

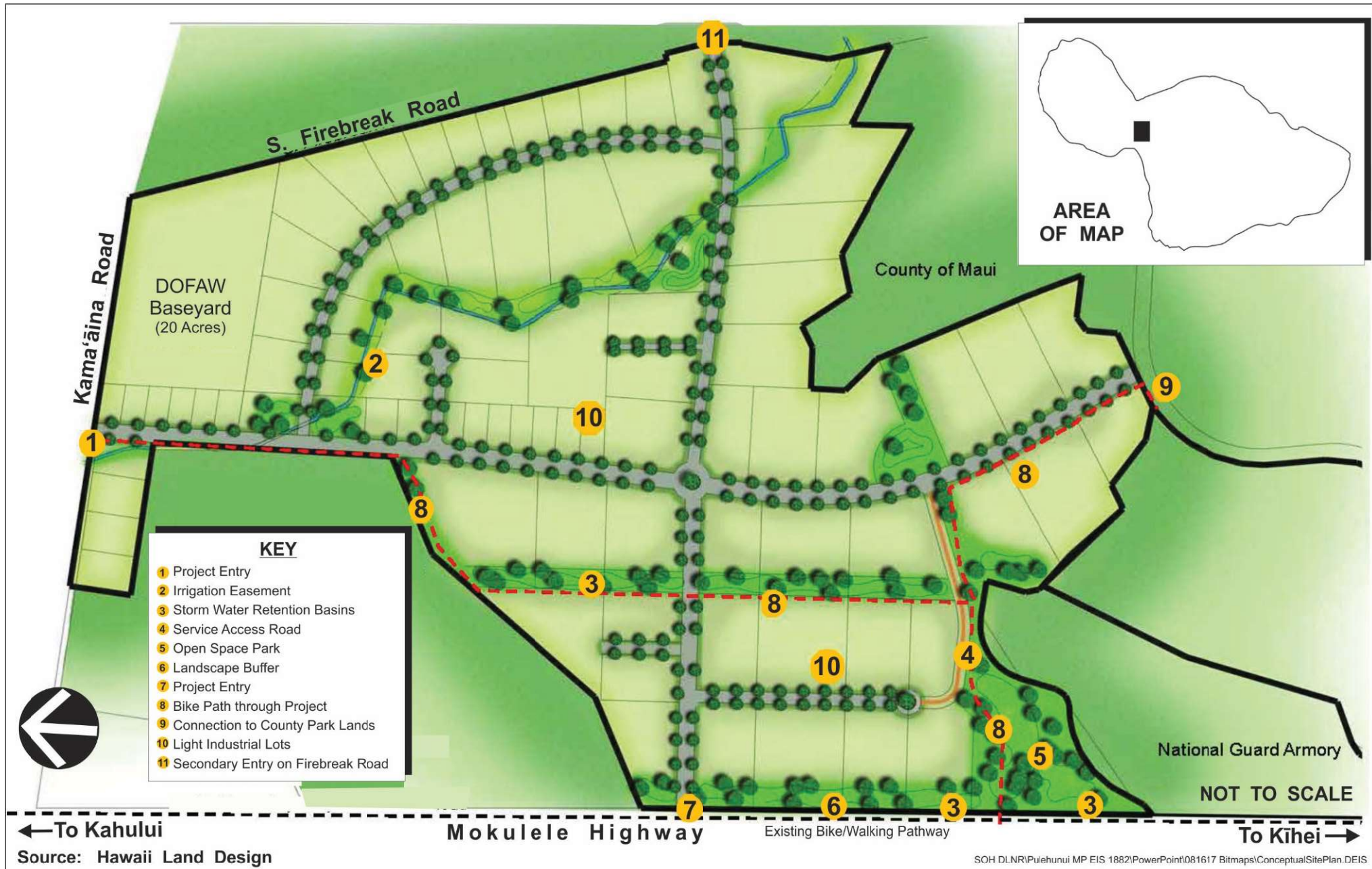
DLNR INDUSTRIAL AND BUSINESS PARK

Community Meeting

August 16, 2017



DLNR INDUSTRIAL AND BUSINESS PARK PULEHUNUI, MAUI



PRESENTATION OVERVIEW

- Department of Land and Natural Resources Overview
- Industrial and Business Park Project Overview
- EIS and Entitlement Process
- Outreach and Community Benefits

