DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

SHAN S. TSUTSUI
LT GOVERNOR
STATE OF HAWAII

FILE COPY

JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.
DEPUTY TO THE CHAIRMAN

DEC 2 3 2017

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1879
HONOLULU, HAWAII 96805

December 12, 2017

RECEIVED
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OFC. OF ENVIRONMENTAL QUALITY CONTROL

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

Dear Director:

Subject: Environmental Impact Statement Preparation Notice Determination for Pūlehunui Regional Infrastructure Master Plan
Tax Map Key parcels (2) 3-8-008:001, 008, 020, 034, 035, 036, 037, and 038
Pūlehunui Ahupua'a, Kula Moku, Island of Maui

Under the provisions of Act 172 (12), the Department of Hawaiian Home Lands (DHHL) has determined at the outset that an environmental impact statement is required for our proposed Pūlehunui Regional Infrastructure Master Plan situated at Tax Map Key parcels (2) 3-8-008:001, 008, 020, 034, 035, 036, 037, and 038 in the Pūlehunui Ahupua'a, Kula Moku, on the island of Maui. We have enclosed a completed Bulletin Publication Form and a summary of the proposed action (with a digital copy of the same provided on a CD).

Pursuant to the requirements of Section 11-200-3, Hawai'i Administrative Rules, and Section 11-200-15, Hawai'i Administrative Rules, we request that you publish notice of this statutory determination in the next available periodic bulletin (Environmental Notice) for the public to submit comments to DHHL during a thirty-day comment period.

18-254

If there are any questions, please contact Kaleo Manuel, Acting Planning Program Manager, at (808) 620-9481.

Sincerely,

Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

Copy: Office of the Governor
Department of Land and Natural Resources
Department of Accounting and General Services
Department of Public Safety

Enclosures:
(1) Completed OEQC Publication Form
(2) Summary of the proposed action
(3) CD containing digital copy of the completed OEQC Publication Form and summary description of action

AGENCY
PUBLICATION FORM

Project Name:	Pūlehunui Regional Infrastructure Master Plan
Project Short Name:	Pūlehunui Regional Infrastructure Master Plan
HRS §343-5 Trigger(s):	§343-5(a)(1): Proposed use of State or County lands or funds
Island(s):	Maui
Judicial District(s):	Wailuku
TMK(s):	TMKs (2) 3-8-008:001 (por.), 008, 020, 034, 035, 036, 037 (por.), 038
Permit(s)/Approval(s):	Grading/Building/Subdivision Permits Special Flood Hazard Development Permits Community Noise Permit NPDES Work-to-Perform, Use & Occupancy Agreement, Permitted Access Agency review
Proposing/Determining Agency:	State of Hawai'i, Department of Hawaiian Home Lands
Contact Name, Email, Telephone, Address	Department of Hawaiian Home Lands, ATTN: Kaleo Manuel Email: kaleo.l.manuel@hawaii.gov Phone: (808) 620-9481 Address: State of Hawai'i, Department of Hawaiian Home Lands P.O. Box 1879, Honolulu, HI 96805
Accepting Authority:	Governor, State of Hawai'i
Contact Name, Email, Telephone, Address	The Honorable David Y. Ige Executive Chambers State Capitol Honolulu, HI 96813 Phone: (808) 586-0034
Consultant:	PBR HAWAII & Associates, Inc.
Contact Name, Email, Telephone, Address	PBR HAWAII & Associates, Inc., ATTN: Selena Pang Email: DHHLPulehunui@pbrhawaii.com Phone: (808) 521-5631 Address: 1001 Bishop Street, Suite 650 Honolulu, HI 96813

Status (select one)	**Submittal Requirements**
____ DEA-AFNSI	Submit 1) the proposing 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.
____ FEA-FONSI	Submit 1) the proposing 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.
____ FEA-EISPN	Submit 1) the proposing 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.
__X__ Act 172-12 EISPN ("Direct to EIS")	Submit 1) the proposing 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.
____ DEIS	Submit 1) a transmittal letter to the OEQC and to the accepting authority, 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.
____ FEIS	Submit 1) a transmittal letter to the OEQC and to the accepting authority, 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.
____ FEIS Acceptance Determination	The accepting authority simultaneously transmits to both the OEQC and the proposing agency 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.
FEIS Statutory Acceptance	Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.
____ Supplemental EIS Determination	The accepting authority simultaneously transmits its notice to both the proposing agency 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.
____ Withdrawal	Identify the specific document(s) to withdraw and explain in the project summary section.
____ Other	Contact the OEQC if your action is not one of the above items.

Project Summary

The Department of Hawaiian Home Lands (DHHL) is preparing a regional infrastructure master plan to serve certain State-owned lands located in Pūlehunui, Maui. The proposed action will involve a coordinated regional infrastructure alternatives analysis for water, wastewater, and key roadways. The Pūlehunui Regional Infrastructure Master Plan will include technical studies for DHHL's lands and will incorporate by reference information regarding proposed developments by the Department of Land and Natural Resources (DLNR) and the Department of Accounting and General Services/Department of Public Safety (DAGS/PSD).

The primary purpose is to undertake regional infrastructure master planning on behalf of the four agency stakeholders to facilitate the efficient development of certain State-owned lands that will be managed by those agencies. A regional approach to infrastructure planning will facilitate development at Pūlehunui in a manner that is financially and environmentally efficient, maximizing the use of State funds while minimizing environmental impacts. Pursuant to DHHL's mission the secondary, supporting purpose is to further define the programmatic land uses anticipated on DHHL's lands in Pūlehunui in conformance with DHHL's *Maui Island Plan*, to provide direct and indirect benefits to DHHL Beneficiaries and programs in the form of improved lands and opportunities to pursue revenue generating general leases.

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

Environmental Impact Statement Preparation Notice

Pūlehunui Ahupuaʻa, Kula Moku, Maui

Prepared for:

Department of Hawaiian Home Lands
Department of Land and Natural Resources
Department of Accounting and General Services
Department of Public Safety

Proposing Agency:
Department of Hawaiian Home Lands

Prepared by:

PBR HAWAII
& ASSOCIATES, INC.

Prepared pursuant to Chapter 343, Hawaiʻi Revised Statutes, and Chapter 11-200 Hawaiʻi Administrative Rules

December 2017

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Table of Contents

Summary 1
1 Identification of the Proposing Agency 9
2 Identification of the Accepting Authority 9
3 Identification of Contact Person 9
4 Brief Description of Proposed Action 9
4.1 Purpose and Need 9
4.2 Description of the Pūlehunui Regional Infrastructure Master Plan 10
5 Determination 12
5.1 Reasons Supporting the Determination 15
6 Description of the Environment 16
7 Planning Horizon 17
8 Alternatives 17
9 Affected Parties 22

List of Figures

Figure 1: Regional Location
Figure 2: Aerial Photograph
Figure 3: Tax Map Key
Figure 4: State Land Use District
Figure 5: DHHL Maui Island Plan Designations
Figure 6: Development Plan
Figure 7: Flood Insurance Rate Map
Figure 8: Wetlands and Surface Water
Figure 9: Land Study Bureau (LSB) and Agricultural Lands of Importance to the State of Hawaii (ALISH) Classifications
Figure 10: USFWS Critical Habitat

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SUMMARY

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared in accordance with Chapter 343, Hawaiʻi Revised Statutes (HRS) for a regional infrastructure master plan to serve certain State lands located along Maui Veterans Highway (former Mokulele Highway), led by the State Department of Hawaiian Home Lands (DHHL), a State agency. DHHL will undertake a regional infrastructure master planning effort on behalf of four State agency stakeholders. DHHL anticipates that regional infrastructure improvements may be beneficial to serve regional State-owned lands to be managed by DHHL, the State Department of Land and Natural Resources (DLNR), or the State Department of Accounting and General Services/Department of Public Safety (DAGS/PSD) and those agencies' respective proposed developments. Therefore a regional approach to infrastructure planning will facilitate development at Pūlehunui in a manner that is financially and environmentally efficient, maximizing the use of State funds while minimizing environmental impacts to the extent practicable. The proposed action is located in Pūlehunui, Maui, State of Hawaiʻi. Figure 1 shows the location of the proposed action; Figure 2 shows an aerial photograph of the region.

