



**HAWAIIAN HOME LANDS**

HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

**HHC Agenda Item G-1**

# **Update on Pūlehunui Master Plan and Final Environmental Impact Statement for Regional Infrastructure Master Plan**

**Presentation to the Hawaiian Homes Commission**

**May 30, 2019**

**Paukūkalo, Maui**

# Purpose

**Provide the Hawaiian Homes Commission (HHC)  
with a recap of the Pūlehunui Master Plan**

**Present the Final Environmental Impact Statement  
for the Regional Infrastructure Master Plan**

***Recommended Action: That the HHC recommend  
transmission of the FEIS for acceptance by the  
Governor of the State of Hawai'i***

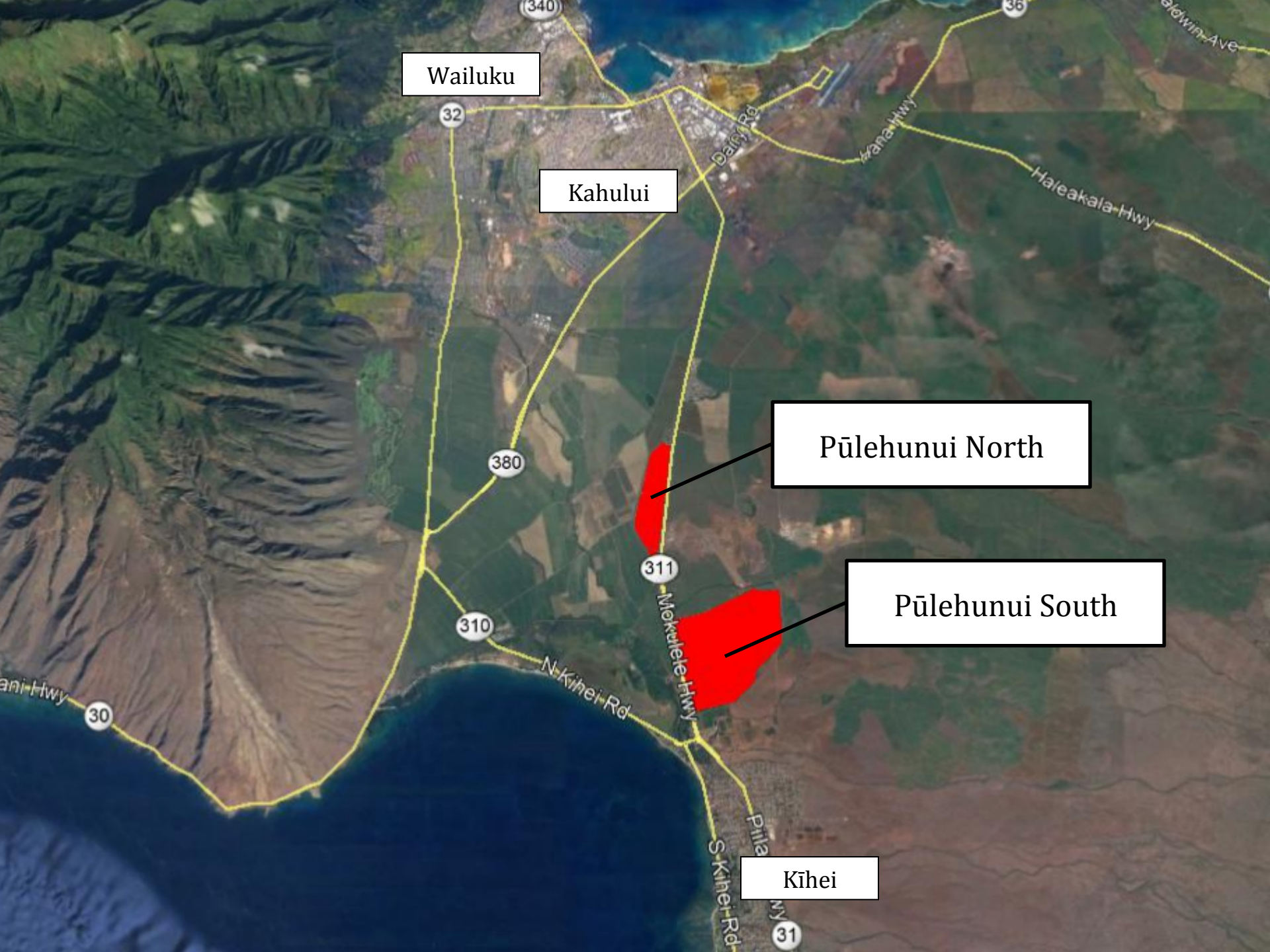
# Presentation Outline

- **Review of Pūlehunui Master Plan (Presented at Paukūkalo on October 15-16, 2018)**
  - Property and Project Background
  - Master Planning Effort for DHHL Lands
- **Final Environmental Impact Statement**
- **Project Schedule and Next Steps**



# Property and Project Background

**DHHL continues to lead an effort to develop a regional infrastructure master plan on behalf of four State agency stakeholders: DHHL, DLNR, DAGS, and PSD. The infrastructure is intended to serve certain State lands located along Maui Veterans Highway in Central Maui.**



