
From: Blanca Lafolette <blanlal@pacificrimland.com>
Sent: Monday, February 18, 2013 3:07 PM
To: kca@gokihei.org
Cc: Glenn Tadaki
Subject: Pu'unene Heavy Industrial Subdivision
Attachments: (Final) KCA_6_23_11.pdf; Dept.Plan_DEA to Reviwing Agencies_5-1-12.pdf; Environmental Notice_8jan13 and 8feb13.pdf

Aloha KCA Board Members,

On June 23, 2011, an Early Consultation for the Preparation of a Draft Environmental Assessment (EA) for the Proposed Pu'unene Heavy Industrial subdivision was sent to the KCA (a copy has been attached for your convenience). On May 1, 2012, a copy of the Draft Environmental Assessment (EA) on a CD was mailed to the KCA and a cover letter requesting any comments to the EA (a copy of the transmittal letter is attached). On January 8, 2013, the Pu'unene Heavy Industrial Subdivision received its Findings of No Significant Impact (FONSI) (OEQC publication attached).

Our next step will be to file our Petition for Land Use District Boundary Amendment with the Land Use Commission. I am contacting the KCA again to request any comments you may have regarding the project. We are also available to meet with the KCA Board to discuss. You can reach me at 874-5263 or blanlal@pacificrimland.com.

Thank you,

Blanca Lafolette

Project Coordinator * Pacific Rim Land, Inc.

1300 N. Holocono Street * P.O. Box 220 * Kihei, HI 96753

874-5263 * 270-5940 (direct) *879-2557 (fax)

357-0085 (cell)



Landscape Architecture
City & Regional Planning

June 23, 2011

Kihei Community Association
P.O. Box 662
Kihei, HI 96753

SUBJECT: Early Consultation for the Preparation of a Draft Environmental Assessment (EA) for the Proposed Pu`unene Heavy Industrial Subdivision; TMK (2) 3-8-008:019

Dear Sir or Madam,

On behalf of the land owner, CMBY 2011 Investment, LLC, Chris Hart & Partners will be preparing a Draft Environmental Assessment (EA) for a proposed heavy industrial subdivision in the vicinity of the Old Pu`unene Airport on the island of Maui.

Project Location and Land Use

The subject parcel is located about 1.4 miles east of Mokulele Highway in the vicinity of the Old Pu`unene Airport. See Location Maps. The approximately 86-acre site is currently vacant and undeveloped. Access from Mokulele Highway to the site is provided by Kama`aina Road, a paved two-lane roadway under State jurisdiction. Kama`aina Road also provides access to a Hawaiian Cement quarry and HC&S sugarcane fields in the surrounding area.

The subject property lies in the *State Agricultural District* and is designated for *Agricultural* uses by the Kihei-Makena Community Plan and Maui County zoning. The parcel also falls within the proposed Urban Growth Boundaries for the *draft* Maui Island Plan (2030).

Surrounding Land Uses

The subject parcel is bounded by Kama`aina Road to the north, sugarcane fields on the east and south, and the Old Pu`unene Airport to the west. Other land uses in the area include an HC&S irrigation reservoir (north), the Hawaiian Cement quarry (east), and a Hawai`i National Guard Armory (west).

The Old Pu`unene Airport area is designated for *Project District 10 (PD 10)* use by the Kihei-Makena Community Plan (1998). PD 10 was created by the County of Maui with the objective of establishing a master-planned, expansion area that would meet future recreational needs and provide space for industrial activities, including government facilities, whose locations are best suited away from urban areas. Existing land uses within PD 10 include the National Guard Armory and facilities for drag racing, dirt bike racing, go-kart racing, autocross racing, oval (dirt) track racing, and an area for flying radio-controlled model aircraft.

The lands surrounding the subject parcel lie in the *State Agricultural District* and are designated for *Agricultural* uses by the Kihei-Makena Community Plan and Maui County zoning except for the Old Pu`unene Airport area which is designated PD 10 by the community plan. PD 10 also falls within the proposed Urban Growth Boundaries for the *draft* Maui Island Plan.

Proposed Action

The Applicant plans to subdivide the subject parcel into 28 fee-simple, heavy industrial lots ranging from approximately 0.63 acre to 13.41 acres in size. See Preliminary Site Plan.

Preliminarily, the proposed subdivision would include an internal subdivision road, a private water system (with separate potable and irrigation/fire protection systems), an enhanced individual wastewater (septic) system, an onsite drainage system, landscape plantings, and connections for electrical and telephone systems. The proposed action is a "lot only" subdivision project and does not include site work or the construction of any buildings or other improvements on the subdivided lots as these improvements will be the sole responsibility of future lot owners.

In order to legally access the subject parcel from Mokulele Highway, the Applicant has submitted a Request for Grant of Easement to the State Department of Land and Natural Resources in order to use Kama`aina Road for access and utility purposes. In addition to the portion of Kama`aina Road (30 feet wide) that extends from Mokulele Highway to the subject parcel, the Applicant's request includes a 26-foot wide strip of land across three adjacent State parcels on the south side of Kama`aina Road. See Easement Map.

Land Use and Environmental Reviews

In order to implement the proposed project, the Applicant will be seeking a District Boundary Amendment (from the *State Agricultural* to the *State Urban District*), a Community Plan Amendment (from *Agricultural* to *Heavy Industrial*), and a Change in Zoning (from *Agricultural* to M-2 or M-3, Heavy Industrial).

Since the proposed action will involve a community plan amendment and the use of State lands (Kama`aina Road and a 26-foot wide strip of land across three adjacent State parcels), an environmental assessment (EA) will be prepared in accordance with Chapter 343, Hawai`i Revised Statutes and Title 11, Chapter 200, Hawai`i Administrative Rules. The State Land Use Commission will be serving as the accepting authority for the EA and environmental review process.

EA Content

Subjects to be discussed in the Draft EA include:

Physical Environment:

- Surrounding Land Uses
- Topography & Soils
- Air Quality
- Noise Characteristics
- Flora & Fauna
- Flood Hazard Areas
- Archaeological & Cultural Resources
- Scenic/Open Space Resources

Public Services:

- Solid Waste Disposal
- Police and Fire Protection
- Educational & Recreational Resources
- Health Services

Social & Economic Environment:

- Population & Economy

Infrastructure:

- Water
- Drainage
- Wastewater
- Roadways
- Electrical and Telephone Systems

Government Laws, Plans & Controls

- State Land Use Law
- Maui County General Plan
- Kihel-Makena Community Plan
- Maui County Zoning
- Hawaii Coastal Zone Management Program

Studies covering the following subjects will be prepared and included in the Draft EA:

- Flora
- Air Quality
- Archaeology
- Parcel History
- Local Economy
- Drainage
- Fauna
- Noise
- Cultural Resources
- Agriculture
- Market Conditions
- Groundwater Resources

In conjunction with the early consultation process for the preparation of the Draft EA, we would appreciate receiving your written comments on the proposed action by July 29, 2011.