Name:	Pūlehunui Regional Infrastructure Master Plan
Location:	Pūlehunui Ahupuaʻa, Kula Moku, Maui
Address:	Maui Veterans Highway, Maui, HI (Figure 1)
Tax Map Keys:	TMK (2) 3-8-008:008, 035, and 036 (Pūlehunui North) TMK (2) 3-8-008:034 (Pūlehunui South) These parcels are owned and managed by DHHL, and are referred to collectively as the "DHHL Project Areas". In addition to the DHHL Project Areas, the "Infrastructure Regional Study Area" comprises other State-owned lands in the region that are managed or anticipated to be managed by DLNR or DAGS/PSD. TMK (2) 3-8-008:001 (DLNR) TMK (2) 3-8-008:020 (DLNR) TMK (2) 3-8-008:037 por. (DAGS/PSD) TMK (2) 3-8-008:038 (DLNR)

See Figure 2 for anticipated developments within the Infrastructure Regional Study Area boundaries, and Figure 3, Tax Map Key.

Judicial District: Wailuku

Proposing Agency: State Department of Hawaiian Home Lands (DHHL)

Accepting Authority: Governor of the State of Hawaiʻi

Recorded Fee Owner: DHHL Project Areas are owned by the State of Hawaiʻi, Department of Hawaiian Home Lands. Other lands within the Infrastructure Regional Study Area State-owned lands to be managed by DLNR or DAGS/PSD.

Existing Use: Vacant, generally unimproved

Proposed Action: DHHL will undertake a regional infrastructure master planning effort on behalf of four State agency stakeholders involving a coordinated regional infrastructure alternatives analysis for water, wastewater, and key roadways. The regional analysis will evaluate alternatives for regional, sub-regional, and "independent" approaches to infrastructure development.

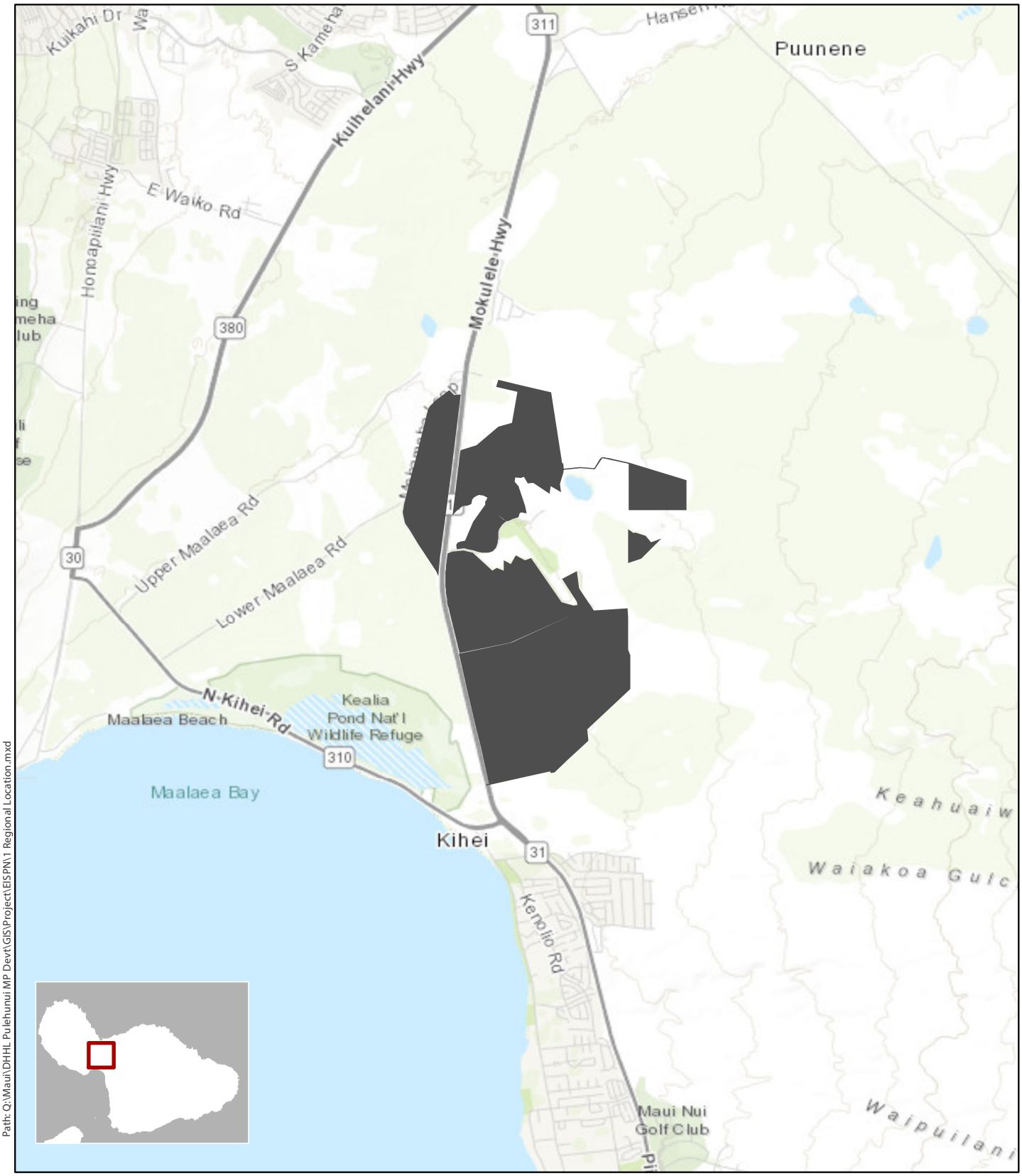
The land use programs on DHHL Project Areas are anticipated to involve commercial/light industrial and agriculture-supporting uses, and agricultural use by DHHL Beneficiaries. A portion of Pūlehunui South may accommodate supporting regional infrastructure, pending consultation and appropriate technical studies.

Land Use Designations: *State Land Use*: Agriculture (Figure 4)
Department of Hawaiian Home Lands: Industrial, General Agriculture (Figure 5)
Special Management Area: Not within the SMA

Major Reviews/Approvals Required:

Issuing Agency	Permit/Approval
Governor, State of Hawaiʻi	Chapter 343, HRS Compliance

County of Maui Department of Public Works	Grading/Building/Subdivision Permits
County of Maui Wastewater Reclamation Division	Review
County of Maui Department of Water Supply	Review
County of Maui Planning Department	Special Flood Hazard Development Permits
State of Hawai‘i Department of Health	Community Noise Permit
State of Hawai‘i Department of Health, Wastewater Branch	Review
State of Hawai‘i Department of Health, Safe Drinking Water Branch	Review
State of Hawai‘i Department of Health, Clean Water Branch	National Pollutant Discharge Elimination System (NPDES) Permit
State of Hawai‘i Department of Transportation	Work-to-Perform, Use & Occupancy Agreement, Permitted Access
State of Hawai‘i State Historic Preservation Division	Review



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Path: Q:\Maui\DHHL Pulehunui MP Devt\GIS\Project\EISPN\1 Regional Location.mxd

DATE: 12/9/2017

LEGEND

Infastructure Regional Study Area

FIGURE 1:
Regional Location

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands
Island of Maui

North

Linear Scale (miles)
0 0.25 0.5 1

PBR HAWAII & ASSOCIATES, INC.