Wailuku

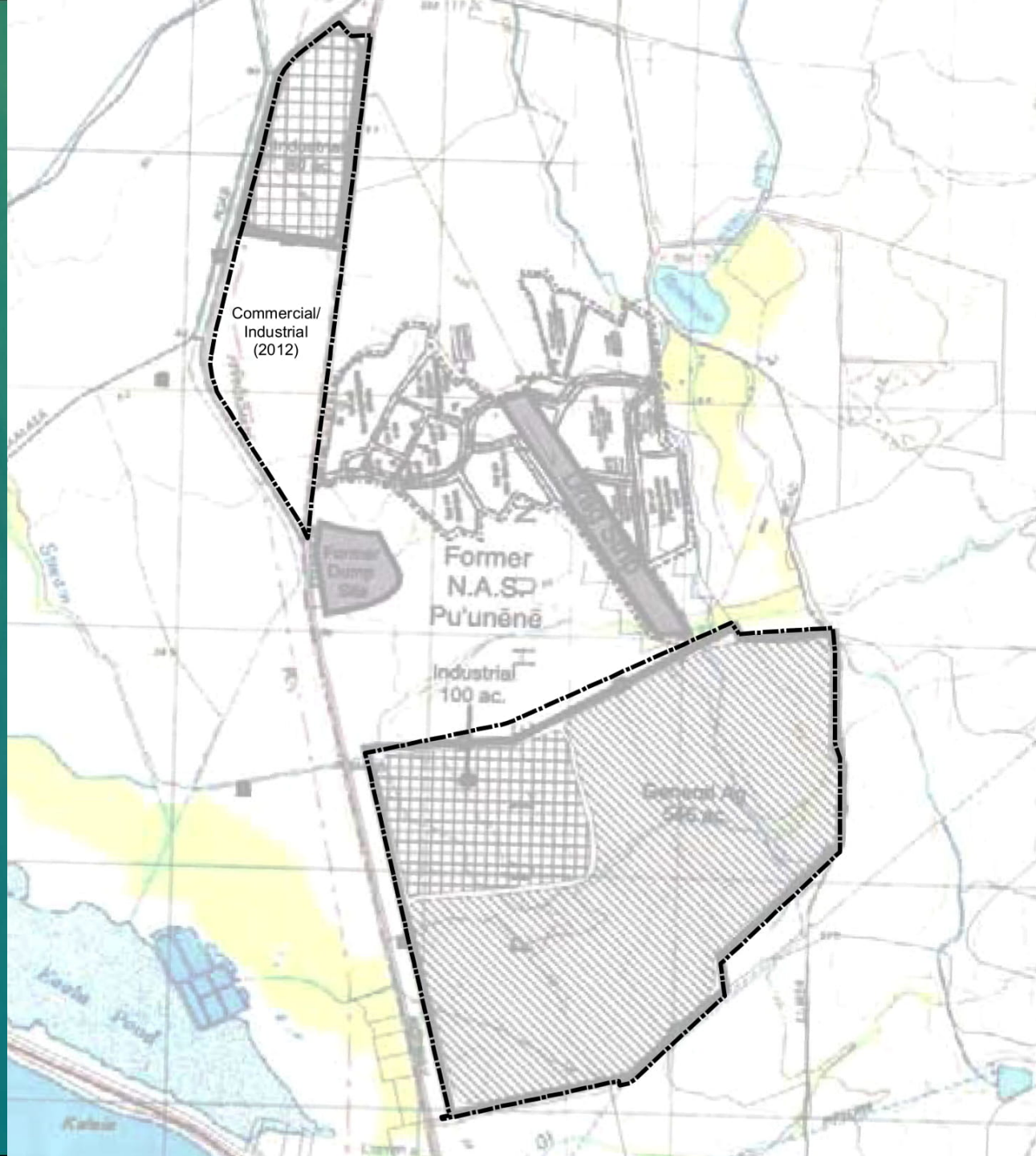
Kahului

Pūlehunui North

Pūlehunui South

Kīhei





# Planning Approach

- **Infrastructure planning effort for four State agencies who plan to develop at Pūlehunui**
  - All projects require basic infrastructure
  - All projects trigger their own HRS Chapter 343 environmental review
  - 2014 Memorandum of Understanding
- **Legislative appropriation to DHHL**
  - \$4 Million for a Regional Infrastructure Master Plan and EIS
  - \$17.5 Million to design and build wastewater infrastructure
- **Benefits to Hawaiian Home Lands Trust**
  - Regional infrastructure will service DHHL parcels
  - Use of State funds for infrastructure development
  - Get a more detailed understanding of Beneficiaries' desired land uses at Pūlehunui South

# Community Engagement

## Efforts undertaken to date include:

- **Publication of the EIS Preparation Notice: December 23, 2017**
- **Public EIS Scoping Meeting: January 18, 2018**
- **Beneficiary Online Agriculture Survey: April 2018**
- **Beneficiary Planning Charrettes:**
  - April 21, 2018
  - April 28, 2018
- **Beneficiary Report Back Meeting: September 5, 2018**
- **Publication of the Draft EIS: November 8, 2018**