Proposed Pu`unene Heavy Industrial Subdivision
TMK (2) 3-8-008:019
June 23, 2011
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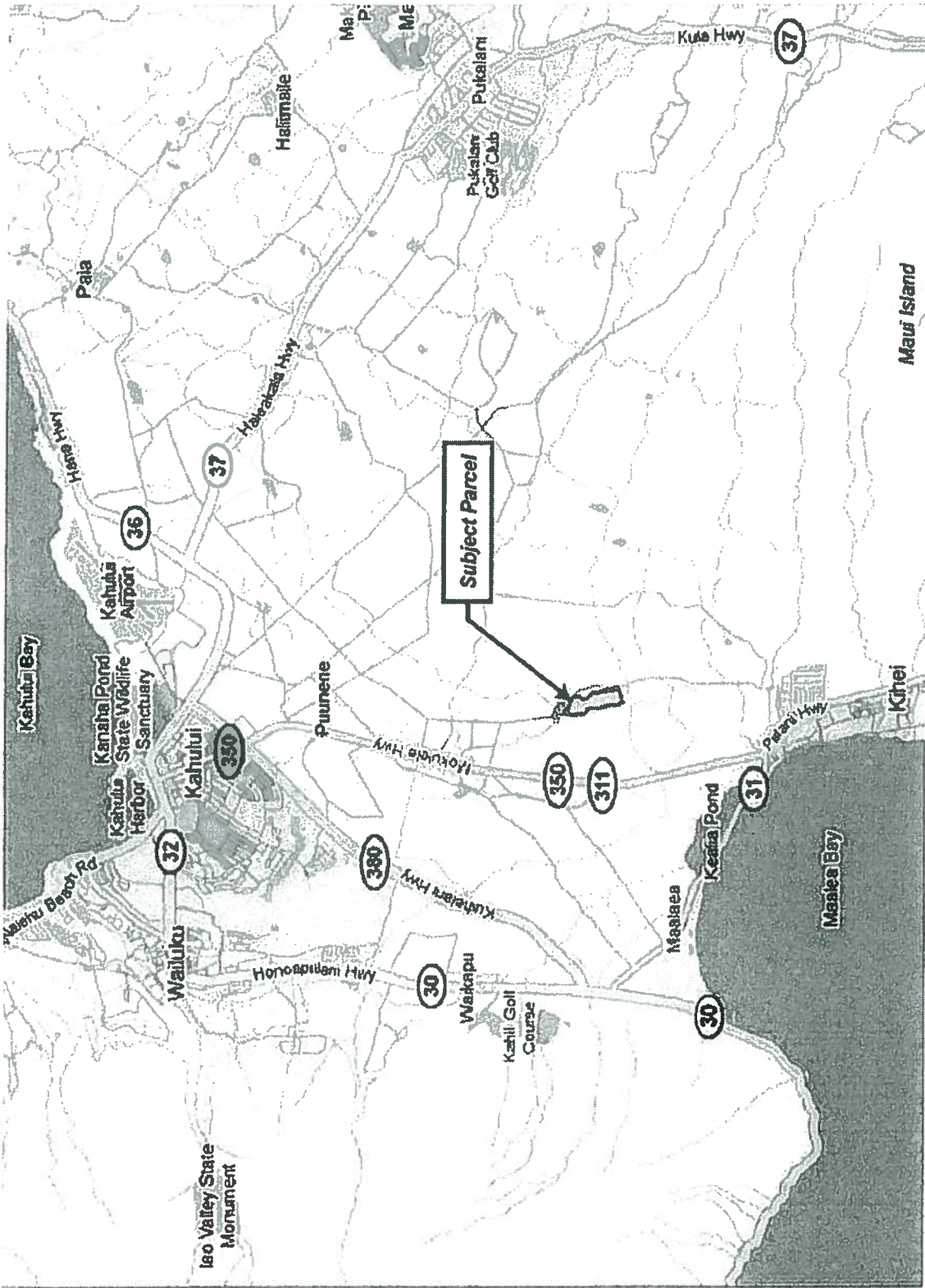
Thank you for participating in the environmental review process. Please feel free to call me at (808) 242-1955 should you have any questions.

Sincerely,

Glenn Tadaki
Planner

Enclosures

cc: Blanca Lafolette, PRL



Maui Island

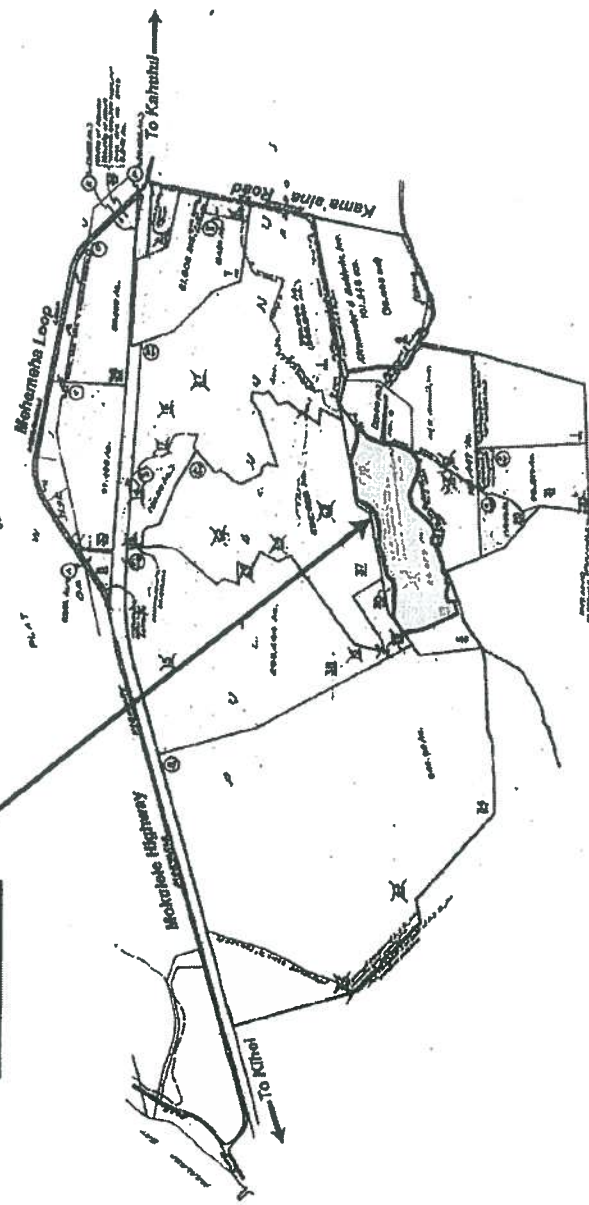


Not to Scale

**PU'UNENE
86-ACRE PARCEL**

**GEOGRAPHIC
LOCATION MAP**

Subject Parcel



PLAT 06

Approved for recording by the State

PLANNING MAPS BUREAU
TAX MAP
SECTION DIVISION
SHEET NO. PLAT
3 8 08
CONTAINING PARCELS
SCALE: 1" = 1000 FT.

Map is not to scale and is for informational purposes only.

