline lands and shoreline access rights.	NA
Policies:	
2.2.4.a Promote the use of conservation easements, land trusts, transfer and purchase of development rights, and mitigation banking.	NA
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 <i>Shoreline Access Inventory Update - Final Report</i> (March 2005), and its updates.	NA
2.2.4.c Incorporate the <i>Shoreline Access Inventory Update - Final Report</i> (March 2005), and its regular updates, into this plan.	NA
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.	NA
Implementing Actions:	

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
<p>2.2.4-Action 1 Revise subdivision and development regulations to:</p> <p>(1) Increase linear frequency for public access to and along the shoreline; and</p> <p>(2) Require access to and along the shoreline as a condition of subdivision, land use entitlement, and/or discretionary development approval.</p>	NA
<p>2.2.4-Action 2 Prioritize the acquisition of shoreline parcels in accordance with the recommendations of the Shoreline Access Inventory Update – Final Report (March 2005), and other plans funded by the Coastal Zone Management Program.</p>	NA
<p>2.2.4-Action 3 Implement the Pali to Puamana Plan to facilitate the restoration of shoreline and coastal resources along the eight-mile stretch of seashore from Ukumehame to Puamana.</p>	NA
<p>2.2.4-Action 4 Acquire development rights for the lands adjoining Ho`okipa Beach Park, to enhance coastal zone management.</p>	NA
<p>2.2.4-Action 5 Acquire coastal lands between the Central Maui Wastewater Reclamation Facility and Pā`ia Town in accordance with the recommendations of the Northshore Greenway Master Plan.</p>	NA
<p>2.2.4-Action 6 Develop and adopt funding mechanisms to finance the acquisition of additional shoreline lands in South and West Maui, and other areas as they urbanize.</p>	NA
<p>ANALYSIS: In accordance with the County’s “Rules for the Design of Storm Water Treatment Best Management Practices”, the design of WCTs stormwater system will include water quality treatment to reduce the discharge of pollutants to the maximum extent practicable. Some examples of stormwater best management practices (BMPs) include:</p> <ul style="list-style-type: none"> • Grassed Swales. Grassed swales will be implemented within the landscaped areas where practical. Grass and groundcover provides natural filtration and allows for 	

MAUI ISLAND PLAN	RATING
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<p>percolation into the underlying soils.</p> <ul style="list-style-type: none"> • Open Space and Parks. Open space and parks will be maintained with grass or other landscape materials, thereby reducing the amount of impervious surfaces and promoting infiltration. • Stormwater Detention. Stormwater detention collects stormwater allowing some of the suspended solids to settle out. The stored runoff infiltrates into the underlying soils and recharges groundwater. <p>A maintenance plan will be developed for the stormwater BMPs. The plan will include the requirements for removal of the accumulated debris and sediment, maintaining vegetation, and performing inspections to insure that the BMPs are functioning properly. Moreover, stormwater runoff during site preparation will be controlled in compliance with the County Code Chapter 20.08 “Soil Erosion and Sediment Control Minimum BMPs”. During the construction period, temporary erosion control measures will be incorporated to minimize dust and soil erosion. Additional controls will be implemented to protect Waikapū Stream. Temporary BMPs include the construction of diversion berms and swales, dust fences, silt fences, stabilized construction entrances, truck wash down areas, inlet protection, temporary grassing of graded areas, and slope protection.</p> <p>Water trucks and temporary sprinkler systems will be used to minimize dust generated from the graded areas. A National Pollution Discharge Elimination System (NPDES) permit will be required by the Department of Health prior to approval of the grading permit.</p> <p>The drainage design criteria will be to minimize any alterations to the drainage pattern of the existing onsite surface runoff. No additional runoff will be allowed to sheet flow toward Keālia Pond.</p>	
<p>CHAPTER 2 – HERITAGE RESOURCES</p>	
<p>WATERSHEDS, STREAMS AND WETLANDS</p>	
<p>GOAL</p>	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
2.3	Healthy watersheds, streams, and riparian environments.	
Objectives:		
2.3.1	Greater protection and enhancement of watersheds, streams, and riparian environments.	S
Policies:		
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.	S
2.3.1.b	Continue to support and be an active member of watershed partnerships.	S
2.3.1.c	Support the establishment of regional water trusts, composed of public and private members, to manage water resources.	NA
2.3.1.d	Support regulations to require developments to utilize ahupua`a management practices.	NA
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.	S
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.	NA
2.3.1.g	Encourage the State to mandate instream assessment to provide adequate water for native species.	S
2.3.1.h	Maui will protect all watersheds and streams in a manner that guarantees a healthy, sustainable riparian environment.	S

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
Implementing Actions:	
2.3.1-Action 1 Develop, regularly update, and adopt watershed management plans for regions of the island not covered by existing plans.	NA
2.3.1-Action 2 Work with the State and Federal government to ensure instream assessment to assure the reproductive system/cycle for Native species and for other purposes.	NA
Objective:	
2.3.2 Decreased NPS and point source pollution.	S
Policies:	
2.3.2.a Enforce water pollution related standards and codes.	NA
2.3.2.b Support the use of LID Techniques such as those described in the State of Hawai'i LID Practitioner's Guide (June 2006), as amended.	S
2.3.2.c Encourage farmers and ranchers to use agricultural BMPs to address NPS pollution.	S
Implementing Actions:	
2.3.2-Action 1 Adopt standards to reduce the amount of nutrients that enter watersheds, and encourage the reduction of landscape fertilizers and pesticides.	NA
2.3.2-Action 2 Develop updated grading BMPs that are appropriate for Maui.	NA
2.3.2-Action 3 Implement the Pollution Prevention Plan (PPP) program, which provides incentives for agricultural operations to prevent runoff and nonpoint source pollution.	S
Objective:	

MAUI ISLAND PLAN		RATING
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2.3.3	Preserve existing wetlands and improve and restore degraded wetlands.	NA
Policies:		
2.3.3.a	Prohibit the destruction and degradation of existing upland, mid-elevation, and coastal wetlands.	NA
2.3.3.b	Support and fund wetland protection and improvement, and restoration of degraded wetlands.	NA
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.	NA
Implementing Actions:		
2.3.3-Action 1	Develop standards for appropriate buffers and/or other protective measures for development near or around wetlands.	NA
2.3.3-Action 2	Enact ordinances to ensure no net loss of wetlands.	NA
2.3.3-Action 3	Enforce no net loss of wetlands and improve degraded wetlands.	NA
2.3.3-Action 4	Assist in the preservation and enhancement of Keālia and Kanahā-Mauoni Ponds; Lā'ie, Kalepolepo, Nu'u, Ukumehame, Olowalu, Launiupoko, and Mākena wetlands; and other wetland areas.	NA
Objective:		
2.3.4	Greater preservation of native flora and fauna biodiversity to protect native species.	S
Policies:		
2.3.4.a	Work with appropriate agencies to eliminate feral ungulate populations and	S

MAUI ISLAND PLAN	RATING
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invasive species.	
2.3.4.b Encourage the State to provide adequate funding to preserve biodiversity, protect native species, and contain or eliminate invasive species.	NA
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.	S
Implementing Actions:	
2.3.4-Action 1 Develop tree protection regulations that restrict the removal of vegetation outside of identified building envelopes/protected areas.	NA
2.3.4-Action 2 Develop strategic partnerships with conservation groups and organizations to maximize Federal, State, County, and private funding; and increase cooperation to achieve conservation goals.	NA
Objective:	
2.3.5 Limited development in critical watershed areas.	S
Policies:	
2.3.5.a Discourage development and subdivision of land within critical watersheds and in areas susceptible to high erosion and sediment loss.	S
2.3.5.b Designate critical watershed areas as conservation lands.	NA
2.3.5.c Strongly encourage new subdivisions and developments that are proximate to environmentally sensitive watershed resources to prepare and implement CSD plans.	S
Implementing Actions:	

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
2.3.5-Action 1 Develop tools, such as CSD plans, to protect watershed resources and sensitive habitats.	NA
2.3.5-Action 2 Identify and map critical watersheds, sensitive habitats, and those areas susceptible to high erosion and sediment loss.	S
Objective:	
2.3.6 Enhance the vitality and functioning of streams, while balancing the multiple needs of the community.	S
Policies:	
2.3.6.a Protect and enhance natural streambeds and discourage stream alteration.	S
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.	S
2.3.6.c Respect and participate in the resolution of native Hawai`ian residual land and water rights issues (kuleana lands, ceded lands, and historic agricultural and gathering rights).	S
2.3.6.d Ensure that stream flows implement laws and policies found in the State Constitution and Water Code.	NA
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.	S
ANALYSIS: The WCT Master Plan sets aside open space that buffers the mauka urban and rural development from the Waikapū Stream and the Waikapū Watershed. The highest point of the proposed rural development boundary is located approximately 3,200 feet makai of the entrance to the Waikapū Valley and the highest point of the urban boundary is just under a mile	

MAUI ISLAND PLAN	RATING
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<p>makai of the valley’s entrance. Along the approximate 1.5 miles of the Project’s Waikapū Stream frontage, a riparian buffer of at least 100-feet, but in most areas significantly wider, has been established. WCT land along the Waikapū Stream will be kept in open space, used for agriculture and for active and passive recreation.</p> <p>As noted in Section V.D3 of the DEIS, BMPs will be used to mitigate the discharge of non-point source pollution from the project site during the construction and operation phases. Moreover, agricultural land management BMPs will be implemented to minimize soil loss and sedimentation during agricultural operations, especially when crops are harvested and rotated and the land is being tilled. Agricultural operations will also be required to abide by all State and Federal laws regulating the use of pesticides, and will be required to implement appropriate BMPs to ensure that such treatments do not impact the natural environmental and or the public’s health.</p> <p>The Applicant is supporting the on-going work of neighboring Kuleana farmers that have leased land in the Waikapū Watershed from the Applicant. On these leased lands, the Hui Mālama o Waikpau non-profit community group has restored a few of the lo’i kalo and a native dryland koai`a forest and are conducting invasive species eradication. The WCT is also a binding party to the Nā Wai ‘Ehā settlement agreement and the instream flow standards established by the Commission on Water Resources Management (CWRM). The Applicant is an active partner with the Community to minimize the Project’s impact to stream flows, and to ensure that sufficient water is available for Kuleana farmers and stream restoration activities.</p>	
Implementing Actions:	
2.3.6-Action 1 Compile and update data on the needs of the multiple users of water.	
CHAPTER 2 – HERITAGE RESOURCES	
WILDLIFE AND NATURAL AREAS	
GOAL	
2.4 Maui’s natural areas and indigenous flora and fauna will be protected.	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
Objectives:		
2.4.1	A comprehensive management strategy that includes further identification, protection, and restoration of indigenous wildlife habitats.	S
Policies:		
2.4.1.a	Identify and inventory the following: <ul style="list-style-type: none"> (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. 	S
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.	NA
2.4.1.c	Support the implementation of Hawai'i's Comprehensive Wildlife Conservation Strategy (October 2005).	NA
Implementing Actions:		
2.4.1-Action 1	Develop, and regularly update, an island-wide Environmental Resources Sites' database to serve as a basis for decision making to include the following: natural preserves; watersheds; wetlands; streams; dryland forests; critical habitat areas; natural barrier resources; and other sensitive landforms and features on an Environmental Resources Map.	NA
2.4.1-Action 2	Prepare the following, in coordination with the State and resource partnerships:	NA

MAUI ISLAND PLAN	RATING
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<p>(1) An inventory of key habitats that lack regulatory protections; and</p> <p>(2) An inventory of NAPP-eligible lands.</p>	
2.4.1-Action 3 Increase wildlife and natural area planning expertise throughout the County government.	NA
2.4.1-Action 4 Amend existing regulations to require flora and fauna assessments and protection plans for development in areas with identified concentrations of indigenous flora and fauna.	NA
Objective:	
2.4.2 A decrease in invasive species through programs and partnerships that eradicate undesirable species and protect native habitat.	NA
Policies:	
2.4.2.a Prevent the introduction of invasive species at all of Maui's airports and harbors.	NA
2.4.2.b Encourage the State to increase funding in support of invasive species interception, control, and eradication.	NA
2.4.2.c Encourage the State to develop programs that allow students to participate in invasive species eradication projects.	NA
Implementing Actions	
2.4.2-Action 1 Work with Federal and State agencies to develop and implement procedures for the inspection of incoming cargo, passenger baggage, and vehicles for invasive species and prohibited plants and animals.	NA

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2.4.2-Action 2 Pursue Federal and other dedicated funding for invasive species intervention at harbors and airports.	NA
2.4.2-Action 3 Pursue Federal and other funding for public/private partnerships to develop and implement environmental protection programs.	NA
Objective:	
2.4.3 Greater protection of sensitive lands, indigenous habitat, and native flora and fauna.	S
Policies:	
2.4.3.a Secure an interconnected network of sensitive lands, greenways, watercourses, and habitats.	S
2.4.3.b Protect Maui's sensitive lands (see Sensitive Lands on Protected Areas Diagrams).	S
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.	S
2.4.3.d Utilize protection tools such as conservation easements, land trusts, land banks, Purchase of Developments Rights (PDRs), Transfer of Development Rights (TDRs), and other stewardship tools to acquire natural areas.	NA
2.4.3.e Encourage discussions with communities to designate heritage areas that protect recreational and cultural lifestyles and resources.	S
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.	NA
2.4.3.g Encourage reforestation efforts that increase native species' habitat.	S

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2.4.3.h Utilize the Natural Area Partnership Program (NAPP) and other programs to protect natural lands.	S
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.	NA
Implementing Actions:	
2.4.3-Action 1 Develop management plans for the reforestation of native species' habitats and institute rest periods for designated areas threatened by overuse.	NA
2.4.3-Action 2 Develop an inventory of lands, and prioritize urban and rural wilderness areas that are threatened by human impacts and are strong candidates for preservation.	NA
<p><u>ANALYSIS:</u> In order to avoid having the proposed development impact endangered and threatened species of flora and fauna, a Biological Resources Survey was conducted as part of the DEIS (<u>See:</u> Section IV.A.4 and Appendix B). The objectives of the Biological Resources Survey were to:</p> <ol style="list-style-type: none"> 1. Document the types of plant and animal species that exist on the property; 2. Identify the presence or likely presence of native flora and fauna; 3. Identify the presence or likely presence of federally listed Threatened or Endangered species and what on-site habitats might be essential for these species; 4. Determine if the project area contains any special habitats, which if lost or altered, might result in a significant negative impact on the flora and fauna found 	

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<p>on the property.</p> <p>The Biological Resources Survey determined that there is little of botanical concern on the subject property. The study states that the project is not expected to have a significant negative impact on the botanical resources on the site or in the immediate area and no recommendations are recommended in the study.</p> <p>In addition to conducting a Biological Resources Survey, the WCT site plan also places a significant buffer between the Waikapū Valley and Waikapū Stream and the area proposed for development. Moreover, as noted in Section V.D.3 of the DEIS, BMPs will be used to mitigate the discharge of non-point source pollution from the project site during the construction and operation phases. Moreover, agricultural land management BMPs will be implemented to minimize soil loss and sedimentation during agricultural operations, especially when crops are harvested and rotated and the land is being tilled. Agricultural operations will also be required to abide by all State and Federal laws regulating the use of pesticides, and will be required to implement appropriate BMPs to ensure that such treatments do not impact the natural environmental and or the public's health.</p>	
CHAPTER 2 – HERITAGE RESOURCES	
SCENIC RESOURCES	
GOAL	
<p>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.</p>	
Objectives:	
<p>2.5.1 A greater level of protection for scenic resources.</p>	S
Policies:	

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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.	S
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.	S
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.	S
2.5.1.d	Protect ridgelines from development where practicable to facilitate the protection of public views.	NA
2.5.1.e	Protect scenic resources along Maui’s scenic roadway corridors.	S
Implementing Actions:		
2.5.1-Action 1	Adopt a Scenic Roadway Corridor Overlay District to establish special controls to mitigate the impact of development on scenic resources.	NA
2.5.1-Action 2	Establish a Scenic Roadway Corridor Management Plan and Design Guidelines to guide the development within the Overlay District.	NA
2.5.1-Action 3	Adopt a management plan that identifies right-of-way improvements, utility controls, roadside maintenance activities, signage, potential new vehicular turnoffs, and land acquisition opportunities that would protect the resource.	NA
2.5.1-Action 4	Establish design guidelines that integrate techniques such as development clustering, greenbelts, and open space buffers, site plan configuration to protect view planes, building design and height limitations, setbacks from public	S

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roadways, landscaping, and other techniques.	
2.5.1-Action 5 Create thresholds for new subdivision of land or building permit which is within a Scenic Roadway Corridor viewshed (as mapped by the County) to make them subject to assessment of the projects visual impact and compliance with the design guidelines.	NA
2.5.1-Action 6 The County shall use the management plan and design guidelines to review site designs, development applications, and capital improvement programs to ensure that they do not degrade Maui’s scenic roadways and resources.	NA
2.5.1-Action 7 Develop and adopt standards to protect ridgelines, slopes, and view planes from development.	NA
2.5.1-Action 8 Develop and adopt regulations to protect night-sky resources from encroachment by the built environment, and limit night-light emissions and light-intensity levels.	NA
Objective:	
2.5.2 Reduce impacts of development projects and public-utility improvements on scenic resources.	S
Policies:	
2.5.2.a Enforce the policies and guidelines of the SMA regarding the protection of views.	NA
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.	S

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2.5.2.c	Require appropriate building setbacks and limits on wall heights to protect views along scenic corridors.	S
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.	NA
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.	NA
2.5.2.f	Ensure little or no effect on scenic resources from utility improvements, primarily power poles.	NA
2.5.2.g	Protect scenic vistas from intrusion by power poles.	NA
Implementing Actions:		
2.5.2-Action 1	Develop, adopt, and implement a Scenic Resources Management Plan and design guidelines.	NA
2.5.2-Action 2	Develop and adopt an ordinance that requires Scenic Resource Impact Assessments for projects that may have potential impact on scenic resources.	NA
2.5.2-Action 3	Develop and adopt standards and processes to: <ul style="list-style-type: none"> (1) Ensure that the location and design of utility poles, facilities, and infrastructure do not degrade scenic resources; (2) Require utilities to be placed underground, whenever feasible; and (3) Require UDRB to review and approve the installation of utilities along scenic corridors. 	NA
Objective:		

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2.5.3 Greater protection of and access to scenic vistas, access points, and scenic lookout points.	NA
Policies:	
2.5.3.a Protect, enhance, and acquire access to Maui’s scenic vistas and resources.	NA
Implementing Actions:	
2.5.3-Action 1 Revise land use regulations to: <ul style="list-style-type: none"> (1) Require access, where appropriate, to scenic vistas and resources, provided such access is culturally acceptable; (2) Limit the height of walls; and (3) Require appropriate setbacks and site design along scenic corridors. 	NA
2.5.3-Action 2 Develop additional Scenic Lookout points.	NA
<p>ANALYSIS: As discussed in Section V.A.6 (Visual Resources) the WCT will have approximately 12,243 feet, or 2.31 miles, of urban, rural and agricultural frontage along Honoapi’ilani Highway. The WCT will change the character of the existing open space, Haleakalā and West Maui Mountain views along the frontage of the Highway where urban and rural development is being proposed. The frontage that will be impacted stretches approximately 4,700 linear feet just south of Waikapū, from the northern boundary of the Maui Tropical Plantation. The views from this area are partially obstructed by vegetation within the right-of-way, but where not obstructed the views are of agricultural lands and the West Maui Mountain in the background looking in a mauka direction. Looking in a makai direction, where not obstructed by existing vegetation within the right-of-way, the views are of Haleakalā and the Pacific Ocean can be seen when the sugarcane has been harvested.</p> <p>In order to mitigate the obstruction of views from the highway to the West Maui Mountains, buildings will be setback at least 75-feet from the highway and building heights will be limited</p>	

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<p>to 30-feet along the highway frontage. Buildings will also be separated, placed and oriented in a manner that will establish view corridors from the highway to the West Maui Mountains. Building setbacks and placement will help to mitigate the project’s overall impact upon the existing views of Haleakalā and the West Maui Mountains.</p> <p>The Applicant is establishing wide setbacks from Honoapi’ilani Highway to allow for pedestrian and bicycle facilities and the establishment of landscape planting. As is common throughout Hawai’i, and especially on Maui, the planting of large canopy Monkey Pod trees, tropical shrubs and bushes and ground cover will be maintained to create a sense of separation and definition between the urban development and the highway. Separated from the highway, an approximate 10-foot wide shared pedestrian and bicycle track will meander along the roadways frontage. The overall effect will be to create a greenway with a variety of plant massing and color, and the presence of intermittent views of Haleakalā and the West Maui Mountains along the frontage of the development.</p> <p>In order to fully document the impact to scenic resources along Honoapi’ilani Highway fronting the project site, photographic simulations were prepared to show before and after conditions. The simulations clearly show that the existing views over agricultural lands towards Haleakalā and the West Maui Mountain will be impacted by the development. However, the large setback along the highway, together with building height limitations and building separation, will preserve views of Haleakalā and the West Maui Mountains. Moreover, landscape planting of canopy shade trees along with tropical shrubs and the placement of a separated bicycle and pedestrian path within the highway’s frontage, will expand opportunities for the public to experience these visual resources in the future (See Figure 35, A-E).</p> <p>Beyond the Project’s urban frontage and extending towards Mā’alaea, a permanent 800-acre agricultural preserve will exist on each side of Honoapi’ilani Highway. The preserve will have approximately 7,550-feet of frontage along the highway. The preserve will create a permanent open space buffer and permanent separation between Waikapū Town and Mā’alaea. Along this section of the highway, largely unobstructed views of Haleakalā, the West Maui Mountains and</p>	

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partial views of the Pacific Ocean will exist in perpetuity.	
CHAPTER 3 – NATURAL HAZARDS	
GOAL	
3.1 Maui will be disaster resilient.	
Objectives:	
3.1.1 Increased inter-agency coordination.	NA
Policies:	
<p>3.1.1.a Reinforce the island’s preparedness capacity by:</p> <ul style="list-style-type: none"> (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. 	NA
Implementing Actions:	
3.1.1-Action 1 Consolidate and update the geographic information systems (GIS) hazards data bank in the Maui County Emergency Operations Center. Allow for the use of outside data to be included in the data bank.	NA
3.1.1-Action 2 Acquire the latest GIS technology in hazard, risk, and vulnerability assessments.	NA
3.1.1-Action 3 Establish a standing County Hazard Mitigation Committee, comprised of representatives from all levels of government and the private sector.	NA

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Objective:		
3.1.2	Greater protection of life and property.	S
Policies:		
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.	NA
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.	NA
3.1.2.c	Strengthen current development standards to minimize destruction of land and property.	NA
3.1.2.d	Encourage the use of construction techniques that reduce the potential for damage from natural hazards.	S
3.1.2.e	Increase the County's resilience to drought.	NA
3.1.2.f	Increase food and energy security through local production and storage.	S
Implementing Actions:		
3.1.2-Action 1	Develop an Emergency Management Center in Central Maui.	NA
3.1.2-Action 2	Implement the HMP, and subsequent updates, to the extent it is consistent with MIP.	NA
3.1.2-Action 3	Develop a Post-Disaster Recovery and Reconstruction Plan that will ensure Maui's resilience to coastal hazards.	NA

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<p>3.1.2-Action 4 Develop plans and/or incentives to do the following:</p> <ul style="list-style-type: none"> (1) Encourage rebuilding inland as an alternative to shoreline hardening; (2) Streamline the reconstruction of structures that are moved substantially inland; (3) Encourage the relocation of existing structures so they are away from shoreline areas; and (4) Encourage the relocation of vulnerable coastal roads that are susceptible to destruction from natural hazards, such as a portion of North Kīhei Road and the Pali to Puamana realignment. 	BA
<p>3.1.2-Action 5 Periodically update the shoreline rules to enable the Maui Planning Commission to provide safe setbacks from the shorelines and incorporate best management practices.</p>	NA
<p>3.1.2-Action 6 Use and update the Federal Emergency Management Agency-Digital Flood Insurance Rate Maps (DFIRM) in the permitting process to minimize development in flood-prone areas.</p>	NA
<p>3.1.2-Action 7 Following each coastal erosion disaster, identify and document the new shoreline position to be used for reviewing future development.</p>	NA
<p>3.1.2-Action 8 Following each natural disaster, gather data to plan for future disaster events.</p>	NA
<p>3.1.2-Action 9 Update coastal-planning requirements to factor in incremental effects of rising sea levels.</p>	NA
<p>3.1.2-Action 10 Increase water storage and development of additional capacity in Upcountry Maui and other areas susceptible to drought and encourage efficiency in conservation programs.</p>	NA
<p>Objective:</p>	
<p>3.1.3 A more coordinated emergency response system that includes clearly defined</p>	NA

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and mapped evacuation routes.	
Policies:	
3.1.3.a Identify and expand shelter facilities and evacuation routes away from areas susceptible to natural hazards.	NA
Implementing Actions:	
3.1.3-Action 1 Develop an island-wide evacuation routes plan.	NA
3.1.3-Action 2 Identify and develop required shelter capacity.	NA
3.1.3-Action 3 Plan for opening and staffing the shelters to ensure that the facilities are made available at the time of evacuation orders.	NA
Objective:	
3.1.4 A more educated and involved public that is aware of and prepared for natural hazards.	NA
Policies:	
3.1.4.a Promote public education and involvement related to natural hazards awareness and preparedness.	NA
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.	NA
Implementing Actions:	
3.1.4-Action 1 Develop regularly scheduled mitigation training for public and private emergency responders and establish volunteer groups to elevate public awareness of emergency procedures.	NA

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<p><u>ANALYSIS:</u> The portion of the project area that is located adjacent to the Waikapū Stream, within the Special Flood Hazard Area, is proposed to be set aside for parks, open space and agriculture. No structures will be will be located within Zone AEF.</p> <p>Moreover, all structures will be built to current standards to withstand potential threats from hurricanes and earthquakes. The Project’s agricultural component will help facilitate greater agricultural self-sufficiency, which is consistent with the County’s policy to increase food and energy security through local production and storage.</p>		
CHAPTER 4 – ECONOMIC DEVELOPMENT		
GOAL		
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.	
Objectives:		
4.1.1	A more diversified economy.	S
Policies:		
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.	NA
4.1.1.b	Support the creation of new jobs and industries that provide a living wage.	NA
4.1.1.c	Facilitate and expedite permits and approvals.	NA
4.1.1.d	Develop linkages and partnerships among international research and development activities and Maui businesses.	NA

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Objective:		
4.1.2	Increase activities that support principles of sustainability.	S
Policies:		
4.1.2.a	Support industries that are sustainable, and culturally and environmentally sensitive.	S
4.1.2.b	Encourage and support local businesses.	S
4.1.2.c	Substitute imports with locally-produced services and products where practicable.	S
4.1.2.d	Support the development of economic development clusters in targeted industry sectors.	NA
4.1.2.e	Encourage all businesses to save energy, water, and other resources.	NA
Implementing Actions:		
4.1.2-Action 1	Regularly study market trends with the intent to attract new industries that are environmentally/culturally appropriate for Maui.	NA
4.1.2-Action 2	Develop programs that brand all locally produced services and products or devise other measures to achieve import substitution.	NA
4.1.2-Action 3	Create a database of imports suitable for substitution by locally produced services and products and annually report on progress made towards import substitution.	NA
Objective:		
4.1.3	Improve the island's business climate.	S

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Policies:		
4.1.3.a	Upgrade, maintain the quality of, and improve access to telecommunications infrastructure.	NA
4.1.3.b	Ensure an adequate supply of affordable workforce housing.	S
4.1.3.c	Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.	S
4.1.3.d	Encourage, nurture, and reward entrepreneurship and innovation.	NA
4.1.3.e	Encourage employers to establish incentive programs. Support flexibility in workforce policies compatible with business and quality of life goals.	NA
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.	NA
Implementing Actions:		
4.1.3-Action 1	Develop and implement innovative land use tools, public/private transportation incentives, and flexible business practices to reduce travel costs and job trips.	NA
ANALYSIS: The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The Project will provide housing along with supporting commercial, employment and institutional uses that will allow Maui's economic base industries to grow, diversify, and become more sustainable – including the agricultural sector. By providing much needed housing in a format that will create a high quality of life for Maui's working families, and by generating considerable short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the State and County's economic development.		

