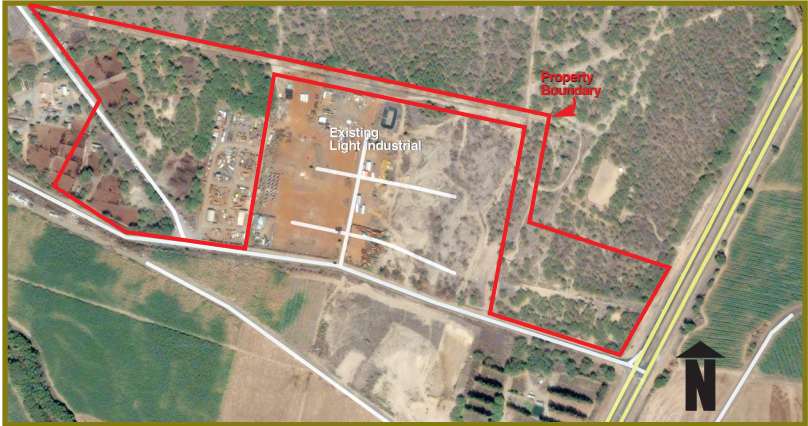


# Final Environmental Assessment (EA)



## For Proposed Waikō Baseyard Light Industrial (LI) Project

## Change In Zoning (CIZ) and Community Plan (CP) Amendment

Prepared for:

# Waikō Industrial Investment, LLC

Prepared by:





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**Environmental Assessment  
(EA) Review Application**

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the matter of the Application of

WAIKO INDUSTRIAL INVESTMENT LLC

To Obtain an Environmental Assessment (EA)  
for the proposed Light Industrial subdivision  
at TMK: (2) 3-8-007:102  
at Wailuku, Maui, State of Hawaii

THE APPLICANT

V. Bagoyo Development Consulting Group LLC  
1500 Kilinoe Place  
Wailuku, Hawaii 96793

THE APPLICATION

This matter arises from an application for an environmental assessment (EA) filed September 30, 2011 pursuant to chapter 200, Environmental Impact Statement Rules of the Department of Health, by V. Bagoyo Development Consulting Group LLC ("Applicant"), on behalf of Waiko Industrial Investment LLC ("Owner"), on approximately 31.222 acres in the Wailuku district, situate at Waiko Road, Wailuku, Maui, Hawaii, identified as Tax map Key No. 92) 3-8-007:102 (hereinafter the "Property").



COUNTY OF MAUI  
DEPARTMENT OF PLANNING  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
TELEPHONE: (808) 270-7735 FAX: (808) 270-7634

APPLICATION TYPE: ENVIRONMENTAL (ASSESSMENT) REVIEW

DATE: \_\_\_\_\_ VALUATION: \$ 8,000,000

PROJECT NAME: Waiko Industrial Subdivision

PROPOSED DEVELOPMENT: 41-Lots Light Industrial Subdivision

TAX MAP KEY NO.: 3-8-7:102 CPR/HPR NO.: \_\_\_\_\_ LOT SIZE: 31.222 acs.

PROPERTY ADDRESS: Waiko Road, Wailuku, Hawaii

OWNER: Waiko Industrial Investment, LLC PHONE: (B) (808) 874-5263 (H) \_\_\_\_\_

ADDRESS: P.O. Box 220

CITY: Kihei STATE: Hawaii ZIP CODE: 96753

OWNER SIGNATURE: \_\_\_\_\_

APPLICANT: V. Bagoyo Development Consulting Group

ADDRESS: 1500 Kilinoe Place

CITY: Wailuku STATE: Hawaii ZIP CODE: 96793

PHONE (B): (808) 357-3842 (H): (808) 242-8984 FAX: (808) 242-8985

APPLICANT SIGNATURE: \_\_\_\_\_

AGENT NAME: Vince G. Bagoyo

ADDRESS: 1500 Kilinoe Place

CITY: Wailuku STATE: Hawaii ZIP CODE: 96793


PHONE (B): (808) 357-3842 (H): (808) 242-8984 FAX: (808) 242-8985

EXISTING USE OF PROPERTY: Ag and 4-ac. Conditional & SUP Permits Ind.

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Ag

COMMUNITY PLAN DESIGNATION: Ag ZONING DESIGNATION: Ag

OTHER SPECIAL DESIGNATIONS: None



**Community Plan Amendment  
(CP) Application**

APPLICANT INFORMATION

Name(s): V. Bagoyo Development Consulting Group

Mailing Address: 1500 Kilinoe Place

City: Wailuku

State: HI

Zip: 96793

Phone Number: (bus) (808) 357-3842 (hm) (808) 242-8984 (fax) (808) 242-8985 (cell)

Signature: [Handwritten Signature]

Email: vbagoyo-devgroup@hawaii-rr.com

Agent Name: Vince G. Bagoyo

Mailing Address: 1500 Kilinoe Place

City: Wailuku

State: HI

Zip: 96793

Phone Number: (bus) (808) 357-3842 (hm) (808) 242-8984 (fax) (808) 242-8985 (cell)

Signature: [Handwritten Signature]

Email: vbagoyo-devgroup@hawaii-rr.com

OWNER INFORMATION

Name(s): Waiko Industrial Investment, LLC

Mailing Address: P.O. Box 220

City: Kihei

State: HI

Zip: 96753

Phone Number: (bus) (808) 874-5263 (hm) (fax) (cell)

Signature: [Handwritten Signature]

Email:

PROPERTY INFORMATION

Tax Map Key No: (2) 3-8-007:102 Total Area: 31.222 acres sq.ft./acreage

Location: Waiko Road, Wailuku, Hawaii (Street Address, City, and/or Description)

PROPOSED ACTION

Written description of the proposed action shall include, but not be limited to: use, length, width, height, depth, building material(s), and statement of objectives of the proposed action. Attach additional sheets, if needed:

Describe Existing Use: Ag and 4-ac. Conditional & SUP Permits Industrial Use

Describe Proposed Use: 41-Lots Light Industrial Subdivision

Project Name: Waiko Industrial Subdivision Valuation\*: \$8,000,000

\* Total cost or fair market value of proposed development associated with the application as estimated by an architect, engineer, or contractor licensed by the Department of Commerce and Consumer Affairs, State of Hawaii; or, by the administrator of Department of Public Works, Development Services Administration.

LAND USE DESIGNATIONS

	Existing	Proposed
State Land Use	Ag	Urban
District Boundary:	Ag	Light Industrial
Community Plan:	Ag	Light Industrial (M-1)
County Zoning:	Ag	
Other (i.e., SMA):		

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## SECTION 19.510(D) ASSESSMENT REQUIREMENTS CHECKLIST

Refer to Chapter 19.510, MCC. Compile the items listed below into a *Project Assessment* document, which may include elements of the Chapter 343, HRS environmental assessment or impact statement. In the "Location" column list the document and page number where each item is found.

D#	Assessment Content Description	Location
D1	Owner identification and signature or written authorization documents.	Index
D2	Owner's name, address, and phone number.	Page 1
D3	Agent's name, address, and phone number, if applicable.	Page ii
D4	Tax map key and street address, if available.	Page 1
D5	<i>Locational map</i> identifying the site, adjacent roadways, and landmarks (The purpose of <i>locational map</i> is to give an overview depicting the project site in relation to adjacent landmarks and geographic features. Possible formats include marked-up aerial photographs and the <i>location map</i> described on Page 2, among others.).	Appendix C
D6	List of owners and lessees of record within 500 feet and the <i>parcel notification map</i> (described on Page 5).	Appendix S
D7	Analysis of ways in which application conforms to policies and objectives of General Plan and applicable Community Plan.	
D8	Detailed land use history of parcel(s) to include former and existing state and county land use designations, violations and uses.	Pages 51-74
D9	Preliminary archaeological and historical data and comments from the Department of Land and Natural Resources (DLNR) and Office of Hawaiian Affairs (OHA). If applicable, a preservation /mitigation plan approved by DLNR and OHA.	Appendices N & O
D10	Analysis of secondary impacts of the proposed use on surrounding uses.	Page 30
D11	Traffic impact analysis and, if applicable, a traffic master plan with comments from the Department of Transportation (DOT) and the Department of Public Works (DPW).	Page 39 & Appendix P
D12	If applicable, an assessment of the impact the proposed use may have on agricultural use of the property with comments from The Department of Agriculture (DOA) and Natural Resources Conservation Service (NRCS).	Page 7

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## SECTION 19.510(D) ASSESSMENT REQUIREMENTS CHECKLIST

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D#	Assessment Content Description	Location
D13	Water source, supply and distribution analysis, and, if applicable, a water master plan which includes comments from the DLNR, Department of Water Supply (DWS), and DPW.	Page 28 & Appendices J & U
D14	Sewage disposal analysis, and comments, if applicable, from the Department of Health (DOH), DLNR, Department of Environmental Management (DEM), and DWS.	Page 27 & Appendix J
D15	Solid waste disposal analysis and comments, if applicable, from DOH, DLNR, DEM, and DWS.	Page 22
D16	Identification of environmentally sensitive areas, habitat and botanical features, such as wetlands, streams, endangered plants, etc., and comments, if applicable, from DLNR, US Fish and Wildlife Service (USFWS), and US Army Core of Engineers (USACE).	Pages 32 & 46 Appendix M
D17	Identification of the existing topographical and drainage patterns and any alterations proposed.	Pages 7, 31 & 46
D18	Identification and summary of all meetings held between Applicant and any community group.	Page 74 &
D19	Dated photographs of site or structure.	Appendix R
D20	Development schedule.	
D21	Schematic site development plans, if applicable, drawn to scale.	Appendix D
D22	Operations and management of proposed use which may include: number of employees, housing plan, hours of operation, provisions for off-site parking.	
D23	Identification of traditional beach and mountain access trails and additional trails which may be required for public access, and, if applicable, a preservation/mitigation plan and comments from DLNR and OHA.	N/A
D24	Identification and assessment of chemicals and fertilizers used, and, if applicable, a mitigation plan and maintenance program and schedule, and comments from DOH, DLNR, USFWS, and US Environmental Protection Agency (USEPA).	Page 34 & Appendix K
D25	Any other information necessary to assess the application.	

## LONG RANGE DIVISION – PROJECT DATABASE

### PROPOSED PROJECT DATA SUMMARY SHEET

**Applicant:** Please complete this two (2) sided form. Complete only those items that are appropriate to your application(s). If you have any questions, please contact the **Long Range Planning Division** at 270-7214.

Date:	Project Name (if applicable): <u>Waiko Industrial Subdivision</u>
Applicant's Name: <u>V. Bagoyo Development Consulting</u>	What permits are you applying for? <u>Community Plan Amendment</u>
Property Tax Map Key (TMK) number: <u>(2) 3-8-007:102</u>	Please give us a brief summary of your project, including the existing and proposed uses: <u>Existing use is ag (horse pasture) and 4-ac. Conditional &amp; SUP Permits for industrial use</u>
Contact Phone Number: <u>(808) 357-3842</u>	
E-mail Address: <u>vbagoyo-devgroup@hawaii.rr.com</u>	Developer Name: <u>Waiko Industrial Inv</u> Property Owner Name: <u>Waiko Industrial</u>

### Residential Projects: Single-Family and Multi-Family

1. How many single family units (i.e., individual detached homes) are you building? \_\_\_\_\_  
 a. Will accessory dwellings (i.e., ohanas) be permitted? If yes, how many? \_\_\_\_\_
2. How many multi-family units (i.e., condo, apartment, or townhouse) are you building? \_\_\_\_\_
3. Are you subdividing your property? \_\_\_\_\_  Yes  No  
 a. If yes, how many buildable lots are you requesting to create? \_\_\_\_\_
4. How many acres, or square feet, are at the project site? \_\_\_\_\_
5. If only a portion of the property is going to be used for this project, how many acres or square feet will be used just for the project area? \_\_\_\_\_
6. Will this project require land use amendments? Please check  all that apply and indicate the proposed change:
  - a. Change in Zoning (CIZ) from:  Yes  No  Not Sure \_\_\_\_\_ to: \_\_\_\_\_
  - b. Community Plan Amendment from:  Yes  No  Not Sure \_\_\_\_\_ to: \_\_\_\_\_
  - c. State Land Use District Boundary Amendment (DBA) from:  Yes  No  Not Sure \_\_\_\_\_ to: \_\_\_\_\_
7. Will you be selling any of the units as "affordable" as defined under the Housing and Urban Development guidelines? \_\_\_\_\_  Yes  No  Not Sure  
 a. If yes, how many of the units, or percentage of units, will fall under this category? \_\_\_\_\_
8. From the date of filing the application with the Planning Department, how long do you estimate the project to reach complete build-out? Please check  one (1) box.
 

<input type="checkbox"/> 0 - 5 years	<input type="checkbox"/> 6 - 10 years
<input type="checkbox"/> 11 - 15 years	<input type="checkbox"/> 16 - 20 years
<input type="checkbox"/> 21+ years	

### Industrial/Commercial Projects

1. Will this project be used for (please list all that apply by indicating the amount of square footage proposed):
  - a. Retail purposes: \_\_\_\_\_ 100,000s.f.
  - b. Office space/lease: \_\_\_\_\_
  - c. Industrial purposes: \_\_\_\_\_ 41 Lots

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**PROPOSED PROJECT DATA SUMMARY SHEET**

**Visitor Accommodations**

**Hotels and Timeshares**

- 1. Will this project have hotel units?  Yes  No  
 a. If yes, how many hotel units/rooms are proposed? \_\_\_\_\_
- 2. Will this project have timeshare units?  Yes  No  
 a. If yes, how many timeshare units/rooms are proposed? \_\_\_\_\_
- 3. Will there be "lock-off" units (i.e., a unit which can be partitioned to create two separate units)?  Yes  No  
 a. If yes, how many units will have "lock-off units"? \_\_\_\_\_

**Bed and Breakfast (B&B) and Transient Vacation Rentals (TVRs)**

- 1. Will (any of) the unit(s) be owner occupied?  Yes  No
- 2. How many bedrooms are proposed for rental?  Yes  No  
 one (1) bedroom     two (2) bedrooms     three (3) bedrooms  
 four (4) bedrooms     5+ bedrooms     entire unit (i.e., condo/house/accessory dwelling)
- 3. Will this project be newly constructed?  Yes  No

This **Reset Button** completely erases form content. Save your work first!



**Change-In-Zoning  
(CIZ) Application**



COUNTY OF MAUI  
DEPARTMENT OF PLANNING  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
TELEPHONE: (808) 270-7735 FAX: (808) 270-7634

APPLICATION TYPE: CHANGE IN ZONING APPLICATION

DATE: \_\_\_\_\_ VALUATION: \$ 8,000,000

PROJECT NAME: Waiko Industrial Subdivision

PROPOSED DEVELOPMENT: 41-Lots Light Industrial Subdivision

TAX MAP KEY NO.: 3-8-007:10 CPR/HPR NO.: \_\_\_\_\_ LOT SIZE: 31.222 acs.

PROPERTY ADDRESS: Waiko Road, Wailuku, Hawaii

OWNER: Waiko Industrial Investment, LLC PHONE: (B) (808) 874-5263 (H) \_\_\_\_\_

ADDRESS: P.O. Box 220

CITY: Kihei STATE: Hawaii ZIP CODE: 96753

OWNER SIGNATURE: \_\_\_\_\_

APPLICANT: V. Bagoyo Development Consulting Group

ADDRESS: 1500 Kilinoe Place

CITY: Wailuku STATE: Hawaii ZIP CODE: 96793

PHONE (B): (808) 357-3842 (H): (808) 242-8984 FAX: (808) 242-8985

APPLICANT SIGNATURE: \_\_\_\_\_

AGENT NAME: Vince G. Bagoyo

ADDRESS: 1500 Kilinoe Place

CITY: Wailuku STATE: Hawaii ZIP CODE: 96793

PHONE (B): (808) 357-3842 (H): (808) 242-8984 FAX: (808) 242-8985

EXISTING USE OF PROPERTY: Ag and 4-ac. Conditional and SUP Permits Ind.

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Ag

COMMUNITY PLAN DESIGNATION: Ag ZONING DESIGNATION: Ag

OTHER SPECIAL DESIGNATIONS: None



**Notarized Letter  
of Authorization**



PACIFIC RIM LAND, INC.

August 10, 2011

Mr. William Spence  
Director  
Planning Department  
County of Maui  
Kalana Pakui Building, Suite 200  
250 South High Street  
Wailuku, HI 96793

Subject: Proposed Waiko Baseyard Light Industrial Subdivision  
TMK: (2) 3-8-007:102, Waiko Road, Waikapu, Maui, Hawaii

Dear Mr. Spence:

Waiko Industrial Investment, LLC ("Owner") hereby authorizes V. Bagoyo Development Consulting Group, LLC ("Consultant") and its representative to prepare, file and process all land use entitlement approvals for the above subject project.

Should you have any questions or need additional information, please feel free to call me at 874-5263 or send an e-mail to charliej@pacificrimland.com.

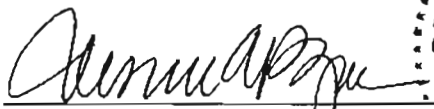
Sincerely,



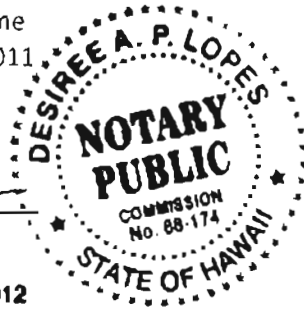
CHARLES JENCKS  
Manager

cc: V. Bagoyo Development Consulting Group

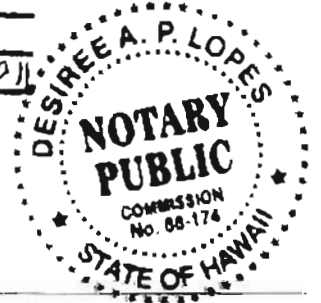
Subscribed and sworn to before me  
This 10 day of August, 2011



Notary Public, State of Hawaii  
**DESIREE A. P. LOPES**  
My commission expires 3/30/2012  
Commission expires: \_\_\_\_\_



Doc. Date: 8.10.11 # Pages: 1  
Doc. Description: letter of  
authorization  
Desiree A. P. Lopes 8.10.11  
Notary Signature Date  
Notary Public, Second Circuit





**Proof of Ownership**



RD



R-350 STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED  
JUL 30, 2010 08:01 AM  
Doc No(s) 2010-108418



/s/ NICKI ANN THOMPSON  
REGISTRAR  
CONVEYANCE TAX: \$6800.00

20 1/1 Z14

C

LAND COURT SYSTEM

REGULAR SYSTEM

After Recordation Return by Mail ( ) Pickup ( ) To:

MR JOHN ZAPOTOCKY  
WAIKO INDUSTRIAL INVESTMENT LLC  
P O BOX 598  
WENATCHEE WA 98807

TG: 200955124 - S  
TGE: A9-204-2172  
MARY JO CABRAL

RS

TOTAL NUMBER OF PAGES: 6

9-170TKA64.012MS  
T.M.K. No. (2) 3-8-007-102

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That **RODERICK F. H. FONG**, a single man, whose address is 445 East Waiko Road, Wailuku, Maui, Hawaii 96793, hereafter the "Grantor", for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to Grantor paid by **WAIKO INDUSTRIAL INVESTMENT, LLC**, a Washington limited liability company, whose address is P. O. Box 598, Wenatchee, Washington 98807, hereafter the "Grantee", receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey all of that certain property more fully described in Exhibit "A" hereto attached and incorporated herein by reference, including any fixtures, appliances, furniture and/or items of personal property itemized therein, unto the Grantee, as Tenant in Severalty, its successors and assigns, forever.

AND the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same together with all buildings, improvements, tenements, rights, easements, hereditaments, privileges and appurtenances thereunto belonging or appertaining, or held and enjoyed in connection therewith unto the Grantee according to the tenancy hereinabove set forth, absolutely and in fee simple, forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seised in fee simple of the described real and personal property and that the Grantor has good right to convey the same as aforesaid; that the property is free and clear of all encumbrances, except as may be described in Exhibit "A"; and that the Grantor will WARRANT AND DEFEND the same unto the Grantee, forever, against the lawful claims and demands of all persons, except as aforesaid.

It is understood and agreed that the term "property" shall be deemed to mean and include the property specifically described in Exhibit "A", all buildings and improvements thereon (including any personal property described in Exhibit "A") and all rights, easements, privileges and appurtenances in connection therewith, that the terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine and/or feminine, the singular or plural number, individuals, firms or corporations, that the rights and obligations of the Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors in trust and assigns and that where there is more than one Grantor or Grantee, any covenants of the respective party shall be and for all purposes deemed to be joint and several.

The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.



EXHIBIT "A"

All of that certain parcel of land (being portion of the land described in and covered by Royal Patent Grant 3152 to Henry Cornwell) situate, lying and being at Waikapu, District of Wailuku, Island and County of Maui, State of Hawaii, being Lot 1-C of the "KOPAA SUBDIVISION NO. 2", being a portion of Lot 1 of the Kopaa Subdivision, and thus bounded and described as per survey dated July 7, 2009, to-wit:

Beginning at a pipe at the southeast corner of this lot, on the northerly side of Waiko Road, said pipe being also the southeasterly corner of Lot 2 of the Kopaa Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 11,195.10 feet south and 3,147.97 feet east and running by azimuths measured clockwise from true South:

1.        191°   45'            904.78    feet along Lot 2 of the Kopaa Subdivision to a pipe;
2.        101°   45'            1,200.00   feet along same to a pipe;
3.        11°     45'            824.50    feet along same to a pipe;
4.        98°     30'            169.65    feet along the northerly side of Waiko Road to a pipe;
5.        Thence along same on a curve to the left with a radius of 2,780.00 feet, the chord azimuth and distance being:  
            96°     00'            242.52    feet to a pipe;
6.        Thence along same on a curve to the right with a radius of 670.00 feet, the chord azimuth and distance being:  
            105°    45'            284.32    feet to a pipe;
7.        118°    00'            196.34    feet along the northerly side of Waiko Road to a pipe;
8.        208°    00'            346.45    feet along the remainder of Grant 3152 to Henry Cornwell (being along T.M.K. (2) 3-8-07:71) to a pipe;
9.        147°    14'    41"        465.24    feet along same to a pipe;
10.       237°    14'    41"        4.58       feet along Lot 1-B of the Kopaa Subdivision No. 2 to a pipe;

- |     |  |         |          |   |
|-----|--|---------|----------|---|
| 11. | 142°   | 07'     | 271.76   | feet along same to a pipe;  |
| 12. | 281°   | 45'     | 2,615.78 | feet along Lot 12-A of the Maui Lani Subdivision to a pipe;   |
| 13. | 11°  | 45'     | 462.02   | feet along Lot 3 of the Kopaa Subdivision to a pipe;  |
| 14. | 287°   | 45'     | 722.49   | feet along same to a pipe;  |
| 15. | 27°  | 48' 30" | 466.78   | feet along the westerly side of Kuihelani Highway (F.A.S.P. No. S-0380 (4)) to a pipe;                                      |
| 16. | 297°   | 48' 30" | 20.00    | feet along same to a pipe;  |
| 17. | 27°  | 48' 30" | 22.02    | feet along same to a pipe;  |
| 18. | Thence along the northerly side of Waiko Road on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being: |         |          |   |
|     | 66°  | 27' 45" | 37.48    | feet to a pipe;   |
| 19. | Thence along same on a curve to the right with a radius of 890.00 feet, the chord azimuth and distance being:                            |         |          |   |
|     | 106°   | 26'     | 40.90    | feet to a pipe;   |
| 20. | 107°   | 45'     | 634.67   | feet along the northerly side of Waiko Road to the point of beginning and containing an area of 31.222 acres, more or less. |

Being the parcel of land acquired by Grantor herein by the following:

1. Limited Warranty Deed with Reservation of Easements, Covenants, Reservations and Restrictions of Alexander & Baldwin, Inc. dated July 16, 2009, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2009-111117; and

2. Correction Deed of Alexander & Baldwin, Inc. dated August 7, 2009, recorded in said Bureau of Conveyances as Document No. 2009-126864.

SUBJECT, HOWEVER, to the following:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

2. Designation of Easement "C" for roadway purposes as shown on Subdivision Map prepared by Ichiro Toba, Land Surveyor, dated July 22, 1975.

3. Designation of Easement (25 feet wide) for powerline purposes, as shown on Subdivision Map prepared by Ichiro Toba, Land Surveyor, dated July 22, 1975.

4. Setback (20 feet wide) for building purposes along Waiko Road, as shown on Subdivision Map prepared by Ichiro Toba, Land Surveyor, dated July 22, 1975.

5. Setback (30 feet wide) for building purposes along Kuihelani Highway, as shown on Subdivision Map prepared by Ichiro Toba, Land Surveyor, dated July 22, 1975.

6. Restriction of Vehicle Access Rights along Kuihelani Highway, as shown on Subdivision Map prepared by Ichiro Toba, Land Surveyor, dated July 22, 1975.

7. Grant to County of Maui, a political subdivision of the State of Hawaii, dated April 30, 1991, recorded in said Bureau of Conveyances as Document No. 92-134141, granting a perpetual nonexclusive easement from Waikapu Road, also known as Waiko Road, to property owned by the County of Maui known as the Waikapu Landfill site, over and across "Easement Area" (being Easements "C" and "D"), for ingress and egress purposes, said Easement Areas being more particularly described therein.

8. The terms and provisions contained in (Unrecorded) License Agreement dated October 12, 2000, but effective June 1, 2000, between Alexander & Baldwin, Inc., a Hawaii corporation, and Consolidated Baseyards LLC, a Hawaii limited liability company. A Memorandum of License is dated October 12, 2000, recorded in said Bureau of Conveyances as Document No. 2000-154600.

9. Grant to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated December 15, 2003, recorded in said Bureau of Conveyances as Document No. 2006-147438, granting a perpetual right and easement for utility purposes, being more particularly described therein.

10. The terms and provisions contained in Limited Warranty Deed with Reservation of Easements, Covenants, Reservations and Restrictions dated July 16, 2009, recorded in said Bureau of Conveyances as Document No. 2009-111117.

The foregoing includes, but is not limited to, matters relating to 80-foot and 100-foot right-of-way access and roadway easements.

11. Encroachments or any other matters which a correct survey would disclose.

12. Any unrecorded leases and matters arising from or affecting the same.



## **Preface**

# Preface

Waikō Industrial Investment, LLC (“Owner”) is requesting land use entitlements necessary for the development of the subject site as light industrial subdivision located at Waikō Road, Maui, Hawai’i further identified as TMK: (2) 3-8-007:102. The subject property is 31.222 acres and the owner plans to subdivide the property upon receipt of all land use entitlement approvals as Light Industrial (LI) subdivision creating lots ranging from approximately 10,000 square feet to 78,000 square feet along with 8.5-acre parcel totaling 41 lots including roadways. The proposed light industrial area is presently located on lands classified as “Agricultural” by the State Land Use Commission. The subject property is designated “Agricultural” within the Wailuku-Kahului Community Plan District, and Maui County zone Agriculture.

Approximately 4 acres of the project site is presently used for equipment base yard and storage of construction materials through an approved State Special Use Permit (SUP) and Maui County Conditional Permit (CP), Ordinance No. 3735, Bill No. 23 (2010).

To implement the proposed LI subdivision as envisioned by the Owner, a State Land Use Commission District Boundary Amendment from the “Agricultural” district to “Urban” district will be required. In addition, a Maui County Community Plan amendment from “Agriculture” to “Light Industrial” will be needed, triggering a preparation of an Environmental Assessment (EA) consistent with the provisions within Chapter 343, HRS. Furthermore, a Change-In-Zoning (CIZ) also will be needed to establish the “M-1, Light Industrial” zoning district.

This environmental assessment is prepared pursuant to Chapter 343, HRS and in compliance with the requirements for the processing of the community plan district amendment with the County of Maui. Accordingly, this report documents the proposed action and addresses potential impacts and mitigation measures anticipated in connection with the implementation of the proposed project. In light of the requirements for the Community Plan Amendment mandating the preparation of an EA, the applicant is asking that the Maui County Planning Commission be the accepting authority for the environmental assessment prepared for this project.

The draft EA was published by the State Office of Environmental Quality Control (OEQC) on December 8, 2011 for public comments. Written comments from the County,



State and Federal agencies and the responses are incorporated in this final EA. In its meeting of February 28, 2012, the Maui Planning Commission reviewed the draft EA and its comments and responses are in the final EA.