DEPARTMENT OF LAND AND NATURAL RESOURCES OVERVIEW

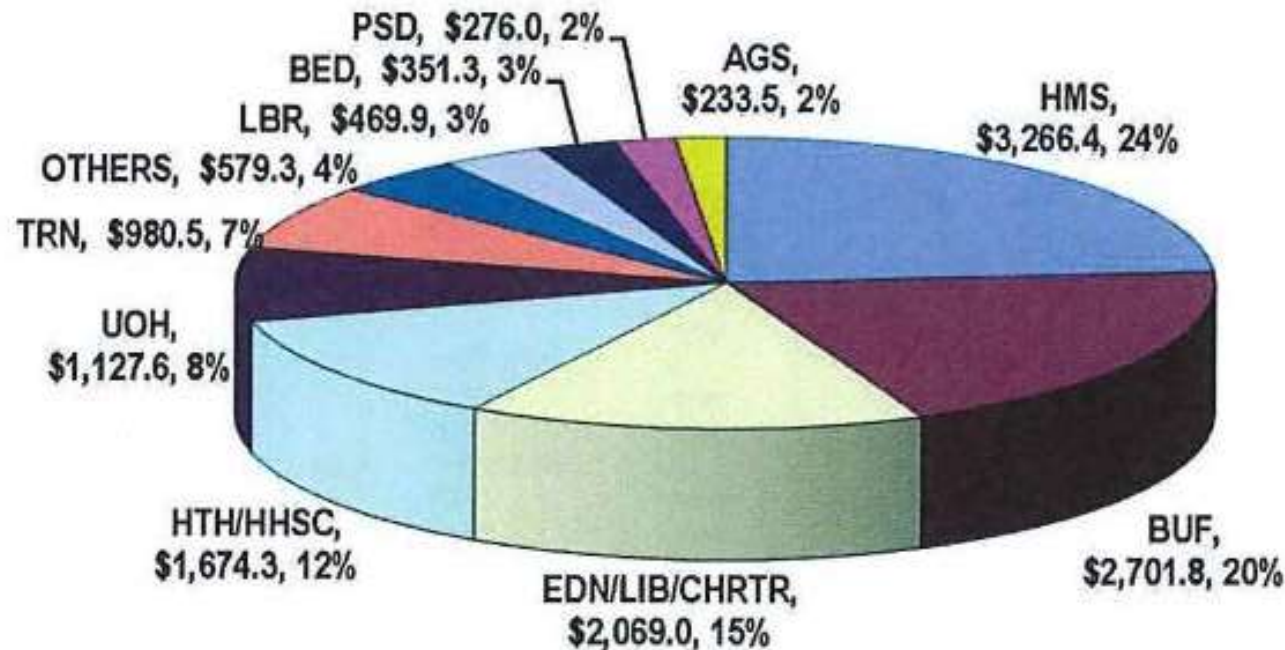
DEPARTMENT OF LAND AND NATURAL RESOURCES MISSION

“Enhance, protect, conserve and manage Hawaii’s unique and limited natural, cultural and historic resources held in public trust for current and future generations of the people of Hawaii nei, and its visitors, in partnership with others from the public and private sectors.”

DLNR LAND DIVISION

- Land Division is one of 10 divisions within DLNR
- Assists Board of Land and Natural Resources in overseeing the management of 1.3 million acres of State lands
 - Leasing (commercial, industrial, agriculture, resorts, renewable energy)
 - Easements, revocable permits, and rights of entry
 - Shoreline certification in conjunction with Office of Conservation and Coastal Lands and Department of Accounting and General Services
 - Enforcement actions (e.g., shoreline encroachments, unauthorized commercial activities)
 - Land acquisition

FISCAL YEAR 2017 SUPPLEMENTAL BUDGET STATEWIDE TOTALS BY DEPARTMENT (ALL FUNDS)



- State total budget is approximately \$13.7 billion
 - DLNR budget is approximately \$138.3 million, or 1.0 percent of total

DLNR LEASE RENT REVENUES

The Special Land Development Fund

| | |
|--|--|
| <i>Land Division:</i> | 100% funding of annual operating budget |
| <i>Office of Conservation and Coastal Lands (OCCL):</i> | 100% funding of annual operating budget |
| <i>Engineering Division:</i> | <ul style="list-style-type: none"> ▪ Dam Safety Program (majority funding for personnel costs, operations costs and funding for water gauges for streams and dams) ▪ Geothermal Mining Program |
| <i>Division of Forestry and Wildlife (DOFAW):</i> | <ul style="list-style-type: none"> ▪ Threatened and Endangered Species Program ▪ Invasive Species Program ▪ Other operational expenses such as covering overtime pay in past years for Wildland Firefighting |
| <i>State Parks:</i> | <ul style="list-style-type: none"> ▪ Life Guard Services |
| <i>Commission on Water Resource Management (CWRM):</i> | <ul style="list-style-type: none"> ▪ Fund five (5) Positions (2 hydrologists, 1 conservation/drought coordinator, 1 planner, 1 engineering aid) ▪ Funds for Stream Monitoring and certain other stream related studies |

