

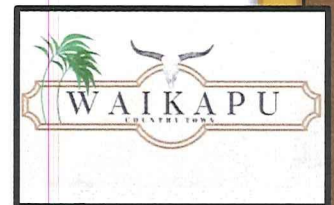
ORIGINAL

Final Environmental Impact Statement for the Waikapū Country Town

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STATE OF HAWAII
LAND USE COMMISSION

Presented to the Land Use Commission
By Waikapu Properties, LLC
January 18, 2017

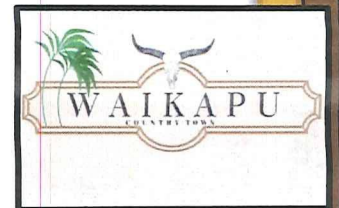


Timeline of EIS Process

- May 1, 2015
 - Commission authorized proceeding directly to EIS and became accepting authority
- May 23, 2015
 - EIS Preparation Notice published
 - 20 Comments received
- February 8, 2016
 - Draft EIS published
 - 26 Comments received
- December 16, 2016
 - Final EIS completed for Commission review and action
- January 18, 2017
 - Commission review of and action on Final EIS

Representatives and Consultants

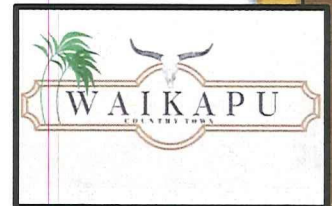
- Mike Atherton - Waikapu Properties, LLC
- Michael Summers – Urban Planning/Agricultural
- Bill Mitchell – Urban Design
- Stacy Otomo – Civil Engineering
- Nitai Bassu – Traffic
- Thomas Holliday – Market Studies
- Lisa Rotunno-Hazuka – Archaeology
- John Garreston – Noise
- Barry Neal – Air Quality
- Robert Hobdy – Biology
- Kimokeo and Hōkūao Pelegrino – Cultural
- Jonathan Nagato – Wastewater
- Zoltan Milaskey – Wastewater
- Dan Lum - Water



Waikapū Country Town A Complete Community

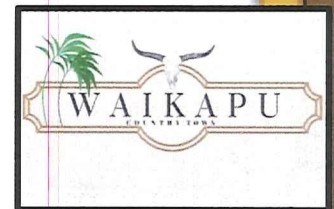


Figure 12: Illustrative Birdseye Perspective of Mauka Village



Overview of Waikapū Country Town

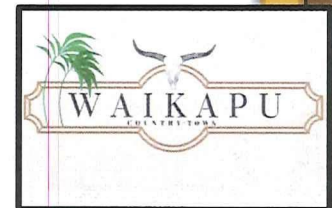
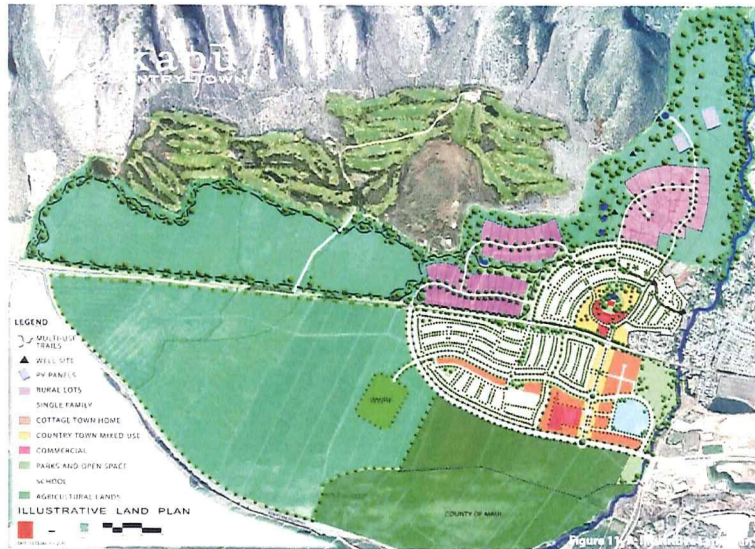
- Location
 - Central Maui at Waikapū
 - About 1576 acres – agricultural-1077/rural-150/urban-349
- Agricultural Use – 800 acres preserved and 277 acres diversified
- Development – complete community
 - Village center with residential, retail, and commercial
- Housing
 - 1433 residential units – includes at least 280 residential workforce units
- Neighborhood and community parks
 - 32.5 acres plus 50 acres of greenways
- Elementary school
- Wastewater treatment facility
- Dual Private Water System – Potable and Non-potable
- Build-out in 2 phases over 10 years
- Project included in MIP which assessed impacts on infrastructure and public facilities



