Honokōwai Master Plan Draft Environmental Assessment
Anticipated Finding of No Significant Impact (AFONSI)

June 21-22, 2021
Purpose of Briefing

1. Master Planning of Honokōwai

2. Summary Highlights from the Draft Environmental Assessment (FEA)

3. The Criteria for Finding of No Significant Impact for the Final Environmental Assessment to satisfy Chapter 343, HRS

4. Project Schedule
Historical Context

- Great Māhele - 1996 Honokōwai is controlled by big sugar and pineapple
- 1996-2011: DHHL acquires lands in Honokōwai as part of settlement
Master Planning of Honokōwai

• Historical Context
  • 2003: DHHL develops Master Plan for lands in Honokōwai with a focus on residential homesteads
    • EISPN was published for the project in October 2003, *The Environmental Notice*
Master Planning of Honokōwai

• Historical Context continued
  • 2004: Maui Island Plan is prepared and approved
    • Honokōwai identified as priority tract for development
Master Planning of Honokōwai

• Historical Context continued
  • 2004: DHHL acquires Leali‘i
    • DHHL focus development to shovel-ready Leali‘i Subdivision
    • 104 residential homesteads already awarded
    • 250 residential homesteads are under development
  • 2018: Beneficiary Consultation regarding license agreement with Maui County DWS related to the Mahinahina Potable Water Treatment Plant
  • 2019: DHHL withdraws EISPN
  • 2019 to current: DHHL Beneficiary Consultation for Honokōwai Master Plan Update
Master Planning of Honokōwai

• 2019 to current: DHHL Beneficiary Consultation Meetings for Honokōwai Master Plan Update
  • September 2019 – Meeting #1
  • February 2020 – Meeting #2
  • November 2020 – Meeting #3 (Virtual)
Master Planning - Alternatives Evaluated

Alternative A: Subsistence Agriculture with Community Farming

Alternative B: Subsistence Agriculture

Alternative C: Single and Multi-Family Residential

Legend:
- Homestead Sub-Ag, 1/2 acre lots
- Homestead Residential: Single Family
- Homestead Sub-Ag: 1 to 2 acre lots
- Homestead Residential: Multi-Family
- Homestead Supplemental Agriculture
- Community Use: Agriculture
- Community Use: Parks
- Community Use: Commercial
- Conservation: Gulches and Buffers
- Industrial
- DOT’s Proposed Lahaina Bypass
- County Facilities
- Stream
- Walking Pathways
- Cultural Sites
- Non-DHHL Lands
- Access Point
- R-1 Waterline Easement
- Roadways
- Future Access Easement
Master Planning/ Environmental Review Process

DONE
Conduct
Outreach & Technical Studies

DONE
Develop
Guiding Principles

DONE
Develop
Project Options & Alternatives

DONE
Develop
Preferred Land Use & Project Concept

DONE
Develop
Draft Environmental Assessment (EA)

DONE
Submit
Draft EA to HHC & Public for comment

DONE
We Are Here
July 8

Listen
Receive comments & Revise Draft EA

Submit to HHC
Final EA/FONSI For Approval

Publish
Final EA

Wait
EA challenge Period
## Summary of Proposed Land Uses - Homestead

### Subsistence Agriculture (~250 Lots)
- Lots one to two acres in size.
- Lessees are required to actively cultivate subsistence agriculture OR reside and cultivate subsistence agriculture on their lot.
- Crops for home consumption or provide supplemental income.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ACRES (PERCENT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subsistence Agriculture</td>
<td>417 acres (55%)</td>
</tr>
</tbody>
</table>

### Residential-Single-family (~335 Lots)
- Lots no larger than 7,500 square-feet in size.
- Built to County standards in areas close to existing infrastructure and in conjunction with community use areas.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ACRES (PERCENT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential-Single-family</td>
<td>70 (9%)</td>
</tr>
</tbody>
</table>

### Residential-Multi-family (~543)
- 15 units per acre (two to three-story townhomes)
- Built to County standards close to existing infrastructure and in conjunction with community use areas.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ACRES (PERCENT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential-Multi-family</td>
<td>35 (5%)</td>
</tr>
</tbody>
</table>

### Supplemental Agriculture
- Additional acreage to grow crops
- Awards not for residential use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ACRES (PERCENT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supplemental Agriculture</td>
<td>14 (2%)</td>
</tr>
</tbody>
</table>
# Master Planning Process for Honokōwai

