



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
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AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
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CONVEYANCES
FORESTRY AND WILDLIFE
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LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

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MEMORANDUM

To: Gary Gill, Acting Director
Office of Environmental Quality Control

From: Dean Y. Uchida, Administrator *[Signature]*
Land Division, Department of Land and Natural Resources

Subject: Final Environmental Assessment (EA)/Finding of No
Significant Impact (FONSI) for North Waihee Watershed
Management Subdivision, Wailuku, Maui, TMK parcel: (2)3-
2-14:1

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period that began on December 23, 1998 for the subject project. We have determined that this project will not have significant environmental effects, and have therefore issued a FONSI. Please publish this notice in the March 8, 1999 OEQC Environmental Notice.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA for the project. The summary for this project has not changed from that noted in Publication Form for the draft EA.

Please contact Tom Eisen of our Land Divisions's Planning Branch at 587-0386 if you have any questions.

Enclosures

c: Earl Matsukawa

1999-03-08-MA-FEA-

MAR 8 1999

FILE COPY

**Final Environmental Assessment
and
Finding of No Significant Impact
(FONSI)**

***NORTH WAIHEE WATERSHED
MANAGEMENT SUBDIVISION***

Wailuku, Maui, Hawaii

**Prepared For: County of Maui
Board of Water Supply
200 South High Street
Wailuku, Maui, Hawaii 96793**

**Prepared By: Wilson Okamoto & Associates, Inc.
Planners & Engineers
1907 South Beretania Street, 4th Floor
Honolulu, Hawaii 96826**

February 1999

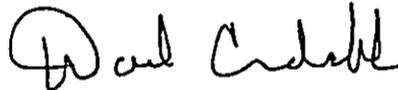
**Final Environmental Assessment
and
Finding of No Significant Impact (FONSI)**

**NORTH WAIHEE WATERSHED
MANAGEMENT SUBDIVISION
Wailuku, Maui, Hawaii**

**This environmental document is prepared pursuant to Chapter 343,
Hawaii Revised Statutes**

**Prepared For: County of Maui
Board of Water Supply
200 South High Street
Wailuku, Maui, Hawaii 96793**

**Responsible
Official:**



**David R. Craddick
Director
Board of Water Supply
County of Maui**



Date

**Prepared By: Wilson Okamoto & Associates, Inc.
Planners & Engineers
1907 South Beretania Street, 4th Floor
Honolulu, Hawaii 96826**

February 1999

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PREFACE

This Final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) has been prepared pursuant to the requirements of Chapter 343, Hawaii Revised Statutes (HRS), and State of Hawaii Department of Health Administrative Rules Title 11, Chapter 200, in order to document the environmental effects from the proposed subdivision of an approximately 5,306-acre parcel into two parcels in Waihee, Island of Maui, Hawaii. The intent of the subdivision is for partitioning the ownership of TMK: 3-2-14: 1. The presently undivided interests of the County of Maui Board of Water Supply (BWS) and Wailuku Agribusiness Co., Inc. in the parcel would be divided between the two parcels that would be created. The proposed project is an agency action by the County of Maui BWS to create a parcel for ownership devoted to watershed management. The preparation of the EA arises from the use of County funds and land for the proposed subdivision and use of land in the State Conservation District. No development activity is proposed in conjunction with the subdivision. No environmental impacts are anticipated as a result of the proposed subdivision.

Although the proposed action involves the subdivision of the approximately 5,306-acre parcel into two parcels, this EA assesses only the County of Maui BWS' approximately 2,000-acre subdivided parcel (hereinafter referred to as "project site"). There are no plans for future development or other activity for the County BWS' parcel at this time. Any future development activity by the County BWS would be subject to review pursuant to the State Department of Land and Natural Resources Administrative Rules, Title 13, Chapter 5 for lands designated in the Conservation District.

SUMMARY

Applicant: County of Maui Board of Water Supply

Approving Agency: State of Hawaii Department of Land and Natural Resources
Land Division

Tax Map Key: 3-2-14: 1

Location: Waihee, Maui, Hawaii

Affected Area: 5,306 acres

Landowner: County of Maui Board of Water Supply
Wailuku Agribusiness Co., Inc.

Existing Use: Undeveloped forested land

State Land Use Classification: Conservation District

Proposed Action: The County of Maui BWS proposes to subdivide an approximately 5,306-acre parcel of land into two parcels and reserve access easements along the road servicing the Spreckels and Waihee Ditches. The intent of the subdivision is for partitioning the ownership of TMK: 3-2-14: 1. The subdivision would create Parcel A-1 containing approximately 2,000 acres to be owned by the County of Maui BWS and Parcel A-2 containing approximately 3,306 acres to be owned by Wailuku Agribusiness Co., Inc. No development activity is proposed in conjunction with the subdivision. Although the proposed action involves the subdivision of the approximately 5,306-acre parcel into two parcels, this EA assesses only the County of Maui BWS' approximately 2,000-acre subdivided parcel. The intent of the County of Maui BWS in owning the subdivided parcel is to preserve, manage and protect the watershed. There are no plans for future development or other activity for the County BWS' parcel at this time.

Impacts: No environmental impacts are anticipated as a result of the proposed subdivision.

**Agencies Consulted
in Pre-Assessment**

Process:

State of Hawaii

Department of Land and Natural Resources (DLNR) Land
Division
DLNR Historic Preservation Division

County of Maui

Department of Water Supply
Department of Planning

Organizations

Wailuku Agribusiness Co., Inc.

**Agencies Consulted
in Draft EA**

Process:

State of Hawaii

Department of Land and Natural Resources (DLNR) Historic
Preservation Division
DLNR Division of Forestry and Wildlife
DLNR Aquatic Resources Division
DLNR Conservation and Resources Enforcement Division
DLNR Land Division, Maui District Land Office
DLNR Commission on Water Resource Management
Department of Business, Economic Development & Tourism
(DBED&T) Office of Planning
Department of Health
Office of Hawaiian Affairs

County of Maui

Department of Planning

1. INTRODUCTION AND PROJECT DESCRIPTION

1.1 Introduction

The County of Maui Board of Water Supply (BWS) proposes to subdivide an approximately 5,306-acre parcel of land located in Waihee, Maui into two parcels and reserve access easements along the road servicing the Spreckels and Waihee Ditches. The intent of the subdivision is for partitioning of ownership. The presently undivided interests of the County of Maui BWS and Wailuku Agribusiness Co., Inc. in the parcel would be divided between the two parcels that would be created. No development is proposed in conjunction with the subdivision. Since the approximately 5,306-acre parcel is located in the State Conservation District, the subdivision must be approved through a Conservation District Use Application (CDUA) by the State Board of Land and Natural Resources.

The intent of the County of Maui BWS in owning the subdivided parcel is to preserve, manage and protect the watershed. There are no plans for future development or other activity for the County BWS' parcel at this time.