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TOURISM – GOAL, OBJECTIVES AND POLICIES		NA
AGRICULTURE – GOAL, OBJECTIVES AND POLICIES		
GOAL		
4.3	Maui will have a diversified agricultural industry contributing to greater economic, food, and energy security and prosperity.	S
Objective:		
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.	S
Policies:		
4.3.1.a	Strive to substitute food/agricultural product imports with a reliable supply of locally-produced food and agricultural products.	S
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.	S
4.3.1.c	Encourage growing a diverse variety of crops and livestock to ensure the stewardship of our land while safeguarding consumer safety.	S
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.	NA
Implementing Actions:		
4.3.1-Action 1	Encourage the development of community gardens, including gardens on greenbelts that separate communities.	S
4.3.1-Action 2	Establish benchmarks to monitor progress towards achieving island-wide food self-sufficiency.	NA

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4.3.1-Action 3 Propose revisions to the zoning ordinance to allow the direct marketing of the island’s agricultural products through farmers markets, “pick-your-own” farms, farm stands, and similar venues.	NA
Objective:	
4.3.2 Maintain or increase agriculture’s share of the total island economy.	S
Policies:	
4.3.2.a Encourage the export of the island’s agricultural products to offshore markets.	S
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.	NA
4.3.2.c Encourage the continued viability of sugar cane production, or other agricultural crops, in central Maui and all of Maui Island.	NA
4.3.2.d Work with the State to reduce excise taxes for commercial agricultural products produced within the State.	NA
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.	NA
Implementing Actions:	
4.3.2-Action 1 Bi-annually update the Maui Agricultural Development Plan to provide strategic direction for the expansion of agriculture on Maui and to determine ongoing direct and indirect benefits of agriculture on Maui.	NA
4.3.2-Action 2 Increase staffing within the Office of Economic Development to promote agricultural development, as financially feasible.	NA

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Objective:		
4.3.3	Expand diversified agriculture production at an average annual rate of 4 percent.	S
Policies:		
4.3.3.a	Promote the development of locally-grown and ecologically-sound biofuels, aquaculture, and forest products.	NA
4.3.3.b	Support the development of farming associations/cooperatives.	NA
4.3.3.c	Work with educational institutions and appropriate agencies to provide education and training for farm owners and entrepreneurs.	NA
Implementing Actions:		
4.3.3-Action 1	Implement the Maui Agricultural Development Plan (July 2009) and its updates, when consistent with the MIP.	NA
4.3.3-Action 2	Develop a program to expand the seed crop industry consistent with safe GMO practices.	NA
<p><u>ANALYSIS:</u> The WCT's agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Approximately 800 acres of this area will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five agricultural lots. Within the agricultural lands, several hundred acres may be developed as a public and/or private agricultural park to help facilitate Maui's agricultural development.</p> <p>There are currently three commercial farms farming MTP lands. These include Kumu Farms, Hawai'i Taro LLC, and HC&S. The Maui County Agricultural Development Plan (July 2009) notes that a significant impediment to agricultural development on Maui, and throughout the state, is the scarcity of agricultural land, with irrigation water, that is both readily available and</p>		

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affordable for long-term lease to diversified farmers. The establishment of a centrally located 800-acre agricultural reserve, comprising productive lands, affordable irrigation water and close proximity to inter-island and mainland shipping opportunities, should help Maui farmers compete in local, mainland and international markets. The Project's agricultural component will also make opportunities available for direct marketing to consumers. It is envisioned that the WCT will include an on-site farmers market, fruit and produce stands, pick-your own opportunities and other community supported agricultural programs.	
EMERGING SECTORS – GOAL, OBJECTIVES AND POLICIES	
Goal:	
4.4 A diverse array of emerging economic sectors.	NA
Objective:	
4.4.1 Support increased investment and expanded activity in emerging industries.	NA
Policies:	
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.	NA
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.	NA
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.	NA
4.4.1.d Support a sustainable, culturally sensitive, astronomy industry.	NA

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4.4.1.e	Support the continued development of the Maui Research and Technology Park in Kīhei, as a center for research and development, education, and diversified economic development, as provided by the Maui County Code.	NA
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.	NA
Implementing Actions:		
4.4.1-Action 1	Develop streamlined permitting procedures for emerging industries.	NA
4.4.1-Action 2	Prepare a list of environmentally and culturally sensitive and appropriate industries that would potentially benefit Maui as listed in the updated CEDS report.	NA
Objective:		
4.4.2	Increase the development of renewable energy technologies that are supported by the local community.	S
Policies:		
4.4.2.a	Support the expansion of the renewable energy sector and the use of solar, wind, wave, and biofuel technologies.	S
4.4.2.b	Provide incentives to encourage renewable energy development, the use of green energy technologies, and energy conservation.	S
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	S

MAUI ISLAND PLAN	RATING
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addressed.	
4.4.2.d Support the Maui County Energy Alliance Plan where consistent with the MIP.	NA
Implementing Actions:	
4.4.2-Action 1 Publicize renewable energy production opportunities to potential investors.	NA
4.4.2-Action 2 Support the implementation of a wheeling tariff.	NA
<p>4.4.2-Action 3 Develop plans, programs, and incentives to:</p> <ul style="list-style-type: none"> (1) Attract/strengthen/retain renewable energy businesses; and (2) Assist businesses and homeowners to obtain/install/use solar, wind, and other forms of renewable energy facilities. 	NA
4.4.2-Action 4 Implement the goals and objectives of the Maui County Energy Alliance Plan where consistent with the MIP and financially feasible.	NA
<p>ANALYSIS: The WCT will incorporate energy efficient technology throughout the project, specifically in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy Systems will be encouraged, where appropriate, on residential and commercial buildings within the WCT. Additionally, the WCT proposes to develop, in appropriate locations within the agricultural district, solar farms to help off-set the project's demand for carbon emitting electrical energy. Small-scale wind farming and hydroelectric opportunities may also be pursued, if feasible, to mitigate the project's carbon footprint, while facilitating greater energy independence by relying on greater use of locally produced renewables.</p>	
SMALL BUSINESS DEVELOPMENT – GOAL, OBJECTIVES AND POLICIES	
Goal:	
4.5 Small businesses will play a key role in Maui's economy.	

MAUI ISLAND PLAN		RATING
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Objective:		
4.5.1	Increase the number of and revenue generated by small businesses and decrease the percentage of small business failures.	NA
Policies:		
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.	NA
4.5.1.b	Assist traditional “mom and pop” business establishments.	NA
4.5.1.c	Reduce barriers to small business development.	NA
4.5.1.d	Require, where feasible, the government procurement of goods and services from locally-owned, small businesses.	NA
4.5.1.e	Require, where feasible, the government procurement of goods and services from locally-owned, small businesses.	NA
4.5.1.f	Support community markets and venues that sell locally-made produce, goods, and services.	S
Implementing Actions:		
4.5.1-Action 1	Develop and market an online directory of local small businesses and their products/services.	NA
4.5.1-Action 2	Provide business assistance, workshops, and marketing programs to small businesses to establish and enhance their viability.	NA
4.5.1-Action 3	Review and revise regulations and procedures to improve Maui’s small-business climate.	NA

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4.5.1-Action 4 Develop a program and revise procedures to facilitate government procurement of goods and services from local businesses.	NA
4.5.1-Action 5 Develop and enhance programs that help locally-operated small businesses to market and provide goods and services to visitors and the visitor industry.	NA
4.5.1-Action 6 Adopt the UBC’s Uniform Code for Building Conservation to reduce the cost of rehabilitating older structures for commercial and other uses.	NA
4.5.1-Action 7 Continue to work with small businesses and direct them to organizations that provide loans.	NA
<p><u>ANALYSIS:</u> The WCT is intended to be a “complete community”, where employment opportunities within the project are roughly proportional to the project’s working age population. The Master Plan will create a variety of commercial space opportunities for businesses to flourish. These spaces might range from live-work, to incubator space, to office, retail and light manufacturing in a variety of sizes and configurations.</p> <p>Moreover, by providing much needed housing and commercial opportunities in a format that will create a high quality of life for Maui’s working families, and by generating considerable short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the State and County’s economic development, which includes facilitating opportunities for small-business development.</p>	
HEALTH CARE SECTOR – GOAL, OBJECTIVES AND POLICIES	NA
EDUCATION AND WORKFORCE DEVELOPMENT	NA
CHAPTER 5 – HOUSING	
GOAL	
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.	

MAUI ISLAND PLAN		RATING
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Objectives:		
5.1.1	More livable communities that provide for a mix of housing types, land uses, income levels, and age.	S
Policies:		
2.1.1.e	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.	S
2.1.1.f	Promote planning approaches that provide a mix of multifamily and single-family housing units to expand housing choices.	S
2.1.1.g	Discourage gated communities.	S
2.1.1.h	Provide incentives for the rehabilitation or adaptive reuse of historic structures to facilitate more housing choices.	NA
2.1.1.i	Use planning and regulatory approaches to provide higher housing densities.	S
Implementing Actions:		
5.1.1-Action 1	Amend development codes to facilitate different types of housing, including mixed use, mixed housing types, clustering, and conservation subdivisions.	S
5.1.1-Action 2	Do a study to determine optimum permit processing times on affordable housing development approvals while ensuring that community and environmental standards are addressed.	NA
5.1.1-Action 3	Establish the rules and mechanisms to establish a Maui “master list” of affordable housing projects and land entitled for affordable housing so that residents will be able to obtain an affordable unit in a fair and expeditious manner.	NA

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5.1.1-Action 4 Study successful models of affordable housing projects/units and adopt appropriate minimum design standards that satisfy the needs of Maui's residents.	NA
5.1.1-Action 5 Amend zoning and historic preservation ordinances/rules to support adaptive reuse opportunities.	NA
5.1.1-Action 6 Develop incentives to promote projects that achieve the Leadership in Energy and Environmental Design (LEED) Silver or Gold certification.	NA
Objective:	
5.1.2 Better monitoring, evaluation, and refinement of affordable housing policy in conjunction with the economic cycle.	NA
Policies:	
5.1.2.a Improve data on resident and nonresident housing.	NA
5.1.2.b Utilize the following approaches to promote resident housing and to minimize off-shore market impacts: <ul style="list-style-type: none"> (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. 	S
Implementing Actions:	
5.1.2-Action 1 Develop appropriate incentives to encourage the production of required affordable housing during the different stages of an economic cycle.	NA

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<p>5.1.2-Action 2 Develop and maintain a reporting system/database and related maps for the following:</p> <ul style="list-style-type: none"> (1) Existing/newly constructed housing units that are affordable to very low-, low-, and moderate-income households; (2) The location and quantity of housing that is used by visitors/second home; and (3) Property tax information, including property land use designations, tax rates, acquisition price, and market value assessments. 	NA
<p>5.1.2-Action 3 Explore the benefits and costs of revising the County's property tax rates to make them more responsive to the needs of the citizens in the area of affordable housing.</p>	NA
<p>5.1.2-Action 4 Develop incentives for locating new workforce housing in proximity to jobs and services.</p>	NA
Objectives:	
<p>5.1.3 Provide affordable housing, rental or in fee, to the broad spectrum of our island community.</p>	S
Policies:	
<p>5.1.3.a Consider regulations that can help keep affordable housing available at affordable rents.</p>	NA
<p>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.</p>	NA
<p>5.1.3.c Facilitate the use of public lands in urban areas that are suitable for affordable</p>	NA

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housing.	
5.1.3.d Develop or support partnerships and initiatives that provide housing-related education/outreach.	NA
<p>5.1.3.e Support the continuing efforts of the County and its community partners to:</p> <ul style="list-style-type: none"> (1) Disseminate information on different housing/financial assistance programs (loans, grants, etc.) including information on housing rehabilitation/restoration/adaptive reuse; (2) Provide housing-related counseling including budget, credit, and financial planning assistance; and (3) Create and maintain a comprehensive/master list of available affordable housing to help residents secure a unit that satisfies their need. 	NA
Implementing Actions:	
<p>5.1.3-Action 1 Consider the following actions in housing-related code amendments:</p> <ul style="list-style-type: none"> (1) Give a higher priority to the construction of actual units and a lower priority to the provision of land, over the current alternative in-lieu fee payment; (2) Require recordation of a covenant to ensure that the required affordable units in a project remain affordable for perpetuity; (3) Consider that affordable houses be developed and available concurrently with market units; (4) Encourage the development of affordable “for-sale” and rental housing through incentives; 	NA

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<p>(5) Consider a rent stabilization program to ensure that rental housing remains affordable;</p> <p>(6) For the sale prices of required affordable housing units, evenly distribute prices over the range of the subject income category; and</p> <p>(7) Expedite permitting for affordable housing projects approved pursuant to the residential workforce housing ordinance.</p>	
<p>5.1.3-Action 2 Support/help in the creation of Community Development Corporations to facilitate the development and maintenance of affordable housing.</p>	NA
<p>5.1.3-Action 3 Enhance our existing affordable housing financing program to include the following elements:</p> <p>(1) An affordable housing assessment on commercial and residential properties.</p> <p>(2) A real estate transfer tax imposed on visitor units, TVRs, and residential housing that is not affordable for residents with household incomes of up to 200 percent of the island median household income.</p>	NA
<p>5.1.3-Action 4 Explore flexible funding for the affordable housing fund/program based on County tax revenues.</p>	NA
<p>5.1.3-Action 5 Actively pursue appropriate Federal, State, County, and private grants/subsidies to facilitate affordable housing projects.</p>	NA
<p>Objective:</p>	
<p>5.1.4 Provide infrastructure in a more timely manner to support the development of affordable housing.</p>	NA
<p>Policies:</p>	

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5.1.4.a	Prioritize the development of infrastructure that supports the development of affordable housing.	NA
5.1.4.b	Utilize appropriate financing approaches and assistance tools to encourage the development of infrastructure and public facilities.	S
5.1.4.c	Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety.	NA
Implementing Actions:		
5.1.4-Action 1	Prioritize Capital Improvement Projects that commit to building appropriately planned affordable housing-related projects.	NA
Objective:		
5.1.5	A wider range of affordable housing options and programs for those with special needs.	NA
Policies:		
5.1.5.a	Ensure that residents with special needs have access to appropriate housing.	NA
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.	NA
5.1.5.c	Ensure and facilitate programs to assist those with special needs from becoming homeless.	NA
5.1.5.d	Promote programs that stimulate the production of sustainable homeless shelters and alternative housing technologies.	NA
5.1.5.e	Support programs that offer home modification counseling on low-interest retrofit loans and grants to those with special needs.	NA

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Implementing Actions:	
5.1.5-Action 1 Develop financing mechanisms to assist low-income elders and other high-risk/disadvantaged patients who need residential and institutional health care to remain in affordable housing that is part of a community development project.	NA
5.1.5-Action 2 Create or assist in creating programs that provide affordable housing to seniors, the disabled, and those returning from mental health institutions, correctional institutions, and drug rehabilitation.	NA
5.1.5-Action 3 Help in securing/leveraging federal grants, low income housing tax credits, and other resources that support affordable housing for special needs populations.	NA
5.1.5-Action 4 Develop and maintain indicators to monitor homelessness.	NA
5.1.5-Action 5 Partner with the private sector/nonprofit organizations to develop and maintain an adequate supply of emergency shelters and transitional housing.	NA
5.1.5-Action 6 Amend the Zoning/Subdivision Codes to streamline and facilitate the development of elder care/assisted living facilities, as well as housing/facilities that are Americans with Disabilities Act-compliant.	NA
5.1.5-Action 7 Waive County review fees to modify dwelling units to accommodate the needs of people with disabilities (reasonable accommodation).	NA
5.1.5-Action 8 Explore the adoption of an aging-in-place ordinance.	NA
Objective:	
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.	NA
Policies:	

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5.1.6.a Support fast-track processing procedures for the following housing-related entitlements: affordable housing projects/units; indigenous Hawai‘ian housing/units; and special-needs housing units (seniors, disabled, homeless, etc.).	NA
5.1.6.b Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.	S
5.1.6.c Offer extra incentives in boom periods and withdraw incentives during slack periods.	NA
Implementing Actions:	
5.1.6-Action 1 Develop a comprehensive, flexible system of incentives to develop affordable housing, including: <ol style="list-style-type: none"> (1) Reduction or waiver of impact, assessment, and permit fees; (2) Density bonuses; (3) Exemptions from subdivision and zoning standards; (4) Building code modifications while maintaining health and safety; and (5) Possible use of publicly owned lands. 	NA
5.1.6-Action 2 Streamline the permitting process as follows: <ol style="list-style-type: none"> (1) Within one year of this plan’s adoption, adopt new administrative rules that streamline and clarify the permitting process; (2) Consider using outside consultants (third-party review); (3) Implement a one-stop permitting process; and (4) Adopt a set of standards so permitting is administrative and as 	NA

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ministerial as possible.	
Objective:	
5.1.7 Increased preservation and promotion of indigenous Hawai'ian housing and architecture.	NA
Policies:	
5.1.7.a Preserve, promote, and give priority to Hawai'ian housing/architecture forms to preserve Hawai'ian culture.	S
5.1.7.b Provide for indigenous architecture as an allowable structure for native Hawai'ian uses to include hula and lā`au lapa`au.	NA
Implementing Actions:	
5.1.7-Action 1 Revise regulations to allow for indigenous Hawai'ian architectural practices, styles, customs, techniques, and materials, in accordance with Section 46-1.55, Hawai'i Revised Statutes.	S
5.1.7-Action 2 Encourage the use of alternative building materials (e.g., bamboo).	S
ANALYSIS: The WCT will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. As discussed in Section V.B.2 (Housing) the WCT will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. Due to the Project's Central Maui location and the expected lot and unit size configurations, the Applicant expects that the majority of the Project's market priced housing will be sold at prices considered affordable to Maui County residents earning between 100 and 140 percent of the County's median income as determined by the United States Department of Housing and Urban Development. The WCT will also include workforce housing units pursuant to Chapter 2.96, MCC, "Residential Workforce Housing Policy". These homes will be subject to price controls and resale restrictions to ensure that affordable homes remain available for full-	

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time Maui residents. Housing types within the WCT may include multi-family condominiums, small cottage homes on small lots with common open spaces, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents.	
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITIES	
SOLID WASTE	
GOAL	
6.1 Maui will have implemented the ISWMP thereby diverting waste from its landfills, extending their capacities.	
Objectives:	
6.1.1 Meet our future solid waste needs with a more comprehensive planning and management strategy.	NA
Policies:	
6.1.1.a Update and publicize the ISWMP every ten years.	NA
6.1.1.b Strengthen inter-agency coordination including Planning and Environmental Management departments.	NA
6.1.1.c Divert waste from the landfills and educate the public about the recommendations of the ISWMP.	NA
6.1.1.d Minimize future active, unlined landfill cells to the extent feasible.	
Implementing Actions:	
6.1.1-Action 1 Implement the ISWMP through programs/improvements/upgrades of the solid waste management system and the Capital Improvement Project (CIP) budget in a timely manner.	NA

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6.1.1-Action 2 Regularly update waste generation, reuse, recycling, and disposal data for monitoring and implementation purposes.	NA
6.1.1-Action 3 Educate the public about the importance and cost savings of solid waste reduction.	NA
Objective:	
6.1.2 Divert at least 60 percent of solid waste from the island's landfills.	S
Policies:	
6.1.2.a Require residents and commercial enterprises that generate waste to pay a fair proportion of disposal costs.	NA
6.1.2.b Encourage environmentally safe waste-to-energy solutions.	NA
6.1.2.c Facilitate the reduction of solid waste generated by packaging, food service products, construction waste, etc.	S
6.1.2.d Educate residents and visitors about the impacts of and methods to reduce, reuse, and recycle.	S
6.1.2.e Discourage the disposal of landfill leachate by diversion to wastewater treatment plants, where practicable.	NA
Implementing Actions:	
6.1.2-Action 1 Implement a comprehensive, curbside recycling program.	NA
6.1.2-Action 2 Develop regulations, programs, funding opportunities, and/or incentives to: (1) Increase recycling of used appliances /furniture/ electrical/ components/clothing/other household items and recyclable materials;	NA

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<p>(2) Increase the number of composting centers;</p> <p>(3) Reduce solid wastes generated by packaging, food service products, home construction waste, etc.;</p> <p>(4) Construct materials recovery facilities (MRFs) including a facility in Central Maui, in accordance with the ISWMP, and investigate a cost-recovery fee to meet funding needs; and</p> <p>(5) Discourage slow degradable materials, e.g., Styrofoam.</p>	
6.1.2-Action 3 Develop public outreach/education/incentive programs to increase awareness to reduce, reuse, and recycle.	NA
6.1.2-Action 4 Prepare a study to assess the feasibility of a future waste to energy program.	NA
6.1.2-Action 5 Identify and develop a recycling/redemption facility at an appropriate location in West Maui	NA
ANALYSIS: The WCT will develop strategies for reducing solid waste delivered to the landfill by providing options for recycling and promoting recycling practices among residents and businesses.	
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITES	
WASTEWATER	
GOAL	
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.	
Objectives:	

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6.2.1	A wastewater planning program capable of efficiently providing timely and adequate capacity to service projected demand where economically feasible and practicable.	NA
Policies:		
6.2.1.a	Encourage the use of renewable energy in support of wastewater treatment facilities.	NA
6.2.1.b	Focus the expansion of wastewater systems to accommodate planned growth consistent with the MIP Directed Growth Strategy.	S
6.2.1.c	Establish new wastewater treatment plant(s) outside the tsunami zone.	S
Objective:		
6.2.2	Adequate levels of wastewater service with minimal environmental impacts.	S
Policies:		
6.2.2.a	Meet or exceed all State and Federal standards regulating wastewater disposal or reuse.	S
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.	NA
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.	NA
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.	NA

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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.	S
6.2.2.f Require appropriate funding mechanisms, such as a sinking fund, to adequately maintain or replace aging water-system components.	NA
6.2.2.g Strongly encourage the phase out of cesspools.	NA
Implementing Actions:	
6.2.2-Action 1 Implement the following to ensure effective, safe multi-user wastewater treatment systems: <ol style="list-style-type: none"> (1) Amend County regulations and plans to ensure adequate operating procedures, treatment standards, and monitoring programs; (2) Establish treatment and capacity requirements suitable for the required level of service/use; and (3) Require private treatment facilities or public-private funded facilities to provide financial assurance, including bonds, for the following: <ol style="list-style-type: none"> a. Repair, removal, or replacement of any system components reaching the end of intended service life; and b. Enforcement of other needed corrective action(s) or guaranteeing uninterrupted operation in case of bankruptcy, abandonment, or any other default on financial obligation. 	NA
6.2.2-Action 2 Work with the State toward the phase out of cesspools.	NA
6.2.2-Action 3 Conduct and implement technical studies to identify appropriate level of service and potential funding mechanisms to augment the funding available for	NA

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ongoing upgrade/maintenance of the wastewater system.	
Objective:	
6.2.3 Increase the reuse of wastewater.	S
Policies:	
6.2.3.a Strengthen coordination between the Department of Water Supply (DWS) and the WWRD to promote reuse/recycling of wastewater.	NA
6.2.3.b Expand the reuse of wastewater from the Central Maui, Kīhei, Lāhainā, and other wastewater systems.	NA
Implementing Actions:	
6.2.3-Action 1 Identify potential new users of treated effluent and implement the necessary improvements to supply this water through the County CIP.	NA
6.2.3-Action 2 Amend County regulations to allow for the use of grey water for approved purposes.	NA
6.2.3-Action 3 Create education, marketing, and incentive programs that promote the reuse/recycling of wastewater.	NA
<p><u>ANALYSIS:</u> The WCT will coordinate with the County of Maui, Department of Environmental Management, and if capacity is available, request treatment of up to 650 units at the Kahului Wastewater Treatment Facility, pursuant to the WCT making any necessary upgrades to the off-site transmission system.</p> <p>The WCT will also be developing its own private wastewater treatment facility, or developing a facility in association with the County and other neighboring landowners, to treat the additional wastewater generated by the project. If a joint facility is pursued, it would accommodate wastewater generated by several other large projects in Central Maui including Wai`ale and the</p>	