## **Executive Summary**

# Executive Summary

**Project Name:** Waikō Industrial Subdivision  
**Type of Document:** Draft Environmental Assessment  
**Accepting Authority:** Maui County Planning Commission

## Applicable Environmental Assessment

**Review “trigger”:** Maui County Community District Plan Amendment

**Location:** TMK: (2) 3-8-007:102  
Waikō Road, Wailuku  
Island of Maui, Hawai‘i

**Applicant:** Waikō Industrial Investment, LLC

**Consultant:** V. Bagoyo Development Consulting Group, LLC.  
1500 Kilinoe Place  
Wailuku, Hawai‘i 96793  
Contact: Vince G Bagoyo, Jr.  
Phone: (808) 357-3842

**Project Summary:** The applicant is requesting necessary land use entitlement approvals to develop its proposed light industrial subdivision consisting of approximately 41 lots including roadways located at Waikō Road, Wailuku, Maui, Hawai‘i further identified as TMK: (2) 3-8-007:102. The total acreage of the subject parcel is approximately 31.222 acres.

Approximately 4 acres of the project site is presently being used as a construction equipment and materials storage area through an approved Maui County Conditional Permit and State Special Use permit. The subject property is adjacent on its west side to an existing industrial base yard complex and East Waikō Road, on its south side by Kūihelani Highway, and

on its north and east sides by undeveloped pasture lands. Related improvements include grading, the construction of drainage system, construction of internal roadway, utilities, and private wastewater system and offsite roadway improvements. This document has been prepared to serve as the project's CIZ, CP, and DBA applications. It provides a basis for review and analysis of the proposed project.



# **Project Overview**

# I. PROJECT OVERVIEW

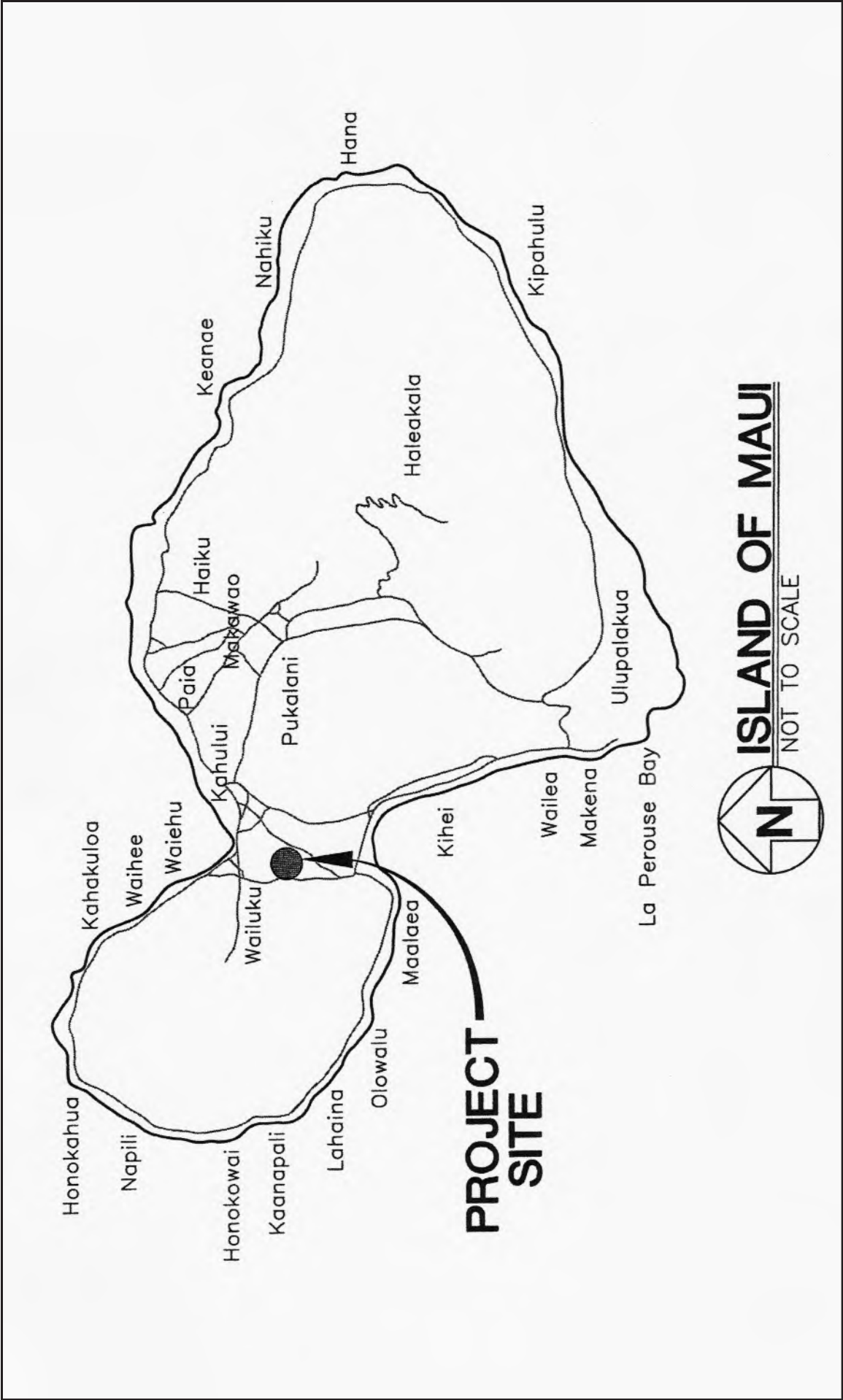
## A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP

The applicant for this entitlement request is Waikō Industrial Investment, LLC (“Applicant”) whose mailing address is P.O. Box 220, Kihei, Hawai‘i, 96753. The applicant owns the subject site in fee simple and is proposing the development of M-1 light industrial subdivision and related improvements on approximately 31.222 acres of land, identified as Tax Map Key (2) 3-8-007:102. The subject parcel for the proposed development is located at Waikō Road, Waikapū, Wailuku Area, Island of Maui, Hawai‘i (See Figure C referred to as Project Site Map). The subject property is adjacent to an existing light industrial subdivision known as Consolidated Industrial Baseyard and East Waikō Road, and on its north and east sides by undeveloped pasture lands, and by its south side by Kūihelani Highway.

Approximately 4 acres of the site is presently used as construction equipment and materials storage facility through an approved Maui County Conditional Permit (See attached Appendix W) and Special Use Permit. The remaining acreage are presently vacant and fallow with overgrown buffelgrass and kiawe trees and used for pastureland.

## B. PROPOSED ACTION

The applicant (Waikō Industrial Investment, LLC) is requesting necessary land use entitlement approval for the use of the subject property for Light Industrial use. Upon receipt of all land use entitlement approvals, the applicant proposes to develop approximately 41 fee simple lots including roadways (See figure D referred to as preliminary conceptual site plan). As recommended by the State Department of Health in its letter of December 9, 2011, the lot sizes are proposed to range from 10,000 square feet to approximately 8.5-acre lot(s). Please note that the conceptual plan is very preliminary. Also planned are related infrastructure improvements required for the proposed light industrial subdivision, such as construction of internal roadways, drainage retention sys-



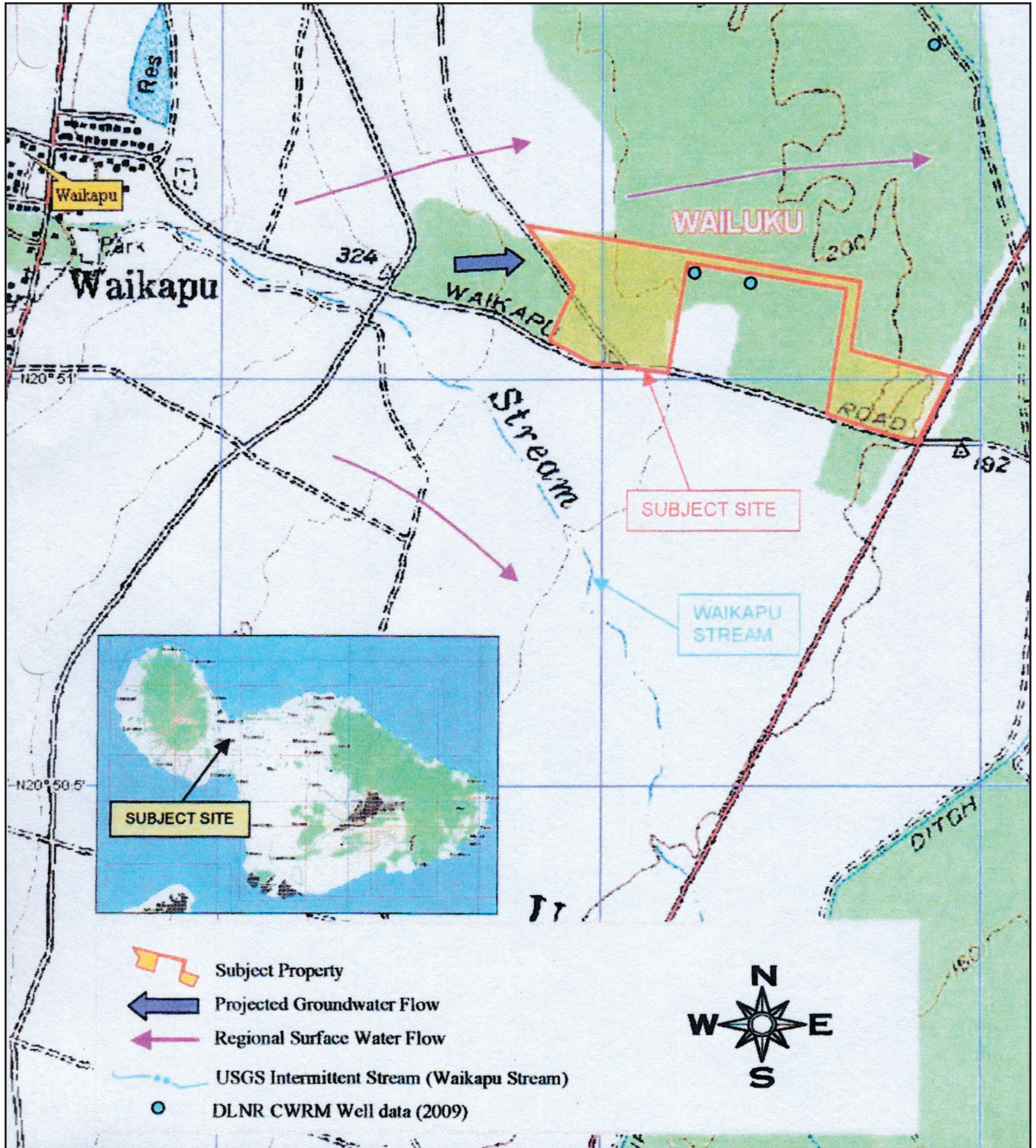
**Figure C**

Prepared for:  
Waikō Industrial Investment, LLC

Waikō Baseyard Light Industrial Subdivision  
 TMK (2) 3-8-007-102  
**Location Map**



**BAGOYO**  
 DEVELOPMENT  
 CONSULTING GROUP



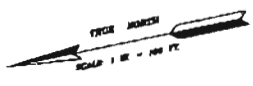
**Figure B**

Waikō Baseyard Light Industrial Subdivision  
 TMK (2) 3-8-007-102  
**Regional Setting Map**

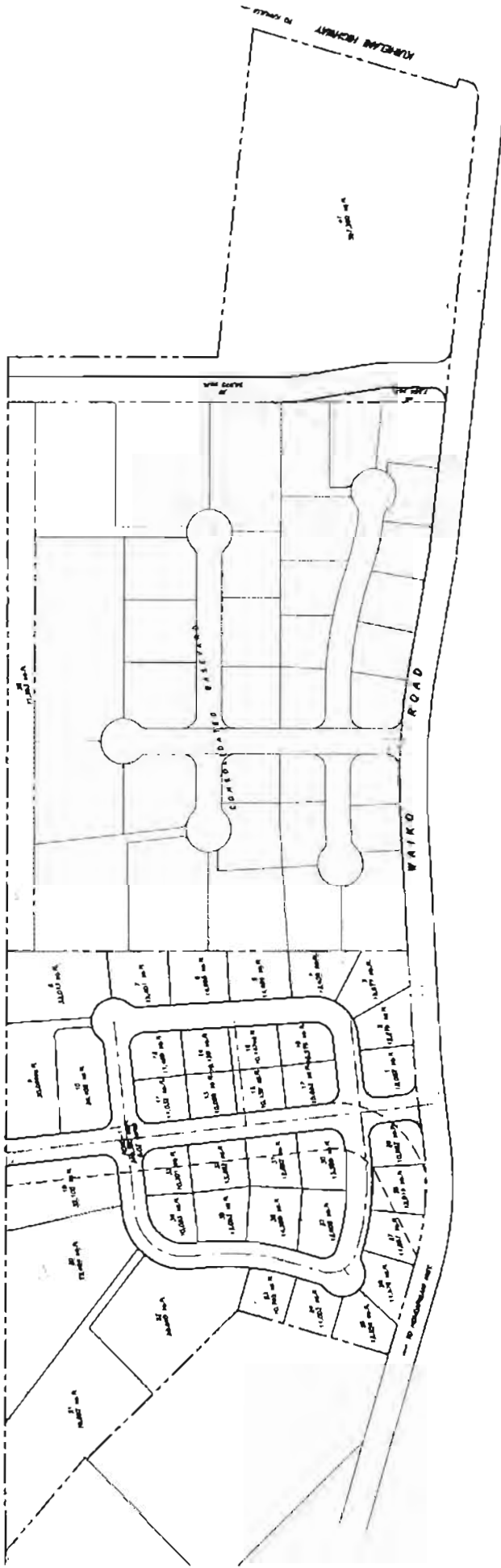
Prepared for:  
 Waikō Industrial Investment, LLC







LOT 22-10  
Plan 102-1-100-101



**WAIKO INDUSTRIAL PARK  
CONCEPTUAL PLAN**  
SCALE 1" = 100 FT.

FEBRUARY 23, 2011

tems, utilities, private wastewater system, site grading work, and offsite roadway improvements.

Based on the project's preliminary market demand study prepared by ACM Consultants, Inc. (ACM) (See attached Appendix L referred to as Market Demand Forecast and Analysis), there is a strong market demand for reasonably-priced LI lots subdivision in Central Maui. These proposed subdivided lots will be offered for purchase in fee simple interest.

The applicant's market demand consultant has researched the current prevailing sales prices for similar improved lands in the Central Maui area. The price range is approximately \$40 to \$50 per square foot. The projected price ranges for the project would be competitively priced at \$35 to \$40 per square foot. However, final sales prices are contingent upon market conditions at the time the project is completed, as well as conditions and subdivision improvements associated with land use entitlement approvals which may be imposed by Land Use Commission and/or County of Maui.

Depending on market demands for such development and economic conditions, the proposed project may be completed in phases to respond appropriately to market conditions.

As reflected in the attached preliminary site map (refer to figure C), proposed main access to the project is Waikō Road. Improvements proposed in connection with the proposed LI subdivision include grubbing and grading; installation of utility systems to include water, telephone, cable, electric, and private wastewater system; drainage; as well as paved roadways, landscaping and offsite improvements.

The estimated cost of the subdivision improvements is approximately \$8 million to \$10 million. Construction of the subdivision improvements and related infrastructure improvements is anticipated to begin as soon as all permitting approvals have been received. The applicant anticipates that the completion of subdivision improvements is expected to take approximately 12 months to complete barring no unanticipated delays.

## C. REASONS FOR JUSTIFYING THE REQUEST

The project site is located east of and away from the residential area of Waikapū, and adjacent to the existing Consolidated Light Industrial Subdivision. The site is designated within the urban growth boundary in the proposed Maui County General Plan. According to the market demand study prepared by ACM Consultant for the project, there is a strong demand for a subdivision that addresses the needs of small local businesses that may be in need of fee simple reasonably-priced properties, that are centrally located. Since large portions of the property is now in use for a construction base yard facility under a Special Use Permit (SUP) and Conditional Permit (CP), the proposed land use changes are consistent with its present use and its proposed urban boundary designation in the draft Maui County General Plan.

To develop the project site as a light industrial subdivision as envisioned by the applicant, the property will require a Maui Community Plan Amendment, Change-In-Zoning from “Agriculture” to “Light Industrial” and a State Land Use District Amendment Designation from “Agriculture” to “Urban” designation. Hence, this environmental assessment (EA) has been prepared to comply with the requirements for community plan and State Land Use urban district amendments. The EA is prepared consistent with Chapter 343, HRS and the accepting agency of said EA is the Maui Planning Commission as part of its review and consideration of the applicant’s Community Plan (CP) amendment and Maui County Change-In-Zoning (CIZ) applications.

Because of the project’s location and a strong demand for competitively-priced fee simple property that meets the needs of the local small businesses within the Wailuku-Kahului community plan district—the proposed land use changes by the applicant will allow this unmet demand for LI lots to be realized. As noted earlier in this report, the project site is within the proposed urban district growth area in the draft Maui General Plan.

This environmental assessment will evaluate the potential impacts, if any, of the proposed light industrial subdivision on the natural and human environ-

ment. The EA will also provide mitigative measures that will address and respond to all potential impacts on the natural and human environment.

#### **D. ENTITLEMENT APPROVALS REQUIRED**

The applicant is requesting that the approximately 31.222-acre parcel be zoned light industrial to address the growing demand by local small businesses for such a subdivision that is reasonably and centrally located. The Wailuku-Kahului Community Plan presently designates the subject property as “Agriculture” and is zoned “Agriculture”. Also, the State Land Use is currently classified the subject parcel “Agriculture”. As such, the applicant is proposing to change the Maui County Community Plan designation from “Agriculture” to Light Industrial use and a Change-in-Zoning from “Agriculture” to “M-1” Light Industrial use. The applicant is simultaneously filing a petition for district boundary amendment with the State Land Use Commission (LUC) to reclassify the subject parcel from “Agriculture” to “Urban” district. Both Community Plan and CIZ amendments will be filed with the Maui Planning Commission and final consideration and approval by the Maui County Council.



**Description  
of the Existing  
Environment**

## II. DESCRIPTION OF THE EXISTING ENVIRONMENT

### A. PHYSICAL SETTING

#### 1. PROJECT SITE HISTORY

As noted in this report, the subject property has not been used for any agricultural cultivation in recent years. Approximately 4 acres of the subject property is presently used as a permitted construction equipment and material storage facility. The remainder of the property is used as horse pasture and a small portion is used as cattle feedlot under a month-to-month license agreement.

The subject property was formerly owned by Alexander and Baldwin, Inc. and purchased by Waikō Industrial Investment LLC in 2010.

#### 2. SURROUNDING LAND USES

The Waikapū community is located approximately half a mile west of the subject property and 1.2 miles south of Wailuku town. It is an old plantation community originally developed as a sugar plantation village. Today, Waikapū is primarily a residential community with limited lands allocated for commercial use along Honoapiʻilani Highway. There are newer residential subdivisions that have been developed immediately west or mauka of the subject property. Such residential projects are: Waiolani subdivision; Waikapū Gardens (developed as an affordable housing project); north boundary of the property is A&B Properties, Inc.'s proposed 545-acre Waiʻale community master plan project consisting of approximately 2,500 residential units, parks, and 16-acre LI; and Wailuku Heights subdivision located about 1.0 mile west of the subject property. The Maui Tropical Plantation is located at the southern extent of Waikapū, approximately one mile south west of the subject property.

Waikō Road, connecting Honoapi‘ilani Highway with Kūihelani Highway, is bordered with commercial subdivisions including Consolidated light industrial subdivision and Rojac Trucking Baseyard. Additionally, there are agricultural uses on the lands to the north, east and south of the project site. Waikō Road borders the subject property to the south. Lands surrounding Waikapū to the south are presently cultivated in sugar cane.

Kūihelani Highway, a State of Hawai‘i four-lane divided highway, is located immediately to the east of the subject property. Kūihelani Highway provides transportation access to West Maui by connecting Kahului with Honoapi‘ilani Highway. Kūihelani Highway also provides access to Central, East and South Maui communities. Honoapi‘ilani Highway located west or mauka of the subject property provides access to Wailuku town, Waiehu and Waihe‘e communities.

### **3. CLIMATE**

Like most areas of Hawai‘i, Maui’s climate is relatively consistent throughout the year. The island’s climate varies from terrain. Characteristic of most of Maui’s climate, the proposed project site experiences mild and uniform temperatures year-round, moderate humidity and consistent northeasterly trade winds.

Average temperatures at the project site (based on temperatures recorded at Kahului Airport) range from low 60 to high 80 degrees Fahrenheit. August is historically the warmest month, while January and February are the coolest. Based on rainfall data from the Maui County Data Book 2010, annual precipitation rainfall average is 20 to 30 inches per year. Winds blow predominantly out of the north-northeasterly direction.

#### 4. TOPOGRAPHY AND SOILS CHARACTERISTICS

The property is located on the broad flat plain of the central Maui isthmus. Topography is generally flat. The project site is U-shaped with a 60-foot wide strip separating the western and eastern sections of the subject property. The western section of the parcel slopes down in a west to east direction ranging in elevation from approximately 272 feet to 232 feet above mean sea level, with an average slope of approximately 3%. The eastern section of the subject property slopes down in a west to east direction ranging in elevation from approximately 208 feet to 198 feet above mean sea level, with an average slope of approximately 2%. The 60-foot section separating the western and eastern sections of the subject property slopes down in west to east direction ranging in elevation from approximately 232 feet to 208 feet above mean sea level, with an average slope of approximately 2%.

According to the Soil Survey of Islands of Kaua'i, Oahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i (August, 1972), prepared by the United States Department of Agriculture Soil Conservation Service, the soil within the project site is classified entirely as Pu'uone sand (PZUE) series which is Loose Sandy soil over subsurface lithified sand layers. It is characterized as having rapid permeability above the cemented layer, slow runoff and a moderate to severe wind erosion hazard where vegetation has been removed. The project site also consists of Ewa silty clay loam.

The State Department of Agriculture has established three categories of Agricultural Lands of Importance to the State of Hawai'i (ALISH). These are: "Prime" agricultural lands which have soil quality, growing season, and moisture supply needed to produce sustained high yield of crops economically when treated and managed according to farming methods; "Unique" agricultural lands which have the special combination of soil quality, location, growing season, moisture supply, and is used to produce sustained high quality and of high yields of specific crop when treated and managed according to modern farming methods; and, "Other" important



agricultural lands are lands other than Prime or Unique agricultural lands that are also of statewide or local importance for agricultural use.

As indicated by the ALISH map (refer to Figure G), the subject property falls within the “Other” agricultural lands category. As noted in this report, the subject property is undeveloped and not presently used in any agricultural cultivation.

## **5. FLOOD AND TSUNAMI HAZARD**

The proposed project site is located near the eastern base of the West Maui Mountains. According to Panel Numbers 1500030393E and 1500030394E of the Flood Insurance Rate Map (FIRM), dated September 25, 2009, prepared by the United States Federal Emergency Management Agency (FEMA), the project site is situated in Flood Zone X (refer to Figure H). Flood Zone X represents areas outside of the 0.2% annual chance flood plain. The classification of the subject property as Flood Zone X is further confirmed by the Maui County Planning Department’s Zoning and Flood Confirmation Form (refer to Appendix H) and no flood development permit is required.

## **6. FLORA AND FAUNA**

As noted in this report, approximately 4 acres are presently used as a construction equipment and material storage facility. The remainder of the parcel is used as cattle feed lot and horse pasture under a month-to-month license agreement.

A biological resources survey was conducted at the property by Robert W. Hobdy (Environmental Consultant) on December 2010 (refer to Appendix M). The primary purpose of the field survey was to determine if there were any federally listed endangered, threatened, proposed, or candidate flora and fauna species within the proposed project site. According to the flora and fauna field survey, the vegetation throughout the proposed project area is totally dominated by just three species: buffel-

grass, guinea grass and kiawe trees. With respect to fauna field survey results at subject site, the consultant reported sightings of non-native such as rats, mice, mongoose, feral cats and dogs, axis deer, domestic cattle confined in a feedlot and domestic horses confined in fenced pasture. There are non-native birds found on the project site namely: common myna, zebra dove, spotted dove, chickens, house sparrow, northern cardinal, peacock, gray francolin, Guinea fowl, red-crested cardinal, cattle egret, and northern mockingbird.

As a result of the flora and fauna inventory field survey the consultant has confirmed that “no officially Threatened or Endangered plants (USFWS 2009) are found on the site, nor do any plants proposed as candidates for such status occur on the property”. The field survey further confirmed that as a result of the fauna inventory encountered, “that no endangered, threatened or candidate animal species were found. It has therefore determined that the proposed project will not have a significant negative impact on the fauna resources in this part of Maui” (Refer to Appendix M).

## **7. STREAMS AND RESERVOIRS**

Waikapū stream is located approximately 0.4 mile to the south of the proposed project site. Waikapū stream is perennial stream which originates in the upper reaches of Waikapū Valley, ultimately discharging into Keālia pond, in the Mā‘alaea flats. According to the Hawai‘i Stream Assessment, the Waikapū Stream has no listed tributaries and flows to the sea year-round. The said assessment also found that the Waikapū Stream was important for taro cultivation in the past and that Waikapū Valley may contain valuable cultural and historical sites (Hawai‘i Cooperative Park Service, 1990). It is important to note that some families at Waikapū Village (located about a mile upstream or mauka of the proposed project

site) began to rehabilitate old taro patches and began cultivating taro at new rehabilitated taro patches.

There is a plantation reservoir located approximately a mile west or mauka of the project site. This reservoir is adjacent to the Waikapū Gardens project developed as affordable housing project by Spencer Homes Limited. This reservoir is maintained by Wailuku Agribusiness and is actively used for agricultural purposes. Another irrigation reservoir is located at the Maui Tropical Plantation (an agricultural visitor destination) located approximately 1.5 miles southwest or mauka of the proposed project site. This reservoir is presently maintained and used by and for the Maui Tropical Plantation agricultural irrigation at its property.

According to the proposed project's biological resources survey, there are no identified wetlands on the project site. Nothing remotely approaching the three essential criteria that define a federally- recognized wetland, namely: hydrophytic vegetation; hydric soils; and, wetland hydrology occur within this dry project site.

## **8. AIR QUALITY**

There are no point sources of airborne emissions within close proximity of the project site. Air quality in the vicinity of the project site may be affected by a variety of sources, including dust from sugar cane cultivation operations to the east, south, and west of the property, as well as smoke from sugar cane harvesting operation in Central Maui. On some occasions, smoke emission from the HC&S' smokestack from its sugar factory located approximately over 2 miles east of the subject property.

However, these sources are intermittent and prevailing winds quickly disperse the particulates generated by these temporary sources.

Overall, air quality in the Waikapū-Wailuku-Kahului regions is considered excellent.

## **9. NOISE**

Traffic noise from Kūihelani Highway located east of the subject project and Waikō Road fronting the property are the predominant sources of noise in the vicinity of the project site. Also, on intermittent basis, noise from construction activities at the Consolidated Baseyard subdivision bordering the subject property is a secondary source of background noise. However, this activity is temporary in nature. Other background noise levels attributed to nearby sugar cane operations on an intermittent basis, as well as natural conditions such as wind and rain.

## **10. SCENIC AND OPEN SPACE RESOURCES**

Waikapū Valley and the West Maui Mountains, including Haleakalā Mountain to the east define the scenic resources of the project site. Surrounding the project site to the east, south and west of the project site are sugarcane lands. Immediately to the north of the project site is the site of A&B Properties, Inc.'s 545-acre proposed mixed-use development project. Approximately 2 miles southwest of the project site is Keālia Pond. The subject property has an unobstructed view of the East Maui Mountain and Haleakalā Mountain with the exception of the HC&S sugar factory smoke stack. The project site is not part of a scenic corridor.

## **11. HAZARDOUS MATERIALS**

A Phase I Environmental Site Assessment (ESA) was conducted for the subject property by Mālama Environmental (MEV, LLC) in January 2010 (refer to Appendix K) for more detailed information and findings on the Phase I Environmental Site Assessment report. Both site reconnaissance and records review for the subject property, as well as the surrounding areas, were completed. The ESA was conducted to determine if the site may be contaminated with hazardous or toxic substances or wastes resulting from current or past site activities, unauthorized dumping or disposal, or migration of contaminants from adjacent or nearby properties. The

goal of the ESA is to identify recognized environmental conditions on the property that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products.

Another function of this ESA is to conduct an appropriate environmental inquiry in response to the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the EPA's final rule (40 CFR Part 312), and similar state and local regulations.

As noted above, Mālama Environmental (MEV, LLC) has performed the Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Standard 1527-05 for the subject property located on East Waikō Road, Waikapū, Maui, Hawai'i. The assessment revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

**Database Listing:** The subject site is not listed. The listed nearby site (Waikapū Dump) and the unlisted potential risk site (Maui Scrap Metal) were reviewed for environmental concerns relative to the subject site.

#### **Historic Use or Storage of Hazardous and Regulated**

**Substances:** According to environmental site assessment survey of the site, there is no evidence of any historic misuse or significant spills of hazardous or regulated substances on the subject property.

