

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

February 13, 2026

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

PSF No.: 25MD-050

Maui

Issuance of Immediate Right-of-Entry to Pulehunui Industrial LLC for Access and Due Diligence Purposes, Pulehunui, Wailuku, Maui, Tax Map Key: (2) 3-8-008:001 (Por.).

APPLICANT:

Pulehunui Industrial LLC (PIL), a Washington Limited Liability Corporation.

LEGAL REFERENCE:

Section 171-13 and 55, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands of Pulehunui situated at Wailuku, Maui, identified by Tax Map Key: (2) 3-8-008: portion of 001, as shown on the attached map labeled **Exhibit A**.

AREA:

Existing easement B-1: 7.108 acres, more or less
Existing easement B-6: 3.072 acres, more or less.

Total: 10.18 acres, more or less

ZONING:

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

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

- Land Office Deed No. 26985, to the County of Maui, Department of Water Supply for Waterline Purposes.
- Land Office Deed No. 28477, to Maui Electric Company, Limited for Access and Utility Purposes.
- Land Office Deed No. 28690, to the County of Maui, Department of Water Supply for Access and Utility Purposes.
- General Lease No. S-6072, to CMBY 2011 Investment, LLC for Non-Exclusive Access and Utility Purposes.

CHARACTER OF USE:

Right, privilege, and authority to use a right-of-way over, under, and across State-owned land for access and due diligence purposes.

TERM:

Immediate Right-of-Entry (ROE): One (1) year upon acceptance of terms and conditions.

CONSIDERATION:

Gratis.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (HAR) § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to:

General Exemption Type 1: “Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing”.

Part 1, Item 44: “Permits, licenses, registrations, and rights-of-entry

issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing".

The subject area is currently an existing road, encumbered by non-exclusive access easements. PIL will utilize the road for access to secure their property and due diligence purposes. PIL will limit their access to passenger vehicles only. The proposed use is not anticipated to have additional impacts on traffic in the vicinity nor impact the road and/or areas adjacent to the road. Therefore, no adverse cumulative impacts are anticipated as a result of the proposed action. The area is also not considered as a sensitive environment as the easement mainly serves as access for industrial purposes. Moreso, the requested area is State land that has been historically used for access and utility purposes.

To Staff's knowledge, there are no known impacts to the land that have resulted from the access use, therefore, no significant impacts are expected to occur as a result of the issuance of an immediate ROE.

Therefore, Staff recommends that the Board find that the proposed request is a de minimis action that will probably have minimal or no significant effect on the environment and therefore should be declared exempt from the preparation of an environmental assessment and the requirements of § 11-200.1-17, HAR.

DCCA VERIFICATION:

Place of business registration confirmed: YES
Registered business name confirmed: YES
Applicant in good standing confirmed: YES

APPLICANT REQUIREMENTS:

Applicant shall be required to:

1. Obtain liability insurance covering the subject premises and maintain throughout the term of disposition and use of State Lands;
2. Submit to the Maui District Land Office (MDLO) copies of all reports, studies, or findings related to the subject property.

REMARKS:

PIL is the fee owner of the abutting parcel, TMK (2) 3-8-008:005 (Parcel 005) which is currently undeveloped. As Parcel 005 is landlocked, the proposed ROE will provide PIL with legal, limited access from Mokulele Highway to allow them to secure their property and conduct due diligence while they pursue subdivision

plans for their parcel. PIL will limit their access to passenger vehicles only.

PIL is requesting to utilize a total of approximately 10.753 acres along the northern portion of the subject parcel. A portion of the proposed easement area covers an existing paved road that currently services Hawaiian Cement as allowed under General Lease No. S-5284. The remaining portion of the proposed easement area covers an existing paved road that services CMBY 2011 INVESTMENT, LLC, as a non-exclusive easement (S-6072).

PIL intends to eventually subdivide Parcel 005. The subdivision process is estimated to be completed in seven to ten years. As a part of their subdivision plans, PIL's intention is return to the Board at a later date, to request approval of a new easement/s for the new parcels resulting from any approved subdivision. It is anticipated that as a part of the subdivision process or the subsequent easement disposition process, PIL will be required to conduct any and all necessary due diligence related to the subdivision, including but not limited to any required environmental review and traffic impact analyses or studies as warranted by their proposed subdivision. PIL will also be required to provide the Department with copies of any analyses or studies prepared in conjunction with their proposed subdivision.

