



TRANSMITTAL

2014 JUN 31 A 7:23

TO: Mr. Daniel E. Orodenker
State of Hawaii
Land Use Commission
Department of Business Economic
Development & Tourism
P.O. Box 2359
Honolulu, Hawaii 96804-2359

DATE: June 27, 2014

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LAND USE COMMISSION
STATE OF HAWAII

PROJECT: Piilani Promenade
SUBJECT: Draft Environmental
Impact Statement (DEIS)

THE FOLLOWING ARE ENCLOSED:

- FOR YOUR APPROVAL FOR YOUR FILES AS REQUESTED
- FOR REVIEW & COMMENT FOR PROCESSING FOR YOUR USE

COPIES	DATE	DESCRIPTION
Two Hard Copy	June 2014	Draft EIS for the Piilani Promenade
Two CD	June 2014	Draft EIS for the Piilani Promenade (PDF format) and OEQC Publication Form and Distribution List (MS Word and PDF)
One Hard Copy	June 2014	OEQC Publication Form and Distribution List

REMARKS:

Attached please find the following for transmittal to OEQC: 1) Draft EIS (hard copy), 2) Draft EIS in PDF format on CD, 3) OEQC Publication Form and Distribution List in hard copy; and 4) OEQC Publication Form in Microsoft Word format on CD. Attached for the Land Use Commission's use are the following: 1) Draft EIS (hard copy), Draft EIS in PDF format. Please transmit to OEQC for publication in the July 23, 2014 Environmental Notice. Should you have any questions, please let me know.

Copy to: Charlie Jencks, Ownership Representative

By: Brett Davis, Planner

CHP NO. 13-029

APPLICANT ACTIONS
SECTION 343-5(C), HRS
PUBLICATION FORM (JULY 2012 REVISION)

LAND USE COMMISSION
STATE OF HAWAII

Project Name: Piilani Promenade DEIS

Island: Maui

District: Makawao - Wailuku

TMK: TMK's (2) 3-9-001: 016, 170-174

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Permits: Amendment of Decision & Order Docket No. A94-706, HRS Chapter 343 Compliance, Draft Environmental Impact Statement, Final Environmental Impact Statement (EIS), County Community Plan Amendment, Driveway Permit, Building Permit, Wastewater Discharge (Hookup) Permit, Grading and Grubbing Permit, NPDES Permit, Air Pollution Control Permit, Community Noise Permit, Easements for Utilities and Roadways, Drainage Approval, Permit to Perform Work Within the State ROW.

Approving Agency:

State of Hawaii, Land Use Commission

Address Department of Business Economic Development & Tourism
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii 96804-2359
Contact & Phone Mr. Daniel E. Orodener, Executive Officer (808) 587-3822

Applicant:

Piilani Promenade North LLC. and Piilani Promenade South LLC
c/o Sarofim Realty Advisors

Address 8115 Preston Road, Ste. 400,
Dallas, Texas, 75225

Contact & Phone Mr. Robert Poynor, Vice President (214.692.4227)

Consultant:

Chris Hart and Partners, Inc.

Address 115 N. Market St.
Wailuku, HI 96793

Contact & Phone Mr. Jordan E. Hart, President, (808) 242-1955

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Status (check one only):

- DEA-AFNSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day comment period ensues upon publication in the periodic bulletin.
- FEA-FONSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqchawaii@doh.hawaii.gov; no comment period ensues upon publication in the periodic bulletin.
- FEA-EISPN** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day consultation period ensues upon publication in the periodic bulletin.
- Act 172-12 EISPN** Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqchawaii@doh.hawaii.gov. NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.
- DEIS** The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.
- FEIS** The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.
- Section 11-200-23**

- Determination The approving agency simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.
- Statutory hammer Acceptance The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.
- Section 11-200-27 Determination The approving agency simultaneously transmits its notice to both the applicant 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 not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.
- Withdrawal (explain)

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

The proposed project is to develop a mix of Light Industrial and Business/Commercial uses with approximately 226 apartment units on a total of approximately 75 acres. The project will include associated onsite and offsite infrastructure improvements including but not limited to water, sewer, roads, drainage, electrical, bicycle and pedestrian pathways and landscaping. A Maui Electric Company (MECO) substation is also proposed on the project site.

Off-site improvements include re-routing the existing Maui County high pressure water line which runs through the property, installing a 1 million gallon drinking water tank, water transmission lines, offsite access to Ohukai road and utility connections. The project will also provide road widening lots and improve the intersection of Piilani Highway at Kaonoulu Street. An access easement will be provided *mauka* of the project site to increase future connectivity to Ohukai Road north of the project site.

