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EXECUTIVE CHAMBERS
HONOLULU

DAVID Y. IGE
GOVERNOR

July 16, 2019

Suzanne Case, Chair
Department of Land and Natural Resources
State of Hawai'i
1151 Punchbowl Street
Honolulu, Hawai'i 96813

Dear Chair Case:

Subject: Acceptance of the DLNR Industrial and Business Park Final Environmental Impact Statement

I hereby accept the Final Environmental Impact Statement for the DLNR Industrial and Business Park, as satisfactory fulfillment of the requirements of Chapter 343, Hawai'i Revised Statutes. The economic, social, cultural, and environmental impacts that will likely occur, should this project be implemented, are adequately described in the statement. The analysis, together with the comments made by reviewers, provide useful information to policy makers and the public.

My acceptance of the statement is an affirmation of the adequacy of that statement under the applicable laws. I find that the mitigation measures proposed in the environmental impact statement will minimize the negative impacts of the project. Further, I find the discussion of unresolved issues and potential for subsequent environmental review to be sufficient.

In implementing this project, I direct the Department of Land and Natural Resources and its agent to perform these or comparable mitigation measures at the discretion of the relevant agencies. The mitigation measures identified in the environmental impact statement are summarized in the attached document.

With warmest regards,

David Y. Ige
Governor, State of Hawai'i

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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Attachment: Mitigation Measures Summary

c: Office of Environmental Quality Control

AGENCY PUBLICATION FORM

Project Name:	DLNR Industrial and Business Park
Project Short Name:	DLNR Industrial and Business Park
HRS §343-5 Trigger(s):	Use of State lands and funds, Community Plan Amendment, and possible Wastewater Treatment Facility
Island(s):	Maui
Judicial District(s):	Wailuku
TMK(s):	(2)3-8-008:001 (por.)
Permit(s)/Approval(s):	Chapter 343, HRS Compliance; State District Boundary Amendment; Kihei-Makena Community Plan Amendment; Change in Zoning; National Pollutant Discharge Elimination System (NPDES) Permit, Noise Permit (as applicable); Work on State Highway Approval; Subdivision Approval; Construction Permits
Proposing/Determining Agency:	Department of Land and Natural Resources
<i>Contact Name, Email, Telephone, Address</i>	Russell Tsuji, Administrator, Land Division; Email: Russell.Y.Tsuji@hawaii.gov ; Telephone: (808) 587-0419; Address: P.O. Box 621, Honolulu, Hawai'i 96809
Accepting Authority:	Governor of the State of Hawai'i
<i>Contact Name, Email, Telephone, Address</i>	David Ige, Governor; Telephone: (808) 586-0034; Address: Executive Chamber, State Capitol, Honolulu, Hawai'i 96813
Consultant:	Munekiyo Hiraga
<i>Contact Name, Email, Telephone, Address</i>	Tessa Munekiyo Ng, AICP; Email: planning@munekiyohiraga.com ; Telephone: (808) 983-1233; Address: 305 High Street, Suite 104, Wailuku, Hawai'i 96793

Status (select one)

- DEA-AFNSI
- FEA-FONSI
- FEA-EISPN
- Act 172-12 EISPN
("Direct to EIS")
- DEIS
- FEIS
- FEIS Acceptance
Determination
- FEIS Statutory
Acceptance
- Supplemental EIS
Determination
- Withdrawal
- Other

Submittal Requirements

- 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.
- 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.
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- 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.
- 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.
- 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.
- 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.
- Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.
- 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.
- Identify the specific document(s) to withdraw and explain in the project summary section.
- 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.

The State of Hawai'i, Department of Land and Natural Resources (DLNR) proposes the DLNR Industrial and Business Park, with a mix of light industrial, commercial, and public/quasi-public uses at Pulehunui, Maui. The proposed action encompasses approximately 280 acres, including a 20.3 acre site for the proposed Division of Forestry and Wildlife administrative facilities and baseyard. Key components of the plan include development of small, medium and large lots to meet varying needs of future lessees, along with the provision of required infrastructure systems (i.e., wastewater, water, and drainage). In addition to the infrastructure systems, internal roadway networks will be developed which will be accessed via a proposed signalized intersection off of Maui Veterans Highway, as well as the existing Kama'āina Road, South Firebreak Road and the Maui Raceway Park access road. The proposed project, which is located in the Urban Growth Boundary of the Maui Island Plan, is intended to generate long-term lease revenues to support DLNR's various programs including conservation, forestry and wildlife programs, and State Parks, among others.

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With warmest regards,

David Y. Ige
Governor, State of Hawai'i

Attachment: Mitigation Measures Summary

c: Office of Environmental Quality Control

Department of Land and Natural Resources
DLNR Industrial and Business Park
Final Environmental Impact Statement

Summary of Mitigation Measures
Attachment to the Governor's Acceptance

During construction, mitigation measures will be implemented to address construction-related impacts. Appropriate Best Management Practices (BMPs) will be implemented to mitigate air and noise quality impacts, and temporary drainage measures will handle water quality impacts from stormwater runoff. Construction traffic control plans will be prepared to ensure the safe passage of passenger and commercial vehicles, bicycles, and pedestrians on roadways in the vicinity.

The proposed DLNR Industrial and Business Park will provide necessary infrastructure, including water and wastewater infrastructure to ensure that the project is adequately serviced. Alternatives are assessed with respect to water and wastewater infrastructure within this Final EIS. To mitigate the increase in stormwater runoff generated by the project, new grassed detention basins are proposed to store runoff and slowly release it over time. The proposed decentralized stormwater detention basins will work together in parallel or in series to achieve a net reduction in runoff over existing conditions. Necessary roadway improvements will be constructed to mitigate impacts from additional vehicle trips associated with the development.

Potential visual, air and noise impacts resulting from development along the Maui Veterans Highway will be mitigated through the implementation of a 100-foot setback and dense landscaping along the highway.

Potential construction air quality impacts from fugitive dust emission will be mitigated through BMPs, such as watering active work areas and temporary unpaved work roads at least twice daily on days without rainfall, use of wind screens and/or limiting the area to be disturbed at any given time, and mulching or use of chemical soil stabilizers to prevent wind erosion of disturbed inactive areas. Trucks hauling cut or fill materials should be covered when traveling on roadways and routine road cleaning and/or tire washing program implemented. Further, air quality impacts from vehicular emissions will be alleviated by moving equipment and personnel to the site during off-peak traffic hours.

Construction related noise impacts will be mitigated through the use of properly muffled construction equipment as well as compliance with Department of Health construction noise limits and curfew times. The inclusion of a large 100-foot wide landscaped buffer from Maui Veterans Highway and the 240-foot setback from the centerline of the highway will help to alleviate noise impacts.

Department of Land and Natural Resources
DLNR Industrial and Business Park
Final Environmental Impact Statement

Summary of Mitigation Measures
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