# Pūlehunui South



Source: USDA NRCS Aerial Basemap, 2016. National Flood Hazard Layer, Federal Emergency Management Agency, 2017. County of Maui, 2016.

Revised 7/3/2018

## LEGEND

- Pūlehunui South
- Maui Veterans Highway
- Intersection (Potential)
- Internal Access Roads (Assumed Primary)
- Future Kihei Bypass (Concept)
- Future Keālia Pond Bypass (Concept)
- Mauka Connector Road (Concept)
- Prevailing Wind Direction
- Drainage Gulch
- Rocky Area / Not Recently Farmed
- Field Roads
- Man Made Objects
- Elevation Contours (5-ft intervals)

## Flood Zones

- XS - 0.2% Annual Chance Flood
- A - 1% Annual Chance Flood
- AE - 1% Annual Chance Flood (BFE)
- AO - Flood Depths of 1-3'
- VE - Coastal Flood Zone, Wave Hazard (BFE)

## Proposed Land Uses

- |  |            |
|--|------------|
| Farms  | (±146 ac.) |
| Ag Support   | (±24 ac.)  |
| Subsistence Ag/Homesteads<br>(2+ acre lots, approx. 80-100 lots) | (±238 ac.) |
| Beneficiary Gardens  | (±27 ac.)  |
| Commercial Enterprises   | (±70 ac.)  |
| Farmers Market   | (±11 ac.)  |
| Culture & Arts   | (±18 ac.)  |
| Education  | (±33 ac.)  |
| Roads  | (±31 ac.)  |
| Open Space/Existing Gulch  | (±48 ac.)  |

**Total Land Area 646 ac.**

\* WWTP Site Option  
(Other wastewater alternatives being evaluated.)