SUBJECT TO CHANGE

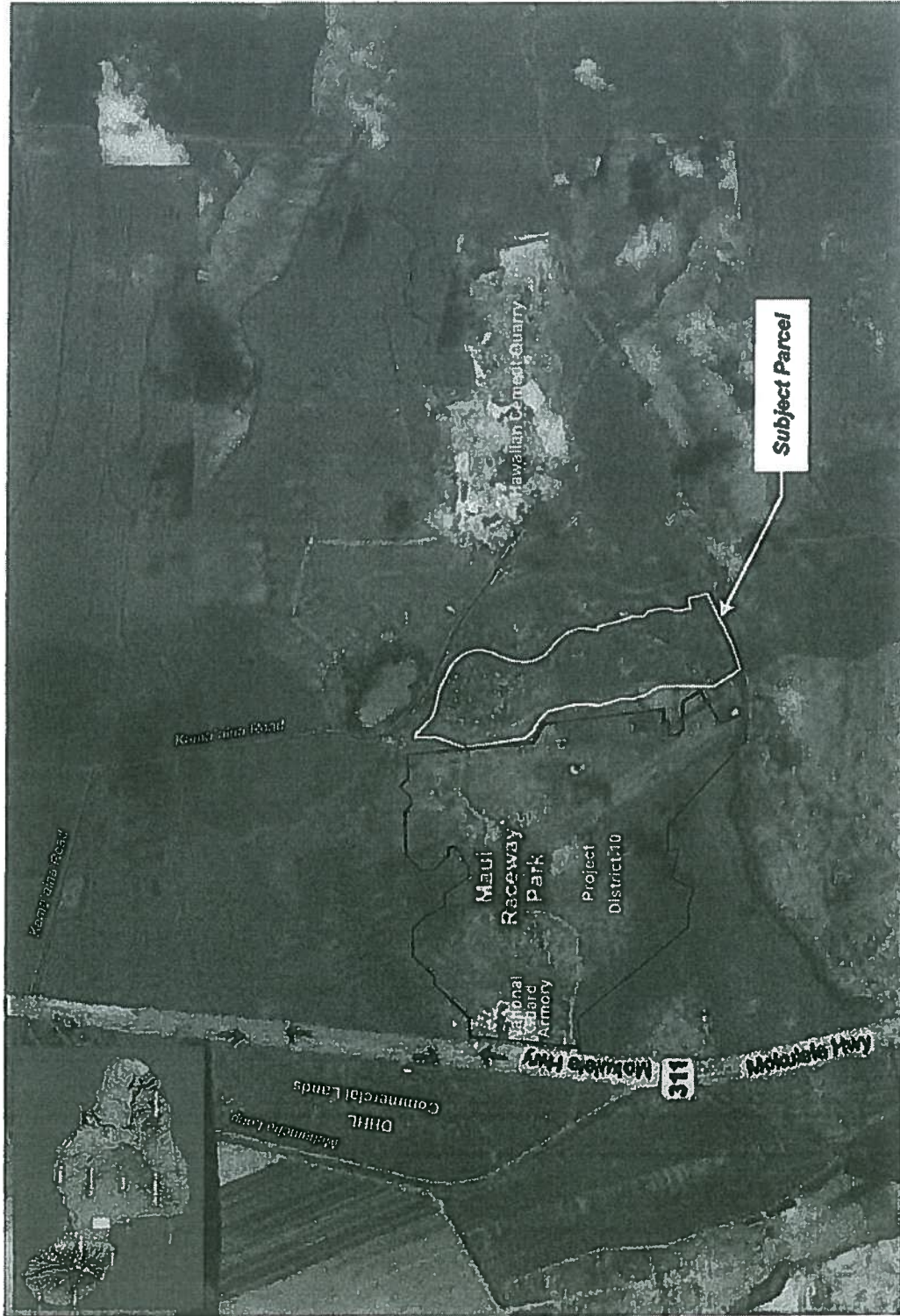


PU'UNENE 86-ACRE PARCEL

Not to Scale

TMK PARCEL LOCATION MAP

Prepared by: [Illegible]

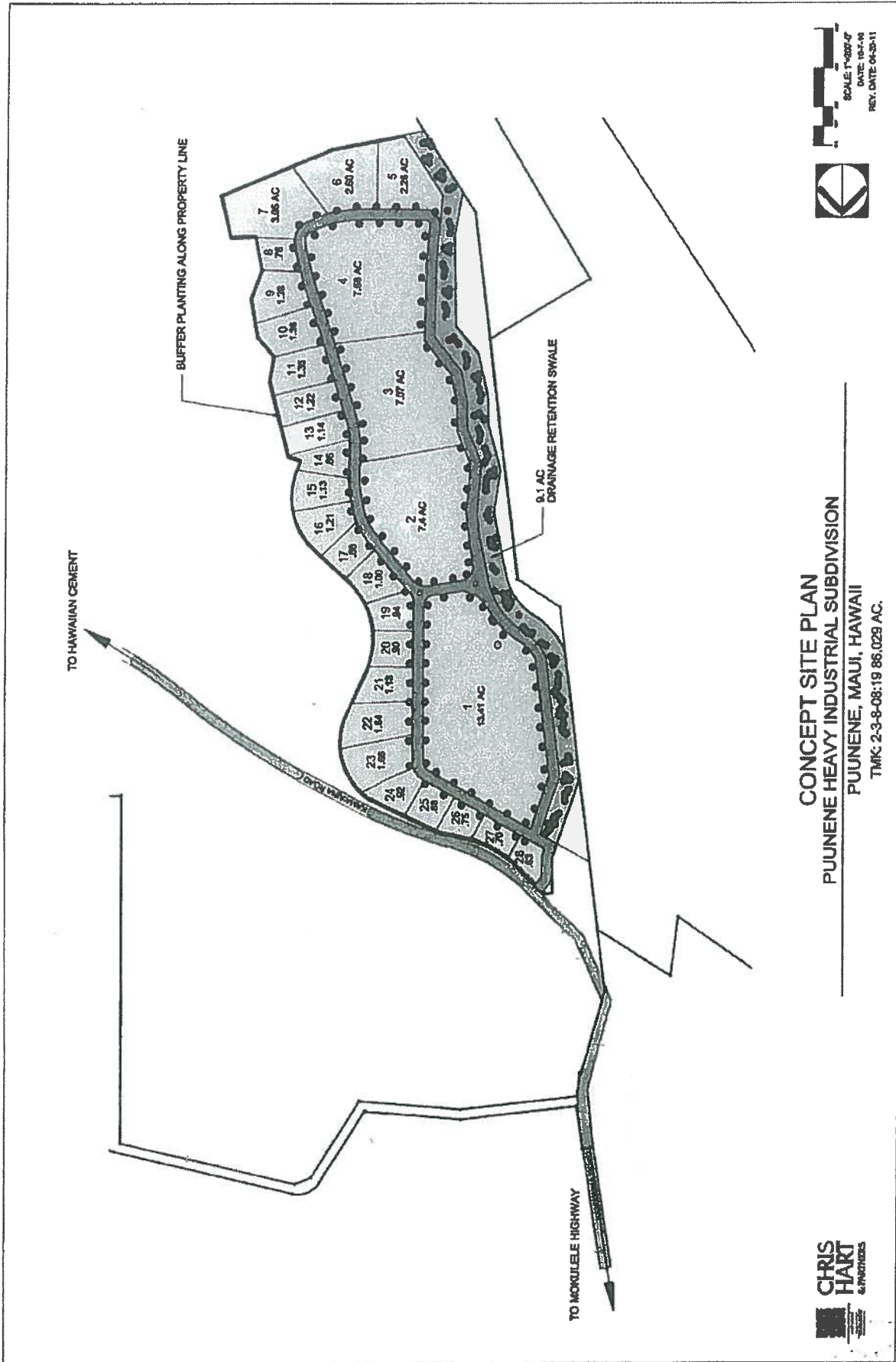


PU'UNENE
86-ACRE PARCEL

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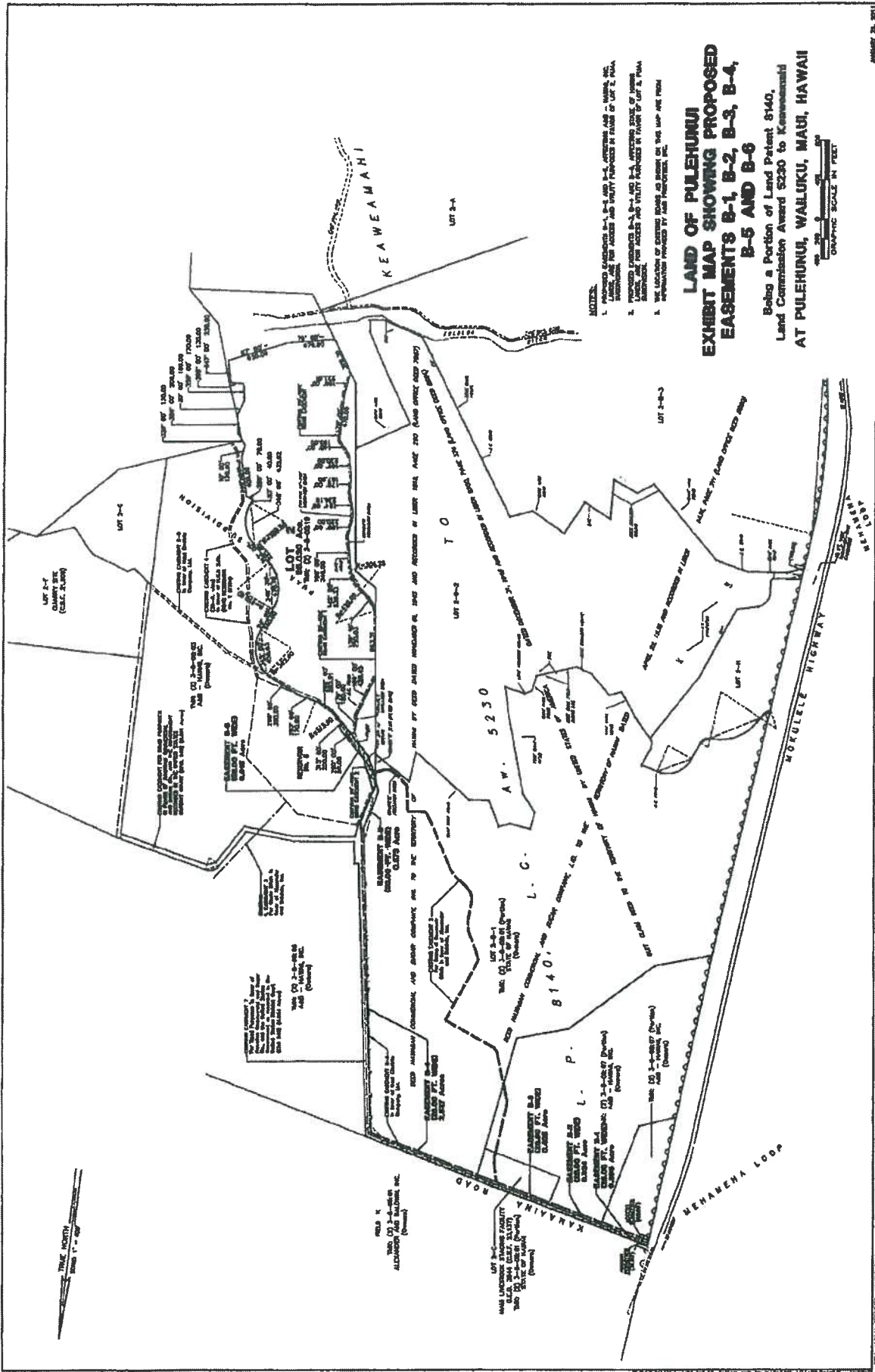
AERIAL
LOCATION MAP