Source: ESRI Online Basemap.County of Maui, 2017.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

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Path: Q:\Maui\DHHL Pulehunui MP Devt\GIS\Project\EISPN\2 Aerial Photo.mxd

LEGEND

Infastructure Regional Study Area

DATE: 12/11/2017

Figure 2
Aerial Photograph

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands
Island of Maui

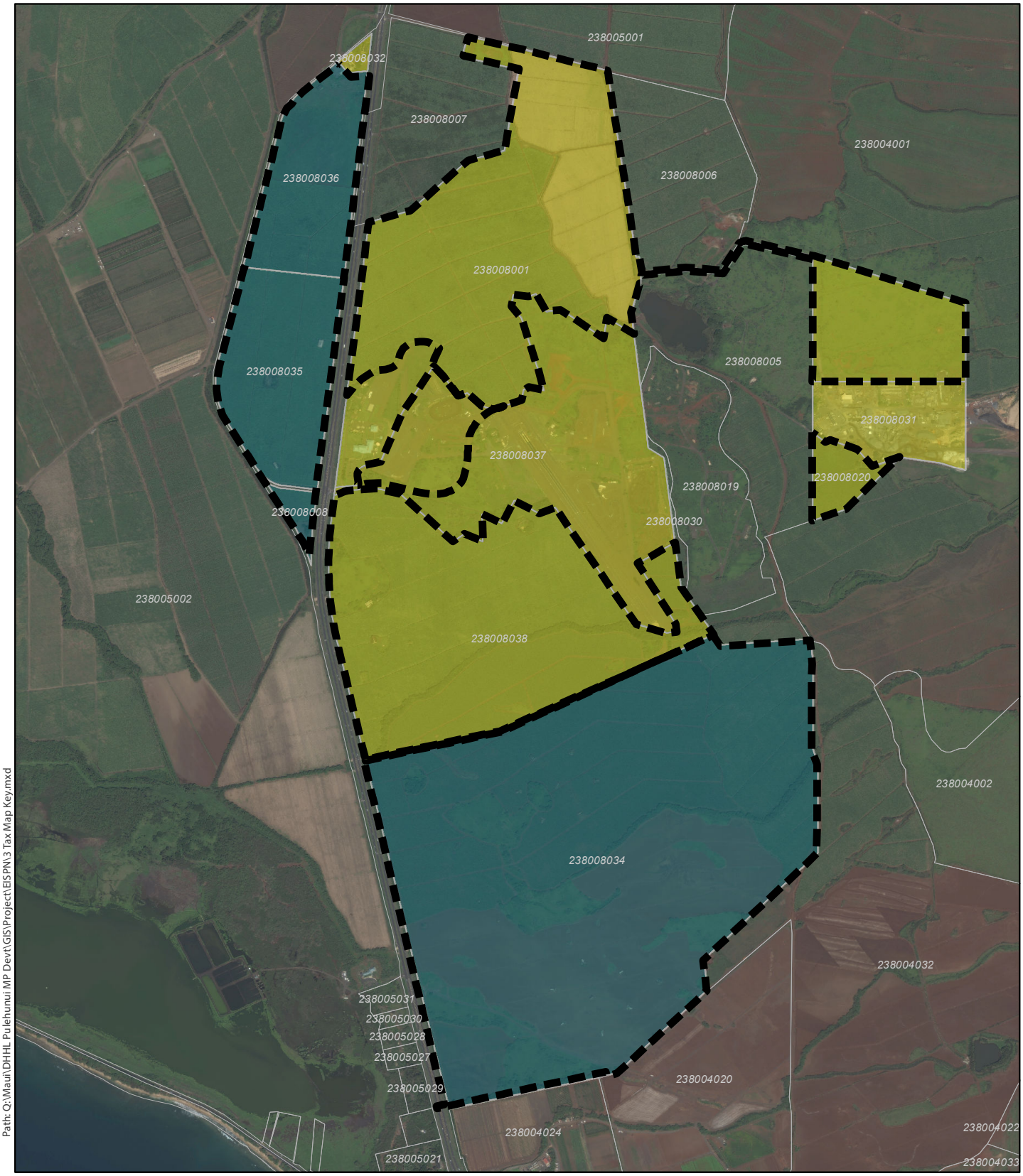
North

Linear Scale (feet)
0 500 1000 2000

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2017. NRCS aerial image.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 12/11/2017

LEGEND

Infastructure Regional Study Area

TMK Parcels

Land Owner

DHHL

State - non-DHHL

Figure 3
Tax Map Key

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands

Island of Maui

North

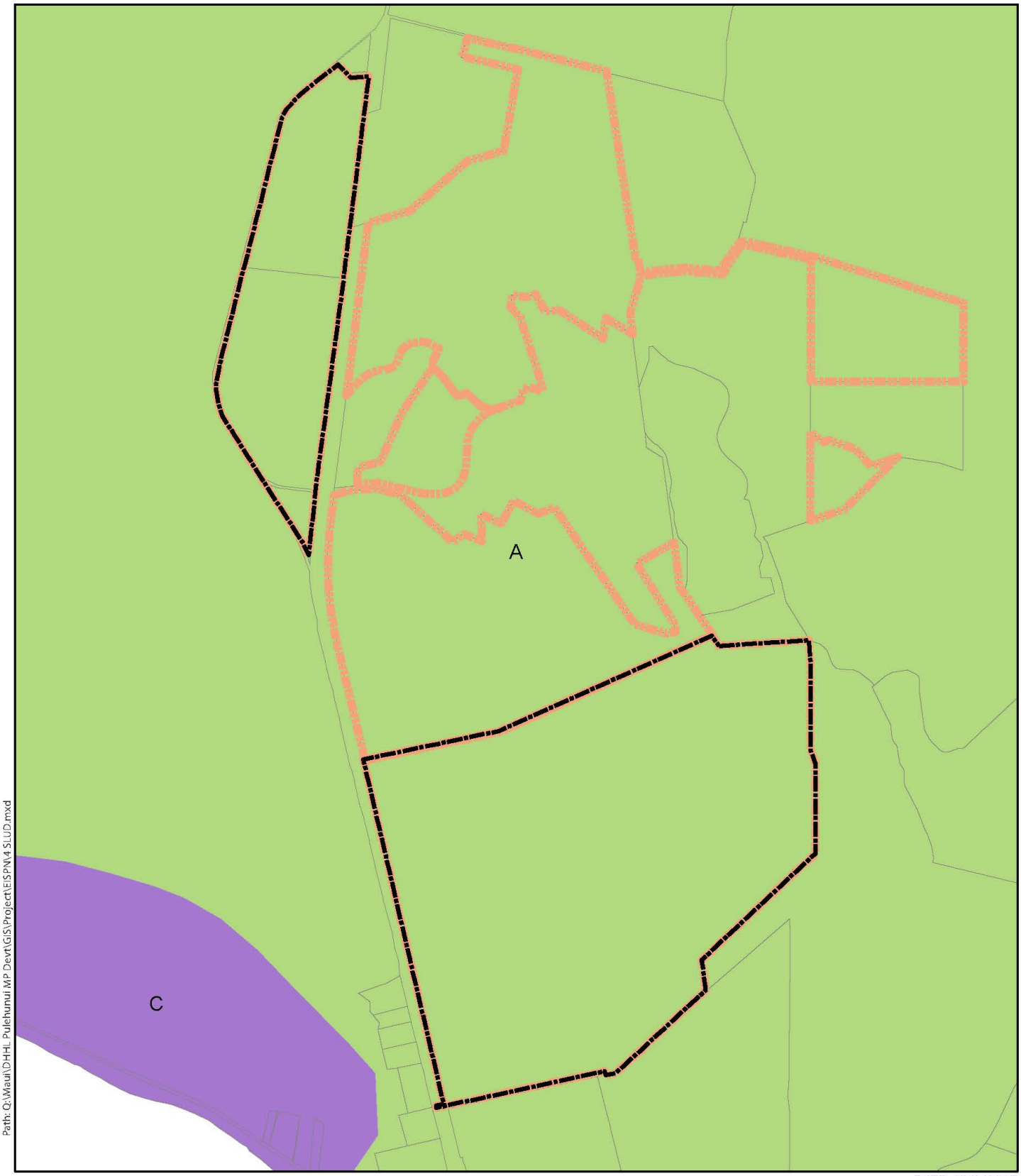
Linear Scale (feet)

0 500 1000 2000

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2017. NRCS aerial image.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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LEGEND