1.2 Project Location

The approximately 5,306-acre parcel, identified as TMK: 3-2-14: 1, is located in the Waihee District approximately 2.6 miles northwest of Wailuku town (see Figures 1-1 and 1-2). It lies approximately 1.3 miles west of Waihee town within the West Maui Forest Reserve. The parcel is co-owned by the County of Maui BWS (undivided 40 percent interest) and Wailuku Agribusiness Co., Inc. (undivided 60 percent interest).

Access to the parcel is available from Kahekili Highway via Waihee Valley Road, an approximately 0.5-mile long, 12-foot wide paved road about 0.9 mile north of Waihee town (see Figure 1-1). From the end of the paved road, a 12-foot wide unpaved jeep trail located between Spreckels Ditch and Waihee River continues west-southwest to the subject property. Vehicular access along the unpaved trail is restricted at specific locations by locked gates.

1.3 Existing and Surrounding Uses

The subject parcel is currently densely forested land and undeveloped, except for the Waihee and Spreckels Ditch irrigation systems which flow through its northeast portion.

Surrounding land uses include the West Maui Forest Reserve to the north, west, south and portions east of the parcel, and pastoral and agricultural lands to the east.

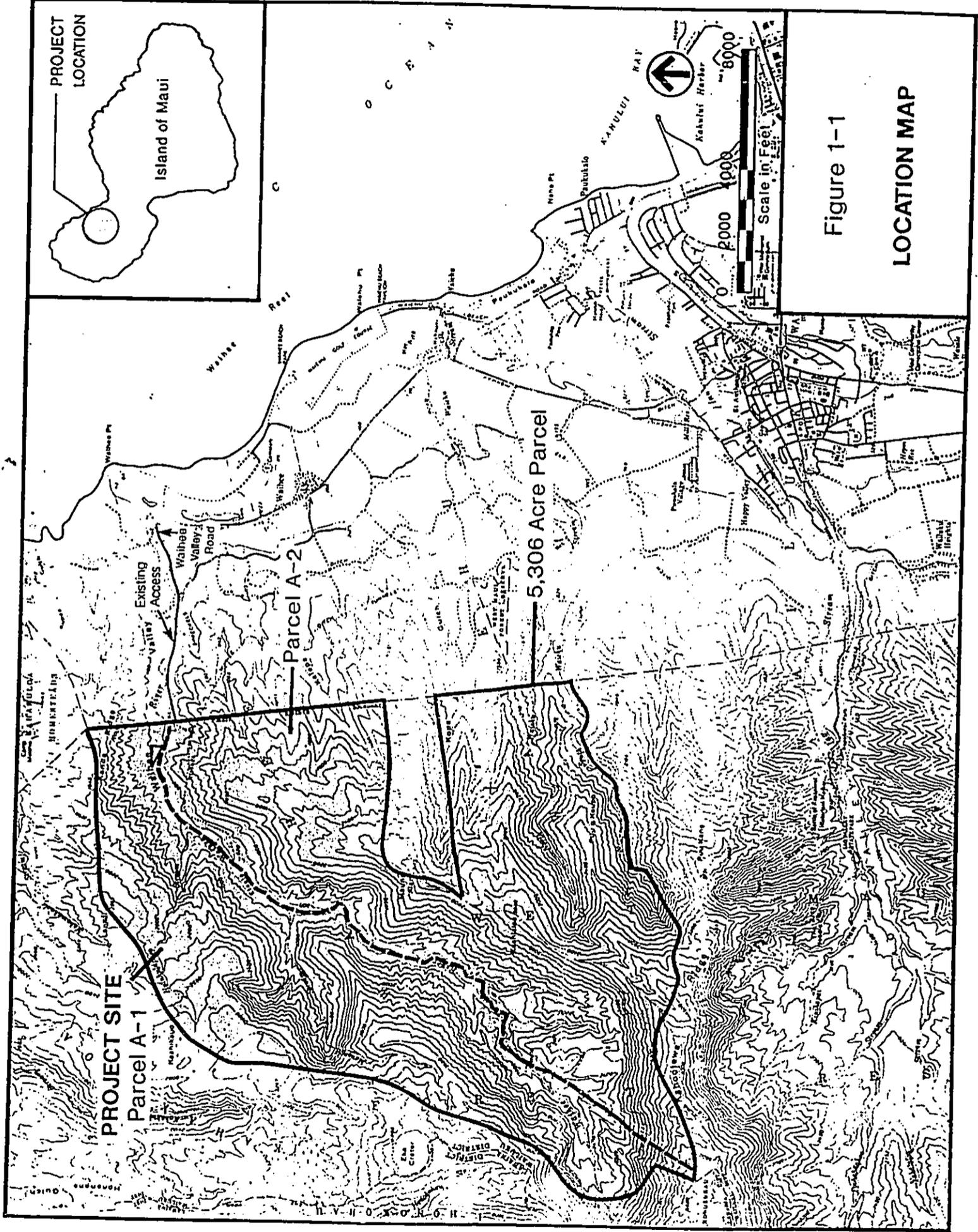


Figure 1-1
LOCATION MAP

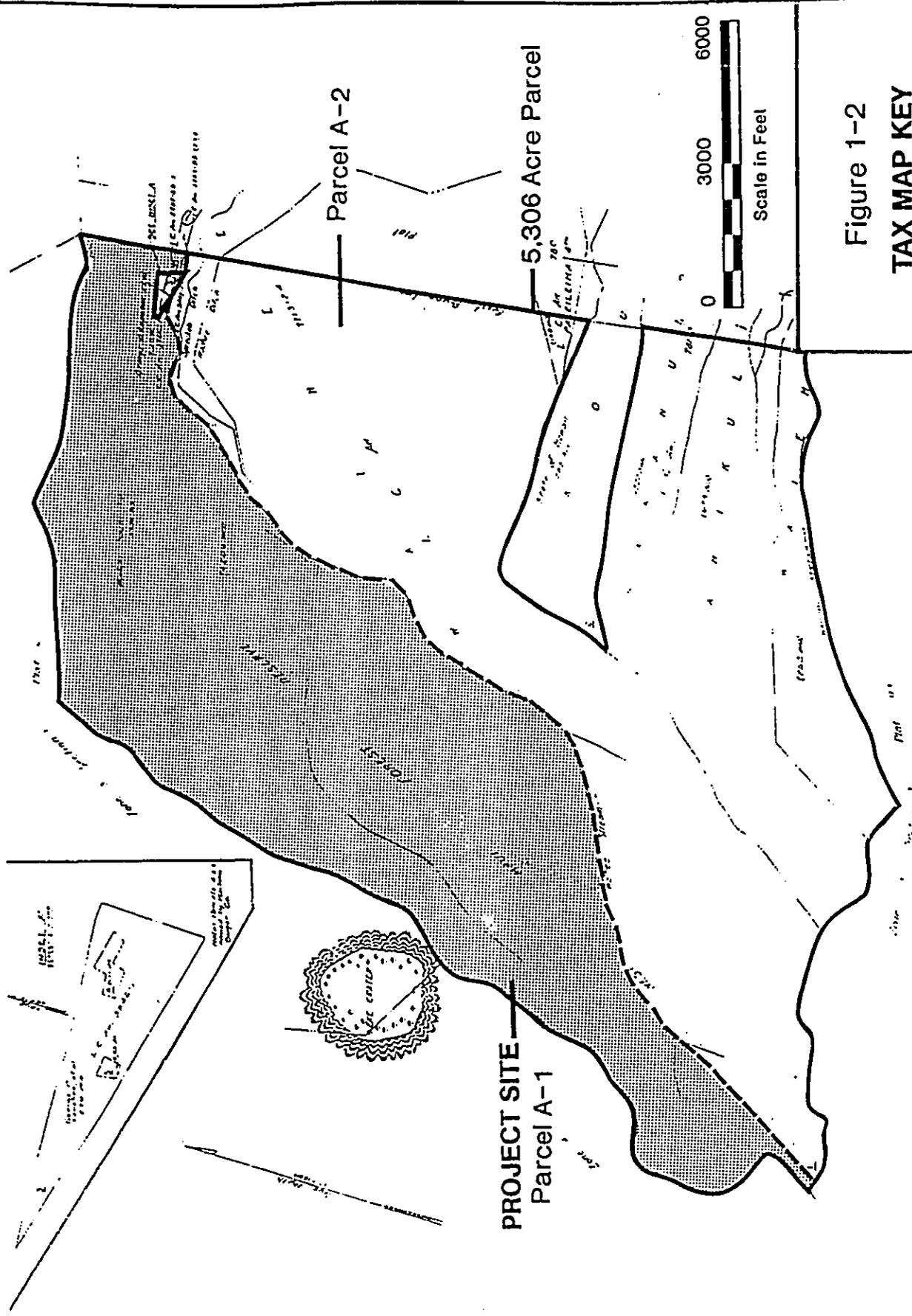


Figure 1-2
 TAX MAP KEY
 3-2-14:1

MADE BY: BUREAU OF LAND MANAGEMENT

1.4 Project Need

The intent of the proposed subdivision is to provide for the partitioning of ownership which will allow the County BWS to preserve, manage and protect the watershed within the new parcel it would own. The proposed County BWS parcel encompasses a watershed which overlies the Kahakuloa, Waihee and Iao aquifer systems within the Wailuku Aquifer Sector. Independent ownership of the subdivided parcel will provide the County BWS with full control of the preservation and management of the watershed.

1.5 Proposed Project

The proposed project involves the subdivision of the approximately 5,306-acre parcel into two parcels. The subdivision would create Parcel A-1 containing approximately 2,000 acres and Parcel A-2 containing approximately 3,306 acres (see Figure 1-1). Upon subdivision and execution of mutual exchange deeds, the County BWS will own Parcel A-1 (hereinafter referred to as "project site") and Wailuku Agribusiness Co., Inc. will own Parcel A-2.

In conjunction with the subdivision, the project site will include reserve access easements along the existing road servicing the Spreckels and Waihee Ditches. An access easement to the project site will also be established in conjunction with the proposed subdivision.

1.6 Project Schedule and Cost

The proposed subdivision process will commence in May 1998 with completion anticipated by mid-1999. Total cost for land surveying and for processing the subdivision is estimated at \$50,000 and will be appropriated through County of Maui funds. No construction activity costs are involved.

2. EXISTING ENVIRONMENT, IMPACTS AND MITIGATION MEASURES

2.1 Climate

Maui's climate varies according to altitude and is influenced by leeward/windward locations. Lowland areas tend to have a semi-tropical climate, while higher elevations are characterized by temperate climates. Located on the coastal uplands of the West Maui Mountains, Waihee's climate pattern is heavily influenced by the northeasterly tradewinds which generally blow between 13 to 24 miles per hour. Average annual rainfall in the Waihee area ranges from 30 to 40 inches, with showers usually more frequent during the night and early morning. Average temperatures range from lows in the 60's to highs in the 80's.