CHRIS
HART
PARTNERS, INC.



CONCEPT SITE PLAN
PUUNENE HEAVY INDUSTRIAL SUBDIVISION
 PUUNENE, MAUI, HAWAII
 T/M/C: 2-3-8-08:19 86.029 AC.





- NOTES:**
1. PROPOSED EASEMENTS B-1, B-2, B-3, B-4, B-5 AND B-6, APPROVED AND A MAP, INC. ENGINEERING, INC. FOR ACCESS AND UTILITY PURPOSES IN PART OF LOT 2, PUA, MAUI, HAWAII.
 2. PROPOSED EASEMENTS B-1, B-2, B-3, B-4, B-5 AND B-6, APPROVED STATE OF HAWAII, LAND AND NATURAL RESOURCES DEPARTMENT IN PART OF LOT 2, PUA, MAUI, HAWAII.
 3. THE LOCATION OF EXISTING EASEMENTS AS SHOWN ON THIS MAP ARE FROM INFORMATION PROVIDED BY ABE HANAUSS, INC.

**LAND OF PULEHUNU
EXHIBIT MAP SHOWING PROPOSED
EASEMENTS B-1, B-2, B-3, B-4,
B-5 AND B-6**

Being a Portion of Land Patent 8140,
Land Commission Award 5230 to Kamehameha
AT PULEHUNU, MAUI, HAWAII



DATE: 05/11/2005
DRAWN BY: JTB

P. T. YANAKA ENGINEERS, INC.
1000 W. MAUI AVENUE, SUITE 201
MAUI, HAWAII 96703

07/20/2005
07/20/2005

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

May 1, 2012

Reviewing Agencies
and Organizations, and Interested Individuals

Dear Sir or Madam:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR THE COMMUNITY PLAN AMENDMENT (CPA), DISTRICT BOUNDARY AMENDMENT (DBA), AND CHANGE IN ZONING (CIZ) FOR THE PU'UNENE HEAVY INDUSTRIAL SUBDIVISION, LOCATED APPROXIMATELY ONE (1) MILE SOUTHEAST OF THE INTERSECTION OF MOKULELE HIGHWAY, MEHAMEHA LOOP, AND KAMA'AINA ROAD, MAUI, HAWAII; TMK: (2) 3-8-008:019 (CPA 2012/0002) (CIZ 2012/0005) (EA 2012/0001)

This letter is being transmitted by the Department of Planning (Department) to coordinate concurrent agency review requirements of the Draft EA, CPA, DBA, and CIZ applications for the subject action, which is described in the attached Draft EA document.

A Draft EA has been prepared for the subject action, pursuant to Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 200, Title 11, Hawaii Administrative Rules (HAR), Environmental Impact Statement Rules. The approving agency for the Draft EA is the Maui Planning Commission. The notice of availability of the Draft EA will be published in the Office of Environmental Quality Control's (OEQC) Environmental Notice on June 8, 2012. **The 30-day comment deadline is July 9, 2012.**

To facilitate processing of the review requirements of the Draft EA and associated applications, it would be appreciated if you would provide copies of your consolidated written comments to Consultant Glenn Tadaki at Chris Hart & Partners, Inc. and/or to the Department at the addresses listed below by July 9, 2012:

Chris Hart & Partners, Inc.
Attn: Glenn Tadaki, Consultant
115 North Market Street
Wailuku, Hawaii 96793

County of Maui
Department of Planning
Attn: Kurt Wollenhaupt, Staff Planner
250 South High Street
Wailuku, Hawaii 96793

Reviewing Agencies
and Organizations, and Interested Individuals
May 1, 2012
Page 2

Thank you for your assistance in facilitating this consolidated review process. Should you have any questions or request further clarification, please contact me at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,



KURT F. WOLLENHAUPT, Staff Planner

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Glenn Tadaki, Chris Hart & Partners, Inc.
Project File
General File

KFW:sa
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Pu`unene Heavy Industrial Subdivision

DRAFT EA DISTRIBUTION LIST

Mailed: 6/5/12
OEQC publication date: 6/8/12
Comment period deadline: 7/9/12

Federal Agencies (3)

Mr. George Young, P.E., Chief 1 Hard Copy
Regulatory Branch
U.S. Army Engineer District, Honolulu
Fort Shafter, HI 96858-5440

Ms. Ranae Ganske-Cerizo, District Conservationist 1 CD
Natural Resources Conservation Service
U.S. Dept. of Agriculture
77 Ho`okele Street, Suite 2020
Kahului, HI 96732

Mr. Loyal Mehrhoff, Field Supervisor 1 CD
Pacific Islands Fish and Wildlife Office
U.S. Fish and Wildlife Service
300 Ala Moana Blvd., Room 3-122, Box 50088
Honolulu, HI 96850

State Agencies and Branches (17)

Mr. Russell Kokubun, Chairperon 1 CD
Office of the Chairperson
Hawai`i Department of Agriculture
1428 S. King Street
Attention: Mr. Earl Yamamoto
Honolulu, HI 96814

Mr. Richard C. Lim, Director 1 CD
Hawai`i Dept. of Business, Economic
Development & Tourism
P. O. Box 2359
Honolulu, HI 96804

<p>Mr. Jesse K. Souki, Director <u>Office of Planning</u> Hawai'i Dept. of Business, Economic Development & Tourism P. O. Box 2359 Honolulu, HI 96804</p>	<p>1 CD</p>
<p>Mr. Alapaki Nahale-a, Chairperon <u>Office of the Chairperson</u> Department of Hawaiian Home Lands P.O. Box 1879 Honolulu, HI 96805</p>	<p>1 CD</p>
<p>Mr. Wilfred Nagamine, Chief <u>Clean Air Branch</u> Hawai'i Dept. of Health 919 Ala Moana Blvd., Suite 203 Honolulu, Hawaii 96814</p>	<p>1 CD</p>
<p>Mr. Alec Wong, P.E., Chief <u>Clean Water Branch</u> Hawai'i Dept. of Health 919 Ala Moana Blvd., Room 301 Honolulu, HI 96801-3378</p>	<p>1 CD</p>
<p>Mr. Jeffrey M. Eckerd, Acting Program Manager <u>Indoor & Radiological Health Branch</u> Hawai'i Dept. of Health 591 Ala Moana Blvd. Honolulu, HI 96813</p>	<p>1 CD</p>
<p>Ms. Joanna L. Seto, P.E., Chief <u>Safe Drinking Water Branch</u> Hawai'i Dept. of Health 919 Ala Moana Blvd., Room 308 Honolulu, HI 96814-4920</p>	<p>1 CD</p>
<p>Mr. Steven Chang, Chief <u>Solid & Hazardous Waste Branch</u> Hawai'i Dept. of Health 919 Ala Moana Blvd., Room 212 Honolulu, HI 96814</p>	<p>1 CD</p>