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County's regional park and governmental complex. Wastewater treated at the plant may be treated to R-1 quality and the treated water used for landscape irrigation at the County's 310-acre regional park and on other open space lands within the WCT and neighboring developments. The treated wastewater would help to reduce demand for potable water, which might otherwise be used for landscape irrigation.		
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITIES		
WATER		
GOAL		
6.3	Maui will have an environmentally sustainable, reliable, safe, and efficient water system.	
Objectives:		
6.3.1	More comprehensive approach to water resources planning to effectively protect, recharge, and manage water resources including watersheds, groundwater, streams, and aquifers.	NA
Policies:		
6.3.1.a	Ensure that DWS actions reflect its public trust responsibilities toward water.	NA
6.3.1.b	Ensure the WUDP implements the State Water Code and MIP's goals, objectives, and policies.	NA
6.3.1.c	Regularly update the WUDP, to maintain compliance with the General Plan.	NA
6.3.1.d	Ensure that the County's CIP for water-source development is consistent with the WUDP and the MIP.	NA
6.3.1.e	Where desirable, retain and expand public ownership and management of watersheds and fresh-water systems.	NA
6.3.1.f	Encourage and improve data exchange and coordination among Federal, State,	NA

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County, and private land use planning and water resource management agencies.	
Implementing Actions:	
6.3.1-Action 1 Implement the WUDP.	NA
6.3.1-Action 2 Develop site selection studies for water storage and supply facilities for each community plan area.	NA
6.3.1-Action 3 Prepare and implement a plan to identify and prioritize infrastructure requirements needed to accommodate nonpotable water for irrigation.	NA
6.3.1-Action 4 Work with the State to set standards for the amount of water withdrawn from aquifers and other groundwater sources to ensure the long-term health and sustainability of the resource.	NA
6.3.1-Action 5 Produce an annual evaluation of the state of available water resources on the island.	NA
Objective:	
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.	S
Policies:	
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.	S
6.3.2.b Encourage increased education about and use of private catchment systems where practicable for nonpotable uses.	NA

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6.3.2.c Maximize the efficient use of reclaimed wastewater to serve nonpotable needs.	S
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.	NA
6.3.2.e Ensure water conservation through education, incentives, and regulations.	NA
6.3.2.f Acquire and develop additional sources of potable water.	S
Implementing Actions:	
6.3.2-Action 1. Develop programs to increase the efficiency of all water system elements.	NA
6.3.2-Action 2. Develop, adopt, and implement water source development siting standards that implement the MIP Directed Growth Plan and the WUDP, and protect water quality for existing and future consumers.	NA
6.3.2-Action 3. Revise County regulations to require high-efficiency, low-flow plumbing fixtures in all new construction.	NA
6.3.2-Action 4. Pursue development of additional potable water sources to keep pace with the County's needs.	S
6.3.2-Action 5. Identify and develop renewable energy systems to serve the DWS.	NA
6.3.2-Action 6. Develop a water rate structure that encourages conservation and discourages the excessive use of water.	NA
6.3.2-Action 7. Develop a comprehensive water conservation ordinance to include xeriscaping regulations to promote water conservation.	NA
6.3.2-Action 8. Update DWS reliability and drought standards, and continue to evaluate as needed in light of updated regulation and rainfall and flow data.	NA

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
Objective:	
6.3.3 Improve water quality and the monitoring of public and private water systems.	NA
Policy:	
6.3.3.a Protect and maintain water delivery systems.	NA
Implementing Actions:	
6.3.3-Action 1 Ensure water quality and quantity report results are provided in a timely manner to consumers when water quality or quantity falls below standards.	NA
6.3.3-Action 2 Complete and implement DWS wellhead-protection program to protect the water quality of public and private wells.	NA
<p>ANALYSIS: The WCT has developed three on-site potable wells and two on-site non-potable wells to meet the project's potable and non-potable water demand. Development of these wells is being done with input from the County's Department of Water Supply and the State Commission on Water Resources Management. It is expected that the WCT water system will have sufficient capacity to accommodate the project and other potable water needs within the area. Once developed, the Applicant may enter into an agreement that will transfer the ownership of the system to the County DWS.</p> <p>The Applicant is proposing to develop a dual water system for potable and irrigation water demand. The non-potable system will service the WCTs park lands, open space and landscape planting of individual residential and commercial lots. It is expected that the dual system will reduce potable water demand by at least one-third. Moreover, the WCT will incorporate other water conservation measures into the project, such as low flow toilets and shower heads. Water conserving irrigation practices including using draught tolerant plants and drip irrigation will also be utilized to conserve non-potable water resources. In the future, if reclaimed water becomes available, it will also be used within the project in appropriate areas.</p>	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITIES		
TRANSPORTATION		
GOAL		
6.4	An interconnected, efficient, and well-maintained, multimodal transportation system.	
Objectives:		
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.	S
Policies:		
6.4.1.a	Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.	S
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.	S
6.4.1.c	Encourage the use of “complete streets” design methods.	S
6.4.1.d	Encourage employers to implement TDM strategies.	NA
Implementing Actions:		
6.4.1-Action 1	Explore the benefits and costs of establishing a Metropolitan Planning Organization to serve Maui’s transportation needs.	NA
6.4.1-Action 2	Develop and implement in a timely manner appropriate Transportation System Management (TSM) and Transportation Demand Management (TDM) programs	S

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
in accordance with a Comprehensive Long Range Multimodal Plan.	
6.4.1-Action 3 Study the feasibility of High Occupancy Vehicle (HOV) lanes within or adjacent to major arterials.	NA
6.4.1-Action 4 Optimize traffic signal timing and coordination to reduce travel time and delay.	NA
6.4.1-Action 5 Establish additional park-n-ride facilities in key locations.	NA
Objective:	
6.4.2 Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.	S
Policies:	
6.4.2.a Ensure transit-, roadway-, and pedestrian-facilities design and level-of-service standards respect the unique character of our communities.	S
6.4.2.b Prioritize transportation improvements list to cost-effectively meet existing and future needs consistent with the MIP.	NA
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.	S
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.	S
6.4.2.e Consider identification, acquisition where appropriate, and utilization of abandoned right-of-ways for bikeways, pedestrian pathways, and open-space networks.	S

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
6.4.2.f Support the implementation of the <i>Central Maui Pedestrian & Bicycle Master Plan</i> (March 2012), when consistent with the MIP.	S
Implementing Actions:	
6.4.2-Action 1 Revise the subdivision ordinance to require developers, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects, while enhancing community character.	NA
6.4.2-Action 2 Implement the Upcountry Greenway Master Plan (2004), and other approved greenway plans, consistent with the MIP, and County and State transportation plans.	NA
6.4.2-Action 3 Develop and adopt regulations to require developments to dedicate right-of-way consistent with State and County transportation plans prior to or as the phases of the developments become operational.	S
6.4.2-Action 4 Implement pedestrian and bikeway plans.	S
Objective:	
6.4.3 An island-wide, multimodal transportation system that respects and enhances the natural environment, scenic views, and each community's character.	S
Policies:	
6.4.3.a Ensure that the roadway and transit alignments respect the natural environment and scenic views.	S
6.4.3.b Ensure that roadways and transit systems in rural areas and small towns enhance community character.	S
6.4.3.c Design all transit systems to respect visual corridors and Maui's character.	S

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
Implementing Actions:	
6.4.3-Action 1 Adopt and amend County regulations to incorporate design standards for roadways, transit, and pedestrian facilities that ensure protection of the natural environment and each community's sense of place.	NA
6.4.3-Action 2 Develop, adopt, and regularly update the mapping of Scenic Corridor Protection standards that implement the recommendations of the Scenic Roadway Corridors Management Plan and Design Guidelines.	NA
6.4.3-Action 3 Urge the State to relocate Honoapi'ilani Highway mauka between the Pali and Puamana, and develop a network of parks and open space on the makai side of the highway, in accordance with the Pali to Puamana Master Plan.	NA
<p>ANALYSIS: The WCT will provide a variety of traffic related improvements that will address the traffic impacts resulting from the Project. In addition, the Applicant will coordinate with neighboring land owners and the State and County to address the need for regional improvements that will be warranted by development of the WCT, together with neighboring projects. Regional traffic improvements may include planning for the Wai`ale Bypass road and traffic signalization to enhance inter-regional mobility in Central Maui.</p> <p>The WCT's non-vehicular transportation strategy includes: 1) compact and mixed-use development patterns, 2) pedestrian oriented streets integrating street trees, sidewalks, and traffic calming, 3) both striped and separated bike lanes in appropriate locations, 4) a network of greenways and parkways to facilitate mobility, and 5) providing connectivity to adjacent developments, such as the Wai`ale development and the State and County's proposed regional parks.</p> <p>In addition, transportation demand management measures may include: 1) encouraging alternate work schedules and off peak hours for employment generators, and 2) supporting park and ride, ridesharing, carpooling, van pooling, and regional and sub-regional shuttles.</p>	
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITES	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
TRANSIT		
GOAL		
6.5	An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.	
Objectives:		
6.5.1	An integrated transit system that better serves all mobility needs of Maui's residents and visitors.	S
Policies:		
6.5.1.a	Maximize access to public transit in town centers, commercial districts, and employment centers.	S
6.5.1.b	Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities.	S
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.	NA
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.	S
6.5.1.e	Require new development where appropriate, to provide right-of-ways (ROWs) to accommodate transit circulation and support facilities.	S
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.	NA
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).	NA

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
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).	NA
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.	NA
Implementing Actions:		
6.5.1-Action 1	Amend the County subdivision and development regulations to require, where appropriate, transit-supportive roadway infrastructure.	NA
6.5.1-Action 2	Develop and adopt an ordinance to require developments, if appropriate, to provide private shuttle services connecting to public transit or appropriate impact fees for transportation improvements.	NA
6.5.1-Action 3	Prepare a study to: <ul style="list-style-type: none"> (1) Prioritize transit corridors and stations; (2) Develop an implementation program to preserve sites and ROWs for necessary facilities; and (3) Identify alternative funding approaches including public-private partnerships. 	NA
6.5.1-Action 4	Regularly conduct transit system needs-assessment surveys to ensure community satisfaction, and provide opportunities for transit-system users to make suggestions on ways to improve services.	NA
6.5.1-Action 5	Work with rental car agencies to consider expansion of their agencies into high population areas such as West and South Maui.	NA
6.5.1-Action 6	Designate, map, and preserve, or develop corridors to support mass-transit solutions.	NA

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
Objective:		
6.5.2	Plan for a more diversified and stable funding base to support transportation goals.	NA
Policies:		
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).	NA
6.5.2.b	Collaborate with public-private entities or nonprofit organizations to reduce public transit operational expenses.	NA
6.5.2.c	Coordinate with appropriate Federal, State, and County agencies to fund transportation projects in areas where growth is anticipated.	S
Implementing Actions:		
6.5.2-Action 1	Conduct and implement technical studies to identify potential funding for ongoing maintenance and upgrades of transportation systems (transportation impact fees, community facilities districts, etc.).	NA
6.5.2-Action 2	Establish alternative financing programs such as transportation impact fees, community facilities districts, transfer of development rights, or dedicated sources of funding.	NA
ANALYSIS: The Applicant will coordinate with the County DOT to accommodate public transit infrastructure, where best suited, within the project site. Such infrastructure might include bus pullouts, waiting benches and shelters, signs and transit right-of-ways.		
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITES		
PARKS		
GOAL		

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
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.	
Objectives:		
6.6.1	More effective, long-range planning of parks and recreation programs able to meet community needs.	NA
Policies:		
6.6.1.a	Support, consistent with the MIP, the implementation of open-space and recreational plans, such as the <i>Pali to Puamana Parkway Master Plan</i> and the <i>Upcountry Greenways Master Plan</i> .	NA
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.	NA
6.6.1.c	Provide a balanced mix of passive and active parks, including neighborhood, community, and regional parks, in each community plan area.	S
6.6.1.d	Support the expansion of Haleakalā National Park, where supported by affected communities.	NA
6.6.1.e	Support lo`i and dryland taro restoration in County, State, and Federal parks.	S
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.	S
6.6.1.g	Strengthen inter-agency coordination including State and County departments, such as resolving joint use of facilities and properties.	NA
6.6.1.h	Work with the State to prepare and implement a master management plan for	NA

MAUI ISLAND PLAN	RATING
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`Āhihi-Kīna`u and La Perouse-Keone`ō`io Bay to Kanaloa Point region.	
Implementing Actions:	
6.6.1-Action 1 Identify government ROWs to determine if they can be incorporated into an island-wide parks and recreation functional plan.	NA
6.6.1-Action 2 Identify community partners for the maintenance and ownership of community park facilities.	NA
6.6.1-Action 3 Develop, adopt and regularly update an island-wide parks and recreation functional plan that incorporates facilities, programs, and a financial component.	NA
6.6.1-Action 4 Institute regularly-held, inter-agency coordination meetings to facilitate the implementation of the functional plan.	NA
Objective:	
6.6.2 Achieve parks and recreation opportunities to meet the diverse needs of our community.	S
Policies:	
6.6.2.a Establish appropriate level-of-service standards at the neighborhood, community, and regional levels.	NA
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.	NA
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.	S

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
6.6.2.d	Acquire lands along the shoreline, between coastal roadways and the ocean.	NA
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.	S
6.6.2.f	Require large master-planned communities that incorporate a mixture of park facilities pursuant to parks standards and functional plans.	S
6.6.2.g	Support appropriate areas for cultural parks (e.g., Kepaniwai) in each community plan area.	S
6.6.2.h	Incorporate community input to determine the appropriate location, design, and long-term stewardship of parks and recreation facilities.	S
6.6.2.i	Manage commercial activities at public parks to minimize impacts to residents.	NA
6.6.2.j	Support public-private partnerships to implement the acquisition and development of parks when consistent with the General Plan.	NA
6.6.2.k	Support a coordinated program to improve, operate, and maintain joint-use facilities and grounds.	NA
Implementing Actions:		
6.6.2-Action 1	Develop and adopt LOS and design standards for parks and recreational facilities.	NA
6.6.2-Action 2	Identify and acquire appropriate park sites in accordance with a parks and recreation functional plan.	NA
6.6.2-Action 3	Implement parks and recreational plans, consistent with the MIP, including the North Shore Bikeway Master Plan; Upcountry Greenway Master Plan; South Maui Community Park and Open Space Master Plan; Pali to Puamana Parkway	NA

MAUI ISLAND PLAN	RATING
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Master Plan; Shoreline Access and Inventory Update-Final Report; South Maui Heritage Corridor; and North Shore Corridor Report.	
6.6.2-Action 4 Develop a regional park and fairground in Central Maui, and regional parks in South and West Maui.	NA
6.6.2-Action 5 Amend County zoning and subdivision ordinances to require development to incorporate a mixture of park facilities into large master-planned communities.	NA
6.6.2-Action 6 Develop additional historical and cultural parks.	S
6.6.2-Action 7 Establish community-based advisory boards where necessary to help prioritize the purchase of park and recreational lands and facilities.	NA
Objective:	
6.6.3 An expanded network of greenways, trails, pathways, and bikeways.	S
Policies:	
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.	S
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.	S
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.	S
6.6.3.d Facilitate the development of well-managed noncommercial campgrounds throughout the island.	NA
6.6.3.e Consider requiring commercial bike rental businesses to provide funding that supports a mauka-to-makai Haleakalā bikeway improvement program.	NA

MAUI ISLAND PLAN	RATING
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6.6.3.f Ensure ADA compliance and seek opportunities to make all parks and recreational facilities accessible to people with disabilities.	NA
Implementing Actions:	
6.6.3-Action 1 Amend development regulations to ensure the construction of adequate parking with pathways near shoreline access points.	NA
6.6.3-Action 2 Amend the Maui County Code to provide better access and proper stewardship of traditional trails and access systems.	NA
6.6.3-Action 3 Develop an educational program for private land owners and the general public to ensure proper stewardship of the islands' trail and access systems.	NA
6.6.3-Action 4 Develop public campgrounds in suitable locations throughout the island.	NA
6.6.3-Action 5 Create opportunities to utilize portions of public parks for community gardens.	S
<p>ANALYSIS: The WCT will create an extensive network of neighborhood and community parks, open spaces and separated pedestrian and bicycle facilities throughout the Project. The Project's park facilities will provide diverse opportunities for community and family gatherings, passive recreation and active recreation. The park system may include shaded areas for picnics and barbeques, developed tot lot facilities for families with young children, areas for community gardening and cultural activities, and areas for active recreation such as soccer, football, baseball and basketball. The WCTs approximate 8-mile network of trails, walkways and bikeways will provide additional open land recreational opportunities while connecting the Project's residential areas, neighborhood parks and employment areas together. The Project's agricultural lands may also offer opportunities for horseback riding, hiking, skeet shooting, camping, mountain bike riding and other forms of outdoor recreation.</p>	
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITES	
PUBLIC FACILITES – Goals, Objectives and Policies	NA

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
HEALTH CARE – GOALS, OBJECTIVES AND POLICIES		NA
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITIES		
ENERGY		
GOAL		
6.10	Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.	
Objectives:		
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.	S
Policies:		
6.10.1.a	Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.	S
6.10.1.b	Support the Maui Solar Rooftop initiative.	NA
6.10.1.c	Support Hawai'i Energy and other Public Utility Commission (PUC) approved energy efficiency programs.	NA
Implementing Actions:		
6.10.1-Action 1	Work with the Energy Management Program to: <ul style="list-style-type: none"> (1) Audit County facilities, operations, and equipment; (2) Develop programs and projects to achieve greater energy efficiency and reduction in fossil fuel use; (3) Develop and maintain data and reports on island energy consumption; (4) Phase out inefficient fossil-fueled vehicles; and (5) Assist homeowners and businesses in reducing fossil fuel consumption. 	NA

MAUI ISLAND PLAN		RATING
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Objective:		
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.	S
Policies:		
6.10.2.a	Evaluate available renewable energy resource sites and applicable technologies.	S
6.10.2.b	Encourage the installation of renewable energy systems, where appropriate.	S
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.	S
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.	NA
Objective:		
6.10.3	Increased use of clean, renewable energy.	S
Policies:		
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.	NA
6.10.3.b	Encourage the PUC to work with the County to implement and expedite community supported renewable energy projects.	NA
6.10.3.c	Encourage efforts to produce more renewable energy using distributed	S

MAUI ISLAND PLAN		RATING
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	generation.	
6.10.3.d	Encourage import substitution by MECO and the broader community to become more self-sufficient in energy production.	S
6.10.3.e	Educate the public on the economic and environmental benefits from the increased use of renewable energy.	NA
6.10.3.f	Encourage support from the Federal government, State, and the private sector for Maui's renewable energy objectives.	NA
6.10.3.g	Encourage incentives to support the development and use of renewable energy.	NA
Implementing Actions:		
6.10.3-Action 1	Install and maintain back-up power systems at County facilities for critical public health and safety purposes.	NA
6.10.3-Action 2	Establish incentives or exemptions for renewable energy production facilities except for public utility companies.	NA
Objective:		
6.10.4	More efficient distribution of power throughout the island while preserving island beauty.	S
Implementing Actions:		
6.10.4-Action 1	Avoid the use of power poles where possible for new construction.	S
6.10.4-Action 2	Underground existing power transmission and distribution systems wherever possible or feasible when upgrades or new systems are needed.	S
6.10.4-Action 3	Strongly encourage the State PUC to initiate a new Integrated Resource Plan	NA

MAUI ISLAND PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
process.	
<p>ANALYSIS: The WCT will include energy-efficient design and conservation measures. Specifically, WCT’s design guidelines will encourage the use of energy efficient technology throughout the project, specifically in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy Systems will be encouraged, where appropriate, on residential and commercial buildings within the WCT. Additionally, the WCT proposes to develop, in appropriate locations within the agricultural district, solar farms to help off-set the project’s demand for carbon emitting electrical energy. Small scale wind generation and hydroelectric may also be incorporated into the Project’s renewable energy portfolio, where feasible. Electric vehicle charging stations have also been installed within the Village Center, which will facilitate the use of electric vehicles within the project.</p> <p>Moreover, the WCT is utilizing smart growth planning techniques that will help to reduce automobile trips and therefore the demand for carbon based transportation fuels. Smart Growth helps to minimize automobile trips by providing employment, goods, services and housing all within walking or biking distance of each other. The WCT will have a unified pedestrian and bicycle system throughout the project that links the project site to its existing and future surroundings. The pedestrian and bicycle system will provide residents with an alternative to driving for traveling within the WCT and to neighboring developments.</p>	
HARBORS AND AIRPORTS – GOALS, OBJECTIVES AND POLICIES	NA
CHAPTER 7 – LAND USE	
AGRICULTURE	
GOAL	
<p>7.1 Maui will have a prosperous agricultural industry and will protect agricultural lands.</p>	
Objectives:	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
7.1.1	Significantly reduce the loss of productive agricultural lands.	S & NS
Policies:		
7.1.1.a	Allow, where appropriate, the clustering of development on agricultural lands when approved as a CSD plan or similar approval mechanism.	NA
7.1.1.b	Require, where appropriate, the review and approval of CSD plans prior to the subdivision of agricultural land.	NA
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.	NA
7.1.1.d	Consider requirements for public notification and review of the subdivision of agricultural land into four or more lots.	NA
7.1.1.e	Focus urban growth, to the extent practicable, away from productive and important agricultural lands.	S & NS
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.	S
7.1.1.g	Further develop the requirements for agricultural assessments found under Section 19.510, MCC.	NA
7.1.1.h	Provide incentives for landowners to preserve and protect agricultural lands from development through the use of TDR/PDR, tax credits, easement programs, or similar means.	NA
7.1.1.i	Promote the use of U.S.D.A. Farm and Ranch Lands Protection Program grants	NA

MAUI ISLAND PLAN		RATING
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	to fund the acquisition of conservation easements on eligible agricultural lands.	
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.	S
7.1.1.k	Support and promote the viability of Maui's agricultural businesses through property tax incentives and other programs and subsidies.	NA
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.	NA
Implementing Action:		
7.1.1-Action 1	Implement the Maui Island Directed Growth Strategy.	S
7.1.1-Action 2	Implement County responsibilities under Acts 183 (2005) and 233 (2008) to designate and establish Important Agricultural Lands (IAL) and the incentives therein.	NA
7.1.1-Action 3	Develop, adopt, and implement TDR and PDR Programs for, productive Agricultural Lands and IALs with a preference given to lands with a current or recent history of productive agricultural uses.	NA
7.1.1-Action 4	Revise the Agricultural District Ordinance to allow for limited clustering and CSD, where appropriate.	NA
7.1.1-Action 5	Revise existing land use regulations to ensure that Prime Agricultural Lands are distinct from rural (primarily residential) land uses.	NA
7.1.1-Action 6	Consider developing or amending regulations to:	NA

MAUI ISLAND PLAN	RATING
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<ul style="list-style-type: none"> (1) Reduce the subdivision of agricultural lands by strengthening applicable zoning and subdivision ordinances, and consider the creation of Agricultural categories to better reflect agricultural uses and land use patterns; (2) Require public notification and review of the subdivision of agricultural land into four or more lots; and (3) Require the preparation of a more detailed agricultural impact assessment for changes to the Urban Growth Boundary, Community Plan Amendments, and change in zoning requests of Prime agricultural land as required by Section 19.510, MCC. 	
<p>7.1.1-Action 7 Utilize farm land trust mechanisms to preserve agricultural lands and family farms.</p>	NA
<p>7.1.1-Action 8 Promote farm profitability by supporting programs or subsidies including:</p> <ul style="list-style-type: none"> (1) Low-cost, reliable transportation for export agricultural products; (2) Hawai'i Farm Bureau Federation, Maui County; and farmers cooperatives; (3) Promotion of locally-grown products to hotels, restaurants, or other segments of the visitor industry; (4) The expansion of marketing efforts such as Grown on Maui to the mainland or Far East markets; (5) Development of new or value-added products; and (6) Property tax incentives for commercial agricultural uses. 	NA
<p>Objective:</p>	
<p>7.1.2 Reduction of the island's dependence on off-island agricultural products and expansion of export capacity.</p>	S
<p>Policies:</p>	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
7.1.2.a	Coordinate with the agricultural community, associations/community groups, agricultural landowners, and the State to designate IALs.	NA
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.	NA
7.1.2.c	Actively look to acquire land and provide infrastructure to expand the agricultural park and establish new agricultural parks.	S
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.	S
7.1.2.e	Support local cooperative extension services to facilitate timely technology transfer opportunities.	NA
7.1.2.f	Support plans and programs to develop additional sources of water for irrigation purposes.	S
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.	S
7.1.2.h	Support the recommendations, policies, and actions contained within the Maui Agricultural Development Plan, July 2009, when consistent with the MIP.	NA
7.1.2.i	Allow water and tax discounts for legitimate farming operations on rural and agricultural land.	NA
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.	NA

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
7.1.2.k	Support programs that control pests and diseases that affect agriculture.	NA
7.1.2.l	Support the development of training and apprenticeship programs to encourage an adequate supply of agricultural workers.	NA
Implementing Actions:		
7.1.2-Action 1	Identify and acquire productive and community Agricultural Lands that are appropriate for the development of agricultural parks and community gardens in each community plan area.	S
7.1.2-Action 2	Coordinate with the State Department of Agriculture, the development of an Agricultural Water Strategy, and incorporate an agricultural component in the Water Use and Development Plan.	NA
7.1.2-Action 3	Revise the subdivision ordinance to create appropriate subdivision requirements for agricultural parks, and to promote research and development activities.	NA
7.1.2-Action 4	Coordinate with industry stakeholders to develop alternative sources of irrigation water including wastewater reuse, recycled stormwater runoff, and brackish well water.	S
Objective:		
7.1.3	Support and facilitate connectivity between communities.	S
Policies:		
7.1.3.a	Evaluate the impact of gated communities on interconnectivity.	NA
7.1.3.b	Discourage land use and urban design that impedes interconnectivity between adjacent communities.	NA