**Storage Tanks:** No indications regarding the current presence of UST's on the subject property were obtained through review of regulatory databases, interviews, or through project environmental consultant's field site reconnaissance. Although the consultant noted the presence of above-ground storage tanks associated with Fong Construction Baseyard Company – said tanks appear to be empty or historically contained water, it is recommended that spill protection measures should be used in order to minimize or avoid any potential spill onto the surface soils at property site.

**Stained Soil or Pavement:** Numerous areas of petroleum surface and/or concrete staining on the subject property is associated with the Fong Construction Baseyard. The source of petroleum contamination is likely from not practicing best management practices (BMP's) on the handling of petroleum products, waste oil storage or from heavy equipment leakage. It is noted in the site assessment reconnaissance that there is one (1) area with limited surface soil staining associated with a piece of leaking heavy equipment from Nobriga's Feedlot and Ranch located in the north-central area of the western portion of the subject site.

None of these petroleum-based stains were particularly large and are considered to be *de minimis* releases that do not require further action.

**Wastewater and Stormwater Management:** MEV consultant noted two (2) lagoons on-site associated with Nobriga's Feedlot and Ranch operations. These lagoons are part of the Feedlot's nutrients management program to control runoff from the feedlot. It is recommended that BMP's should always be applied to ensure that no contaminated runoff leaves the subject property.

**Solid Waste Management:** An undetermined amount of solid waste and dumping has taken place on the subject site, including regulated items such as automobile tires (approximately 200), derelict cars, limited amount of white goods and scrap metal piles. It is recommended that any waste disposal should be in a permitted solid waste landfill or recycled in a manner that complies with all local, state, and federal regulations as applicable to the specific waste type with special attention given to regulated items.

**Groundwater Wells:** There are two (2) registered groundwater wells listed for the adjacent property at the Consolidated Baseyard subdivision (DLNR Well No. 5129-02 and Well No. 5129-03). These wells are owned by Consolidated Baseyards, LLC and were drilled in 2001 (Well no. 5129-02) and 2005 (Well no. 5129-03) for distributing potable water,

municipal water for the Consolidated Baseyard subdivision. All DLNR permitting requirements are complete for both wells. According to the State Department of Health, Safe Drinking Water Branch, these wells are sampled quarterly for analyses required by the EPA for drinking water standards. No violations have been cited for these systems and water quality data shows no significant contamination of groundwater exceeding EPA limits.

## **12. ARCHAEOLOGICAL RESOURCES**

An archaeological assessment survey was conducted on the subject property by Xamanek Researches, LLC (“Consultant”). The assessment survey was conducted by the Consultant in May 2011 through June 2011.

The purpose of the archaeological survey was to determine the presence/absence, nature, and extent and significance of any cultural and archaeological resources in the proposed project area. Archaeological field work consisted of both surface and subsurface investigations throughout the subject parcel. No significant surface or subsurface cultural remains were identified during the archaeological assessment survey by the Consultant. A complete surface inspection occurred and twenty (20) mechanical backhoe test trenches were excavated in order to help assess the surface and subsurface conditions throughout the subject parcel. There were no surface and subsurface historic properties found by the Consultant during the archaeological assessment survey

Further discussions and details on the result of the archaeological site assessment survey can be found in Xamanek Researches’ attached report identified as Appendix O.

## **13. CULTURAL ASSESSMENT**

A Cultural Impact Assessment study was conducted on the subject property by Xamanek Researches LLC. (“Consultant”), spearheaded by Erik Fredericksen, experienced in cultural and archaeological history of Maui.

The cultural impact assessment was conducted by the Consultant on September 2011.

The purpose of the cultural impact assessment study is to compile a summary based on various historical, cultural and topographical accounts and facts regarding the proposed project site, and to assess potential impacts of the proposed project on traditional cultural practices in the study area. The assessment contained in the cultural study of the area was acquired by the Consultants through archival research, literature searches, and oral interviews with persons knowledgeable with the immediate project area as well as the Waikapū Village and Wailuku-Kahului regions. The personal experiences of the author of the cultural impact assessment report is also interspersed within the report narrative.

Further discussions and details on the results of the cultural impact assessment report can be found in Xamanek Researches LLC's attached report entitled "Cultural Impact Assessment Report" and identified as Appendix N.

## **B. SOCIO-ECONOMIC ENVIRONMENT**

### **1. POPULATION**

The population of the Island of Maui has increased dramatically over the last two (2) decades. The 2000 population was estimated at 117,644, an increase from 1990 of 91,361 (Maui Island Plan). According to the Maui Island Plan, Maui's resident population is expected to grow from 129,471 in 2005 to 176,687 in 2030. This is a 1.46% annual growth rate which equates to a 36.5% increase in population over the 25 year period. These projections, according to draft Maui Island Plan indicate a population increase of 16% between 2010 and 2020, and an increase of 12% between 2020 and 2030.

According to the *Socio-Economic Forecast* as noted in the Maui Island Plan, the total population is not expected to increase equally



throughout the island, rather, there are specific regions where population growth is more likely to occur. To further illustrate the population growth that will likely occur, there are four community plan regions that are in close proximity of the proposed project site, namely: Kihei-Mākena, Wailuku-Kahului, Makawao-Pukalani-Kula, and Pā‘ia-Ha‘ikū regions. The combined population growth within these regions are: population in 2005 is 107,621; in 2010 is 112,716, and in 2020 is expected to grow to 130, 774, and in 2030 the combined population in these regions will reach 146,777 (according to Maui Island Plan).

Because of the proposed project’s unique central location between Wailuku-Kahului Community Plan District and Kihei-Mākena Community Plan District, and its close proximity with Pā‘ia and Upcountry Community Plan regions, the proposed project will be a convenient place to serve the expected population growth in these community plan districts. The proposed project site is centrally-located within Wailuku-Kahului Community Plan area—this area remains the economic and population center of the island. In the 1990s, this area saw significant increases in trade, transportation, communications and utilities, and government jobs. Kahului Harbor is the port through which most cruise ship visitors reach Maui. According to the Maui Island Plan, the socio-economic forecast suggests the Wailuku-Kahului area will grow faster than other parts of Maui, as former C. Brewer sugar lands and large acreages of A&B, Inc. lands are expected to be developed into residential subdivisions. Wailuku-Kahului is expected to continue to be home to over one third of Maui’s households.

## **2. ECONOMY**

The Wailuku region is the island’s center of governmental activities, as well as a focal point for professional and business services. Combined with neighboring Kahului, the region’s economic character includes a wide range of commercial, service, and governmental activities. Another important eco-

conomic engine in Kahului region is the harbor and airport transportation systems critical to Maui's economy. Also, within the Kahului region is the University of Hawai'i Maui College and the Maui Arts and Cultural Center that contributes significantly to our economy in the region.

The Kihei-Mākena Community Plan region is home to one of the island's well-planned visitors resort destination, Wailea Resort, the primary economic engine for the island of Maui. In the same region is the home of the research and technology park which contributes to the island's economy.

In addition, the central valley region is covered by significant agricultural acreages which are currently being cultivated in sugar cane. These vast agricultural lands, managed by Hawaiian Commercial and Sugar Company (HC&S), are considered a key component of the local economy. Supporting the sugar cane operation is the HC&S factory located approximately 4 miles east of the proposed project. Also, another important agricultural activity that contributes to Maui's economy is Monsanto Seed Farm located approximately 6 miles south east of the project area.

Another important economic engine within the region are tourism-related activities such as the popular Maui Ocean Center located at Mā'alaea (located south of the project area) and the Maui Tropical Plantation located at the base of Waikapū Valley at West Maui Mountain. These two tourism-related activities are located 1 to 2 miles south and southwest of the proposed project site.

Another important key economic drivers that fuels our economy within the region and the island of Maui are healthcare-related businesses such as the Maui Medical Group, Kaiser Permanente, and the 200+ bed Maui Medical Center Hospital. There are also elderly long-term residential facilities in the region that substantially contribute to region's economy such as Hale Makua and Roselani residential complexes. These facilities are located within 2 miles north of the subject project site. It is estimated that these health-care related facilities have a combined number of direct employees of approximately 2,000.

### 3. EMPLOYMENT

In the year's 2004 and 2008, the unemployment rate for Maui County and the Island of Maui was 3.1 percent and 4.5 percent, respectively. (Hawai'i Department of Labor and Industrial Relations and Maui County Data Book, 2010). In May 2005, the unemployment rate for Maui County and the Island of Maui (seasonably adjusted) was 2.3 percent and 2.1 percent, respectively (Hawai'i Department of Labor and Industrial Relations). In her State of the County address on March 9, 2007, former Maui County Mayor, Charmaine Tavares noted that Maui's 2007 unemployment rate is 2.5 percent. Since the recession that hit the island of Maui in 2008 the unemployment rate on Maui County reached a moderate rate of 4.5 percent – still below the state average (Hawai'i Department of Labor and Industrial Relations and Maui County Data Book, 2010). According to the economic forecast for 2010–2011 by Dr. Leroy Laney, Economic Advisor to First Hawaiian Bank and Professor of Economics and Finance, Hawai'i Pacific University—Maui County's economic picture is marked by an impressive tourism industry rebound, which is the major key economic driver for Maui's economy. Maui leads all other counties in this regard. Maui's residential real estate sales are another area of impressive growth, according to Dr. Laney's report. In same report, an economic recovery is now underway or at least imminent for the Maui economy.

According to the Maui County Data Book, in 2004, total wage and salary jobs in Maui County is approximately 67,000 and most of the jobs are in accommodations and food services; trade; government; agriculture; and other service. In the year 2000, there were a total of 32,851 civilian jobs in Wailuku-Kahului region, representing 48 percent of the island-wide civilian jobs. Of those jobs, 25,688 were wage and salary positions while 7,163 were self-employed (SMS, 2002). In the recent report from Maui County Data Book, 2010, the total civilian labor force in Maui County in 2005 was 75,450 and in 2009 was 76,550, respectively. In terms of job employment distribution, the Wailuku-Kahului region generally follows the

county-wide trends for the labor force characteristics as shown in the following table:

<b>Occupational Category</b>	<b>Maui County</b>	<b>Wailuku-Kahului</b>
Agriculture	3%	4%
Manufacturing	2%	5%
Construction	4%	1%
Transportation, Communication, & Utilities	6%	10%
Trade	21%	22%
Banking & Finance	4%	4%
Hotel	14%	1%
Other Services	16%	18%
Government	9%	14%
Self-Employed	21%	22%

(SOURCE: SMS, 2002)

## C. PUBLIC SERVICES

### 1. POLICE AND FIRE PROTECTION

Police protection for the Wailuku-Kahului region is provided by the Maui Police Department (MPD) located at Wailuku Station headquartered at its main station at Ka‘ahumanu Avenue in Wailuku located approximately 2 miles north of the project area. In addition, a satellite sub-station is located at Market Street, Wailuku, approximately 2 miles north of the subject property. The Maui Police Department provides investigative services, uniform patrol services, technical support, and traffic services as stated in its mission to protect the residents on Maui County. Both main and sub-stations are located in very close proximity of the project site.

Fire prevention, protection, rescue, and emergency services for the Wailuku-Kahului region are provided by the Maui County Department of Fire and Public Safety. The department has 2 stations to service the

Wailuku-Kahului region that is in close proximity of the project site. The Wailuku station is located in Wailuku town approximately 2 miles north of the project site and the Kahului station is located at Dairy Road, Kahului located approximately 1.5 miles east of the project site.

## **2. MEDICAL FACILITIES**

The State-owned Maui Memorial Medical Center (MMMC), the only major medical facility on the island, services the Wailuku-Kahului region. Acute, general, and emergency care services are provided by the 200+ beds MMMC facility located in Mahalani Street, Wailuku, about 2 miles north of the subject property. Also, the State-owned Kula Hospital located approximately 20 miles east of the subject property provides emergency and long-term care services.

In addition, Kaiser, Maui Medical Group, Maui Medical Clinic, and Liberty Dialysis Clinic serve health care needs for the Island of Maui, all located in Wailuku and Kahului, about 2 miles north of the subject property. Dental and other medical offices are also located within Wailuku-Kahului region to serve its residents and visitors, and are within 2 miles or less from the proposed project site.

## **3. SCHOOLS**

The State Department of Education (DOE) operates 8 schools in the Wailuku-Kahului region, as well as several privately-operated schools serving elementary, intermediate, and high school students. Public school facilities within the Wailuku-Kahului District area include: H. Perrine Baldwin High (grades 9–12), 'Īao Intermediate (grades 6–8), Wailuku Elementary (K–5), Waihe'e Elementary (K–5), Maui High (9–12), Pōmaika'i Elementary (K–5), Kahului Elementary (K–5), Lihikai Elementary (K–5), and Maui Waena Intermediate (6–8).

Privately-operated schools serving Wailuku-Kahului region include St. Anthony School (grades K–12), Ka'ahumanu Hou Christian School

(grades K–12), Emmanuel Lutheran School (K–6), and Maui Adventist School (grades 1–8).

University of Hawai‘i Maui College (part of University of Hawai‘i system) located in Ka‘ahumanu Avenue, Kahului serves the college needs of Maui residents. The college has recently become a four-year university.

According to the Maui County Data Book, 2010, the following public and privately-operated schools 2010 enrollment within the Wailuku-Kahului region is shown in the following table:

<b>Schools</b>	<b>Enrollment</b>	<b>Grades</b>
Baldwin High School	1,592	9–12
Maui High School	1,771	9–12
‘Īao Intermediate	884	6–8
Wailuku Elementary	871	K–5
Waihe‘e Elementary	746	K–5
Kahului Elementary	965	K–5
Lihikai Elementary	1003	K–5
Maui Waena Intermediate	1068	6–8
Pōmaika‘i Elementary	588	K–5
St. Anthony School	354	K–12
Ka‘ahumanu Hou Christian	165	K–12
Emmanuel Lutheran	197	K–6
Maui Adventist	38	1–8
Christ the King	131	K–8

*(SOURCE: MAUI COUNTY DATA BOOK, 2010 AND HAWAI‘I STATE DEPARTMENT OF EDUCATION RECORDS)*

#### **4. RECREATIONAL FACILITIES (PARKS)**

Within the Wailuku-Kahului Community Plan District, there are many recreational activities opportunities as well, including shoreline and boating activities at the Kahului Harbor and adjoining beach parks, organized recreational activities provided/offered at County Parks. Within close

proximity of the project site is the Waikapū Community Center located about half a mile west of the project area. Other Maui County owned parks within the Wailuku-Kahului region are the Pāpōhaku Park and Wailuku Community Center, War Memorial Athletic complex, Wailuku Little League baseball fields, Sakamoto Swimming Pool and Keōpūolani Regional Park. All these county owned recreational facilities are all located within approximately 2 to 3 miles north of the project site. A nearby park adjacent to the Hale Makana O Wai‘ale Affordable Housing complex contains a baseball field, basketball court, and a playground equipment. This park is located about 1 mile north of the project site. Other recreational facilities in the Wailuku area include ‘Īao Park, Wells Park, Wailuku Pool, Wailuku Gym, and Wailuku Elementary School Park. In addition, there are several golf courses in the Wailuku-Kahului region located within close proximity of the project site, namely: Kāhili and Kamehameha golf courses, The Dunes at Maui Lani Golf Course, and Maui County-owned Waiehu Golf course. These golf courses are within 1 to 3 miles of the project site.

## **5. SOLID WASTE DISPOSAL**

Solid waste collection services for residential are provided by Maui County Department of Environmental Management. For commercial, solid waste is collected by private waste disposal companies. Collected solid waste is disposed at the Maui County’s 55-acre Central Maui Landfill, located approximately 3 to 4 miles east of the subject property. This county-owned landfill is managed and operated by Maui County Department of Environmental Management.

## D. EXISTING INFRASTRUCTURE

### 1. ROADWAYS

Honoapi‘ilani Highway is under the jurisdiction of the State of Hawai‘i Department of Transportation and is the main artery linking Waikapū to Central, South, and West Maui. Honoapi‘ilani Highway is located approximately 4,000 feet west of the project site. It is a two-lane undivided State Highway which runs in the north-south direction into Wailuku town. The speed limit is 35 miles per hour (mph) in the vicinity of Waikō Road. The Waikō Road intersection is signalized with existing left turn pockets into East and West Waikō Road.

Kūihelani Highway is located immediately east of the project site. The highway is under the jurisdiction of the State of Hawai‘i Department of Transportation. It is a four-lane divided State arterial highway which also runs in a north-south direction. The posted speed limit on Kūihelani Highway at Waikō road is 55 miles per hour (mph). There is an existing traffic signal at the Kūihelani Highway-Waikō Road intersection. The southern terminus of Kūihelani Highway is its intersection with Honoapi‘ilani Highway. The northern terminus is at its intersection with Pu‘unēnē Avenue, where it transitions to Dairy Road in Kahului.

Waikō Road is a two-lane County collector roadway that connects Honoapi‘ilani Highway and Kūihelani Highway. The posted speed limit on Waikō Road is 20 miles per hour (mph) in the vicinity of the proposed project site. West of Honoapi‘ilani Highway, Waikō Road provides access to a residential community. East of Honoapi‘ilani highway, Waikō Road provides access to industrial, livestock and residential uses. There is a portion of Waikō Road located between the residential homes on the west and the old cane haul road to the east, that is privately-owned. There is also a heavy vehicle restriction on Waikō Road near its intersection with Honoapi‘ilani highway that prohibits vehicles weighing over 10,000 pounds from entering and exiting Waikō Road via its intersection with



Honoapi'ilani Highway.

Wai'ale Road is a two-lane road with its southern terminus at Waikō Road. It turns into Lower Main Street near Ka'ahumanu Avenue. The section of Wai'ale Road from Waikō Road to Ku'ikahi Drive is privately-owned. The segment from Ku'ikahi Drive to Lower Main Street is County-owned and used as a collector road.

Access to the project site will be from Waikō Road.

## **2. DRAINAGE**

A drainage report was prepared by Otomo Engineering, Inc. for the proposed project (refer to attached Appendix J). The subject parcel is U-shaped with a 60-foot wide strip separating the western and eastern sections of the parcel. The western section of the parcel slopes down in a west to east direction, and the eastern section of the parcel slopes down in a west to east direction. The elevations of the subject property ranges from approximately 270 feet to 200 feet above mean sea level. The slopes of the subject property site range from approximately 3% to 2% slope.

According to "Soil Survey of Islands of Kaua'i, Oahu, Maui, Moloka'i and Lāna'i", prepared by the U.S. Department of Agriculture Soil conservation Service, the soil within the project site is classified as Pu'uone sand (PZUE). It is characterized as having permeability above the cemented layer, slow runoff. The on-site surface runoff sheet flows across the western and eastern sections of the parcel in a west to east direction. Runoff from the property site eventually sheet flows onto Kūihelani Highway right-of-way where it is intercepted by the highway drainage facilities into a designated outlet.

According to the Flood Insurance Rate Map (FIRM), dated September 25, 2009, prepared by the U.S. Federal Emergency Management Agency (FEMA), the project site is in Flood Zone "X" which represents areas outside of the 0.2% annual chance flood plain.

It is estimated that the present 50-year, 1-hour runoff from the project site is 15.16cfs (West section) + 1.27 cfs (middle section) + 8.24 cfs (East section) = 24.67 cfs and the corresponding runoff volume is 27,293 cubic feet (West section) + 2,286 cubic feet (Middle section) + 12,355 (East section) = 41,934 cubic feet (refer to Appendix J, “Preliminary Engineering Report”).

### **3. WATER**

There is no Maui County Department of Water Supply system currently servicing the project site or adjacent properties. The proposed project will be served by an existing approved potable private water system. There is currently an on-site private water system servicing the Consolidated Baseyard Subdivision, which is located between the western and eastern sections of the subject project site. The private system consists of two groundwater wells, a 350,000 gallon storage tank, pump building, and water appurtenances for the subdivision. The existing on-site private water system that will service the proposed project is an approved State Department of Health potable water system for public use. The use of the privately-owned water system for the proposed project has been agreed upon between the parties by Memorandum of Agreement (refer to Appendix V).

For more detailed information and discussion regarding the existing private water system, refer to attached Preliminary Engineering Report identified as Appendix J.

### **4. WASTEWATER**

According to Maui County, there is an existing 8-inch sewerline crossing East Waikō Road, approximately 3,000 feet west of the project site. The existing 8-inch sewerline is located east of makai Waikapū Village and connects to the existing sewer system on Wai‘ale Road. Wastewater collected from the Waikapū area is transported to the Kahului-Wailuku

Wastewater Treatment Plant located at Kahului or east of the project site. Due to its distance and upstream from the project site makes it unfeasible to connect to the county's existing sewer system.

## **5. ELECTRIC AND TELEPHONE**

There is an existing electrical transmission system traversing through the project site. Said system is located within an easement granted to Maui Electric Company, Limited. An existing electrical distribution system is located approximately 1,000 feet to the west of the property on land owned by A&B Properties, Inc. Maui Electric Company, Ltd., Verizon Hawai'i, and Time Warner Oceanic Cable provide electrical, telephone, and cable television services, respectively.

## **E. PROPOSED INFRASTRUCTURE IMPROVEMENTS**

### **1. ROADWAYS**

Access to the proposed subdivision will be from Waikō Road. From Waikō Road, there will be access to Honoapi'ilani Highway to the west and Kūihelani Highway to the immediate east. The interior subdivision streets will have 56-foot right-of-ways and will be improved to Maui County standards. The two north-south subdivision roadways will terminate at the northern boundary of the subject parcel. These proposed roadways are master-planned to provide future connections to A&B Inc.'s Wai'ale master-planned project. Both roadways will connect to Waikō Road.

Waikō Road, fronting the project site has an existing right-of-way of 60 feet. That portion of the project adjacent to Waikō Road will be improved to County standards.

A Traffic Impact Analysis Report (TIAR) was completed in May 2011 by Phillip Rowell and Associates for the project. For detailed information of the TIAR on the proposed project, please refer to Appendix P. The following key findings in the TIAR concluded as follows:

*“The level-of-service (LOS) analysis concluded that the signalized intersections (Honoapi‘ilani Highway at Waikō Road and Kūihelani Highway at Waikō Road) will operate at acceptable LOS without additional improvements”.*

## **2. DRAINAGE**

The project’s drainage system will be designed to accommodate the increase runoff generated by the development of the entire project site. Subdivision drainage improvements will include a master drainage system within the roadways, including curb-inlet catch basins, manholes, drain-lines and a drain stub out to each lot. The master drainage system will be sized to accommodate runoff from the roadways and developed lots. According to the Preliminary Engineering Report (PER) prepared by Otomo engineering, Inc. (refer to Appendix J for detailed analysis of project’s drainage system), there will be no increase in runoff from the project site after completion of the development. The drainage improvements will be in accordance with Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui.

## **3. WASTEWATER**

As previously noted in this report, the nearest county sewer system is located approximately 3,000 feet west of the project site, hence, is not considered viable method of wastewater treatment for the proposed project. A private master sewer system will be installed within the subdivision roadways and a sewer lateral will be provided to each lot. The master plan sewer system will outlet into a community leach field, which will require review and approval from the State Department of Health. Individual wastewater system (IWS) will be used for the treatment of wastewater for each lot. It is estimated that the average daily wastewater contribution from the proposed project is approximately 16,436 gallons per day.

These proposed wastewater improvements will meet the projected wastewater flow for the proposed project and will adhere strictly to the requirements set forth by the State Department of Health. For further discussion and detailed information, please refer to attached Preliminary Engineering Report identified as Appendix J.

#### **4. WATER**

The existing privately-owned wells and storage tank which are currently being used as the source for domestic water and fire flow for the Consolidated Baseyard subdivision will be modified and upgraded and use for the proposed project. The applicant will upgrade the existing water facilities as required to meet domestic water and fire flow requirements for the project.

Based on the preliminary site plan for the project, the domestic water demand, as determined by the Domestic Consumption Guidelines set forth by the Department of Water Supply (DWS), the average daily water domestic demand for the project is calculated to be approximately 142,920 gallons per day. However, using the analysis for the Consolidated Baseyard, it is estimated that the average daily domestic water demand is 139,890 gallons. In accordance with the DWS standards, the fire flow demand for a light industrial or commercial development is 2,000 gallons per minute for two-hour duration. The applicant will upgrade the existing water system to meet DWS standards for domestic and fire flow requirements.

A water system analysis of the existing system at Consolidated Baseyard by Tom Nance Water Resource Engineering entitled "Capability of the Two Consolidated Baseyard Wells to Supply the Proposed Waikō Industrial Park," dated March 1, 2011, was prepared and confidently confirmed that the water system will be adequate to supply the domestic water demand for the proposed project with system upgrades. Also, according to the report, the existing water storage tank is adequate to

meet the fire flow requirements for the proposed project. For more detailed information of the water report, refer to Appendix U.

## **5. ELECTRIC AND TELEPHONE**

The proposed electrical and telephone distribution systems to the subject subdivision will be installed overhead from the existing overhead facilities located approximately 1,000 feet to the west of the project site. Within the project site, the electric and telephone systems will be installed underground in accordance with the utility companies rules and regulations. Street lights will be installed along the subdivision streets in accordance with county standards.



**Potential  
Impacts and  
Mitigative  
Measures**

# III. POTENTIAL IMPACTS AND MITIGATIVE MEASURES

## A. IMPACTS TO THE PHYSICAL ENVIRONMENT

### 1. SURROUNDING LAND USES

The project site is located in close proximity of Waikapū Town, Waikapū Gardens affordable residential subdivision and adjacent to the Consolidated Baseyard Subdivision, a light industrial development developed a few years ago. The project also bordered by Waikō Road to the south, Rojac Trucking Baseyard industrial subdivision and Brewer Environmental Warehouse to the west. To the north boundary of the subject property is A&B Properties Hawai'i, Inc's 545-acre parcel proposed Wai'ale Community Master Plan Project—a 2,550 residential units mixed-use project. This project is in its initial stage of planning and land use entitlement review.

Waikapū Town contains primarily single-family residential uses, although there neighborhood commercial uses along Honoapi'ilani Highway.

The proposed project consists of 41-lot light industrial subdivision. The proposed action will result in a light industrial subdivision compatible with surrounding commercial uses. The project site is designated within the urban growth boundary in the proposed Maui General Plan. With the project's consistency with its designation in the proposed draft General Plan and its compatibility with the adjacent light industrial uses and the proposed A&B Properties, Inc.'s 545-acre master plan development—the proposed project will have no anticipated impacts on the surrounding land uses.



## **2. TOPOGRAPHY AND LANDFORM**

The 31.222-acre project site is a U-shaped with a 60-foot wide strip separating the western and eastern sections of the parcel. The western section of the parcel slopes down in the west to east direction ranging in elevation from approximately 272 feet to 232 feet above mean sea level, with an average slope of approximately 3%. The eastern section of the parcel slopes down in a west to east direction ranging in elevation from approximately 208 feet to 198 feet above mean sea level, with an average slope of approximately 2%. The 60-foot section separating the western and eastern sections of the parcel slopes down in a west to east direction ranging in elevation from approximately 232 feet to 208 feet above mean sea level, with an average slope of approximately 2%.

Minimum grading will be undertaken within the project site. The project's drainage system will be designed to accommodate the increase in runoff generated by the proposed development of the entire project site (refer to Appendix J, "Preliminary Engineering Report", for detailed information of drainage plans). Drainage patterns of proposed improvements will be maintained to ensure impacts to downstream properties are minimized. With the proposed drainage improvements, adverse impacts to topography and landforms resulting from minimum grading activities are not expected. The adjoining and downstream properties will not have any additional increase of runoff due to this proposed development.

## **3. WETLANDS AND STREAMS**

There are no wetlands on the subject property or in the immediate vicinity of the property. Waikapū Stream on the south will not be affected by the proposed project. Drainage generated from the subject property will not be discharged into Waikapū Stream. According to the Preliminary Engineering Report prepared by Otomo Engineering, Inc. for the proposed project, the drainage improvements will contain all increase runoff within the subject property.

#### **4. FLOOD AND TSUNAMI HAZARD**

As previously stated in this report, the subject site is located in Flood Zone “X” according to Flood Insurance Rate Map (FIRM). Flood Zone “X” represents areas outside of the 0.2% annual chance flood plain. Best Management Practices (BMPs) will be implemented to mitigate any future or potential flooding on the site. Furthermore, the subject site is not located within the tsunami inundation zone.

#### **5. FLORA AND FAUNA**

There are no known significant habitats or rare, endangered, or threatened species of flora and fauna located or in the vicinity of the project site. The proposed improvements on the property are not anticipated to impact wetland areas and wildlife habitats. It has been determined through the biological resources survey that removal of vegetation from the project site is not considered an adverse impact on these components of the natural environment. For more detailed information, refer to Appendix M, Biological Resources Survey by Mr. Robert Hobdy, Environmental Consultant dated December 2010.

