Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF No.: 18MD-027

Honokowai, Lahaina, Maui, identified by Tax Map Keys: (2) 4-4-004: portions of 009, 011 and 019, and (2) 4-4-002: portion of 014, as shown on the attached map labeled Exhibit A.

AREA:

(2) 4-4-002: por. 014 0.10 acre more or less for access and utility easement
(2) 4-4-004: por. 009 3.50 acres more or less for access and utility easements, and for well and tank site set-aside
(2) 4-4-004: por. 011 1.20 acres more or less for access and utility easement
(2) 4-4-004: por. 019 0.40 acre more or less for access and utility easement
Total: 5.20 acres more or less
ZONING:

State Land Use District: Agriculture
County of Maui CZO: Agriculture

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

Vacant and unencumbered.

PURPOSE OF SET-ASIDE:

Potable water development, storage, transmission, and access and utility purposes.

CHARACTER OF USE OF EASEMENT:

Right, privilege and authority to construct, use, maintain and repair a right-of-way over, under and across State-owned land for access and utility purposes.

TERM OF EASEMENT:

Perpetual.

COMMENCEMENT DATE OF EASEMENT:

To be determined by the Chairperson.

TERM OF RIGHT-OF-ENTRY:

December 16, 2019 through December 15, 2020 or until execution of Executive Order and easement documents, whichever is sooner.

CONSIDERATION:

Gratis for all dispositions.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The Final Environmental Assessment for the subject set-aside and easements was
published in OEQC's Environmental Notice on July 23, 2019 with a finding of no significant impact (FONSI). See Exhibit B.

APPLICANT REQUIREMENTS:

Applicant shall be required to:

1) Provide survey maps and descriptions according to State DAGS standards and at Applicant's own cost.

2) Provide copy of agreement with Department of Hawaiian Home Lands for use of TMK (2) 4-4-002:018 por., for access and utility purposes.

REMARKS:

The County of Maui, Department of Water Supply (DWS) seeks to develop two separate production wells in West Maui to increase potable water source for anticipated growth in the region. By letter dated April 24, 2018, the DWS, via its consultant, provided an overview of the major components proposed in its West Maui Water Source Development Project. A copy of the letter is attached as Exhibit C.

Pursuant to its efforts to plan, permit and begin implementation of the West Maui Water Source Development Project, DWS is requesting a set-aside of State land for the West Maui Well No. 1 that includes a production well, storage tank, control building and related appurtenances covering approximately 1.25 acres located on portions of TMKs: (2) 4-4-004:009 and (2) 4-4-004:011.

Furthermore, DWS is requesting non-exclusive perpetual easements for access and utility purposes to connect Wells No. 1 and 2 to the Mahinahina Water Treatment Facility located west of the subject parcels. Appurtenances to be placed upon the easement areas include water transmission lines, utility lines and road surface improvements.

According to DWS, the following permits or approvals are required for this project:

- CWRM pump installation permit;
- County grading permit;
- Electrical permits;
- Building permits; and
- NHPA section 106 consultation.

Comments regarding the subject project were solicited from relevant government agencies during the Environmental Assessment process noted above.
RECOMMENDATION:

That the Board, subject to Applicant fulfilling the Applicant Requirements above:

1. Approve of and recommend to the Governor the issuance of an executive order setting aside the subject lands to the County of Maui under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:

   A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;

   B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;

   C. Review and approval by the Department of the Attorney General; and

   D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

2. Authorize the issuance of a perpetual non-exclusive easement to the County of Maui, Department of Water Supply, covering the subject area for access and utility purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

   A. The standard terms and conditions of the most current perpetual easement document form, as may be amended from time to time;

   B. Review and approval by the Department of the Attorney General; and

   C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

3. Authorize the issuance of a right-of-entry permit to the County of Maui, Department of Water Supply, covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

   A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time;

   B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
Respectfully Submitted,

[Signature]
Seiko Machida
Land Agent

APPROVED FOR SUBMITTAL:

[Signature]
Suzanne D. Case, Chairperson
Kahana Beach, on west Maui, has been subject to severe coastal erosion due to sea level rise, frequent storm events, and past construction of individual seawalls and shoreline armoring. The purpose of the project is to devise a regional approach to provide erosion mitigation at Kahana Bay. The Kahana Bay Steering Committee (KBSC) represents nine oceanfront condominiums and one Kuleana parcel along the Kahana Bay coastline threatened by shoreline erosion. In consultation with the Maui County Planning Department, the KBSC plans to restore, rehabilitate and preserve the sandy beach along Kahana Bay by nourishing it with 50,000-100,000 cubic yards (cy) of sand transported from previously identified offshore borrow areas. The plan also envisages constructing structures that extend from the shoreline seaward to retain the nourished sand and stabilize the beach. The beach nourishment project would widen the existing beach by 35–150 feet (approximately 50 feet average width). The additional sand would provide an erosion buffer by absorbing and dissipating wave energy while enlarging the amount of dry beach area available for use by the public, residents and visitors.

West Maui Source Development Project--Final EA (FONSI) and Appendices

The County of Maui, Department of Water Supply (DWS) is proposing the West Maui Source Development Project, which involves the development of existing exploratory wells, the Mahinahina Well (Well No. 6-5638-004) and the Kahana Well (Well No. 6-5738-002), into production wells and related improvements to integrate the wells into the DWS West Maui Water System. Related improvements include the construction of a 500,000-gallon control tank, transmission waterlines, electrical lines, and access roads improvements. The project is located in the Lahaina District approximately three (3) miles eastward of Honokowai Beach Park. The proposed West Maui Source Development Project will provide additional water source and system reliability to the DWS West Maui Water System. DWS has drilled and tested both exploratory wells at these locations and results indicated that these wells have reliable capacity.
April 24, 2018

Suzanne Case, Chairperson
State of Hawai‘i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai‘i 96809

SUBJECT: Chapter 343, Hawai‘i Revised Statutes, Early Consultation Request for Proposed West Maui Water Source Development Project (State Well No. 6-5638-004 and State Well No. 6-5738-002), Lāhainā, Maui, Hawai‘i

Dear Ms. Case:

The County of Maui, Department of Water Supply (DWS) is proposing the West Maui Water Source Development Project, which involves development (installation of permanent well pumps) of two (2) groundwater wells: State Well No. 6-5638-004 (Mahinahina Well), which is hereinafter referred to as West Maui Well No. 1, and State Well No. 6-5738-002 (Kahana Well), which is hereinafter referred to as West Maui Well No. 2, and construction of related improvements necessary to connect the wells to DWS’s West Maui Water System. The project is located in Lāhainā approximately three (3) miles to the northeast of Honokōwai Beach Park. See Figure 1.

Project Need and Background

The proposed project is needed to provide additional potable water source to DWS’s West Maui Water System for the anticipated future growth in the region. The development of additional groundwater sources will also provide increased system reliability during periods of drought when existing surface water sources have reduced volumes.

It is noted that two (2) separate Final Environmental Assessments (EAs) were prepared for the exploratory drilling of the wells and negative Declarations (Findings of No Significant Impact) were published on July 23, 2011 for the Mahinahina Exploratory Well and on May 23, 2014 for the Kahana Exploratory Well, respectively, in the Office of Environmental Quality Control (OEQC) Environmental Notice.
Proposed Action

The proposed project involves several components discussed below and illustrated in Figure 2 and Figure 3.

1. West Maui Well No. 1
   a. An estimated 750 gallons per minute (gpm) well pump
   b. An approximate 300,000-gallon control tank, chlorination system, supervisory control and data acquisition (SCADA) system, electrical equipment, control building, and related appurtenances
   c. Site development of approximately two (2) acres (grading, drainage, fencing, and landscaping)
   d. Electric line extension from the existing Maui Electric Company (MECO) electric line to the well site

2. West Maui Well No. 2
   a. An estimated 1,000 gpm well pump
   b. An approximate 30,000-gallon control tank, chlorination system, SCADA system, electrical equipment, control building, and related appurtenances
   c. Site development of approximately one (1) acre (grading, drainage, fencing, and landscaping)
   d. Electrical site improvements, including offsite electric line extension from the existing MECO electric line to the well site, transformer, and emergency generator