MAUI ISLAND PLAN	RATING
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<p><u>ANALYSIS:</u> The WCT Master Plan includes an agricultural development component. While 485 acres are proposed for urbanization, as prescribed in the MIP’s Directed Growth Strategy, approximately 1,077 acres will remain in agricultural use. Of these lands to remain in agriculture, about 800 acres will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five agricultural lots where a farm dwelling may be permitted. Within the agricultural lands, several hundred acres will be developed as a public and/or private agricultural park to help facilitate Maui’s agricultural development.</p> <p>The Agricultural Impact Assessment (Appendix G) notes that a significant impediment to agricultural development on Maui, and throughout the state, is the scarcity of agricultural land, with irrigation water, that is readily available and affordable for long-term lease to diversified farmers. The establishment of a centrally located 800-acre agricultural preserve that consists of highly productive lands with access to affordable irrigation water and close proximity to inter-island and mainland shipping opportunities, should help Maui farmers compete in local, mainland and international markets.</p> <p>The subject land was placed into the Small Town Growth Boundary during the General Plan 2030 update, when other overriding factors were present. These factors included the forecasted demand for additional urban lands to accommodate projected population growth and housing demand, the development suitability of the subject land, as well as its proximity to existing employment, infrastructure, public facility systems and existing urban development.</p> <p>The proposed action has been carefully analyzed for its short- and long-term impacts upon the agricultural industry. While the proposed action will result in the loss of prime agricultural lands, it will not significantly impact the short- or long-term viability of agriculture in Hawai’i since an abundance of currently fallow former sugar and pineapple land is currently available elsewhere. The project will, however, help to address the current shortage of agricultural park lots by establishing a new private and/or public agricultural park within Central Maui.</p>	
<p>CHAPTER 7 – LAND USE</p>	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
RURAL		
GOAL		
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.	
Objectives:		
7.2.1	Reduce the proliferation and impact of residential development outside of urban, small town, and rural growth boundaries.	NA
Policies:		
7.2.1.a	Focus development to areas inside urban, small town, and rural growth boundaries to preserve natural, cultural, and agricultural resources.	S
7.2.1.a	Encourage cluster development with a mandatory buffer requirement/clear edge at the interface of country towns, agricultural uses, and surrounding rural landscapes.	S
7.2.1.b	Encourage or require, where appropriate, CSDs and the use of green spaces/natural separations to protect the character of rural landscapes.	S
7.2.1.c	Encourage basic goods/services in business country towns.	S
7.2.1.d	Allow for mixed uses, including residential uses, within Business Country Town Districts.	NA
7.2.1.e	Encourage the use of alternative stormwater management techniques that minimize land disturbance and preserve natural drainage features.	S
7.2.1.f	Encourage green belts, open space buffers, and riparian zones to minimize conflicts between agriculture and residential uses.	S

MAUI ISLAND PLAN	RATING
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7.2.1.g Evaluate the impact of gated communities on inter-connectivity.	NA
Implementing Actions:	
7.2.1-Action 1 Coordinate with the State to develop and revise regulations for rural development, within the State Rural District, to encourage creative design and sustainable communities.	NA
7.2.1-Action 2 Revise the Country Town Business District Ordinance to allow mixed uses including small-scale residential uses.	NA
7.2.1-Action 3 Create new Country Town Business zoning sub-districts and design guidelines that reflect the unique character and land use patterns of Maui's Country Towns and that recognize rural villages.	S
7.2.1-Action 4 Revise subdivision regulations to permit clustering and CSD within the Rural Districts and extend Hawai'i Right to Farm Act protections to rural subdivisions.	S
Objective:	
7.2.2 More appropriate service/infrastructure standards to enhance and protect the island's rural character and natural systems.	S
Policies:	
7.2.2.a Minimize impermeable surfaces within rural areas.	S
7.2.2.b Protect and support the character, economic viability, and historic integrity of Maui's small towns.	S
7.2.2.c Use infrastructure, public service, and design standards that are appropriate to rural areas.	S
7.2.2.d Discourage land use and urban design that impede interconnectivity between	S

MAUI ISLAND PLAN	RATING
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adjacent communities.	
Implementing Actions:	
7.2.2-Action 1 Develop and adopt regulations to establish rural infrastructure and public facility LOS standards.	NA
7.2.2-Action 2 Revise stormwater management regulations to allow for LID techniques and potential irrigation uses.	NA
7.2.2-Action 3 Develop and adopt appropriate procedures and standards for the public to review development in County rural zones.	NA
7.2.2-Action 4 Amend Chapter 19.36B, MCC, as it relates to pavement and parking requirements in rural areas.	NA
<p><u>ANALYSIS:</u> There are approximately 149.85-acres that are proposed for the State Rural District. The rural site plan was designed using Conservation Subdivision Design (CSD) techniques to cluster the rural residences and to preserve open land for community gardening, grazing of livestock, and to create opportunities for hiking, biking and other open land recreation pursuits. Approximately 25 acres of rural lands have been left in open space for such purposes.</p> <p>The rural lots are intended to serve as a transition between the urban and agricultural lands and to compliment the diversity of housing types that will be offered by the project. The subject lots will be at least one-half acre and agricultural activities will be permitted but not required as a condition of building a single-family residence. The rural lots will comprise about 5.6% of the residential units within the project.</p> <p>The rural land use will create a more diverse settlement pattern and help to serve the demand for large rural lots on Maui. While the Rural lots will be proximate to urban levels of infrastructure and public services, the lots will be developed utilizing rural subdivision standards so as to maintain a more rural and agricultural sense of place. The MIPs Directed Growth Strategy allocates 80-rural lots to the project area in order to help address the demand for</p>	

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these types of lots on Maui. Once developed, it is envisioned that the WCT will resemble a separate but distinct “country-town” village, encircled by the West Maui Mountains, community gardens, small farms and diversified agricultural operations farming WCTs abutting agricultural lands.		
CHAPTER 7 – LAND USE		
URBAN		
GOAL		
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.	
Objectives:		
7.3.1	Facilitate and support a more compact, efficient, human-scale urban development pattern.	S
Policies:		
7.3.1.a	Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.	NA
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; Lāhainā and Kā`anapali; Kīhei and Mā`alaea; and Mā`alaea and Waikapū, to protect the character and identity of Maui’s communities.	S
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.	S
7.3.1.d	Ensure future amendments to urban growth boundaries achieve the following:	S

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(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.	
7.3.1.e Evaluate the impact of gated communities on inter-connectivity.	NA
7.3.1.f Encourage the development and implementation of neighborhood design standards that are environmentally friendly, such as LEED for Neighborhood Development (LEED – ND) standards.	S
7.3.1.g Discourage future pyramid zoning within the industrial zoning districts, while allowing accessory commercial uses and grandfathering existing uses.	NA
7.3.1.h Promote agriculture by encouraging community gardening, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.	S
7.3.1.i Discourage land use and urban design that impedes inter-connectivity between adjacent communities.	S
Implementing Actions:	
7.3.1-Action 1 Establish minimum-density requirements and design standards within urban areas to support higher densities, infill development, and efficient land use patterns.	NA
7.3.1-Action 2 Update zoning and development regulations to achieve the following: (1) Facilitate environmentally friendly projects (LEED – ND); (2) Revise the application and reporting requirements in Title 19, Maui County Code (MCC), to strengthen evaluation requirements and establish design guidelines for new urban expansion, new towns, and major projects within UGBs; (3) Discourage future pyramid zoning within the industrial zoning districts,	NA

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<p>while allowing ancillary commercial uses; and</p> <p>(4) Consider the establishment of a new zoning category that strictly defines and limits uses for heavy industrial areas.</p>	
Objective:	
<p>7.3.2 Facilitate more self-sufficient and sustainable communities.</p>	S
Policies:	
<p>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.</p>	S
<p>7.3.2.b Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.</p>	S
<p>7.3.2.c Facilitate self-sufficient communities and shorten commutes by:</p> <ul style="list-style-type: none"> (1) Directing residential development to job-rich areas; (2) Allowing for appropriate commercial development and community services to shorten commutes; and (3) Allowing home occupations or home-based businesses that are compatible with surrounding neighborhoods and lifestyles. 	S
<p>7.3.2.d Ensure, where appropriate, that affordable employee housing and multi-modal transportation opportunities are located near major employment centers.</p>	S
<p>7.3.2.e Discourage the establishment of bedroom communities where long commutes are required to employment centers.</p>	NA
<p>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.</p>	S

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7.3.2.g	Provide incentives to facilitate the development of multifamily housing.	NA
7.3.2.h	Encourage the placement of rental housing projects in the same areas as for-sale housing to facilitate mixed-income communities.	S
7.3.2.i	Develop communities that provide sufficient parks, schools, libraries, and other essential public facilities and services to serve resident needs.	S
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.	S
Implementing Actions:		
7.3.2-Action 1	Develop and adopt a TDR Ordinance and a formal TDR program, and identify receiving areas within urban growth boundaries.	NA
7.3.2-Action 2	Amend the zoning ordinance to: <ul style="list-style-type: none"> (1) Reduce minimum lot sizes in urban areas; (2) Encourage a mix of single-family and multifamily lots within the same development; and (3) Facilitate the establishment of mixed-use towns/village centers. 	S
7.3.2-Action 3	Update regulations to promote community gardens and edible landscapes.	S
7.3.2-Action 4	Consider standards to regulate the location, design, and massing of big-box retail stores.	NA
7.3.2-Action 5	Amend the Maui County Code (MCC) to reduce parking requirements, where appropriate, in mixed-use projects, encourage joint-use parking, and allow for the use of innovative methods to meet peak parking needs.	S

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7.3.2-Action 6 Revise the zoning ordinance to allow for mixed-use development that is appropriate and in character with the existing community.	NA
Objective:	
7.3.3 Strengthen the island's sense of place.	S
Policies:	
7.3.3.a Protect and enhance the unique architectural and landscape characteristics of each community.	S
7.3.3.b Encourage Hawai'ian architecture and tropical building designs.	S
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.	NA
7.3.3.d Strongly encourage the preservation of buildings, structures, and sites of historic significance.	NA
7.3.3.e Require community input through Design Workshops for major new urban expansion, new towns, and major urban infill projects.	S
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.	S
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.	S
Implementing Actions:	
7.3.3-Action 1 Implement the Wailuku Redevelopment Plan, and subsequent updates, and	NA

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formulate plans for other appropriate areas.	
7.3.3-Action 2 Develop and adopt regulations to require Urban Design Review Board review of all major urban expansion, new towns, and urban infill, and redevelopment projects.	S
7.3.3-Action 3 Prepare general Urban Design Guidelines for Central, South, and West Maui.	NA
7.3.3-Action 4 As part of the Community Plan updates, prepare streetscape, pedestrian/bikeway/transit circulation, redevelopment and infill, and greenway infrastructure and master plan elements.	NA
7.3.3-Action 5 Develop community planning processes to establish standards and priorities for streetscape beautification, public amenities, pedestrian and bicycle circulation, parking, redevelopment target areas, transit amenities, and sense of place and building form/design guidelines.	NA
Objective:	
7.3.4 Strengthen planning and management for the visitor industry to protect resident quality of life and enhance the visitor experience.	NA
Policies:	
7.3.4.a Discourage the conversion of hotel units to timeshares and fractional ownership.	NA
7.3.4.b Monitor and manage the amount of, and impacts from, timeshares and fractional ownership.	NA
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.	NA

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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.	NA
Implementing Actions:		
7.3.4-Action 1	Define and map the Resort Destination Areas of Wailea, Mākena , Kapalua, and Kā`anapali.	NA
Objective:		
7.3.5	Ensure that Maui’s planning and development review process becomes more transparent, efficient, and innovative.	NA
Policies:		
7.3.5.a	Encourage greater community involvement in land use planning and decision making.	S
7.3.5.b	Establish a predictable and timely development review process that facilitates the approval of projects that meet planning and regulatory requirements.	NA
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.	NA
7.3.5.d	Provide greater certainty and transparency in the development review process.	NA
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.	NA
Implementing Actions:		

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<p>7.3.5-Action 1 Develop and adopt regulations that: (a) mandate early consultation with communities affected by planning and land use activities; and (b) establish efficient and realistic review timelines.</p>	NA
<p>7.3.5-Action 2 Update the MIP and Community Plan land use designations and zoning maps with each update of the General Plan.</p>	S
<p>7.3.5-Action 3 Evaluate the establishment of time limitations on unused development entitlements for projects which have not commenced within a reasonable time period.</p>	NA
<p><u>ANALYSIS:</u> The WCT is intended to implement the goals, objectives and policies of the MIPs Land Use and Directed Growth Strategy elements. The MIP designates the project area as a “Planned Growth Area”. The Plan allocates 1,433 residential units to the Planned Growth Area together with supporting commercial, employment and public facility uses.</p> <p>The MIPs land use policies clearly articulate that future urban development should be proximate to supporting infrastructure, public facility systems and centers of employment. MIP policy also directs development to reduce reliance upon vehicular modes of transportation by developing more compact and mixed use communities, planning for jobs-housing balance, incorporating pedestrian and bicycling infrastructure into development projects and locating public facilities within close proximity to housing. MIP land use policy also supports measures to facilitate greater environmental sustainability of communities, increase public participation in planning for community development, and promoting urban design and architecture that reflects a Hawai’ian sense of place. Moreover, the MIP strongly encourages programs that support agricultural development within proximity of urban areas.</p> <p>The WCT is located approximately 3-miles from Wailuku’s governmental complex and about 5-road miles from Kahului’s Kaahumanu Shopping Center. Within Wailuku-Kahului are the island’s major shopping, governmental, regional transportation and employment centers. Once developed, the new community of Wai’ale, the State of Hawai’i’s Central Maui Regional Sports Complex, and the County of Maui’s proposed regional park and governmental campus will be</p>	

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<p>located within a short commute of the WCT.</p> <p>The WCT Master Plan is intended to support a diverse range of socio-economic backgrounds by providing a host of housing types for all age and income categories. A diversity of commercial space configurations are also anticipated and these configurations may include live-work, small-business incubator spaces, retail, restaurant, light manufacturing, service and office space. It is expected that from 20- to 25-percent of the project’s residential units will sold as “workforce” housing in compliance with MCC Chapter 2.96B. These units will be subject to price controls and resale restrictions. Based upon the Project’s Central Maui location and the types and configurations of units to be sold, it is reasonably expected that up to 80 percent of the Project’s residential units could be sold at prices deemed affordable to families earning 140-percent or less of the County’s median income, as determined by the United States Department of Housing and Urban Development.</p> <p>The project also includes a 12-acre elementary school and nearly 83 acres of active and passive park space. The WCT incorporates a network of separated pedestrian and bicycle paths that link the project’s residential neighborhoods with the elementary school, neighborhood and community parks, the “Village Center” and “Main Street”. Through a combination of separated pedestrian and bicycle facilities and complete streets, the Project will safely accommodate pedestrians, bicyclists and vehicular traffic throughout the development. From the Project’s mauka “Village Center” and from the makai “Main Street”, all residential neighborhoods are within a five-minute walk and/or bicycle ride of commercial services and park facilities.</p> <p>In order to create a true “Country Town”, while supporting the County’s agricultural development, the WCT Master Plan keeps 1,077 acres within the State and County Agricultural Districts. About 800-acres of this area will be preserved in perpetuity through an agricultural conservation easement. A public and/or private agricultural park will be established within the 800-acre preserve and the existing WCT farmers – Bobby Pā’ia and Kumu Farms are expected to serve as the Park’s anchor tenants. The agricultural preserve will also create a permanent open space buffer that separates Waikapū Town from Mā’alaea and preserves open space views</p>	

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<p>towards the Pacific Ocean, Haleakalā and the West Maui Mountains.</p> <p>When fully developed, it is envisioned that the WCT will be bound by actively farmed agricultural lands and the West Maui Mountains. Urban residents may be able to experience an agricultural lifestyle through a network of hiking trails, bike paths and equestrian trails that would course around the perimeter of the rural and agricultural areas. It is envisioned that a farmers market will become a feature of the mauka “Village Center” and/or at an appropriate location along the makai “Main Street”. Community gardening opportunities may also be provided within suitable areas of the WCTs park network and agricultural lands, should a demand exist for such facilities.</p> <p>The WCT will adopt measures to become a more sustainable community. The project will reduce carbon-based energy consumption by requiring that all residential buildings be equipped with solar hot water heating. Moreover, the project’s design guidelines will promote the installation of photovoltaic systems on residential buildings, the orientation of buildings to take advantage of trade winds for natural cooling and sunlight for natural lighting. The use of energy efficient building materials and installation of Energy Star appliances will be required. The WCT may also incorporate strategically located solar farms within the agricultural lands to help generate renewable energy in order to reduce the project’s carbon energy footprint.</p> <p>Water conservation is also an important goal for the project. To reduce potable water consumption, the WCT will install a dual water system. Non-potable water would be utilized for irrigation of the Project’s parks, open space and for landscape planting of residential and commercial lots. Low flow fixtures will also be installed in all residential units. By not using potable water for irrigation, it is estimated that potable water demand could be reduced by one-third.</p> <p>The Waikapū community, State and County agencies and other community groups including Maui Tomorrow and the Sierra Club have been actively engaged in the project since February 2009. The WCT Team continues to meet with the Waikapū community and agency and other community stakeholders groups to discuss the project. The WCT Team expects to continue this</p>	

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dialogue through the environmental assessment and land use entitlement processes.		
CHAPTER 8 – DIRECTED GROWTH STRATEGY		
URBAN AND SMALL TOWN GROWTH AREAS		
GOAL		
8.1	Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.	
Policies:		
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.	S
8.1.b	Amendments to a UGB or 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 growth within ten years of that inventory; or, during the decennial update of the MIP.	NA
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.	NA
8.1.d	The unique character and function of existing small towns shall be protected to retain and preserve their sense of place.	S
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	S

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	allowed outside of a UGB or STB.	
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.	S
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.	NA
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.	S
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.	NA
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.	NA
<p>ANALYSIS: The MIP placed the subject property within a "Small Town Boundary" and provided the following description of the WCT "Planned Growth Area":</p> <p><i>The Waikapū Tropical Plantation Town planned growth area is situated in the vicinity of the Maui Tropical Plantation, and includes lands on both the mauka and makai sides of Honoapiʻilani Highway. Providing the urban character of a traditional small town, this area will have a mix of single-family and multi-family rural residences, park land, open space, commercial uses, and an elementary or intermediate school developed in coordination with the Waiʻale project. The area is located south of Waikapū along Honoapiʻilani Highway, and it will</i></p>		

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<p><i>incorporate the integrated agricultural and commercial uses of the existing tropical plantation complex. This area is proximate to the Wai`ale planned growth area, providing additional housing in central Maui within the Wailuku-Kahului Community plan region. As part of this project, parcels to the south of the project (identified as Agricultural Preserve on Figure 8-1) shall be protected in perpetuity for agricultural use through a conservation easement. A portion of this area may be dedicated to the County as an agricultural park administered pursuant to County regulations. Alternatively, this area can be developed as a private agricultural park available to Maui farmers, and executed through a unilateral agreement between the landowner and Maui County. The rural lots mauka of Honoapi`ilani Highway are intended to be developed using a Conservation Subdivision Design (CSD) plan. The CSD plan shall provide access to uninterrupted walking and bicycling trails and will preserve mauka and makai views while protecting environmentally sensitive lands both along Waikapū Stream and mauka of the subdivision.</i></p> <p><i>Keeping the Waikapū Tropical Plantation as its town core, this area will become a self-sufficient small town with a mix of single-family and multifamily housing units in a walkable community that includes affordable housing in close proximity to Wailuku’s employment centers. Schools, parks, police and fire facilities, transit infrastructure, wastewater, water supply resources, and other infrastructure should be developed efficiently, in coordination with neighboring developments including Maui Lani, Kehalani, Pu`unani and Wai`ale. The Waikapū Tropical Plantation Town planned growth area is located on Directed Growth Map #C3. Table 8-9 provides planning guidelines for this planned growth area:</i></p> <p>The WCT is being developed in accordance with the above-reverenced Planned Growth Area Description. More specifically, for the following reasons the WCT Master Plan is supportive of the MIPs vision for the area:</p>	

MAUI ISLAND PLAN	RATING
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<ul style="list-style-type: none"> • Proximity and convenience to major centers of employment, civic uses and transportation. • An urban design that promotes active transportation by locating residential neighborhoods close to commercial services, employment, parks, and schools. • A network of separated bicycle and pedestrian ways and “complete streets” that will safely accommodate non-motorized transportation. • A diversity of housing types that will include multi-family condominiums, small cottage homes on small lots with common open spaces, ‘Ohana dwellings, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. • Approximately 1,077 acres of prime agricultural lands, of which 800 acres will be permanently protected through a conservation easement for agricultural use and the establishment of a public and/or private agricultural park. • Approximately 83-acres of active and passive recreation parks. • A 12-acre elementary school site. • A dual water system with non-potable water used for irrigation of parks and open space and residential and commercial landscaping, which will result in a one-third reduction of potable water demand. • On-site renewable energy development. • A commitment to architecture and landscape architecture that will tie the community to the unique sense of place that exists within Maui’s small towns and elsewhere in the Hawai’ian Islands. 	

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
CHAPTER 8 – DIRECTED GROWTH STRATEGY		
RURAL GROWTH AREA		
GOAL		
8.2	Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations.	
Policies:		
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.	NA
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.	S
8.2.c	Environmental protection and compatibility will be a top priority in rural growth areas.	S
8.2.d	All development within rural growth areas should avoid encroachment upon prime agricultural land.	S
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.	S

MAUI ISLAND PLAN		RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable		
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.	S
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.	NA
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.	S
8.2.i	Urban development standards shall not be required within RGBs except in fulfillment of Federal law.	S
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.	NA
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.	NA
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.	NA
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.	NA
8.2.n	At the time of zoning from agricultural to rural, Council will consider prohibiting	NA

MAUI ISLAND PLAN	RATING
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restrictions on agricultural activity.	
<p>ANALYSIS: The purpose of the proposed rural lots is as described in MIP policy 8.2.e, which states:</p> <p><i>“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.”</i></p> <p>The rural lots are intended to serve as a transition between the urban and agricultural lands and to compliment the diversity of housing types that will be offered by the project. The subject lots will be at least one-half acre. Agricultural activities will be permitted but not required as a condition of building a single-family residence on a rural lot. The rural lots will comprise about 5.6% of the residential units within the WCT.</p> <p>The rural site plan was designed using Conservation Subdivision Design (CSD) techniques to cluster the rural residences and preserve agricultural land as well as open land for community gardening, grazing of livestock or horses, and areas for hiking, biking and other open land recreation pursuits. Approximately 25 acres of the rural lands have been left in open space for such purposes.</p>	
PROTECTED AREA POLICY	
<p>8.3.a The Protected Areas in Diagrams E-1, NW-1, N-1, NE-1, S-1, SE-1, and WC-1 should be concurrently reviewed with Table 8-2 and with any proposed land uses that may result in an adverse impact on a Protected Area. The County Council and the Administration should be notified if a Protected Area may be compromised by a development proposal.</p>	
<p>ANALYSIS: MIP Preservation Area Map WC-1 identifies a park at the southern boundary of the makai development area. At the request of the Waikapū Community, this park was relocated to</p>	

MAUI ISLAND PLAN	RATING
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<p>the northern boundary of the project, parallel to the Waikapū Stream. The new location is preferred because it is located closer to the Waikapū Community, the elementary school site and the proposed higher density multi-family housing. In addition, the new location preserves additional open space along the Waikapū Stream. From the single-family neighborhoods located to the south of “Main Street” the park is connected by an approximate 40-foot wide greenway that will incorporate a separated pedestrian and bicycle facility.</p>	
<p>CHAPTER 8 – DIRECTED GROWTH STRATEGY</p>	
<p>GUIDING LAND USE PRINCIPLES</p>	
<p>1. Respect and encourage island lifestyles, cultures, and Hawai’ian traditions: The culture and lifestyle of Maui’s residents is closely tied to the island’s beauty and natural resources. Maintaining access to shoreline and mountain resources and protecting culturally significant sites and regions perpetuates the island lifestyle and protects Maui’s unique identity. One of the most vital components of the island lifestyle and culture is Maui’s people. In an island environment where resources are finite, future growth must give priority to the needs of residents in a way that perpetuates island lifestyles.</p>	
<p>ANALYSIS: The WCT has been developed with considerable input from the Waikapū Community Association and with the input of other key stakeholders within Maui County. The WCT is intended to provide housing for the residents of Maui County. Considerable due-diligence has been taken to mitigate the Project’s impact upon archaeological and cultural resources. The Waikapū Stream in being kept free from development and traditional Hawai’ian practices along the stream and within the Waikapū Valley will be respected. The WCT Master Plan also seeks to mitigate the Project’s visual impacts along Honoapi’ilani Highway. While it is inevitable that the character of existing views from the highway fronting the urban and rural development will be alternated, measures will be taken to maintain visual connectivity between the highway and the West Maui Mountains and the Pacific Ocean. Moreover, landscape planning of canopy Monkey Pod trees, tropical shrubs and other foliage within the right-of-way will create a “small town” ambiance, which is in character with Maui’s historic plantation towns, including Waikapū and Wailuku.</p>	

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<p>2. Promote sustainable land use planning and livable communities: Managing and directing future growth on Maui should promote the concept of sustainability, and the establishment of livable communities. Sustainable practices include: 1) Focusing growth into existing communities; 2) Taking advantage of infill and redevelopment opportunities; 3) Promoting compact, walkable, mixed-use development; 4) Revitalizing urban and town centers; 5) Providing transportation connectivity and multimodal opportunities; 6) Protecting and enhancing natural and environmental resources; 7) Protecting, enhancing, and expanding communities and small towns, where appropriate; and 8) Encouraging energy and water-efficient design and renewable energy technology.</p>	
<p><u>ANALYSIS:</u> The WCT is consistent with best planning practices for designing livable and sustainable communities. The project site is proximate to the island’s major centers of employment, government and transportation, which will help to reduce long vehicular commutes.</p> <p>The WCT is also being master planned to become as “complete” a community as is possible. The project will offer a diverse range of housing types and an assortment of commercial and employment space configurations. An important goal of the project is to promote a jobs/housing balance. The WCT Master Plan also includes an abundance of park and open space as well as an elementary school. A safe and convenient network of pedestrian and bicycle facilities will link all of these uses together in order to reduce vehicular traffic, add convenience and promote healthier lifestyles.</p> <p>The project has also been designed to mitigate its impact upon sensitive environmental and cultural resources. Inventory surveys were conducted to ensure that the project site would not be located within ecologically sensitive areas. The WCT will adopt measures to become a more sustainable community. The project will reduce carbon-based energy consumption by requiring that all residential buildings be equipped with solar hot water heating. Moreover, the project’s design guidelines will promote the installation of photovoltaic systems on residential buildings, the orientation of buildings to take advantage of trade winds for natural cooling and sunlight for</p>	

