

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

August 10, 2012

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF No.: 12MD-017

Maui

Set Aside to County of Maui, Department of Water Supply for Maintenance Baseyard and Pedestrian Access Purposes, Lahaina, Maui, Tax Map Key: (2) 4-5-031:001.

APPLICANT:

County of Maui, Department of Water Supply

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands of Kelaweia & Paunau situated at Lahaina, Maui, identified by Tax Map Key: (2) 4-5-031:001, as shown on the attached map labeled Exhibit A.

AREA:

1.0 acre, more or less.

ZONING:

State Land Use District: Urban
County of Maui CZO: Agricultural

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

Vacant and unencumbered.

The subject property is unencumbered, but has been occupied by the County of Maui, Department of Water Supply as a field office and storage site for their West Maui district personnel for the past forty years.

PURPOSE:

Maintenance baseyard and pedestrian access purposes.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This action before the Board is merely a transfer of management jurisdiction and does not constitute a use of State lands or funds, and therefore, this action is exempt from the provisions of Chapter 343, HRS, relating to environmental impact statements. Inasmuch as the Chapter 343 environmental requirements apply to Applicant's use of the lands, the Applicant shall be responsible for compliance with Chapter 343, HRS, as amended.

APPLICANT REQUIREMENTS:

Applicant shall be required to:

- 1) Provide survey maps and descriptions according to State DAGS standards and at Applicant's own cost;
- 2) Accept and maintain the pedestrian access traversing through the mauka portion of the subject parcel, and leading to the County of Maui's Kelawea Mauka III Park.

REMARKS:

The subject parcel was previously used as a reservoir site under the care and maintenance of the former Pioneer Mill. Due to the need for employee housing, Pioneer Mill developed the area surrounding this parcel by subdividing to create single family residential lots. The small onsite reservoir is no longer utilized for the storing of water and agricultural purposes.

The County of Maui, Department of Water Supply has indicated that they have occupied this one acre parcel for approximately forty years with no actual disposition in place. The State property has been primarily used as a field office and storage site for the county's West Maui district staff. Use of this property has proven to be an essential part of the Water Department daily operations as it also acts as a baseyard where County vehicles are parked and secured nightly.

Recently, the Department of Water Supply decided that due to the age and disrepair of the existing field office, it would be more cost effective to demolish it and have it replaced with a pre-fab 10' x 42' office trailer. During the planning phase for the field office removal, it was discovered that the property was still under the management and control of the State of Hawaii's, Department of Land and Natural Resources. It is now the intent of the County of Maui, Department of Water Supply to obtain a proper disposition via Executive Order for use of the property before initiating any demolition work and placement of a new field office trailer on site.

The County of Maui's Department of Water Supply has agreed that if they are able to secure the use of this parcel, they will maintain the newly constructed public access (sidewalk) which

traverses along the mauka portion of the property. The pedestrian access provides access from the adjacent residential area to the Kelaweia Mauka III County Park situated at TMK: (2) 4-5-034:047.

AGENCY COMMENTS:

Comments were solicited from to the following agencies:

Agency	Comments
County of Maui – Planning Dept.	No comment / No objections
County of Maui – Dept. of Water Supply	No objections
Office of Hawaiian Affairs	No comments received

RECOMMENDATION:

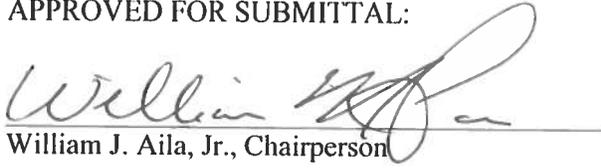
That the Board, subject to Applicant fulfilling the Applicant Requirements above:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment. Note: There will be no change in use of that which has previously existed for the past forty years.
2. Approve of and recommend to the Governor the issuance of an executive order setting aside the subject lands to the County of Maui, Department of Water Supply under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:
 - A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
 - B. The County of Maui, Department of Water Supply, shall maintain at its sole expense the walkway along the mauka boundary of the subject parcel that provides public access to the adjacent County of Maui’s Kelaweia Mauka III Park;
 - C. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
 - D. Review and approval by the Department of the Attorney General; and
 - E. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,


Larry Pacheco, Land Agent

APPROVED FOR SUBMITTAL:

per 
William J. Aila, Jr., Chairperson




STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 17, 2012

EXEMPTION NOTIFICATION

regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR

Project Title: Set Aside to the County of Maui, Department of Water Supply for Maintenance Baseyard and Pedestrian access Purposes, Lahaina, Maui, Tax map Key: (2) 4-5-031:001.

Project / Reference No.: PSF# 12MD-017

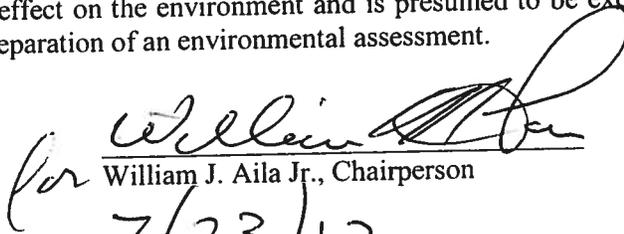
Project Location: Kelaweia & Paunau, Lahaina, Maui

Project Description: Set aside of a 1.0 acre parcel of State land to the County of Maui, Department of Water Supply for a maintenance baseyard, and pedestrian access purposes. The subject parcel has been occupied by the County of Maui for over forty years with no disposition. There will be no change in use for which has previously existed.

Chap. 343 Trigger(s): Use of State Land

Exemption Class No. and Description: In accordance with the Department of Land and Natural Resources Department-wide Exemption List, approved by the Environmental Council and dated December 4, 1991, the subject project is considered to be exempt from the preparation of an environmental assessment pursuant to Exemption Class No.1, that states: "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing".

Recommendation: It is anticipated this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

for 
William J. Aila Jr., Chairperson
7/23/12
Date



Existing DWS Storage Building to Remain.

Existing DWS Maintenance office to be Demolished

DWS Lahaina Baseyard Site

(For set Aside)
4-S-031:001

PROPOSED 10'X42' OFFICE TRAILER

4-S-034:047
(COM)

Baseyard Access Road

Lahainaluna Road



DWS Lahaina Baseyard
Plan of Development
Site Plan
Attachment #2



Exhibit B