Impacts

The proposed subdivision and watershed management will not have any impact on the area's general climate.

2.2 Geology and Topography

The island of Maui is composed of two volcanic mountains; the older West Maui Volcano, and the younger Haleakala Volcano. These two dormant shield volcanoes are linked by a broad plain which formed when lava flows from Haleakala Volcano joined the West Maui Mountains landmass. The project site is situated on the eastern slope of the West Maui Mountains.

The project site is situated at elevations ranging from approximately 400 feet above mean sea level (MSL) at its northeastern portion to 5,600 feet above MSL at its southwestern end. The topography of the area in which the project site is located is characterized as mountainous with slopes cut by numerous erosional gullies and established drainage patterns.

Impacts

The proposed subdivision and watershed management will not have any impact on the geology or topography of the project site as there will be no construction or development activities involved.

2.3 Soils

The United States Department of Agriculture Soil Conservation Service's *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* identifies the soils within the project site as Rough Mountainous Land (rRT) and Hydrandepts-Tropaquods Association (rHT).

Rough Mountainous Land (rRT), which covers much of the project site, consists of very steep land broken by numerous intermittent drainage channels. It can be found in elevations ranging from sea level to 6,000 feet. The soil mantle ranges from 1 to 10 inches in thickness over saprolite, which is relatively soft and permeable to roots and water. This type of soil is commonly used for water supply, wildlife habitat and recreation.

Hydrandepts-Tropaquods Association (rHT), which occurs on the western end of the project site, consists of well-drained to poorly drained soils on uplands. This soil type is moderately sloping to steep and occurs at elevations of 1,000 to 6,000 feet. Hydrandepts make up 60 percent of the association and are well- to moderately-drained soils. The surface layer is high in organic-matter content. The subsoil is dark-brown or dark-yellowish brown, smeary clay loam or silty clay. Tropaquods make up the other 40 percent of the association and are poorly drained and normally caps highly weathered basic igneous rock. They have a peaty or mucky surface layer that overlies a dark gray to very dark gray, mottled layer. Due to their ability to absorb water and to transmit it rapidly, these soils are important for maintenance of ground water. This type of soil is commonly used for water supply and wildlife habitat.

Impacts

The proposed subdivision and watershed management will not result in any erosion or sedimentation impacts at the project site as there will be no construction or development activities involved.

2.4 Hydrology

Surface Water: Surface water within the vicinity of the project site include Waihee River which flows perennially. The makai boundary of the project site would generally follow the mauka bank of the river. The perennial Mananole and Huluhulupueo Streams, both tributaries to the Waihee River, flow through the central and northern portions of the project site. Other perennial streams in the area include Makamakaole Stream to the north of the project site, and the North Waiehu and South Waiehu Streams to the southeast of the site.