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<p>natural lighting. The use of energy efficient building materials and installation of Energy Star appliances will be required. The WCT may also include strategically located solar farms within the agricultural lands to help generate renewable energy in order to reduce the project’s demand for imported carbon-based fuels.</p> <p>Water conservation is also an important goal for the project. To reduce potable water consumption, the WCT will install a dual water system. Non-potable water will be utilized for irrigation of the project’s parks, open space and landscape planting of residential and commercial lots. Low flow fixtures will also be installed in all residential units. By not using potable water for irrigation, it is estimated that the project will use one-third less potable water.</p>	
<p>3. Keep “urban-urban” and keep “country-country”: Given the high cost of developing public infrastructure and facilities to service remote areas, the significant environmental and social impacts associated with long vehicle commutes, and the desire to “keep the country-side country” it is preferable to develop compact communities and to locate development within or as close as possible to existing urban areas and employment centers.</p>	
<p><u>ANALYSIS:</u> The Project site is close to urban infrastructure and public facilities. When developed, the WCT will help address the projected island-wide demand for housing. Residents of the project will live in a location that is convenient to the island’s major centers of employment, government and transportation, but will find that the WCT provides for most of their daily needs. While the WCT will expand the County’s existing urban footprint, it will also create an approximate 800-acre agricultural preserve that will contain urban development south of the project site and within the MIPs Small Town Growth Boundary. When developed, the WCT is envisioned to be a “complete” community, bound to the west by agricultural lands, the Waikapū Valley and the West Maui Mountains. To the north it will be bound by Waikapū. To the east it will be bound by the County’s governmental complex and proposed Central Maui Regional Park. The Wai`ale community will be about one-half mile further east. To the south will be the 800-acre agricultural preserve and the small town of Mā`alaea beyond.</p>	

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<p>4. Protect traditional small towns: Development within and adjacent to Maui’s traditional towns should be compatible with and perpetuate their unique character. Hard edges should be maintained around new and existing communities through the use of greenbelts and significant open space.</p>	
<p>ANALYSIS: The WCT incorporates a hard edge to the development along its southern boundary with the creation of an 800-acre agricultural preserve. It is anticipated that the preserve will become a major diversified agricultural production zone. To the west of the urban and rural development will be about 277 acres of agricultural lands, which will be kept largely in open space with no more than five lots to be potentially developed. This land will buffer the development from the Waikapū Valley and the West Maui Mountains. Along the Waikapū Stream there will be wide riparian buffers and park lands. The open space will buffer the WCT from the existing town of Waikapū, however; convenient pedestrian and bicycle access between the two communities will be established so that Waikapū residents can access the WCT’s commercial amenities, park network, and the elementary school.</p> <p>The WCT will also have its own Project District Zoning Ordinance and Design Guidelines. The Project’s architectural theme will create a “small town” sense of place that will be in character with Maui’s small plantation towns, including Waikapū and Wailuku.</p>	
<p>5. Protect open space and working agricultural landscapes: In light of continuing urbanization, the protection of agricultural and open-space resources will depend on a healthy agricultural industry and progressive planning and regulation. Planning should utilize agricultural lands as a tool to define the edges of existing and planned urban communities, apply innovative site design, create buffers along roadways, provide visual relief, and preserve scenic views.</p>	
<p>ANALYSIS: As noted, the WCT incorporates a hard edge to the development along its southern boundary with the creation of an 800-acre agricultural preserve. It has been noted that a significant impediment to agricultural development on Maui, and throughout the state, is the scarcity of agricultural land, with irrigation water, that is both readily available and affordable for long-term lease to diversified farmers. The establishment of a centrally located 800-acre</p>	

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<p>agricultural preserve, with highly productive lands and affordable irrigation water, should help Maui farmers compete in local, mainland and international markets. It is anticipated that the preserve will become a major diversified agricultural production zone. To the west of the urban and rural development will be about 277 acres of agricultural lands, which will be kept largely in open space with no more than five lots proposed. This land will buffer the development from the Waikapū Valley and West Maui Mountains. Along the Waikapū Stream there will be wide riparian buffer.</p>	
<p>6. Protect environmentally sensitive lands and natural resources: Environmentally sensitive lands, natural areas, and valued open spaces should be preserved. Native habitat, floodways, and steep slopes should be identified so future growth can be directed away from these areas. It will be important to plan growth on Maui in a manner that preserves habitat connectivity, watersheds, undeveloped shoreline areas, and other environmentally sensitive lands.</p>	
<p>ANALYSIS: The project was designed to mitigate its impact upon sensitive environmental and cultural resources. Inventory surveys were conducted to ensure that the project site was not located within environmentally sensitive areas for species of flora and fauna. A wide riparian buffer has been established along the Waikapū Stream and development is being located approximately one-half mile makai of the entrance to the Waikapū valley.</p> <p>In addition, BMPs will be implemented during the construction and operation phases of the development to mitigate against the discharge of non-point source pollution from the project site.</p>	
<p>7. Promote equitable development that meets the needs of each community: Each region of the island should have a mix of housing types, convenient public transit, and employment centers. Where appropriate, all neighborhoods should have adequate parks, community centers, greenways, libraries, and other public facilities. No community should have a disproportionate share of noxious activities. Additionally, a fair, efficient, and predictable planning and regulatory process must be provided. A cornerstone of equitable development should reflect a focus on providing affordable housing for all of Maui's</p>	

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residents over developing nonresident housing.	
<p><u>ANALYSIS:</u> The WCT will incorporate a mix of housing types, parks, an elementary school and commercial and professional services and employment opportunities within the development. It is expected that from 20- to 25-percent of the Project’s residences will be County “workforce” housing, which will be subject to affordability and resale guidelines. Given the Project’s Central Maui location and proposed unit and lot size configurations, it can be reasonably expected that approximately 80 percent of the project’s houses will be sold at prices deemed affordable to residents earning 140 percent or less of the County’s median income.</p>	
<p>8. Plan for and provide efficient and effective public facilities and infrastructure: Many of Maui’s public infrastructure systems and facilities were constructed decades ago and are in need of repairs and upgrades to meet current and future demand. Growth should be planned for areas with existing infrastructure, or where infrastructure can be expanded with minimal financial burden to the public. Transportation infrastructure should be designed to be in harmony with the surrounding area.</p>	
<p><u>ANALYSIS:</u> The WCT is expected to pay its pro-rata share towards the cost of expanding regional infrastructure and public facility systems. The WCT will make off-site roadway improvements, develop wastewater treatment capacity, and develop water capacity to accommodate the project’s demand. The WCT will also set aside 12-acres of land for an elementary school and pay impact fees to help construct this facility. The WCT also includes about 83-acres of active and passive park space. All on-site facilities, including roadways, water, wastewater and utilities will be paid for by the developer.</p>	
<p>9. Support sustainable economic development and the needs of small business: Land use decisions should promote and support sustainable business activities.</p>	
<p><u>ANALYSIS:</u> The WCT is expected to indirectly support Maui’s existing economic base activities by providing much needed housing to serve the island’s workforce. The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for Maui’s economic base industries to grow, diversify and become more sustainable - including the island’s agricultural industry.</p>	

MAUI ISLAND PLAN	RATING
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<p>By providing much needed housing in a format that will create a high quality of life for Maui’s working families, and by generating both short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the State and County’s sustainable economic development.</p>	
<p>10. Promote community responsibility, empowerment, and uniqueness: The development of community plans should be a broad-based, inclusive process. The community plans shall be reviewed by the Community Plan Advisory Committees, the planning commissions, and approved by the Council. The MIP shall provide a framework for the updated community plans. Subsequent proposed community plan amendments should be subject, as much as possible, to local community input.</p>	
<p><u>ANALYSIS:</u> NA</p>	
CHAPTER 8 – DIRECTED GROWTH STRATEGY	
WAIKAPŪ TROPICAL PLANTATION TOWN (WAIKAPŪ COUNTRY TOWN)	
MIP DESCRIPTION	
<p>The Waikapū Tropical Plantation Town planned growth area is situated in the vicinity of the Maui Tropical Plantation, and includes lands on both the mauka and makai sides of Honoapiʻilani Highway. Providing the urban character of a traditional small town, this area will have a mix of single-family and multifamily rural residences, park land, open space, commercial uses, and an elementary or intermediate school developed in coordination with the Waiʻale project. The area is located south of Waikapū along Honoapiʻilani Highway, and it will incorporate the integrated agricultural and commercial uses of the existing tropical plantation complex. This area is proximate to the Waiʻale planned growth area, providing additional housing in central Maui within the Wailuku-Kahului Community plan region. As part of this project, parcels to the south of the project (identified as Agricultural Preserve on Figure 8-1) shall be protected in perpetuity for agricultural use through a conservation easement. A portion of this area may be dedicated to the County as an agricultural park administered pursuant to County regulations. Alternatively, this area can be developed as a private</p>	

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<p>agricultural park available to Maui farmers, and executed through a unilateral agreement between the landowner and Maui County. The rural lots mauka of Honoapi`ilani Highway are intended to be developed using a Conservation Subdivision Design (CSD) plan. The CSD plan shall provide access to uninterrupted walking and bicycling trails and will preserve mauka and makai views while protecting environmentally sensitive lands both along Waikapū Stream and mauka of the subdivision.</p>	
PLANNED GROWTH AREA RATIONALE	
<p>Keeping the Waikapū Tropical Plantation as its town core, this area will become a self-sufficient small town with a mix of single-family and multifamily housing units in a walkable community that includes affordable housing in close proximity to Wailuku’s employment centers. Schools, parks, police and fire facilities, transit infrastructure, wastewater, water supply resources, and other infrastructure should be developed efficiently, in coordination with neighboring developments including Maui Lani, Kehalani, Pu`unani and Wai`ale. The Waikapū Tropical Plantation Town planned growth area is located on Directed Growth Map #C3. Table 8-9 provides planning guidelines for this planned growth area:</p>	
<p>ANALYSIS: The WCT is being developed in accordance with the above-reverenced MIP project description and rationale. More specifically, for the following reasons the WCT Master Plan is supportive of the MIPs vision for the area:</p> <ul style="list-style-type: none"> • Proximity and convenience to major centers of employment, civic uses and transportation. • An urban design that promotes active transportation by locating residential neighborhoods close to commercial services, employment, parks, and schools. • A network of separated bicycle and pedestrian ways and “complete streets” that will safely accommodate non-motorized transportation. • A diversity of housing types that will include multi-family condominiums, small cottage homes on small lots with common open spaces, ‘Ohana dwellings, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. 	

MAUI ISLAND PLAN	RATING																												
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TROPICAL PLANTATION PLANNED GROWTH AREA TABLE 8-9	S																												
<p>Background Information:</p> <p>Project Name: Tropical Plantation Town Directed Growth Map #: C3</p> <p>Type of Growth: Small Town/Rural Expansion Gross Site Acreage: Small Town - 360 Acres Rural - 142 Acres</p> <p>Planning Guidelines</p> <table border="0"> <tr> <td>Dwelling</td> <td>Approximately</td> <td>Residential</td> <td>Balance of SF and MF units</td> </tr> <tr> <td>Unit</td> <td>1,433 Units (Up to 80 of these units</td> <td>Product Mix:</td> <td>The rural residential units</td> </tr> <tr> <td>Count:</td> <td>can be rural residences. ‘Ohana units</td> <td></td> <td>are on the mauka side of the</td> </tr> <tr> <td></td> <td>do not count towards the total units.¹²</td> <td></td> <td>project.</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Small Town – 360 Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Rural – 142 Acres</td> </tr> <tr> <td>Net Residential De</td> <td>9 – 12 du/acre</td> <td>Parks and Open</td> <td>≥ 30%</td> </tr> </table>		Dwelling	Approximately	Residential	Balance of SF and MF units	Unit	1,433 Units (Up to 80 of these units	Product Mix:	The rural residential units	Count:	can be rural residences. ‘Ohana units		are on the mauka side of the		do not count towards the total units. ¹²		project.				Small Town – 360 Acres				Rural – 142 Acres	Net Residential De	9 – 12 du/acre	Parks and Open	≥ 30%
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			Small Town – 360 Acres																										
			Rural – 142 Acres																										
Net Residential De	9 – 12 du/acre	Parks and Open	≥ 30%																										

¹² Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

MAUI ISLAND PLAN			RATING
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Space% ¹³ : Commercial: Convenience Shopping			
<u>ANALYSIS</u>			
Table 58 compares WCT Master Plan with the MIP Planning Planned Growth Area Guidelines:			
Table 58: Comparison of the WCT Master Plan and MIP Guidelines			
Guideline	WCT	MIP	Explanation
Small Town Acres	349.065	360 ¹⁴	Difference is a result of infield surveying of boundaries
Rural Acres	149.849	142 ¹⁵	Difference is a result of infield surveying of boundaries
Total Dwelling Units	1433	1433 (plus/minus 10%)	
Rural Dwelling Units	80 (of total units)	80 (of total units)	
'Ohana Units	146	'Ohana units do not count towards unit count	Project assumes 'Ohana units will be built on about 15% of the single family lots
Residential Product Mix	73.27%/SF; 26.73 MF	Balance of SF and MF	Ratio reflects a more "Country Town" sense of place

¹³ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the Wailuku – Kahului Community Plan Update and the project review and approval process.

¹⁴ Not based upon a field survey of Small Growth Boundary.

¹⁵ Not based upon a field survey of Rural Growth Boundary

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Net Residential Density	8.28 units/acre	9 – 12 units/acre	Ratio reflects a more “Country Town” sense of place
Parks and Open Space	107 / 21.4% or 75% if include agricultural lands	≥ 30%	Active and passive park Space exceeds existing LOS. Seventy-five percent of project site is in open space if AG lands are included.

3. Wailuku-Kahului Community Plan

Within Maui County, there are nine (9) community plan regions. From a General Plan implementation standpoint, each region is governed by a Community Plan, which sets forth desired land use patterns together with goals, objectives, policies and implementing actions for a number of functional areas including infrastructure-related parameters.

The WCT is located within the Wailuku-Kahului Community Plan region. The majority of the project area is designated Agriculture in the Community Plan, with a portion designated Wailuku-Kahului Project District 5 (Maui Tropical Plantation). Refer to Figure 10, “Community Plan Map”. Community Plan Amendments will be sought to bring the entire project site into community plan designations that better align with the WCT Master Plan vision (See: Section I.D.6.e.3 of the DEIS).

Table 59 analyzes the WCTs consistency with the Wailuku-Kahului Community Plan Goals, Objectives and Policies.

Table 59: Wailuku-Kahului Community Plan Goals, Objectives and Policies

WAILUKU-KAHULUI COMMUNITY PLAN	RATING
Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	
Economic Activity	
Goal: <i>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.</i>	
Objectives and Policies:	
1. Support agricultural production so agriculture can continue to provide employment and contribute to the region's economic well-being.	S
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.	NA
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.	NA
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.	NA
5. Recognize the importance of small businesses to the region's economy.	S
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.	S
7. Provide for the establishment of centralized business districts within the region, in	S

WAILUKU-KAHULUI COMMUNITY PLAN	RATING
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order to minimize the extensive migration of commercial projects into light industrial developments.	
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 (SBR) on the Community Plan land use map.	S
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.	S
Implementing Actions:	
a. Prepare a prioritized island-wide directed and managed growth strategy to ensure that the location, rate and timing of development is consistent with the provision of infrastructure and public facilities and services.	S
b. Include conditions of approval for new residential developments requiring that adequate school facilities shall be in place before a certificate of occupancy is issued.	NA
<p>ANALYSIS: The MIP designates the project area as a “Planned Growth Area”. However, the bulk of the subject property proposed for urbanization, 485 acres, is designated Agriculture in the Wailuku-Kahului Community Plan. Thus, implementation of the project will require a Community Plan Amendment. If a community plan amendment is granted from Agriculture to a Project District, the WCT will be developed in accordance with the goals, objectives and policies of the Wailuku-Kahului Community Plan that provide guidance for development of urban and rural areas.</p> <p>The WCT Master Plan is intended to support a diverse range of socio-economic backgrounds by providing a host of housing types for all age and income categories. A diversity of commercial space configurations are also anticipated and these configurations may include live-work, small-business incubator spaces, retail, restaurant, light manufacturing, service and office space. It is expected that from 20- to 25-percent of the Project’s residential units will sold as “workforce” housing in accordance</p>	

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<p>with MCC Chapter 2.96. These units will be subject to price controls and resale restrictions. Based upon the Project’s Central Maui location and the types and configurations of units to be sold, it is reasonably expected that up to 80 percent of the Project’s residential units could be sold at prices deemed affordable to families earning 140-percent or less of the County’s median income, as determined by the United States Department of Housing and Urban Development.</p>	
<p>The project also includes a 12-acre elementary school and nearly 83 acres of active and passive park space. The WCT incorporates a network of separated pedestrian and bicycle paths that link the Project’s residential neighborhoods with the elementary school, neighborhood and community parks, the “Village Center” and “Main Street”. Through a combination of separated pedestrian and bicycle facilities and complete streets, the Project will safely accommodate pedestrians, bicyclists and vehicular traffic throughout the development. From the Project’s mauka “Village Center” and from the makai “Main Street”, all residential neighborhoods are within a five-minute walk and/or bicycle ride of commercial services and park facilities.</p>	
<p>In order to create a true “Country Town”, while supporting the County’s agricultural development, the WCT Master Plan keeps 1,077 acres within the State and County Agricultural Districts. About 800-acres of this area will be preserved in perpetuity through an agricultural conservation easement. A public and/or private agricultural park will be established within the 800-acre preserve and the existing WCT farmers – Bobby Pā’ia and Kumu Farms are expected to serve as the Park’s anchor tenants. The agricultural preserve will also create a permanent open space buffer that separates Waikapū Town from Mā’alaea and preserves open space views towards the Pacific Ocean, Haleakalā and the West Maui Mountains.</p>	
<p>When fully developed, it is envisioned that the WCT will be bound by actively farmed agricultural lands and the West Maui Mountains. Urban residents may be able to experience an agricultural lifestyle through a network of hiking trails, bike paths and equestrian trails that would course around the perimeter of the rural and agricultural areas. It is envionred that a farmers market will become a feature of the mauka “Village Center” and/or at an appropriate location along the makai “Main</p>	

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Street". Community gardening opportunities may also be provided within suitable areas of the WCTs park network and agricultural lands, should a demand exist for such facilities.	
Environment	
Goal: 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.	
Objectives and Policies:	
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.	S
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.	S
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.	S
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.	NA
5. Require that new shoreline development respect shoreline resources and maintain public access. <ul style="list-style-type: none"> a. Existing dune formations are important elements of the natural setting and should remain intact. b. Indigenous or endemic strand vegetation should remain undisturbed; new development and landscaping should treat such vegetation as given conditions. 	NA

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<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.	S
7. Mitigate potential hazards associated with oil storage tanks and the bulk containment of other toxic, corrosive or combustible substances.	NA
8. Minimize noise, water and air pollution from industrial uses, electric power generating facilities and wastewater treatment plants.	NA
9. Maintain coastal open space along the region's shoreline as a scenic amenity and public recreational area.	NA

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10. Monitor air quality in the planning district and enforce applicable standards with regular public reporting.	NA
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 mitigate actions.	NA
12. Promote recycling programs to reduce solid waste disposal in landfills, including convenient drop-off points for recycled material.	S
13. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.	S
14. Promote the planting and maintenance of trees and other landscape planting to enhance the streetscapes and the built-environment.	S
Implementing Actions:	
1. Formulate and adopt a regional landscape planting master plan, including standards, for implementation in conjunction with public and private projects.	NA
2. Establish and maintain a monitoring program for nearshore water quality.	NA
3. Develop a master plan for a recreational coastline access.	NA
4. Develop and implement a strategy for sand dune protection.	NA
5. New studies should be commissioned that seek to better understand site-specific causes of coastal erosion.	NA
<p><u>ANALYSIS:</u> In accordance with the County’s “Rules for the Design of Storm Water Treatment Best Management Practices”, the design of the stormwater system will include water quality treatment to reduce the discharge of pollutants to the maximum extent practicable.</p> <p>A maintenance plan will be developed for the stormwater BMPs. The plan will include the requirements for removal of the accumulated debris and sediment, maintaining vegetation, and performing inspections to insure that the BMPs are functioning properly. Moreover, stormwater</p>	

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<p>runoff during site preparation will be controlled in compliance with the County Code Chapter 20.08 “Soil Erosion and Sediment Control Minimum BMPs”. During the construction period, temporary erosion control measures will be incorporated to minimize dust and soil erosion. Additional controls will be implemented to protect Waikapū Stream. Temporary BMPs include the construction of diversion berms and swales, dust fences, silt fences, stabilized construction entrances, truck wash down areas, inlet protection, temporary grassing of graded areas, and slope protection.</p> <p>As discussed in Section V.D.2 “Electric, Telephone and Cable TV” the WCT will include energy-efficient design and conservation measures. Specifically, WCTs design guidelines will encourage the use of energy efficient technology throughout the project, specifically in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy Systems will be encouraged, where appropriate, on residential and commercial buildings within the WCT. Additionally, the WCT proposes to develop, in appropriate locations within the agricultural district, solar farms to help off-set the Project’s demand for carbon emitting electrical energy.</p> <p>A major component of the project is the 1,077 acres of agricultural lands that will extend out from the western and southern perimeters of the project. These lands will be used primarily for diversified agricultural development, but may also be used in appropriate ways for open land recreation and renewable energy generation. The agricultural lands will also serve the purpose of creating a permanent open space separation between the town of Waikapū and Mā’alaea and will help to preserve the existing mauka and makai views along Honoapi’ilani Highway.</p>	
Cultural Resources	
<p>Goal: 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"> 1. Provide a sense of history and define a sense of place for the Wailuku-Kahului region; and 2. Preserve and protect native Hawai’ian 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, 	

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79 HAW. 425 (1995).	
Objectives and Policies:	
1. Preserve the character and integrity of historic sites in the Wailuku-Kahului region.	S
2. Recognize the importance of historically and archaeologically sensitive sites and encourage their preservation through development project review.	S
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 Hawai'i's ethnic and cultural heritage.	S
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.	S
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.	S
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.	NA
7. Encourage community stewardship of historic buildings and cultural resources and educate private property owners about financial benefits of historic preservation in Maui County.	NA
Preserve and restore historic roads, paths, and water systems as cultural resources, and support public access.	S & NS
8. Recognize and respect family ancestral ties to certain sites including burial sites, and establish cultural and educational programs to perpetuate Hawai'ian and other ethnic heritages.	S
Implementing Actions:	
1. The Cultural Resources Commission shall update, and the Council shall adopt, the County Cultural Resources Management Plan to further identify specific and significant	NA

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cultural resources in the region and provide strategies for preservation and enhancement.	
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.	S
3. Implement a historic and cultural overlay ordinance to provide protection for areas with significant archaeological, historical, and cultural resources.	NA
4. Establish recognition of culturally sensitive areas such as Naniloa Bridge, Wai`ale Bridge, and burial and habitation sites along Lower Main Street and Kahului Beach Road.	NA
5. Significant Wailuku-Kahului region sites and areas include the following: Wahi Pana (Significant Traditional Places) <ul style="list-style-type: none"> a. Nā Wai 'Ehā (Waihe'e, Waiehu, Wailuku, Waikapū). b. Waihe'e Dunes Archaeological Complex. c. Waihe'e Church. d. Waihe'e Sugar Mill site. e. Haleki'i-Pihanakalani heiau. f. Waihe'e Dune complex. g. Taro lo'i in 'Īao Valley. h. Traditional surfing sites. i. Kanahā Pond. j. Habitation and burial sites along Lower Main Street corridor. k. Wai`ale Bridge. l. Wailuku Civic Center Historic District. m. Kama Ditch, Spreckels Ditch, and Waihe'e Ditch. n. Ka'ahumanu Church. o. Hale Ho'ike'ike (Bailey House Museum). p. Alexander House (next to Ka'ahumanu Church). q. Waikapū Stone Church Site. 	S

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<ul style="list-style-type: none"> r. Wailuku School. s. Pu'unene School. t. Pu'u One Sand Dune Formation from Kahului Harbor to Waikapū. u. Coastal sand dunes from Kahului Airport to Baldwin Park. v. Kahului Railroad System sites (i.e., Roundhouse, Makaweli Crusher Mill Foundation, etc.). w. Chee Kung Tong Society Hall site. x. Maui Jinsha Mission. y. Naval Air Station Kahului Airport (NASKA). z. Pu'unene Mill/Village. aa. Kahului Railroad Building and Old Kahului Store. bb. Buildings designed by C. W. Dickey-Wailuku Library, the Territorial cc. Building in Wailuku, and the Baldwin Bank (Bank of Hawai'i in Kahului). dd. Wailuku Union Church. ee. Church of the Good Shepherd. ff. Īao Theatre. gg. Plantation Manager's Residence in Wailuku. gg. St. Anthony's School. hh. Market Street from Main Street through Happy Valley. ii. Vineyard Street from Market Street to end. jj. Īao Stream. <p>The above list is not comprehensive. It represents some of the well-known sites currently listed in the State inventory of Historic Places and on file with the State and National Registers of Historic Places. Many more sites have not yet been surveyed for historic, archaeological, and cultural significance.</p> <p>The Department of Planning has (or will obtain from the State Historic Preservation Division) maps indicating the general location of these sites. Planning Department staff will obtain, maintain, and update all pertinent maps, which will be consulted prior to development proposals affecting the above-mentioned areas.</p>	Rock
<p>ANALYSIS: As discussed in Section V.A.4 (Historical and Archaeological Resources) the Project's AIS documented no evidence of traditional Hawai'ian activities, with the possible exception of a remnant</p>	

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<p>retaining wall or terrace (Site 7882) on the property. It was noted that the negative results are primarily due to the compounded disturbances from sugarcane cultivation, historic habitation and modern land use. Other historic features documented in the AIS primarily relate to plantation-era agricultural irrigation features, including a section of the Waihe`e Ditch that traverses north to south across the subject property mauka of Honoapi`ilani Highway.</p>	
<p>The Waihe`e Ditch may be covered as part of the development for the purpose of reducing water loss through seepage, preventing potential liability once the project area is developed, making it easier and less costly to develop the project site, and to create a north-south pedestrian and bicycle corridor within the ditch right-of-way. The AIS concludes that the Waihe`e Ditch has been adequately recorded and that covering it will not significantly impact the State's archaeological resources. The AIS also recorded a World War II era bunker on the site. The AIS recommends that if this bunker is to be removed during development, that a commemorative plaque be erected at the site to document the structures historical significance.</p>	
<p>The AIS recommends Archaeological Monitoring during the construction phase. Prior to the commencement of construction, an Archaeological Monitoring Plan (AMP) detailing the localities to undergo monitoring procedures will be prepared and submitted to SHPD for review and approval. With the preparation of an AIS prior to ground alteration, and conducting State approved archaeological monitoring during construction, the State's objectives for the identification and protection of historic properties should be accomplished.</p>	
<p>The WCT intends to create a sense of place within the community that reflects the cultural values, traditions and history of Hawai'i, and more specifically Waikapū. In preparing the DEIS, a Cultural Impact Assessment (CIA) was prepared to thoroughly document any potential impacts that the project could have upon traditional and customary rights. The CIA recommends that the Applicant work with the Waikapū community to ensure that the Waikapū stream isn't impacted by the Development, that traditional access rights are maintained into the Waikapū Valley, and that existing kuleana land owner rights are protected. The Applicant is committed to protecting the Waikapū</p>	