PIL has not had a lease, permit, easement or other disposition of State Lands terminated within the last five years due to non-compliance with such terms and conditions.

Request for comments were submitted to the following agencies:

Agency	Comments
DLNR-MDLO	Comments addressed in submittal
Dept. of Agriculture & Biosecurity	No comments
Office of Hawaiian Affairs	No comments
Maui County Planning Dept.	No comments
Maui County Public Works	No comments

RECOMMENDATION:

That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Authorize the issuance of an immediate right-of-entry permit to Pulehunui Industrial LLC 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. The ROE permit shall expire after one year; provided that the Chairperson is authorized to extend the right-of-entry for additional one-year periods for good cause shown; and
- c. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

Steven Domingo Jr

Steven Domingo
Supervising Land Agent

APPROVED FOR SUBMITTAL:

R. K. K.

Ryan K. P. Kanaka'ole, Acting Chairperson

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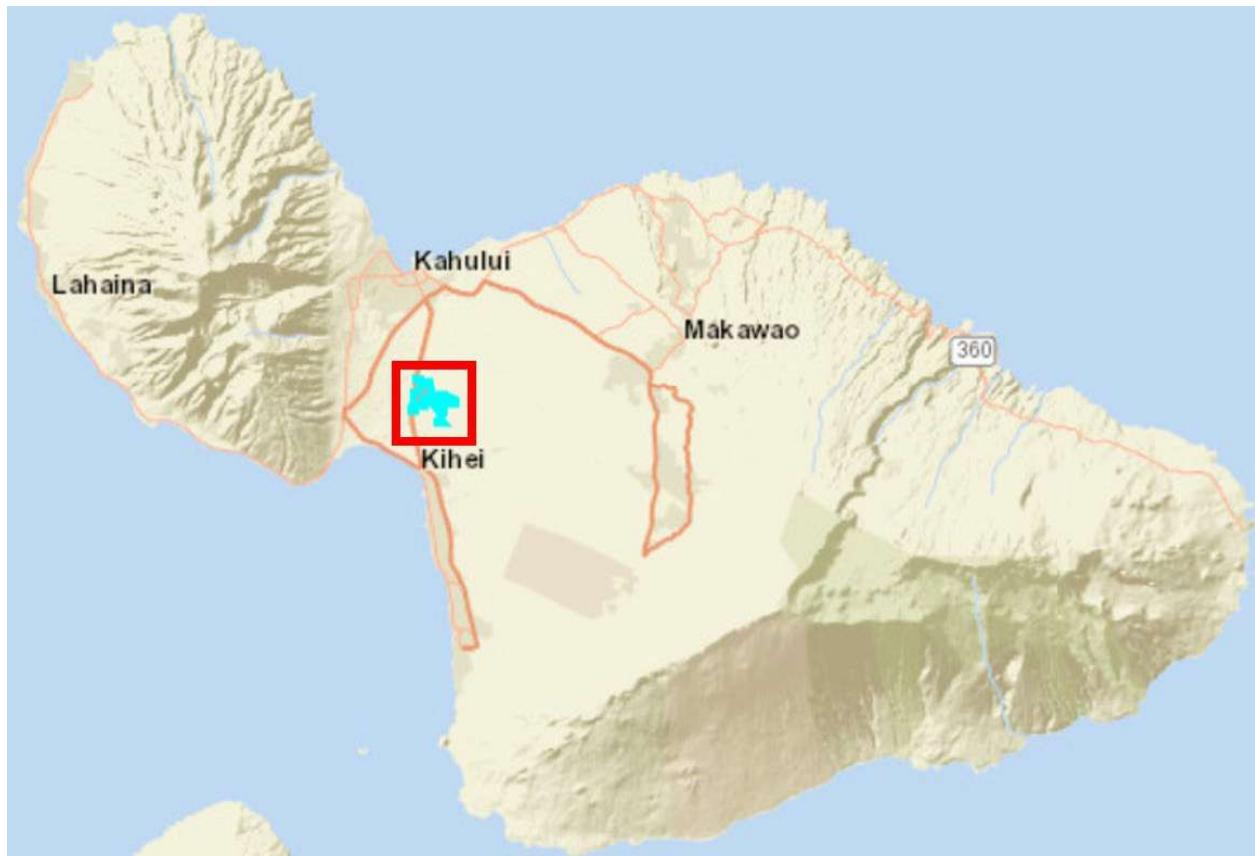