The Waihee and Spreckels Ditch agricultural irrigation systems are fed by Waihee River and continue south through the central plain area of the island on the surface and through tunnels.

Wetlands: A large wetland occurs in the headwater region of Makamakaole Stream northwest of the project site. The Makamakaole wetlands extend irregularly over a distance of about 2.5 miles from Eke Crater toward the northeast. The wetland ranges in elevation from approximately 2,200 feet MSL at the headwaters of Makamakaole Stream to 4,500 feet MSL near Eke Crater. A small portion of the wetland extends within the northwest portion of the project site.

Groundwater: The project site overlies the Kahakuloa, Waihee and Iao aquifer systems within the Wailuku Aquifer Sector. High level dike water in the Wailuku formation of the Kahakuloa System occurs 1.5 miles upstream of the coast and extends inland to the System's boundary at Puu Eke west of the project site. In the upper reaches of the valley, marshes sustained by perched water in the Honolua formation add perennial flow to the main stream. Between Waihee and Kahakuloa Valleys in the Waihee System, high level groundwater occurs in the dike compartments of the Wailuku basalt as well as perched members in the Honolua formation. Basal groundwater sources are assumed to underlie the Waihee System. In the Iao System, the base perennial flows in Iao and Waiehu Valleys originate as groundwater seepage from high level aquifers in the caldera and dike complex of the West Maui volcano. The principal groundwater resource is the basal lens in the Wailuku series extending between Waikapu and Waihee Valleys below an elevation of about 800 feet.

Impacts

The proposed subdivision and watershed management will have a positive impact on the surface waters, wetlands and groundwater within the project site as there will be no construction or development activities involved. Subdivision of the project site from the larger parcel will allow the County BWS full control to preserve, manage and protect the watershed.

2.5 Flood Hazard

According to the Flood Insurance Rate Map (FIRM) Number 150003 0160 B (June 1, 1981) and Number 150003 0170 B (June 1, 1981), the project site is designated Zone C, areas of minimal flooding.

Impacts

The proposed subdivision and watershed management will not result in any flooding of the project site, nor would it increase the potential for flooding of land at lower elevation properties as there will be no construction or development activities involved.

2.6 Flora and Fauna

The project site consists of densely forested lands within the West Maui Forest Reserve. Vegetation which may be typically found within the project vicinity include Boston fern, guava, false staghorn fern, kukui, hala, Hilo grass, and basket grass.

Avifauna which may be typically found within the project vicinity include species of dove, house finch, cardinal, and house sparrow. Mammals which may be found within the project vicinity include feral pigs, rodents and mongoose.

Impacts

The proposed subdivision and watershed management will not impact any threatened, listed or endangered flora or fauna species or their habitats which may potentially inhabit the project site as there will be no construction or development activities involved.

2.7 Archaeological and Historic Resources

According to consultation with the State Department of Land and Natural Resources (DLNR) Historic Preservation Division on April 8, 1998, preparation of an archaeological survey or literature review of the project site is not required for the subject EA since the proposed action is only for the subdivision of the approximately 5,306-acre parcel into two parcels and no development activity is proposed in conjunction with the subdivision application.

Impacts

The proposed subdivision and watershed management will not have an impact on any archaeological, historic or cultural sites which may potentially be located within the project site as there will be no construction or development activities involved. Any future development of the project site will require a review by the State DLNR Historic Preservation Division.

2.8 Air and Noise Quality

The ambient air quality and noise in the project region are considered good due to the distance from highway traffic, urban and industrial uses, and the prevailing northeasterly tradewinds.

Impacts

The proposed subdivision and watershed management will not have any impact on the ambient air quality or noise levels in the project vicinity as there will be no construction or development activities involved.

2.9 Socio-Economic Characteristics

The island of Maui is the third most populous in the State with a population of 106,100 in July 1995, an increase of 16 percent from 1990. According to the State of Hawaii Department of Business, Economic Development & Tourism (DBED&T) economic and demographic projections, the County of Maui's resident population is expected to increase by 50 percent to 145,200 by the year 2010, twice as fast as Oahu's 26 percent for the same period.

The Wailuku District of the County of Maui has experienced substantial growth since 1980 when the resident population was 32,111. The population increased by 42.3 percent to 45,685 in 1990, and another 17.5 percent to 53,683 in 1995.

The County of Maui's economy is based on tourism and the construction and agricultural industries. In 1990, the County of Maui began planning infrastructure developments in response to increased urbanization and population growth which has occurred over the past several years. In real estate, Maui has the second tightest condominium and the third tightest single-family home markets in the state. The county also had a persistent labor shortage in 1990.

Through 1994, total visitors to the State numbered 6,430,300, 5 percent above 1993. Maui experienced an increase of 4.2 percent during the same period. Maui's westbound visitor count increased 6.1 percent for a total of 1,852,710 visitors for the same period. Eastbound visitors numbered 449,980, a decrease of 3 percent during the same period. Through 1995, Maui's hotel occupancy rate was 7.7 percent higher than in 1993.

The construction industry has declined on Maui in the last several years. Construction put-in-place declined 10 percent to \$187 million in 1995. Private permits authorized in

the same period increased by 10.4 percent to \$215.1 million, and public contracts awarded in 1995 also increased by 3.1 percent to \$22.2 million.

Maui pineapple, diversified crops and livestock have experienced an approximately 3.4 percent decline from 1994 to 1995. For the same period, Maui's sugar industry experienced an approximately 3 percent decline in production.

Impacts

The proposed subdivision and watershed management will not have any impact on the socio-economic characteristics of the project vicinity as there will be no construction or development activities involved.

2.10 Scenic Views

The project area as viewed from Kahekili Highway is dominated by the distant West Maui Mountains. The project site is situated on a densely vegetated ridge of the West Maui Mountains and is visible in the distance from Kahekili Highway.

Impacts

The proposed subdivision and watershed management will not result in any visual or aesthetic impacts as there will be no construction or development activities involved.

2.11 Access and Traffic

Kahekili Highway, a two-lane north-south highway, provides the major vehicular route through the Waihee area. Traffic along Kahekili Highway operates fairly well throughout the day.

Access to the area of the project site is available from Kahekili Highway via Waihee Valley Road, an approximately 0.5-mile long, 12-foot wide paved road located about 0.9 mile north of Waihee town. From the end of the paved road, a 12-foot wide unpaved jeep trail located between Spreckels Ditch and Waihee River continues west-southwest to the vicinity of the site. Vehicular access along the unpaved trail is restricted at specific locations by locked gates.

Impacts

The proposed subdivision and watershed management will not have any impact on traffic in the project vicinity as there will be no construction or development activities involved.

In conjunction with the subdivision, the project site will be provided reserve access easements along the existing road servicing the Spreckels and Waihee Ditches. An access easement to the project site will also be established in conjunction with the proposed subdivision.

Upon subdivision, access within the project site will be restricted, notwithstanding claims arising out of rights customarily and traditionally exercised for subsistence, cultural, religious, access, or gathering purposes as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.