#### **6. AIR QUALITY**

Based on the existing and surrounding light and heavy industrial operations within close proximity of the project site, as well as agricultural sugarcane operations, the following assessment was made with regards to potential impacts, if any, of air quality. Emissions from construction equipment and vehicles used during construction activities may temporarily affect the ambient air quality within the immediate vicinity of the project site. However, these temporary air quality affects can be minimized by instituting Best Management Practices (BMPs) during project construction. In addition, dust control will be instituted such as dust barriers, watering graded areas, and/or sprinklers to control dust during construction of the project.

On a long term basis, upon completion of the proposed light industrial project, it is not anticipated to generate adverse impact on air quality on or in close proximity to the project site.

## 7. NOISE

Ambient noise conditions may be temporarily affected during construction activities at project site. Construction equipment machinery will likely be the dominant noise-generating source during construction period. Best Management Practices (BMPs) will be instituted, including equipment maintenance and vehicle maintenance, are anticipated to reduce noise levels. Construction activities will be limited to daytime working hours. In addition, heavy trucks, dump trucks, and material transport vehicles will be advised not to use upper Waikō Road and Wai'ale Drive to minimize noise in the residential area of Waikapū.

Construction-period noise will be mitigated in accordance and strict adherence with Title 11, Administrative Rules, Chapter 46, Community Noise Control of the State Department of Health. All construction equipment and on-site vehicles will be equipped with mufflers as required in Section 11-46 (b)(1)(A). Required permit conditions for construction activities may include, where appropriate:

“No permit shall allow construction activities creating excessive noise before 7:00 A.M. and after 6:00 P.M. of the same day”

“No permit shall allow construction activities which emits noise in excess of ninety-five dB(A) except between 9:00 A.M. and 5:30 P.M. of the same day”

Once the project is completed, the proposed project is not anticipated to generate significant long term adverse noise conditions. These conclusions were drawn based on the existing and surrounding light and heavy industrial uses in the area. There are no existing residential uses surrounding or in close vicinity to the project site.

## **8. SCENIC AND OPEN SPACE RESOURCES**

As previously noted in this report, Haleakalā is visible to the east of the project site with the Waikapū Valley and West Maui Mountains to the west define the scenic resources of the project site. The project is not part of a scenic corridor and will not affect views from inland vantage points. As such, the proposed project is not anticipated to have an adverse impact upon the visual character of the surrounding areas.

## **9. HAZARDOUS MATERIALS**

As noted earlier in this report, the subject project site was not listed on any hazardous database listings. There was no evidence of any historic misuse or significant spills of hazardous or regulated substances on the subject property, except for some minor soil staining as a result of vehicle and construction equipment activities. An ESA was conducted on the property by Mālama Environmental, dated January 2010 (refer to Appendix K). Based on its findings as a result of the environmental site investigation, there are no hazardous or regulated substances found on the property site. Some minor soil staining were found and recommended to be removed and based on the recommendation by the environmental consultant, the soil staining were removed in accordance with applicable government standards. In addition, removal of derelict vehicles and equipment as recommended by environmental consultant were also done in accordance with all applicable government standards. All recommended actions by the environmental consultant were completed and no further actions were required. No adverse impacts are anticipated per consultant's findings. As further noted in the Mālama Environmental Assessment (see Appendix K) of the property, the assessment shows no hazardous or regulated substances found on the property site. In addition, it is further noted that the subject property is not in any state or federal data listings. For more detailed information on environmental site assessment done on the subject property, refer to Appendix K, report entitled, "Environmental

Site Assessment: Phase I Investigation by Mālama Environmental”, dated January 2010.

## **10. ASSESSMENT OF CULTURAL IMPACTS**

As reported earlier in this report, a Cultural Impact Assessment (CIA) was conducted by Mr. Erik Fredericksen of Xamanek referred to as Appendix N.

No continuing cultural practices are currently occurring within the project site based upon the findings of investigations conducted for the subject area and its immediate surrounding environs, as well as oral testimonies obtained from various individuals and government agencies interviewed as part of cultural assessment prepared by Mr. Erik Frederickson of Xamanek Researches LLC. None of the individuals who responded had any cultural information pertaining to the project area. Based on consultant’s research and interviews, there are no specific traditional Hawaiian cultural uses or practices at the project site. It has been noted that the subject site and its immediate surrounding areas have been used for sugar cane cultivations and the project site is presently being used for cattle feedlot and horse pasture. Also, as noted in this report that approximately 4 acres are used for construction storage baseyard under a State Special Use Permit and County conditional Permit.

Based on the community response, archival research, and historic land alteration as a result of agricultural cultivations, it is reasonable to conclude that pursuant to Act 50, the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or customary activities will not be affected by construction on Parcel 102 of the project site. Because there were no historic cultural activities found on the project site, the cultural impact assessment prepared by Xamanek Researches LLC (refer to Appendix N) concluded that there are no adverse impacts. No further action is being recommended by the CIA consultant.

## **11. ARCHAEOLOGICAL RESOURCES**

As noted earlier in this report, an archaeological assessment survey was conducted by Xamanek Researches LLC on May and June 2011 for the project site. Archaeological field work consisted of both surface and sub-surface investigations throughout the subject parcel. A complete surface inspection occurred and twenty (20) mechanical backhoe test trenches were excavated in order to help assess the surface and subsurface conditions throughout the subject parcel. No significant surface and subsurface cultural remains or any historic properties found or identified or recovered by the Consultant during the archaeological assessment survey.

For more detailed information of the Consultant's archaeological assessment survey please refer to Appendix O of the report.

Given the results of the Consultant's archaeological assessment survey, no further archaeological work beyond the assessment level is recommended by the consultant for the subject area. Precautionary archaeological monitoring is recommended by the Consultant for any development or future earthmoving activities on the subject parcel.

## **B. IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT**

### **1. POPULATION AND LOCAL ECONOMY**

The proposed project is expected to create immediate short-term benefits as a result of design and construction employment during the development of the project. Initial estimated construction costs for the site work portion during the subdivision of the project (excluding vertical construction) will be approximately \$8 to \$10 million. As noted above, the proposed project will create construction jobs for local residents during the development of the project. This projected employment will have a multiplier effect on local material suppliers and retail businesses that can be expected to benefit from the proposed project. Other potential direct economic impacts of the project were reviewed and identified in an economic

forecasting study for the project prepared by ACM Consultants, Inc. Refer to Appendix L for detailed information of project's economic impact. In addition to the revenues generated for the subdivision improvements, it is anticipated the vertical construction of buildings for the individual lots would also support the local construction industry, with an estimate of over \$75 million of project build out.

In the long-term, the proposed project will support local businesses and provide needed reasonably-priced light industrial areas that are centrally-located for commercial uses. The proposed project is being developed based on the future expanding demand for additional industrial space on Maui, hence, will offer new employment opportunities for local residents.

On both long and short-term basis, the proposed action should not affect population parameters. The proposed project is not considered a population generator since most potential commercial users are expected to come from existing light industrial complexes. This project will not affect/increase population parameters within the Kahului-Wailuku Community Plan District.

No mitigative measures are necessary in response to the anticipated increased short-term as well as long-term employment and no additional mitigative measures are required regarding population since the proposed project is not a population generator.

## **2. AGRICULTURE**

The approximately 31.22-acre project site is situated in a region of existing and ongoing urban development. As noted earlier in this report, the subject property has a soils productivity rating of "E", the lowest rating possible. As indicated by the ALISH map, the project site falls within the "Other" agricultural lands category. Also, as previously noted in this report, the subject property is not presently used in any agricultural cultivation, but portion of the property is used as construction equipment

baseyard storage per SUP permit.

Use of the property for light industrial purposes is not anticipated to adversely impact agricultural productivity on the island. Since the proposed action will not affect agricultural production on the island, no mitigative measures are expected to be required.

### **3. POLICE, FIRE, AND MEDICAL SERVICES**

The proposed action is not anticipated to impact the service capacity and capability of police, fire, and emergency medical operations. The project will not expand nor extend the existing service area limit for emergency medical services. There are existing police, fire, and medical facilities in very close proximity of the project site. Additionally, internal roadways within the proposed light industrial subdivision will be constructed in accordance with Maui Fire Department standards. No further mitigative measures are expected to be required.

### **4. RECREATIONAL AND EDUCATIONAL RESOURCES**

As noted earlier in this report, the proposed action is not a population generator that will increase population parameters within the Kahului-Wailuku Community Plan district, hence, the proposed project is not expected to generate the need for recreational facilities or services. In addition, there are no anticipated impacts to existing educational facilities or resources.

No further mitigative measures are expected to be required.

### **5. HYDROLOGY**

There will be no anticipated short-term or long-term impact to groundwater as a result of construction activities on the project site. Therefore, no mitigation measure is expected to be required.

As recommended by the Department of Water Supply (DWS) in its letter of January 4, 2011, the applicant will implement mitigating measures



during construction to further protect the wells and the underlying aquifer, in addition to those best management practices required to address soil erosion from construction according to Maui county Code Chapter 20.08. In addition, the applicant will implement conservation measures per DWS recommendation in order to alleviate water demand from the Kahului aquifer.

## **6. SOLID WASTE DISPOSAL**

Private commercial haulers will be used to dispose any construction materials during the subdivision and development of the proposed project. Once construction is completed, it is anticipated that the project solid waste collection and disposal will be provided by private commercial haulers.

After subdivision is completed, lot owners and tenants will be encouraged to implement waste recycling programs to reduce the amount of waste to the County's Central Maui Landfill site.

No further mitigative measures are expected to be required.

## **C. IMPACTS TO INFRASTRUCTURE**

### **1. ROADWAYS**

A detailed Traffic Impact Assessment Report (TIAR) was completed for the proposed project by Phillip Rowell and Associates. Refer to Appendix P for detailed traffic assessment for the project. The following methodology by traffic consultant was used for the TIAR:

- A site reconnaissance was performed to identify existing roadway cross-sections, intersection lane configurations, traffic control devices, and surrounding land uses.
- Existing peak-traffic volumes for the study intersections were obtained and summarized.

- Existing level-of-service of the study intersections was determined using the methodology described in the Highway Capacity manual.
- A list of related development projects within and adjacent to the study area that will impact traffic conditions at the study intersections was compiled.
- Future background traffic control volumes at the study intersections without traffic generated by the study project were estimated.
- Peak hour traffic that the proposed project will generate was estimated using the trip generation analysis procedures recommended by the Institute of Transportation Engineers.
- A level-of-service analysis for future traffic conditions with traffic generated by the study project was performed.
- The impacts of traffic generated by the proposed project at the study intersections was quantified and summarized.
- Locations that project generated traffic significantly impacts traffic operating conditions were identified.

Based upon the TIAR, the following summary and recommendations are being provided to mitigate potential traffic concerns as a result of the development of the proposed project:

- *“The level-of-service analysis concluded that the signalized intersections (Honoapi‘ilani Highway at Waikō Road and Kūihelani Highway at Waikō road) will operate at acceptable levels-of-service without additional improvements.*
- *The southbound approach of Wai‘ale Road at Waikō Road will operate at Level-of-Service C during the morning peak hour and Level-of-Service F during the afternoon peak hour. An assessment of potential improvements concluded that installation of a left*

turn refuge lane for left turns from southbound Wai'ale Road to eastbound Waikō Road would result in Level-of-Service D and is therefore recommended. However, since the projected traffic volumes that result in the unacceptable level-of-service reflect full build out of the project, it would be prudent to defer the improvements until the left turn refuge lane is required. It is possible that the traffic projections, which are based on Institute of Transportation Engineers' trip generation data, may not be realized. The intersection should be monitored and re-assessed when the proposed industrial park is approximately 50% occupied.

- The current site plan for the proposed industrial park indicates two separate parcels. The parcel is located along the north side of Waikō Road between Kūihelani Highway and the east property line of the Consolidated Baseyard. Approximately 100,000 square feet of retail and commercial floor space can be constructed on this parcel. The level-of-service analysis determined that access to and egress from the project should be provided by a major driveway (unsignalized) along Waikō Road along the west boundary of the project. The main driveway, Drive A, should have separate left turn lanes along each approach and a left turn refuge lane along Waikō Road for left turns from the project. It is recommended that this driveway be monitored as the parcel is developed to determine if additional improvements are required. As with the previous intersection, the reassessment should be performed when the retail portion of the project is approximately 50% occupied.
- The second parcel is located west of the Consolidated Baseyard and will consist of 19.7 acres of light industrial uses. Access to and egress from this parcel will be provided by one driveway, "Drive B". This driveway will be unsignalized.

## 2. WATER

The proposed project will be served by an existing approved potable private water system. There is currently an on-site private water system servicing the Consolidated Baseyard Subdivision, which is located between the western and eastern sections of the project site. The existing Consolidated water system approved for domestic use will be used as the source for domestic water and fire flow for the proposed project.

The domestic water demand, as determined by the Domestic Consumption Guidelines set forth by the Department of Water Supply, for the project is calculated to be approximately 142,920 gallons per day (gpd). However, using the analysis for the Consolidated Baseyard Subdivision, it is estimated that the average daily domestic water demand is 139,890 gallons (see Appendix J, entitled Preliminary Engineering Report). In accordance with DWS standards, the fire flow requirement for a light industrial or commercial development is 2,000 gallons per minute for a 2-hour duration. The existing storage tank at Consolidated Baseyard is adequate to meet the project's fire flow demand. Fire hydrants will be installed within the subdivision with a maximum spacing of 250 feet and meets DWS standards.

To further ensure that the existing water system at Consolidated Baseyard used for the project is adequate to supply the anticipated water demand for the project, Waikō Industrial Investments, LLC (applicant) hired Tom Nance Water Resources Engineering to evaluate the capability of the two Consolidated Baseyard wells (State nos. 5129-02 and 03) to supply the proposed Waikō Baseyard Light Industrial project in addition to their service of the existing 35-lot Consolidated Baseyard Subdivision. A copy of the assessment by Tom Nance Water Resource Engineering entitled, "Capability of the Two Consolidated Baseyard wells to Supply the Proposed Waikō Industrial Park", dated March 1, 2011, is attached as Appendix U of this document. According to the assessment report, with minor modifications of the existing two wells, as outlined in the

Conclusions, Recommendations and Other Observations of Nance's report, the system will be adequate to supply the water demand for the proposed project and there are no anticipated impact on the Kahului Aquifer and no further mitigative measures are required (refer to Appendix U for detailed report).

As noted in this report, the proposed project will be served by two existing Consolidated Baseyard wells and storage tank. In further response to the Maui Planning Commission's comments in its meeting of February 28, 2012, the private water system, including wells, pumps and storage tank has been sized in accordance with the Department of Water Supply's System Standards. The system takes into account the required fire protection and the maximum daily demand. The existing storage tank is sized to provide maximum day use—i.e. storage for a 24-hour period during peak summertime. One of the existing wells provides redundancy and a back up well in the event that one well is out of service. Further response to the commission's comments regarding energy use by the wells for the proposed project, using conservative assumptions, it requires 1.70 kilowatt-hours (kwh) to pump 1000 gallons from the wells into the storage tank. At \$0.35/kwh, that's about \$0.60 per 1000 gallons.

### **3. WASTEWATER**

The nearest County sewer system is located approximately 3,000 feet west of the project site. A master sewer system will be installed within the subdivision roadways and a sewer lateral will be provided for each lot. The master sewer system will outlet into a community leach field, which will require review and approval from the State Department of Health (SDOH).

Individual wastewater system (IWS) will be used for the treatment of wastewater for each lot. Each lot will be required to connect the outlet line of the IWS to the sewer lateral provided. Wastewater will be conveyed from each lot into the community leach field. Each IWS will adhere strictly

to the requirements set forth by the SDOH. The IWS to be used for the subdivision will be aerobic units which will allow installation in close proximity to the existing well. See Preliminary Engineering Report by Otomo Engineering, Inc., dated May 2011, identified as Appendix J. There are no anticipated impacts on County's wastewater facilities and no further mitigative measures are required.

#### **4. DRAINAGE**

The project's drainage system will be designed to accommodate the increase in runoff generated by the development of the entire project site. Subdivision improvements will include a master drainage system within the roadways, including curb-inlet catch basins, manholes, drain lines, and a drain stub out to each lot. The master drainage system will be sized to accommodate runoff from the roadways and developed lots.

It is estimated that the post development runoff will be 75.23 cfs (West section), 6.3 cfs (Middle section), and 41.96 cfs (East section). Accordingly, the developed runoff volume is 67,705 cubic feet (West section), 5,671 cubic feet (Middle section), and 27,692 cubic feet (East section), resulting in net increase of 59,134 cubic feet.

As each subdivided lot is developed, the building permit applicant will be required to construct an on-site storm runoff collection system and connect to the drainline stub out that was provided to the lot. There will be no increase runoff sheet flowing from the project site after completion of the development. The subdivision related to drainage improvements will be in strict compliance with Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui. Refer to Preliminary Drainage Report identified as Appendix J.

Based on the proposed master drainage improvements by consultant's civil engineer as shown in the PER (refer to Appendix J), there are no anticipated impacts on downstream properties and no further mitigative measures are required.

## 5. ELECTRIC, CABLE AND TELEPHONE SYSTEM

The proposed electrical, cable, and telephone systems to the subject subdivision will be installed overhead from the existing overhead facilities located approximately 1,000 feet to the west of the project site. Within the proposed subdivision, the electric, cable, and telephone systems will be installed underground in accordance with the utility companies' rules and regulations. Street lights will be installed along the subdivision streets at intervals to be determined by the electrical engineer with strict adherence to rules and regulations. There are no anticipated impacts on public utility systems and no further mitigative measures are required.

In response to the Department of Business, Economic Development and Tourism in its letter of January 17, 2012 and comments of the Maui Planning Commission in its meeting of February 28, 2012, the applicant will promote energy efficiency and reduce energy use of the proposed project by encouraging lot owners within the projects to utilize to the extent feasible, both solar water heating and photovoltaic technologies.

## D. POTENTIAL CUMULATIVE IMPACTS

Cumulative impacts are defined as the potential impact on the environment which results from the incremental impact of action when added to other past, present, and near or long-term foreseeable future actions.

This potential cumulative impact analysis evaluates present and reasonably foreseeable future projects in the area that have the potential to contribute to cumulative effects of such actions. The analysis uses the best available information and data to assess these projects and their potential impacts.

The following criteria were considered in identifying the past, present and reasonable foreseeable future projects that could result in potential cumulative impacts to the region's resources:

- Projects that are of a similar nature could affect similar resources or are located in close proximity to the proposed project.

- Projects that have the potential to generate environmental impacts and when addressed collectively with the proposed project, could result in potential cumulative impacts to the environment.

To fully assess the potential cumulative impacts, the proposed Waikō Baseyard project was grouped with the following projects in the vicinity having similar scope and scale:

- **Consolidated Light Industrial Subdivision:** This existing light industrial project encompasses approximately 23 acres with fully developed 35 lots ranging in size between 10,375 square feet and 85,000+ square feet. This subdivision is located immediately adjacent to the proposed project site.
- **Waikapū Gardens:** This fully developed affordable housing project encompasses approximately 95 acres located on the makai side of Honoapi'ilani Highway in the Waikapū area and mauka or west of the proposed project site. This affordable housing subdivision consists of 440 single-family residences, as well as a park. This housing project is a fee simple project and was completed four to five years ago.
- **Waikō Baseyard Light Industrial Subdivision (Rojac):** This light industrial subdivision encompasses approximately 14.9 acres that contains 19 lots, ranging in lot size from 13,000+ square feet to 2.8 acres. This LI subdivision is completed and fully developed. This subdivision is located approximately .5 mile mauka or west of the proposed project site.
- **ABC Development Light Industrial Subdivision:** This proposed 9.0-acre light industrial subdivision proposed to contain 7 large lot subdivision, averaging in lot size of 1 acre. This proposed LI subdivision is .2 miles mauka or west of the project site and it is in preliminary planning stage.

In considering the potential impacts of the proposed Waikō Baseyard LI subdivision, together with the projects that are listed above, the following



parameters were examined: (a) topography; (b) flora and fauna; (c) noise and air quality; (d) visual resources; (e) cultural resources; (f) water quality; (g) public services; and (h) infrastructure. In assessing the potential cumulative impacts of the projects listed above, a qualitative approach was used. It is worth noting that cumulative impact considerations may change as new projects are presented or proposed projects are modified in scope and scale. Accordingly, the assessment presented in this report is intended to identify potential issues, concerns and mitigative measures based upon available information. Potential cumulative impact concerns relating to each of these resource parameters are herein presented below.

#### **a. Topography**

With the exception of ABC Development's proposed light industrial subdivision the above noted projects were completed and fully developed.

Minimum alterations to topographic features were implemented to existing landforms to ensure that visual impacts are minimized, drainage patterns are maintained and all infrastructure design and construction criteria were met. Because of the projects' sensitivity to the existing landform, the cumulative impacts of these projects were not adverse to the regional topography.

#### **b. Flora and Fauna (Plant and Animal Life)**

Prior to the development of the above subject projects with the exception of ABC Development light industrial project (presently in planning stage), each of the projects prepared and reviewed the flora and fauna resources affected by their respective actions. The above noted lands were formerly used for sugar and pineapple cultivation or ranching activities and there were no adverse impacts on the flora and fauna parameters that were encountered during the development and construction of these projects.

### **c. Noise and Air Quality**

Short term construction related noises were experienced for each during the construction of the above noted projects. All projects complied with Department of Health noise regulations and BMPs were implemented during the construction and resulted in minimum construction-related noises. There were no significant point sources of noise encountered during the construction of the above projects and no adverse impacts to surrounding communities.

As with noise, air quality was temporarily affected during the construction of the above noted projects. BMPs were instituted during the construction of the above projects and were all in compliance with the Department of Health and County of Maui grading requirements. There were no new point sources of air emissions associated with any of the above mentioned projects. From a cumulative stand point, the projects had no adverse impact upon regional conditions.

### **d. Visual Resources**

The visual landscape of Waikapū Town has changed minimally since the above noted projects were completed. The Waikapū Gardens affordable housing project site, formerly used as agricultural land has been replaced by residential use. Consolidated Baseyard Subdivision and Waikō Light Industrial Subdivision, both completed projects, are situated in areas where light and heavy industrial uses have previously operated under special uses and/or conditional permits.

The above completed projects, residential and light industrial projects, collectively reflect a visual character more urban in scale, that have replaced lands formerly used for agricultural purposes. With the landscaping buffers and architectural designs used in the subdivision of these projects that mirror the character of Waikapū Town have provided visual relief from surrounding properties.

**e. Cultural Resources**

Based on archaeological studies and cultural impact assessments conducted for each project that are noted above, appropriate mitigative measures were utilized to address potential archaeological concerns/issues.

Collectively, these above noted projects have no adverse affect on cultural and archaeological resources and practices in the Waikapū region.

According to project’s cultural consultant, based on consultant’s research and interviews, there are no traditional Hawaiian cultural practices at project site.

**f. Water Quality**

Surface runoff and other non-point source pollutants can affect water quality if unmitigated. All the above noted projects were subjected to the NPDES permitting process and BMPs to control erosion and sediment loss were implemented during construction activities for each of the project. Additionally, all the projects have complied and will comply with Maui County drainage regulations to provide required mitigation, including drainage storage basins to ensure that runoff velocities are controlled and water quality effects minimized. From a regional water quality standpoint, the projects’ compliance with federal, state, and local regulatory requirements helped to mitigate potential adverse impacts to water quality.

**g. Public Services**

With regard to public services, the Waikapū Gardens affordable housing project was completed a few years ago and has an effect on parks and recreation and schools due to the residential nature of the project. The impact on public services of this affordable housing project was met by the developer as part of its entitlement process. Due to the nature of the other projects such as Consolidated Baseyard, Waikō Baseyard (Rojac), and the proposed Waikō Light industrial project, in reviewing the cumulative impact on public services, it was concluded that their effects would be

minimal since these industrial projects do not generate the need for parks and recreation and schools. Other services, such as police, fire and emergency medical services, are currently servicing the Waikapū region and would not extend the current limits of service.

## **h. Infrastructure**

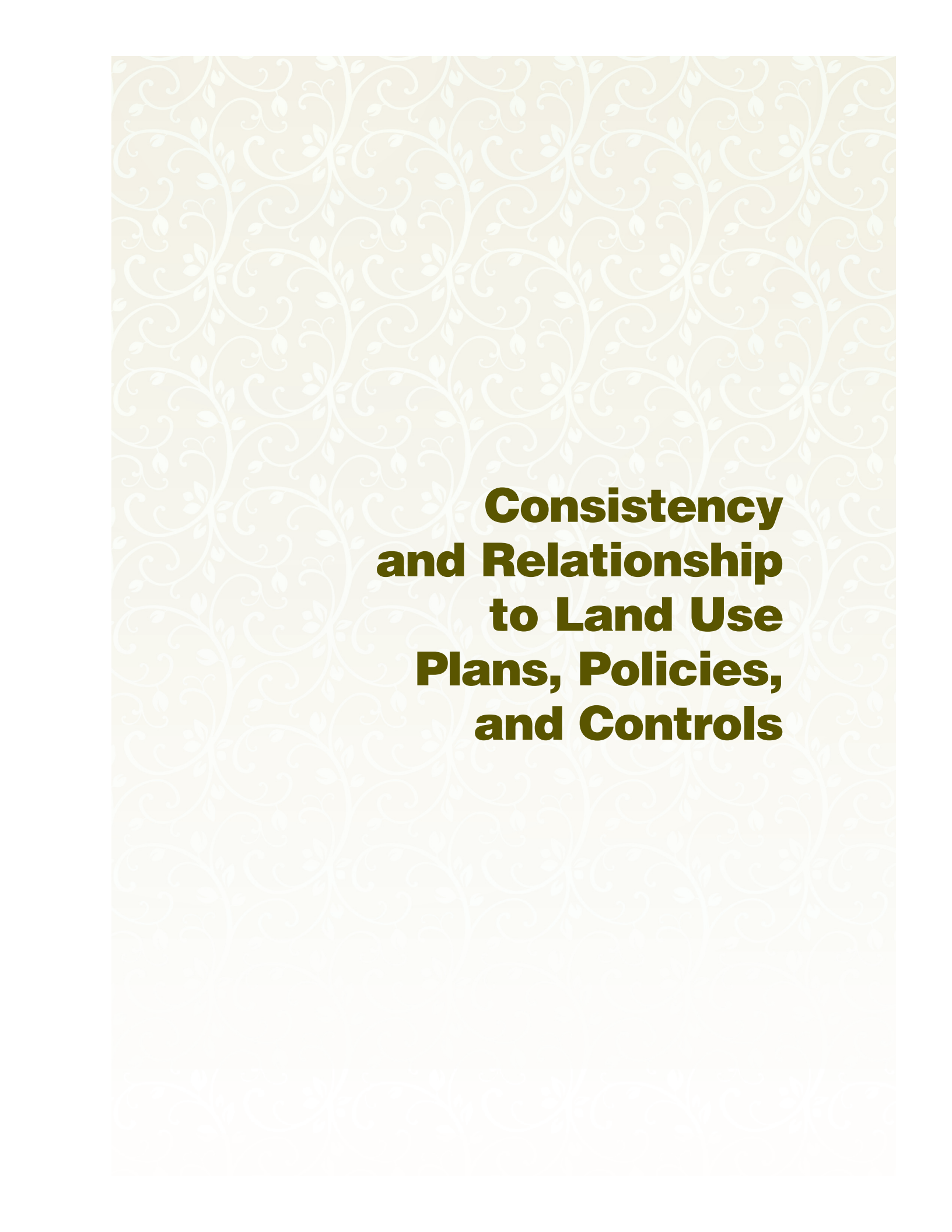
Infrastructure requirements for the completed projects as noted above were met by respective developers/applicants. Water and wastewater requirements for Waikapū Gardens affordable residential project and Waikō baseyard (Rojac) industrial project are serviced by the County systems. Waterline improvements including storage tank were completed to serve these projects and meet all applicable rules and regulations of the County and state agencies. Wastewater transmission and treatment services for Waikapū Gardens and Waikō baseyard (Rojac) subdivision are provided by the County of Maui Environmental Management. Applicable wastewater assessment fees were required of each applicant.

As previously noted in this report, Consolidated Baseyard Subdivision has developed its owned approved private water system to service the subdivision and has built individual wastewater system (IWS) for each lot and approved by the State Department of Health. Likewise, the proposed Waikō Light Industrial Subdivision will be served by the existing Consolidated Baseyard approved water systems and individual wastewater system will be utilized for each lot within the subdivision. With the proposed project's water and wastewater needs provided by an approved private system, collectively, there will be no adverse impacts to county's systems.

Each project noted above including the proposed light industrial subdivision in this application was and is responsible for addressing and mitigating drainage impacts. Collectively, through these measures, it is anticipated that there will be no adverse impacts to downstream or adjacent properties.