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<p>Stream by establishing a wide riparian buffer and greenway along the stream where development will not be permitted. The WCT will also have negligible impact upon existing stream flows as no requests for additional stream water will be made for the development. As noted in the DEIS, the WCT will be served by new wells that will be managed in strict compliance with County and State requirements.</p> <p>The Applicant also intends to work with the Waikapū community to develop a cultural resources plan to ensure that local cultural values are incorporated into the fabric of the project. The Cultural Resources Plan may include recommendations such as the naming of streets and places within the WCT, identifying a site for a small museum depicting the history and culture of Waikapū, incorporating various features and artifacts reflecting Waikapū's past – such as remnants from the sugar industry – into the design of key buildings and sites, and maintaining and protecting access into the Waikapū Valley for the purpose of hunting, gathering, the replanting of native trees and vegetation.</p> <p>The Applicant also intends to facilitate the expansion of diversified agricultural activities, including the growing of traditional Hawai'ian food staples such as wet and dryland kalo, banana, sweet potato, etc. within the Project's agricultural lands. Moreover, small community gardens may be dispersed throughout the project site, depending upon demand by residents, so that residents can connect with the land and grow their own foods, including traditional Hawai'ian staples, for their daily needs.</p>	
Indigenous Architecture	
Goal: 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.	
Objectives and Policies:	
1. To legitimize and amend County Building Codes to allow indigenous architecture as viable spaces for living, work, and recreation.	NA
Implementing Actions:	
1. Develop a County ordinance for indigenous architecture.	NA
2. Adopt standards for indigenous architecture.	NA

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Housing	
Goal: A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for the broad cross section of residents, including the elderly.	
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.	S
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.	S
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.	S
Encourage the creation of elderly housing communities in various parts of the region that address the range of specialized needs for this population group.	S
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.	NA
Coordinate the planning, design and construction of public infrastructure improvements with major residential projects that have an affordable housing component.	S
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.	S
Promote efficient housing designs in order to reduce residential home energy and water consumption.	S

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Implementing Actions:	
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.	S
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.	NA
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.	NA
Revise zoning, building and housing codes to allow for specialized elderly housing projects.	NA
<p>ANALYSIS: The WCT will offer a mix of single and multi-family housing types to address the diverse housing needs of Maui residents. Due to the Project's Central Maui location and the expected lot and unit size configurations that will be developed using the MCC's Project District zoning ordinance, the Applicant expects that the majority of the Project's market priced housing will be sold at prices considered affordable to Maui County residents earning between 100 and 140 percent of the County's median income as determined by the United States Department of Housing and Urban Development. The WCT will also include workforce housing units pursuant to Chapter 2.96, MCC, "Residential Workforce Housing Policy". These homes will be subject to price controls and resale restrictions to ensure that affordable homes remain available for full-time Maui residents. Housing types within the WCT may include multi-family condominiums, small cottage homes on small lots with common open spaces, traditional single-family lots within a variety of home and lot size configurations, rental apartments, townhomes and larger estate rural lots. The goal is to serve the demands of all Maui residents.</p>	

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<p>As discussed in Section V.D.2 “Electric, Telephone and Cable TV” the WCT will include energy-efficient design and conservation measures. Specifically, WCTs design guidelines will encourage the use of energy efficient technology throughout the project, specifically in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy Systems will be encouraged, where appropriate, on residential and commercial buildings within the WCT. A dual water system is also proposed. A dual system would use non-potable irrigation well water for irrigating the WCTs open space, park lands, and residential and commercial landscape planting. A dual system could reduce potable water demand by one-third.</p>	
Social Infrastructure	
Goal: 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.	
Recreation	
Objectives and Policies:	
Provide park and recreation areas as an integral part of project district specifications which will accommodate the needs of population growth.	S
Ensure adequate public access to shoreline recreation resources by pursuing access ways identified by the County.	NA
Provide access for persons with disabilities at all park facilities.	S
Provide for a major regional multi-purpose center for the planning district to accommodate resident needs for banquet and meeting facilities with adequate parking.	NA
Investigate the need for an additional community center facility in Kahului.	NA
Place high priority on utilizing the Īao Theatre as a multi-purpose community facility and develop the adjoining property in a manner that retains the integrity of the town core.	NA
Place high priority on implementation of Keopuolani Park, including enhancement of the Kahului Harbor shoreline.	NA
Expand shoreline recreation opportunities by extending Kanahā Beach Park and	NA

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establishing park areas along Spreckelsville, Waiehu and Waihe'e shorelines.	
Enhance existing parks by improving maintenance and expanding the range of facilities provided.	NA
Maintain lands acquired or designated for recreational purposes exclusively for those uses.	NA
Provide for additional municipal golf courses.	NA
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.	NA
Establish a linear park with bikeways and pedestrian routes along the shoreline between Waihe'e and Pa'ia.	NA
Establish a permanent fairground site that encourages year-round use as an inter-regional community center and meeting facility.	NA
Establish a linear park, with bicycle and pedestrian facilities where practical, from the Paukukalo oceanfront along 'Īao Stream to Kepaniwai Park.	NA
Ensure that adequate regional/community park facilities are provided to service new residential developments.	NA
<p>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:</p> <ul style="list-style-type: none"> 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; b. provide appropriate protection to prevent unnecessary traversing of the dune system mauka-makai; c. use the greenway as an opportunity to interpret the significant cultural and historic sites in the area; and 	NA

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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.	
Implementing Actions:	
1. Undertake a site selection study for a permanent fairgrounds site that encourages year-round use.	NA
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.	NA
3. Prepare and implement, as soon as possible, a plan for a major regional multi- purpose 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.	NA
4. Continue to implement the plan for Keopuolani Park.	NA
ANALYSIS: The WCT provides an extensive network of neighborhood and community parks, open spaces and separated pedestrian and bicycle facilities throughout the Project. The Project's park facilities will provide diverse opportunities for community and family gatherings, passive recreation and active recreation. The park system may include shaded areas for picnics and barbeques, developed tot lot facilities for families with young children, areas for community gardening, and areas for active recreation such as soccer, football, baseball and basketball. The WCT's approximate 8-mile network of trails, walkways and bikeways will provide additional open land recreational opportunities while connecting the Project's residential areas, neighborhood parks and employment areas together. The Project's agricultural lands may also offer opportunities for horseback riding, hiking, and mountain bike riding.	
Social Services/Health	
Objectives and Policies:	
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.	NA
2. Plan for the expansion of community services facilities, such as the Cameron	NA

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Center.	
3. Expand social services for young and elderly persons.	NA
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.	NA
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.	NA
6. Coordinate the provision of long-term care facilities and programs with other providers, such as Hale Makua and Hale Mahaolu.	NA
Implementing Actions:	
1. Acquire a minimum of 10 acres of land for expansion of Maui Memorial Medical Center as soon as possible.	NA
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.	NA
Public Safety	
Objectives and Policies:	
1. Maintain adequate police and fire protection services in the region.	S
2. Encourage communities to establish Neighborhood Crime Watch Programs.	NA
Implementing Actions:	
1. Study the feasibility of establishing fire and police protection facilities in the proposed Project Districts within the region.	NA
Objectives and Policies:	
1. Allocate sufficient land areas as part of residential project district specifications to meet future school site needs.	S
2. Encourage the Department of Education to provide recreation facilities for schools, thus expanding opportunities for public use of presently shared facilities.	S
3. Coordinate the development of school facilities with the State Department of Education	S

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in conjunction with planned residential projects.	
4. Support the establishment of a four-year university on Maui.	NA
5. Encourage apprenticeship or work study programs, in conjunction with higher educational or technical/vocational studies.	NA
6. Support efforts to expand the Maui Community College facilities and incorporate desired elements of Hawai'ian architectural design.	NA
7. Support the improvement and maintenance of existing school facilities.	NA
8. Encourage the development of child care and pre-school facilities, in conjunction with major centers of employment.	NA
Implementing Actions:	
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.	S
<p>ANALYSIS: The project site is being designed to accommodate a public elementary school campus on 12-acres adjacent to the proposed 18.5-acre community park. In addition, in 2007, the Hawai'i Legislature enacted Act 245 as Section 302A, HRS, "School Impact Fees". Based upon this legislation, the Department of Education has enacted impact fees for residential developments that occur within identified school impact districts. The Project is within the boundaries of the Central Maui Impact Fee District and is within the Wailuku Cost Area of that district. Projects within the district and cost area pay a construction fee and either a fee-in-lieu of land or a land donation, at the DOE's discretion. At the appropriate time, the applicant will contact the DOE to enter into an impact fee agreement.</p> <p>In order to reduce response times for both fire and medical emergencies, construction of a new fire station is planned in Waikapū. According to the Mayor's proposed 2013 capital improvement program, the fire station will be situated on approximately 5 acres of the 100</p>	

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acres recently acquired in Waikapū to accommodate a County campus for various departments. The CIP states that the 5-acre fire station will be located along the proposed Waiko Road Extension. The development of a fire station within Waikapū will bring the proposed project well within the County's desired response time standard.	
Government	
Goal: 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.	
Objectives and Policies:	
1. Utilize the County's budgeting process as a means of carrying out the policies and priorities of the Community Plan.	NA
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.	NA
3. Streamline the land use, building permit and subdivision approval processes.	NA
4. Monitor the implementation of and compliance with the Community Plan.	NA
5. Ensure that adequate infrastructure is or will be available to accommodate planned development.	S
6. Support public and private partnerships to fund the planning and construction of infrastructure.	S
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.	NA
8. Encourage cooperation and coordination between agencies, boards and commissions charged with land use planning and urban design and development within Wailuku Town.	NA
Implementing Actions:	
1. Streamline the land use, building permit and subdivision processes through means such	NA

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as consolidated public hearings and concurrent processing of applications.	
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.	NA
3. Evaluate and modify present zoning and subdivision ordinances to incorporate the land use and design guidelines as well as other recommendations incorporated herein.	NA
4. Establish an additional government complex with adequate public parking in a central location.	NA
5. Maintain the War Memorial Complex for public parking and recreational uses only.	NA
6. Facilitate public access to information through the use of computers, microfiche/microfilm readers, and other tutorial services in County agencies.	NA
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.	NA
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.	NA
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.	NA
ANALYSIS: Development of the WCT will require the provision of on- and off-site infrastructure to support the development. The Applicant will work with State and County agencies to define and coordinate the scope of these improvements, their location and timing. It is expected that the on- and off-site improvements will be phased over a ten year period as described in Section III.B.7 of the DEIS.	
Land Use	
Goal: Government that demonstrates the highest standards of fairness; responsiveness to the needs of the community; fiscal integrity; effectiveness in planning and implementation of programs	

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and projects; a fair and equitable approach to taxation and regulation; and efficient, results-oriented management.	
Objectives and Policies:	
1. Ensure that adequate lands are available to support the region's present and future agricultural activities	S
2. Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.	NA
3. The direct and cumulative impacts of agricultural subdivisions and the impacts on the community shall be assessed and considered.	NA
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.	NA
5. Encourage traditional Hawai'ian agriculture, such as taro cultivation, within the agricultural district, in areas which have been historically associated with this cultural practice.	S
6. Establish an adequate supply of urban land use designations to meet the needs of the community over the next 20 years.	S
7. The Community Plan map shall define the urban growth limits for the region.	NA
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.	S
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	NA

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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.	
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.	S
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.	NA
12. Establish a Wailuku Town Design District.	NA
<p>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.</p> <p>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.</p> <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>	NA

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<p>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.</p> <p>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 multi- family 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.</p> <p>3) 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.</p> <p>4) <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.</p> <p>5) <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-</p>	

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<p>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.</p>	
<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 Waikapū and Waihe'e, to provide a sense of community and to prevent envelopment of these areas by urban expansion.</p>	S
<p>15. Provide a substantial greenway or greenbelt to serve as a buffer zone, line of demarcation, or definition between Wailuku and Waikapū, and between Waikapū 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>	S
<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>	S
Implementing Actions:	
<p>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 (BMF), and Business/Industrial (BI).</p>	NA
<p>ANALYSIS: The Project will result in the urbanization of approximately 485 acres. However, as documented in the Agricultural Impact Assessment (See Appendix G) and in Section V.A.7 of the DEIS, the land proposed for urbanization represents a very small percentage of the agricultural lands available. There are approximately 2 million acres in the State Agricultural District. The subject development represents just .024% of this area. On Maui, there are approximately 82,582 acres of agricultural lands rated by the LSB as A, B, or C.</p>	

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<p>The subject development represents just 0.59% of these lands. Within Maui County, approximately 64,150 acres has been released from crop production since 1987. The subject development represents just 0.76% of these lands. Thus, the urbanization of the subject 485 acres should have minimal long-term impact on the availability of agricultural land within the County and/or State since an abundance of other land, of a similar or higher quality, is currently fallow and available for production elsewhere.</p> <p>The WCTs agricultural component includes nearly 1,077 acres of land that will remain in agricultural use. Of these lands, approximately 800 acres will be permanently dedicated to agricultural use with no residential structures to be permitted. The remaining 277 acres may be subdivided into as many as five agricultural lots where a farm dwelling may be permitted. These lands will be used primarily for diversified agricultural development, but may also be used in appropriate ways for open land recreation and renewable energy generation. It is also expected that some of these lands may be used for community gardening and to support traditional Hawaiʻian agricultural practices. Kalo is currently being grown along the Waikapū Stream, within existing Kuleana lots. It may be possible for some of these activities to be expanded to suitable locations within the WCT.</p> <p>The WCTs agricultural lands will also serve the purpose of creating a permanent open space separation between the town of Waikapū and Māʻalaea and will help to preserve mauka and makai views along Honoapiʻilani Highway.</p> <p>A Project District ordinance and design guidelines will guide the location, type and character of future urban and rural development within the WCT. As noted, the provision of on- and off-site infrastructure will be required to support the development. The Applicant will work with State and County agencies to define and coordinate the scope of these improvements, their location and timing. It is expected that the on- and off-site improvements will be phased in over a ten year period as described in Section III.B.7 of the DEIS.</p>	

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Infrastructure	
Goal: 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.	
<u>Water and Utilities</u>	
Objectives and Policies:	
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.	S
2. Improve the quality of domestic water.	NA
3. Promote water conservation and education programs.	S
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.	S
5. Coordinate the construction of all water and public roadway and utility improvements to minimize construction impacts and inconveniences to the public.	S
6. Coordinate expansion of and improvements to the water system to coincide with the development of residential expansion areas.	S
7. Promote conservation of potable water through the use of treated waste water effluent for irrigation.	S
8. Encourage reasonable rates for water and public utility services.	S
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.	NA
Implementing Actions:	
1. Update the County's Water Use and Development Plan and estimated water use for the Wailuku-Kahului region.	NA
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.	NA

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3. Plan and construct water system improvements, including additional source, transmission, and storage capabilities.	S
4. Provide incentives for water and energy conservation practices.	NA
5. Coordinate the development of telecommunication towers by developing an ordinance governing telecommunication facilities.	NA
6. Relocate the Kahului Power Generating Facility out of the tsunami zone.	NA
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.	NA
Promote and implement programs for ground water and wellhead protection.	NA
<p><u>ANALYSIS:</u> As discussed in Section V.D.4 (Water), the WCT has developed three on-site potable wells and two on-site non-potable wells to meet the Project's potable and non-potable water demand. Development of these wells is being done with input from the County's Department of Water Supply and the State Commission on Water Resources Management (CWRM). It is expected that the WCT water system will have sufficient capacity to accommodate the project and other potable water needs within the area.</p> <p>The Applicant is proposing to develop a dual water system for potable and irrigation water demand. The non-potable system will service the WCTs park lands, open space and landscape planting of individual residential and commercial lots. It is expected that the dual system will reduce potable water demand by at least one-third. Moreover, the WCT will incorporate other water conservation measures into the project, such as low flow toilets and shower heads. Water conserving irrigation practices including using draught tolerant plants and drip irrigation will also be utilized to conserve non-potable water resources. In the future, when reclaimed water becomes available, it will also be used within the Project in appropriate areas.</p>	
<u>Liquid and Solid Waste</u>	
Objectives and Policies:	
1. Coordinate sewer system improvement plans with future growth requirements, as defined in the Community Plan.	S

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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.	NA
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.	S
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.	S
Implementing Actions:	
1. Develop and implement a comprehensive waste management and recycling plan for the region.	NA
2. Explore feasibility of extending sewer service to unserved areas as part of comprehensive sewer system planning.	S
3. Investigate the feasibility of constructing a wastewater treatment facility for the Central Maui area to service the future needs of population growth. Locations to be investigated include the airport area, the Pu'unene sugar mill area, and other areas east of Kūihelani Highway. Site conditions to be evaluated shall include, but not be limited to, potential odor problems with surrounding neighborhoods, corrosive environments, effluent disposal, groundwater contamination and project costs.	S
Relocate the Kahului Wastewater Treatment Plant out of the tsunami zone.	NA
ANALYSIS: As discussed in Section V.D.5 (Wastewater), the WCT will coordinate with the County of Maui, Department of Environmental Management, and if capacity is available at the KWRF, request treatment of up to 650 units within the first phase of the development. Based on pre-consultation conducted with the DEM, necessary upgrades to the off-site transmission system will be required in order to service WCT units at the KWRF. The WCT will also be developing its own private wastewater treatment facility, or developing a facility in association with the County and other neighboring landowners, to treat wastewater generated by the Project. If a joint facility is developed, it would	

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<p>accommodate wastewater generated by several other large projects in Central Maui including Wai`ale and the County’s proposed regional park and governmental complex. Wastewater treated at the plant would be treated to R-1 quality and the treated water may be used for landscape irrigation at the County’s 310-acre regional park and on other open space lands within the WCT and neighboring developments.</p> <p>As discussed in Section V.C.6 (Solid Waste) the WCT will develop strategies for reducing solid waste delivered to the land fill by providing options for recycling and promoting recycling practices among residents and businesses.</p>	
<p><u>Drainage</u></p>	
<p>Objectives and Policies:</p>	
<p>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.</p> <p>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.</p> <p>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.</p>	<p>S</p>

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2. Respect natural drainageways as part of good land development.	S
3. Construct and maintain, as needed, desilting basins along major drainage channels.	S
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.	S
5. Encourage the incorporation of drainageways, setbacks, and flood protection areas into greenways consisting of open space, pedestrian way and bikeway networks.	S
Implementing Actions:	
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.	NA
2. Establish a comprehensive program of improvements to the storm drainage system; implement a maintenance program; and ensure that safety, property loss, pollutant removal, and the need for comprehensive planning, are considered. Maintain current drainage ways, swales and spillways.	NA
3. Revise the County drainage rules to require that drainage system design shall not adversely affect downstream and coastal water quality.	NA
<p>ANALYSIS: In accordance with the County's <i>"Rules for the Design of Storm Water Treatment Best Management Practices"</i>, the design of the stormwater system will include water quality treatment to reduce the discharge of pollutants to the maximum extent practicable. Some examples of stormwater BMPs are:</p> <ul style="list-style-type: none"> • Grassed Swales. Grassed swales will be implemented within the landscaped areas where practical. Grass and groundcover provides natural filtration and allows for percolation into the underlying soils. • Open Space and Parks. Open space and parks will be maintained with grass or other landscape materials, thereby reducing the amount of impervious surfaces and promoting infiltration. 	

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<ul style="list-style-type: none"> • Stormwater Detention. Stormwater detention collects stormwater allowing some of the suspended solids to settle out. The stored runoff infiltrates into the underlying soils and recharges groundwater. <p>A maintenance plan will be developed for the stormwater BMPs. The plan will include the requirements for removal of the accumulated debris and sediment, maintaining vegetation, and performing inspections to insure that the BMPs are functioning properly. Moreover, stormwater runoff during site preparation will be controlled in compliance with the County Code Chapter 20.08 "Soil Erosion and Sediment Control Minimum BMPs". During the construction period, temporary erosion control measures will be incorporated to minimize dust and soil erosion. Additional controls will be implemented to protect Waikapū Stream. Temporary BMPs include the construction of diversion berms and swales, dust fences, silt fences, stabilized construction entrances, truck wash down areas, inlet protection, temporary grassing of graded areas, and slope protection. Water trucks and temporary sprinkler systems will be used to minimize dust generated from the graded areas. A National Pollution Discharge Elimination System (NPDES) permit will be required by the Department of Health prior to approval of the grading permit.</p> <p>The drainage design criteria will be to minimize any alterations to the drainage pattern of the existing onsite surface runoff. No additional runoff will be allowed to sheet flow toward Keālia Pond.</p>	
<u>Energy</u>	
Objectives and Policies:	
1. Promote the use of alternative energy sources, such as biomass, wind and solar.	S
2. Develop efficient circulation systems, public transportation and promote bicycle and pedestrian travel to reduce energy expenditures for travel.	S
3. Promote energy conservation and awareness programs.	S
4. Reduce domestic energy consumption.	S
5. Expand efforts to utilize environmentally and cost effective renewable resources for energy production, such as solar, biomass, and wind energy.	S
6. Encourage energy efficient building design and site development practices.	S

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7. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.	S
8. Promote recycling programs to reduce solid waste disposal in landfills.	S
9. Promote competition among energy providers to increase options and decrease costs to Maui County residents and government facilities.	NA
Implementing Actions:	
1. Adopt standards and regulations for the use of solar heating, low flush toilets and other conservation fixtures in new building construction.	NA
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.	NA
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.	NA
4. Provide incentives to promote the use of alternative energy sources.	NA
5. Develop, compile and disseminate information on new energy technologies, policies, and programs relevant to the community's economy and environment.	NA
6. Identify energy-saving measures for all community buildings and facilities.	NA
7. As part of a County-wide waste management study, pursue the feasibility of utilizing resource recovery systems.	NA
8. Support reduction of entry barriers to distributed generation and other forms of alternative energy.	NA
ANALYSIS: As discussed in Section V.D.2 "Electric, Telephone and Cable TV" the WCT will include energy-efficient design and conservation measures. Specifically, WCTs design guidelines will encourage the use of energy efficient technology throughout the project, specifically in lighting, air-conditioning, and building materials. Solar hot water heaters will be utilized throughout the residential portion of the development and installation of Photovoltaic Energy Systems will be	

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<p>encouraged, where appropriate, on residential and commercial buildings within the WCT. Additionally, the WCT proposes to develop, in appropriate locations within the agricultural district, solar farms to help off-set the Project’s demand for carbon emitting electrical energy.</p> <p>Moreover, the WCT is utilizing New Urbanism best planning practices to help reduce automobile trips. Smart Growth helps to minimize automobile trips by providing employment, goods, services and housing all within walking or biking distance of each other. The WCT will have a unified pedestrian and bicycle system throughout the project that links the project site to its existing and future surroundings. The pedestrian and bicycle system will provide future residents an alternative to driving for traveling within the WCT and to neighboring developments.</p>	
<u>Transportation</u>	
Objectives and Policies:	
<p>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.</p>	NA
<p>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 Pa’ia.</p>	S
<p>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.</p>	NA
<p>4. Support private efforts to expand public transit service, with an emphasis on service to</p>	S

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the Kahului Airport and Wailuku Civic Center. Future growth in population will warrant an expanded public transportation system.	
5. For future residential development, prohibit direct lot access from primary roads.	NA
6. Accommodate bicycle and pedestrian ways within planned roadway improvements.	S
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.	NA
<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> a. Improve the intersections between Ka’ahumanu Avenue and Wharf Street and Hobron Avenue; b. Provide alternative and bypass routes for vehicular traffic, possibly including a direct route to Kahului Airport; c. Provide safe (possibly underpass) routes for pedestrian traffic; d. Acquire pockets of land for more efficient facility location within Kahului Harbor; and e. Work with the community to plan a second commercial harbor. 	NA
9. Support the extension of Wai`ale Drive to a new intersection with Honoapi`ilani Highway south of Waikapū Village.	S
10. Preserve the Wai`ale Bridge and the significant subsurface archaeological sites in the	NA

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Wai`ale Drive corridor, from the Mahalani Street intersection to Lower Main Street, by maintaining the existing roadway width.	
11. Preserve the character of Honoapi`ilani Highway between Waikapū and Wailuku by maintaining two travel lanes and the existing trees.	NA
Implementing Actions:	
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.	NA
2. Re-establish school bus routes and stops to minimize impacts on residential neighborhoods and provide sheltered stops where appropriate.	NA
3. Study traffic patterns and circulation at intersections adjacent to school sites prior to road construction, to ensure safe access.	S
4. Study circulation patterns at school sites.	S
5. Implement the State Department of Transportation Bikeway Master Plan and the County Bikeway Plan.	S
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. The improvements to the regional roadway network should include but not be limited to the following: a. <u>Maui Lani</u> 1) Extend Lono Avenue, Kamehameha Avenue, and Onehee Street into the Maui Lani Project District. 2) Provide interconnections with the Maui Lani roadway network to Kūihelani Highway, Honoapi`ilani Highway, and Wai`ale Drive in order to provide maximum flexibility for the additional traffic to be generated by Maui Lani and to reduce its impact on adjoining existing neighborhoods.	S

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<p>3) The extension of Lono Avenue to Kūihelani Highway should precede the Kamehameha Avenue and Onehee Street extensions. If the Maui Lani project does not proceed in a timely manner, the County should move forward with the Lono Avenue extension.</p> <p>4) Upgrade Mahalani Street, Kamehameha Avenue, Onehee Avenue and Lono Avenue to County collector road standards.</p> <p>5) Plan the Maui Lani Parkway as an arterial road.</p> <p>b. <u>Kahului</u></p> <p>1) Improve Dairy Road between Kūihelani Highway and Keolani Place.</p> <p>2) Improve major intersections to accommodate increased traffic volumes, including turning lanes, signals, and other improvements, including but not limited to the corridors of Kamehameha, Pu‘unene and Wakea Avenues.</p> <p>3) Construct the planned Airport Access Road.</p> <p>4) Improve existing roadway systems within the Kahului Light Industrial area and accessing Kahului Airport to facilitate egress/ingress and to provide for the safe and convenient flow of traffic.</p> <p>5) Improve Kahului Beach Road between Ka‘ahumanu Avenue and Waiehu Beach Road/Lower Main Street.</p> <p>6) Improve Lower Main Street.</p>	

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<p>c. <u>Wailuku</u></p> <ol style="list-style-type: none"> 1) Establish additional major routes between Kahului and Wailuku by utilizing the major road systems of the Maui Lani and C. Brewer Project Districts with connections to Honoapi'ilani and Kūihelani Highways and Wai`ale Road. 2) Extend Mahalani Street as a through connection between Ka`ahumanu Avenue and Wai`ale Road. The Mahalani extension should be preceded by, or constructed concurrently with, a second roadway access to Maui Memorial Hospital. 3) Establish a new Wailuku through road connecting Honoapi'ilani and Kahekili Highways, utilizing the existing Wai`ale Road right-of- way, the old cane haul road, as well as the major roads in the Piihana Project District. 4) Establish a new access road to serve the existing and proposed golf courses to alleviate through traffic in Waihe`e town. 5) Provide left turn lanes on Lower Main Street between Mill Street and Wai`ale Drive. 6) Facilitate or expedite the connection of Wai`ale Drive to Kuikahi Drive. 7) Improve Wai`ale Drive and plan for a future connection to the Honoapi'ilani Highway south of Waikapū. <p>d. <u>Other</u></p> <ol style="list-style-type: none"> 1) Improve Honoapi'ilani Highway south of Kūihelani Highway. 	