2.12 Drainage

The project site receives drainage flows from higher elevation areas located west of the site. Precipitation from the project site drains generally in a mauka to makai direction through natural drainageways including the Waihee River.

Impacts

The proposed subdivision and watershed management will not have any impact on existing drainage patterns in the project vicinity as there will be no construction or development activities involved.

2.13 Infrastructure and Utilities

There are no municipal water, sewerage or storm drainage systems, or electrical or telephone service in the immediate vicinity of the project site.

Impacts

The proposed subdivision and watershed management will not have any impact on existing utilities systems in the project vicinity as there will be no construction or development activities involved.

3. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

3.1 State Land Use District

The Hawaii Land Use Law of Chapter 205, Hawaii Revised Statutes, classifies all land in the State into four land use districts: Urban, Rural, Agricultural, and Conservation. The project site is designated within the Conservation District (see Figure 3-1). The proposed project is compatible with this designation.

3.1.1 Conservation District

Within the Conservation District, there are four subzones: Protective (P), Limited (L), Resource (R), and General (G). The project site is within the Protective (P) and Resource (R) subzones (see Figure 3-2). The objective of the Protective (P) subzone is *"to protect valuable resources in designated areas such as restricted watersheds, marine, plant, and wildlife sanctuaries, significant historic, archaeological, geological, and volcanological features and sites, and other designated unique areas."* The objective of the Resource (R) subzone is *"to develop, with proper management, areas to ensure sustained use of the natural resources of those areas."* The proposed watershed protection is an allowed use in the Protective (P) subzone. The proposed use is classified as a *"subdivision of property into two or more legal lots of record which serves a public purpose and is consistent with the objectives of the subzone"* and requires a permit from the State Board of Land and Natural Resources. (Sections 13-5-22 and 13-5-24 Administrative Rules of the State Department of Land and Natural Resources).

The proposed subdivision will allow for watershed management of the project site by the County BWS, a public entity. The County BWS' project site encompasses a watershed which overlies the Kahakuloa, Waihee and Iao aquifer systems within the Wailuku Aquifer Sector. Independent ownership of the project site will provide the County BWS with full control of the preservation, management and protection of the watershed.

3.2 County of Maui General Plan

The County of Maui General Plan is a narrative document which sets forth strategies to shape the County's physical, social and economic environments. These strategies are expressed as statements of objectives and policies which are used by the County in decision-making and in developing and implementing plans and programs.

The proposed project is consistent with the following objective and policy:

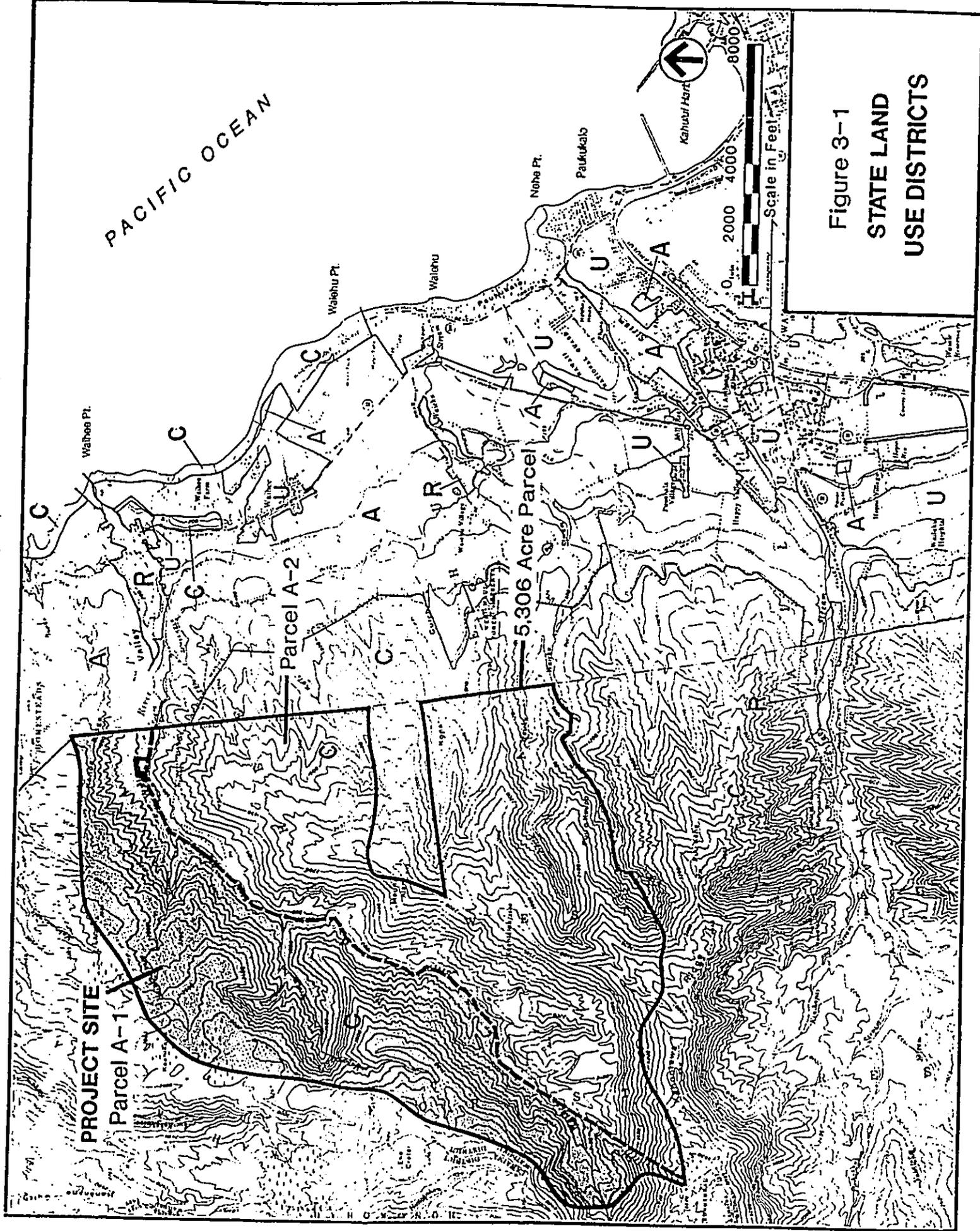


Figure 3-1
STATE LAND
USE DISTRICTS

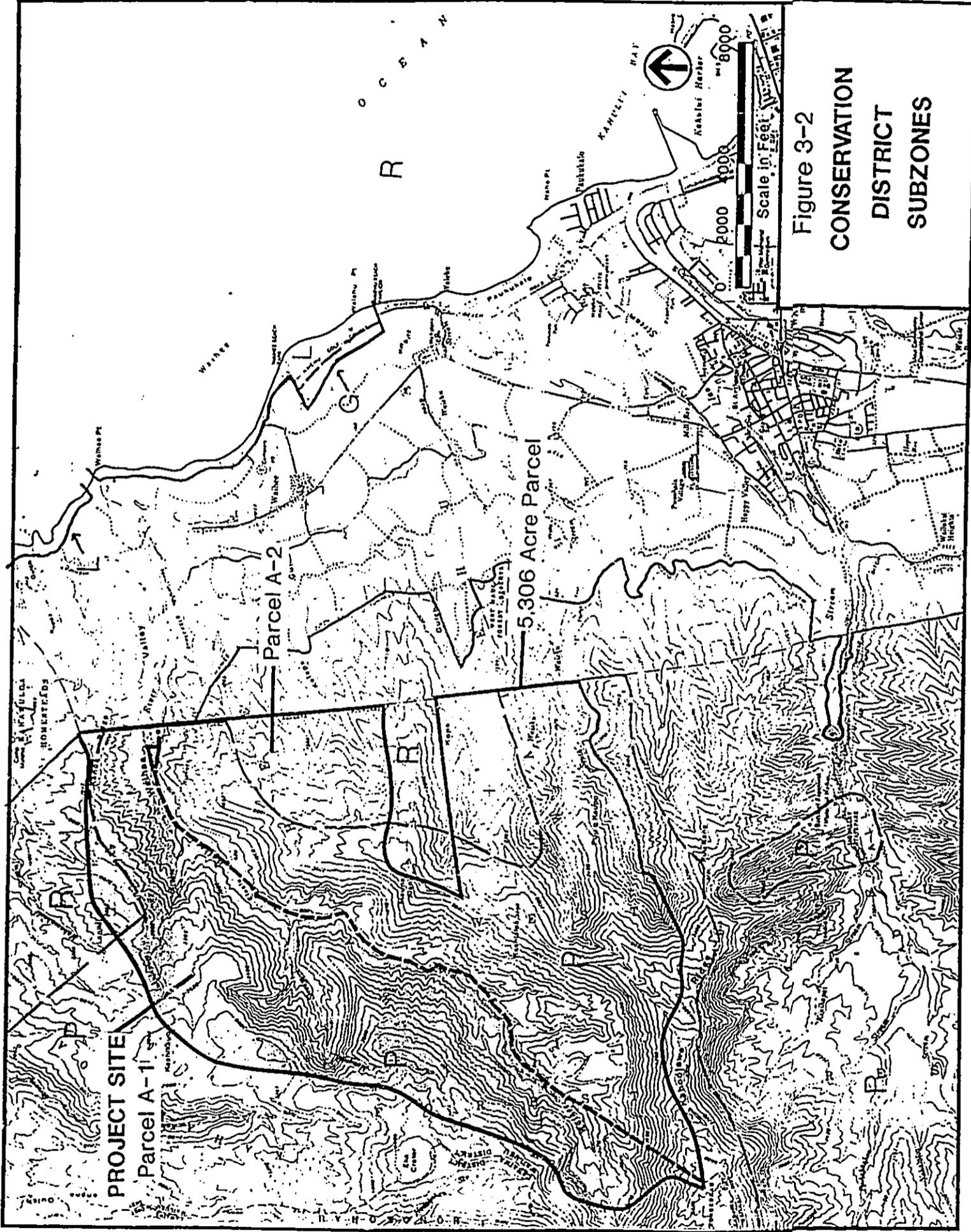


Figure 3-2
**CONSERVATION
 DISTRICT
 SUBZONES**

OBJECTIVE:

- (1) To provide an adequate supply of domestic and irrigation water to meet the needs of our people.

POLICY:

- (11) Maintain the right to manage our water sources and transmission systems at the County level.

The proposed subdivision will provide for the partitioning of ownership which will allow the County BWS to preserve, manage and protect the watershed within its project site. The County BWS' project site encompasses a watershed which overlies the Kahakuloa, Waihee and Iao aquifer systems within the Wailuku Aquifer Sector. Independent ownership of the project site will provide the County BWS with full control of the preservation and management of the watershed.

3.3 Wailuku-Kahului Community Plan

The project site is located in the Wailuku-Kahului Community Plan region which is one of nine Community Plan regions established in the County of Maui. The Wailuku-Kahului Community Plan, adopted on June 24, 1980, is the primary decision making tool used by the County for implementing the County General Plan. The Wailuku-Kahului Community Plan land use map recognizes the project site as being in the State Land Use Conservation district.

3.4 County of Maui Special Management Area

The Coastal Zone Management Act contains the general objectives and policies upon which all counties within the State have structured specific legislation which created Special Management Areas (SMA). Any development located within the SMA requires a SMA permit, which is administered by the County of Maui Planning Department.

The project site is located outside of the boundaries of the County's SMA. Therefore, the proposed project is not subject to the provisions of the SMA Use Permit.

3.5 Required Permits and Approvals

The following is a summary of the major permits and approvals which may be required for the proposed project.

State of Hawaii

Department of Land and Natural Resources, Land Division

- Conservation District Use Permit (CDUP)
- Environmental Assessment

County of Maui

Land Use and Codes

- Subdivision Approval

4. ALTERNATIVES TO THE PROPOSED ACTION

4.1 No Action Alternative

The "no action" alternative will maintain current co-ownership status of the approximately 5,306-acre parcel with the County BWS and Wailuku Agribusiness Co., Inc. This limits the County BWS from freely exercising its authority to manage the watershed within the approximately 2,000-acre project site which encompasses an important watershed as it overlies three aquifer systems within the Wailuku Aquifer Sector. The "no action" alternative will preclude independent ownership of the project site by the County BWS and subsequently full control of the preservation, management and protection of the watershed.

5. NOTICE OF DETERMINATION

A. Proposing Agency

County of Maui Board of Water Supply

B. Approving Agency

State of Hawaii Department of Land and Natural Resources Land Division

C. Description of Proposed Action

The County of Maui BWS proposes to subdivide an approximately 5,306-acre parcel of land into two parcels and reserve access easements along the road servicing the Spreckels and Waihee Ditches. The intent of the subdivision is for partitioning the ownership of TMK: 3-2-14: 1. The subdivision would create Parcel A-1 containing approximately 2,000 acres to be owned by the County of Maui BWS and Parcel A-2 containing approximately 3,306 acres to be owned by Wailuku Agribusiness Co., Inc. No development activity is proposed in conjunction with the subdivision. Although the proposed action involves the subdivision of the approximately 5,306-acre parcel into two parcels, this EA assesses only the County of Maui BWS' approximately 2,000-acre subdivided parcel. The intent of the County of Maui BWS in owning the subdivided parcel is to preserve, manage and protect the watershed. There are no plans for future development or other activity for the County BWS' parcel at this time.

