

Development of the WCT will also require the provision of on-site public facilities including schools and parks. Table ~~21-18~~ summarizes the work, project phasing and order of magnitude costs associated with development of these facilities.

Table ~~21-18~~: School and Park Facilities and Cost Estimates

Infrastructure Description	Phase I (Mauka and Makai)	Phase II (Mauka and Makai)
School The WCT is required by State law to address its impact to State educational facilities through the provision of land and school construction fees in proportion to the impacts of the development. The WCT will provide a 12-acre school site within Phase I of the project for this purpose.	12-acres and \$2,606,829¹⁰	
Parks The WCT is required to contribute land and/or fees to address its impacts to County park and recreation facilities. The WCT may dedicate ¹¹ will be dedicating approximately 32.5 acres for parks and recreation whereas only 16.5 acres are required.	26.66 acres	5.78 acres

¹⁰ Payment of impact fees will be spread across phases I and II in proportion to the residential units constructed in each phase.

¹¹ It is likely that the County Department of Parks & Recreation may not want to accept some of the proposed park lands and that these lands will be maintained as private parks that would be open to the public.

C. AGENCY AND COMMUNITY OUTREACH

Master planning for the WCT was initiated in January 2009. Since 2009, the Applicant has consulted with State and County agencies and the Waikapū community regarding the development plans. Meetings have been conducted with the County of Maui's Department of Planning, Department of Public Works, Department of Environmental Management, Department of Parks and Recreation, and Department of Water Supply. Meetings have also been conducted with the State Department of Education, State Department of Transportation, State Office of Planning, and State Land Use Commission. In addition, the Applicant has consulted with the Waikapū Community Association, the General Plan Advisory Committee, the Maui Planning Commission, and the Maui County Council. Table No. ~~22~~ **19** documents community meetings conducted through February 2014.

Table ~~22~~ **19: Neighborhood and Agency Pre-consultation Activities**

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

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

D. REQUIRED ENTITLEMENTS AND APPROVALS

1. State Land Use District Boundary Amendment (DBA)

The WCT Master Plan will require a State Land Use District Boundary Amendment in order to bring 485 acres of State Agricultural District land into the State Land Use Urban and Rural districts. Table No. ~~23~~ 20 identifies the parcels requiring a State Land Use Commission District Boundary Amendment for all or a portion of the property (See: Figure No. 5, State Land Use Designation”).

Table ~~23~~ 20: TMK Parcels Requiring a State Land Use District Boundary Amendment

Ownership	Parcel	Acres	Existing State Land Use	Acres Subject to DBA	Proposed State Land Use
Waikapū Properties LLC	(2) 3-6-004:003	657.195	Agriculture	149.848	Rural
	(2) 3-6-004:006	52.976 ¹²	Agriculture	53.775 ¹³	Urban
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Agriculture	45.054	Urban
Wai‘ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agriculture	236.326	Urban

2. Community Plan Amendment (CPA)

Community Plan Amendments are required for the approximate 499 acres of land that are proposed for development. The existing MTP properties, which includes TMK Nos. (2) 3-6-005:007 and (2) 3-6-004:006, will require an amendment from Wailuku-Kahului Project District No. 5 (Maui Tropical Plantation) to a new Project District. The new Project District ordinance designation will implement the character and uses proposed in the WCT Master Plan (See: Figure 6, A-B: “Wailuku-Kahului Community Plan Map”). Table No. ~~24~~ 21 identifies parcels requiring a Community Plan Amendment for all or a portion of the property.

¹² Acreage identified on TMK Map.

¹³ Acreage identified by survey.

Table 24 24: TMK Parcels Requiring a Community Plan Amendment

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

3. Change in Zoning (CIZ)

The WCT Master Plan will similarly require a Change in Zoning for all lands proposed for development (See: Figure 7, “MTP Land Zoning Map 412”). A new project district zoning ordinance will be created to implement the vision and mix of uses proposed in the WCT Master Plan. Table No. 25 22 identifies the parcels subject to a Change in Zoning for all, or a portion of the property.

Table 25 22: TMK Parcels Requiring a Change in Zoning

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

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

4. Environmental Impact Statement (EIS)

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