Piilani Promenade

DEIS DISTRIBUTION LIST

June 27, 2014

LAND USE COMMISSION
STATE OF HAWAII

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Government of the State of Hawaii

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

1 CD

Mr. Dean H. Seki
Director
Department of Accounting & General Services
Kalanimoku Building
P.O. Box 119
Honolulu, HI 96810

1 CD

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

1 CD

Mr. Jesse K. Souki, Director
Hawai`i Dept. of Business, Economic
Development & Tourism
Office of Planning
235 S. Beretania Street., 6th Floor
Honolulu, HI 96813

1 Hard copy and 1 CD

State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, HI 96804

1 CD

University of Hawaii
Environmental Center
2500 Dole Street, Room 283
Honolulu, HI 96822

1 CD

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LAND USE COMMISSION
STATE OF HAWAII

<p>Mr. Alapaki Nahale-a, Chairperon Department of Hawaiian Home Lands <u>Office of the Chairperson</u> P.O. Box 1879 Honolulu, HI 96805</p>	<p>1 CD</p>
<p>State of Hawaii Department of Health <u>Environmental Health Administration</u> P.O. Box 3378 Honolulu, HI 96801</p>	<p>1 CD</p>
<p>Mr. Wilfred Nagamine, Chief Hawai`i Dept. of Health <u>Clean Air Branch</u> 919 Ala Moana Blvd., Suite 203 Honolulu, Hawaii 96814</p>	<p>1 CD</p>
<p>Mr. Alec Wong, P.E., Chief Hawai`i Dept. of Health <u>Clean Water Branch</u> 919 Ala Moana Blvd., Room 301 Honolulu, HI 96801-3378</p>	<p>1 CD</p>
<p>Ms. Patti Kitkowski, Program Chief Hawai`i Dept. of Health <u>Maui District Health Office</u> 54 High Street Wailuku, HI 96793</p>	<p>1 CD</p>
<p>Mr. Russell S. Tsuji, Land Administrator Hawai`i Dept. of Land & Natural Resources <u>Land Division</u> 1151 Punchbowl Street, Room 220 Honolulu, HI 96809</p>	<p>5 CDs</p>
<p>State of Hawaii Department of Land and Natural Resources <u>State Historic Preservation Division</u> 601 Kamokila Blvd., Room 555 Kapolei, HI 96707</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 State Historic Preservation Division <u>Maui District Office</u> 130 Mahalani Street Wailuku, HI 96793</p>	<p>1 CD</p>
<p>Mr. Dean Nakagawa, Administrator Hawai`i Dept. of Transportation <u>Statewide Transportation Planning Office</u> 200 Rodgers Blvd. Honolulu, HI 96819</p>	<p>4 CDs</p>
<p>Mr. Ferdinand Cajigal, District Engineer Hawai`i Dept. of Transportation <u>Maui Highways Division</u> 650 Papapala Drive Kahului, HI 96732</p>	<p>1 CD</p>
<p>Hawaii Housing Financing and Development Corp. 677 Queen Street Honolulu, Hawaii 96813</p>	<p>1 CD</p>

Government of the County of Maui

<p>Ms. JoAnn Ridao, Director County of Maui Department of Housing and Human Concerns 2200 Main Street One Main Plaza Bldg., Ste. 546 Wailuku, HI 96793</p>	<p>1 CD</p>
<p>Mr. Kyle Ginoza, Director County of Maui Department of Environmental Management 2200 Main Street, Suite 175 Wailuku, HI 96793</p>	<p>2 CDs</p>
<p>Mr. Jeffrey A. Murray, Fire Chief County of Maui Department of Fire and Public Safety 200 Dairy Road Kahului, HI 96733</p>	<p>1 CD</p>

<p>Mr. Glenn T. Correa, Director Maui Dept. of Parks & Recreation 700 Halia Nako Street War Memorial Complex Wailuku, HI 96793</p>	<p>1 CD</p>
<p>Mr. William Spence, Director County of Maui Department of Planning 250 S. High Street Kalana Pakui Bldg., Ste. 200 Wailuku, HI 96793</p>	<p>2 Hard copy & 1 CD</p>
<p>Mr. Gary A. Yabuta, Chief Maui Police Department 55 Mahalani Street Wailuku, HI 96793</p>	<p>1 CD</p>
<p>Mr. David C. Goode, Director Maui Dept. of Public Works 200 S. High Street Kalana O Maui Bldg., 4th Floor Wailuku, HI 96793</p>	<p>2 Hard Copies & 1 CD</p>
<p>Ms. Jo Anne Johnson, Director Maui Dept. of Transportation 2145 Kaohu Street, David Trask Building, Suite 102 Wailuku, HI 96793</p>	<p>1 CD</p>
<p>Mr. David Taylor, P.E., Director Maui Dept. of Water Supply 200 S. High Street Kalana O Maui Building, 5th Floor Wailuku, HI 96793</p>	<p>1 CD</p>

Government of the United States of America

Mr. Loyal Mehrhoff, Field Supervisor
Pacific Islands Fish and Wildlife Office
U.S. Fish and Wildlife Service
300 Ala Moana Blvd., Room 3-122
Honolulu, HI 96850-0056

1 CD

Ms. Ranae Ganske-Cerizo, District Conservationist
Natural Resources Conservation Service
U.S. Dept. of Agriculture
Pacific Islands Area Office
P.O. Box 50004
Honolulu, HI 96850

1 CD

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

1 Hard Copy

Libraries and Depositors

Kihei Public Library
35 Waimahaihai Street
Kihei, HI 96753

1 Hard Copy

Other Parties (4)

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

1 CD

Tom Pierce, Attorney at Law LLC
P.O. Box 798
Makawao, HI 96769

1 CD

South Maui Citizens for Responsible Growth
4320 E. Waiola Loop
Kihei, HI 96753

1 CD

Maui Tomorrow Foundation
55 N. Church Street Ste. A5
Wailuku, HI 96793

1 CD

Mr. Daniel Kanahele
Po Box 648
Kihei, HI 96753

1 CD