- DHHL Project Areas
- Infastructure Regional Study Area
- TMK Parcels

State Land Use Districts

- Agriculture
- Conservation
- Rural
- Urban

Figure 4
State Land Use District

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

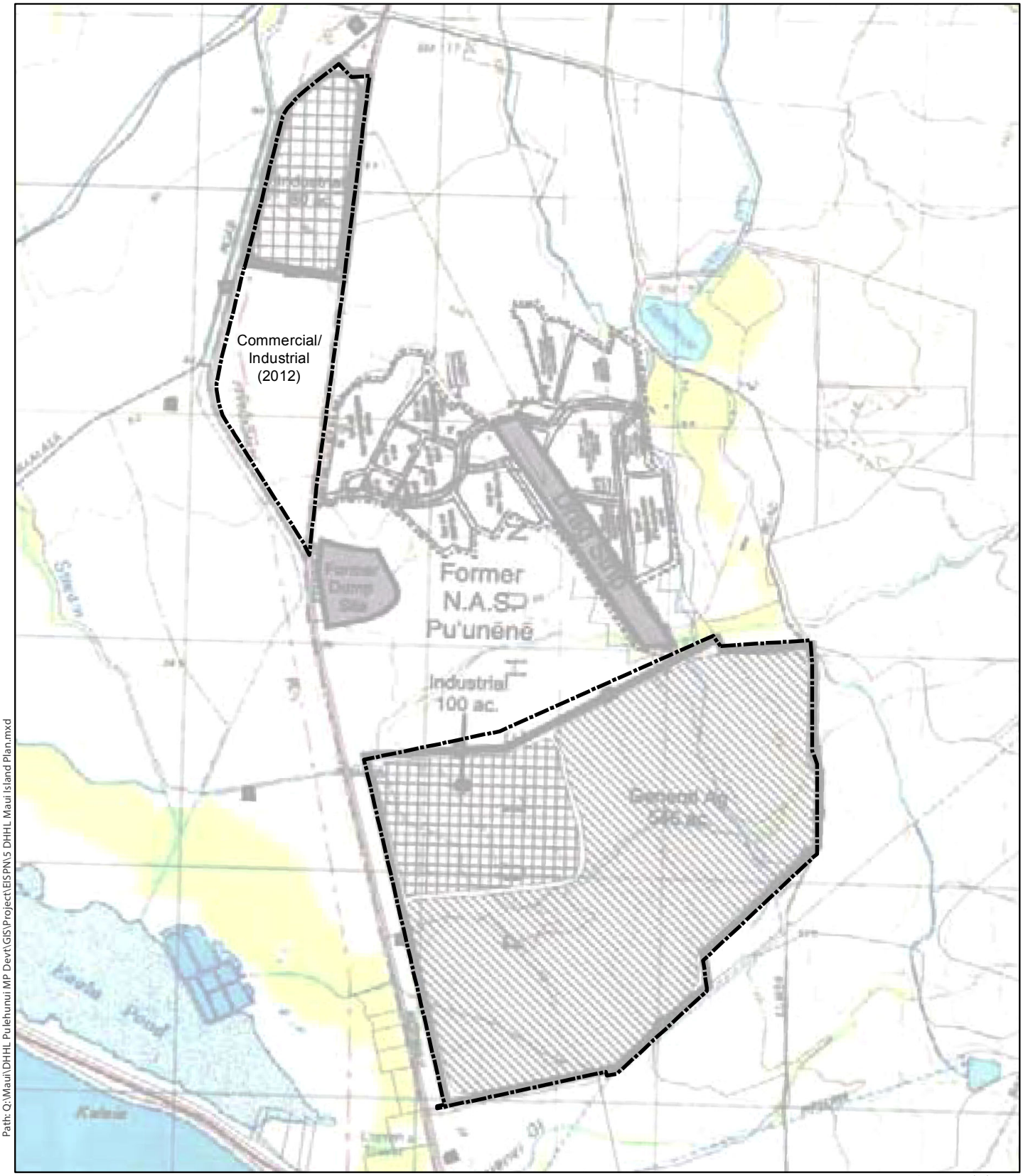
Department of Hawaiian Home Lands
Island of Maui

North
Linear Scale (feet)
0 500 1000 2000

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2017. State Land Use Commission, 2016.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 12/9/2017

LEGEND

DHHL Project Areas

General Agriculture

Industrial

Figure 5
DHHL Maui Island Plan Designations

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands — Island of Maui

North

0 500 1000 2000

PBR HAWAII & ASSOCIATES, INC.

Source: DHHL Maui Island Plan, 2004.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

1 IDENTIFICATION OF THE PROPOSING AGENCY

The State of Hawai‘i, Department of Hawaiian Home Lands is the Proposing Agency.

Contact: Kaleo Manuel, Acting Planning Program Manager
Planning Office
State of Hawai‘i, Department of Hawaiian Home Lands
P.O. Box 1879, Honolulu, HI 96805
Phone: (808) 620-9481 / FAX: (808) 620-9559
Email: kaleo.l.manuel@hawaii.gov

2 IDENTIFICATION OF THE ACCEPTING AUTHORITY

The Governor of the State of Hawai‘i is the Accepting Authority.

Contact: The Honorable David Y. Ige
Governor, State of Hawai‘i
Executive Chambers
State Capitol
Honolulu, HI 96813
Phone: (808) 586-0034 / FAX: (808) 586-0006

3 IDENTIFICATION OF CONTACT PERSON

The environmental consultant is PBR HAWAII & Associates, Inc.

Contact: Selena Pang, Planner
PBR HAWAII
1001 Bishop Street, Suite 650
Honolulu, HI 96813
Phone: (808) 521-5631
Fax: (808) 523-1402
Email: DHHLPulehunui@pbrhawaii.com

4 BRIEF DESCRIPTION OF PROPOSED ACTION

4.1 Purpose and Need

The primary purpose of the Pūlehunui Regional Infrastructure Master Plan is to undertake regional infrastructure master planning on behalf of DHHL, Department of Land and Natural Resources (DLNR) and Department of Accounting and General Services/Department of Public

Safety (DAGS/PSD), to facilitate the efficient development of certain State-owned lands in Pūlehunui, Central Maui that will be managed by those agencies. DHHL anticipates that regional infrastructure improvements may be beneficial to serve regional lands managed by said agencies and those agencies' respective proposed developments. Therefore a regional approach to infrastructure planning will facilitate development at Pūlehunui in a manner that is financially and environmentally efficient, maximizing the use of State funds while minimizing environmental impacts to the extent practicable. Figure 1 shows the location of the proposed action; Figure 2 shows an aerial photograph of the Infrastructure Regional Study Area. Figure 3, Tax Map Key, shows land ownership within the Infrastructure Regional Study Area and surrounding lands.

Pursuant to DHHL's mission the secondary, supporting purpose of the proposed action is to further define the programmatic land uses anticipated on DHHL's lands in Pūlehunui (DHHL Project Areas), through the Beneficiary Consultation process and technical studies and in conformance with the *Maui Island Plan* (Department of Hawaiian Home Lands, 2004), to provide direct and indirect benefits to DHHL Beneficiaries and programs in the form of improved lands and opportunities to pursue revenue generating general leases at Pūlehunui North.

4.2 Description of the Pūlehunui Regional Infrastructure Master Plan

Regional infrastructure study. DHHL will undertake a regional infrastructure master planning effort on behalf of four State agency stakeholders. The proposed action will involve a coordinated regional infrastructure alternatives analysis for water, wastewater, and key roadways. The regional analysis will evaluate alternatives for regional, sub-regional, and "independent" approaches to infrastructure development.

The Pūlehunui Regional Infrastructure Master Plan will include technical studies for DHHL's lands at Pūlehunui (land use programs for which are described below) and will incorporate by reference other project information provided by DLNR and DAGS/PSD for their respective proposed developments. The regional planning effort will be carried out in a manner consistent with the 2014 MOU between DHHL, DLNR, DAGS, and PSD, wherein these parties agreed to "make their best efforts to work in a collaborative manner". The MOU was intended to allow the aforementioned agencies to benefit from economies of scale, joint infrastructure financing, planning and development, and provide significant economic benefits to the Maui community. In 2014, $4M of Capital Improvement Funds were awarded to DHHL for infrastructure planning and design pursuant to the MOU (Act 122, Session Laws of Hawai'i 2014).

DHHL is underway with preliminary engineering assessments to analyze regional alternative approaches to water, wastewater, and traffic, in tandem with any related refinements to land use programs in DHHL Project Areas. These processes will be informed by the completion of

additional technical studies, continued coordination with MOU parties, consultation with the DHHL Beneficiary Community, and comments received during the EISPN and EIS public comment periods.