## Summary of Proposed Land Uses - Community

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres (Percent)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Commercial</strong></td>
<td>24 acres (3%)</td>
</tr>
<tr>
<td>• Areas to provide a more complete functional and livable community</td>
<td></td>
</tr>
<tr>
<td>• Commercial areas will be based on community needs and may contain agriculture support facilities, care facilities, community centers, farmer’s market</td>
<td></td>
</tr>
<tr>
<td><strong>Community Agriculture</strong></td>
<td>16 (2%)</td>
</tr>
<tr>
<td>• Communal Agriculture areas which could include crop trees, garden plots, etc.</td>
<td></td>
</tr>
<tr>
<td><strong>Community Recreation</strong></td>
<td>28 (4%)</td>
</tr>
<tr>
<td>• Walking paths</td>
<td></td>
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<tr>
<td>• Parks</td>
<td></td>
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</tbody>
</table>

### Legend

- **Homestead Residential: Single Family**
- **Homestead Sub-Ag: 1 to 2 acre lots**
- **Homestead Residential: Multi-Family**
- **Homestead Supplemental Agriculture**
- **Conservation: Gualches and Buffers**
- **Industrial**
- **DOT’s Proposed Lahaina Bypass**
- **County Facilities**
- **Walking Pathways**
- **Future Access Easement**
- **Cultural Sites**
- **Non-DHHL Lands**
- **Roadways**
## Master Planning Process for Honokōwai

### Summary of Proposed Land Uses - Other

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ACRES (PERCENT)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Industrial</strong></td>
<td>16 acres (2%)</td>
</tr>
<tr>
<td>- Area requiring special attention because of unusual opportunities and constraints</td>
<td></td>
</tr>
<tr>
<td>- Physical and visual buffers between existing County Wastewater Reclamation Facility and homestead or community use areas.</td>
<td></td>
</tr>
<tr>
<td><strong>Conservation</strong></td>
<td>146 (19%)</td>
</tr>
<tr>
<td>- Habitat restoration</td>
<td></td>
</tr>
<tr>
<td>- Resource Protection zones and open space</td>
<td></td>
</tr>
<tr>
<td>- Drainageway buffers</td>
<td></td>
</tr>
<tr>
<td>- Development challenging areas</td>
<td></td>
</tr>
<tr>
<td><strong>Road and County Facilities</strong></td>
<td>91 (12%)</td>
</tr>
<tr>
<td>- Proposed H-DOT Lahaina By-pass</td>
<td></td>
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<tr>
<td>- Internal roadways</td>
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<tr>
<td>- County Facilities</td>
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</tbody>
</table>
## Proposed Infrastructure

<table>
<thead>
<tr>
<th>Roads and Access</th>
<th>Wastewater Disposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grading and Runoff, Drainage, and Erosion Control</td>
<td>Solid Waste</td>
</tr>
<tr>
<td>Potable Water Supply</td>
<td>Electrical Power</td>
</tr>
<tr>
<td>Non-Potable (Irrigation) Water Supply</td>
<td>Communications</td>
</tr>
</tbody>
</table>
Evaluation of Historical & Cultural Resources
Evaluation of Resources

• Drainage and Hydrology
  • Onepeha gulch Drains to Honokōwai Reservoir (not DHHL)
  • Honokōwai Stream/gulch Drains to open coastal waters between Puʻu Olai and Nakalele Point
  • Kanaunau Stream/gulch