These above noted completed projects were each required to prepare

traffic impact analysis reports and made appropriate improvements on roadway systems as recommended in their respective TIAR and the traffic impacts were mitigated by each respective applicants/developer. For the proposed Waikō Baseyard light industrial subdivision, the TIAR prepared for this project reviewed the cumulative conditions for the Waikapū area including the existing completed projects noted above. See Appendix P (Traffic Impact Analysis Report, dated May 2011, prepared by Phillip Rowell and Associates). The traffic analysis made several assumptions and recommendations to mitigate potential impacts on the roadway systems in Waikapū region and the applicant will comply with the recommendations and conditions set forth by approving county and state agencies.



**Consistency  
and Relationship  
to Land Use  
Plans, Policies,  
and Controls**

# IV. CONSISTENCY AND RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

## A. STATE LAND USE DISTRICTS

Pursuant to Chapter 205, Hawai‘i Revised Statutes, all lands in the State of Hawai‘i have been placed into one (1) of four (4) land use districts category by the State Land Use Commission. These land use districts have been designated “Urban”, “Rural”, “Agricultural”, and “Conservation”. The proposed project site is classified “Agricultural”. Refer to Figure T. The proposed action required involves a request for classification from “Agricultural” District to the “urban” District.

## B. LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAI‘I ADMINISTRATIVE RULES

The reclassification of the subject property is in conformance with the following standards of the Urban District set forth in Chapter 15-15(18), Hawai‘i Administrative Rules:

### **Chapter 15-15(18)**

- (1) It shall include lands characterized by “city-like” concentrations of people, structures, streets, urban level services and other related land uses.

### ***Discussion and Response:***

The proposed project is located in close proximity of Waikapū Town which contains some commercial, recreational, and single-family residential. The proposed project also located immediately adjacent to the existing Consolidated Baseyard industrial subdivision and in close proximity to Waikō Baseyard (Rojac) industrial subdivision. Approximately .5 miles makai of the proposed project is the Waikapū Gardens affordable housing project.

- (2) It shall take into consideration the following specific factors:
  - (a) Proximity to centers of trading and employment except where development would generate new centers of trading and employment.
  - (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.

***Discussion and Response:***

There are other industrial uses in very close proximity to the proposed project. Furthermore, the subject property is located approximately adjacent to the State of Hawai'i Kūihelani Highway, which serves as a major transportation route. Additionally, there are small "mom and pop" commercial uses in Waikapū Town. Waikapū and the project site is located approximately 1.2 miles from Wailuku Town which is the County seat of government and a center of trading and employment. Also, the project site is located approximately 1.5 miles from Kahului Town which is a major center of commercial activities and employment.

The proposed project will not result in increased demands on schools and parks. The applicant will provide private water service utilizing the existing approved private system owned and operated by Consolidated Baseyard which is located adjacent to the project site. Wastewater and solid waste services will be handled on an individual lot basis. Basic infrastructural services such as transportation systems are available in close proximity to the project site. Drainage improvements will comply with County of Maui standards. Police and fire services also presently serve Waikapū Town and they are located in very close proximity to the project site.

- (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.



***Discussion and Response:***

The project site is relatively flat and is located in Flood Zone “X” which represents areas outside of the 0.2% annual chance flood plain. The project site is not subject to tsunami inundation or unstable soil conditions.

- (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.

***Discussion and Response:***

Lands pertaining to the subject request are in very close proximity to areas already in the Urban District, as well as other light and heavy industrial uses in the area. The existing Consolidated Baseyard Subdivision and Waikō Baseyard (Rojac) industrial subdivision are all developed and currently in the Urban District. Consolidated Baseyard is located adjacent to the proposed project and Waikō Baseyard (Rojac) is located about 0.2 miles makua of the project site. Also, immediately north of the project site is A&B Properties, Inc.’s 545-acre proposed Wai‘ale Community Master Plan project consisting of approximately 2,550 residential mixed-use units as well as commercial and LI projects.

- (5) It shall include lands in appropriate locations for new urban concentration to areas of urban growth as shown on the state and county general plans.

***Discussion and Response:***

The subject property is an appropriate location for an Urban District classification, Wailuku-Kahului Community Plan Designation, and Change-In-Zoning. After due deliberation by the Maui General Plan Advisory Committee (GPAC) consisting of Maui residents, the project site is designated within the Urban growth boundary of the draft Maui Island Plan (MIP) currently before the Maui County Council for consideration and approval. Important note, the draft MIP has been thoroughly reviewed

by the Maui Planning Commission and has recommended approval to the Maui County Council.

- (6) It shall not include lands, the urbanization of which will contribute towards scattered spot urban development, necessitating unreasonable investment in the public infrastructure or support services.

***Discussion and Response:***

The proposed reclassification and land use approval do not contribute to scattered spot urban development. The project site is adjacent to existing fully developed industrial uses, such as the Consolidated Industrial Subdivision and Waikō Baseyard (Rojac) industrial subdivision. As noted above, the subject property is currently permitted for baseyard use of approximately 4 acres through a State Special Use Permit and County conditional Permit. It is further noted that the subject property is designated within the proposed Urban Growth Boundary in the draft Maui County General Plan currently before the County Council for approval.

The proposed development will not necessitate unreasonable public investment in infrastructural facilities or public services. The applicant will comply with all applicable provisions regarding rules and regulations pertaining to infrastructural facilities.

- (7) It may include lands with a general slope of twenty percent 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 interest in the aesthetic quality of the landscape.

***Discussion and Response:***

The subject property is characterized as lands having slopes ranging from 3 percent to 2 percent average slopes.

## **C. HAWAI‘I STATE PLAN, CHAPTER 226, HAWAI‘I REVISED STATUTES**

Chapter 226, HRS, also known as the Hawai‘i State Plan, is a long-range comprehensive plan which serves as a guide for the future long-range development of the State by identifying goals, objectives, policies, priorities, as well as implementation mechanisms. The proposed project is consistent with the following State goals, objectives, and policies of the Hawai‘i State Plan:

### **Chapter 226-4, HRS, State Goals**

- (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.
- (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.

### **Chapter 226-5, HRS, Objectives and Policies for Population**

- (b)(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.
- (b)(3) Promote increased opportunities for Hawai‘i’s people to pursue their socio-economic aspirations throughout the islands.

### **Chapter 226-6, HRS, Objectives and Policies for the Economy**

- (a)(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai‘i’s people.

- (a)(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.
- (b)(3) Seek broader outlets for new or expanded Hawai'i business investments.
- (b)(5) Assure that the basic economic needs of Hawai'i's people are maintained in the event of disruptions in overseas transportation.
- (b)(6) Strive to achieve a level of construction activity responsive to, and consistent with, State growth objectives.
- (b)(8) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.
- (b)(10) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.
- (b)(13) Encourage businesses that have favorable financial multiplier effects with Hawai'i's economy.

**Chapter 226-10, HRS, Objectives and Policies  
for the Economy—Potential Growth Activities**

- (b)(5) Promote Hawai'i's geographic, environmental, social, and technological advantages to attract new economic activities into the State.
- (b)(6) Provide public incentives and encourage private initiatives to attract new industries that best support Hawai'i's social, economic, physical, and environmental objectives.

***Discussion and Response:***

The proposed project conforms with the objectives and policies of HRS 226-4,5,6 &10 for the economy, potential growth activities, and population. The proposed 31.22-acre Waikō light industrial and commercial

project subdivision will provide a wide-range of economic activities and opportunities for the Waikapū area as well as the Kahului-Wailuku Community Plan regions. The variety of activities envisioned from the proposed project include commercial retail and light industrial development. The proposed light industrial and commercial project will allow for the expansion and possible creation of new companies to employ island residents. It is anticipated that the development of this project will generate significant expenditures by the developer of this subdivision and the secondary owners of the 38 light industrial lots. With the infusion of new capital expenditures on this project, these investments are expected to favorably impact the Maui economy on a broad scale and in a multitude of ways. According to the economic study prepared by ACM Consultants, Inc., with the capital investment during the initial phase of the subdivision development significant direct new job opportunities are expected to be created. Based on State economic multipliers of capital infusion for the initial construction of the subdivision it is expected that the forecasted annual average directly related to the construction of the subdivision is approximately 45 jobs. In addition, construction of the individual buildings on the 38 light industrial lots will add substantial new construction jobs. It is forecasted based on State economic multipliers that the annual jobs directly related to the construction of vertical improvements within the proposed subdivision will be approximately 280 jobs. Furthermore, the increase in construction will also create the need for supplementary companies to strengthen their labor force. These additional jobs may be from building supply companies, hardware stores, equipment rental companies, and shipping and warehousing companies. These are just some of the indirect employment opportunities that are anticipated as a result of this proposed light industrial and commercial project.

The proposed development is intended to reflect the needs and desires of the Waikapū Town village and Kahului-Wailuku regions through the creation of a project that embraces the rural character of the area

appropriate in scale and theme for the regions as stated in the Wailuku-Kahului Community Plan District.

**Chapter 226-11, HRS, Objectives and Policies for the Physical Environment—Land-Based, Shoreline, and Marine Resources**

- (a)(2) Effective protection of Hawai‘i’s unique and fragile environmental resources.
- (b)(3) Take into account the physical attributes of areas when planning and designing activities and facilities.
- (b)(8) Pursue compatible relationships among activities, facilities, and natural resources.

**Chapter 226-12, HRS, Objectives and Policies for the Physical Environment—Scenic, Natural Beauty, and Historic Resources**

- (b)(5) Encourage the design of developments and activities that complement the natural beauty of the islands.

***Discussion and Response:***

The proposed project meets with stated objective and policies of HRS 226-11 & 12 for physical environment, scenic and historic resources. View corridors and topographic features will be maintained and highlighted in the project design. The proposed commercial component of the proposed will reflect a rural sense of Waikapū Village and unique that is envisioned in the Wailuku-Kahului Community Plan District. The historical setting of the regions will be reflected in the proposed project’s traditional-based planning and design of the subdivision. The project’s design concept will meet the intent of the objectives of the community plan within the district and stated objectives of HRS 226-11 & 12.

In response to Maui Planning Commission’s comments in its meeting

of February 28, 2012, the proposed project will be consistent with the light industrial district development standards and with its existing light industrial subdivision neighbors.

Based on thorough field assessment of the site by the applicant's consultant, no rare or endangered plant and animal species or habitats are present on site. Native habitats do not exist on the site given its history of agricultural activities of the site and equipment industrial baseyard use.

### **Chapter 226-13, HRS, Objectives and Policies for the Physical Environment—Land, Air, and Water Quality**

- (b)(2) Promote the proper management of Hawai'i's land and water resources.
- (b)(6) Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities.
- (b)(7) Encourage urban developments in close proximity of existing services and facilities.

#### ***Discussion and Response:***

The proposed 31.22-acre light industrial subdivision will be designed to be complimentary with the existing industrial and commercial developments bordering and in close proximity of the project site that will serve residents of the Wailuku-Kahului Community Plan region. The proposed project is located along the main thorough fare to west and central Maui and in very close proximity to Kahului and Wailuku regions as well as Pā'ia and South Maui regions. The project is inland and will not have any impact on our shoreline resources. Also, the project is in close proximity to existing services and facilities critical to the success of the project.

## **Chapter 226-15, HRS, Objectives and Policies for Facility Systems—Solid and Liquid Wastes**

- (b)(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.
- (b)(3) Promote research to develop more efficient and economical treatment and disposal of solid wastes.

### ***Discussion and Response:***

The project will be designed to meet the best management practice with respect to reducing and recycling solid and liquid waste. Privately operated individual wastewater system (IWS) will be constructed to meet the wastewater demand for the project. Individual lot owners will be encouraged to recycle solid waste to the extent possible and drought tolerant plants will be used to minimize the use of landscape irrigation.

## **Chapter 226-16, HRS, Objectives and Policies for Facility Systems—Water**

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- (b)(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.

### ***Discussion and Response:***

As noted earlier in this report and in Preliminary Engineering Report prepared by Otomo Engineering, Inc. for the proposed project (see Appendix J), the domestic water demand and fire flow requirements for the proposed project will be provided by the existing Consolidated Baseyard private water system located adjacent to the subject project site. The private system has two (2) wells and a 350,000 gallon storage tank that are adequate to meet the domestic water and fire flow demand for the proposed project. The applicant is in negotiation with the owner/operator of the private water system (see Appendix V, copy of proposal Letter dated July 5, 2011 to Mr. David Ward of Consolidated Baseyard).



## **Priority Guidelines of the Hawai'i State Plan**

The proposed project is consistent with the following priority guidelines of the Hawai'i State Plan:

### **Chapter 226-103, HRS, Economic Priority Guidelines**

- (1) Seek variety of means to increase the availability of investment capital for new and expanding enterprises:
  - a. Encourage investments which:
    - (i) Reflect long-term commitments to the State;
    - (ii) Rely on economic linkages within the local economy;
    - (iii) Diversify the economy;
    - (iv) Reinvest in the local economy;
    - (v) Are sensitive to community needs and priorities; and
    - (vi) Demonstrate a commitment to provide management opportunities to Hawai'i's residents.

### ***Discussion and Response:***

As noted earlier in this report, the proposed Waikō Baseyard light industrial subdivision and commercial complex on the 31.22-acre parcel will provide a variety of economic activities for the Waikapū Town and in the Kahului-Wailuku Community Plan regions. Because of the anticipated large investment capital that will be infused in the development of this project, both short-term and long-term employment opportunities will be created as a result from the development. As shown in the project's market and economic impact analysis prepared by ACM Consultant's, Inc. dated March 2011 (see Appendix L), the anticipated direct new job opportunities during the initial construction phase of the subdivision by using the State economic multipliers is approximately 44 new jobs. In addition, construction of the individual buildings on the 38-lots light industrial subdivision using the state economic multipliers is forecasted to create an annual average of 280 jobs directly related to the construction of verti-

cal improvements within the proposed subdivision. The proposed project is designed to reflect the rural character of the area and it is anticipated to attract residents within the Waikapū Town and the Kahului-Wailuku Community Plan regions. The project will contribute, because of its infusion of capital investment, to the growth of Maui's economic base.

### **Chapter 226-104, HRS, Population Growth and Land Resources Priority Guidelines**

- (a)(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.
- (b)(2) Make available marginal lands or non-essential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.
- (b)(12) Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline conservation lands, and other limited resources for future generations.

#### ***Discussion and Response:***

The proposed project is in keeping with the priority guidelines of the Hawai'i State's Plan's Economic Priority Guidelines, HRS 226-103. With this proposed light industrial subdivision and anticipated infusion of capital investment, it will diversify the economy by providing expansion of light industrial businesses; will provide reinvestment in the local economy through the expansion or development of local businesses. The project will meet the Population, Growth and Land Resources Priority Guidelines pursuant to HRS 22-104, by encouraging urban growth in an existing

area of urban area. Also, the proposed project site is designated as an urban growth boundary district within the proposed MIP as recommended by the Maui Planning Commission.

As noted earlier in this report, the subdivision design will be complimentary to existing LI subdivision in the area. It will serve the current residents of the area, and will meet the projected growth as stated in the Kahului-Wailuku Community Plan District and the proposed Maui County General Plan. As previously noted, there are existing other light and heavy industrial uses currently operating in close proximity and immediately adjacent to the proposed project site. The proposed project will not have a significant impact on the population in the regions. The reclassification of the subject property from “Agriculture” to “Urban” will make available marginal lands for light industrial uses.

## **D. STATE FUNCTIONAL PLANS**

The State Functional Plans (SFP) define actions for implementation of the Hawai'i State Plan through the identification of needs, problems and issues, and recommendations on policies and priorities, which address the identified areas of concern. The draft EA addresses the relationship of the proposed project to the various functional plans. The reclassification request is consistent with the following State Functional Plans:

### **a. State Agricultural Functional Plan**

The proposed action is to reclassify approximately 31-22 acres of land from State agricultural district to the State urban district. Currently, a portion of the subject property is used for pasture and cattle feedlot and a construction equipment baseyard under a State Special Use and Maui county Conditional permits. The property is designated within the urban growth district boundary in the proposed MIP pending approval of the Maui County Council. The close proximity of the subject property to existing and planned urban land uses and with the proposed urban growth

boundary designation under the draft general Plan provides a reasonable foundation for the proposed action.

b. State Employment Functional Plan

As previously noted in this report, a market analysis and economic impact analysis of the project by ACM Consultant's, Inc. and using the State economic multiplier – in the short term, it is estimated that the project will generate approximately 44 direct jobs during the subdivision development phase of the project. In addition, according to the said economic analysis report, on a long term basis the project is forecasted to generate approximately 280 jobs directly related to the construction of vertical improvements within the proposed subdivision.

c. State Transportation Functional Plan

Based on the project's Traffic Impact Analysis Report (TIAR) prepared by Phillip Rowell and Associates, there are no anticipated significant impact on the State's highway system from the proposed light industrial subdivision. Recommended road improvements fronting the proposed project will be implemented to ensure compliance with State and County requirements.

**E. GENERAL PLAN OF THE COUNTY OF MAUI**

The 1990 update of the Maui County General Plan (GP) establishes broad objectives and policies to guide the long-range development of the County. As indicated by the Maui County Charter, the purpose of the General Plan shall be:

*“... Indicate desired population and physical development patterns for each island within the County; shall address the unique problems and needs of each island and region within the County; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the*

*desired sequence, problems, and characteristics of future developments. The General Plan shall identify objectives to be achieved, and priorities, policies and implementing actions to be pursued 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 Maui County General Plan advances five (5) major themes that focus on the overall goals of the GP. The proposed project responds to the following General Plan theme:

### **General Plan Theme Number 4**

Maintain a viable economy that offers diverse employment opportunities for residents.

- Amendments to the General Plan recognize the need to maintain a healthy economy and broaden our economic base so that we are not dependent on tourism.

The proposed project is consistent with the following General Plan objectives relating to economic activity.

### **Economic Activity**

#### **General**

#### **Objective:**

- To provide an economic climate which will encourage controlled expansion and diversification of the County’s economic base.

#### **Policies:**

- Maintain a diversified economic environment compatible with acceptable and consistent employment.
- Support programs, services and institutions which provide economic diversification.

**Objective:**

- To provide a balance between visitor industry employment and non-visitor employment for a broader range of employment choices for the County's residents.

**Policies:**

- Encourage industries that will utilize the human resources available from within Maui County rather than having to import workers.
- Encourage industries that will give incentives to the county's youth to seek higher education to be utilized in jobs within Maui County.

***Discussion and Response:***

As stated earlier in this report, the proposed project will provide a variety of economic activities for the Kahului-Wailuku Community Plan District and Waikapū Town area including light industrial subdivision and commercial complex and construction jobs. It is anticipated that with infusion of capital investment to develop the proposed project, the project will have a significant contribution to Maui's economic base. The development reflects the needs and desires of the Kahului-Wailuku Community Plan district and residents of Waikapū Town village. The proposed project is in keeping with the stated objectives and policies of land use in Maui County by providing a range of land use districts to meet the economic needs of the community.

## **F. KAHULUI-WAILUKU COMMUNITY PLAN**

The project site is located within the Kahului-Wailuku Community Plan region, one (1) of nine (9) community plan regions established in the County of Maui. Planning for each region is guided by the respective community plans, which are designed to implement the Maui County General Plan. Each community plan contains recommendations and standards which guide the sequencing, patterns and characteristics of future development in the region.

The Kahului-Wailuku Community Plan was adopted by the County of Maui through Ordinance Number 3061, Bill Number 29, and became effective on June 5, 2002.

The proposed project is consistent with the following goals, objectives, and policies of the Kahului-Wailuku Community Plan:

### **Economic Activity**

#### **Goal**

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.

#### **Objectives and Policies**

- (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.
- (5) Recognize the importance of small businesses to the region's economy.

## Land Use

### Goal

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in the manner that provides for the social and economic well-being of residents and the preservation and enhancement of the region's environmental resources and traditional towns and villages.

### Objectives and Policies

- (6) Establish an adequate supply of urban land use designations to meet the needs of the community over the next 20 years.

### *Discussion and Response:*

The proposed project is in conformance with the goals, objectives and policies of economic activity for the Kahului-Wailuku region as it will provide industrial growth opportunities through the expansion of an existing industrial center which has existing transportation routes to the nearby airport and harbor in Kahului. As noted in this report, the proposed project will provide the opportunity to encourage the creation of new local small businesses for Maui. The proposed project will create needed employment opportunities for the island residents. The project will contribute significantly to Maui's economy with the project's large infusion of capital investments. It will increase the availability and variety of light industrial and commercial services to provide for regional needs because of its unique and strategic location, prominently in close proximity to the core residential areas of Kahului-Wailuku region.

## G. COUNTY ZONING

The proposed project site is zoned "Agricultural", according to Maui County zoning. Since the current zoning, community plan and State land use designa-



tions does not allow the proposed light industrial subdivision, a CIZ, CP, and State Land Use DBA are being filed with the Maui Planning Department for review and action by the Maui Planning Commission and the County Council. The State Land Use DBA application will be filed for review and approval by the State Land Use Commission. The land use change request from “Agriculture” to “urban” and the CIZ and CP changes are from “Agriculture” to “M-1, Light Industrial”, which would allow for the utilization of the subject property for the proposed light industrial subdivision.

## **H. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES**

Pursuant to Chapter 205A, Hawaii Revised Statutes, projects should be evaluated with respect to Coastal Zone Management (CZM) objectives, policies and guidelines.

### ***Discussion and Response:***

The subject parcel is not located within the County of Maui’s Special Management Area. The proposed project site is not in the coastal area and it is located far inland, miles away from the coastline. As such, there will be no impact on coastal recreational opportunities or adverse affect on existing public access to the shoreline.

## **Historic Resources**

### **Objective:**

Protect, preserve and, where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

### **Policies:**

- (a) Identify and analyze significant archaeological resources;
- (b) 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 resources.

***Discussion and Response:***

The proposed project does not have an adverse affect on historical or cultural resources. Xamanek Researchers LLC, project’s archaeological and cultural consultant conducted an archaeological assessment survey on site to assess any presence and/or absence of any historical and archaeological resources on the proposed project site. Based on the archaeological consultant’s survey (refer to Appendix O) there are no surface and subsurface archeological and historical resources on the project site. Given the results of the archaeological survey, no further archaeological work beyond the assessment level is recommended by the Consultant for the subject area.

Cultural impact assessment was also conducted for the project by Xamanek Researchers LLC. The scope of the said cultural assessment study is to compile summary based on various historical, cultural, and topographical accounts and facts regarding the proposed project. Information of the cultural assessment was acquired by consultant through archival research, literature searches and oral interviews with persons knowledgeable with the immediate project area as well as the Waikapū Town village. Discussion and details of the cultural impact assessment report is attached and identified as Appendix N.

**Economic Uses**

**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; and
- (c) Direct the location and expansion of coastal dependent developments to areas presently designated and use for such developments 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 affects are minimized; and
  - (iii) The development is important to the State's economy.

***Discussion and Response:***

The proposed project is not a coastal dependent development. The project site is miles inland from the shoreline. The proposed project will stimulate the economy through the generation of good permanent jobs and the creation of construction related job opportunities from the proposed light industrial development. The proposed project is consistent with the objective and policy for economic use.

**Coastal Hazards**

**Objectives:**

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, hurricane, wind, subsidence, point and non-point pollution hazards;
- (c) Ensure that developments comply with requirements of the Federal Flood Insurance Program;
  - (d) Prevent coastal flooding from inland projects; and
  - (e) Develop a coastal point and non-point source pollution control program.

***Discussion and Response:***

As noted earlier in this report, the project site is in Flood Zone “X”, which represents areas outside of the 0.2% annual chance flood plain, according to FEMA. In addition, tsunami inundation parameters do not apply to the subject project.

Drainage improvements for the proposed project will be designed in accordance with the Drainage Standards of the County of Maui to ensure that the project will not adversely affect downstream properties from the effects to flooding and erosion.

**Beach Protection**

**Objective:**

Protect beaches for public use and recreation.

**Policies:**

- (a) Locate new structures inland from the shoreline setback to conserve open space and to 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.

### ***Discussion and Response:***

The proposed project is located miles inland, away from the shoreline and as a result, there is no impact on beaches.

## **Marine Resources**

### **Objective:**

Implement the State's ocean resources management plan.

### **Policies:**

- (a) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (b) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (c) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (d) 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;
- (e) 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
- (f) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

### ***Discussion and Response:***

As previously stated, the proposed project is located miles inland, away from the ocean and is therefore, no impact on marine or coastal

resources. Appropriate Best Management Practices (BMP) will be utilized to ensure that construction runoff is appropriately captured, minimizing any impact on coastal waters.

## **Public Participation**

### **Objective:**

Stimulate public awareness, education, and participation in coastal management.

### **Policies:**

- (a) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management;
- (b) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concern with coastal-related issues, developments, and government activities; and
- (c) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

### ***Discussion and Response:***

The project will meet county public awareness, education and participation objectives. Community meeting with the Waikapū Community Association was held on May 16, 2011 to solicit input from the public regarding the proposed project.

## **I. MAUI COUNTY POLICY PLAN**

The Maui County Policy Plan was adopted by Ordinance No. 3732 (2010) and took effect on March 24, 2010. The Policy Plan provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future to the year 2030. This includes, but is not limited to: a

vision statement and core values for the County; an explanation of the plan-making process; identification of guiding principles; and goals, objectives, policies, and implementing actions related to the following core themes:

- *Protect the natural environment*
- *Preserve local cultures and traditions*
- *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*

### **Objective**

Improve and increase efficiency in land use planning and management.

### **Policies**

- Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses
- Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide analysis of impacts

- Coordinate with federal, state, county officials in order to ensure that land use decisions are consistent with County plans and the vision local populations have for their communities

### **Objective**

Design all developments to be in harmony with the environment and to protect each community's sense of place.

### **Policies**

- Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town and neighborhood
- Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations
- 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

### **Objective**

Improve land use management and implement directed-growth strategy

### **Policies**

- Establish, map, and enforce urban and rural growth limits
- Direct urban and rural growth to designated areas
- Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise
- Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic,



shoreline, and cultural resources

- Protect summits, slopes, and ridgelines from inappropriate development

### **Objective**

Improve planning for and management of agricultural lands and rural areas.

### **Policies**

- Protect prime, productive, and potentially productive agricultural lands to maintain the island's agricultural and rural identities and economies.

### ***Discussion and Response:***

Conformance with the objectives and policies of the Maui County Policy Plan are achieved by the proposed project as it will provide industrial growth opportunities through the expansion of an existing industrial center which has existing transportation routes to the airport and harbor in Kahului. The proposed project meets the objectives and policies of the Policy Plan as it conforms to project's designation within the GPAC's urban district growth area.

The proposed light industrial subdivision will be designed to be in harmony with the environment and consistent with existing light industrial subdivisions adjacent and near the proposed project site.

The proposed project will not adversely impact scenic and open space resources since the project will not involve significant alteration to the existing topographic character of the site and will not affect public views to and along the shoreline. As previously noted earlier in this report, an archaeological assessment survey of the subject property was conducted. The result of the surface and subsurface testing yielded no significant findings of any cultural remains or any historic properties found

or identified or recovered during the archaeological assessment survey.

According to the economic study for this project (refer to Appendix L) and with the anticipated infusion of capital investments on this project, these investments are expected to favorably impact the Maui economy on a broad scale and in a multitude of ways. Based on State economic multipliers of capital infusion for the initial construction of the subdivision it is anticipated that the forecasted annual average directly related to the construction of the subdivision is approximately 45 jobs. In addition, construction of the individual buildings within the proposed subdivision will add substantial new construction jobs. It is anticipated that the annual jobs directly related to the construction of vertical improvements will be approximately 280 new jobs. Furthermore, it is anticipated that the proposed project will create indirect employment opportunities as new businesses expand and strengthen their labor force.

The development of the proposed project will improve the physical infrastructure near and within the project site. According to the project's Traffic Impact Analysis Report (TIAR) (refer to Appendix P), Waikō Road, fronting the project site has an existing right-of-way of 60-feet. That portion of the project adjacent to Waikō Road will be improved to County standards. Drainage improvements for the project will be designed and constructed to accommodate increase runoff generated by the development of the entire project site. The drainage improvements will be in accordance with Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui. Finally, wastewater and water systems will be provided by private systems and will be designed and constructed in accordance with County, State, and Federal rules, regulations and standards. Since the proposed project will be served by private wastewater and water systems, it will not put a burden nor will have an impact on the County's systems.

The proposed project will promote sustainable land use and growth management within the Kahului-Wailuku community plan region as recog-

nized by the GPAC and designated the project site within the urban growth boundary in the draft Maui General Plan. As noted in this report, based on economic analysis prepared for the proposed project there's a strong demand for a reasonably-priced light industrial subdivision in this region and this project site is the most logical expansion for urban growth to meet this demand.

In response to comments by the Maui Planning Commission in its meeting of February 28, 2012, as noted earlier in this report, the subject property is not presently used in any agricultural cultivation and has been vacant for many years. Portion of the property is presently used as construction equipment baseyard storage under a State Special Use and Maui County Conditional permits. The property has a soil productivity rating of "E", to lowest rating possible. Based on ALISH map, the project site falls within the "Other Important Agricultural Land" category. Use of the property for light industrial purposes is not to adversely impact agricultural productivity on the island.