Land Uses

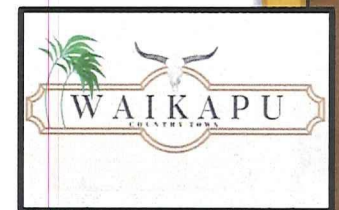
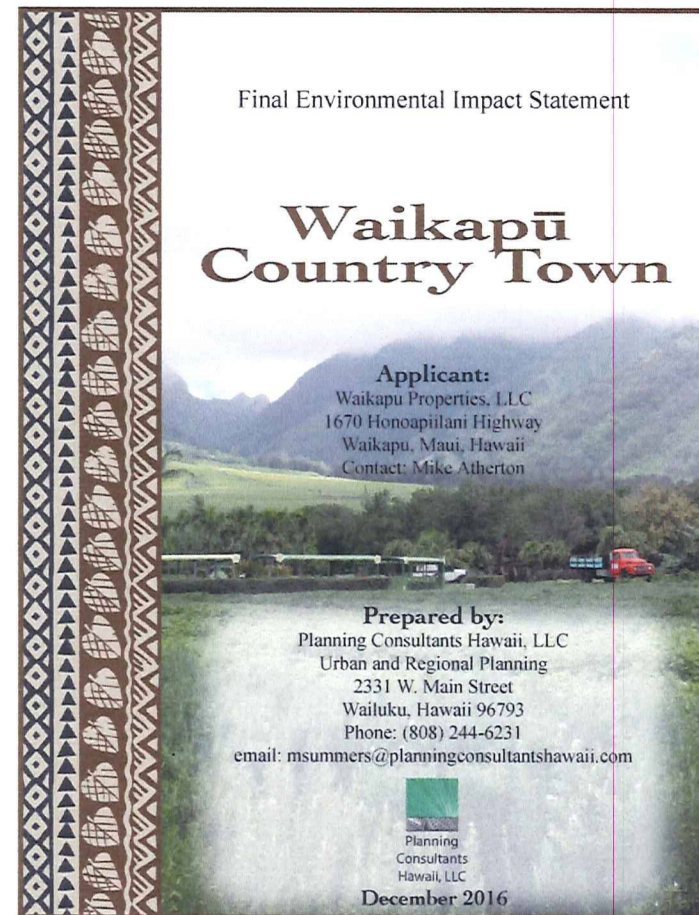
Waikapū Country Town

- Residential
 - Single Family
 - Cottage Town Home
 - Rural
- Agricultural
- Commercial
- School
- Parks and Open Space
- Wastewater Treatment and Reclamation
- Photovoltaic

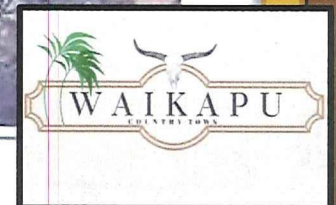
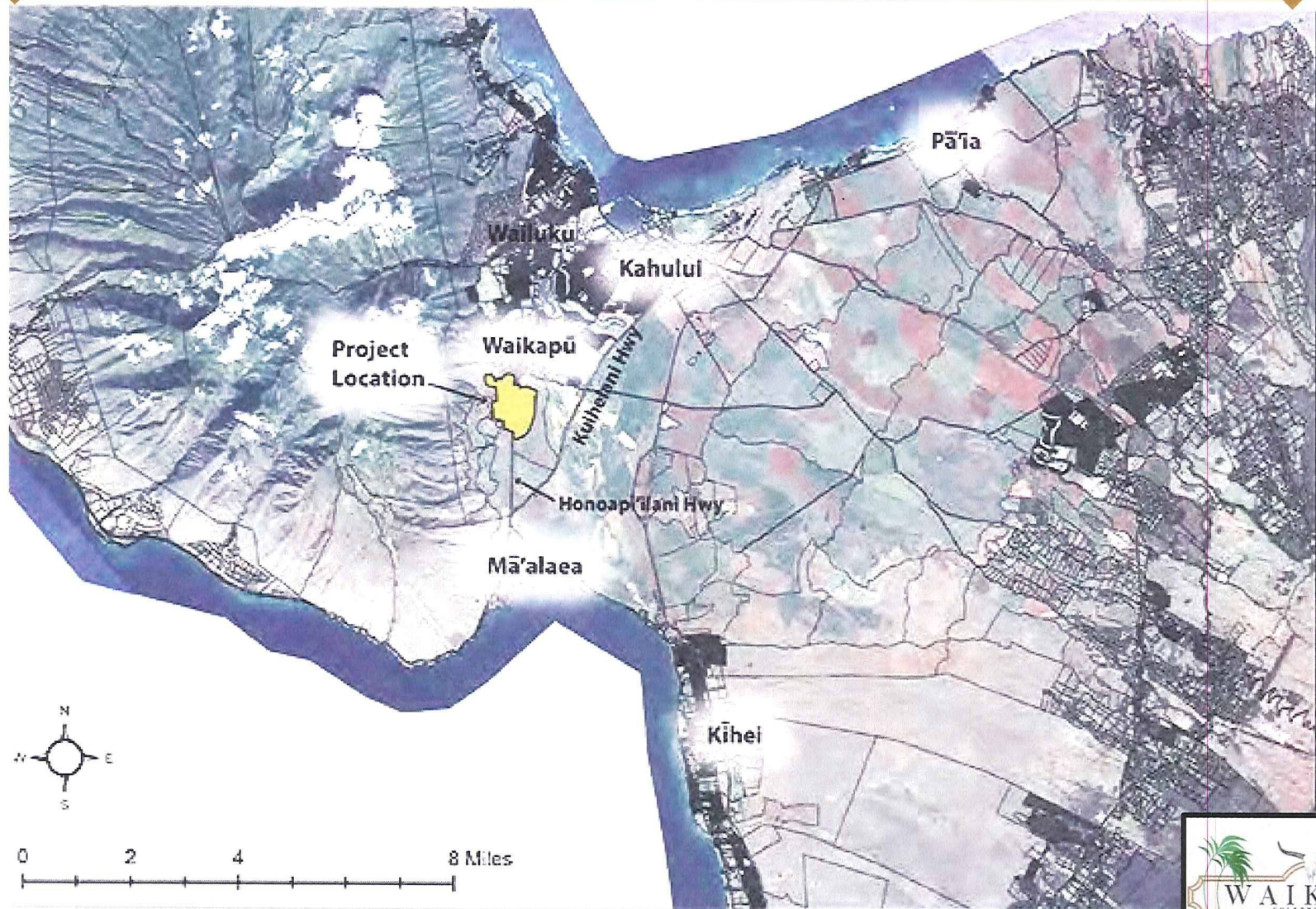