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<ol style="list-style-type: none"> 2) Improve Kūihelani Highway from Pu‘unene Avenue to the future Maui Lani Parkway and plan for the continuation of such improvements to Honoapi‘ilani Highway. 3) Plan and construct a Pu‘unene Bypass that would connect the Mokulele Highway and Kūihelani Highway and continue to Ka‘ahumanu Avenue, via the future Maui Lani Parkway. 4) Plan and implement improvements to Ka‘ahumanu Avenue as soon as possible. 5) Acquire and maintain Waiko Road as a public vehicular right-of-way. 6) In addition to other roadway improvements, implement other alternatives for improving traffic circulation in the region through signalization, one-way streets, prohibiting on-street parking and heavy-weight vehicles, and establishing time controls. 7) Provide a second roadway access connecting to the Maui Memorial Medical Center. This access should precede, or be developed concurrently with, the extension of Mahalani Street. 	
<p>ANALYSIS: As discussed in Section V.D (Infrastructure) the WCT will provide a variety of traffic related improvements that will address the traffic impacts specifically related to the Project. In addition, the Applicant will coordinate with neighboring land owners and the State and County to address the need for regional improvements that will be warranted by development of the WCT, together with neighboring projects. Regional traffic improvements may include planning for the Wai‘ale Bypass road and traffic signalization to enhance the inter-regional mobility in Central Maui.</p> <p>The WCT’s non-vehicular transportation strategy includes: 1) compact and mixed-use development</p>	

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<p>patterns, 2) pedestrian oriented streets integrating street trees, sidewalks, and traffic calming, 3) both striped and separated bike lanes in appropriate locations, 4) a network of greenways and parkways to facilitate mobility, and 5) providing connectivity to adjacent developments, such as the Wai`ale development and the State and County's proposed regional parks.</p> <p>In addition, transportation demand management measures include: 1) encouraging alternate work schedules and off peak hours for employment generators, and 2) supporting park and ride, ridesharing, carpooling and van pooling, regional and sub-regional shuttles.</p>	
Urban Design	
Goal: 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.	
Objectives and Policies of the Wailuku-Kahului Region in General:	
1. Enhance the appearance of major public roads and highways in the region.	S
2. Maintain a design quality for commercial and public projects and large-scale master planned developments.	S
3. Improve pedestrian and bicycle access within the region.	S
4. Establish, expand and maintain parks, public facilities and public shoreline areas.	NA
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.	S
6. Promote a unified street tree planting program along major highways and streets.	S
7. Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting.	NA
8. Maintain shrubs and trees at street intersections for adequate sight distance.	S

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9. Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads and other developments.	S
10. Incorporate drought tolerant plant species and xeriscaping in future landscape planting.	S
11. Use native Hawai'ian plants for landscape planting in public projects to the extent practicable.	S
12. Existing and future public rights-of-way along roads and parks shall be planted with appropriate trees, turfgrass and ground covers.	S
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.	NA
14. Require all future subdivisions, construction projects and developments to comply with the adopted Maui County Planting Plan.	S
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.	S
16. Encourage the review of architectural and landscape architectural plans for major government projects by the County's Urban Design Review Board.	NA
<p>ANALYSIS: The Applicant is establishing wide setbacks along Honoapi'ilani Highway to allow for pedestrian and bicycle facilities and the establishment of landscape planting. As is common throughout Hawai'i, and especially on Maui, the planting of large canopy Monkey Pod trees, tropical shrubs and bushes and grass will be maintained to create a sense of separation and definition between the urban development and the highway. Separated from the highway, an approximate 10-foot wide shared pedestrian and bicycle track will meander along the roadway's frontage. The overall effect will be to create a sense of enclosure, with a variety of tropical colors, and the presence of intermittent views of Haleakalā and the West Maui Mountains along the frontage of the development.</p> <p>Within the Project, roadways will also be aligned, where feasible, to capture mauka and</p>	

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<p>makai view corridors. This opportunity exists at each entrance into the project site and along internal roadways that travel from east to west. Within the project site, the WCT Master Plan will transform the current character of the MTP from a visitor oriented attraction to a park-like town center, with its existing lagoon, gardens, open spaces, shops, and restaurants coming together to create a unique sense of place. While the existing agricultural and open space ambiance of the lands abutting the MTP will be transformed to an urban settlement pattern, the WCT will maintain a rural and agricultural ambiance at its boundaries because of the preservation of the agricultural lands comprising the agricultural preserve.</p> <p>The WCT Master Plan Design Guidelines will limit building heights, where necessary, in order to maintain views towards the summits of Haleakalā and the West Maui Mountains. Moreover, open space will be integrated throughout the Project and, together with the proposed street layout, will create and frame view corridors throughout the WCT to the Pacific Ocean, Haleakalā, and the West Maui Mountains.</p> <p>From an urban design perspective, the proposed project will complement the unique country-town architectural character that exists in Waikapū, Wailuku, Pā‘ia, and Makawao. The WCT design guidelines are being developed to control the density, architectural design, and variation of all buildings in the WCT without sacrificing views or the aesthetic character of the development. The goals of the design guidelines will be to preserve views and maintain the aesthetic character of the community. A defining quality of the urban design character of the development will be to create architecturally pleasing streets with landscape planting that frames the travel ways and provides scale around architectural elements.</p>	
Objectives and Policies for Wailuku Town:	
1. Maintain the existing character of historic Wailuku Town.	NA
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	NA

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<p>use. The objective is to integrate the design elements of multi-family, 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:</p> <ul style="list-style-type: none"> a. The area bounded by High, Vineyard, Central and Main Streets, including the Wailuku Redevelopment District; b. The area bounded by High, Main, North Market and Kaohu Streets, including the Civic District; c. Both sides of Main Street from Central Avenue to the Wailuku Bridge; and d. Both sides of Market Street from Vineyard Street to Piihana Road in Happy Valley. 	
<p>3. Circulation and Parking.</p> <ul style="list-style-type: none"> a. Provide for the Wai`ale Drive bypass to Honoapi`ilani Highway and road connection from Lower Main Street across `Iao Stream to Kahekili Highway. b. Maintain the existing character of streets in the commercial core along Vineyard, Market, Central and Main Streets. c. Expand public parking facilities at the Wailuku Municipal Parking Lot and provide for safe and convenient bicycle parking in Wailuku town. d. Provide a continuous and pleasant pedestrian pathway connecting the Historic District, Civic Center, commercial office areas and park and public facilities. 	NA
<p>3. 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. (See</p>	NA

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<p>Exhibit “D”.)</p> <ul style="list-style-type: none"> 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. b. Where commercial areas abut residential blocks, a transition in height should be required to achieve compatibility with the residential scale. c. Utilize architectural treatments such as facade and roof modulation to break up the mass and reduce the apparent size of the buildings. d. Protect mauka (mountain) and makai (ocean) view planes. e. Foster an interesting and active street scene by developing a community gathering place, providing historically sensitive street furniture and making streetscape enhancements. 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. 	

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<p>g. Emphasize continuity in architectural details and materials through the following facade treatments:</p> <ol style="list-style-type: none"> 1) Second story balconies and recesses to create interest. 2) Ground floor display windows to heighten visual interest. 3) Compatibility in color by emphasizing earth tones and avoidance of bright or garish building colors which greatly contrast with their surroundings. 4) A variety of signs which do not compete for attention or distract from the overall street appearance. 5) Awnings or canopies that provide shelter over sidewalk areas and protect store entrances. 	
<p>5. Landscape Character: pending adoption of design guidelines for Wailuku Town, utilize the following interim guidelines in the review of projects.</p> <ol style="list-style-type: none"> a. Maintain the landscape character and open space of the Wailuku entry along South High Street by preserving mature vegetation. b. Establish a unified street tree planting theme for streets within the commercial core which are to be pedestrian oriented. c. Foster the development of mini-parks where appropriate and a community beautification program. 	NA
<p>6. The Maui Redevelopment Agency (MRA) shall be encouraged to consult with the Cultural Resources Commission in the formulation of and/or amendments to the Wailuku Town Design Guidelines.</p>	NA
Objectives and Policies for Kahului:	
<p>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.</p>	NA

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<p>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.</p>	NA
<p>3. Building Form and Character: maintain compatible scale relationships between the existing low-scale character of the area, adjacent public uses and higher buildings.</p> <ul style="list-style-type: none"> 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. 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. c. Building heights along the perimeter of commercial blocks should provide a transition in scale to adjacent public and quasi-public uses. 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. 	NA
<p>1. .Landscape Character</p> <ul style="list-style-type: none"> a. A coordinated landscape theme should be established from the airport to Kahului, with landscape buffers established along Keolani Place, Hana Highway, and Ka'ahumanu Avenue. 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. 	NA

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<p>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.</p> <p>d. Open parking areas should be landscaped to provide visual screening and shade.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
Implementing Actions:	
1. Implement a unified landscape planting theme along Ka‘ahumanu Avenue from Kahului to Wailuku and along other major public roadways.	NA
2. Establish a Wailuku Town Design District with adopted design guidelines.	NA
3. Implement related actions specified in the Transportation section of the Community Plan related to roadways, pedestrian and bikeway improvements.	NA
4. Provide pedestrian and bicyclist amenities within Wailuku Town, including shaded rest stops, bicycle parking, trash receptacles and public restroom facilities.	NA
5. Incorporate a landscape planting master plan in the update and implementation of the Keopuolani Park plan.	NA
6. Amend the Public/Quasi-Public zoning standards to enable greater heights for Public/Quasi-Public uses such as Maui Community College and the Maui Memorial Medical Center to permit facility expansion consistent with the architectural parameters of existing facilities.	NA

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Planning Standards	
Goal: The following planning standards are guides for development and design. These standards are essential in clarifying the intent of the land use and town design objectives and policies and the Land Use Map.	
Objectives and Policies:	
<p>1. <u>Land Use</u></p> <p>a. All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Map, and be consistent with the Community Plan policies.</p> <p>b. Any proposed development of the Pestana property (TMK: 3-4-30:09), the Ige property (TMK: 3-4-30:10), and the Schenk property (TMK: 3-4-30:11), shall be reviewed and approved by the Maui-Lana`i Burial Council, Historic Preservation Division, State Department of Land and Natural Resources. Existing sand dune features shall be maintained.</p> <p>c. Development of the vacant properties in the Dairy Road Light Industrial Expansion (Matrix 33), identified as TMK: 3-8-1: portion of 2 and 3-8-6: portion of 4; and the Airport Triangle (Matrix 34), identified as TMK: 3-8-79:13, shall provide a landscaped aesthetic visual corridor along all adjacent highways. Additionally, a landscaped berm utilizing trees and shrubbery shall be constructed along the entire proposed collector road (Ho`okele Street Extension) to soften the visual impact of the buildings along the road. Ingress/egress or other improvements mandated by engineering safety standards shall be exempt. Additionally, alternative energy shall be utilized, including, but not limited to, the use of solar energy to heat water. Underground utilities and low impact lighting to preserve the visual appearance of the area shall also be utilized. Signalized intersections shall be minimized on the Ho`okele Street Extension, and shall be installed only</p>	S

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<p>when warranted by standard traffic engineering requirements.</p> <p>In addition, the said Dairy Road Light Industrial Expansion (Matrix 33), shall be constructed in increments of not greater than seventy (70) acres. Building permits shall not be authorized for each increment until completion of the infrastructure construction for the prior increment. The Ho'okele Street Extension, or similar thoroughfare connecting Dairy Road to Hana Highway, shall be constructed concurrently with development of the first increment. The exact location of the Ho'okele Street Extension shall be determined as a part of the property's zoning approval, with an emphasis on maintaining a "view corridor" toward Haleakalā.</p>	
<p>2. <u>Cultural Resources</u></p> <p>a. Require development projects to identify significant 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.</p>	S
<p>3. <u>Urban Design</u></p> <p>a. <u>General</u></p> <p>1) Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting and setbacks.</p> <p>2) Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads and other developments.</p>	S

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<p>3) Incorporate drought tolerant plant species and xeriscaping in future landscape planting.</p> <p>4) Use native plants for landscape planting in public projects to the extent practicable.</p> <p>5) Emphasize contrasting earth-tone color schemes for buildings.</p> <p>6) Allow for greater building heights for public and quasi-public facilities such as educational facilities, medical facilities, and fire stations.</p>	
<p>b. Wailuku Town 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> <p>1) 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.</p> <p>2) Where commercial areas abut residential blocks, a transition in height should be required to achieve compatibility with the residential scale.</p>	NA

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<p>3) Utilize architectural treatments such as facade and roof modulation to break up the mass and reduce the apparent size of the buildings.</p> <p>4) Protect mauka (mountain) and makai (ocean) view planes.</p> <p>5) Foster an interesting and active street scene by developing a community gathering place, providing historically sensitive street furniture and making streetscape enhancements.</p> <p>6) 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.</p> <p>7) Emphasize continuity in architectural details and materials through the following facade treatments.</p> <p>a) Second story balconies and recesses to create interest.</p> <p>b) Ground floor display windows to heighten visual interest.</p> <p>c) Compatibility in color by emphasizing earth tones and avoidance of bright or garish building colors which greatly contrast with their surroundings.</p> <p>d) A variety of signs which do not compete for attention or distract from the overall street appearance.</p> <p>e) Awnings or canopies which provide shelter over sidewalk areas and protect store entrances.</p>	
c. <u>Kahului</u>	NA

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<p>1) Within industrial subdivisions, encourage the establishment of design standards for individual projects, including a unified streetscape planting program and appropriate setbacks, in order to enhance the visual quality of industrial developments.</p> <p>2) Building Form and Character: maintain compatible scale relationships between the existing low-scale character of the area, adjacent public uses and higher buildings.</p> <p>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.</p> <p>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.</p> <p>c) Building heights along the perimeter of commercial blocks should provide a transition in scale to adjacent uses.</p> <p>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.</p>	
<p>4. <u>Environmental</u></p> <p>a. Protect shoreline wetland resources and flood plain areas as valuable natural ecosystems and open space resources.</p>	S

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<p>b. Encourage the use of siltation basins and other erosion control features in the design of drainage systems.</p>	
<p>ANALYSIS: The WCT will be developed in a manner that is consistent with the Wailuku-Kahului Community Plan. A Cultural Impact Assessment was prepared as part of the DEIS (See Appendix F) and its recommendation will be implemented to mitigate potential impacts to cultural resources. As described in Section V.D.3 of the DEIS, construction and operation phase BMPs will be implemented to mitigate drainage related impacts to downslope properties and nearshore waters.</p>	
<p>5. <u>Project Districts</u></p> <p>The implementation strategy for large-scale planned developments within the planning region is to utilize the project district development approach. This provides for flexibility in master planning rather than specifying detailed land use patterns. The project district is implemented in accordance with Maui County Code Chapter 19.45.</p> <p>Because of the variety of conditions and constraints related to the different project districts, each will be implemented through a separate zoning ordinance. Each project district ordinance will specify the permitted uses, densities, design guidelines and other requirements, consistent with the project district description and related policies specified in the Community Plan.</p>	S
<p>ANALYSIS: The WCT will be developed pursuant to MCC Chapter 19.45, “Project District Processing Regulations”. The project district ordinance will specify permitted uses, densities, design guidelines and other development standards to effectuate implementation of the WCT Master Plan.</p>	

I. COUNTY ZONING

Title 19 of the Maui County Code provides comprehensive zoning for the County. The purpose and intent of this comprehensive zoning is to regulate the utilization of land in a manner that encourages orderly development that protects the health, safety and welfare of the people of the County.

The WCT will require a Change in County Zoning in order to bring the entire area proposed for urban and rural development into a Project District, pursuant to the requirements of MCC 19.45. As stated in MCC 19.45.010, the intent of the project district ordinance is as follows:

“...to provide for a flexible and creative planning approach rather than specific land use designations, for quality developments. The planning approach would establish a continuity in land uses and designs while providing for a comprehensive network of infrastructural facilities and systems. A variety of uses as well as open space, parks, and other project uses are intended in accord with each individual project district objective.”

Pursuant to Chapter 19.510.040 Change in Zoning, of the Maui County Code a Change in Zoning may be granted by the County Council provided that all of the following criteria are met:

1. The proposed request meets the intent of the General Plan and the objectives and policies of the community plan of the County.

Analysis. As discussed in Section VII.H the WCT meets the intent of the General Plan, which comprises the goals, objectives and policies of the County-wide Policy Plan, Maui Island Plan and Wailuku-Kahului Community Plan. The Project site is located entirely within the MIPs Small Town Growth Boundary and the Project is being developed in accordance with the MIPs Planned Growth Area planning guidelines for the Project.

2. The proposed request is consistent with the applicable community plan land use map of the County.

Analysis. Community Plan Amendments are required for the approximate 499 acres of land that are proposed for development. The existing MTP properties, TMK Nos. (2) 3-6-005:007 and (2) 3-6-004:006, will require a change from the existing Wailuku-Kahului Project District No. 5 (Maui Tropical Plantation) to a new Project District. The new Project District Community Plan designation will reflect the character and uses described in the DEIS. The Project District designation will serve to implement the WCT Master Plan vision and the goals, objectives and policies of the MIP and the Wailuku-Kahului Community Plan. The Project District designation will also provide the policy direction for the preparation of the WCTs Project District Ordinance.

3. The proposed request meets the intent and purpose of the district being requested.

Analysis. Concurrently with the filing of the community plan amendment, a project district ordinance will be filed in accordance with MCC Chapter 19.45 to allow for development of the project site, in accordance with the WCT Master Plan vision and the MIP and Wailuku-Kahului Community Plan goals, objectives and policies.

4. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements.

Analysis. As discussed in Sections V.C and D, the development of the WCT will not adversely affect public or private schools, parks, playgrounds, or infrastructure such as drainage or transportation systems. Mitigation measures such as on-site schools and parks and the payment of applicable impact fees will help to off-set the increase in demand for these facilities created by the Project. The development will include walking and biking pathways, and on- and off-site roadway improvements to increase mobility. Other infrastructure improvements include a drainage system that will contain on-site any increase in run-off created by the Project.

5. The application, if granted would not adversely impact the social, cultural, economic, environmental and ecological character and quality of the surrounding area.

Analysis. As discussed in Section V.A.4-5 and Section V.B.3-4 of the DEIS, with the implementation of the described mitigation measures the WCT will not impact historic, archaeological or cultural resources. However, the project will improve Maui's economy by creating short-term construction related employment and longer-term operation phase employment. The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The WCT will provide housing along with supporting commercial, employment and institutional uses that will allow for the growth and diversification of Maui's economic base industries, while also allowing for them to become more sustainable - including the island's agricultural industry.

As described in Section III.B.3 (Economy) the WCT development will bring in \$609.1 million of new capital investment into the Maui economy. The construction of the WCT components will directly create an estimated 2,320 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and associated businesses during build-out, averaging about 193 worker years annually, with an estimated \$188.3 million in wages (averaging about \$15.7 million per year). The on-going operations and maintenance of the business commercial and residential components will directly provide an estimated 4,251 FTE worker-years during the 2016-2030 projection period, providing stabilized employment for 531 permanent positions. The Project will require an estimated 66 worker years of maintenance and common area element employment on a continual basis, and will generate some 1,750 worker years of off-site employment from 2016-2030 and a stabilized demand for 149 FTE positions.

In aggregate, during the development of the WCT 8,750 worker years of employment will be created during construction and operations, on-site/direct and off-site/indirect, with stabilized employment after completion of 746 jobs. During the 15 years projection period, WCT will have a base economic impact of \$1.3 billion with a stabilized annual benefit of \$137.3 million thereafter.

Regarding historical and archaeological resources, an Archeological Inventory Survey (AIS) was conducted on the property. During the investigation, no evidence of traditional Hawai'ian activities, with the possible exception of Site 7882 (remnant retaining wall or terrace) was recorded. These negative results are primarily due to the compounded disturbances from

sugarcane cultivation, historic habitation and modern land use. Archaeological monitoring is recommended for those areas that contain former LCA's and Grants. Prior to the commencement of construction, an Archaeological Monitoring Plan (AMP) detailing the localities to undergo monitoring procedures will be prepared and submitted to SHPD for review and approval. The project is not expected to have an adverse impact upon archaeological or historical resources.

The WCT intends to create a sense of place within the community that reflects the cultural values, traditions and history of Hawai'i, and more specifically Waikapū. In preparing the DEIS, a Cultural Impact Assessment (CIA) was prepared to thoroughly document any potential impacts that the project could have upon traditional and customary rights. The CIA recommends that the Applicant work with the Waikapū community to ensure that the Waikapū stream isn't impacted by the Development, that traditional access rights are maintained into the Waikapū Valley, and that existing kuleana land owner rights are protected. The Applicant is committed to protecting the Waikapū Stream by establishing a wide riparian buffer and greenway along the stream where development will not be permitted. The WCT will also have negligible impact upon existing stream flows and no requests for additional stream water will be made for the development. As noted in the DEIS, the WCT will be served by new wells that will be managed in strict compliance with County and State requirements.

Moreover, the WCT is not located within the State's Special Management Area and no listed or endangered species of flora and fauna were identified on the property that will constrain development of the site. During build-out and during the operation phase BMPs will be implemented to mitigate non-point source pollution to Maui's coastal resources as well as to mitigate fugitive dust impacts.

6. If the Change in Zoning application involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and the U.S. Soil Conservation Service.

Analysis. This application does not involve the establishment of an agricultural district. The 1,077 acres that comprise the agricultural component of the WCT are already in the County's Agricultural District.

J. WATER AVAILABILITY POLICY

In December 2007, the County Council passed Ordinance 3502, modifying the County Code to include:

14.12.040 - Written verification of long-term, reliable supply of water.

- A. No applicable subdivision shall be approved, unless prior to approval of subdivision construction plans pursuant to section 18.20.180 of this code, the director has provided written verification of either: (1) a County water meter or water meter reservation; or (2) the receipt of an approved engineering report for a long-term, reliable supply of water for the subdivision.
- B. Written verification of a long-term, reliable supply of water shall not constitute an assurance, covenant, or warranty by the County of water source from a private, non-County system.

As noted in Section V.D.4 of the DEIS, water and fire protection for the project will be provided from a private onsite water system. Five (5) wells have been drilled on the site. Three (3) wells have been designated for potable use and two (2) for non-potable purposes. All of the wells are located within the Waikapū Aquifer. The three potable water wells have been approved by the State of Hawai'i, Commission on Water Resource Management for a total pumping capacity of 2,300 gallons per minute (gpm). Water pumped from the non-potable wells will be discharged into the Waihe'e Ditch or lined onsite reservoirs and used for irrigation purposes for the residential lots, agricultural farming, parks and open areas.



CHAPTER VIII

Alternatives Analysis



VIII. ALTERNATIVES ANALYSIS

Under HAR Title 11, DOH, Chapter 200, EIS Rules, Section 11-200-17(F), a Draft EIS must contain a section discussing alternatives that could attain the project objectives, regardless of cost, in sufficient detail to explain why the specific alternative was rejected. Alternatives to the WCT, along with reasons why each alternative was rejected, are described below.

WCT Project Objectives

The primary mission of the WCT Master Plan is to create a new mixed-use residential community that embodies the principles and policies of the MIP and that respects and implements the Statement of Values of the Waikapū Community Association. Key guiding principles in the MIP that have guided the development of the WCT Master Plan include:

1. Respect and encourage island lifestyles, cultures, and Hawaiʻian traditions;
2. Promote sustainable land use planning and livable communities;
3. Keep “urban-urban” and keep “country-country”;
4. Protect traditional small towns;
5. Protect open space and working agricultural landscapes;
6. Protect environmentally sensitive lands and natural resources;
7. Promote equitable development that meets the needs of each community;
8. Plan for and provide efficient and effective public facilities and infrastructure;
9. Support sustainable economic development and the needs of small business; and
10. Promote community responsibility, empowerment, and uniqueness

The WCT Master Plan also seeks to embody the values of the existing residents of Waikapū. The Waikapū Community Association’s Statement of Values and Supplemental Statements have

helped to shape the WCT Master Plan. These values and supplemental statements are listed in Section III.A of the DEIS.

In addition to the above-referenced guiding principles from the MIP and Waikapū Community Association Statement of Values, project specific objectives include the following:

- Be a profitable development for the project’s entrepreneurial developers, the County and State;
- Provide a diverse range of market and affordably priced housing in order to help address the projected housing demand through 2030;
- Develop a “complete community” with a diversity of housing, retail, and civic uses to support residents daily needs;
- Protect the environment by directing development away from sensitive lands and by incorporating sustainability practices into the design, development and operation of the project;
- Reduce automobile dependence;
- Provide a jobs and housing balance within the development;
- Create the opportunity for more active and healthy lifestyles;
- Reduce the project’s energy demand through conservation, energy efficient design and development of on-site renewables;
- Respect traditional Hawai’ian lifestyles and existing cultural practices;
- Facilitate agricultural development within the project’s protected agricultural lands;
- Maintain a sense of community where Maui residents feel comfortable visiting, living, working and playing.