Overall, the proposed project meets all of the objectives and policies of the Maui County Policy Plan as it relates to the proposed light industrial subdivision.



**Letters from Agencies  
Received During the  
Draft Environmental  
Assessment Public  
Comment Period  
and Responses  
to Comments**

# GOVERNMENT AGENCIES AND COMMUNITY ORGANIZATIONS CONTACTED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO COMMENTS

The Following agencies were consulted during the preparation of the Draft Environmental Assessment. Agency comments and responses are included in this section.

1. Maui Planning Department
2. Maui Department of Water supply
3. Maui Department of Public Works
4. State Historic Preservation Division—  
State Department of Land  
and Natural Resources
5. State Department of Business,  
Economic Development & Tourism
6. State Department of Health
7. State Department of Transportation  
(Maui and Honolulu Offices)
8. State Office of Hawaiian Affairs
9. Maui Department of Human Concerns  
and Housing
10. State Office of Environmental  
Quality Control
11. State Department  
of Hawaiian Homelands
12. Hawaiian TelCom
13. State Department of Agriculture
14. State Land Use Commission
15. Wailuku State Library
16. State Office of Planning’
17. U.S. Army Corps of Engineers
18. Maui Department of Fire  
and Public Safety
19. Maui Police Department
20. ZAED, Zoning & Enforcement  
Division—Planning Department
21. Maui Electric Company
22. Maui Department of Transportation
23. Maui Department of Finance
24. Maui Department  
of Environmental Management
25. Long-Range Planning Division—  
Maui Planning Department
26. Waikapū Community Association



# DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

NEIL ABERCROMBIE  
GOVERNOR  
RICHARD C. LIM  
DIRECTOR  
MARY ALICE EVANS  
DEPUTY DIRECTOR  
JESSE K. SOUKI  
DIRECTOR  
OFFICE OF PLANNING

## OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824

Ref. No P-13499

January 17, 2012

Mr. Vince Bagoyo  
Bagoyo Development Consulting Group  
1500 Kilinoe Place  
Wailuku, Hawaii 96793

Dear Mr. Bagoyo:

Subject: Draft Environmental Assessment (DEA) for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project: Community Plan Amendment (CPA); and Change in Zoning (CIZ) Applications, Located at Waiko Road, Wailuku, Maui, Hawaii; TMK: (2) 3-8-007:102 (CPA 2011/0002) (CIZ 2011/0005) (EA 2011/0005)

Wailuku Industrial Investment, LLC (Applicant) proposes to develop a 41-lot light industrial subdivision on approximately 31.7 acres of land located at Maui Tax Map Key (2) 3-8-007.102, Waikapu, Island of Maui, Hawaii. Lots will range in size from 9,500 to 78,000 square feet. Additionally, it is anticipated that there will be one 8.5 acre commercial lot. Proposed infrastructure improvements include internal roadways, drainage system, private wastewater system, installation of utilities, and site grading.

Bagoyo Development Consulting Group has submitted applications for a Community Plan Amendment (CPA), Change in Zoning (CIZ), and a Draft Environmental Assessment (DEA) with the Maui County Planning Department (Maui Planning) for processing. The Maui County Planning Commission is the accepting authority for the Final Environmental Assessment (FEA).

The Office of Planning (OP) has reviewed the DEA and has the following comments:

1. The DEA indicates that the FEA will support the existing CPA and CIZ applications filed with Maui Planning, as well as support the Land Use District Boundary Amendment (DBA) to be filed with the Land Use Commission (LUC). On page 4, the DEA indicates the "simultaneous filing" of a DBA with the LUC. Please clarify the anticipated timing of such filing.

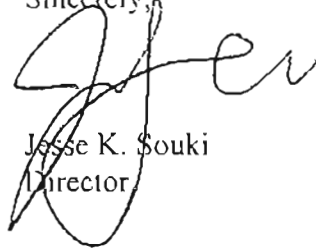
2. OP has enclosed the following document, *Attachment A, Issues of Concern in District Boundary Amendment Proceedings Based on LUC Decision-Making Criteria*. This document provides guidance on assessing the proposed project in relation to issues of statewide concern and the LUC decision-making criteria. The remaining comments reflect OP's review of the DEA in relation to this document.
3. The discussion on water resources should identify the affected aquifers and surface water sources serving the private water system to be used for the proposed project. This discussion should include impacts to water quality, sustainable yield, and in-stream flow standards. Lastly, please identify additional permits or approvals required for use of these water sources.
4. Please identify measures to be incorporated in the proposed project to reduce potable water demand.
5. The discussion on agricultural lands should identify previous and current agricultural uses of the property, as well as potential impacts to surrounding lands in agricultural use. This discussion should also clarify the Land Study Bureau (LSB) soil productivity rating system, and identify the LSB rating for the Property.
6. The proposed project is located within the coastal zone as defined by Section 205A-1, Hawaii Revised Statutes (HRS). The coastal zone is comprised of all lands of the State and area extending seaward from the shoreline to the limit of the State's police power and management authority, including the United States territorial sea. The discussion on the Hawaii Coastal Zone Management Program should be revised to reflect this.
7. Please include a discussion on measures to be used to promote energy efficiency and reduce energy use of the proposed project. This discussion ties in with the State of Hawaii Clean Energy Initiative, which has adopted a goal of using efficiency and renewable energy resources to meet 70 percent of Hawaii's energy demand by 2030.
8. Please include a discussion on measures to be used to reduce the amount of solid waste generated during and after construction.
9. Please include a sustainability analysis for the proposed project. In 2011, Act 181, Session Laws of Hawaii, 2011, added sustainability priority guidelines to the Hawaii State Planning Act. This analysis reflects the relationship of the proposed project to the newly added sustainability guidelines. To assist in this analysis, OP has enclosed, *Healthy Community Design Smart Growth Checklist*, prepared by the Hawaii State Department of Health, Built Environment Working Group, for your use.

Mr. Vince Bagoyo  
Page 3  
January 17, 2012

Thank you for the opportunity to provide comments. Please provide us with a copy of your FEA. OP looks forward to reviewing the DBA when it is filed with the LUC.

Should you have any questions, please contact Robyn Loudermilk, AICP, at (808) 587-2821, or email [Robyn.L.Loudermilk@dbedt.hawaii.gov](mailto:Robyn.L.Loudermilk@dbedt.hawaii.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse K. Souki". The signature is fluid and cursive, with a large initial "J" and "S".

Jesse K. Souki  
Director

Enclosures

c: Mr. Paul Fasi, Department of Planning, County of Maui





**BAGOYO**  
DEVELOPMENT  
CONSULTING GROUP

February 8, 2012

Mr. Jesse K. Souki  
Director  
Department of Business, Economic Development & Tourism  
235 S. Beretania Street, 6<sup>th</sup> Floor  
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA) for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA); and Change In Zoning (CIZ) Applications, Located at Waiko Road, Wailuku, Maui, Hawaii; T MK: (2) 3-8-007:102, (CPA 2011/0002) (CIZ 2011/0005) (EA2011/0005)

Dear Mr. Souki:

Thank you for your letter dated January 17, 2012, providing us with your comments on the draft EA for the above subject applications. On behalf of Waiko Industrial Investments LLC ("Owner"), we would like to offer the following responses in the order as noted in your said letter.

1. The anticipated filing of the DBA petition is April 2012 following our initial meeting with the Maui Planning Commission's review of the draft EA. The DBA petition will be filed by Atty. B. Martin Luna of Carlsmith Ball LLP, on behalf of the applicant.
2. The applicant appreciates OP sending a copy of "*Attachment A, Issues of Concerns in District Boundary Amendment Proceedings Based on LUC Decision-Making Criteria*" as a guide in assessing the proposed project in relation to LUC decision-making criteria. The draft EA used these guidelines to address potential issues of statewide concerns.
3. Per Tom Nance Water Resources Engineering ("Water Consultant"), no surface water sources will be impacted by the project. The affected groundwater aquifer, as identified in the Water Section of the DEA and Appendix "U", is the Kahului Aquifer. The two wells that will be used for the project are already existing and supply the Consolidated Baseyard Industrial Subdivision. The pumps in both wells will need to be increased in capacity. This will require Pump Installation Permits from the State Commission on Water Resources Management. No other permits will be required. The two existing wells will draw water from the Kahului Aquifer, and said aquifer is not a groundwater management area.
4. Per Maui Department of Water Supply's (DWS) recommendation in its letter of January 4, 2012, the Applicant will use DWS' "Maui County's Landscape and Gardening Handbook –

Water Conservation in the Landscape” as a guideline for the project’s landscape plan to reduce the use of potable water for irrigation. Additionally, the Applicant will minimize landscape areas within the project site to further reduce the use of potable water for irrigation.

5. As noted in the draft EA, the subject property is not presently used in any agricultural cultivation and has been vacant for many years. Portion of the property is used as construction equipment baseyard storage. The property has a soils productivity rating of “E”, the lowest rating possible. Based on ALISH map, the project site falls within the “Other Important Agricultural Land” category. Use of the property for light industrial purposes is not to adversely impact agricultural productivity on the island. As noted in the report, the draft EA addresses the relationship of the proposed project to the State Agricultural Functional Plan and the reclassification request is consistent with the agricultural functional plan.
6. As noted in the draft EA, the proposed project was evaluated with respect to Coastal Zone Management (CZM) objectives, policies and guidelines, pursuant to Chapter 205A, HRS. The subject property is not located within the County of Maui’s Special Management Area. The proposed project site is not in the coastal area and it is located far inland, approximately 4-5 miles away from the coastline. As such, the proposed project will not affect coastal zone recreational activities. Accessibility to shoreline areas will not be impacted by the proposed action. Furthermore, the proposed project will not adversely impact scenic or open space resources. The project will not involve significant alteration to the existing topographic character of the site and will not affect public views to and along the shoreline.
7. In order to promote energy efficiency and reduce energy use of the proposed project, the Applicant will encourage lot owners within the project to utilize to the extent feasible both solar water heating and photovoltaic technologies.
8. The Applicant will comply with the County of Maui Integrated Solid Waste Management Plan to the extent feasible.
9. The Applicant will utilize Healthy Community Design Smart Growth Checklist as sustainability guidelines during the subdivision phase of the proposed project.

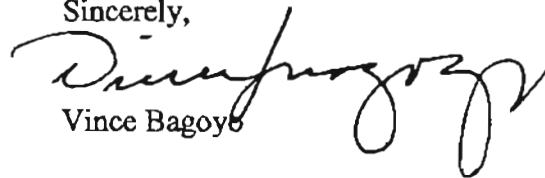
Mr. Jesse K. Souki

Page 3

February 8, 2012

Thank you again for your comments and guidance. Should you have any questions, please feel free to contact me at (808) 357-3842.

Sincerely,

A handwritten signature in black ink, appearing to read "Vince Bagoye", written in a cursive style.

Vince Bagoye

Cc: Mr. Paul Fasi (Staff Planner)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong  
Atty. B. Martin Luna

ALAN M. ARAKAWA  
Mayor



DAVID TAYLOR, P.E.  
Director

PAUL J. MEYER  
Deputy Director

**DEPARTMENT OF WATER SUPPLY**  
**COUNTY OF MAUI**  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2155  
www.mauiwater.org

January 4, 2011

Mr. Vince Bagoyo  
Bagoyo Development Consulting Group  
1500 Kilinoe Place  
Wailuku, Hawaii 96793

**PROJECT:** DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED WAIKO  
BASEYARD LIGHT INDUSTRIAL 41-LOT SUBDIVISION PROJECT;  
COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING  
APPLICATIONS  
**ID:** CPA 2011/0002, CIZ 2011/0005, EA 2011/0005  
**TMK:** 3-8-007:102

Dear Mr. Bagoyo,

Thank you for the opportunity to comment on the Draft Environmental Assessment (EA), Community Plan Amendment and Change in Zoning applications for the proposed Waiko Baseyard.

**Source Availability and System Infrastructure**

As stated in the application material, the proposed subdivision will be served by wells 5129-02 and 5129-03 serving the adjacent Consolidated Baseyards. Using DWS system standards, demand for full build-out of the proposed Waiko Baseyard, excluding road areas, would be 142,920 gallons per day (GPD). Full build-out of the Consolidated Baseyards is estimated at 139,000 GPD. The actual consumption of current build-out of Consolidated Baseyards is not stated in the material. Maximum day demand of 422,880 GPD could therefore not be met by an increased pump size of 235 GPM for each well. We note that the proposed pump size may not provide adequate backup source for the proposed project.

**Pollution Prevention**

The proposed subdivision is overlying the Kahului aquifer which supplies potable water to DWS wells. The industrial uses will also be within the capture zone of the wells supplying potable water to the proposed and adjacent baseyards. DWS recommends that the applicant changes the statement in Section B.5: "There will be no anticipated short-term or long-term impact to groundwater as a result of construction activities on the project site. Therefore, no mitigation

*"By Water All Things Find Life"*

measure is expected to be required”, and implements the mitigation measures below during construction in order to protect the wells and the underlying aquifer, in addition to those best management practices required to address soil erosion from construction according to Maui County Code Chapter 20.08:

1. There shall be a designated person on site during operating hours who is responsible for supervising the use, storage, and handling of hazardous material and who shall take appropriate mitigating actions necessary in the event of fire or spill.
2. Hazardous materials left on site when the site is unsupervised must be inaccessible to the public. Locked storage sheds, locked fencing, locked fuel tanks on construction vehicles, or other techniques may be used if they will preclude access.
3. Construction vehicles and stationary equipment that are found to be leaking fuel, hydraulic fluid, and/or other hazardous materials shall be removed from the site and from the capture zone of potable wells. The vehicle or equipment may be repaired in place, provided the leakage is completely contained.
4. Hazardous materials shall not be allowed to enter stormwater systems.

### **Conservation**

In order to alleviate demand from the Kahului aquifer, we recommend that implementation of the following conservation measures be included in the EA and made a condition of the subject permits:

1. Plan landscapes that require less water by using native, zone-appropriate plants. The project is located in Plant Zone 3. Please refer to the attached brochure “*Maui County’s Landscape and Gardening Handbook: Water Conservation in the Landscape*”
2. Use Smart Approved WaterMark irrigation products. Examples include ET irrigation controllers, drip irrigation, and water saving spray heads.
3. Avoid plant fertilizing and pruning that would stimulate excessive growth.
4. Remove weeds and unhealthy plants so remaining plants can benefit from the water saved.
5. Time watering to occur in the early morning or evening to limit evaporation.
6. Limit turf to as small an area as possible.

Should you have any questions, please contact Staff Planner Eva Blumenstein at 463-3102 or [eva.blumenstein@co.maui.hi.us](mailto:eva.blumenstein@co.maui.hi.us).

Sincerely,



David Taylor, Director  
emb

Attachments:

County of Maui Department of Water Supply, *Saving Water in the Yard: What and How to Plant in Your Area*

c: Paul Fasi, County of Maui Department of Planning  
engineering



**BAGOYO**  
DEVELOPMENT  
CONSULTING GROUP

January 11, 2012

Mr. David Taylor  
Director  
Dept. of Water Supply  
200 S. High Street  
Wailuku, HI 96793

**Subject:** Draft Environmental Assessment (EA) for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment and Change In Zoning Applications; CPA 2011/0002, CIZ 2011/0005, EA 2011/0005; TMK: (2) 3-8-007:102, Waiko Road, Maui, HI

Dear Mr. Taylor:

Thank you for your letter dated January 4, 2012, providing us with your comments on the draft EA for the subject project. On behalf of Waiko Industrial Investments LLC ("Owner"), we would like to offer the following responses.

**Source Availability and System Infrastructure**

The "Preliminary Engineering Report for New Potable Water Sources at Consolidated Baseyard Subdivision", prepared in February 2006 by Austin Tsutsumi & Associates, Inc. (ATA) presents design amounts for that subdivision's required supply. This subdivision has been approved and fully developed. ATA's computed average demand consisted of 76,400 gallons per day (GPD) for the 35 lots and 6,600 GPD for common area irrigation, amounting to a total of 83,000 GPD. Notably, this design rate is less than the Maui County Department of Water Supply (DWS) standards which require 6000 GPD/acre. As a design for a private system, however, ATA used different design criteria which amounted to an average of 3,860 GPD per acre for the lots. This is relatively close to the 4000 GPD/acre standard used by all other municipal water systems in the state.

Assuming 85 percent of the gross area of Waiko Baseyard Light Industrial subdivision is lots (the remainder being roadways), applying 4000 GPD/acre for this net lot area, and adding an allowance of 15,000 GPD for roadway landscape irrigation results in a total average demand of 139,890 GPD for the Waiko Baseyard Light Industrial project:

$$31.2224 \text{ Ac.} \times 4000 \text{ GPD/acre} + 15,000 \text{ GPD} = 139,890 \text{ GPD}$$

With 139,890 GPD for Waiko Baseyard Light Industrial project and 83,000 GPD for Consolidated Baseyards, the total average demand for both subdivisions is 222,890 GPD. The maximum day supply requirement, defined as 1.5 times the average demand, amounts to 334,335 GPD. The criteria

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used in determining to provide the maximum day demand for the proposed project in a 24-hour pumping day is based on a criteria used by Hawaii and Kauai County municipal systems, as well as by most private water systems in the state. The approved Consolidated Baseyard wells private water system with the proposed 235 GPM capacity for each well will be able to adequately provide the required projected water demand for the Waiko Baseyard Light Industrial project.

**Pollution Prevention**

The applicant concurs with your comments and your proposed changes of the statement in Section B.5 of the draft EA. Also, we concur with your 4 recommended mitigation measures noted in your letter to be implemented during construction of the project.

**Conservation**

The applicant concurs with your proposed water conservation measures noted in your letter. Thank you for sending us a copy of the Maui County's Landscape and Gardening Handbook – Water Conservation in the Landscape. Please be assured that the applicant will use this handbook as its guide during the construction of the proposed subdivision project.

Thank you again for taking the time to review the draft EA and for providing your comments and guidance. Should you have any questions regarding this matter, please call me at (808) 357-3842.

Sincerely,  
  
Vince Bagoyo

Cc: Mr. Paul Fasi (Staff Planner)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong



**STATE OF HAWAII**  
**OFFICE OF HAWAIIAN AFFAIRS**  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

HRD11/6036

December 20, 2011

Paul Fasi, Staff Planner  
County of Maui-Department of Planning  
250 South High Street  
Wailuku, Hawai'i 96793

**Re: Draft Environmental Assessment**  
**Waiko Light Industrial Subdivision Project**  
**Waikapū, Wailuku District, Island of Maui**

Aloha e Paul Fasi,

The Office of Hawaiian Affairs (OHA) is in receipt of a November 18, 2011 request for comments on a draft environmental assessment (DEA) which will be prepared to support the development of the Waiko Light Industrial Subdivision Project (project) proposed by Waiko Light Industrial Investment, LLC (the applicant) on 31.222 acres of land (project area) in Waikapū on the Island of Maui. A State Land Use District Boundary Amendment (Agriculture to Urban), Wailuku-Kahului Community Plan Amendment (Agriculture to Light Industrial) and County of Maui Change in Zoning (Agriculture to M-1 Light Industrial) are all required to facilitate this project. Approximately four (4) acres of the project area are currently used for construction equipment and material storage through a Conditional and special Use Permit issued by the County of Maui. The remainder of the project area is vacant and utilized as pastureland and a feedlot.

Should the necessary land use entitlements be approved, the applicant intends to subdivide the project area into 38 lots ranging from 9,500 square feet to 8.5 acres in size. Infrastructure improvements will be constructed and installed.

The 139,000 gallons per day of potable water the project will require at full build-out will be provided by the private water transmission system (system) developed by and currently servicing the Consolidated Baseyard Subdivision (CB) which is immediately adjacent to the project area. One of the two pumps which currently draw water from two wells for this system will be temporarily replaced to increase pumping capacity to 235 gallons per minute (gpm). Should water quality testing confirm both wells can support increased pumping capacity at 235 gpm, the pumps will be permanently replaced and will deliver water to the system reservoir from the Kahului Aquifer. OHA seeks confirmation that the wells and pumps which draw water for the CB system are permitted by the Commission on Water Resource Management (CWRM) and that the increases in pump capacity will not exceed the maximum allowed by the CWRM permit.

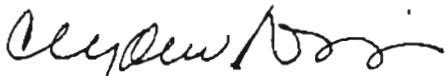


OHA will rely on the assurances in the DEA that the developer of each lot within the project will install a drain line connection to the project's master drainage system. Because the project proposes industrial uses, OHA seeks clarification on what specific management practices will be implemented and employed to address chemical pollutants which might be contained within water runoff from the project area.

An archaeological assessment (DEA, Appendix O) consisting of twenty (20) mechanical excavations was conducted for the project area. It is our understanding these excavations did not identify any cultural material or subsurface historic properties. OHA seeks confirmation that this archaeological assessment has been submitted to the Department of Land and Natural Resources-State Historic Preservation Division (SHPD) for review and approval. OHA concurs with the proposal in the DEA for archaeological monitoring during initial ground disturbing activities. The scope of archaeological monitoring should be described in a plan prepared pursuant to Chapter §13-279, Hawaii Administrative Rules and submitted to the SHPD for review and approval.

Thank you for the opportunity to provide comments on this DEA. Should you have any questions or concerns, please contact Keola Lindsey at 594-0244 or keolal@oha.org.

'O wau iho nō me ka 'oia'i'o.



Clyde W. Nāmu'o  
Chief Executive Officer

CWN:kl

C: OHA, Maui Community Outreach Coordinator  
Vince Bagoyo, Bagoyo Development Consulting Group



# BAGOYO

DEVELOPMENT  
CONSULTING GROUP

January 10, 2012

Mr. Clyde W. Namu`o  
Chief Executive Officer  
Office of Hawaiian Affairs  
711 Kapiolani Blvd., Suite 500  
Honolulu, HI 96813

**Subject:** Draft Environmental Assessment (EA) for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA) and Change In Zoning (CIZ) Applications; TMK: (2) 3-8-007:102, Waiko road, Maui, HI CPA 2001/0002, CIZ 2011/0005 and EA 2011/0005

Dear Mr. Namu`o:

Thank you for your letter to Mr. Paul Fasi (Staff Planner, Maui Planning Department) dated December 20, 2011, providing us with OHA's comments on the draft EA for the subject project. On behalf of Waiko Industrial Investments LLC ("Owner"), we would like to offer the following responses.

As noted in the draft environmental assessment for the proposed Waiko Light Industrial 41-lot subdivision project, water resource for the project will be served by 2 existing approved Consolidated Baseyard's (CB) water well sources. CB water wells 1 and 2 Pump Installation permits for 60 and 135 GPM were approved by the State Commission on Water Resource Management (CWRM) on June 19, 2006 and October 6, 2009, respectively. To increase the pump capacities to the required 235 GPM, Pump Installation permit applications will need to be filed with the CWRM. It has been the CWRM's practice, when pump capacities greater than prior testing rates are requested, to require new testing to be done at the higher rate and according to its protocols. That testing will demonstrate that the wells have adequate hydraulic capacity and can produce water of acceptable and stable salinity. The nearby Waiale Wells 1 and 2 (State Nos. 5129-04 and 05) have been successfully pump tested at rates of 500 GPM, so the expectation is that the CB Wells 1 and 2 will be able to provide the required 235 GPM for the proposed Waiko Baseyard subdivision project.

As indicated in the draft EA, each lot within the proposed subdivision will be required to install a drain line to the project's master drainage system. To assure compliance by each lot with this requirement, this condition will be stipulated in the deed's Conditions, Covenants, and Restrictions (CC&R) and will be recorded in the State's Bureau of Conveyance. In addition, similar condition will be included in the project deed's CC&Rs with respect to drainage inlets and oil separators for each lot.

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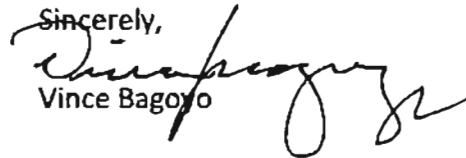
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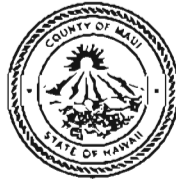
Finally, we concur with your comments with regards to archaeological resources. An archaeological assessment survey and monitoring plan were submitted by Xamanek Researches LLC ("Consultant") to the Department of Land and Natural Resources – State Historic Preservation Division (SHPD) for review and approval in August 2011 and September 2011, respectively.

Thank you again for taking the time to review the draft EA and for providing your comments. Should you have any questions regarding this matter, please call me at (808) 357-3842.

Sincerely,  
  
Vince Bagojo

Cc: Mr. Paul Fasi, Staff Planner  
Waiko Industrial Investments LLC  
Mr. Roderick Fong

ALAN M. ARAKAWA  
Mayor



✓  
JO ANNE JOHNSON-WINER  
Director  
MARC I. TAKAMORI  
Deputy Director  
Telephone (808) 270-7311

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI  
200 South High Street  
Wailuku, Hawaii, USA 96793-2155

November 28, 2011

Mr. Vince Bagoyo  
Bagoyo Development Consultation Group  
1500 Kilinoe Place  
Wailuku, Hawaii 96793

Subject: EA for the Proposed Waiko Baseyard Light Industrial Subdivision  
Project

Dear Mr. Bagoyo,

Thank you for the opportunity to comment on this project. We have no  
comments to make at this time.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jo Anne Johnson Winer". The signature is written in a cursive, flowing style.

Jo Anne Johnson Winer  
Director



# BAGOYO

DEVELOPMENT  
CONSULTING GROUP

January 5, 2012

Ms. Jo Anne Johnson Winer  
Director  
Dept. of Transportation  
200 S. High Street  
Wailuku, HI 96793

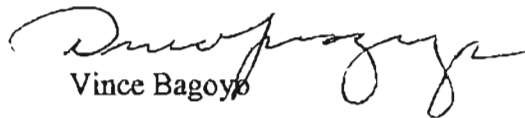
Subject: Draft Environmental Assessment (EA), Community Plan Amendment and Change In Zoning Applications for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project  
TMK: 92) 3-8-007:102; CPA 2011/0002, CIZ 2011/0005, and EA 2011/0005

Dear Ms. Johnson Winer:

We appreciate for taking the time to review the above subject applications. We thank you for your support and guidance.

Should you have further questions, please feel free to contact me at (808) 357-3842.

Sincerely,



Vince Bagoyo

Cc: Mr. Paul Fasi (Maui Planning Department)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong

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STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

54 High Street, Room 101  
Wailuku, Hawaii 96793

PHONE: (808) 984-8103  
FAX: (808) 984-8111

January 4, 2012

Mr. Vince Bagoyo  
Bagoyo Development Consulting Group  
1500 Kilinoe Place  
Wailuku, HI 96793

Dear Mr. Bagoyo,

SUBJECT: Proposed Waiko Base-yard Light Industrial 41-Lot Subdivision Project, TMK (2)  
3-8-007:102, Waiko Road, Wailuku, Maui. (CPA 2011/0002) (CIZ 2011/0005)  
(EA 2011/0005)

This letter serves to indicate that the Department of Land and Natural Resources, Maui District Land Office has no comments at this time in reference to the subject application(s).

Mahalo for your consideration of this matter. If you have any questions, please call me at the Maui District Land Office at (808) 984-8103.

Aloha,

A handwritten signature in black ink, appearing to read "Daniel Ornellas".

Daniel Ornellas  
District Land Agent



**BAGOYO**

DEVELOPMENT  
CONSULTING GROUP

January 5, 2012

Mr. Daniel Ornellas  
District Land Agent  
Dept. of Land and Natural Resources, Land Division  
54 High Street, Room 101  
Wailuku, HI 96793

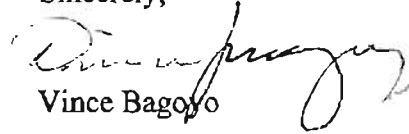
Subject: Draft Environmental Assessment (EA), Community Plan Amendment and Change In Zoning Applications for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project  
TMK: 92) 3-8-007:102; CPA 2011/0002, CIZ 2011/0005, and EA 2011/0005

Dear Mr. Ornellas:

We appreciate for taking the time to review the above subject applications. We thank you for your support and guidance.

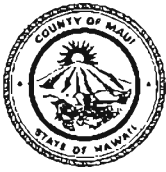
Should you have further questions, please feel free to contact me at (808) 357-3842.