Development of DHHL Lands and Compatibility with DHHL Maui Island Plan.
Land use programs in DHHL Project Areas will inform the regional infrastructure analysis which will also incorporate by reference other project information provided by DLNR and DAGS/PSD for their respective proposed developments.

The Hawaiian Homes Commission Act (§§204 and 206) vests DHHL with exclusive authority to control its lands, which means the DHHL Project Areas are not subject to State or County land use controls. Instead, DHHL established a planning system that includes a General Plan, Island Plans, Program Plans, Regional Plans, Special Plans and various implementing mechanisms. The Island Plans identify DHHL's land use designations, which are DHHL's equivalent to zoning.

The Pūlehunui Regional Infrastructure Master Plan is consistent with DHHL's *Maui Island Plan*[1]. DHHL's Island Plans are island-specific, 20-year visioning documents that designate land uses for DHHL-owned property. In 2004, DHHL adopted the (DHHL) *Maui Island Plan* which examined all DHHL land in terms of development constraints and opportunities and other criteria, to assign appropriate Land Use Designations to each parcel.

The *Maui Island Plan* designates Pūlehunui South primarily for General Agriculture use with approximately 100 acres designated for Industrial use (Department of Hawaiian Home Lands, 2004).

At Pūlehunui North, the Maui Island Plan designates Parcel 36 for Industrial use. The adjacent Parcels 8 and 35 were acquired subsequent to the Maui Island Plan, and the Maui Island Plan was amended to designate Commercial and Industrial uses on those parcels.

DHHL land use programs are anticipated to involve commercial/light industrial and agriculture-supporting uses, and agricultural use by DHHL Beneficiaries. A portion of Pūlehunui South may accommodate supporting regional infrastructure, pending consultation and appropriate technical studies. A more detailed description of the anticipated land uses is provided below. Due to infrastructure requirements and site constraints, DHHL anticipates that land uses at Pūlehunui South may not be sited exactly as shown in the *Maui Island Plan*; siting of land uses at this property will be further informed throughout the planning process, based on stakeholder consultation and technical studies.

[1] The *Maui Island Plan* is available for view on the DHHL website: https://dhhl.hawaii.gov/wp-content/uploads/2012/05/Island_Plan_Maui_2004.pdf

See Figure 6, Draft Development Plan, for a conceptual development plan for the DHHL Project Areas, consistent with the *Maui Island Plan*.

Commercial/Industrial Uses – Commercial/light industrial use is anticipated to occupy up to 140 acres at Pūlehunui North, and approximately 35 acres at Pūlehunui South. Commercial/industrial use provides for the most flexible use of the DHHL Project Areas and could support retail, agribusiness processing, packaging, and/or marketing of agricultural goods produced at Pūlehunui South and throughout Central Maui. Light industrial-zoned lots on other Maui properties accommodate retail uses. Large, contiguous commercial lots would be suitable for a more comprehensive commercial or retail complex and/or a visitor attraction destination, cultural center or other large visitor industry-based use.

In addition to revenue generation to support DHHL activities, DHHL proposes to provide areas devoted to use by smaller businesses including those of DHHL Beneficiaries, to support Beneficiary economic development initiatives. Activities in this area will build capacity in the small business community by providing a space for individual businesses or Beneficiary individuals or organizations to produce and sell products and services in a highly-visible and central location.

Open Space and Agricultural Uses - Between roughly 30 and 40 acres of open space have been assumed in the development plan to meet drainage needs at Pūlehunui North. The majority of Pūlehunui South will be used for agriculture, with some of its open space supporting agricultural crops selected to avoid impacting visual resources or business visibility.

5 DETERMINATION

Section 343-5 (e), HRS (enacted by Act 172 (2012)) allows an applicant to prepare an EIS rather than an environmental assessment if the Accepting Authority determines, through its judgment and experience, that an EIS is likely to be required. The preparation of such an EIS begins with the preparation of an EISPN, sometimes referred to as an "Act 172 EISPN." Under the provisions of §343-5 (b), HRS DHHL has determined, through its judgment and experience, that an Environmental Impact Statement (EIS) is likely to be required for the Pūlehunui Regional Infrastructure Master Plan.

Preparation of an EIS is being undertaken to address requirements of Chapter 343, HRS and Title 11, Department of Health, Chapter 200, Environmental Impact Rules, Hawai‘i Administrative Rules Section 343-5, HRS established nine "triggers" that require either an Environmental Assessment (EA) or an EIS. The Pūlehunui Regional Infrastructure Master Plan is an agency action funded by Capital Improvement Funds earmarked for interagency infrastructure planning;

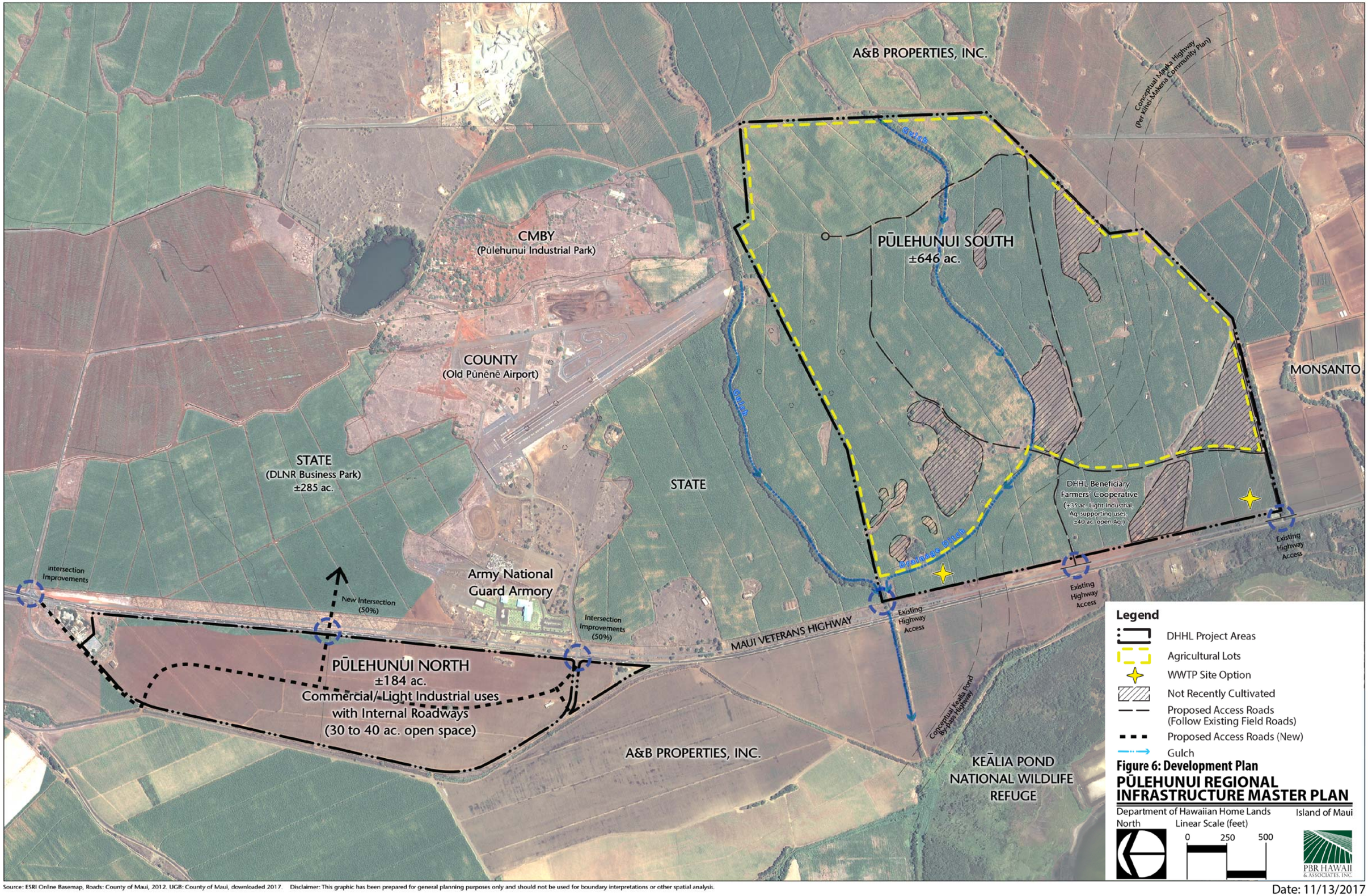

Figure 6: Development Plan

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands

Island of Maui

Source: ESRI Online Basemap, Roads: County of Maui, 2012. UGB: County of Maui, downloaded 2017. Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Date: 11/13/2017

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the use of State or County lands or funds is one quality that "triggers" the preparation of an EA or EIS.