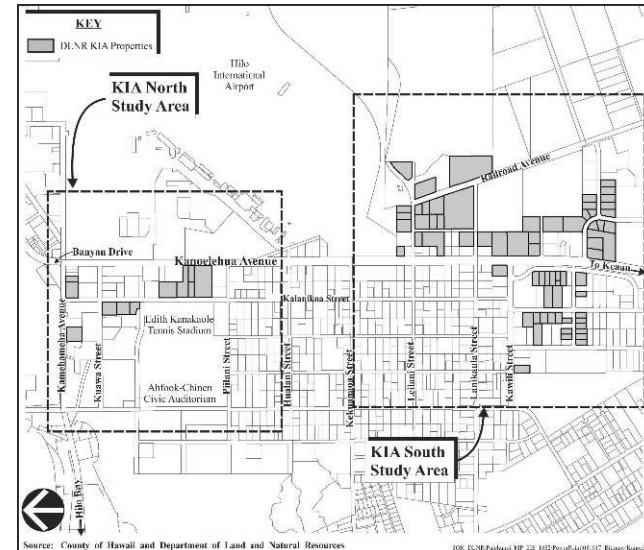
NEED FOR LONG-TERM RELIABLE REVENUE SOURCE

- Land and natural resource protection programs have difficulty competing with other government programs for general fund support
- Limited amount of designated lands for income generation are critical for the long-term viability and sustainability of DLNR natural resource protection programs

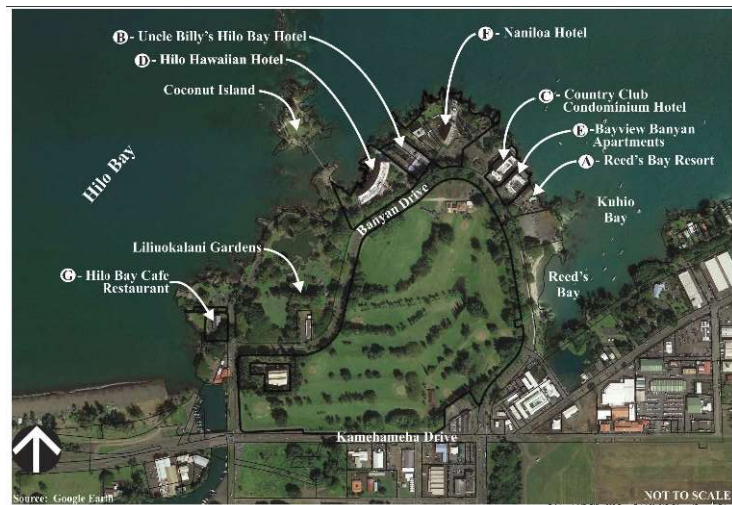
DLNR LEASED LANDS



Sand Island Business Park
Honolulu, O'ahu



Kanoiehue Industrial Area
Hilo, Hawai'i



Banyan Drive
Hilo, Hawai'i



Milltown Lots
Waipahu, Hawai'i

PROJECT LEASE REVENUE

- Some of the environment-related DLNR divisions and programs that will receive financial support from the lease revenue generated at the DLNR Industrial and Business Park are:



Land Division



Division of State Parks



Commission on Water
Resource Management



Division of Forestry
and Wildlife



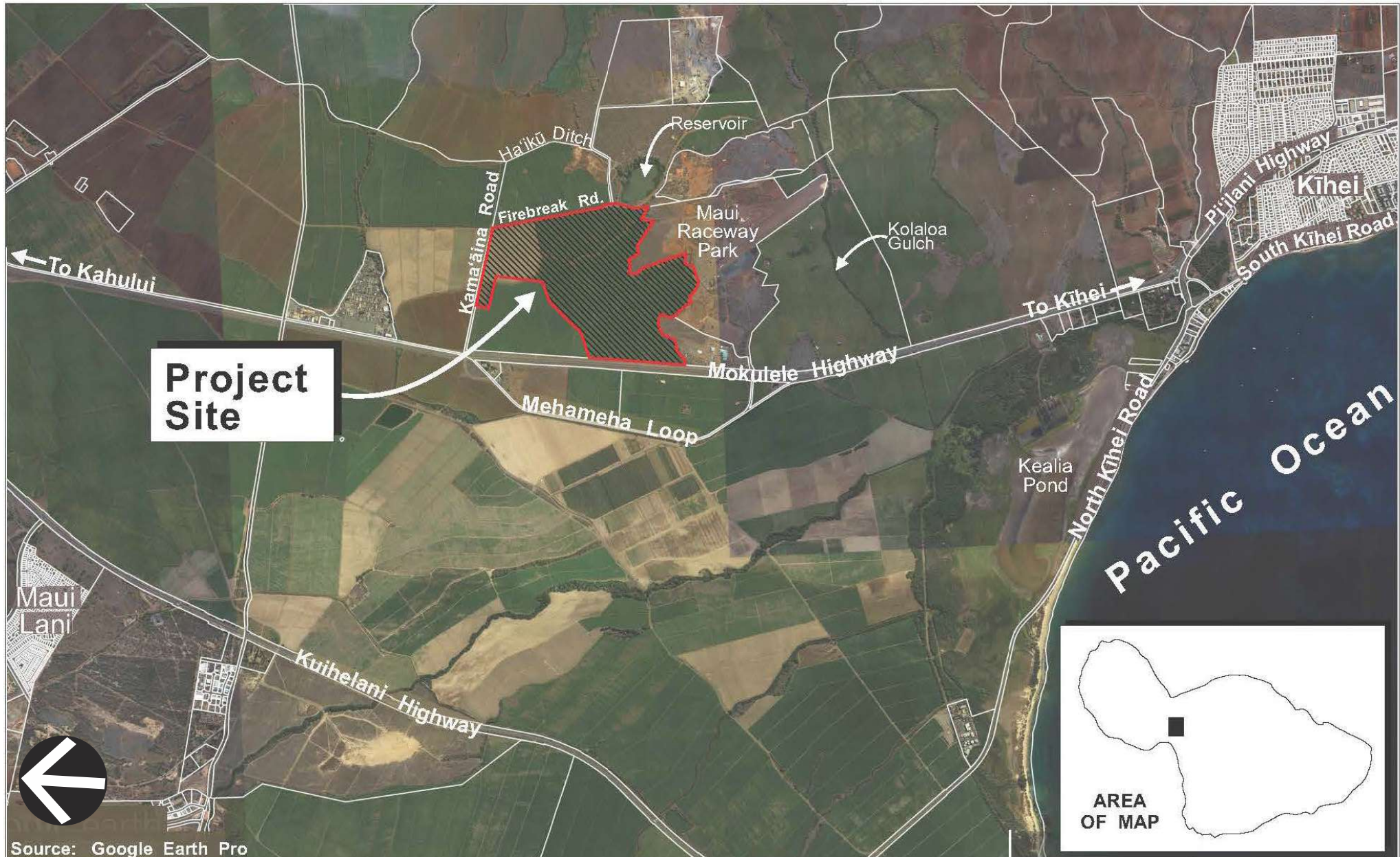
Engineering Division



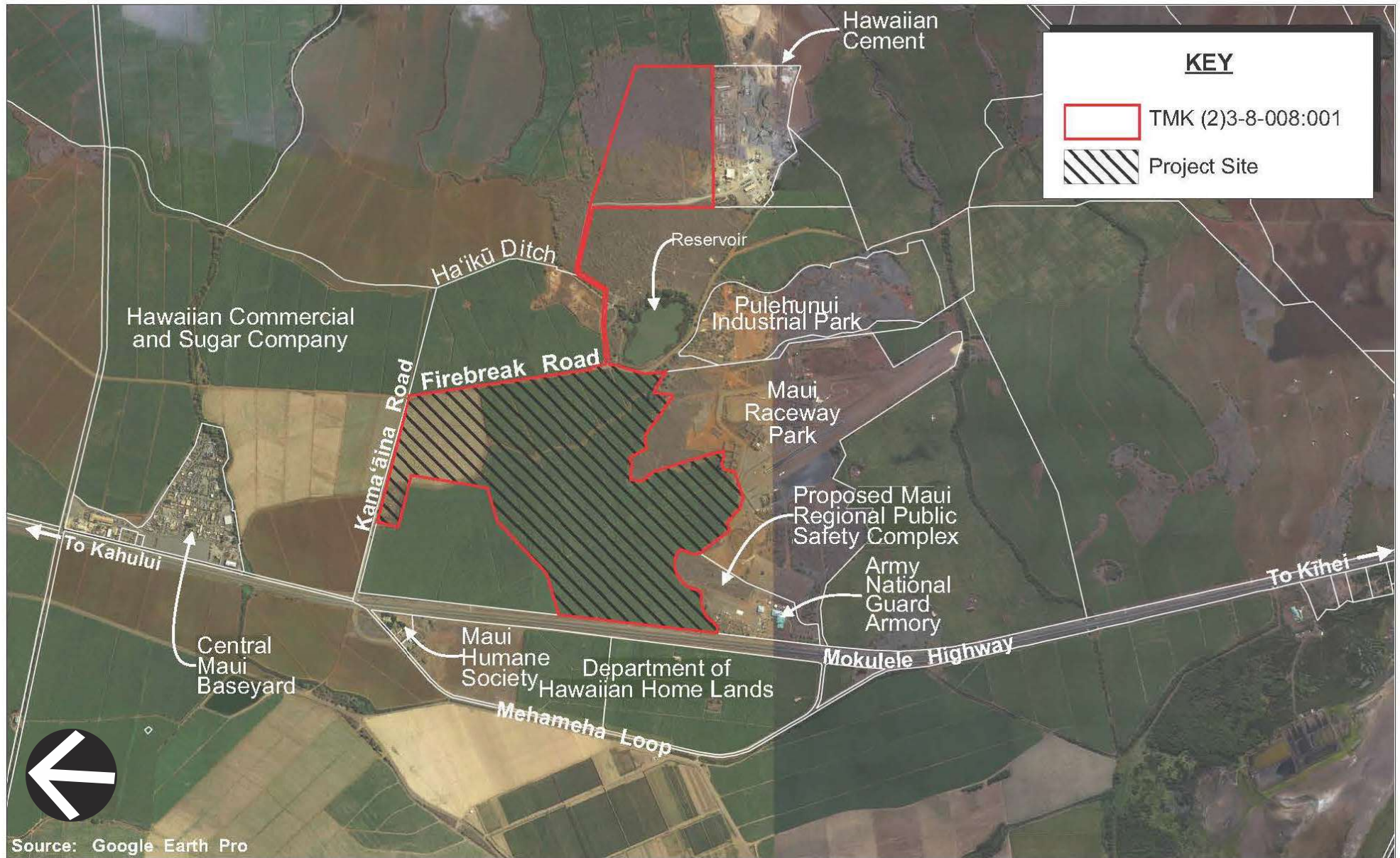
Office of Conservation₁₁
and Coastal Lands