D. Determination and Reasons Supporting Determination

The North Waihee Watershed Management Subdivision Draft EA was filed with the State Office of Environmental Quality Control (OEQC) and published in the December 23, 1998 publication of The Environmental Notice. A total of three (3) comment letters were received during the 30-day public review period which ended on January 22, 1999. Based on the significance criteria set forth in Section 11-200-12 of Title 11 Chapter 200, Administrative Rules, Department of Health, State of Hawaii, the State of Hawaii Department of Land and Natural Resources Land Division has determined that the proposed project will not have a significant effect on the environment, and that a Finding of No Significant Impact (FONSI) will be filed with the State OEQC.

In general, the proposed project will not:

1. *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource.*

The proposed subdivision and watershed management will not involve an irrevocable commitment to loss or destruction of any natural or cultural resource as there will be no construction or development activities involved.

2. *Curtails the range of beneficial uses of the environment.*

The proposed subdivision and watershed management will not curtail the range of beneficial uses of the environment as there will be no construction or development activities involved.

3. *Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.*

The proposed action is consistent with the environmental policies, goals and guidelines set forth in Chapter 344, HRS.

4. *Substantially affects the economic or social welfare of the community or State.*

The proposed subdivision and watershed management will not affect the economic or social welfare of the community or State as there will be no construction or development activities involved.

5. *Substantially affects public health.*

The proposed subdivision and watershed management will not affect public health as there will be no construction or development activities involved.

6. *Involves substantial secondary impacts, such as population changes or effects on public facilities.*

The proposed subdivision and watershed management will not involve secondary impacts or effects on public facilities as there will be no construction or development activities involved.

7. *Involves a substantial degradation of environmental quality.*

The proposed subdivision and watershed management will not involve a degradation of environmental quality as there will be no construction or development activities involved.

8. *Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.*

The proposed subdivision and watershed management will not have a cumulative effect upon the environment or involve a commitment for larger actions. There are no plans for future development or other activity for the County BWS' project site at this time. Any future development activity by the County BWS would be assessed under a separate EA, as may be required.

9. *Substantially affects a rare, threatened, or endangered species, or its habitat.*

The proposed subdivision and watershed management will not affect rare, threatened or endangered species or its habitat as there will be no construction or development activities involved.

10. *Detrimentially affects air or water quality or ambient noise levels.*

The proposed subdivision and watershed management will not affect air, water quality or ambient noise levels as there will be no construction or development activities involved.

11. *Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.*

The proposed subdivision and watershed management will not affect environmentally sensitive areas or suffer damage as there will be no construction or development activities involved.

12. *Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.*

The proposed subdivision and watershed management will not affect scenic vistas and viewplanes identified in County or State plans or studies as there will be no construction or development activities involved.

13. *Requires substantial energy consumption.*

The proposed subdivision and watershed management will not require substantial energy consumption as there will be no construction or development activities involved.

E. Name, Address and Phone Number of Contact Person

County of Maui Board of Water Supply
200 South High Street
Wailuku, Maui, Hawaii 96793
Contact: Herbert Kogasaka
Phone: (808) 243-7835

6. CONSULTATION

A. Pre-Assessment Consultation

The following agencies were consulted for the Draft EA Pre-Assessment Consultation process.

State of Hawaii

Department of Land and Natural Resources (DLNR) Land Division
DLNR Historic Preservation Division

County of Maui

Department of Water Supply
Planning Department

Organizations

Wailuku Agribusiness Co., Inc.

B. Draft EA Consultation

The agencies listed below were sent copies of the Draft EA with a request for their comments on the project. Of those who formally replied, three (3) had no comments as indicated by the *. All written comments and responses are reproduced herein.

State of Hawaii

Department of Land and Natural Resources (DLNR) Historic Preservation
Division

- * DLNR Division of Forestry and Wildlife
- DLNR Aquatic Resources Division
- DLNR Conservation and Resources Enforcement Division
- DLNR Land Division, Maui District Land Office
- DLNR Commission on Water Resource Management
- Department of Business, Economic Development & Tourism (DBED&T) Office
of Planning
- * Department of Health
- Office of Hawaiian Affairs

County of Maui

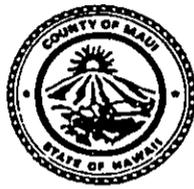
* Department of Planning

**PRE-ASSESSMENT CONSULTATION
CORRESPONDENCE**

LINDA LINGLE
Mayor

DAVID W. BLANE
Director

LISA M. NUYEN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

0408132

CLAYTON I. YOSHIDA
Planning Division

AARON H. SHINMOTO
Zoning Administration and
Enforcement Division

April 23, 1998

Mr. David Craddick, Director
Department of Water Supply
P. O. Box 1109
Wailuku, Hawaii 96793

Dear Mr. Craddick:

RE: Environmental Assessment Consultation; North Waihee Watershed
Management Subdivision, Waihee, Island of Maui,
TMK: 3-2-14:001

Thank you for the opportunity to comment on this proposed subdivision. The Maui Planning Department has no comments regarding the simple subdivision of the property, but we look forward to reviewing the EA and the proposed management practices for the development of the property.

If you have any questions, please contact William Spence, Staff Planner, of this office at 243-7735.

Very truly yours,

Lisa M. Nuyen

for DAVID W. BLANE
Director of Planning

DWB:WRS:cmh

c: Clayton Yoshida, AICP, Planning Program Administrator
William Spence, Staff Planner
General File
S:\ALL\WILL\WAIHEE

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 243-7735; ZONING DIVISION (808) 243-7253; FACSIMILE (808) 243-7634

6169-01
April 8, 1998

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

~~Mailing address~~
~~P.O. Box 050~~
~~Honolulu, Hawaii 968~~

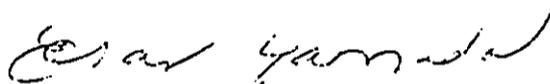
TELEPHONE MEMORANDUM

SUBJECT: North Waihee Watershed Management Subdivision
Environmental Assessment (EA)
Pre-Assessment Consultation
TMK: 3-2-14: 1
Waihee, Maui

PERSON CALLED: Tonia Moy
State Department of Land and Natural Resources
Historic Preservation Division
Phone: 587-0005

Information Items:

1. Preparation of an archaeological survey or literature review of the project site is not required for the EA since the proposed action is only for the subdivision of the approximately 5,306-acre parcel into two parcels and no development activity is proposed in conjunction with the subdivision application.
2. It should be noted in the EA, however, that any future development of the site will require a review by the State DLNR Historic Preservation Division.


Frances Yamada, Planner

cc: Herbert Kogasaka, County of Maui Department of Water Supply
Alden Kajioka, Control Point Surveying, Inc.