Waikapū Country Town EIS

- 715 pages
- 20 Appendices
- Review the Beneficial and Adverse Impacts
- Review the Mitigation Measures
- Seek approval to publish the Final EIS



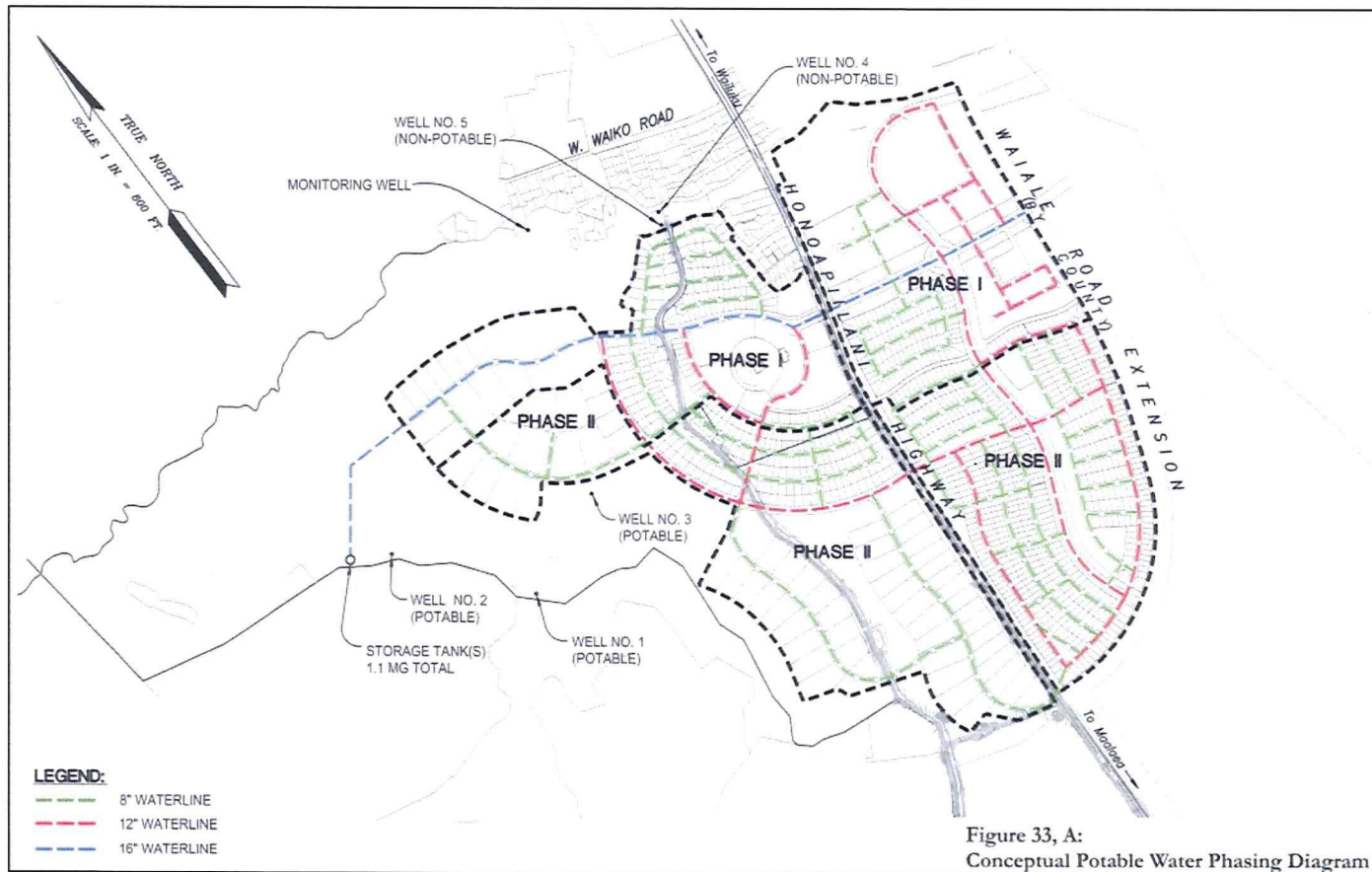
Location of Waikapū Country Town



Water

- **Impact** by demand of 655,508 gpd potable and 3,420,000 gpd non-potable
- Sources of water:
 - Groundwater from 6 wells on site
 - Reclaimed water from wastewater reclamation facility
 - Surface water from Waikapū Stream and Wailuku River
- Potable water supplied by 3 wells
 - Dual system reduces potable demand by 33 %
- Non-potable supplied by wells, reclaimed water and surface water
- **Mitigation** will include:
 - Dual system
 - Reclaimed water
 - Low flow toilets
 - Low flow shower heads
 - Water conserving irrigation practices