## Conceptual Plan PŪLEHUNUI SOUTH

Department of Hawaiian Home Lands

North

Linear Scale (feet)

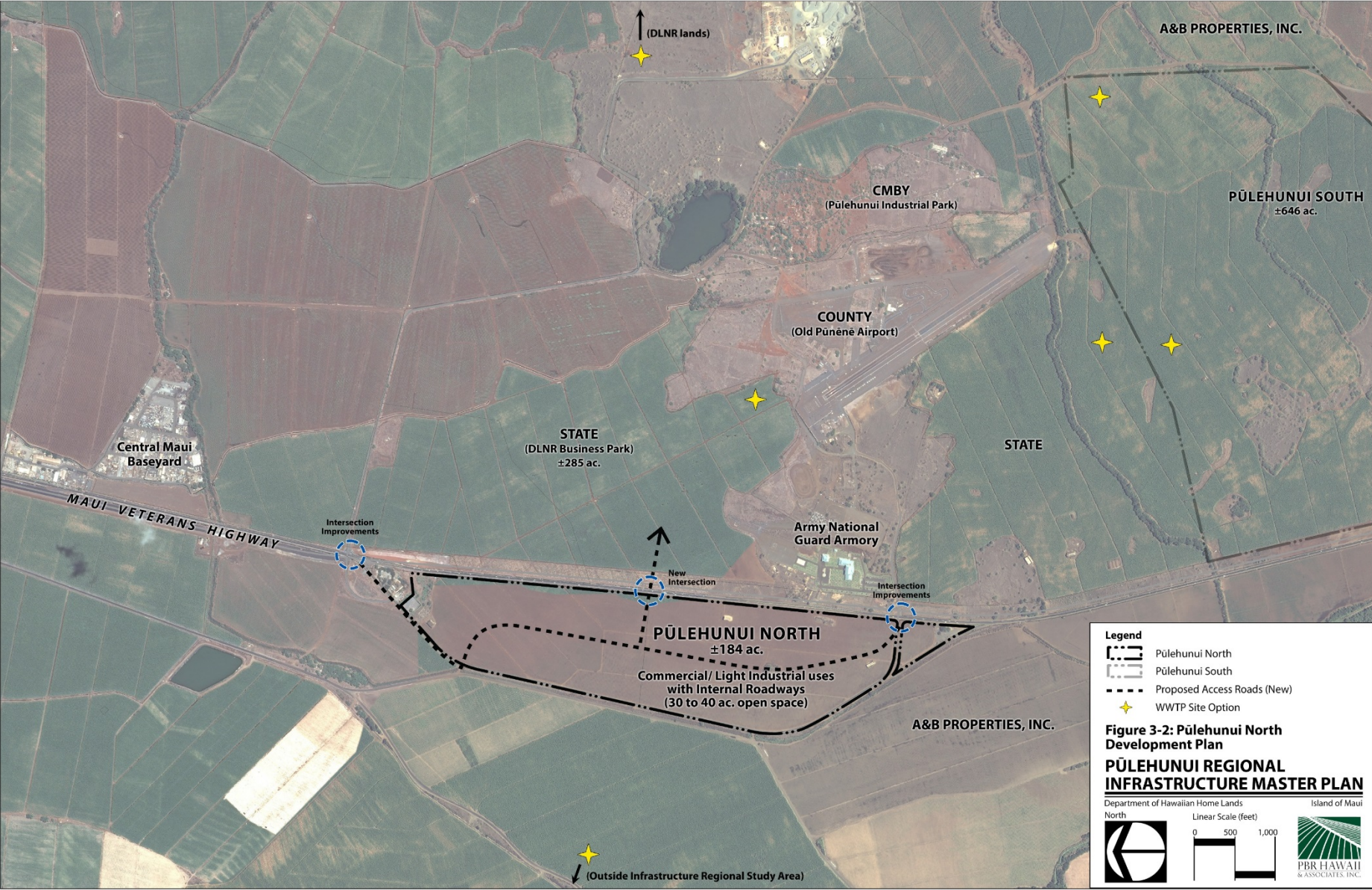


Island of Maui





# Pūlehunui North





# Environmental Impact Statement

- Chapter 343, Hawai'i Revised Statutes (HRS)
- Hawai'i Administrative Rules Title 11, Chapter 200, Environmental Impact Statement Rules
- Section 343-5 (e), HRS
  - Trigger: Use of State Lands and Funds
  - Possible Trigger: Propose any Wastewater Treatment Unit

**Due to the scope of the project, an EIS is being prepared.**



# Section 11-200-12(b), HAR: 13 Significance Criteria

There are no changes to Significance Criteria between the Draft and Final EIS.

