

Section II

Project Assessment Report

TABLE OF CONTENTS

| | |
|---|-----------|
| I. PROJECT INFORMATION | 1 |
| A. PURPOSE OF THE PROJECT ASSESSMENT REPORT | 1 |
| B. PROJECT APPLICANT | 1 |
| C. LAND OWNERSHIP | 1 |
| D. LAND USE CONSULTANT | 2 |
| E. LAND USE PLANNING AND ENTITLEMENT WORK THROUGH FEBRUARY 2018 | 2 |
| F. PROJECT LOCATION | 3 |
| G. TAX MAP KEYS | 3 |
| H. LAND AREA | 10 |
| I. TOPOGRAPYY AND SOILS | 10 |
| J. EXISTING LAND USE | 10 |
| K. SURROUNDING LAND USES | 13 |
| L. DETAILED LAND USE HISTORY OF THE SITE | 13 |
| M. OPEN VIOLATIONS | 16 |
| N. STATE AND COUNTY LAND USE DESIGNATIONS | 17 |
| 1. State Land Use Districts | 17 |
| 2. Wailuku-Kahului Community Plan Designations | 17 |
| 3. County Zoning Districts | 20 |
| O. REQUIRED ENTITLEMENTS AND APPROVALS | 20 |
| 1. Community Plan Amendment (CPA) | 20 |
| 2. Change in Zoning (CIZ) | 25 |
| II. DESCRIPTION OF THE PROJECT | 26 |

WAIKAPU COUNTRY TOWN

| | |
|--|-----------|
| A. PROJECT DESCRIPTION | 26 |
| B. PURPOSE AND NEED | 27 |
| C. PROJECTED MARKET DEMAND | 29 |
| D. PHASING PLAN | 32 |
| E. AGENCY AND COMMUNITY OUTREACH | 36 |
| | |
| III. ASSESSMENT OF PROJECT IMPACTS | 39 |
| <hr/> | |
| A. ENVIRONMENTAL, SOCIO-ECONOMIC AND INFRASTRUCTURE IMPACTS | 39 |
| 1. Archaeological and Historical Data | 39 |
| 2. Cumulative and Secondary Impacts | 41 |
| 3. Traffic Impacts | 41 |
| 4. Agricultural Land Use Impacts | 43 |
| 5. Water | 48 |
| 6. Wastewater | 49 |
| 7. Solid Waste | 51 |
| 8. Environmentally Sensitive Areas, Habitat, Botanical Features | 54 |
| 9. Drainage | 54 |
| 10. Traditional Access Trails | 55 |
| 11. Assessment of Chemicals and Fertilizers | 56 |
| | |
| IV. CONSISENCY WITH COUNTY PLANS | 58 |
| <hr/> | |
| A. COUNTY OF MAUI GENERAL PLAN | 58 |
| 1. Countywide Policy Plan | 58 |
| 2. Maui Island Plan (MIP) | 58 |
| 3. Wailuku-Kahului Community Plan | 59 |
| B. COUNTY OF MAUI ZONING | 59 |
| | |
| V. REFERENCES | 64 |
| <hr/> | |

WAIKAPU COUNTRY TOWN

LIST OF TABLES

| | |
|---|----|
| <i>Table 1: Project Applicant</i> | 1 |
| <i>Table 2: WCT Land Ownership</i> | 2 |
| <i>Table 3: FEIS Prime Consultant</i> | 2 |
| <i>Table 4: Project Tax Map Key Numbers</i> | 3 |
| <i>Table 5: Approximate Acreage of WCT Lands in Agricultural Use</i> | 12 |
| <i>Table 6: Historical Land Use of the WCT Lands</i> | 15 |
| <i>Table 7: Wailuku-Kahului Community Plan Designations</i> | 17 |
| <i>Table 8: County Zoning Districts</i> | 20 |
| <i>Table 9: TMK Parcels Requiring a Community Plan Amendment</i> | 22 |
| <i>Table 10: TMK Parcels Requiring a Change in Zoning</i> | 25 |
| <i>Table 11: Phase I Conceptual Land Use Program for 2017 through 2021</i> | 34 |
| <i>Table 12: Phase II Conceptual Land Use Program for 2022 through 2026</i> | 34 |
| <i>Table 13: Conceptual Development Program for 2017 - 2026</i> | 35 |
| <i>Table 14: Neighborhood and Agency Pre-consultation Activities</i> | 36 |

LIST OF FIGURES

| | |
|---|----|
| <i>Figure 1: Regional Location Map</i> | 4 |
| <i>Figure 2: Aerial Location Map</i> | 5 |
| <i>Figure 3, a-d: TMK Maps</i> | 6 |
| <i>Figure 4: Project Area Illustration</i> | 11 |
| <i>Figure 5, a-b: Wailuku-Kahului Community Plan Designations</i> | 18 |
| <i>Figure 6: MTP Land Zoning Map 412</i> | 21 |
| <i>Figure 7, a-b: Illustrative Land Plan</i> | 23 |
| <i>Figure 8: Conceptual Agricultural Master Plan</i> | 28 |
| <i>Figure 9: Maui Island Plan Directed Growth Map</i> | 30 |
| <i>Figure 10: MIP Wailuku/Kahului Planned Growth Areas</i> | 31 |
| <i>Figure 11: Conceptual Phasing Plan</i> | 33 |
| <i>Figure 12: Land Study Bureau Map</i> | 46 |
| <i>Figure 13: ALISH Map</i> | 47 |

WAIKAPU COUNTRY TOWN

APPENDICIES

- Appendix A Final Environmental Impact Statement (FEIS)
- Appendix B February 8, 2017, The Environmental Notice
- Appendix C MIP Planned Growth Area Description
- Appendix D State Land Use Commission Findings of Fact, Conclusions of Law, and Decision and Order and Certificate of Service
- Appendix E Proposed Community Plan Amendment (CPA) Maps
- Appendix F Proposed Change in Zoning (CIZ) Maps
- Appendix G Proposed Draft Form-Based Zoning Ordinance
- Appendix H Proposed Preliminary Draft Design Guidelines
- Appendix I Final Archaeological Inventory Survey (Revised September 2017)
- Appendix J SHPD Acceptance Letter dated September 22, 2017
- Appendix K FEIS Comment and Response Letters
- Appendix L Limited Environmental Site Assessment (March 2018)