<p>Ms. Sina Pruder, Acting Chief <u>Wastewater Branch</u> Hawai'i Dept. of Health 919 Ala Moana Blvd., Room 309 Honolulu, HI 96814-4920</p>	<p>1 CD</p>
<p>Ms. Patti Kitkowski, Program Chief <u>Maui District Health Office</u> Hawai'i Dept. of Health 54 High Street Wailuku, HI 96793</p>	<p>1 CD</p>
<p>Mr. Russell S. Tsuji, Land Administrator <u>Land Division</u> Hawai'i Dept. of Land & Natural Resources 1151 Punchbowl Street, Room 220 Honolulu, HI 96809</p>	<p>5 CDs</p>
<p>Mr. Daniel Ornellas, District Land Agent <u>Maui Land Division</u> Hawai'i Dept. of Land & Natural Resources 54 High Street, Room 101 Wailuku, HI 96793</p>	<p>1 CD</p>
<p>Mr. Clyde W. Namu`o, Chief Executive Officer Office of Hawaiian Affairs State of Hawai'i 711 Kapi`olani Blvd., Suite 500 Honolulu, HI 96813</p>	<p>1 CD</p>
<p>Ms. Jenny Pickett, Maui Archaeologist <u>Maui District Office</u> State Historic Preservation Division 130 Mahalani Street Wailuku, HI 96793</p>	<p>1 CD</p>
<p>Mr. Dean Nakagawa, Administrator <u>Statewide Transportation Planning Office</u> Hawai'i Dept. of Transportation 200 Rodgers Blvd. Honolulu, HI 96819</p>	<p>4 CDs</p>
<p>Mr. Ferdinand Cajigal, District Engineer <u>Maui Highways Division</u> Hawai'i Dept. of Transportation 650 Papapala Drive Kahului, HI 96732</p>	<p>1 CD</p>

County Agencies (8)

Mr. Kyle Ginoza, Director Maui Dept. of Environmental Management 2200 Main Street, Suite 175 Wailuku, HI 96793	2 CDs
Mr. Paul Haake, Captain <u>Fire Prevention Bureau</u> Maui Dept. of Fire & Public Safety 313 Manea Place Wailuku, HI 96793	1 CD
Mr. Glenn T. Correa, Director Maui Dept. of Parks & Recreation 700 Halia Nakoia Street Wailuku, HI 96793	1 CD
Mr. Aaron Shinmoto, Administrator <u>Zoning Administration</u> <u>& Enforcement Division</u> Maui Dept. of Planning 250 S. High Street Wailuku, HI 96793	1 CD
Mr. Gary A. Yabuta, Chief Maui Police Department 55 Mahalani Street Wailuku, HI 96793	1 CD
Mr. David C. Goode, Director Maui Dept. of Public Works 200 S. High Street Wailuku, HI 96793	1 CD and 2 Hard Copies
Ms. Jo Anne Johnson, Director Maui Dept. of Transportation 2145 Kaohu Street, Suite 102 Kahului, HI 96732	1 CD
Mr. David Taylor, P.E., Director Maui Dept. of Water Supply 200 S. High Street Wailuku, HI 96793	1 CD

Other Parties (9)

Mr. Gordon Yadao, Section Manager <u>Network Engineering & Planning</u> Hawaiian Telcom, Inc. 60 S. High Street Wailuku, HI 96793	<u>1 Hard Copy</u>
Mr. Dan Takahata, Manager <u>Engineering Division</u> Maui Electric Company, Ltd. P.O. Box 398 Kahului, HI 96733-6898	1 CD
Mr. Grant Chun, Vice President A&B Properties, Inc. P.O. Box 156 Kahului, HI 96732	1 CD
Mr. David Gomes, General Manager Hawaiian Cement P.O. Box 488 Kahului, HI 96733	1 CD
Mr. Randall Moore, Manager <u>Agricultural Engineering Services</u> Hawaiian Commercial & Sugar Company P.O. Box 266 Pu`unene, HI 96784	1 CD
Kihei Community Association P.O. Box 662 Kihei, HI 96753	1 CD
LeSEA Broadcasting Corporation. 61300 South Ironwood South Bend, IN 46614	1 CD
Kihei Public Library 35 Waimahaihai Street Kihei, HI 96753	1 Hard Copy
Maui Planning Commission c/o: Maui Dept. of Planning 250 S. High Street Wailuku, HI 96793	15 Hard Copies

TOTAL # of CDs

41 CDs

TOTAL # of Hard Copies

19 Hard Copies

The Environmental Notice

A Semi-Monthly Bulletin pursuant to Section 343-3, Hawaii Revised Statutes

STATEWIDE

HAWAII

MAUI

KAUAI

HABITAT CONSERVATION PLAN

NEPA NOTICE

ENVIRONMENTAL COUNCIL NOTICE

COASTAL ZONE MANAGEMENT NOTICES

SHORELINE NOTICES

GLOSSARY

inward-looking venue to showcase student performances to faculty, staff, parents and friends, and to the surrounding community.

6. Pu'unene Heavy Industrial Subdivision FEA (FONS)

Island: Maui
District: Wailuku
TMK: (2) 3-8-008: 019
Permits: District Boundary Amendment; Community Plan Amendment; Change in Zoning; Work to Perform in the State Highway Right-of-Way; Well Drilling and Pump Installation Permits; Public Water System Approval; Wastewater System Approval; NPDES; Grubbing and Grading Permits; Construction Plans Approval; Final Subdivision Approval
Applicant: CMBY 2011 Investment, LLC, P.O. Box 220, Kihei, HI 96753
Contact: Blanca Lafolette (808) 874-5263



Approving Agency: Maui Planning Commission, c/o Maui Planning Department, 250 S. High Street Wailuku, HI 96793. **Contact:** Kurt Wollenhaupt, (808) 270-8205
Consultant: Chris Hart & Partners, 115 N. Market Street, Wailuku, HI 96793
Contact: Glenn Tadaki, (808) 242-1956
Status: Finding of No Significant Impact Determination

The proposed action will involve the subdivision of the subject parcel's 86 acres to create a heavy industrial subdivision. Preliminarily, 66 acres would be set aside for up to 28 developable lots, while nine acres have been designated for drainage retention basins and 11 acres for internal roadways. The proposed subdivision is pending "M-3, Restricted Industrial District" zoning which encompasses industrial uses that are generally considered obnoxious or offensive because of odor, dust, smoke, gas, noise, vibration, and the like, and are not allowed in any other zoning district. The subdivision's water, wastewater, drainage, and roadway systems will be privately owned and maintained, as well as all common area landscaping and irrigation. Subdivision lot owners will be responsible for all improvements on and to their lots. Access from Mokuale Highway to the subject parcel will be furnished by existing and proposed access easements.

KAUAI (HRS 343)

7. Swimming Pool at 4890 Lawai Road DEA (AFNSI)

Island: Kauai
District: Koloa
TMK: (4th) 2-6-12-01
Permits: Shoreline Setback Variance, Class IV Zoning Permit, Special Management Area Use Permit (minor), Building Permit
Applicant: David G. Jorgensen and M. Annette Thatcher Jorgensen, Co-Trustees of the David and Annette Jorgensen Revocable Trust, 20 Zapata Way, Portola Valley, CA 94028. **Contact:** Walton D. Y. Hong, (808) 245-4757



Approving Agency: Planning Commission of the County of Kauai, 4444 Rice Street, Suite A-473 Lihue, HI 96766
Consultant: Walton D. Y. Hong, 3135-A Akahi Street, Lihue, HI 96766. (808) 245-4757
Status: Statutory 90-day public review and comment period starts, comments are due by February 22, 2013. Send comments to the applicant, approving agency and consultant.

The Environmental Notice informs the public of environmental assessments and other documents that are available for review and comment per HRS 343-3 and is issued on the 6th and 23rd of each month on the Office of Environmental Quality Control's website. If you would like to be notified when it is issued, send us your email address and we'll put you on our mailing list.



Neil Abercrombie, Governor - Office of Environmental Quality Control - 235 South Beretania Street, Suite 702 - Honolulu, HI 96813
 Tel: 586-4185 - Fax: 586-4186 - Email: oeqc@hawaii.gov
 Website: <http://www.hawaii.gov/oeqc/>
 Toll Free: Kauai: 274-3141 ext. 64185 - Maui: 964-2400 ext. 64185 - Mokuia'ia: 1-800-468-6644 ext. 64185 Hawaii: 974-0000 ext. 64185

Note: If you get a message saying that the file is damaged when you click on the link, then the file is too big to open within your browser. To view the file, download directly to your hard drive by going to File and select Save As in your web browser.

