



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

HHC Agenda Item G-5

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

Presentation to the Hawaiian Homes Commission

May 20-21, 2019

Waimea, Hawai'i

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**

Presentation Outline

- **Review of Pūlehunui Master Plan (as 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

The Department of Hawaiian Home Lands (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.



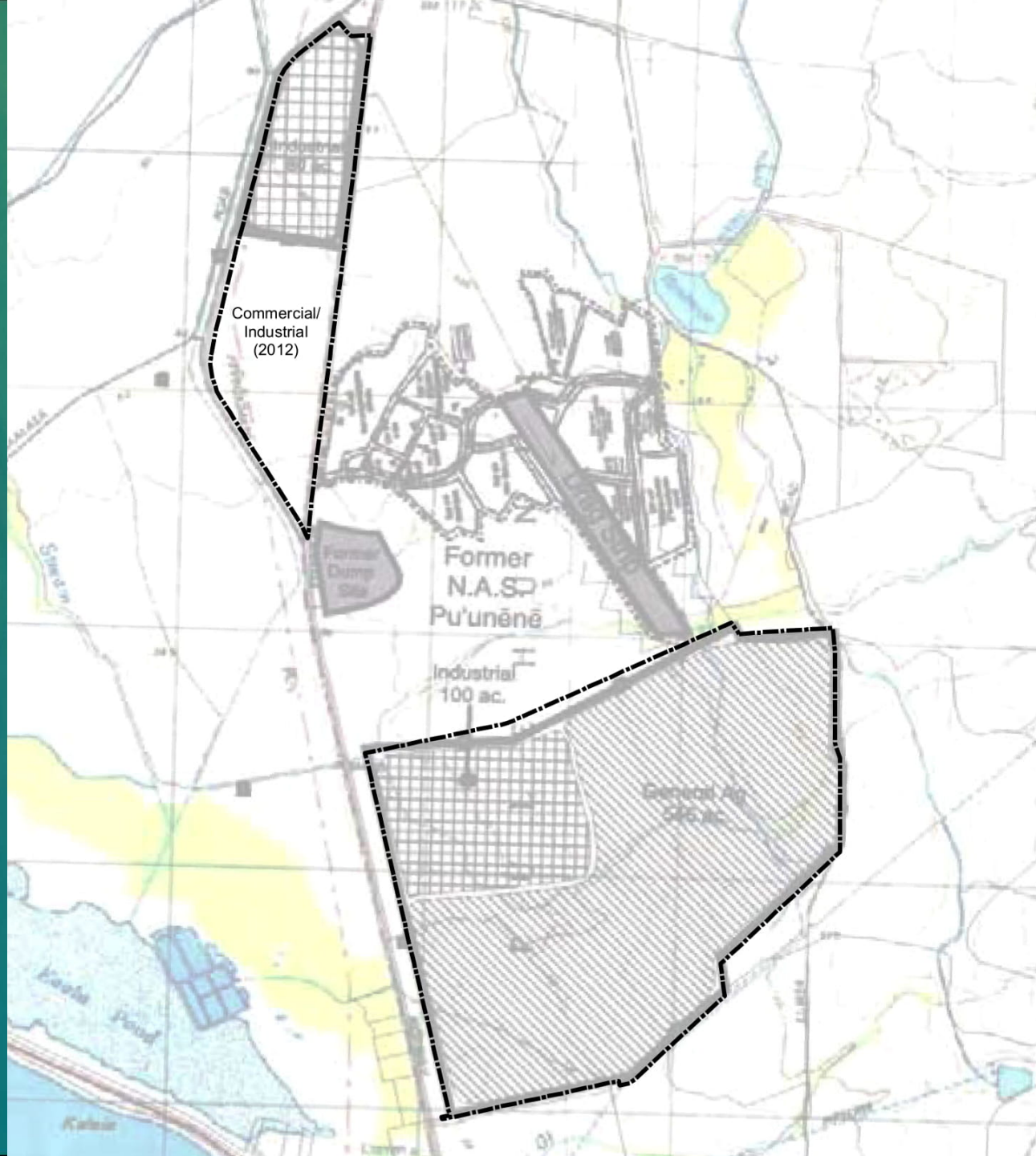
Wailuku

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
(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