Potable Water System



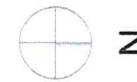
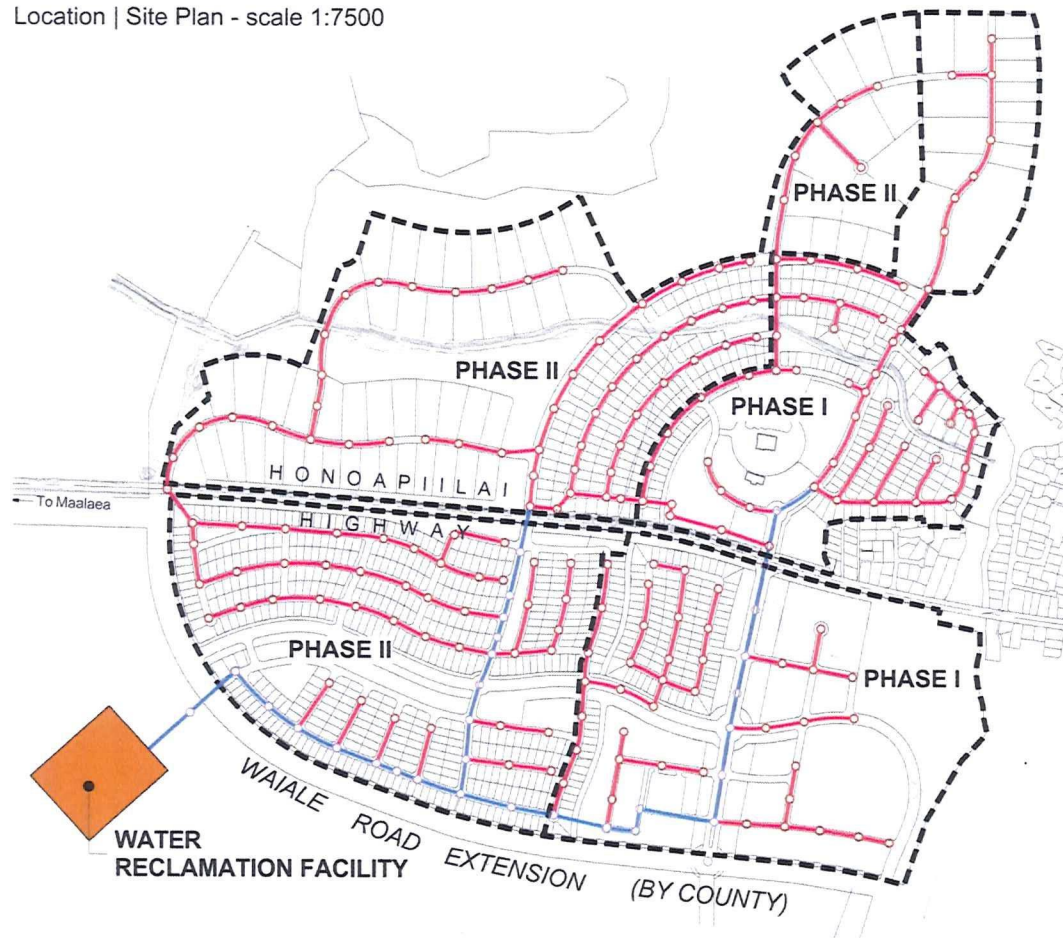
Wastewater

- **Impact** by production of an average of 698,000 gpd wastewater
- **Mitigation** is wastewater treatment facility
 - Preferred mitigation method is standalone wastewater treatment facility
 - Design using sustainable technology based on a Food Chain Reactor configuration
 - Located in area of least impact
 - Will include an educational component