DLNR INDUSTRIAL AND BUSINESS PARK OVERVIEW

REGIONAL LOCATION MAP



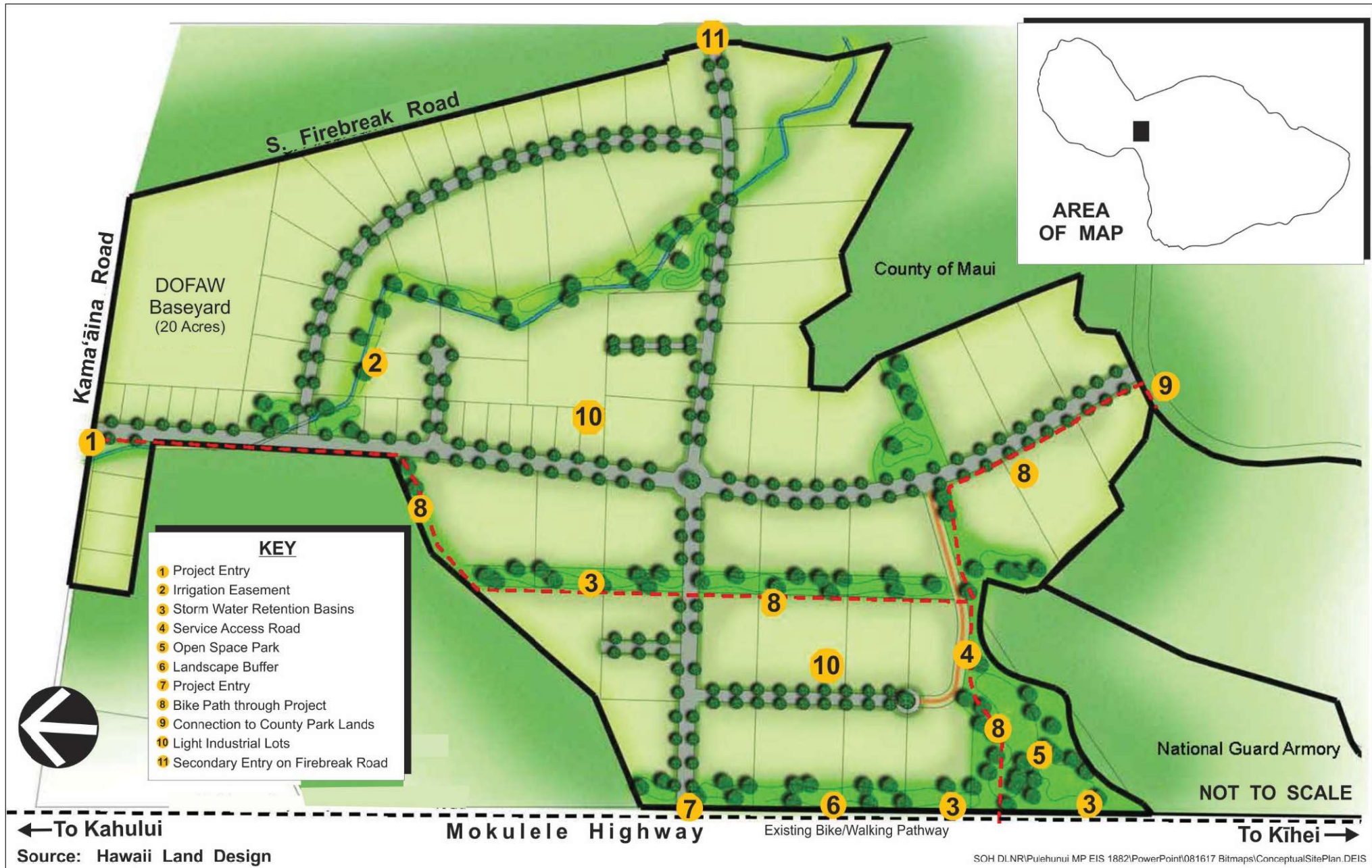
PROPERTY LOCATION MAP



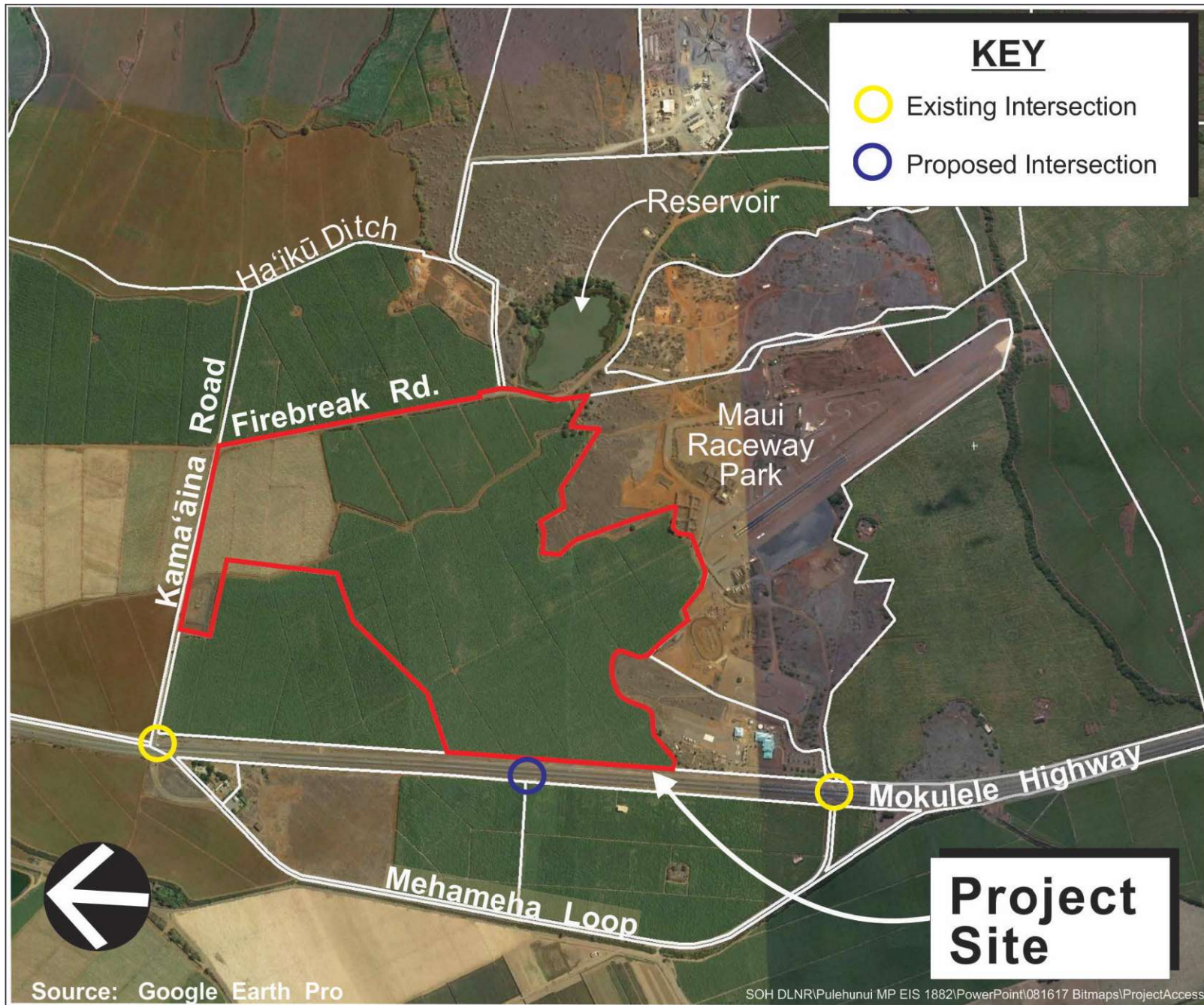
PROJECT DESCRIPTION

- 280-acre portion of TMK (2)3-8-008:001, owned by State of Hawai'i
- Variety of small, medium, and large lots to meet needs of lessees
- Internal roadway networks, as well as bicycle, open space and drainage networks to be developed
- Accessed via Mokulele Highway, Kama'āina Road, and Raceway Park Access Road