5.1 Reasons Supporting the Determination

Based on a review of the significance criteria set forth under Section 11-200-12(b), HAR it is anticipated that the Pūlehunui Regional Infrastructure Master Plan may have a significant effect on the environment due to one or more of the significance criteria which are:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;
2. Curtails the range of beneficial uses of the environment;
3. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments there to, court decisions, or executive orders;
4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;
5. Substantially affects public health;
6. Involves secondary impacts, such as population changes or effects on public facilities;
7. Involves a substantial degradation of environmental quality;
8. Is individually limited but cumulatively has a considerable effect upon the environment or involves a commitment for larger actions;
9. Substantially affects a rare, threatened, or endangered species, or its habitat;
10. Detrimentally affect air or water quality or ambient noise levels;
11. Affects, or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters;
12. Substantially affects scenic vistas and view planes identified in county or state plans or studies; and
13. Requires substantial energy consumption.

Based on the above criteria, DHHL does not anticipate that it could be affirmatively concluded that the Pūlehunui Regional Infrastructure Master Plan would not have a significant effect on the environment. In particular, regional infrastructure and/or DHHL land use programs are potentially anticipated to involve secondary impacts on public facilities such as roads, are potentially anticipated to substantially affect visual resources along Maui Veterans Highway, and are potentially anticipated to require substantial energy consumption.

The Draft EIS will include a full assessment of anticipated impacts and proposed mitigation measures to minimize anticipated adverse impacts. DHHL does not anticipate that an EA prepared to assess the anticipated impacts would warrant a Finding of No Significant Impact

(FONSI) in light of the significance criteria under Section 11-200-12(b). Therefore DHHL believes that the Pūlehunui Regional Infrastructure Master Plan is likely to require a full environmental review through the completion of an EIS and therefore the environmental review should proceed directly to the preparation of an EIS through this EISPN. As Accepting Authority, the Governor of the State of Hawaiʻi has the authority to determine that an EIS is likely to be required, and therefore to authorize DHHL to initiate its environmental review through the preparation of an EISPN.

6 DESCRIPTION OF THE ENVIRONMENT

This description includes only DHHL Project Areas. The Pūlehunui Regional Infrastructure Master Plan Draft EIS will incorporate by reference other project information provided by DLNR and DAGS/PSD for their respective proposed developments.

The DHHL Project Areas are located on both sides of Maui Veterans Highway, near the Puʻunēnē Armory. See Figure 1 and Figure 2. The DHHL Project Areas consist of four parcels: TMK (2) 3-8-008-008, 034, 035, and 036. The total land area of DHHL Project Areas is 830.359 acres. See Figure 3, Tax Map Key, for the Infrastructure Regional Study Area in the context of surrounding lands.

Tax Map Key (TMK)	**Acres**
(2) 3-8-008-008	6.926 acres
(2) 3-8-008-034	646.000 acres
(2) 3-8-008-035	97.433 acres
(2) 3-8-008-036	80.000 acres

The DHHL Project Areas are vacant and were formerly leased to Alexander & Baldwin (A&B) for sugarcane cultivation. When A&B transitioned out of sugarcane in 2016, the lease was not renewed. Prior to sugar cultivation, much of the region was occupied by the Naval Air Station Puʻunēnē.

The DHHL Project Areas are primarily located in Flood Zone X (outside the 500-year flood zone). Portions of the Pūlehunui North and Pūlehunui South are designated Zone XS (within the 500-year or 0.2% annual chance floodplain, within the 1% annual chance floodplain with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected from the 1% annual chance flood by levee) or AE (within the 100-year floodplain, with Base Flood Elevations determined) (Figure 7).

Only Pūlehunui South includes an unnamed non-perennial stream. There are no streams or surface water bodies within Pūlehunui North. The drainage ditch from Pūlehu Gulch, which is considered a non-perennial stream, runs along a portion of Mehameha Loop on Alexander & Baldwin lands (Figure 8). The Draft EIS will include an assessment of drainage and will address any anticipated impacts to wetlands and surface water resources.

The DHHL Project Areas have a Land Study Bureau (LSB) overall productivity rating of E, the lowest (poorest) agricultural productivity rating (Figure 9). The LSB rating system is based on critical agricultural factors including soil texture, structure, depth, drainage, parent material, stoniness, topography, climate and rainfall. Much of the property has an Agricultural Lands of Importance to the State of Hawai‘i (ALISH) rating of Prime ALISH, suggesting that the property is prime farmland. However, the “Prime” designation has often been given to cultivated tracts of land, and the property was cultivated during ALISH designation. Land use history may therefore be the underlying reason for the discrepancy between the LSB and ALISH classifications.

The property is not located within or adjacent to critical habitat designated by the US Fish and Wildlife Service, or endangered or threatened species habitat (Figure 10). The Draft EIS will include a biological report.

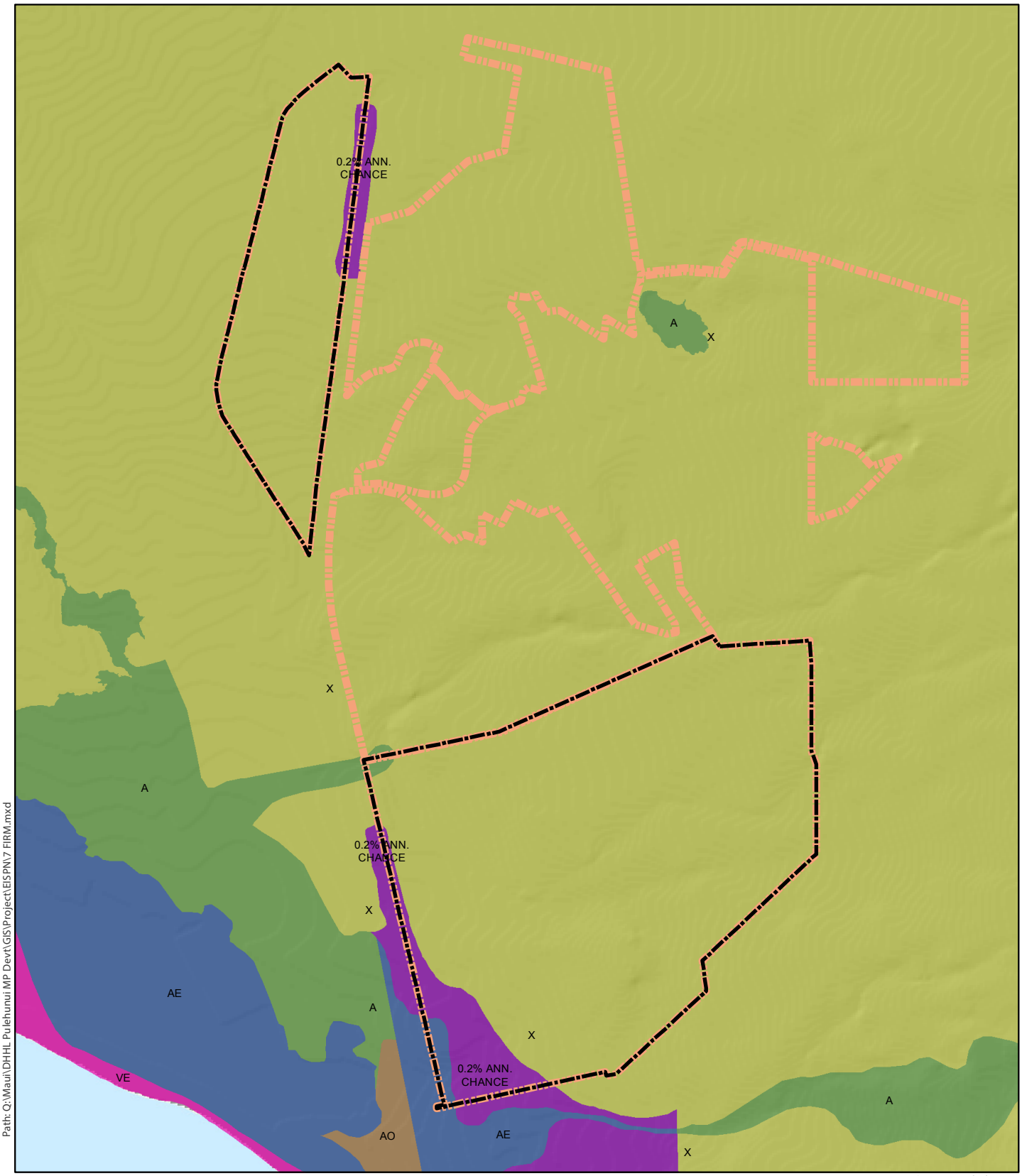
The Draft EIS will contain a full description of the environment of the DHHL Project Areas as supported by technical studies, an in-depth review of other relevant project information provided by DLNR and DAGS/PSD for their respective proposed developments within the Infrastructural Regional Study Area, and a discussion of potential impacts and mitigation measures.