Figure 1: Island view of Maui showing general location of subject property

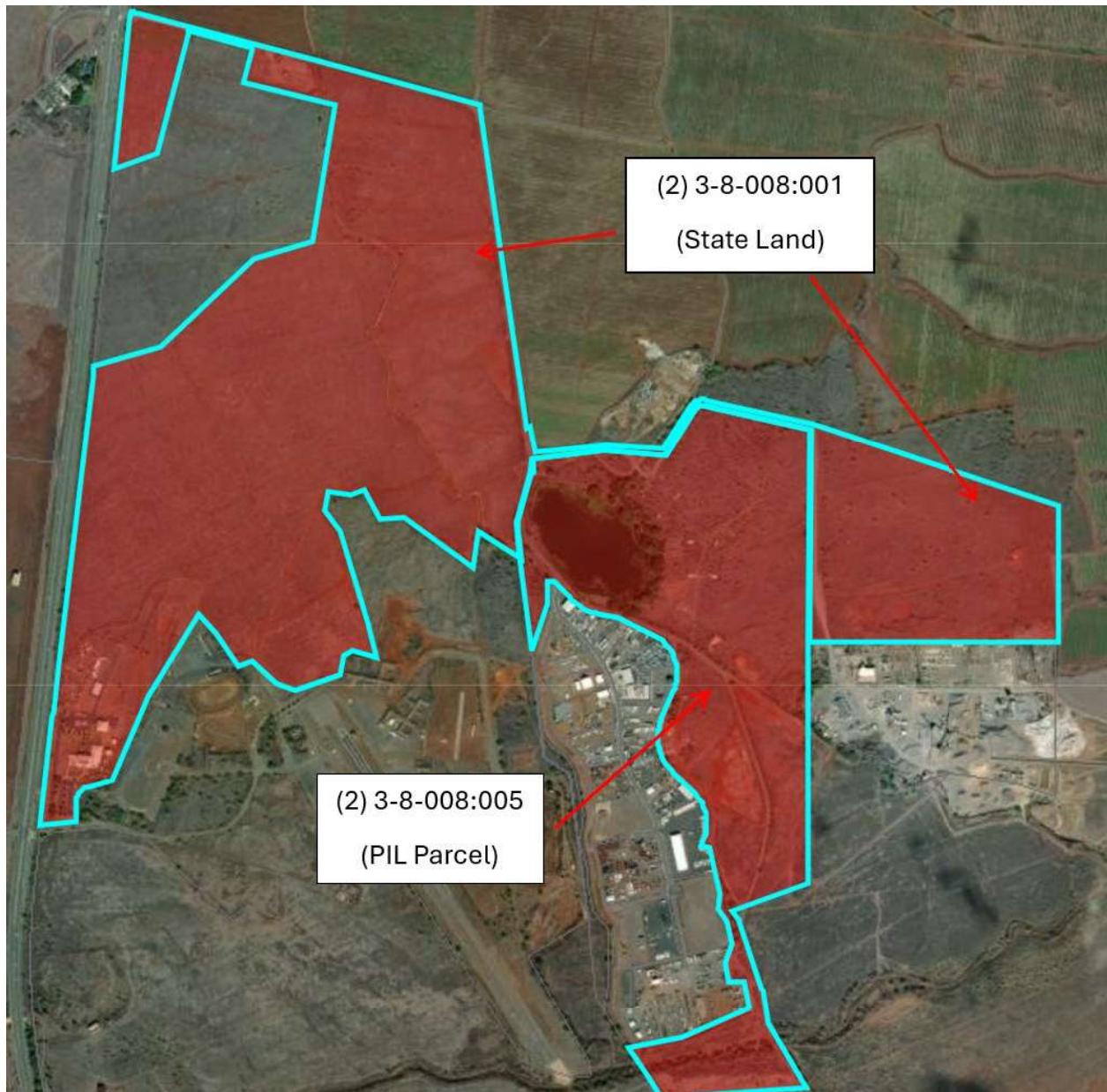