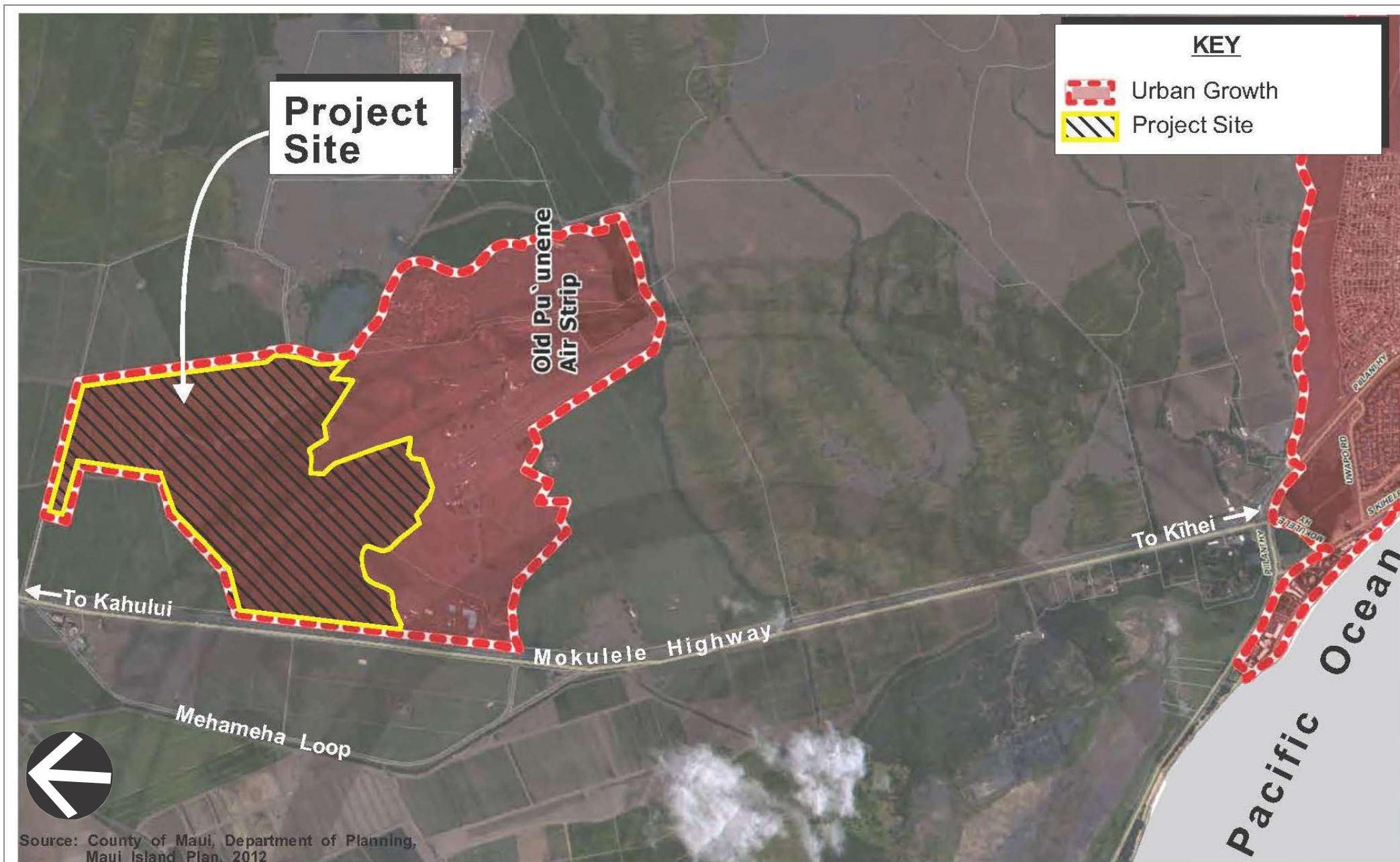
SITE PLAN



PROJECT ACCESS



MAUI ISLAND PLAN MAP



MAUI ISLAND PLAN

Pulehunui Growth Area

“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.”