**DRAFT EA CONSULTATION
CORRESPONDENCE**

Division of Forestry & Wildlife

1151 Punchbowl Street, Rm. 325 • Honolulu, HI 96813 • (808) 587-0166 • Fax (808) 587-0160

December 23, 1998

MEMORANDUM

TO: Tom Eisen, Planner
Division of Land Management

THRU: Dean Uchida, Administrator
Division of Land Management

FROM: Michael G. Buck, Administrator
Division of Forestry and Wildlife



RECEIVED
DIVISION OF
LAND MANAGEMENT
DEC 29 3 35 PM '98

SUBJECT: CDUA File #MA-2911, Request to subdivide 5,306 acre parcel into a 2,000 and 3,306 acre parcels at Waihee, Maui, Hawaii TMK 3-2-14:01 by County of Maui Board of Water Supply.

We have reviewed this CDUA with respect to its impacts on DOFAW's natural resources management programs and endangered species in particular. The property is in the Protected subzone of the State Conservation District. The County of Maui, Board of Water Supply proposes no development in conjunction with this subdivision. Their intent is to own the subdivided parcel and managing it as a protected watershed which is consistent with the allowed use in the Protective subzone of the Conservation District. Therefore, we have no objections to the proposed request to subdivide 5,306 acre parcel and manage 2,000 acres for watershed protection on State Conservation District land designated as Protected subzone.

C: Maui DOFAW



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
TELEPHONE (808) 243-7816 • FAX (808) 243-7833

February 3, 1999

Mr. Michael G. Buck, Administrator
Division of Forestry and Wildlife
Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street, Room 325
Honolulu, Hawaii 96813

Dear Mr. Buck:

Subject: Draft Environmental Assessment (EA)
North Waihee Watershed Management Subdivision
Tax Map Key: 3-2-14: 1
Waihee, Maui, Hawaii

Thank you for your letter dated December 23, 1998 indicating that your Division has no objections to the proposed project.

Your letter, along with this response, will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

David R. Craddick, Director

cc: Mr. Earl Matsukawa, Wilson Okamoto & Associates, Inc.
State Office of Environmental Quality Control

"By Water All Things Find Life"

LD

27891

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

January 15, 1999

99-002/epo

TO: The Honorable Michael D. Wilson, Chairperson
Department of Land and Natural Resources

FROM: Bruce S. Anderson, Ph.D., M.P.H.
Director of Health

SUBJECT: CONSERVATION DISTRICT USE APPLICATION

RECEIVED
DIVISION OF
LAND MANAGEMENT
JAN 21 11 09 AM '99

Applicant: Board of Water Supply, County of Maui
File No.: MA-2911
Request: Subdivision of a 5,306 acre parcel
into 2,000 and 3,306 acre parcels
Location: Waihee, Maui
TMK: 3-2-14: 1

Thank you for allowing us to review and comment on the subject request. We do not have any comments to offer at this time.

RECEIVED
99 JAN 21 A 9: 39
DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
TELEPHONE (808) 243-7816 • FAX (808) 243-7833**

February 3, 1999

Mr. Bruce S. Anderson, Ph.D.
Director of Health
Department of Health
State of Hawaii
P.O. Box 3378
Honolulu, Hawaii 96801

Dear Mr. Anderson:

Subject: Draft Environmental Assessment (EA)
North Waihee Watershed Management Subdivision
Tax Map Key: 3-2-14: 1
Waihee, Maui, Hawaii

Thank you for your letter dated January 15, 1999 (Ref. 99-002/epo) indicating that you have no comments on the subject Draft EA.

Your letter, along with this response, will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

David R. Craddick, Director

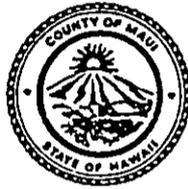
cc: Mr. Earl Matsukawa, Wilson Okamoto & Associates, Inc.
State Office of Environmental Quality Control

"By Water All Things Find Life"

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



RECEIVED
DIVISION OF
LAND MANAGEMENT

JAN 7 9 10 AM '99

COUNTY OF MAUI
DEPARTMENT OF PLANNING

January 5, 1999

Mr. Dean Uchida, Administrator
Department of Land and Natural Resources
Land Division
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Uchida:

RE: Conservation District Use Application (CDUA) No. MA-2911, for
the North Waihee Watershed Management Subdivision, Waihee,
Maui (TMK: 3-2-14:001)

Thank you for the opportunity to comment on this CDUA. The Maui Planning Department has no comments on the subdivision as we believe watershed management to be consistent with the intent of the Conservation District. We would like to review and comment, however, when a management plan is developed.

If you have any questions, please contact Mr. William Spence, Staff Planner, of this office at 243-7735.

Very truly yours,

JOHN E. MIN
Director of Planning

JEM:WRS:cmb

c: Clayton Yoshida, Deputy Director of Planning
Will Spence, Staff Planner
General File
S:\ALL\WILLIAACORESP\UCHIDA3



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
TELEPHONE (808) 243-7816 • FAX (808) 243-7833

February 3, 1999

Mr. John E. Min
Director of Planning
Department of Planning
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

FEB 12 1999
WILSON OKAMOTO & ASSOCIATES, INC.

Dear Mr. Min:

Subject: Draft Environmental Assessment (EA)
North Waihee Watershed Management Subdivision
Tax Map Key: 3-2-14: 1
Waihee, Maui, Hawaii

Thank you for your letter dated January 5, 1999 indicating that you have no comments on the subject Draft EA. A copy of the management plan for the North Waihee Watershed Management project will be provided for your review and comment upon its development.

Your letter, along with this response, will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

David R. Craddick, Director

cc: Mr. Earl Matsukawa, Wilson Okamoto & Associates, Inc.
State Office of Environmental Quality Control

"By Water All Things Find Life"

7. REFERENCES

Aotani & Associates, Inc. *Wailuku-Kahului Community Plan*. Prepared for the County of Maui. October 1981.

Chris Hart & Partners and C. Takumi Engineering, Inc. *Final Environment Assessment, North Waihee Exploratory Wells: Kupaa Well No. 1 & Kanoa Well No. 1*. Prepared for the County of Maui Department of Water Supply. June 1997.

County of Maui. *The General Plan of the County of Maui, Proposed 1990 Update*. November 1990.

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George A. L. Yuen & Associates, Inc. *Water Resources Protection Plan, Vol. 1*. Prepared for the Commission on Water Resource Management, State of Hawaii Department of Land and Natural Resources. March 1992.

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Michael T. Munekiyo Consulting, Inc. *Waihee Wells and Transmission System, Final Environmental Assessment*. Prepared for the County of Maui Department of Water Supply. March 1994.

State of Hawaii Department of Business, Economic Development & Tourism. *The State of Hawaii Data Book*. November 1995.

State of Hawaii, Department of Land and Natural Resources, Division of Water and Land Development. *Rainfall Atlas of Hawaii*. Honolulu, Hawaii. June 1986.

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United States Department of Commerce. *1990 Census of Population and Housing Characteristics, Census Tracts - Hawaii*. 1990.

Wagner, Warren, L. and Herbst, Derral, R. and Sohmer, S.H. *Manual of the Flowering Plants of Hawaii, Vol. 1 & 2*. University of Hawaii Press. Honolulu. 1990.