7 PLANNING HORIZON

The planning horizon for the of the Pūlehunui Regional Infrastructure Master Plan is long-term. The planning process is anticipated to include consultation with DHHL Beneficiaries as well as the surrounding community. The forthcoming EIS is anticipated to take one to two years.

8 ALTERNATIVES

The Draft EIS will include a detailed discussion of alternative land uses, as well as possible options for providing infrastructure (water, sewer, drainage and roads) to support anticipated land uses.



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DATE: 12/9/2017

LEGEND

- DHHL Project Areas
- Infastructure Regional Study Area

Flood Zone

- A - 1% ANN. CHANCE
- AE - 1% ANN. CHANCE, BFE
- AO - 1-3' FLD
- VE- CSTL FLD/WAVE, BFE
- X - OUTSIDE SP. FLOOD
- XS - 0.2% ANN. CHANCE

Figure 7
Flood Insurance Rate Map

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

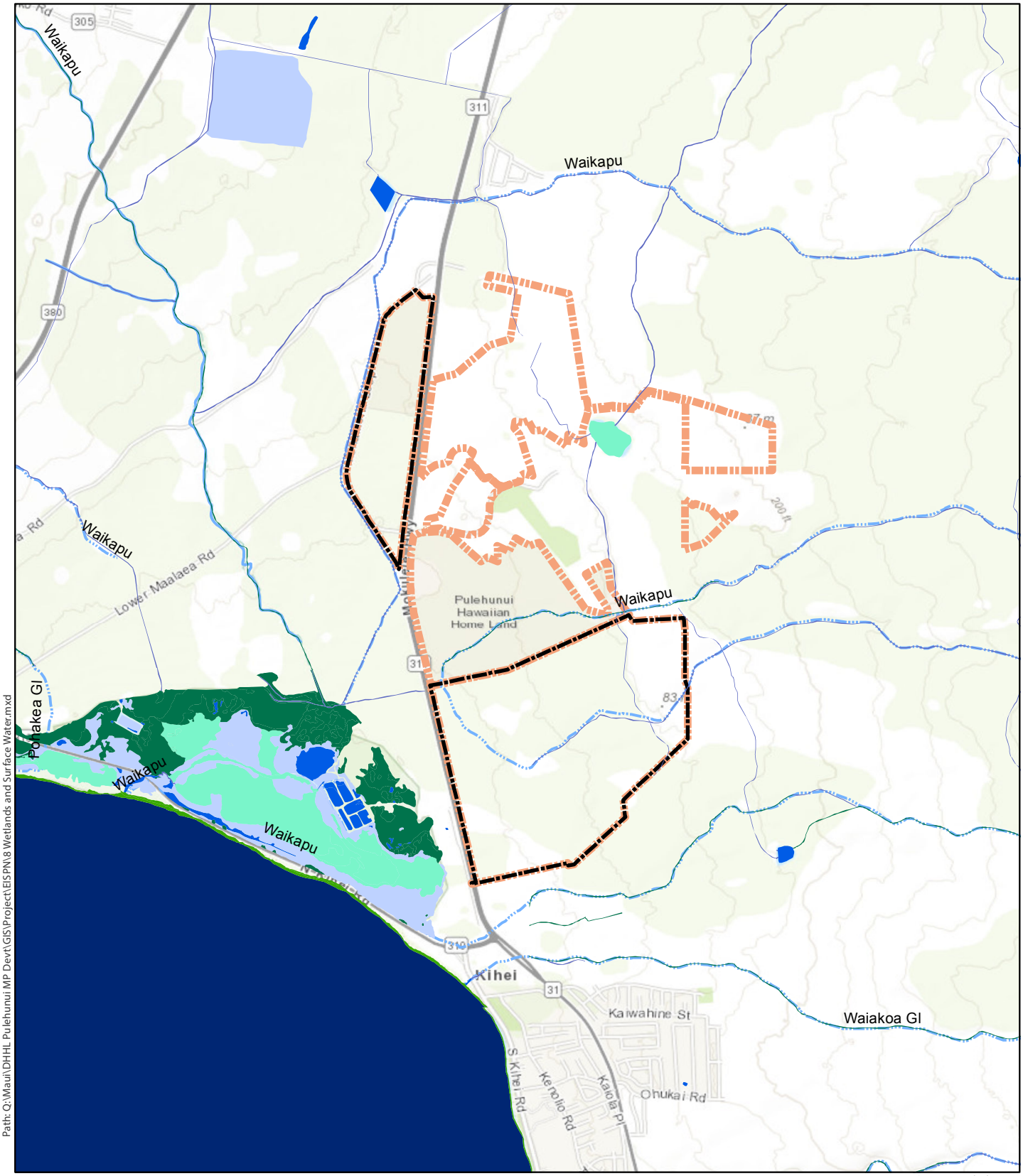
Department of Hawaiian Home Lands — Island of Maui

North — Linear Scale (feet): 0 500 1000 2000

PBR HAWAII & ASSOCIATES, INC.

Source: ESRI online basemap. FEMA, 2015.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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Path: Q:\Maui\DHHL Pulehunui MP Devt\GIS\Project\EISPN\8 Wetlands and Surface Water.mxd

DATE: 12/9/2017

LEGEND

- DHHL Project Areas
- Infrastructure Regional Study Area

Streams

- NON-PERENNIAL
- PERENNIAL

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Figure 8
Wetlands and Surface Water