3. 500,000-Gallon Control Tank
   a. An estimated 500,000-gallon control tank, which will be located next to the Mahinahina Surface Water Treatment Plant (SWTP) on an approximately 1.8-acre site
   b. Site development of approximately 1.8 acres (grading, drainage, fencing, and landscaping)

4. Transmission Waterlines and Access Roads
   a. West Maui Well No. 1 Transmission Waterline and Access Road: Approximately 6,500 feet of 12-inch waterline and an access road connecting the West Maui Well No. 1 to the proposed estimated 500,000-gallon control tank near the Mahinahina SWTP
   b. West Maui Well No. 2 Transmission Waterline and Access Road: Approximately 7,500 feet of 8-inch or 12-inch waterline and an access road
The proposed project will involve work on the following parcels:

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<tr>
<th>Project Component</th>
<th>TMK</th>
<th>Landowner</th>
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<td>West Maui Well No. 1</td>
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<td></td>
<td>(2)4-4-004:009</td>
<td>State of Hawai‘i</td>
</tr>
<tr>
<td>West Maui Well No. 2</td>
<td>(2)4-3-001:017</td>
<td>Maui Land and Pineapple Company, Inc. (MLP)</td>
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<td>500,000-Gallon Control Tank</td>
<td>(2)4-4-002:018</td>
<td>Department of Hawaiian Home Lands (DHHL)</td>
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<tr>
<td>West Maui Well No. 1 Transmission</td>
<td>(2)4-3-001:017</td>
<td>MLP</td>
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<tr>
<td>Waterline, Access Road, and Maui</td>
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<td>Electric Line Extension</td>
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</tbody>
</table>

The lands underlying the project site are classified as "Agricultural" by the State Land Use District, designated "Agricultural" and "Open Space" by the West Maui Community Plan, and zoned "Agricultural" by the County of Maui.

The proposed project will utilize State lands and County funds. The use of State lands and County funds are triggers for the preparation of an Environmental Assessment (EA), pursuant to Chapter 343, HRS. Accordingly, an EA is currently being prepared in order to document and review the project’s technical characteristics, environmental impacts, and alternatives. DWS will be the approving agency for the EA.

Furthermore, funds from the State of Hawai‘i’s Drinking Water State Revolving Fund will also be utilized for the project. As such, compliance with applicable federal cross-cutter requirements, including Section 106 consultation requirements pursuant to the National Historic Preservation Act, will also be addressed during the Chapter 343 environmental review process.

On behalf of DWS, we kindly request early review and comment on the proposed project in accordance with the requirements of Chapter 11-200, Hawai‘i Administrative Rules. We appreciate receiving any comments you may have at the address listed below by May 15, 2018.
Munekiyo Hiraga
Attention: Yukino Uchiyama, Associate
305 High Street, Suite 104
Wailuku, Hawaii 96793

Should you have any questions or require further information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Yukino Uchiyama, Associate

YU:lh
Enclosures

cc: Curtis Eaton, Department of Water Supply (w/enclosures)
Ronald M. Fukumoto, PE, LS, Fukumoto Engineering, Inc. w/enclosures)
Alan L. Unemori, Warren S. Unemori Engineering, Inc. (w/enclosures)

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EXHIBIT C
Figure 1 Proposed West Maui Water Source Development Project
Regional Location Map

Source: County of Maui, Planning Department

Key
- Maui Electric Line Extension
- New Transmission Waterline

Prepared for: County of Maui, Department of Water Supply
Figure 2 Proposed West Maui Water Source Development Project
Overall Conceptual Plan

Legend
- Property Line
- Existing Waterline w/Size
- New Waterline
- Maui Electric Line Extension
- West Maui Well No. 2
- West Maui Well No. 1

Source: Fukumoto Engineering, Inc.
Figure 3

Proposed West Maui Water Source Development Project
Project Alignment Location Map

EXHIBIT C

Prepared for: County of Maui, Department of Water Supply