The alternatives considered prior to selecting the preferred alternative included the following:

- No Action Alternative;
- Develop fewer units;
- Develop more units by producing more workforce housing than required;
- Develop at a lower density; and
- Develop at an alternative location.

Five (5) alternatives to the proposed WCT Master Plan were considered. These alternatives are described below.

1. No Action Alternative

Under the no action alternative, existing entitlements would remain. The approximate 485 acres of agricultural lands proposed for urban and rural development would remain in agricultural use pursuant to the permitted uses allowed by the State Land Use Law and the Maui County Code. Under this scenario farming of sugar cane by HC&S would likely continue into the foreseeable future on the WCT lands they currently lease. It would be expected that the existing diversified agricultural operations of Kumu Farms, Bobby Pā'ia and others would also continue their production activities.

The existing MTP would also likely continue functioning much as it currently does, in accordance with the provision of Maui County Code, Chapter 19.86 Wailuku-Kahului Project District 5 (Maui Tropical Plantation). The No Action Alternative assumes that the housing and commercial development proposed by the WCT would not be developed elsewhere within Central Maui. Therefore, should the No Action Alternative be implemented both the benefits and costs associated with the development would not be incurred at an alternative location.

Potential benefits of the No Action Alternative might include: 1) the existing “sense of place” and open space ambiance and integrity of existing views across agricultural lands to Haleakalā and the West Maui Mountains would remain unchanged by development; 2) approximately 485 acres of highly productive agricultural lands would remain undeveloped and available as a resource for agricultural production; 3) the existing MTP would continue to generate employment and serve as a visitor attraction for the benefit of the tourism industry; 4) there would be no short-term construction-related impacts (such as construction noise, construction equipment exhaust emissions and fugitive dust); 5) avoidance of additional infrastructure demands (water, wastewater flows, and solid waste disposal); 6) no increased WCT traffic impacts and associated infrastructure costs; and 7) less demand upon the region’s coastal and inland parks and recreation facilities generated by the project population. The No Action Alternative would not add to regional population increases, or require any public services, such as parks and schools, to accommodate an increase in population within the area.

Pursuing the No Action Alternative would also impose negative impacts upon the community. Under the No Action Alternative the project would not be built. This would be in direct contradiction to the recently adopted MIP (December 2012), which sets forth a managed and directed growth strategy for the island of Maui. The MIPs Directed Growth Plan states:

The Directed Growth Plan is the backbone of the Maui Island Plan (MIP). Taking into account population projections, it prescribes and outlines how Maui will grow over the next two decades, including the location and general character of new development. The Directed Growth Plan accommodates growth in a manner that provides for economic development, yet protects environmental, agricultural, scenic and cultural resources; economizes on infrastructure and public services; meets the needs of residents; and protects community character.

The No Action Alternative would negatively impact the community in the following ways:

- **Housing Supply.** The principal purpose of the WCT is to create additional housing supply to help address future demand. If the additional housing is not built, but demand remains strong and continues to outpace supply then home prices will remain prohibitively high for many island residents. High home costs place a significant burden on working families who also face high transportation costs, food costs, energy costs, medical costs and educational costs. The MIP states the following in the introduction to the Plan's housing element:

Housing is one of our most basic human needs. It is one of the fundamental building blocks in our communities and it is where our families gather and find shelter. All segments of our island have particular needs, whether it is the first home or apartment for young adults, or to accommodate the specified needs that come with age. Housing is not always treated as a human right. When adequate or appropriate housing is unattainable to a

large portion of the population, it negatively impacts the entire community and decreases overall quality of life. We can do many things to promote an adequate and permanent supply of affordable for-sale and rental housing to meet resident needs. To meet our island's housing needs, we must rethink Maui's paradigm. Due to numerous factors, Maui's housing prices have escalated dramatically in the last decade. With some of the highest housing prices in the nation, many Maui residents are struggling to afford housing on the island.

The MIP projects the total demand for new housing units on Maui through 2030 to be approximately 29,589 units of which about 10,845 units will need to be built on currently unentitled lands. The MIP designates four new planned growth areas for the Wailuku-Kahului region. These four areas are to accommodate about 4,437 units plus an undetermined number of rural lots, or about 41 percent of the projected demand island-wide. The WCTs percentage of the planned supply to be derived from newly entitled lands within Wailuku-Kahului is 32%. The No Action Alternative would therefore significantly reduce this planned supply, which would limit the diversity of housing supply available to prospective home buyers and renters and would likely lead to higher housing costs for Maui residents.

- ***Economic Development.*** The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for the growth and diversification of Maui's economic base, while also allowing for the economy to become more sustainable - including the island's agricultural industry. By providing much needed housing in a format that will create a high quality of life for Maui's working families, and by generating both short- and long-term employment in the construction, trade and agricultural industries, the Project is directly supportive of the State and County's economic development. More specifically, the No Action Alternative would deprive the

State, County and general public of the significant economic benefits associated with the WCT, including an estimated:

- The WCT development will bring in \$609.1 million of new capital investment into the Maui economy.
 - The construction of the WCT components will directly create an estimated 2,320 "worker-years" of employment (the equivalent of 52 work weeks at 40 hours per week) in the trades and associated businesses during build-out, averaging about 193 worker years annually, with an estimated \$188.3 million in wages (averaging about \$15.7 million per year).
 - The on-going operations and maintenance of the business commercial and residential components will directly provide an estimated 4,251 FTE worker-years during the 2016-2030 projection period, providing stabilized employment for 531 permanent positions.
 - The Project will require an estimated 66 worker years of maintenance and common area element employment on a continual basis, and will generate some 1,750 worker years of off-site employment from 2016-2030 and a stabilized demand for 149 FTE positions.
 - In aggregate, during the development of the WCT 8,750 worker years of employment will be created during construction and operations, on-site/direct and off-site/indirect, with stabilized employment after completion of 746 jobs.
 - During the 15 years projection period, WCT will have a base economic impact of \$1.3 billion with a stabilized annual benefit of \$137.3 million thereafter.
-
- **Master Plan Benefits.** The WCT is a master planned community that arose from the General Plan update process and which has had a tremendous amount of community input that has helped to shape and define the community design. Under the No Action Alternative, there would be no master-planned community utilizing "smart growth" and

“neo-traditional” town planning principles, such as locating growth close to infrastructure, employment and facilities; creating diverse residential opportunities for all income categories; designing mixed use neighborhoods incorporating commercial and civic uses to satisfy daily needs, incorporating abundant on-site recreational amenities and integrated bicycle and pedestrian networks. Moreover, under the No Action Alternative the opportunity to establish a permanent agricultural preserve comprising approximately 800 acres, with an additional 277 acres of agricultural lands with limited subdivision potential would be lost. The WCTs agricultural lands are an important component of the overall project and will serve to create on-site agricultural employment, greater self-sufficiency in food production and a permanent open space separation between Waikapū and Mā‘alaea.

For the following reasons, the No Action Alternative was rejected:

- Is not consistent with the MIPs Directed Growth Plan;
- Would exacerbate the County’s current housing deficit and would worsen the island’s affordable housing crisis;
- Would deny Maui residents of the many substantive benefits that would be implemented under the WCT Master Plan; and
- Would not provide the State, County and general public the significant economic benefits associated with the implementation of the WCT.

In summary, the benefits associated with the No Action Alternative are outweighed by the benefits to the community that the Project would bring.

2. Develop Fewer Units

Under this scenario, fewer units would be developed. For planning purposes, it was assumed that just the mauka lands encompassing the current MTP and surrounding agricultural lands would be developed. The site plan for the mauka lands would be updated to accommodate approximately half of the proposed development, or about 717 residential units and 100,000 square feet of commercial space. Developing the mauka lands, rather than the makai lands, is preferable because access to the project can be provided directly from Honoapi‘ilani Highway.

The full development of the mauka lands would not be dependent upon having the Wai`ale Bypass constructed whereas it is expected that this infrastructure is required for full development of the makai lands.

Under this scenario, there would be benefits and costs to the community. Potential benefits of this scenario include: 1) the integrity of existing views from Honoapi`ilani Highway across agricultural lands towards Haleakalā would remain unchanged by development; 2) approximately 236 acres of highly productive agricultural lands would remain undeveloped and available as a resource for agricultural production; 3) there would be no short-term construction-related impacts (such as construction noise, construction equipment exhaust emissions and fugitive dust) associated with development of the makai lands; 4) avoidance of additional infrastructure demands (water, wastewater flows, and solid waste disposal) associated with the development of about 716 residential units and 100,000 square feet of commercial on the makai lands; 6) no increased traffic and associated impacts from the development of the makai lands; and 7) less demand upon the region's coastal and inland parks and recreation facilities generated by the additional project population. Assuming that the makai units would not be built elsewhere by other projects within the region, the regional population increase may be less and the types of impacts associated with population growth, such as increased demand upon infrastructure and public services, would be less than the preferred alternative.

The Develop Fewer Units Alternative would negatively impact the community in many of the same ways that the No Action Alternative. However, the magnitude of the negative impacts would be proportionally less. The following summarizes the principal costs to the community associated with this alternative.

- **Housing Supply.** The principal purpose of the WCT is to create additional housing supply to help address future demand. If the additional housing is not built, but demand remains strong and continues to outpace supply, then home prices will remain prohibitively high for many island residents. In a market with constrained supply but strong demand, those with the greatest purchasing power will bid up the price until supply approaches equilibrium with demand. Those that cannot compete in such a

market are forced out, which is the current situation for many Maui residents. High home costs place a significant burden on working families who also face high transportation costs, food costs, energy costs, medical costs and educational costs.

As noted, the MIP projects total demand for new housing units on Maui through 2030 to be approximately 29,589 units of which about 10,845 units will need to be built on currently unentitled lands. The WCTs percentage of the planned supply from newly entitled lands within Wailuku-Kahului is 32%. The Develop Fewer Units Alternative would significantly reduce this planned supply, which would limit the diversity of housing supply available to prospective home buyers and renters and would likely lead to higher housing costs for Maui residents.

- ***Economic Development.*** The WCT is expected to indirectly support Maui's existing economic base activities by providing much needed housing to serve the island's workforce. The WCT is intended to provide housing along with supporting commercial, employment and institutional uses that will allow for the growth and diversification of Maui's economic base industries, while also allowing for the economy to become more sustainable - including the island's agricultural industry. By providing much needed housing in a format that will create a high quality of life for Maui's working families, and by generating both short- and long-term employment in the construction, trade and agricultural industries, the project is directly supportive of the State and County's economic development. As noted in the No Action Alternative, the full buildout of the WCT will produce significantly positive economic impacts to the community in the form of wages and employment. While the development of a smaller project will also generate positive economic impacts, these impacts will be significantly less by just developing the mauka lands.
- ***Master Plan Benefits.*** The WCT is a master planned community that arose from the General Plan update process and which has had a tremendous amount of community input that has helped to shape and define the community design. In describing the WCT Planned Growth Area, the MIP states in part:

Providing the urban character of a traditional small town, this area will have a mix of single-family and multifamily rural residences, park land, open space, commercial uses, and an elementary or intermediate school developed in coordination with the Wai'ale project. The area is located south of Waikapū along Honoapi'ilani Highway, and it will incorporate the integrated agricultural and commercial uses of the existing tropical plantation complex. This area is proximate to the Wai'ale planned growth area, providing additional housing in central Maui within the Wailuku-Kahului Community plan region. As part of this project, parcels to the south of the project (identified as Agricultural Preserve on Figure 8-1) shall be protected in perpetuity for agricultural use through a conservation easement.

Planned Growth Area Rationale:

Keeping the Waikapū Tropical Plantation as its town core, this area will become a self-sufficient small town with a mix of single-family and multifamily housing units in a walkable community that includes affordable housing in close proximity to Wailuku's employment centers. Schools, parks, police and fire facilities, transit infrastructure, wastewater, water supply resources, and other infrastructure should be developed efficiently, in coordination with neighboring developments including Maui Lani, Kehalani, Pu'unani and Wai'ale.

Under the Develop Fewer Units Alternative, it would be challenging to create a “complete community” where a diversity of housing could be provided at a scale that would make it economically feasible to make investments into infrastructure and public facilities – such as schools, water and wastewater systems. Moreover, it would be difficult to justify the dedication of agricultural lands for preservation, since future development pressure would likely warrant the urbanization of those lands.

For the following reasons, the no action alternative was rejected:

- Is not consistent with the MIPs Directed Growth Plan;

- Would exacerbate the County’s current housing deficit and would worsen the island’s affordable housing crisis;
- Would deny Maui residents of the many substantive benefits that would be implemented under the WCT Master Plan; and
- Would not provide the State, County and general public the significant economic benefits associated with the implementation of the Master Plan Update.

In summary, the benefits associated with the Develop Fewer Units Alternative are outweighed by the benefits to the community that full build-out of the Project would bring.

3. Develop More Units by Building More Workforce Housing

Under the “Develop More Units by Building More Workforce Housing” Alternative, the total number of units within the WCT would be increased by 300, or about 21 percent to 1,733 units. This alternative would be in conformance with the MIPs policy of allowing for additional units if provided as affordable housing in excess of what is required by law. The MIP states: *“Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law.”*

In consideration of the current undersupply of affordably priced housing within Central Maui, this alternative may offer significant benefits to the community. However, by building additional units the project would also produce increased marginal impacts upon infrastructure and public facility systems. Developing additional affordable residential units would have to be conducted within the existing growth boundary designated by the MIP. Therefore, in order to accommodate additional units, the net residential density of the project would have to increase, specifically in the area currently planned for multi-family residences.

If this alternative were to be pursued, an approximate 300-unit workforce housing project would be proposed on the makai lands abutting the proposed elementary school and within close proximity to the Community Park, Main Street and the Main Street commercial districts. The WCT Master Plan designates this area for multi-family and country town mixed-use development (See: Figure No. 43, Preferred Location to Develop Additional Affordable Housing).

Waikapū

COUNTRY TOWN



Preferred Location

County of Maui, 100 Acres

Figure 43: Preferred Location for Additional Affordable Housing

ILLUSTRATIVE LAND PLAN

LEGEND

- MULTI-USE TRAILS
- WELL SITE
- PV PANELS
- RURAL LOTS
- SINGLE FAMILY
- COTTAGE TOWN HOME
- COMMERCIAL
- PARKS AND OPEN SPACE
- SCHOOL
- AGRICULTURAL LANDS



DATE: NOVEMBER 10, 2015

If developed, the 100 percent affordable 201H project would likely be built as a two- and 3-story multi-family project with about one-half of the units offered for sale and the other half for rent. By developing 300 additional units within the areas of the WCT Master Plan designated for Multi-Family, the net residential density of the WCTs multi-family development would increase from about 10.61 units per acre to about 21.34 units per acre. The overall net residential density for the urban lands (excluding rural units) within the WCT would increase from about 8.29 units per acre to about 10.12 units per acre. The MIPs net residential density guideline for the WCTs Planned Growth Area is 9 to 12 dwelling units per acre. Thus, even with the development of a 100 percent affordable 300 unit workforce housing project, the WCT would still be well within the MIPs net residential density guideline. Under this scenario, the proportion of multi-family units to single-family units would increase from about 27 percent of the project to about 39 percent, which is consistent with the MIPs Planned Growth Area guideline of having a “balance of single-family to multi-family residences”.

This scenario presents benefits and costs to the community. Potential costs associated with this scenario relate mostly to the additional population generated by the development. If 300 additional workforce multi-family units are developed, it should be expected that the project population would increase by about 735 persons. The increase in the project population would increase demand for infrastructure and public facilities including parks, schools, water, police, fire and wastewater systems. The project would also generate additional traffic, which would impact roadways within the project area.

However, the additional workforce housing units would also produce significant benefits to the County. As noted, high home costs place a significant burden on working families who also face high transportation costs, food costs, energy costs, medical costs and educational costs. Many Maui families have been forced to leave Hawai'i, live in overcrowded housing conditions, or have fallen into homelessness due to the limited availability and high cost of housing on Maui. The additional affordable units would increase the supply of affordable rentals and for sale housing units in an area within walking distance of an elementary school, an intermediate school (at the proposed Wai`ale community), parks, shopping and employment. The project site is also within a short vehicular commute by transit, or personal automobile, to the employment, commercial and governmental centers within Wailuku, Kahului and Kihei.

This scenario would also likely produce greater positive short- and longer-term operation phase employment and wage impacts relative to the preferred alternative. Another potential benefit of developing additional workforce housing, is the more efficient use of the urban lands that the MIP has placed within a designated growth boundary. By developing at higher densities, less land in the future may be required for urbanization and the marginal cost per unit for infrastructure and land typically decreases.

Developing additional workforce housing units will require further analysis of the associated impacts to infrastructure and public facility systems. It will also require further consultation with agency and community stakeholders to gauge community support for the workforce housing units.

4. Develop at a Lower Density

As an alternative to the preferred alternative, the project could also be developed at a lower density. For example, rather than developing the urban area of the project site at a net residential density of 8.29 units per acre the urban areas could be developed at 4 units per acre. In addition, rather than developing the rural lots at an average of about 1.5 acres per lot, these lots could be developed at an average net density of 1 unit per 4 acres.

Under such a scenario the urban land area would need to increase by about 214 acres to about 377 acres and the rural land area would increase from about 150 acres to about 345 acres. Thus, the MIPs small town and rural growth boundaries would need to increase in area by about 409 acres to accommodate the 1,433 units at a lower density.

Under this scenario, there are benefits and costs to the community. One benefit of this scenario might be an overall increase in the value of the residential and rural lots, which might generate greater property tax revenues to the County relative to fiscal costs. As such, the net fiscal impact to the County might be higher for a less dense, and assumably less affordable, project relative to a higher density project with the same number of units.

Some home buyers may also prefer this scenario because the project would offer considerably larger lots, with more privately owned open space, for their use and enjoyment. Regarding

development impacts, this scenario would likely produce similar impacts to public infrastructure and facility systems since the population of the project is assumed to be the same. However, by spreading development out over a larger area more land would need to be developed with impervious surfaces, such as roadways, and the need for larger and more expensive on-site detention basins to retain the a larger volume of runoff from the project site should be expected.

The negative impacts to the community are primarily four-fold:

- **Higher Home Prices.** It should be expected that with less density infrastructure and land costs will be higher, increasing the cost of each lot. Less density requires proportionally more roadways and longer utility runs for the same number of units. These costs are passed on to consumers, especially in an environment where there is a shortage of supply relative to demand. Developers will also often pass on the cost of the additional land, plus a profit, to buyers of larger lots. Moreover, many home buyers typically pay more for the perceived benefit of having larger lawns and greater separation between neighboring properties, which can make such communities more exclusive resulting in a crowding out of lower income working families. Larger lots are also often more expensive to maintain. Large lots require more time for maintenance and more water for irrigation. The cost of water is high on Maui and watering a lawn can add a considerable cost to home ownership.
- **Greater Dependence upon the Automobile.** Lower density communities generally require greater commuting distances between residential neighborhoods, parks, schools and commercial services. Since the scenario described doubles the distance required for most residents to walk or bike to civic and commercial services, it should be expected that many residents will choose to drive rather than walk or bicycle. Automobile dependence places significant burdens upon society. These burdens include: increased air pollution and greenhouse gas emissions, decrease in physical activity, increase in the cost of living, congestion and the need for more land dedicated to parking and roadways.
- **Impact on Prime Agricultural Lands.** Lower density would also require the urbanization of an additional 409 acres of prime agricultural land. This would reduce the WCTs

agricultural lands from 1,077 to about 668 acres. While the loss of the additional agricultural lands to urbanization would likely not produce a significantly negative impact upon Maui County's agricultural economy, it would reduce the availability of this resource for future generations. Best planning practice generally prescribes that development should be directed away from prime resources lands in favor of lands without these values. Policy 7.1.1.f of the MIP states: "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." Developing additional prime agricultural lands in favor of a lower density development directly contradicts this MIP policy, and does not offer "overriding factors" that would justify such a proposal.

For the following reasons, the Develop at a Lower Density Alternative was rejected:

- Is not consistent with the MIPs Land Use Element or Directed Growth Plan;
- Would likely result in higher development costs and home prices for Maui consumers;
- Would reduce the area of the WCTs holdings of prime agricultural lands, which are intended to be leased to farmers for agricultural development.

In summary, the benefits associated with the Develop at a Lower Density Alternative are outweighed by the benefits to the community that the preferred alternative would bring.

5. Develop at an Alternative Location

Under the "Alternative Location" Alternative, the 1,433 residential units and associated commercial and civic spaces could be relocated to an alternative location within Central or South Maui. For example, the development could be relocated to one of the MIPs other Planned Growth Areas designated to receive residential development in Central or South Maui. Or, the development could be directed to other unentitled lands beyond the designated Urban and Rural Growth Boundaries. The MIP notes in its Directed Growth Chapter that Maui's future urban development will occur through infill and redevelopment, urban expansion, new towns and settlements, and infill and expansion of existing towns and villages.

Finding appropriate locations for urban development depends upon many factors including topography and soil conditions on the site, presence of natural and environmental resource constraints, proximity and availability of infrastructure and supporting public facilities, and proximity to employment. Other key factors include underlying land entitlements, community support and/or opposition to development, land ownership and amenity values.

The proposed project site scores favorably on most of these criteria. Its principal drawback is the underlying lands value for agricultural production. However, as documented in Section V.A.7 of the DEIS, an abundance of other highly suitable agricultural land is available on Maui. Moreover, the WCT is dedicating approximately 800 acres of prime agricultural lands, with access to affordable irrigation water, to create an agricultural preserve for long-term diversified agricultural production at the WCT.

Relocating the subject project would create similar demands upon infrastructure and public facilities regardless of location. Likewise, developing raw lands produces a set of similar impacts – such as construction phase dust, noise and drainage that must be mitigated regardless of location. Most urban expansion in Central Maui will produce some level of impact upon agricultural lands since the majority of the Central Maui isthmus is comprised of high quality agricultural lands. This is especially true on the urban fringe of Wailuku-Kahului, which also happens to be the area that is most proximate to employment and urban levels of infrastructure and services. Placing development mauka of Piilani Highway, within North and Central Kīhei, would displace less productive agricultural land, but this area has less favorable topography and soils, is significantly further from the Central Maui employment center, and would significantly burden the Piilani Highway.

The MIP considered many of these factors in selecting its Central Maui Planned Growth Areas, and through a highly transparent and thoroughly vetted public planning process, determined that the WCT location was a desirable location for future urban expansion – when considering the various factors described above.

For the following reasons, the Develop at an Alternative Location Alternative was rejected:

- Is not consistent with the MIPs Land Use Element or Directed Growth Plan;
- Would likely result in higher development costs and home prices for Maui consumers;
- Would likely produce a less desirable location for future Maui residents to live.

In summary, the benefits associated with developing at the proposed location outweigh relocating the development to an alternative location.



CHAPTER IX
EISPN Distribution List and Comment
Letters



IX. EISPN DISTRIBUTION LIST AND COMMENT LETTERS

The EISPN was sent to the following agencies, organizations, and individuals indicated below in Table 60. The EISPN was also available on the LUC and OEQC websites. The public comment period on the EISPN was from May 23, 2015 through June 22, 2015. The EISPN agency comment and response letters are included in Appendix L.

Table 60: EISPN Distribution List and Comment Letters

EISPN Distribution List and Comment Letters	Comment Date
State of Hawai'i Department of Agriculture	June 22, 2015
State of Hawai'i Department of Accounting and General Services	May 28, 2015
State of Hawai'i Department of Accounting and General Services, Archives Division	-----
State of Hawai'i Department of Business, Economic Development and Tourism	-----
State of Hawai'i Department of Business, Economic Development and Tourism, Research Division Library	-----
State of Hawai'i Department of Business, Economic Development and Tourism, Strategic Industries Division	-----
State of Hawai'i Department of Business, Economic Development and Tourism, Office of Planning	June 24, 2015
State of Hawai'i Department of Defense	June 25, 2015
State of Hawai'i Department of Education	June 5, 2015
State of Hawai'i, Department of Education, Hawaii State Library, Hawai'i Documents Center	-----
State of Hawai'i, Department of Education, Hawai'i State Library, Kahului	-----
State of Hawai'i Department of Hawaiian Home Lands	-----

EISPN Distribution List and Comment Letters	Comment Date
State of Hawai'i Office of Hawaiian Affairs	June 22, 2015
State of Hawai'i. Department of Health. Environmental Health Administration	June 19, 2015
State of Hawai'i. Department of Health. Safe Drinking Water Branch	June 1, 2015
State of Hawai'i. Department of Health. Clean Air Branch	June 3, 2015
State of Hawai'i. Department of Health. Clean Water Branch	June 9, 2015
State of Hawai'i. Department of Health. Maui District Office	June 23, 2015
State of Hawai'i. Department of Health. Wastewater Branch	June 25, 2015
State of Hawai'i. Department of Land and Natural Resources	-----
State of Hawai'i Department of Land and Natural Resources State Historic Preservation Division	-----
State of Hawai'i Department of Transportation	June 17, 2015
University of Hawai'i Water Resources Research Center	-----
University of Hawai'i Environmental Center	-----
University of Hawai'i Maui College Library	-----
Legislative Reference Bureau Library	-----
County of Maui Department of Fire and Public Safety	-----
County of Maui Department of Environmental Management	June 17, 2015
County of Maui Department of Housing and Human Concerns	June 1, 2015
County of Maui Department of Parks and Recreation	May 27, 2015
County of Maui Department of Planning	June 9, 2015
County of Maui Department of Transportation	-----
County of Maui Department of Water Supply	-----
County of Maui	June 2, 2015

EISPN Distribution List and Comment Letters	Comment Date
Police Department	
Department of the Interior Fish and Wildlife Service	June 18, 2015
Department of Agriculture National Resources Conservation Service	June 2, 2015
Department of the Army Army Corps of Engineers	-----
Department of Transportation Federal Highways Administration	-----
Maui News	-----
County Council Representative	-----
Neighborhood Board Representative	-----
Wailuku Public Library	-----



CHAPTER X

References



X. V. REFERENCES

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