• Natural Resources
  • No endangered/threatened species observed
  • Host plants (ʻaʻaliʻi, and tobacco tree) were observed
<table>
<thead>
<tr>
<th>Impacts and Mitigations</th>
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</thead>
<tbody>
<tr>
<td>Climate</td>
<td>Sound</td>
</tr>
<tr>
<td>Geology &amp; Topography</td>
<td>Air Quality</td>
</tr>
<tr>
<td>Soils</td>
<td>Human-made Hazards</td>
</tr>
<tr>
<td>Surface Water, Wetlands &amp; Groundwater</td>
<td>Roadways and Public Transit</td>
</tr>
<tr>
<td>Natural Hazards- Flood</td>
<td>Infrastructure and Utilities</td>
</tr>
<tr>
<td>Natural Hazards- Fire</td>
<td>Socio-Economic Characteristics</td>
</tr>
<tr>
<td>Biological Resources</td>
<td>Public Services and Facilities</td>
</tr>
<tr>
<td>Archaeological &amp; Historic Resources</td>
<td>Airport Operations / Facilities</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td></td>
</tr>
</tbody>
</table>
1. Irrevocably commit a natural, cultural, or historic resource.
2. Curtail the range of beneficial uses of the environment.
3. Conflict with the State's environmental policies or long-term environmental goals established by law
4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State
5. Have a substantial adverse effect on public health.
6. Involve adverse secondary impacts, such as population changes or effects on public facilities.
7. Involve a substantial degradation of environmental quality.
8. Be individually limited but cumulatively have substantial adverse effect upon the environment, or involves a commitment for larger actions.
9. Have a substantial adverse effect on a rare, threatened or endangered species or its habitat.
10. Have a substantial adverse effect on air or water quality or ambient noise levels.
11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
12. Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies.
13. Require substantial energy consumption or emit substantial greenhouse gases.
Schedule for Completing the Environmental Process

- **DONE**
  - Conduct Outreach & Technical Studies

- **DONE**
  - Develop Guiding Principles

- **DONE**
  - Develop Project Options & Alternatives

- **DONE**
  - Develop Preferred Land Use & Project Concept

- **DONE**
  - Develop Draft Environmental Assessment (EA)

- **WE ARE HERE**
  - Submit Draft EA to HHC & Public for comment
    - July 8

- **DONE**
  - Listen Receive comments & Revise Draft EA
    - August / Sept

- **DONE**
  - Submit to HHC Final EA/FONSI For Approval
    - September

- **DONE**
  - Publish Final EA
    - October

- **WE ARE HERE**
  - Wait EA challenge Period
    - November
**Follow up Coordination**

<table>
<thead>
<tr>
<th>RESPONSIBLE ENTITY</th>
<th>PERMIT/APPROVAL/COORDINATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hawaiian Homes Commission</td>
<td>Update DHHL Maui Island Plan with updated Land Use Plan for Honokōwai</td>
</tr>
<tr>
<td>State DOH– Clean Water Branch</td>
<td>National Pollutant Discharge Elimination System (NPDES) Permit</td>
</tr>
<tr>
<td>State DOH– Disability and Communication Access</td>
<td>Review</td>
</tr>
<tr>
<td>State DOH– Indoor and Radiological Health Branch</td>
<td>Community Noise Permit (if applicable)</td>
</tr>
<tr>
<td>State DOH– Wastewater Branch</td>
<td>Review, Individual Wastewater System approval (by future lessees)</td>
</tr>
<tr>
<td>State DLNR– State Historic Preservation Division</td>
<td>Chapter 6E, HRS compliance and Section 106 compliance as needed</td>
</tr>
<tr>
<td>State DLNR– Commission on Water Resource Management</td>
<td>Surface Water Use Permit (if applicable)</td>
</tr>
<tr>
<td>County of Maui Department of Public Works</td>
<td>Grading/Subdivision/Building/Electrical Permits, plan review</td>
</tr>
<tr>
<td>County of Maui Department of Water Supply</td>
<td>Review, coordination, and allocation of additional water</td>
</tr>
<tr>
<td>County of Maui Planning Department and/or Planning Commission</td>
<td>Use Permits, plan review Flood Development Permit (if applicable)</td>
</tr>
<tr>
<td>County of Maui Wastewater Reclamation Division</td>
<td>Review</td>
</tr>
<tr>
<td>Pulelehua Development</td>
<td>Coordination</td>
</tr>
<tr>
<td>Hawaii Department of Transportation</td>
<td>coordination regarding the proposed Lahaina By-pass</td>
</tr>
<tr>
<td>Honokōwai lessees and beneficiaries on waitlist</td>
<td>identification and implementation of community uses</td>
</tr>
<tr>
<td>MLP, Pioneer Mills, Kaanapali Coffee Farms</td>
<td>Easement for roadway connections</td>
</tr>
</tbody>
</table>
Phasing of Development in Honokōwai

**Phase 1**
- Subsistence Agriculture Lots: 57 lots (92 acres)
- Community Use Park: 1 park (2 acres)

**Phase 2**
- Subsistence Agriculture Lots: 59 lots (95 acres)
- Residential Single Family: 335 lots (72 acres)
- Community Use Park: 4 parks (23 acres)
- Community Use Agriculture: 1 ag area (9 acres)