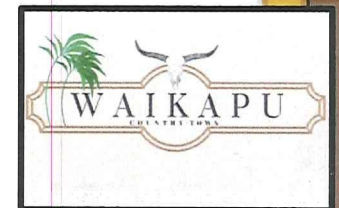
Wastewater System

Location | Site Plan - scale 1:7500

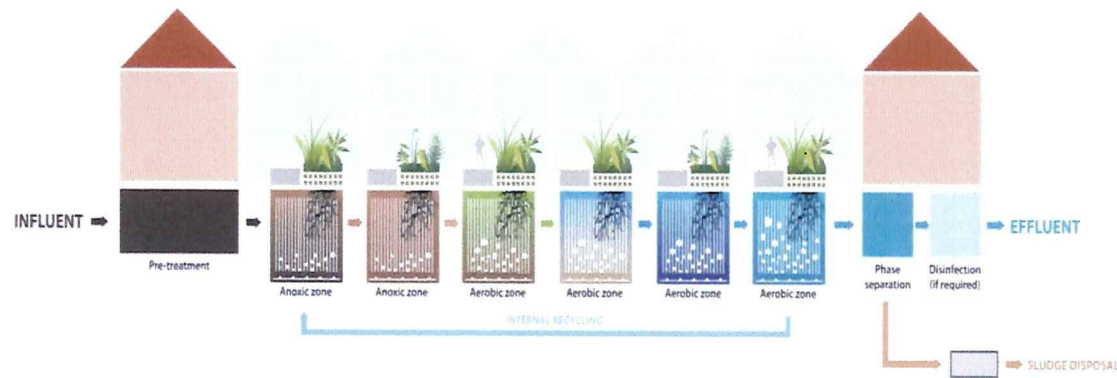
Water Reclamation
Facility



Proposal - 1

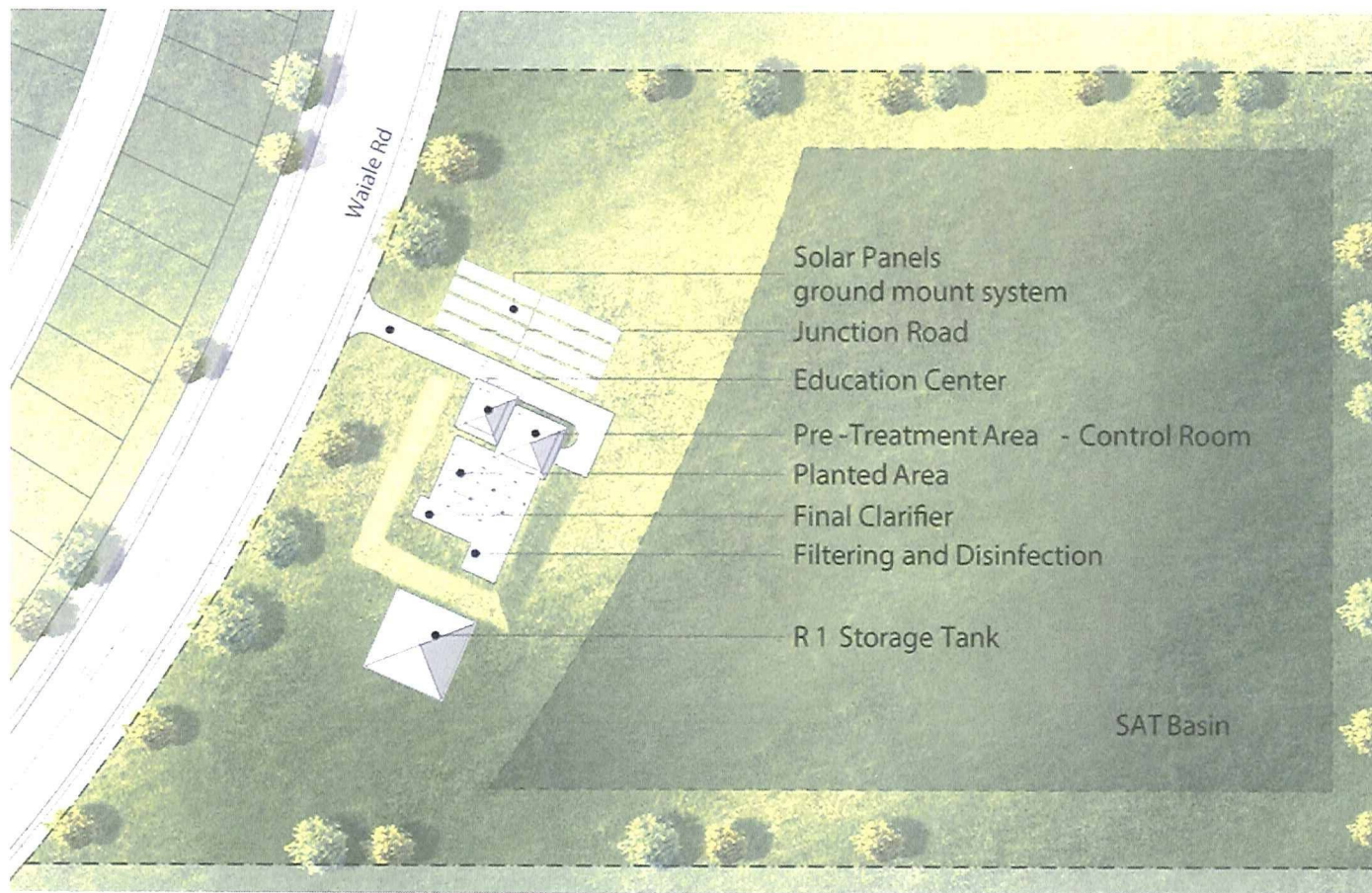


Water Reclamation Plant



- Wastewater stream treated biologically in successive reactor zones
- At full buildout facility will provide about 650,000 gpd of recycled water for irrigation use