4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;
6. Involves secondary impacts, such as population changes or effects on public facilities;
  - Indirect socio-economic impacts
  - Indirect impacts to public facilities and services
8. Is individually limited but cumulatively has a considerable effect upon the environment or involves a commitment for larger actions;
  - Cumulative impacts to landscape and view planes
  - Positive cumulative economic impacts
  - Temporary cumulative impacts related to construction (air quality, stormwater runoff, noise, and traffic)
13. Requires substantial energy consumption.
  - Will require additional energy consumption related to buildout and ongoing operations

# Mitigation Measures

**Comments received on the Draft did not necessitate any changes to the mitigations proposed.**

**In addition to the proposed mitigation measures in the Draft EIS, the Final EIS includes:**

- **Consider traditional trail systems during lot design**

# Alternatives Considered

The basic alternatives considered remain the same between the Draft and Final EIS.

- No Action
- Alternatives Requiring Actions of a Significantly Different Nature
- Alternatives Related to Different Designs or Details of the Proposed Action
  - Various infrastructure solutions
- Postponing Action Pending Further Study



# Revisions to Draft EIS Going into Final EIS

- 45 Day Comment Period
- 14 responses
  - TIAR revised in response to Planning
  - CIA revised in response to PSD
  - Additional environmental studies underway in response to DOH
    - Soil sampling results and DOH recommended mitigations will be reported back to HHC
- Continued exploration of regional infrastructure alternatives
  - Traffic – fair-share contributions (same)
  - Water – Alternative 1A (same)
  - Wastewater – Alternative 2A-1 (previous preferred was Alternative 4)
  - Drainage – site-based stormwater management (same)

# Next Steps

- **HHC Action: May 30, 2019 (today)**
  - ↳ **Publication of Final EIS: June 23, 2019**
  - ↳ **Anticipated acceptance by Governor: September, 2019**

## Schedule Milestones

*Pūlehunui Regional Infrastructure Master Plan (EIS)*

**July-Nov  
2017**

Project Start  
State Agency Coordination  
Background Research  
Site Analysis

**Dec-Jan  
2018**

Publish EISPN  
Public EIS Scoping Meeting  
30-day comment period

**Aug-Sept  
2018**

Finalize Technical Studies  
Finalize Conceptual Plan  
MOU agencies review Draft EIS  
Respond to comments

**Oct-Dec  
2018**

Publish Draft EIS  
45-day comment period

**Jan-May  
2019**

Respond to comments  
Complete Final EIS

**June-July  
2019**

Submit FEIS for OEQC review  
OEQC recommends FEIS  
acceptance

**Aug-Sept  
2019**

Governor accepts Final EIS  
Publish Final EIS

# Maui Island Plan Amendment

When the EIS process is complete, DHHL Planning staff will pursue an amendment to the Maui Island Plan, to reflect the agriculture supporting uses at Pūlehunui South.



# Conclusion

- The Pūlehunui Master Plan (DHHL lands) has not changed between the Draft and Final EIS. The plan reflects an updated understanding of Beneficiaries' preferences and needs.
- Based on agency and public comments, proposed mitigations, and the Final EIS analysis, the Regional Infrastructure Master Plan will have significant impacts, with substantial benefit to DHHL and the Hawaiian Home Lands Trust.
- The EIS commits to several measures that serve to avoid, minimize, or mitigate negative impacts as much as possible.

# Recommended Action

- That the HHC recommend transmission of the FEIS for acceptance by the Governor of the State of Hawai'i

**Mahalo**