Sincerely,



Vince Bagoyo

Cc: Mr. Paul Fasi (Maui Planning Department)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong



ALAN M. ARAKAWA  
MAYOR

OUR REFERENCE

YOUR REFERENCE

1

# POLICE DEPARTMENT

## COUNTY OF MAUI

55 MAHALANI STREET  
WAILUKU, HAWAII 96793  
(808) 244-6400  
FAX (808) 244-6411



GARY A. YABUTA  
CHIEF OF POLICE

CLAYTON N.Y.W. TOM  
DEPUTY CHIEF OF POLICE

December 19, 2011

Mr. Vince Bagoyo  
Bagoyo Development Consulting Group  
1500 Kilinoe Place  
Wailuku, HI 96793

Dear Mr. Bagoyo:

SUBJECT: DEA FOR THE PROPOSED WAIKO BASEYARD LIGHT  
INDUSTRIAL 41-LOT SUBDIVISION PROJECT; CPA AND  
CIZ APPLICATIONS; TMK (2) 3-8-007:102)

Thank you for your letter of November 18, 2011, requesting comments on the above subject.

We have reviewed the information submitted for this project and have enclosed a copy of a To-From submitted by Officer Stuart Kunioka from our Wailuku Patrol Community Policing Program. Thank you for giving us the opportunity to comment on this project.

Happy Holidays to you and your staff!

Very truly yours,

Acting Assistant Chief Dean Rickard  
for: GARY A. YABUTA  
Chief of Police

c: Paui Fasi, Maui County Planning Department

Enclosure



TO : GARY YABUTA, CHIEF OF POLICE, COUNTY OF MAUI  
VIA : CHANNELS  
FROM : STUART KUNIOKA, POLICE OFFICER III, COMMUNITY POLICING  
SUBJECT : RESPONSE FOR DRAFT ENVIRONMENTAL ASSESSMENT: PROPOSED WAIALE ROAD EXTENSION AND EAST WAIKO ROAD IMPROVEMENTS PROJECT

*CONCERN WITH RECOMMENDATIONS LIGHTING IS VERY IMPORTANT IN CRIME PREVENTION.*

This communication is submitted as a response to a request for review and comment for an *ACV. 12/14/11* environmental assessment from Paul FASI, the Staff Planner from the County of Maui - Department of Planning, regarding:

PROJECT : Proposed Waiko Baseyard Light Industrial 41 Lot Subdivision Project  
TMK # : TMK (2) 3-8-007:102  
APPLICANT : Bagoyo Development Consultant Group

**RESPONSE:**

In review of the submitted documents, concerns from the police perspective are upon the safety of pedestrian and vehicular movement.

The specified project's location is on the east end of East Waiko Road as provided by the TMK Numbers above which is next to both Kuihelani Highway and East Waiko Road.

The area where the development is normally dry and dusty and when development begins, dust barriers should be utilized to prevent dust entering the roadway on both Kuihelani Highway and East Waiko Road, as the dust could obstruct drivers from seeing. Also to be considered is if the ground is moist, the tracking of mud onto the roadways could also be dangerous to motorist utilizing the roadways.

Although it was determined that this project (when completed) would not extend the current limits of police, but any time a new area is developed, the actual accessible areas requiring police service are increased even though the geographical area may already be provided with police service. As this development will add to business properties in the area, consideration must be given to crime prevention and deterrence. The most notable aspect for this concern is lighting during evening, late

*FOR APPROVAL TO SUBJECT WITH RECOMMENDATIONS TO BE CONSIDERED FOR CRIME PREVENTION.*

night and early morning hours. Congregation of the unlawful element, whether it be by status offense or by criminal offense tend to occur in poorly lit areas that are easily accessible and away from the populace. This type of congregation usually leads to offenses such as Curfew Violations, Underage Drinking, Drug offenses, Littering and Criminal Property Damage. Although this concern would fall upon police services, by providing adequate lighting and minimizing the opportunities for this type of behavior to occur would not only benefit the police, but the county as a whole as damages to these areas would be expected to be less than if these areas had inadequate lighting. For these reasons, it is strongly suggested that proper lighting for this new subdivision be provided in order for not only the safety of vehicular movement but for crime prevention and deterrence as well.

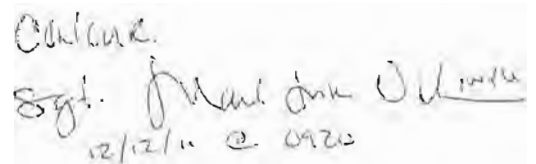
CONCLUSION:

There are no objections to the progression of this project at this time, from the police standpoint, in regards to pedestrian and vehicular movement. However, consideration is requested for sufficient lighting to be installed for not only the safety of vehicular movement, but for crime prevention and deterrence as well. Also to be considered are using preventative measures during construction to prevent dust and/or mud from entering the roadway areas.

RESPECTFULLY SUBMITTED,



KUNIOKA, STUART #11428  
POLICE OFFICER III  
COMMUNITY POLICING  
12/06/11 @ 1400 HOURS





BAGOYO

DEVELOPMENT  
CONSULTING GROUP

December 21, 2011

Mr. Gary A. Yabuta  
Chief of Police  
55 Mahalani Street  
Wailuku, HI 96793

Subject: DEA for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project;  
CPA and CIZ Applications; TMK: (2) 3-8-007:102

Dear Chief Yabuta:

Thank you for your letter dated December 19, 2011 regarding the above subject applications. We acknowledge receipt of your comments and please be assured that the applicant will institute and comply with the Best Management Practices (BMPs) during the subdivision phase of the project.

Also, adequate street lightings will be provided in compliance with all applicable State statutes, Maui County Codes, and rules and regulations.

We thank you again for taking the time to review our applications and for your comments and guidance.

Sincerely,

Vince Bagoyo

Cc: Mr. Paul Fasi (Maui Planning Department  
Waiko Industrial Investments LLC  
Mr. Roderick Fong



ALAN M. ARAKAWA  
Mayor

DAVID C. GOODE  
Director

ROWENA M. DAGDAG-ANDAYA  
Deputy Director

Telephone: (808) 270-7845  
Fax: (808) 270-7955



COUNTY OF MAUI  
**DEPARTMENT OF PUBLIC WORKS**  
200 SOUTH HIGH STREET, ROOM NO. 434  
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.  
Development Services Administration

CARY YAMASHITA, P.E.  
Engineering Division

BRIAN HASHIRO, P.E.  
Highways Division

December 16, 2011

Mr. Vince Bagoyo  
BAGOYO DEVELOPMENT CONSULTING GROUP  
1500 Kilinoe Place  
Wailuku, Maui, Hawaii 96793

Dear Mr. Bagoyo:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT, COMMUNITY  
PLAN AMENDMENT AND CHANGE IN ZONING  
APPLICATIONS FOR THE PROPOSED WAIKO  
BASEYARD LIGHT INDUSTRIAL 41-LOT SUBDIVISION  
PROJECT; TMK: (2) 3-8-007:102  
CPA 2011/0002, CIZ 2011/0005, EA 2011/0005**

We reviewed the subject application and have the following comments:

1. The applicant shall be responsible for all required improvements as required by Hawaii Revised Statutes, Maui County Code and rules and regulations.
2. A road-widening lot shall be provided for the adjoining half of Waiko Road to provide for a future 60 foot wide right of way and improved to County standards to include, but not be limited to pavement widening, construction of curb, gutter and sidewalk, street lights and relocation of utilities underground.
3. As applicable, construction plans shall be designed in conformance with Hawaii Standard Specifications for Road and Bridge Construction dated 2005 and Standard Details for Public Works Construction, 1984, as amended.
4. As applicable, worksite traffic-control plans/devices shall conform to Manual on Uniform Traffic Control Devices for Streets and Highways, 2003.

Mr. Vince Bagoyo  
December 16, 2011  
Page 2

5. The proposed subdivision bisects our existing access to the former Waikapu Landfill site. The Waikapu Landfill site is currently used to store various materials such as sand, crushed rock, select borrow, drainage culverts/box culverts, ductile iron water pipes, etc. As such, continued access to the Waikapu Landfill site is needed. The proposed subdivision does not mention this access in its Environmental Assessment nor does it provide for such access.
6. The Preliminary Engineering Report in Appendix J does not indicate who prepared it. Please provide the name of the preparer.
7. If the roads are proposed to be dedicated to the County, all off-site drainage facilities shall be kept under private ownership and maintenance.

Please call Rowena M. Dagdag-Andaya at 270-7845 if you have any questions regarding this letter.

Sincerely,



*for* DAVID C. GOODE  
Director of Public Works

DCG:RMDA:ls

xc: Highways Division  
Engineering Division

S:\LUCA\CZM\prop\_waiko\_baseyard-light\_indus\_cpa\_ciz\_ea\_38007102\_ls.wpd



# BAGOYO

DEVELOPMENT  
CONSULTING GROUP

December 19, 2011

Mr. David C. Goode  
Director  
Dept. of Public Works  
200 So. High Street  
Wailuku, HI 96793

Subject: Draft Environmental Assessment, Community Plan Amendment and Change In Zoning Applications for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project  
TMK: (2) 3-8-007:102  
CPA 2011/0002, CIZ 2011/0005, and EA 2011/0005

Dear Mr. Goode:

Thank you for your letter dated December 16, 2011 regarding the above subject applications. We acknowledge receipt of your comments. Following below are responses to your comments in the order noted in your letter:

1. The applicant will comply. The project will be in compliance with all applicable Hawaii statutes, Maui County Codes and rules and regulations.
2. According to the topographic map, Waiko Road fronting the subject property already has a right-of-way of 60 feet. The applicant will comply with all applicable Maui County Codes and standards during the subdivision phase of the project.
3. The applicant will comply.
4. The applicant will comply.
5. As shown in the project's conceptual plan, a roadway access to Waiko Road from north boundary of the project site will be provided within the subdivision roadway. As you are fully aware, the property immediately north of the project site to the old Waikapu landfill is owned by A&B Inc. Therefore, the County may need to contact A&B, Inc. to provide access easement that will connect to project's roadway access to Waiko Road.

Mr. David C. Goode  
December 19, 2011  
Page 2

6. The Preliminary Engineering Report (PER) was prepared by Otomo Engineering, Inc. You may contact Mr. Stacy Otomo at (808) 242-0032 if you have questions or require additional information regarding the PER.
7. The applicant will comply.

Thank you again for taking the time to review our applications and for your comments and guidance. Please feel free to contact the undersigned should you have further questions or require additional information.

Sincerely,  
  
Vince Bagoyo

Cc: Mr. Paul Fasi (Planning Department)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong



December 9, 2011

Mr. Vince Bagoyo  
Bagoyo Development Consulting Group  
1500 Kilinoe Place  
Wailuku, Hawaii, 96793

Subject: Draft Environmental Assessment (EA) for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA); and Change in Zoning (CIZ)  
Waiko Road  
Wailuku, Maui, Hawaii  
Tax Map Key: (2) 3-8-007: 102

Dear Mr. Bagoyo,

Thank you for allowing us to comment on the Draft Environmental Assessment, Community Plan Amendment, and Change in Zoning applications for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) may be requiring access and electrical easements for our facilities to serve the subject project site. We highly encourage the customer's electrical consultant to submit electrical drawings and a project time schedule as soon as practical so that service can be provided on a timely basis. The existing area is currently served from our Waiinu Substation. Since this substation circuit is nearly filled to its limitation, the addition of this project's anticipated electrical load demand will have a substantial impact to our system. Therefore, in addition to an electrical line extension, other upgrades may be necessary to accommodate project of this size. MECO will need to perform a load study pending the receipt of the customer's demand load requirements which may include the need for facility upgrades.

Should you have any questions or concerns, please call me at 871-2341.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Tamori', written in a cursive style.

Kyle Tamori  
Engineer II

c: Department of Planning - Mr. Paul Fasi





# BAGOYO

DEVELOPMENT  
CONSULTING GROUP

December 14, 2011

Mr. Kyle Tamori  
Maui Electric Company, Ltd.  
P.O. Box 398  
Kahului, Maui, HI 96733-6898

Subject: Draft Environmental Assessment (EA) for the Proposed Waiko baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA); and Change-In-Zoning (CIZ)  
Waiko, Maui HI  
TMK: (2) 3-8-007:102

Dear Mr. Tamori:

Thank you for your letter dated December 9, 2011 regarding the above subject applications. We acknowledge receipt of your comments and your requirements as noted in your letter will be submitted during the subdivision phase of the proposed project.

We thank you again for taking the time to review our applications and for your comments and guidance.

Sincerely,



Vince Bagoyo

Cc: Mr. Paul Fasi (Planning Department)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong

ALAN M. ARAKAWA  
MAYOR



JEFFREY A. MURRAY  
CHIEF

ROBERT M. SHIMADA  
DEPUTY CHIEF

**COUNTY OF MAUI**  
DEPARTMENT OF FIRE AND PUBLIC SAFETY  
FIRE PREVENTION BUREAU

313 MANEA PLACE • WAILUKU, HAWAII 96793  
(808) 244-9161 • FAX (808) 244-1363

December 9, 2011

Bagoyo Development Consulting Group  
1500 Kilinoe Place  
Wailuku, Hawaii 96793

**Subject:** Draft EA for the Proposed Waiko Baseyard  
Light Industrial 41-lot Subdivision  
Waiko Road, Wailuku, Maui  
(CPA 2011/0002) ( CIZ 2011/0005) (EA 2011/0005)  
TMK: (2) 3-8-007:102

Dear Sir,

Thank you for allowing our office to comment on this project's draft EA. At this time, we provide the following comments:

- A minimum of 2000 gallons/minute of water supply with 2 hour duration for fire protection must be provided throughout this facility.
- Hydrant Spacing shall be 250 feet.
- Minimum 20 feet wide, all-weather surface fire apparatus access roads must be provided for the structures and the facility.

Our office also reserves the right to comment specifically during any building permit or Certificate of Occupancy application process when actual building plans are submitted for review. At that time, our review will check for compliance with the 1997 Uniform Fire Code, the County of Maui's current fire code, or the soon-to-be-adopted NFPA 1 2006 edition with state and county amendments.

If you have any questions, you may call me at 244-9161 ext. 25.

Sincerely,

A handwritten signature in black ink that reads "Kono Davis". The signature is written in a cursive, flowing style.

Kono Davis  
Lieutenant, Fire Prevention Bureau

cc: County Of Maui  
Department of Planning  
Attn: Paul Fasi, Staff Planner  
250 South High Street  
Wailuku, Hawaii 96793



# BAGOYO

DEVELOPMENT  
CONSULTING GROUP

December 15, 2011

Mr. Kono Davis  
Lieutenant, Fire Prevention Bureau  
Dept. of Fire and Public Safety  
313 Manea Place  
Wailuku, HI 96793

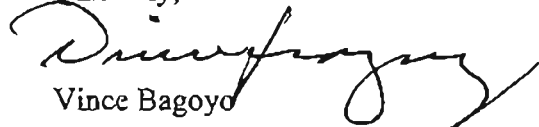
Subject: Draft EA for the Proposed Light Industrial 41-Lot Subdivision  
Waiko Road, Wailuku, HI  
(CPA 2011/0002); CIZ 2011/0005); and (EA 2011/0005)  
TMK: (2) 3-8-007:102

Dear Mr. Davis:

Thank you for your letter dated December 9, 2011 regarding the above subject applications. We acknowledge receipt of your comments and your requirements as noted in your letter and please be assured that the applicant will comply with your conditions during the subdivision phase of the project.

We thank you again for taking the time to review our applications and for your comments and guidance.

Sincerely,



Vince Bagoyo

Cc: Mr. Paul Fasi (Planning Department)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong

---

1500 KILINOE PLACE  
WAILUKU, HI 96793  
(808)357-3842  
VBAGOYO-DEVGROUP@HAWAII.RR.COM



**STATE OF HAWAII**  
**DEPARTMENT OF HEALTH**  
**MAUI DISTRICT HEALTH OFFICE**  
54 HIGH STREET  
WAILUKU, HAWAII 96793

December 9, 2011

Mr. Vince Bagoyo  
Bagoyo Development Consulting Group  
1500 Kilinoe Place  
Wailuku, HI 96793

Dear Mr. Bagoyo:

**Subject: Draft Environmental Assessment (EA 2011/0005) for the proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA 2011/0002); and Change in Zoning (CIZ 2011/0005) Applications; Located at Waiko Road, Wailuku, Hawaii; TMK: (2) 3-8-007:102**

Thank you for the opportunity to review this project. We have the following comments to offer:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage maybe required for this project. The Clean Water Branch should be contacted at 808 586-4309.
2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. The Indoor & Radiological Health Branch should be contacted at 808 586-4700.
3. The proposed subdivision must comply with all the provisions of Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems." The minimum lot size requirement is 10,000 square feet.

Mr. Vince Bagoyo  
December 9, 2011  
Page 2

It is strongly recommended that the Standard Comments found at the Department's website: <http://hawaii.gov/health/environmental/env-planning/landuse/landuse.html> be reviewed, and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please call me at 808 984-8230 or E-mail me at [patricia.kitkowski@doh.hawaii.gov](mailto:patricia.kitkowski@doh.hawaii.gov).

Sincerely,

A handwritten signature in black ink that reads "Patti Kitkowski". The signature is written in a cursive, flowing style.

Patti Kitkowski  
District Environmental Health Program Chief

c EPO  
Paul Fasi, County of Maui



# BAGOYO

DEVELOPMENT  
CONSULTING GROUP

December 14, 2011

Ms. Patti Kitkowski  
District Environmental Health Program Chief  
Dept. of Health, Maui District Health Office  
54 High Street  
Wailuku, HI 96793

Subject: Draft Environmental Assessment (EA) for the Proposed Waiko baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA); and Change-In-Zoning (CIZ)  
Waiko, Maui HI  
TMK: (2) 3-8-007:102

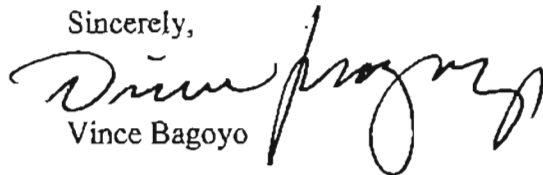
Dear Ms. Kitkowski:

Thank you for your letter dated December 9, 2011 regarding the above subject applications. We acknowledge receipt of your comments. Following below are responses to your comments in the order noted in your letter:

1. If it's required, applicant will seek NPDES permit during the subdivision phase of the project.
2. If it's required, applicant will obtain noise permit prior to commencement of work during the subdivision phase of the project.
3. As requested, the attached conceptual plan has been revised with minimum lot size of 10,000 s.f.

We thank you again for taking the time to review our applications and for your comments and guidance.

Sincerely,



Vince Bagoyo

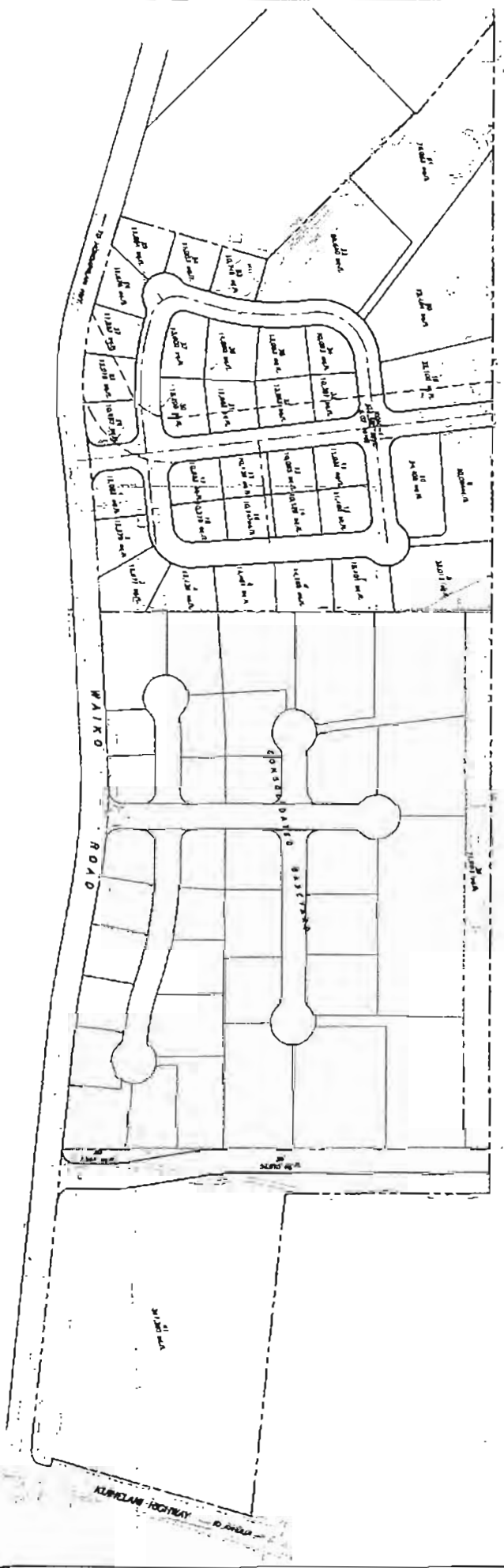
Cc: Mr. Paul Fasi (Planning Department)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong

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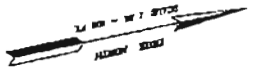
1500 KILINOE PLACE  
WAILUKU, HI 96793  
(808)357-3842  
VBAGOYO-DEVGROUP@HAWAII.RR.COM

WAIKO INDUSTRIAL PARK  
CONCEPTUAL PLAN

SCALE: 1" = 100' ±



NO. 111-11-001-01

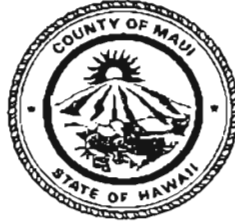




ALAN M. ARAKAWA  
Mayor

KYLE K. GINOZA, P.E.  
Director

MICHAEL M. MIYAMOTO  
Deputy Director



TRACY TAKAMINE, P.E.  
Solid Waste Division

ERIC NAKAGAWA, P.E.  
Wastewater Reclamation Division

COUNTY OF MAUI  
DEPARTMENT OF  
ENVIRONMENTAL MANAGEMENT

2200 MAIN STREET, SUITE 100  
WAILUKU, MAUI, HAWAII 96793

November 30, 2011

Bagoyo Development Consulting Group  
1500 Kilinoe Place  
Wailuku, Hawaii 96793

**SUBJECT: WAIKO BASEYARD LIGHT INDUSTRIAL  
41-LOT SUBDIVISION PROJECT  
CPA 2011/0002, CIZ 2011/0005, EA 2011/0005  
TMK (2) 3-8-007:102, WAILUKU**

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:
  - a. None.
2. Wastewater Reclamation Division (WWRD) comments:
  - a. None. No County sewer in the vicinity of the subject project.

If you have any questions regarding this memorandum, please contact Michael Miyamoto at 270-8230.

Sincerely,

A handwritten signature in black ink, appearing to read "K.K. Ginoza", with a long horizontal flourish extending to the right.

KYLE K. GINOZA, P.E.  
Director of Environmental Management

xc: Department of Planning  
Attn: Paul Fasi, Staff Planner



# BAGOYO

DEVELOPMENT  
CONSULTING GROUP

December 14, 2011

Mr. Kyle K. Ginoza, Director  
Dept. of Environmental Management  
County of Maui  
2200 Main Street, Suite 100  
Wailuku, HI 96793

Subject: Draft Environmental Assessment (EA) for the Proposed Waiko baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA); and Change-In-Zoning (CIZ)  
Waiko, Maui HI  
TMK: (2) 3-8-007:102

Dear Mr. Ginoza:

We acknowledge receipt of your letter dated November 30, 2011 regarding the above subject matter and that your office has no comments to our applications.

We appreciate and thank you for taking the time to review our applications.

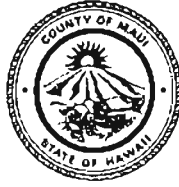
Sincerely,



Vince Bagoyo

Cc: Mr. Paul Fasi (Planning Department)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong

ALAN M. ARAKAWA  
Mayor



DANILO F. AGSALOG  
Director of Finance

JEREMIAH L. SAVAGE  
Deputy Director of Finance

SCOTT K. TERUYA  
Administrator

GERY MADRIAGA  
Assistant Administrator

COUNTY OF MAUI  
DEPARTMENT OF FINANCE

**REAL PROPERTY TAX DIVISION**

70 E. KAAHUMANU AVENUE, SUITE A-16, KAHULUI, MAUI, HAWAII 96732

Assessment: (808) 270-7297 | Billing and Collection: (808) 270-7697 | Fax: (808) 270-7884  
www.mauipropertytax.com

December 1, 2011

Vince Bagoyo  
Bagoyo Development Consulting Group  
1500 Kilinoe Place  
Wailuku, HI 96793

County of Maui  
Department of Planning  
Attn: Paul Fasi, Staff Planner  
250 South High Street, Wailuku, HI 96793

Subject: DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED  
WAIKO BASEYARD LIGHT INDUSTRIAL 41-LOT SUBDIVISION  
PROJECT; COMMUNITY PLAN AMENDMENT (CPA); AND CHANGE IN  
ZONING (CIZ ) APPLICATIONS, LOCATED AT WAIKO ROAD,  
WAILUKU, Maui, Hawaii; TMK: (2) 3-8-007:102 (CPA 2011/0002) (CIZ  
2011/0005) (EA 2011/0005)

Dear Mr. Bagoyo and Department of Planning:

This is in response to your letter of November 18, 2011 re the above subject. We have no comments at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Gery Madriaga".

Gery Madriaga  
Assistant Administrator  
Real Property Tax Division



# BAGOYO

DEVELOPMENT  
CONSULTING GROUP

December 14, 2011

Mr. Gery Madriaga  
Assistant Administrator, Real Property Tax Division  
Dept. of Finance  
County of Maui  
70 E. Kaahumanu Ave., Suite A-16  
Kahului, Maui, HI 96732

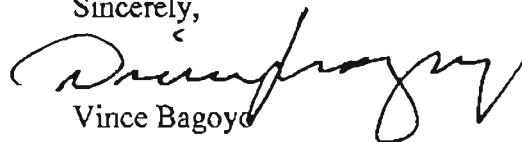
Subject: Draft Environmental Assessment (EA) for the Proposed Waiko baseyard Light  
Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA); and  
Change-In-Zoning (CIZ)  
Waiko, Maui HI  
TMK: (2) 3-8-007:102

Dear Mr. Madriaga:

We acknowledge receipt of your letter dated December 1, 2011 regarding the above subject matter and that your office has no comments to our applications.

We appreciate and thank you for taking the time to review our applications.

Sincerely,



Vince Bagoyo

Cc: Mr. Paul Fasi (Planning Department)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong



**Paul Fasi - Draft EA for Waiko Baseyard, Wailuku, Maui TMK 3-8-7: 102 (UNCLASSIFIED)**

---

**From:** "Dobinchick, Jasmina M POH" <Jasmina.M.Dobinchick@usace.army.mil>  
**To:** "paul.fasi@mauicounty.gov" <paul.fasi@mauicounty.gov>  
**Date:** 12/1/2011 5:13 AM  
**Subject:** Draft EA for Waiko Baseyard, Wailuku, Maui TMK 3-8-7: 102 (UNCLASSIFIED)

---

Classification: UNCLASSIFIED

Caveats: NONE

Dear Mr. Fasi:

We concur with the flood hazard information provided on page 8, paragraph 5 of the DEA.

Jessie Dobinchick

**US Army Corps of Engineers**

Classification: UNCLASSIFIED

Caveats: NONE



# BAGOYO

DEVELOPMENT  
CONSULTING GROUP

January 25, 2012

U.S. Army Corps of Engineers  
Honolulu District  
Building 223  
Fort Shafter, HI 96858-5440

ATTN. CEPOH-EC-T/J Dobinchick

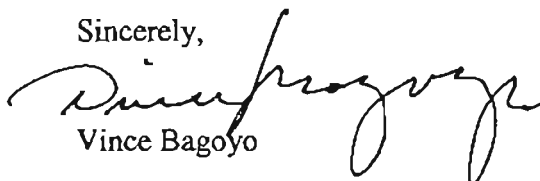
Subject: Draft Environmental Assessment (EA) for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA); and Change In Zoning (CIZ) Applications, Located at Waiko Road, Wailuku, Hawaii; TMK: (2) 3-8-007:102 (CPA 2011/0002) (CIZ 2011/0005) (EA 2011/0005)

Dear Ms. Dobinchick:

This is to acknowledge receipt of your email message dated December 1, 2011 to Mr. Paul Fasi, Staff Planner (Maui Planning Department) that U.S. Army Corps of Engineers concur with the flood hazard information provided in draft EA.

Thank you for your support and guidance and please feel free to contact me at (808) 357-3842 should you have further questions.

Sincerely,



Vince Bagoyo

Cc: Mr. Paul Fasi (Staff Planner)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong

---

1500 KILINOE PLACE  
WAILUKU, HI 96793  
(808)357-3842  
VBAGOYO-DEVGROUP@HAWAII.RR.COM



**From:** Simone Bosco  
**To:** Paul Fasi  
**CC:** Clayton Yoshida; John Summers; Mark King  
**Date:** 1/4/2012 11:33 AM  
**Subject:** Waiko Baseyard DEA - Long range Division's Comments.

