

DAVID IGE
Governor



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~~FEB 23 2017~~

DANIEL E. ORODENKER
Executive Officer

MAR 08 2017

LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai'i

January 30, 2017

Mr. Scott Glenn, Director
Office of Environmental Quality Control
State Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

~~RECEIVED
JAN 31 9:23
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL~~

Dear Mr. Glenn:

Subject: Docket No. A06-766/Towne Development of Hawai'i, Inc.; Endurance Investors, LLC;
and Association of II Wai Hui, LP (Proposed Pu'unani Subdivision)

The State Land Use Commission ("LUC") hereby transmits notice to withdraw the Environmental Impact Preparation Notice ("EISPN") for the Proposed Pu'unani Subdivision. On January 23, 2009, a Draft Environmental Impact Statement ("DEIS") was published in *The Environmental Notice*. In August 2013, Towne Development of Hawai'i, Inc.; Endurance Investors, LLC; and the Association of II Wai Hui, LP (collectively "Petitioners") requested to withdraw the DEIS. The withdrawal was subsequently published in the August 8, 2013, issue of *The Environmental Notice*. A new EISPN was prepared and published in the December 8, 2013, issue of *The Environmental Notice* to address new information and plans. By letter dated January 3, 2014, to your office, the LUC extended the EISPN comment period for an additional 30 days to February 6, 2014.

We have recently been informed that Petitioners are no longer pursuing the project at this time and have decided to withdraw the Petition for District Boundary Amendment that was pending before the LUC. Accordingly, the LUC requests that the EISPN for the project be withdrawn from the Hawai'i Revised Statutes chapter 343 environmental review process. Enclosed is a completed Publication Form so that your office may publish notice of the withdrawal in *The Environmental Notice*.

Sincerely,

Daniel E. Orodanker
Executive Officer

RECEIVED
FEB -3 9:26
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Enclosure

c: Ryan Churchill (w/o enclosure)
County of Maui Department of Planning (w/o enclosure)
Office of Planning (w/o enclosure)

17-335

APPLICANT PUBLICATION FORM

Project Name:	Pu'unani Subdivision Project
Project Short Name:	Pu'unani Subdivision
HRS §343-5 Trigger(s):	County General Plan Amendment (Wailuku-Kahului Community Plan Amendment)
Island(s):	Maui
Judicial District(s):	Wailuku
TMK(s):	(2)3-5-02:002 and 003 (por.)
Permit(s)/Approval(s):	State Land Use District Boundary Amendment, County of Maui Community Plan Amendment and Change in Zoning
Approving Agency:	State Land Use Commission
<i>Contact Name, Email, Telephone, Address</i>	Dan Orodener, Executive Officer; dbedt.luc.web@hawaii.gov ; (808) 587-3822; P.O. Box 2359, Honolulu, Hawai'i 96804-2359
Applicant:	Towne Development of Hawaii, Inc.; Endurance Investments, LLC; Association of Ii Wai Hui, LP
<i>Contact Name, Email, Telephone, Address</i>	Charles Jencks; (808) 879-5205; charles@secondandpeck.com ; P.O. Box 220, Kihei, Hawai'i 96753
Consultant:	Munekiyo Hiraga
<i>Contact Name, Email, Telephone, Address</i>	Colleen Suyama, planning@mhplanning.com ; (808)244-2015; 305 High Street, Suite 104, Wailuku, Hawai'i 96793
Status (select one)	Submittal Requirements
<input type="checkbox"/> DEA-AFNSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.
<input type="checkbox"/> FEA-FONSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.
<input type="checkbox"/> FEA-EISPN	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.
<input type="checkbox"/> Act 172-12 EISPN ("Direct to EIS")	Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
<input type="checkbox"/> DEIS	Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
<input type="checkbox"/> FEIS	Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.
<input type="checkbox"/> FEIS Acceptance Determination	The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
<input type="checkbox"/> FEIS Statutory Acceptance	The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.
<input type="checkbox"/> Supplemental EIS Determination	The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
<input checked="" type="checkbox"/> Withdrawal	Act 172-12 EISPN
<input type="checkbox"/> Other	Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

Towne Development of Hawaii, Endurance Investors, LLC and the Association of Il Wai Hui, LP propose the development of the Pu'unani Subdivision Project, consisting of approximately 147 residential lots, a villaged mixed-use district consisting of approximately 450 multi-family units and approximately 25,000 square feet of commercial retail/office space, and an approximate 15-acre park/stormwater retention area. The project site, consisting of approximately 208 acres, is located in Wailuku, makai of Wailuku Heights and adjacent to the Kehalani master planned community. Related actions include dedicating to the County of Maui, a water storage tank site and development of a new water well for the project adjacent to the County's existing water storage tank site. The project will include land use amendments including a State Land Use District Boundary Amendment, County of Maui Community Plan Amendment and County Change in Zoning. It will also involve improvement of a government road (Old Waikapu Road) and Honoapiilani Highway to allow for access to the project.

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