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MAUI (HRS 343)

4. Kahana Sunset Shoreline & Site Improvements, 5(e) DEA (AFNSI)

Island: Maui
District: Lahaina
TMK: (2) 4-3-003:015
Permits: Building, Grading, Special Management Area, Shoreline Setback Variance, Community Plan Amendment, Change in Zoning, Conservation District Use
Applicant: Kahana Sunset Association of Apartment Owners (AOAO), 4909 Lower Honoapiʻiani Highway, Lahaina, Hawaii 96761. Contact: Ms. Jacqueline Scheibel, (707) 292-4691 and Mr. Keith Meyer, (541) 231-848
Approving Agency: Maui Planning Commission, County of Maui Department of Planning, 250 South High Street, Wailuku, Hawaii 96793. Contact: Mr. William Spence, Director, (808) 270-7634
Consultant: Chris Hart & Partners, Inc., 115 North Market Street, Wailuku, Hawaii 96793. Contact: Mr. R. Raymond Cabebe, (808) 270-1955
Status: Statutory 30-day public review and comment period starts, comments are due by March 11, 2013. Send comments to the proposing/determination agency and consultant.



The Kahana Sunset AOA is proposing to construct a replacement seawall and drainage improvements within the shoreline setback on an existing 4.467 acre 79-unit condominium resort site. The applicant is also proposing a Community Plan Amendment from Single Family to Hotel and a Change in Zoning from R-3 Residential to H-M Hotel District in order to establish land use consistency and conformity with the existing use. No additional units are proposed. An approximately 114-foot existing seawall along with an existing concrete stairway will be demolished. The replacement seawall will be relocated mauka of the State designated shoreline with a new stairway approximately 30 feet inland from the existing stairs. The proposed retreat of the seawall will serve to protect existing habitable structures, widen the beach, and prevent underlying soils from entering the ocean. The proposed drainage system improvements will help to prevent sediments and pollutants from contaminating the marine environment. The mitigation improvements are the result of a Master Plan for Strategic Retreat that was requested by the Maui Planning Commission as part of a 2009 SMA Emergency Permit granted to protect Building F and a 2010 SMA Emergency Permit granted to protect Building A.

5. Pu'unēhē Heavy Industrial Subdivision, 5(e) FEA (FONSI)

Island: Maui
District: Wailuku
TMK: (2) 3-8-008:019
Permits: Chapter 343 Environmental Review, District Boundary Amendment; Community Plan Amendment; Change in Zoning; Work to Perform in the State Highway Right-of-Way; Well Drilling and Pump Installation Permits; Public Water System Approval; Wastewater System Approval; NPDES; Grubbing and Grading Permits; Construction Plans Approval; Final Subdivision Approval.
Applicant: CMBY 2011 Investment, LLC, P.O. Box 220, Kihai, Hawaii 96753
Consultant: Christ Hart & Partners, 115 N. Market Street, Wailuku, Hawaii 96793. Contact: Glen Tadaki, (808) 242-1955

Approving Agency:

County of Maui, Department of Planning, 250 South High Street, Wailuku, Hawaii 96793.
Contact: Kurt Wollenthaupt, (808) 270-8205
Status: Finding of No Significant Impact Determination

The proposed action will involve the subdivision of the subject parcel's 88 acres to create a heavy industrial subdivision. Preliminarily, 68 acres would be set aside for up to 28 developable lots, while nine acres have been designated for drainage retention basins and 11 acres for internal roadways. The proposed subdivision is pending "M-3, Restricted Industrial District" zoning which encompasses industrial uses that are generally considered obnoxious or offensive because of odor, dust, smoke, gas, noise, vibration, and the like, and are not allowed in any other zoning district. The subdivision's water, wastewater, drainage, and roadway systems will be privately owned and maintained, as well as all common area landscaping and irrigation. Subdivision lot owners will be responsible for all improvement on and to their lots. Access to Mokuieie Highway to the subject parcel will be furnished by existing and proposed access easements.

O'AHU (HRS 343)

6. Honolulu Fire Department Regional Fire Training Center, 5(b) FEA (FONSI)

Island: O'ahu
District: Honolulu
TMK: (1)1-1-002-012
Permits: Building Permits (Buildings, Electrical, Plumbing); Sidewalk / Driveway Work (DPP); Grading, Grubbing, Trenching and Stockpiling Permits (DPP); National Pollutant Discharge Elimination System (NPDES) permit
Proposing/Determination Agency: City and County of Honolulu, Fire Department, 636 South Street, Honolulu, Hawaii 96813-5007. Contact: Captain Robert Main, (808) 723-7139
Consultant: Group 70 International, Inc., 925 Bethel Street, 5th Floor, Honolulu, Hawaii 96813. Contact: Christine Mendes Rucicola, (808) 523-5866
Status: Finding of No Significant Impact Determination



Improvements to the Honolulu Fire Department's (HFD) Charles H. Thurston Training Center will enhance the quality of the HFD's training program and will create a modern and well-equipped training environment for new recruits, as well as qualify facilities for incumbent firefighters. With the proposed improvements, the facility will be in the position to provide critical training to firefighters and other first responders in Hawaii and throughout the Pacific. Significant direct impacts are not anticipated to occur. The project will incorporate key energy and water saving design strategies to limit the project's environmental footprint and will be designed with a fully integrated approach to meet LEED certification criteria. A minor increase in jobs may result from the proposed project; however this would have incidental impacts on population. Overall, the project's secondary impact would be a beneficial effect on public health and emergency response operations. The project is not anticipated to generate substantial cumulative impacts, building only upon HFD's mission. To respond to fires, emergency medical incidents, hazardous materials incidents, and rescues on land and sea to save lives, property, and the environment.

From: Blanca Lafolette <blancal@pacificrimland.com>
Sent: Thursday, March 07, 2013 4:13 PM
To: kca@gokihei.org
Cc: Glenn Tadaki
Subject: Pu'unene Heavy Industrial Subdivision

Aloha KCA Board Members,

On February 18, 2013, I emailed you regarding the filing of our Petition for Land Use District Boundary Amendment (DBA) with the State Land Use Commission (SLUC). As I previously wrote, the KCA was included in our Early Consultation for the Preparation of a Draft Environmental Assessment (DEA), and later a CD of the completed DEA was mailed to the KCA requesting any comments. The KCA did not provide any comments during the early consultation and DEA phase of the EA review process.

At its meeting on November 27, 2012, the Maui Planning Commission accepted the Final EA and issued a Finding of No Significant Impact (FONSI). The publication of the FEA and FONSI appeared in the Environmental Notice on January 8, 2013, and the 30-day challenge period for the FEA expired on February 7, 2013 with no legal challenges being filed.

The final FEA, can be found on the OEQC website by clicking on the following link.

http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Maui/2010s/2013-02-08-MA-5e-FEA-Puunene-Heavy-Industrial-Subdivision.pdf

I am providing this information to you to give you another opportunity to comment on the proposed project prior to the filing of the DBA Petition. We are also available to meet with the KCA Board to discuss. You can reach me at 874-5263 or blancal@pacificrimland.com.

Thank you.

Blanca Lafolette

Project Coordinator * Pacific Rim Land, Inc.
1300 N. Holocono Street * P.O. Box 220 * Kihei, HI 96753
874-5263 * 270-5940 (direct) *879-2557 (fax)
357-0085 (cell)



PACIFIC RIM LAND, INC.

March 11, 2013

Mr. William Spence, Director
Department of Planning
County of Maui
250 south High Street
Wailuku, HI 96793

*Via email william.spence@maui-county.gov
and US Mail*

**Re. Pu'unene Heavy Industrial Subdivision, Environmental Assessment (EA) Community Plan Amendment (CPA), District Boundary Amendment (DBA) and Change In Zoning (CIZ)
TMK: (2)3-8-008:019: (CPA 2012/002; CIZ 2012/005; EA 2012/0001).**

Dear Mr. Spence:

On behalf of CMBY 2011 Investment LLC (CMBY), Charlie Jencks and I, as well as our attorney who will be filing our DBA Petition (Petition), met with the State Land Use Commission (LUC) Executive Director, Daniel Orodener and Planner Scott Derrickson, on March 1, 2013. The purpose of the meeting was to discuss the proposed subdivision and the DBA process prior to filing the Petition.