Paul,

basically, we support the project's location. Could you please insert our comment in your response letter on the DEA as follows?:

"The Long Range Division support the location of the proposed Waiko Baseyard Light Industrial 41-Lot Subdivision project. The proposed project falls within the proposed Urban Growth Boundaries of the draft Maui Island Plan and thus conforms to an island growth strategy that encourages development of land in proximity to major work and employment centers and existing infrastructure."

Please confirm!

Simone

P.S. John Summers concurs.

Simone Bosco, Senior Planner  
Department of Planning  
Long Range Division  
County of Maui  
2200 Main Street, Suite 335  
Wailuku, HI 96793  
(808) 270-5570  
(808) 270-6290 Fax  
simone.bosco@mauicounty.gov



**BAGOYO**

DEVELOPMENT  
CONSULTING GROUP

January 25, 2012

Mr. Simone Bosco  
Senior Planner  
Maui Planning Department  
250 S. High Street  
Wailuku, HI 96793

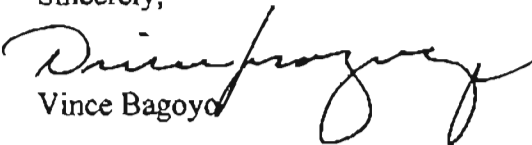
Subject: Draft Environmental Assessment (EA) for the Proposed Waiko Baseyard Light Industrial 41-Lot Subdivision Project; Community Plan Amendment (CPA); and Change In Zoning (CIZ) Applications, Located at Waiko Road, Wailuku, Hawaii; TMK: (2) 3-8-007:102 (CPA 2011/0002) (CIZ 2011/0005) (EA 2011/0005)

Dear Mr. Bosco:

This is to acknowledge receipt of your email message dated January 4, 2012 to Mr. Paul Fasi (Staff Planner) regarding the above subject applications. We thank you that the Maui Planning Department's Long Range Division *"supports the location of the proposed Waiko Baseyard Light Industrial 41-Lot Subdivision project. The proposed project falls within the proposed Urban Growth Boundaries of the draft Maui Island Plan and thus conforms to an island growth strategy that encourages development of land in proximity to major work and employment centers and existing infrastructure"*.

Thank you for your support and guidance and please feel free to contact me at (808) 357-3842 should you have further questions.

Sincerely,

  
Vince Bagoyo

Cc: Mr. Paul Fasi (Staff Planner)  
Waiko Industrial Investments LLC  
Mr. Roderick Fong

---

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NEIL ABERCROMBIE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

GLENN M. OKIMOTO  
DIRECTOR

Deputy Directors  
JADE T. BAY  
FORD N. FUCHIGAMI  
RANDY GRUNE  
JADINE URASAKI

IN REPLY REFER TO:

STP 8.0771

March 30, 2012

Mr. Paul Fasi  
Staff Planner  
County of Maui  
Department of Planning  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Fasi:

Subject: Waiko Baseyard Light Industrial Project  
Draft Environmental Assessment (EA 2011/0005)  
Community Plan Amendment (CPA 2011.0002)  
Change in Zoning Applications (CIZ 011/0005)

Thank you for requesting the State Department of Transportation (DOT) review of the subject project. The applicant is proposing a 41 lot light industrial subdivision on 31.2 acres located between two principal arterials under State DOT jurisdiction. (Kuihelani and Honoapiilani Highways) DOT Highways Division completed its review and offers the following comments:

1. The Draft Environmental Assessment (DEA) states that vehicles weighing more than 10,000 pounds are prohibited from entering and existing Waiko Road via its intersection with Honoapiilani Highway. The DEA and Traffic Impact Analysis Report (TIAR) should identify and address the route(s) these vehicles (heavier than 10,000 pounds) will use to and from Honoapiilani Highway and the project and determine whether mitigation measures are necessary.
2. No additional stormwater runoff from the project will be permitted in the State highway right-of-way.
3. Any access to the Nobriga Ranch property that currently exists from Kuihelani Highway shall be extinguished prior to the issuance of the first certificate of occupancy for the commercial development or when Drive A provides access to Waiko Road, whichever occurs first.
4. The TIAR is not acceptable and shall be revised and submitted to DOT Highways Division for review and acceptance prior to preliminary subdivision approval.

5. DOT is concerned with vehicles queuing onto Kuihelani Highway. The 580 feet distance along Waiko Road from Kuihelani Highway to Drive A is shorter than desirable. Drive A is an 80-foot wide easement that will provide access to the project's retail commercial development. Drive A will also connect to and be part of Road B of the proposed Waiale Residential project. As such, the revised TIAR shall include a queue analysis to determine whether roadway improvements are needed to insure that vehicles turning from Waiko Road into Drive A will not queue onto Kuihelani Highway.
6. The revised TIAR shall recommend transportation mitigation measures, with the project, that will maintain or improve the projected 2015 Level of Service (LOS), without the project, for the north-south movements along Honoapiilani Highway and Kuihelani Highway at the signalized intersections with Waiko Road.
7. The applicant shall plan, design and construct all recommended roadway improvements to current State standard and federal guidelines at no cost to the State and dedicate any land needed to accommodate those improvements.
8. Pass by trips shall be validated with an updated TIAR six months after buildout of the retail uses. Any recommended additional mitigation measures shall be provided at no cost to the State.

If there are any questions or the need to meet with DOT Highways staff, please contact Mr. Elton Teshima of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7978.

Very truly yours,



GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

c: Bagoyo Development Consulting Group



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DEVELOPMENT  
CONSULTING GROUP

April 13, 2012

Mr. Glenn M. Okimoto, Ph.D.  
Director  
State Department of Transportation  
869 Punchbowl Street  
Honolulu, HI 96813-5097

Subject: Waiko Baseyard Light Industrial Project  
Draft Environmental Assessment (EA 2011/0005)  
Community Plan Amendment (CPA 2011/0002)  
Change-In Zoning Application (CIZ 2011/0005)

Dear Mr. Okimoto:

Thank you for your letter dated March 30, 2012, providing us with your comments on the draft EA for the above subject project. On behalf of Waiko Industrial Investments LLC ("Owner"), we would like to offer the following responses in order as noted in your comments letter:

1. Vehicles heavier than 10,000 pounds will enter and leave the baseyard as they currently enter and leave the existing Consolidated Baseyard Subdivision which is adjacent to the proposed baseyard. Waiko road is a County road. All traffic will comply with County regulations regarding weight restrictions.
2. Acknowledged.
3. Acknowledged.
4. We assume that this "standard" statement refers to items 5 & 6 that follow.
5. As with other projects with a comparable scenario, the driveway will be designed such that vehicles turning right into the project will not stop until within the project a sufficient distance that traffic will not backup to Kuihelani Highway. According to our traffic engineer, the Synchro analysis concluded that the 95<sup>th</sup> percentile queue of right turns into Drive A would be minimal for with project conditions. The impacts on the length of this queue as a result of any additional traffic associated with Waiale will have to be addressed by that project's TIAR.
6. Per our traffic engineer, we have always been directed by SDOT to use the ITE standards to assess the traffic impacts and the need for mitigation. The traffic impact analysis in the TIAR

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Mr. Glenn M. Okomoto  
Page 2  
April 13, 2012

complies with ITE standards and therefore the direction our traffic engineer have always received from SDOT. Our traffic engineer has not been advised of any changes to this standard. The major lane groups as well as the overall intersections all operate at LOS C, or better, except the northbound through and right turn along Honoapiilani Highway at Waiko road, which operates at LOS D during the morning peak hour. Widening, which would mitigate the condition, is not viable due to adjacent development. This condition will be alleviated with the Waiale project is developed since the extension of Waiale Road will divert traffic from this lane group.

7. Acknowledged.
8. Acknowledged.

Thank you again for your comments and guidance. Should you have any further questions, please feel free to contact me at (808) 357-3842.

Sincerely,

  
Vince Bagoyo

Cc: Mr. Paul Fasi (Maui Planning Department)  
Mr. Charles Jencks  
Mr. Roderick Fong

## Vince Bagoyo

---

**From:** Theresa.K.Donham@hawaii.gov  
**Sent:** Monday, February 27, 2012 3:34 PM  
**To:** vbagoyo-devgroup@hawaii.rr.com  
**Cc:** paul.fasi@mauicounty.gov  
**Subject:** DEA for Waiko Baseyard Light Industrial Subdiv (2) 3-8-007:102

Mr. Bagoyo,

I have reviewed the DEA you submitted to our office November 23, 2011, and did a preliminary review of the attached historic preservation documents (Archaeological Assessment and Monitoring Plan). These documents were submitted to our office in advance of the DEA; however we were not able to complete the reviews in a timely manner. It appears that the assessment report and monitoring plan are acceptable, and I will be sending acceptance letters out to Eric Fredericksen for these documents. We have no concerns at this time, with the condition that monitoring will occur during all ground alteration in connection with subdivision construction, as well as subsequent construction that may occur within unaltered portions as the lots are developed. If you have any questions at this time, please do not hesitate to respond to this email.

Aloha,

Theresa Donham  
Archaeology Branch Chief  
40 Pookela Street  
Hilo, HI 96720

808-933-7653

## Bagoyo Family

---

**From:** Vince Bagoyo <vbagoyo-devgroup@hawaii.rr.com>  
**Sent:** Wednesday, January 04, 2012 12:43 PM  
**To:** bagoyofam@hawaii.rr.com  
**Subject:** FW: Planning Dept. Long Range Div. Comments

**From:** Paul Fasi <mailto:Paul.Fasi@co.mau.hawaii.us>  
**Sent:** Wednesday, January 04, 2012 11:53 AM  
**To:** [vbagoyo-devgroup@hawaii.rr.com](mailto:vbagoyo-devgroup@hawaii.rr.com)  
**Subject:** Planning Dept. Long Range Div. Comments

Vince,

The following is the comment from the Long Range Div. of the Planning Dept. Contact me if you have any questions. Aloha.

Paul Fasi

"The Long Range Division support the location of the proposed Waiko Baseyard Light Industrial 41-Lot Subdivision project. The proposed project falls within the proposed Urban Growth Boundaries of the draft Maui Island Plan and thus conforms to an island growth strategy that encourages development of land in proximity to major work and employment centers and existing infrastructure."



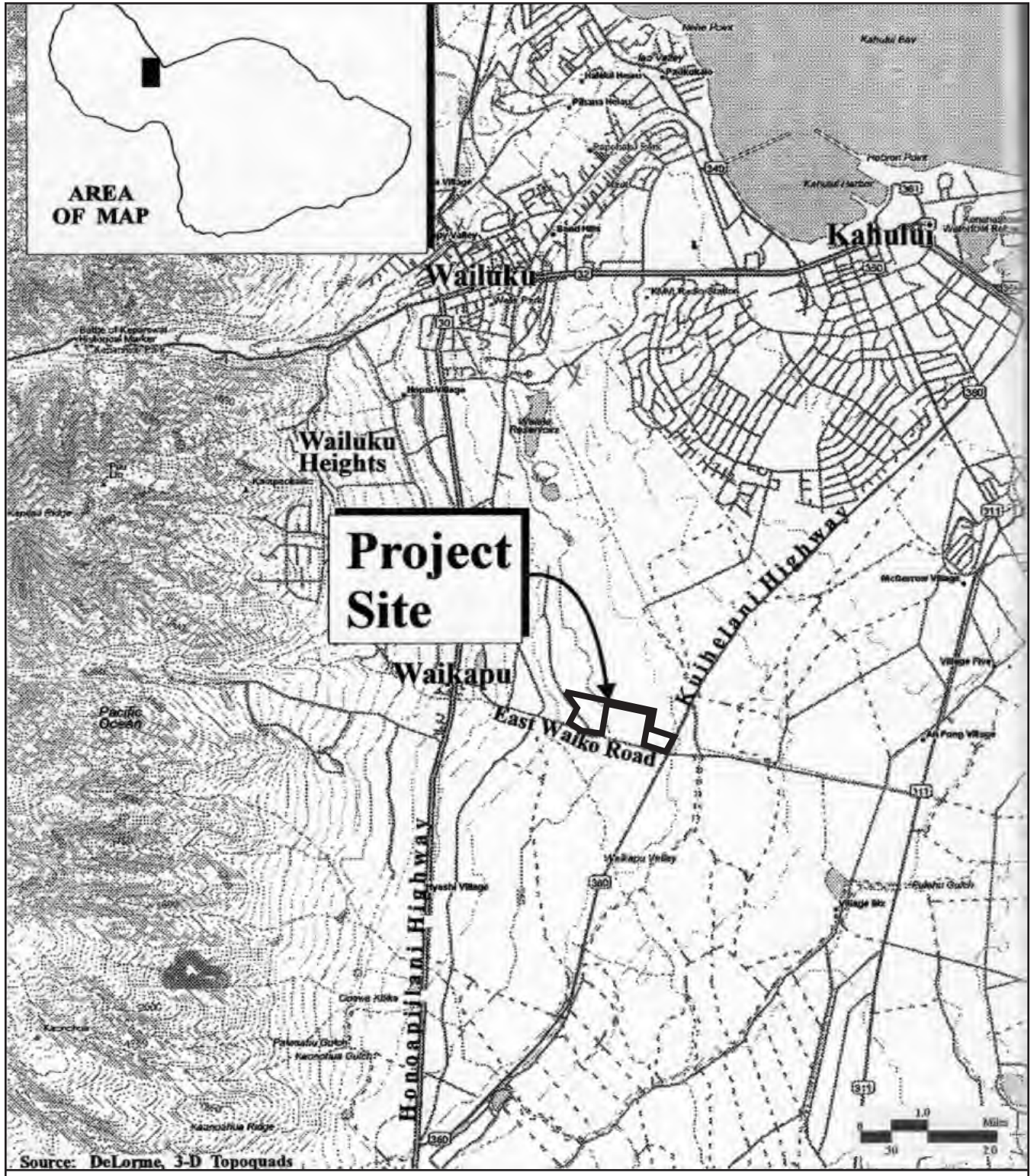
# **Appendices**



*Appendix A*

**Regional Location Map**





**Figure A** Waikō Baseyard Light Industrial Subdivision  
 TMK (2) 3-8-007-102  
 Regional Location Map

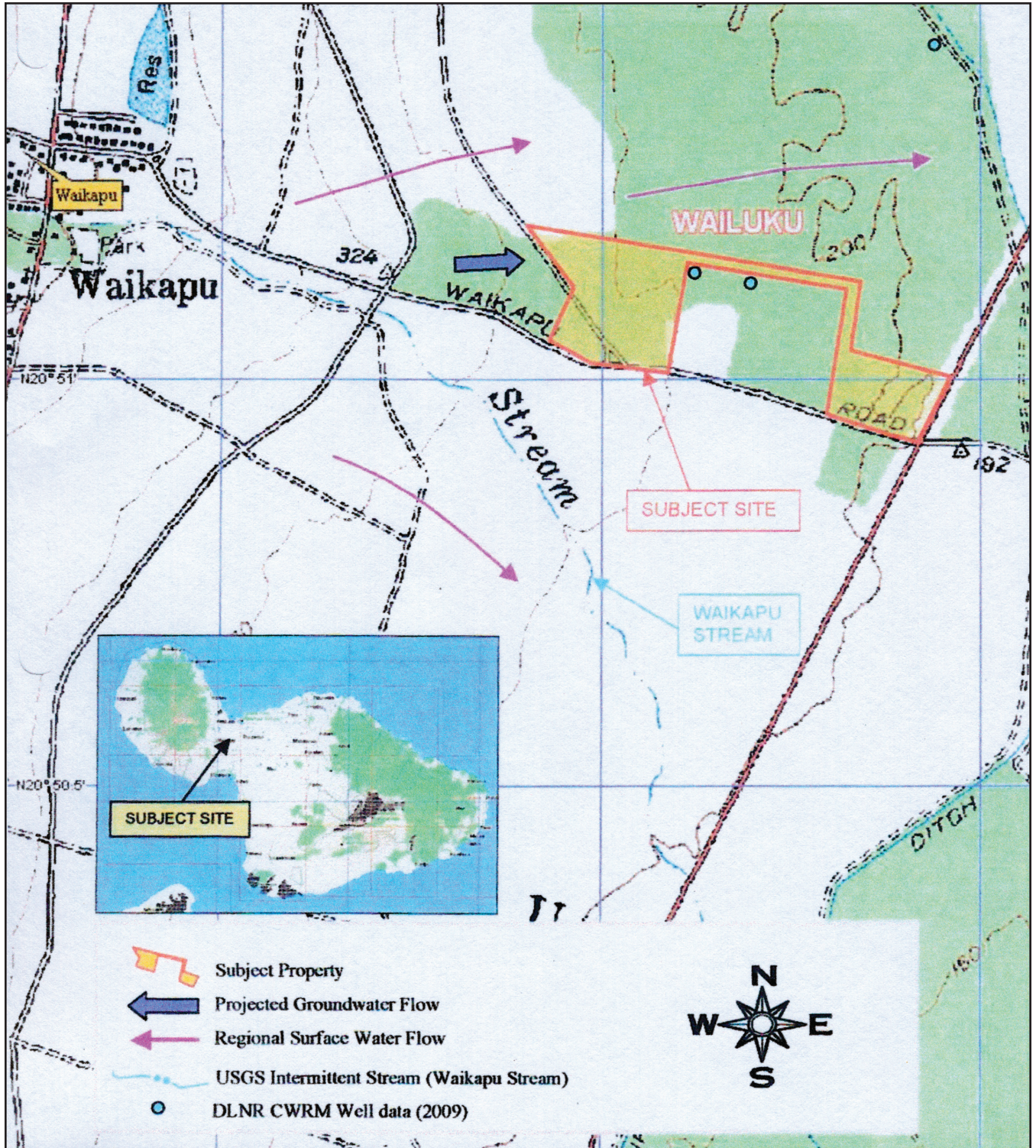
Prepared for:  
 Waikō Industrial Investment, LLC





*Appendix B*

**Regional Setting Map**



**Figure B**

Waikō Baseyard Light Industrial Subdivision  
 TMK (2) 3-8-007-102  
**Regional Setting Map**

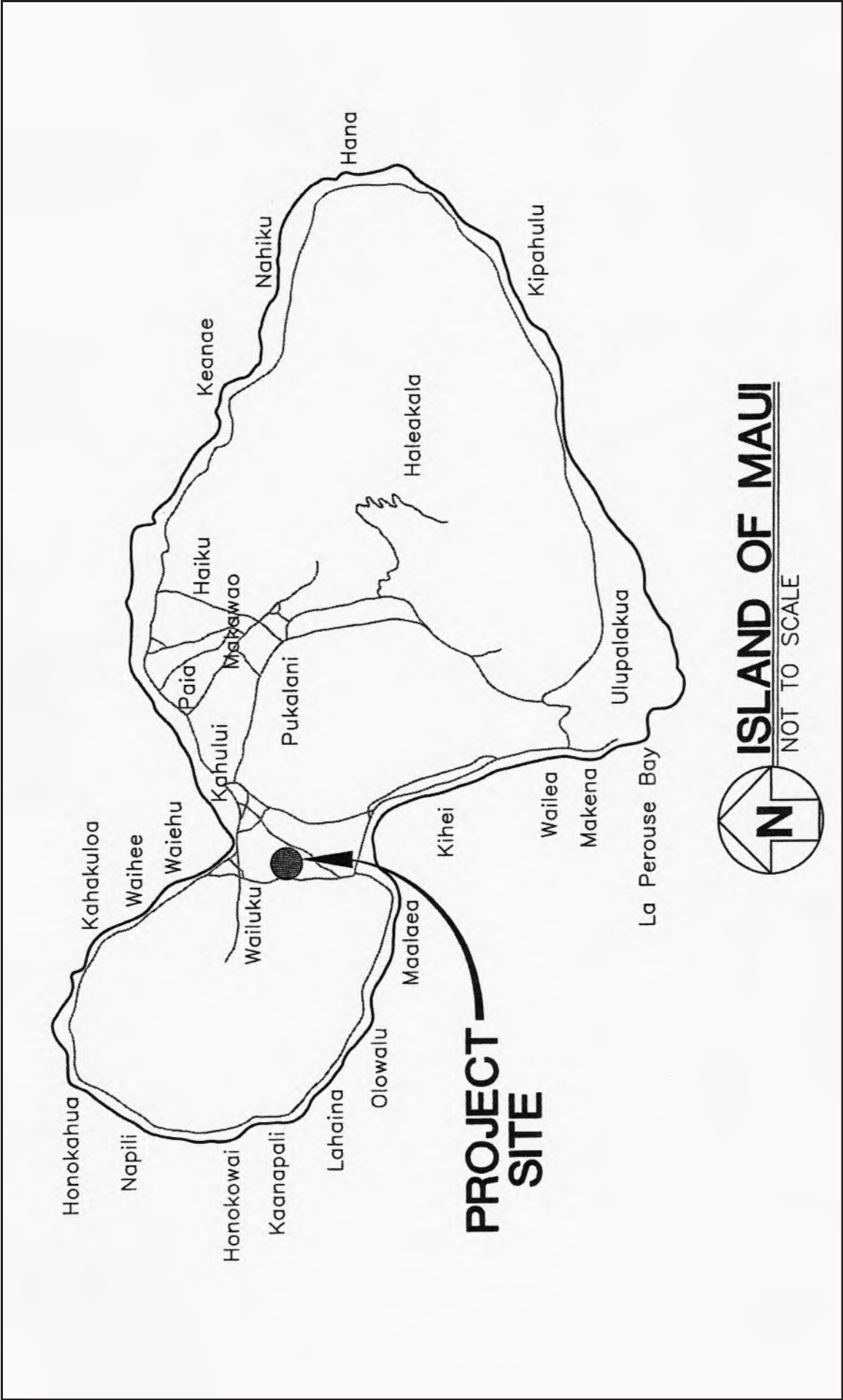
Prepared for:  
 Waikō Industrial Investment, LLC





*Appendix C*

**Location Map**



**Figure C**

Waikō Baseyard Light Industrial Subdivision  
 TMK (2) 3-8-007-102  
**Location Map**

Prepared for:  
 Waikō Industrial Investment, LLC

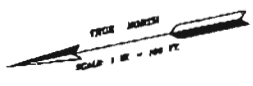


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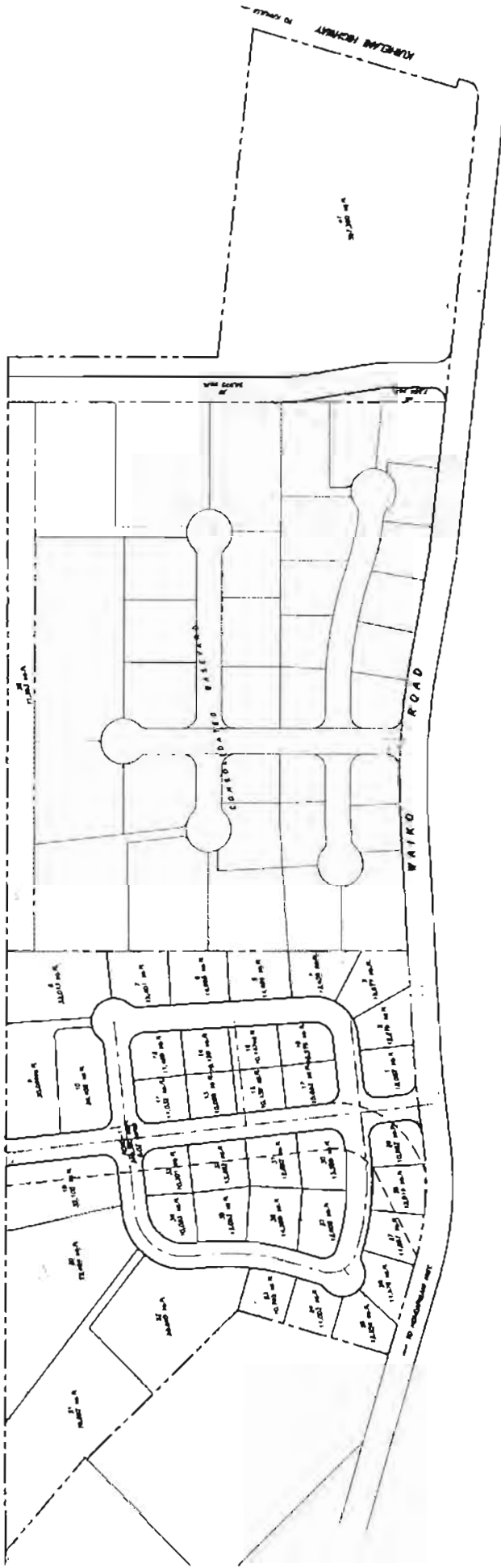


*Appendix D*

**Project Conceptual  
Subdivision Plan**



LOT 22-10  
Plan 102-3-100-101



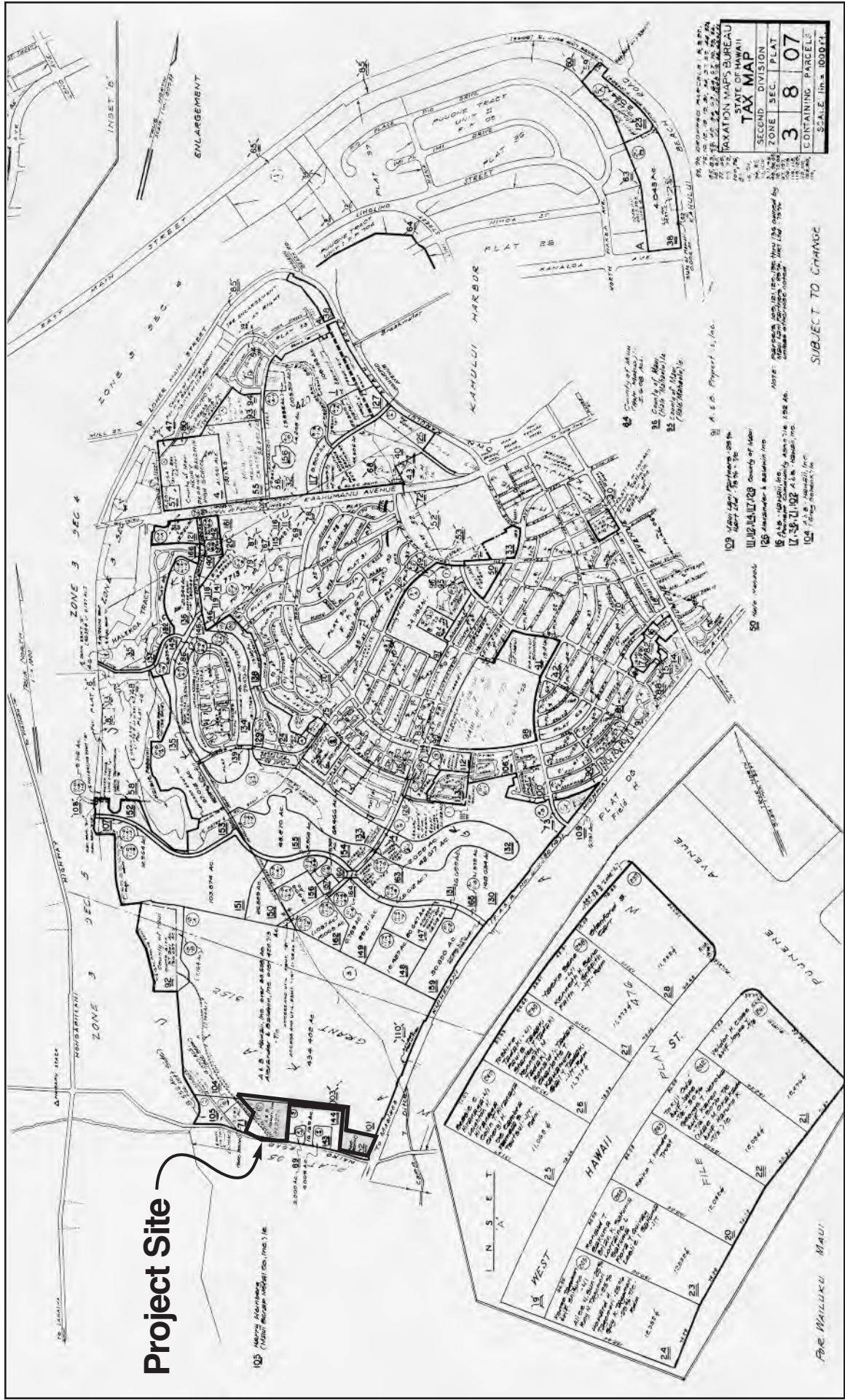
WAIKO INDUSTRIAL PARK  
CONCEPTUAL PLAN  
SCALE 1" = 100 FT.



*Appendix E*

**Tax Map Key**





**Figure E**

Prepared for:  
Waikō Industrial Investment, LLC

**Waikō Baseyard Light Industrial Subdivision  
Tax Map Key (2) 3-8-007-102**