Figure 2 Map of Subject Parcel and PIL Parcel

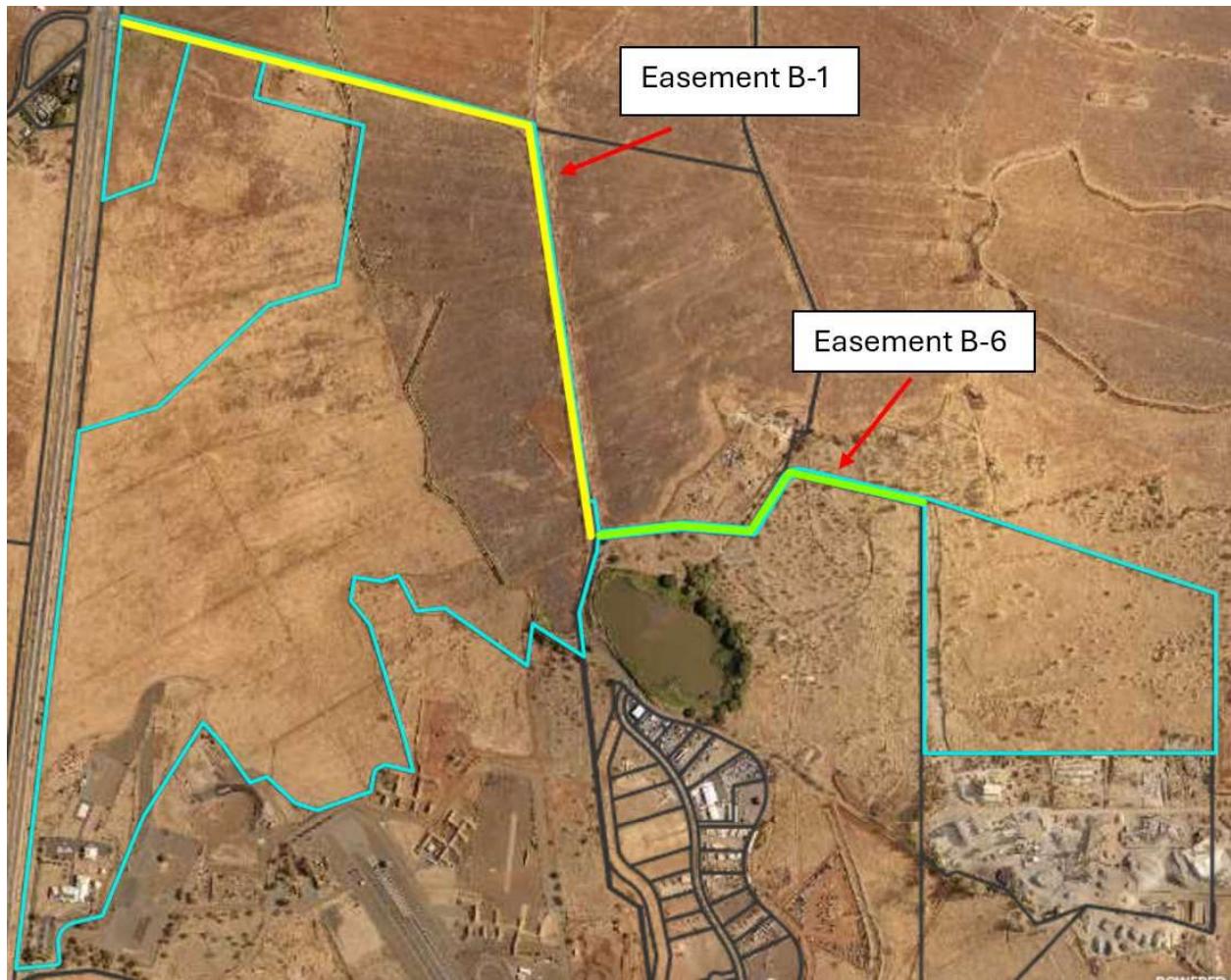


Figure 3 Proposed Area, Easements B-1 and B-6