Water Reclamation – Site Plan



Housing

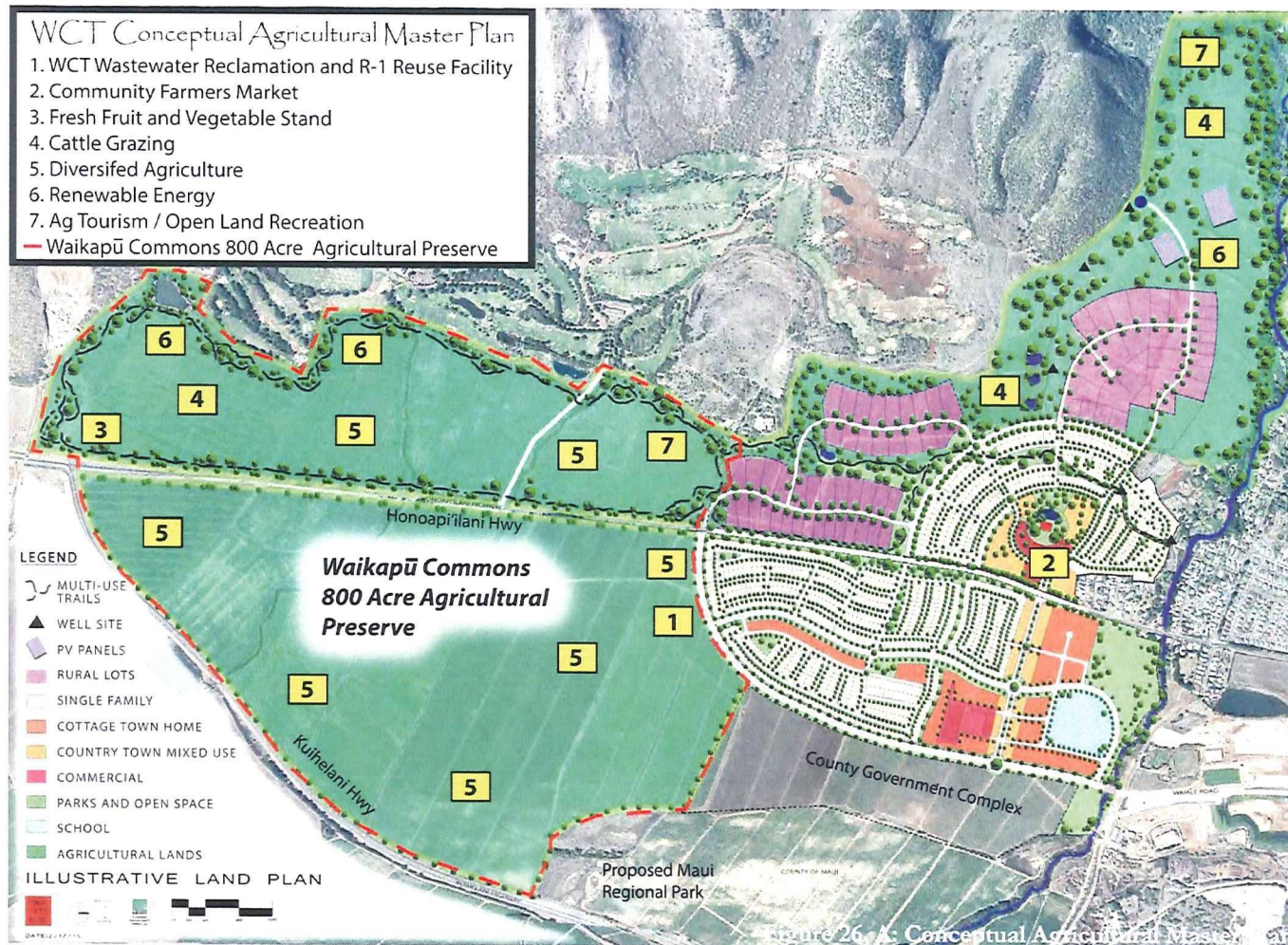


- Project will provide about 15 % of the housing units needed on lands not currently entitled in Central Maui area
- Project will include residential workforce housing
 - Comply with County Residential Workforce Housing Ordinance

Agricultural Lands

- **Impact** by reduction of IAL by about 500 acres
- **Mitigation** of impacts by:
 - Permanent dedication of about 800 acres of land to agricultural use
 - Creation of agricultural park within the dedicated agricultural land
 - Divide about 277 acres into 5 lots which retain agricultural classification

Uses on Dedicated Agricultural Lands



Archaeological

- **No evidence** of traditional Hawaiian activities found with possible exception of Site 7882
 - Site 7882 is a disturbed, historic L-shaped retaining wall in area that is not being urbanized
- Possible that subsurface features will be found during construction
 - **Mitigation** by preparation of Archaeological Monitoring Plan submitted to SHPD for review and approval before construction