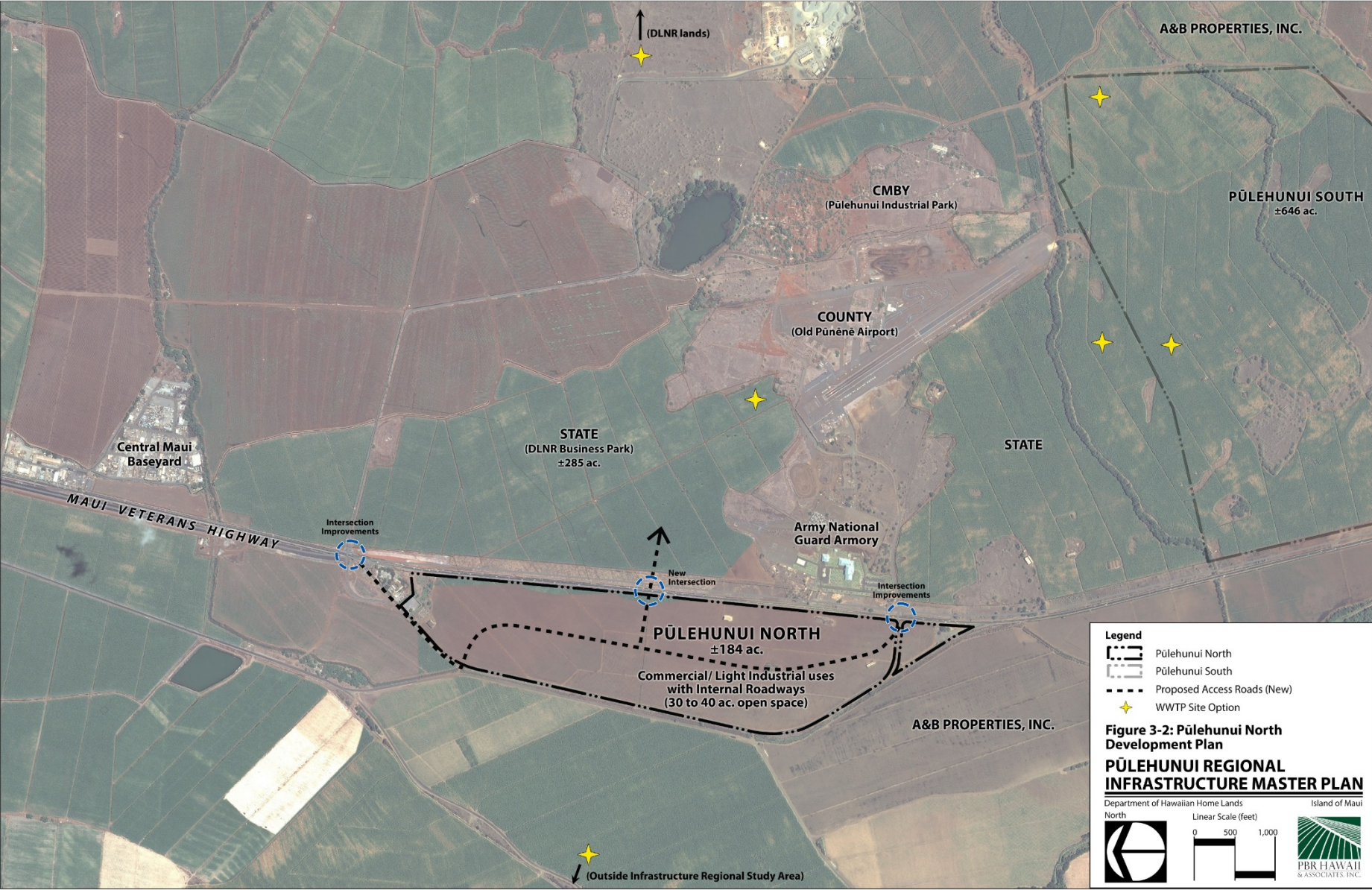
Linear Scale (feet)

0 500 1000

Island of Maui

PBR HAWAII & ASSOCIATES, INC.

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
- **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**
 - ↳ **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 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.

Mahalo