During our discussion, Mr. Orodener brought up two issues: (1) accepting agency for the Final EA, and (2) land use consistency.

With regard to the appropriate agency for the Final EA, the LUC commented that typically the agency that approves an EA is the agency that will issue the first approval for an action. For CMBY, the first approval will be the LUC reclassification not the CPA/CIZ. CMBY, with the concurrence of the Maui Planning Department (Department), decided to have the Maui Planning Commission (Commission) be the accepting authority for the EA. On November 27, 2012, the Commission accepted the Final EA and issued a Finding of No Significant Impact.

As to the land use consistency issue, the proposed reclassification Petition is not consistent with the Kihei Makena Community Plan designation of "Agriculture", and this inconsistency is of concern to the LUC. It has typically been the case in past DBA petitions that the LUC has processed and approved petition requests with the same inconsistencies, and the Waiko Light Industrial petition is a good example of such action.

Based on our discussion with the LUC, CMBY is asking the Department to advise the LUC that the EA was approved and accepted by the Commission to reduce the LUC's processing burden, provide written support of the Petition, and advise the LUC that the CPA/CIZ applications have been submitted and accepted for processing and will be processed concurrently after the Petition is processed by the LUC.

If a meeting to discuss the issues further is necessary, please contact me at 874-5263 or blanca@pacificrimland.com

Sincerely,

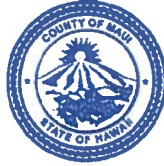

Blanca Lafolette
Project Coordinator

c. Charlie Jencks, CMBY via email
Glenn Tadaki, Chris Hart & Partners via email
Jennifer Benck, Esq., Carlsmith Ball via email

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



RECEIVED

APR 01 2013

PACIFIC RIM LAND, INC
MAUI - MAIN

COUNTY OF MAUI
DEPARTMENT OF PLANNING

March 22, 2013

Ms. Blanca Lafalette, Project Coordinator
Pacific Rim Land, Inc.
P.O. Box 220
Kihei, Hawaii 96753

Dear Ms. Lafalette:

SUBJECT: COMMENT ON PROCESSING FINAL ENVIRONMENTAL ASSESSMENT (EA) FOR THE COMMUNITY PLAN AMENDMENT (CPA), DISTRICT BOUNDARY AMENDMENT (DBA), AND CHANGE IN ZONING (CIZ) FOR THE PU'UNENE HEAVY INDUSTRIAL SUBDIVISION, LOCATED APPROXIMATELY ONE (1) MILE SOUTHEAST OF THE INTERSECTION OF MOKULELE HIGHWAY, MEHAMEHA LOOP, AND KAMA'AINA ROAD, ISLAND OF MAUI, HAWAII; TMK: (2) 3-8-008:019 (CPA 2012/0002) (CIZ 2012/0005) (EA 2012/0001)

The Department of Planning (Department) is in receipt of your letter dated March 11, 2013, (**Exhibit #1**) regarding two issues: 1) the review and approval of the Environmental Assessment for the project by the Maui Planning Commission (Commission) and 2) the timing of the Land Use Commission (LUC) review of the project as it relates to land use consistency.

Regarding Item #1, on November 27, 2012, at its regular meeting the Commission accepted the Final EA and issued a Finding of No Significant Impact (FONSI). The Final EA/FONSI was published in the January 8, 2013 edition of the Environmental Notice from the Office of Environmental Quality Control (OEQC), and the Final EA challenge period expired February 7, 2013. From the beginning of this project, the Department was informed by the Applicant that review by the Commission of the EA would help to reduce the LUC's processing burden and that the Department agreed that the Commission would be the approving agency for this EA. The letter to Gary Hoosier, Director of OEQC, is attached as **Exhibit #2** for your reference and evidence that the Commission completed its review of the EA and issued a FONSI.

Regarding item #2, the Applicant had simultaneously submitted to the County of Maui applications for the CPA and CIZ on April 16, 2012, along with the EA for the project as part of the application review process. The Department is aware that the Applicant will be submitting a Petition for a DBA to the LUC now that the Final EA/FONSI has been issued by the Commission. In reviewing this project, the Department has consistently supported the application and anticipates continuing to do so as the application progresses through both the LUC and County of Maui. The Community Plan designation for the petition area is currently

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
MAIN LINE (808) 270-7735; FACSIMILE (808) 270-7634


CURRENT DIVISION (808) 270-8205; LONG RANGE DIVISION (808) 270-7214; ZONING DIVISION (808) 270-7253

Ms. Blanca Lafolette, Project Coordinator
March 22, 2013
Page 2

"Agriculture" and is proposed to be changed to Heavy Industrial through the CPA review process. The recent passage of the Maui Island Plan by the Maui County Council specifically designated the Petition Area within the Pulehunui planned growth area and the subject property was placed with the Urban Growth Boundary as "an ideal site to serve the island's long term heavy industrial land use needs." Please see **Exhibit #3**, page 8-33 from the Maui County General Plan, Maui Island Plan. The associated Directed Growth Map is attached as **Exhibit #4** outlining the Urban Growth Area. Consequently, the Department recommends that the LUC agendize its review of the DBA Petition when submitted by CMBY 2011 Investment, LLC.

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Kurt Wollenhaupt of the Department's Current Division at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,



WILLIAM SPENCE
Planning Director

Attachment

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Joseph W. Alueta, Acting Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Charlie Jencks, CMBY 2011 Investment, LLC (w/ attachment)
Glenn Tadaki, Planner, Chris Hart & Partners, Inc. (w/ attachment)
Daniel Orodener, Executive Director, State Land Use Commission (w/ attachment)
Scott Derrickson, Planner, State Land Use Commission (w/ attachment)
Project File
General File

WRS:KFW:nt

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PACIFIC RIM LAND, INC.

DEPT. OF PLANNING
COUNTY OF MAUI

MAR 13 2013

RECEIVED

March 11, 2013

Mr. William Spence, Director
Department of Planning
County of Maui
250 south High Street
Wailuku, HI 96793

*Via email william.spence@maulicounty.gov
and US Mail*

**Re. Pu'unene Heavy Industrial Subdivision, Environmental Assessment (EA) Community Plan Amendment (CPA), District Boundary Amendment (DBA) and Change In Zoning (CIZ)
TMK: (2)3-8-008:019: (CPA 2012/002; CIZ 2012/005; EA 2012/0001).**

Dear Mr. Spence:

On behalf of CMBY 2011 Investment LLC (CMBY), Charlie Jencks and I, as well as our attorney who will be filing our DBA Petition (Petition), met with the State Land Use Commission (LUC) Executive Director, Daniel Orodener and Planner Scott Derrickson, on March 1, 2013. The purpose of the meeting was to discuss the proposed subdivision and the DBA process prior to filing the Petition.

During our discussion, Mr. Orodener brought up two issues: (1) accepting agency for the Final EA, and (2) land use consistency.

With regard to the appropriate agency for the Final EA, the LUC commented that typically the agency that approves an EA is the agency that will issue the first approval for an action. For CMBY, the first approval will be the LUC reclassification not the CPA/CIZ. CMBY, with the concurrence of the Maui Planning Department (Department), decided to have the Maui Planning Commission (Commission) be the accepting authority for the EA. On November 27, 2012, the Commission accepted the Final EA and Issued a Finding of No Significant Impact.

As to the land use consistency issue, the proposed reclassification Petition is not consistent with the Kihei Makena Community Plan designation of "Agriculture", and this inconsistency is of concern to the LUC. It has typically been the case in past DBA petitions that the LUC has processed and approved petition requests with the same inconsistencies, and the Waiko Light Industrial petition is a good example of such action.

Based on our discussion with the LUC, CMBY is asking the Department to advise the LUC that the EA was approved and accepted by the Commission to reduce the LUC's processing burden, provide written support of the Petition, and advise the LUC that the CPA/CIZ applications have been submitted and accepted for processing and will be processed concurrently after the Petition is processed by the LUC.