ANTICIPATED LAND USES

M-1 Light Industrial Zoning

- **Light Industrial Uses**

- Warehouse and storage buildings
- Manufacturing
- Baseyards
- Wholesale businesses
- etc.

- **Government Uses**

- Proposed 20-acre Division of Forestry and Wildlife (DOFAW) Baseyard
- Other government uses

- **Limited Commercial Uses**

CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



EIS AND ENTITLEMENTS

CHAPTER 343, HRS ENVIRONMENTAL IMPACT STATEMENT

- Use of State Lands and Funds triggers need for environmental review
- Environmental Impact Statement (EIS) will be prepared
- EIS Preparation Notice was published March 8, 2017

EIS TECHNICAL STUDIES

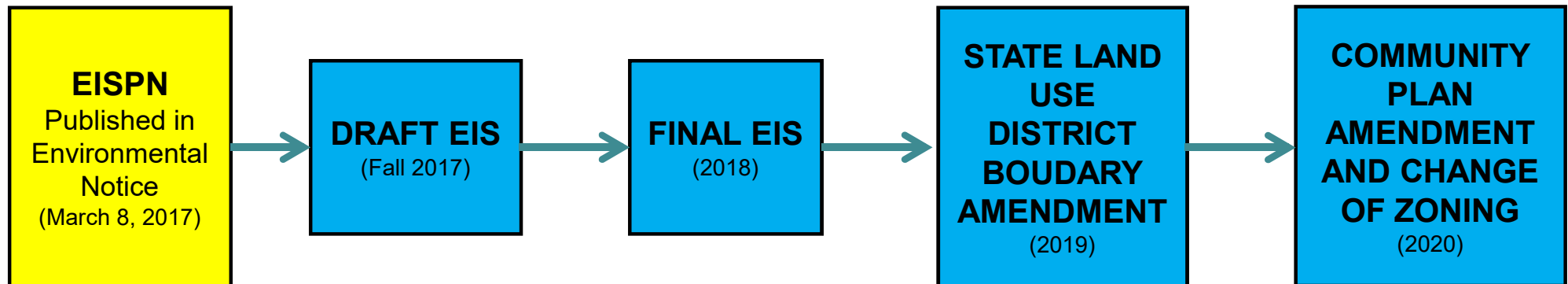
| Report | Consultant |
|--|--------------------------------------|
| Master Plan Concept, Landscape Plan | Hawaii Land Design |
| Preliminary Engineering and Drainage Report | Austin, Tsutsui & Associates, Inc. |
| Traffic Impact Analysis Report | Austin, Tsutsui & Associates, Inc. |
| Noise Study | Yoichi Ebisu |
| Air Quality Study | BD Neal |
| Archaeological Inventory Survey | Scientific Consultant Services |
| Cultural Impact Assessment | Scientific Consultant Services |
| Biological Resources Study | Robert Hobdy |
| Design Guidelines, View Analysis | Bowers + Kubota |
| Market Study | ACM |
| Fiscal and Economic Impact Assessment | Munekiyo Hiraga/Bruce Plasch |
| Agricultural Impact Assessment | Munekiyo Hiraga/Bruce Plasch |
| Sustainability Report | Munekiyo Hiraga |
| Financial Feasibility Study | Fukuda Valuation and Consulting |
| Hydrogeological Study | Tom Nance Water Resource Engineering |

STATE AND COUNTY LAND USE ENTITLEMENTS

| Entitlements | Current | Proposed |
|--------------------------------|----------------------------------|----------------------------------|
| State Land Use District | Agricultural | Urban |
| Kihei-Makena Community Plan | Project District 10 (portion) | Light Industrial |
| | Agriculture (portion) | Light Industrial |
| Zoning | Agricultural | M-1 Light Industrial District |

PROJECT TIMELINE

EIS and Entitlement Process



OUTREACH AND COMMUNITY BENEFITS

STAKEHOLDER ENGAGEMENT

- DLNR has met with:
 - Sierra Club
 - Maui Tomorrow
 - Kihei Community Association
 - Aha Moku representatives
 - Neighboring Landowners
 - Elected officials
 - State agencies
 - County administration

DLNR will continue to coordinate with interested stakeholders as planning for the project moves forward

COMMUNITY BENEFITS

- Economic development and job opportunities for Maui residents
- Long-term revenue stream to support a wide range of DLNR programs
- New source of tax revenue for Maui County and State of Hawai'i
- Opportunity for repurposing idle former sugarcane lands
- Appropriately placed development within the Urban Growth Boundary of the Maui Island Plan
- Opportunity for State Agency Collaboration

Mahalo!

Project website: <http://dlnr.Hawaii.gov/ld/proposed-dlnr-industrial-and-business-park-at-pulehunui-maui/>

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Dlnr.land@hawaii.gov
Phone: (808)587-0419