

**PLANNING
CONSULTANTS
HAWAII, LLC**

URBAN & REGIONAL PLANNING

LAND USE COMMISSION
OF HAWAII

Land Use Planning • Sustainability Services • Community Planning • Development Permits

2016 FEB -2 A 8:41

**HRS CHAPTER 343
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

Dear Participant:

Attached for your review is a Draft Environmental Impact Statement (DEIS) prepared pursuant to the EIS law (Ch. 343, HRS and 11-200, HAR).

Project Name: Waikapu Country Town

Island: Maui

District: Wailuku

TMK Numbers: (2) 3-6-002:001, (2) 3-6-002:003, (2) 3-6-004:003, (2) 3-6-004:006, (2) 3-6-005:007 and (2) 3-6-006:036

Permits: State Land Use Commission District Boundary Amendment, County Community Plan Amendment, County Change in Zoning, Project District Approval, Subdivision Approval, NPDES Permits, Building Permits

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

Address:

State of Hawai'i

Land Use Commission

Department of Business, Economic Development and Tourism

P.O. Box 2359

Honolulu, Hawai'i 96804-2359

Contact Person:

Mr. Daniel Orodener, Executive Officer

Telephone:

808-587-3822

Applicant: Mr. Michael Atherton

Member

Waikapu Properties, LLC

State, County and Federal Agencies
RE: DEIS – Waikapu Country Town
Request for Comments
January 26, 2016
Page 2

Address:

1670 Honoapiilani Highway
Wailuku, Hawaii 96793

Contact Person:

Mr. Michael Atherton

Telephone:

(209) 601-4187

Consultant: Planning Consultants Hawaii, LLC

Address:

2331 W. Main Street
Wailuku, HI 96793

Contact Person:

Mr. Michael Summers, President

Telephone:

(808) 244-6231

Project Summary

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

The project includes a diversity of housing types, neighborhood commercial, employment uses, an elementary school, parks and open space. At build-out the project will comprise about 1,433 residential units and nearly 200,000 square-feet of commercial. The project includes an approximate 8-mile network of pedestrian and bicycle paths. The project's agricultural component encompasses about 1,077 acres. These lands are being used for diversified agriculture, sugar and cattle grazing. The bulk of the agricultural lands, approximately 800 acres, will be dedicated in perpetuity to agricultural use. The Applicant desires to establish an agricultural park, farmers market, a limited amount of renewable energy production and other permissible uses on these lands.

State, County and Federal Agencies
RE: DEIS – Waikapu Country Town
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Comments in Response to the DEIS.

Please identify any additional information and/or comments or questions you would like addressed in the Final Environmental Impact Statement (FEIS) by March 28, 2016. Submit your comments directly to Planning Consultants Hawaii LLC at 2331 W. Main Street, Wailuku, Hawaii 96793.

Should you have any questions, please contact me at (808) 244-6231 or by e-mail at msummers@planningconsultantshawaii.com.

Sincerely yours,



Michael J. Summers
President

Attachment

c: DEIS on CD Rom and/or Hard Copies

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water line will be realigned and connected to accommodate the layout of the piping system from the well pump to the transmission main.

Electrical service to the new pump station will be comprised of two sources: Hawai'i Electric Light (HEL) and wind power. Only one source will provide power to the station at any given time. Preferably, when wind power is generating and available to provide power, the station will utilize the renewable source of energy. A 480V, 3-phase electrical service will be provided by pad-mounted transformers on site.

2. Honokāia Non-Potable Water System FEA (FONSI)

HRS §343-5

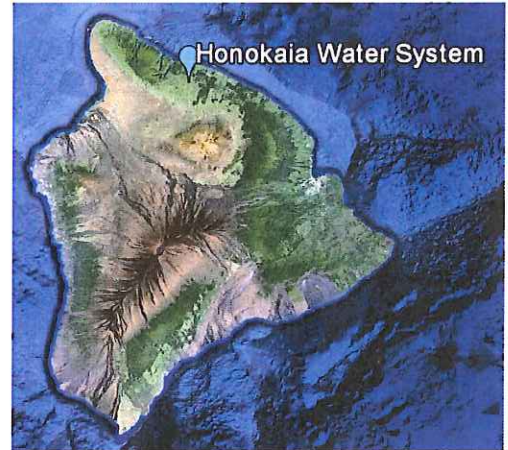
Trigger(s): Use of State land and State funds
District: Hāmākua
TMK: (3rd) 4-6-001: 001-046; 4-7-007:005
Permits: National Pollutant Discharge Elimination System Permit, State Historic Preservation Division Chapter 6e Concurrence, Grubbing and Grading

Proposing/ Determining

Agency: State of Hawai'i, Department of Hawaiian Home Lands, 91-5420 Kapolei Parkway, Room 124 I, Kapolei, HI 96707; Maryam R. Speidel (808) 620-9274

Consultant: Geometrician Associates, PO Box 396, Hilo HI 96721
 Ron Terry (808) 969-7090; rterry@hawaii.rr.com

Status: Finding of No Significant Impact (FONSI) Determination; comments are not taken on this action.



DHHL is proposing a gravity fed non-potable water system consisting of a County DWS connection, a 104,600-gallon metal storage tank reservoir, 32,000 linear feet of transmission lines and laterals, submeters and appurtenant infrastructure. The benefitted properties are 46 leased pastoral lots within a DHHL pastoral subdivision near Honokā'a. For ranching needs, the project would distribute 4,800 gallons a day to the lessees, sufficient for 320 head of cattle. Beneficial effects include facilitating the subdivision's intended land use and lifestyle. Very minor short-term impacts to water quality can be mitigated to negligible levels by proper adherence to construction permits and other mitigation. No significant archaeological sites are present, cultural uses will not be adversely affected, and no threatened or endangered species will be affected, given standard mitigation for timing of removal of tall woody vegetation. The very minor level of growth facilitated by the project occurs in an existing subdivision in keeping with State and County plans.

MAUI (HRS Chapter 343)

3. Waikapū Country Town DEIS with Appendices

HRS §343-5

Trigger(s): Amendment to the Wailuku-Kahului Community Plan; Off-site Infrastructure Improvements

District: Wailuku

TMK: (2) 3-6-002:001, (2) 3-6-002:003, (2) 3-6-004:003, (2) 3-6-004:006, (2) 3-6-005:007 and (2) 3-6-006:036

Permits: (2) 3-6-002:001, (2) 3-6-002:003, (2) 3-6-004:003, (2) 3-6-004:006, (2) 3-6-005:007 and (2) 3-6-006:036

Approving Agency:

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Applicant: Waikapu Properties, LLC, 1670 Honoapi'ilani Highway Wailuku, HI 96793, Mr. Michael Atherton (209) 601-4187

Consultant: Planning Consultants Hawaii, LLC, 2331 W. Main Street Wailuku, HI 96793, Mr. Michael Summers (808) 269-6220