Identification of Historic Properties

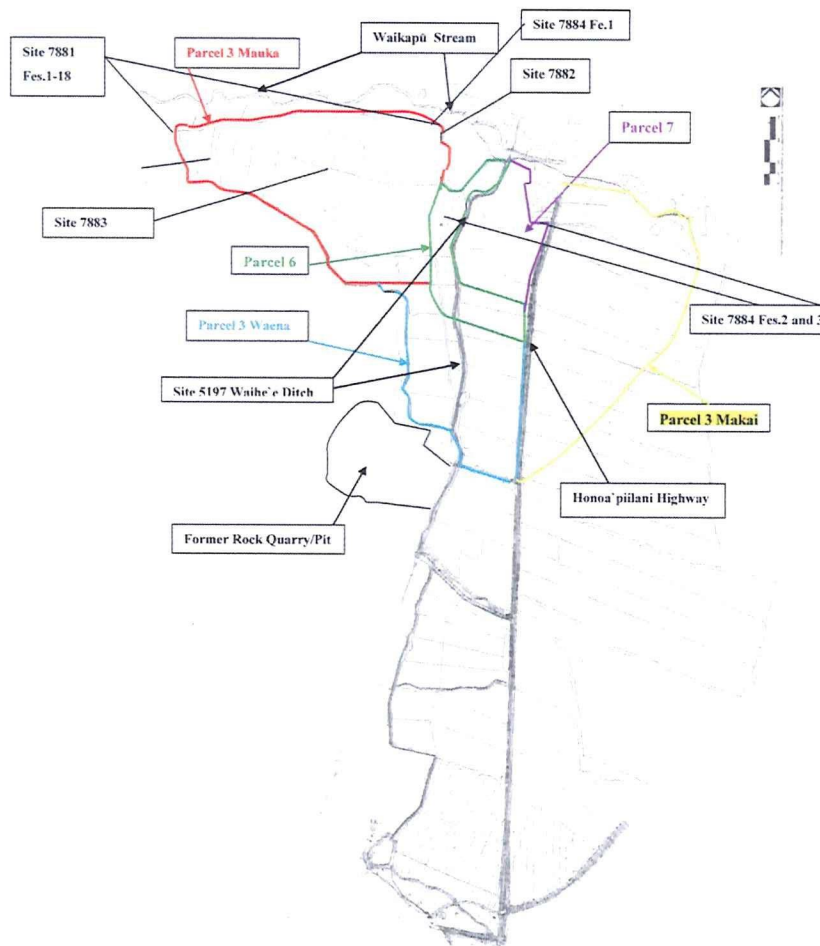
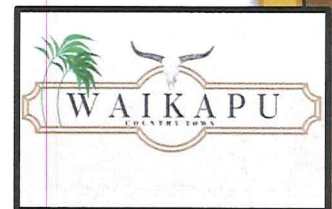


Figure 8. Location of Historic Properties within Project Area

- Site 5197 – Waihe'e Ditch
- Site 7881 – agricultural waterways, sluice gates, reservoirs
- Site 7882 – L-shaped retaining wall
- Site 7883 – WWII bunker
- Site 7884 – secondarily deposited historic materials

Cultural Resources

- **May impact** Hawaiian subsistence and residential agriculture practiced on kuleana lands
- **May impact** Waikapū Stream which is a valuable cultural resource
- **Mitigation** includes:
 - Keeping 2 kuleana lots within ag lands
 - Establishing 100 foot buffer along Waikapū Stream
 - Working with kuleana farmers to maintain and manage plantation irrigation infrastructure
 - Working with Hui Mālama o Waikapū to develop access management programs
 - Obtain and comply with permitting by CWRM for withdrawal of groundwater from Waikapū aquifer and surface water from 'lao and Waihe'e Streams



Visual Resources

- Haleakala and West Maui Mountain views **will be impacted** by development along highway
- **Mitigation** will include:
 - Setbacks of 75 feet from highway
 - Height restrictions of 30 feet on buildings next to highway
 - View corridors from highway to West Maui mountains
 - 800 acres set aside as an agricultural preserve

Coastal Water Quality

- **Impact** from runoff during construction and after build-out
- **Mitigation** by:
 - During construction
 - Implement BMPs
 - After build-out
 - Capture increased runoff on site in detention basins
 - Grass swales / park / greenways

Traffic

With Waiale Bypass

- Project will increase traffic resulting in unacceptable level of service at 7 intersections
 - 5 cumulative / 2 Project
- **Mitigation**
 - Roadway improvements to reach level of service D or better at 3 intersections
 - Improvements at remaining 4 implemented by others

Without Waiale Bypass

- Project will increase traffic resulting in unacceptable level of service at 9 intersections
 - 7 cumulative / 4 Project
- **Mitigation**
 - Roadway improvements to reach level of service D or better at 4 intersections
 - Improvements at remaining 5 intersections implemented by others

[illegible]

Others

Traffic Mitigation Planning Program

- Historically projects made fair share financial contributions for mitigation measures
- Proposal is to implement Mitigation Planning Program
 - Waikapu Properties, LLC will enter into agreement with County of Maui to identify triggering events and percentage of funding required for implementation of intersection mitigation measures

Drainage

- **Impact** is increased runoff due to increase in impervious surfaces
 - Increase will be about 516 cfs
- **Mitigation** will include:
 - Drainage improvements
 - To capture increase in runoff on Project site
 - To provide for onsite storage of 1,528,233 cubic feet
 - Design to reduce pollutant discharge to maximum extent practicable through use of:
 - Grass swales
 - Open space and parks
 - Stormwater detention
 - Diversion berms to protect Waikapū Stream