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands — Island of Maui

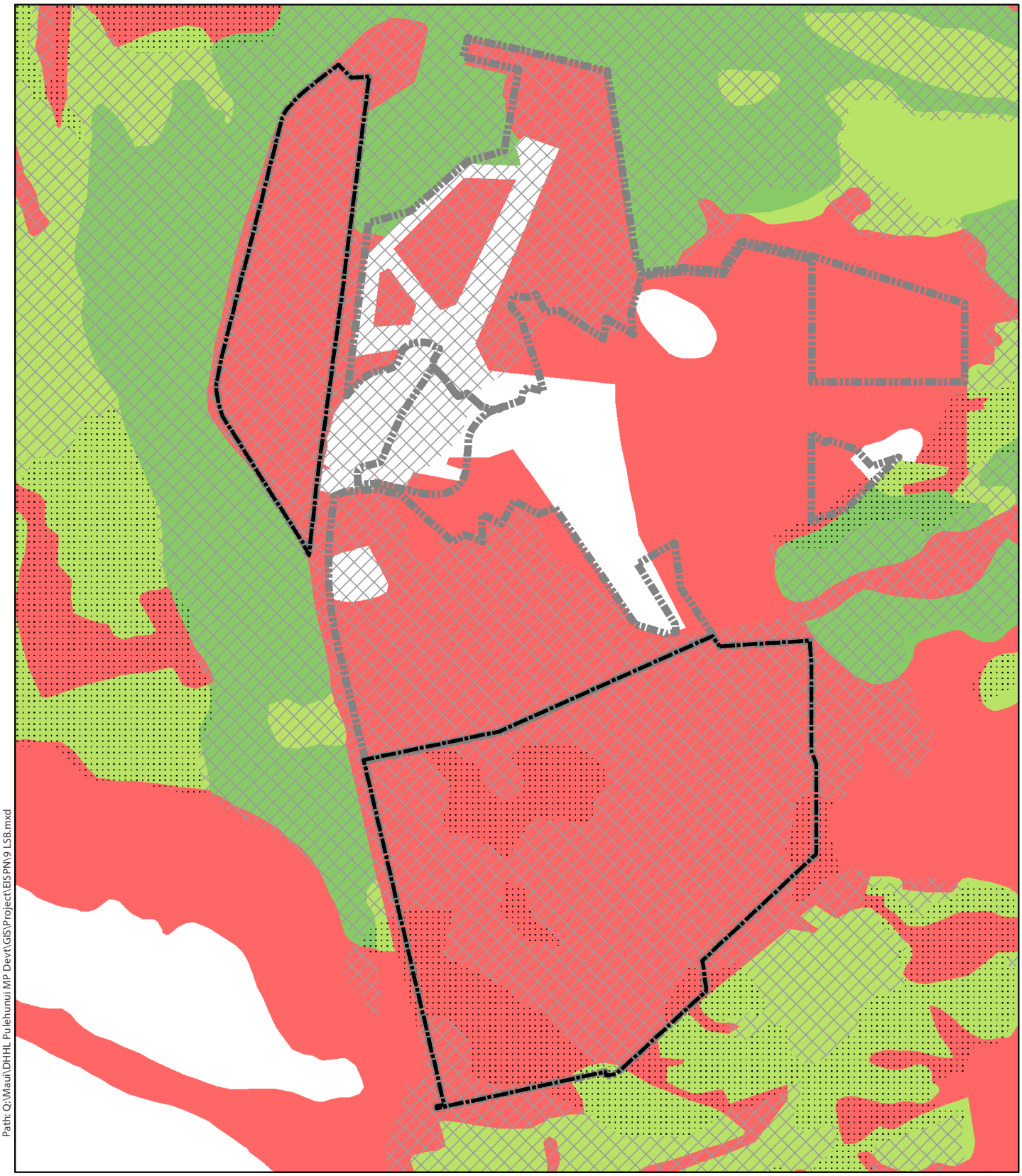
North

Linear Scale (feet): 0 500 1000 2000

PBR HAWAII & ASSOCIATES, INC.

Source: ESRI online basemap.NWI/USFWS, 2016. Hawaii DLNR Division of Aquatic Resources, 2008, 2013.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 12/9/2017

LEGEND

- DHHL Project Areas
- TMK parcels
- Infrastructure Regional Study Area

Ag. Lands of Importance to the State of Hawaii

- Prime ALISH
- Other ALISH
- Unclassified

LSB Productivity Rating

- A
- B
- C
- D
- E

Figure 9
LSB and ALISH Classifications

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

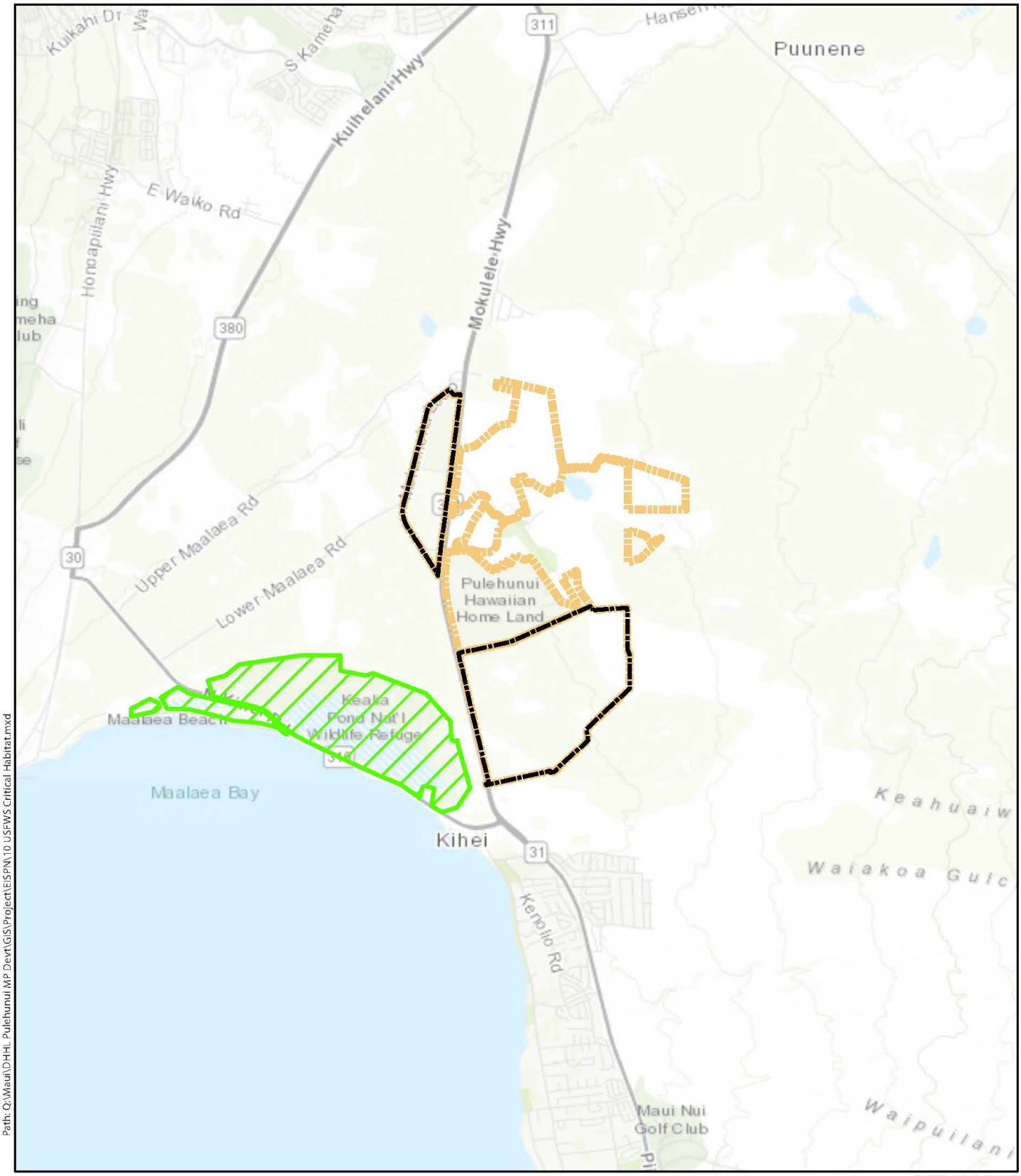
Department of Hawaiian Home Lands — Island of Maui

North — Linear Scale (feet): 0 500 1000 2000

PBR HAWAII & ASSOCIATES, INC.

Source: ESRI online basemap. LSB: State Land Use Commission, 2012. ALISH: State OP digitized from Hawaii Department of Agriculture, 1977.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 12/9/2017

LEGEND

- DHHL Project Areas
- Infastructure Regional Study Area
- Critical Habitat-Animal (none shown)
- Critical Habitat-Plant (none shown)
- Keālia Pond National Wildlife Refuge

Figure 10
USFWS Critical Habitat

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands — Island of Maui

North — Linear Scale (miles): 0 0.25 0.5 1

PBR HAWAII & ASSOCIATES, INC.

Source: ESRI online basemap. DLNR DOFAW, 2016. CritHab: USFWS, 2004.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

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9 AFFECTED PARTIES

Community engagement and Beneficiary Consultation are important elements of the Department of Hawaiian Home Lands planning process. To prepare a fully acceptable EIS, DHHL will consult all appropriate agencies and other citizen groups, and concerned individuals. Notification of the availability of the EIS Preparation Notice for review and comment will be provided to potentially affected agencies, as well as interested community members, organizations, businesses, and surrounding landowners.

The Draft EIS is expected to be published on the State of Hawai‘i Department of Health, Office of Environmental Quality Control’s website. Notification of the availability of the Draft EIS for review and comment will be provided to potentially affected agencies, as well as interested community members, organizations, businesses, and surrounding landowners.