If a meeting to discuss the issues further is necessary, please contact me at 874-5263 or blanca@pacificrimland.com

Sincerely,


Blanca Lafolette
Project Coordinator

- c. Charlie Jencks, CMBY via email
- Glenn Tadaki, Chris Hart & Partners via email
- Jennifer Benck, Esq., Carlsmith Ball via email

EXHIBIT /

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELLE CHOUHEAU-MULLEN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

November 28, 2012

Mr. Gary Hooser, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Hooser:

SUBJECT: FINAL ENVIRONMENTAL ASSESSMENT (EA) FOR THE COMMUNITY PLAN AMENDMENT (CPA), DISTRICT BOUNDARY AMENDMENT (DBA), AND CHANGE IN ZONING (CIZ) FOR THE PU'UNENE HEAVY INDUSTRIAL SUBDIVISION, LOCATED APPROXIMATELY ONE (1) MILE SOUTHEAST OF THE INTERSECTION OF MOKULELE HIGHWAY, MEHAMEHA LOOP, AND KAMA'AINA ROAD, ISLAND OF MAUI, HAWAII; TMK: (2) 3-8-008:019 (CPA 2012/0002) (CIZ 2012/0005) (EA 2012/0001)

The Maui Planning Commission has reviewed the Final EA prepared in accordance with Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 11-200, Hawaii Administrative Rules (HAR), for the subject project at its November 27, 2012, regular meeting, and has accepted the Final EA and has issued a Finding of No Significant Impact (FONSI). Please publish the Final EA in the next available Office of Environmental Quality Control (OEQC) Environmental Notice.

We have attached a completed OEQC Publication Form, one (1) hard copy of the Final EA, and one (1) CD copy of the Final EA in PDF format for your review.

Should you need further clarification, please contact Staff Planner Kurt Wollenhaupt at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for WILLIAM SPENCE
Planning Director

Mr. Gary Hooser, Director
November 28, 2012
Page 2

Attachments

xc: Kurt F. Wollenhaupt, Staff Planner (PDF)
Glenn Tadaki, Chris Hart & Partners, Inc.
EA Project File
Project File
General File

WRS:CIY:KFW:rm

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Directed Growth Plan

Pulehunui

The Pulehunui planned growth area encompasses just over 639 acres and is located in the ahupua'a of Pulehunui and to the east of Mokulele Highway (see Figure 8-5). The planned growth area will be used primarily for heavy industrial, public/quasi-public, and recreational purposes. Commercial uses should be limited.

Planned Growth Area Rationale

The Pulehunui planned growth area envisions land uses that are compatible with surrounding agricultural operations. The planned growth area represents a logical expansion of industrial land use in the area. The area's location, midway between Kihei and Kahului, makes it an ideal site to serve the island's long-term heavy industrial land use needs. Development of the area must ensure the protection of view corridors along Mokulele Highway as well as mauka and makai view planes. Linear-strip development along Mokulele Highway is strongly discouraged. Buildings should be setback significantly from the highway, and all traffic-light timing along Mokulele Highway should be coordinated for optimum traffic flow. The Pulehunui planned growth area is located on Directed Growth Map #C4 and #C5. Table 8-13 provides a summary of the planned growth area:

Table 8 - 13: Pulehunui Planned Growth Area

Background Information:	
Project Name:	Pulehunui Industrial
Type of Growth:	Urban Expansion
Directed Growth Map#:	C4, C5
Gross Site Acreage:	Approximately 639 Acres

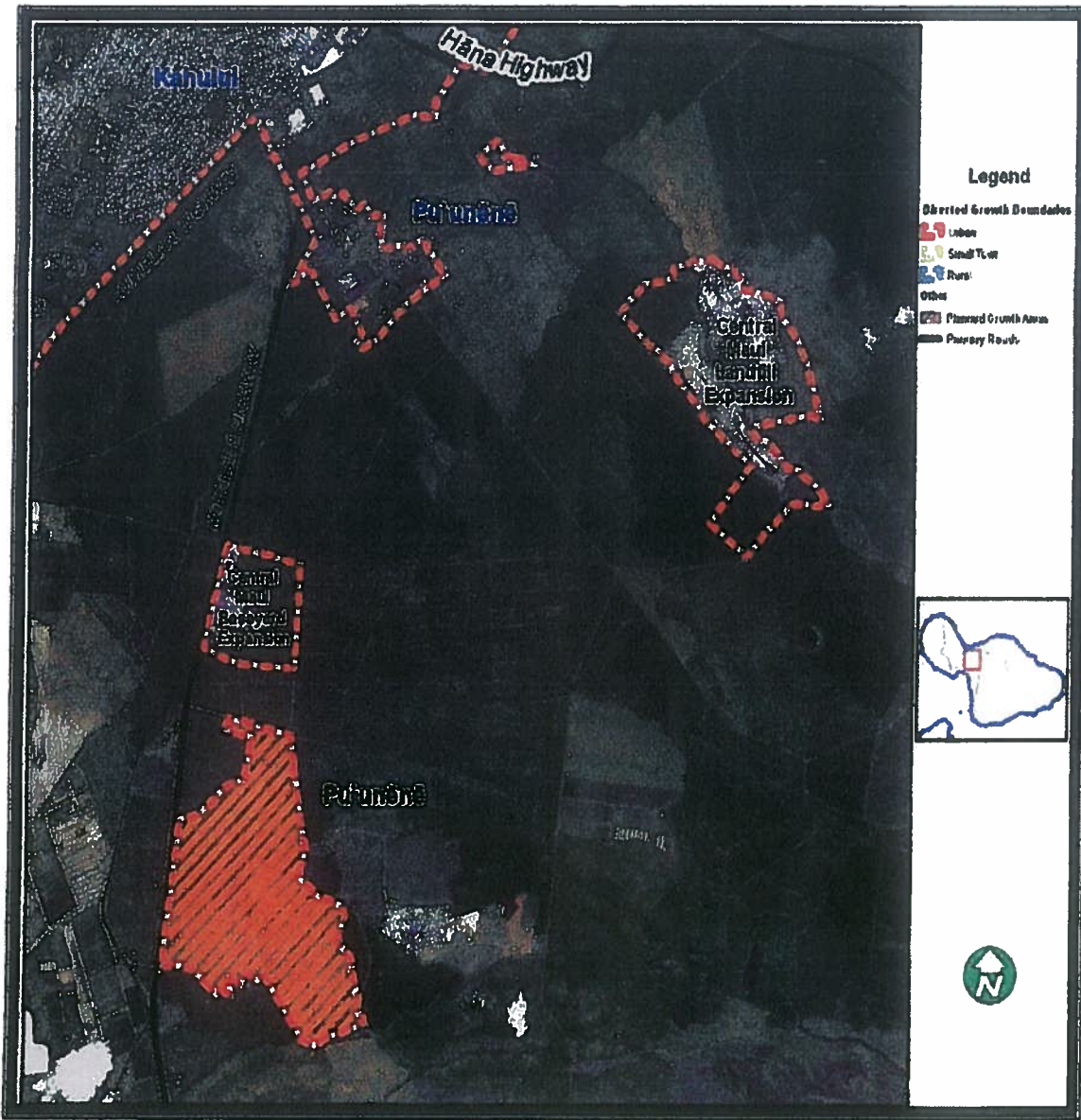




Figure 8-5: Pulehuanui Planned Growth Area.

Kīhei – Mākena – Planned Protected Areas

The Kīhei-Mākena community plan region has the second highest resident population with over 27,000 people in 2010. Two planned protected areas have been identified in the Kīhei-Mākena community plan region within Mā'ālaea and Mākena; the Mākena – I'a Perouse – Kanaio Protected Area and the Keālia National Wildlife Refuge. A brief discussion of each protected area is provided below.

**Maui Island
Plan
Directed
Growth
Map
Ma'alaea
C4**

Legend

- Growth Boundaries**
-  Urban
 -  Small Town
 -  Rural
- Reference**
-  2011 Parcels
 -  Primary Roads





 Prepared for the County of Maui
 Department of Planning
 Background Image: WorldView 2 - 2010
 This is not a zoning map. Please contact the
 Planning Department for zoning confirmation.

PREPARED BY:
 Long Range Planning Division
 Department of Planning
 County of Maui
 260 South High Street
 Wailuku, Hawaii 96793