Stormwater Detention Basins

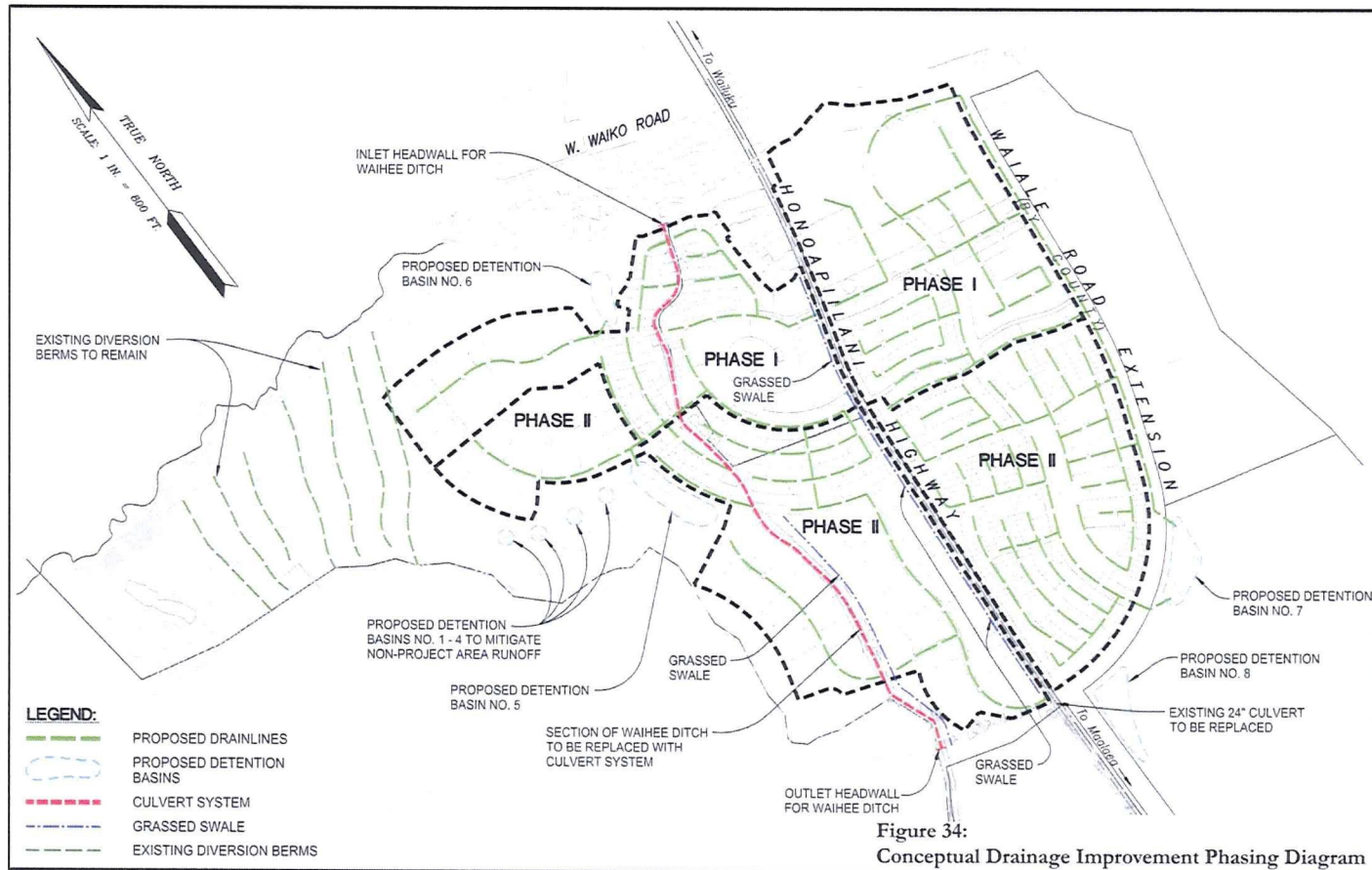


Figure 34:
Conceptual Drainage Improvement Phasing Diagram

Flora and Fauna

- Project will **not** have significant negative impact on plants ... no mitigation is required
- Project will **not** have significant negative impact on mammals
- Project **may have** an impact on Blackburn's sphinx moth – 2 Tree Tobacco plants found
 - **Mitigation** will be by compliance with Fish & Wildlife guidelines involving Tree Tobacco plants if plants exist at time of build-out

Air Quality

- Fugitive dust from construction activities **will have** short term impact on air quality
 - **Mitigation** will be effected by watering of active work areas, using wind screens, keeping adjacent roads clean, and covering open bodied trucks
- Air quality modeling study revealed **no long-term impact** on air quality due to project related traffic
 - Wastewater reclamation facility to be designed and operated to keep odor at boundary below detectible levels

Noise Quality

- Noise from construction activities **will have** a short term impact
 - **Mitigation** may include temporary noise barriers and time of day usage limits
- Noise from highways **will have** a long term impact
 - **Mitigation** will include a minimum setback of 60 feet from the highway
- Noise from wastewater reclamation facility will not have an impact

Infrastructure and Public Utilities

- Recreational Resources
 - Project will supply 32.5 acres park plus 50 acres greenways and open space which exceeds County requirements
- Medical Facilities
 - Minimal impact of 3.3 beds for critical care and .184 ambulance
- Police
 - Project will require 10.5 added personnel
- Fire
 - New fire station in Waikapū will comply with County requirements of distance for response times
- Schools
 - About 600 students expected
 - Education agreement being negotiated
 - \$2,606,829 in impact fees
 - 11.4 acres in land dedication
- Solid Waste
 - 2,795 tons generated annually
 - Will comply with County requirements
 - Explore establishment of a community composting facility
- Utilities
 - Promote private renewable energy sources such as photovoltaic on residential and commercial structures

Population

- Resident population of Project expected to be 3,921
 - will be between 10 and 18 % of the Wailuku-Kahului region total population
- Project will provide housing for residents and is expected to support first-home ownership

Waikapū Country Town A Complete Community



Figure 12: Illustrative Birdseye Perspective of Mauka Village

