



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

G-2

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

June 21-22, 2021

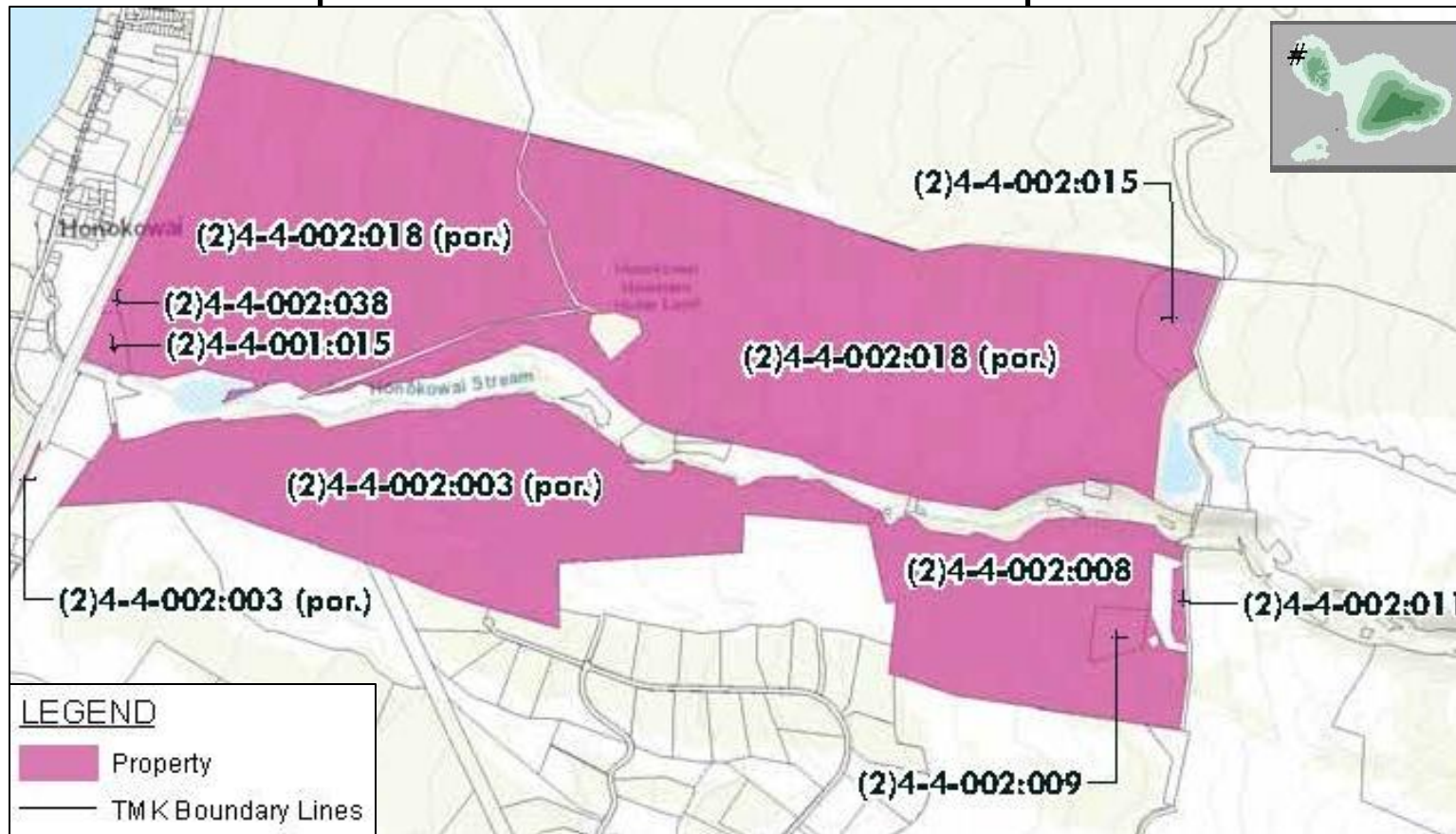


Purpose of Briefing

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

Master Planning of Honokōwai

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

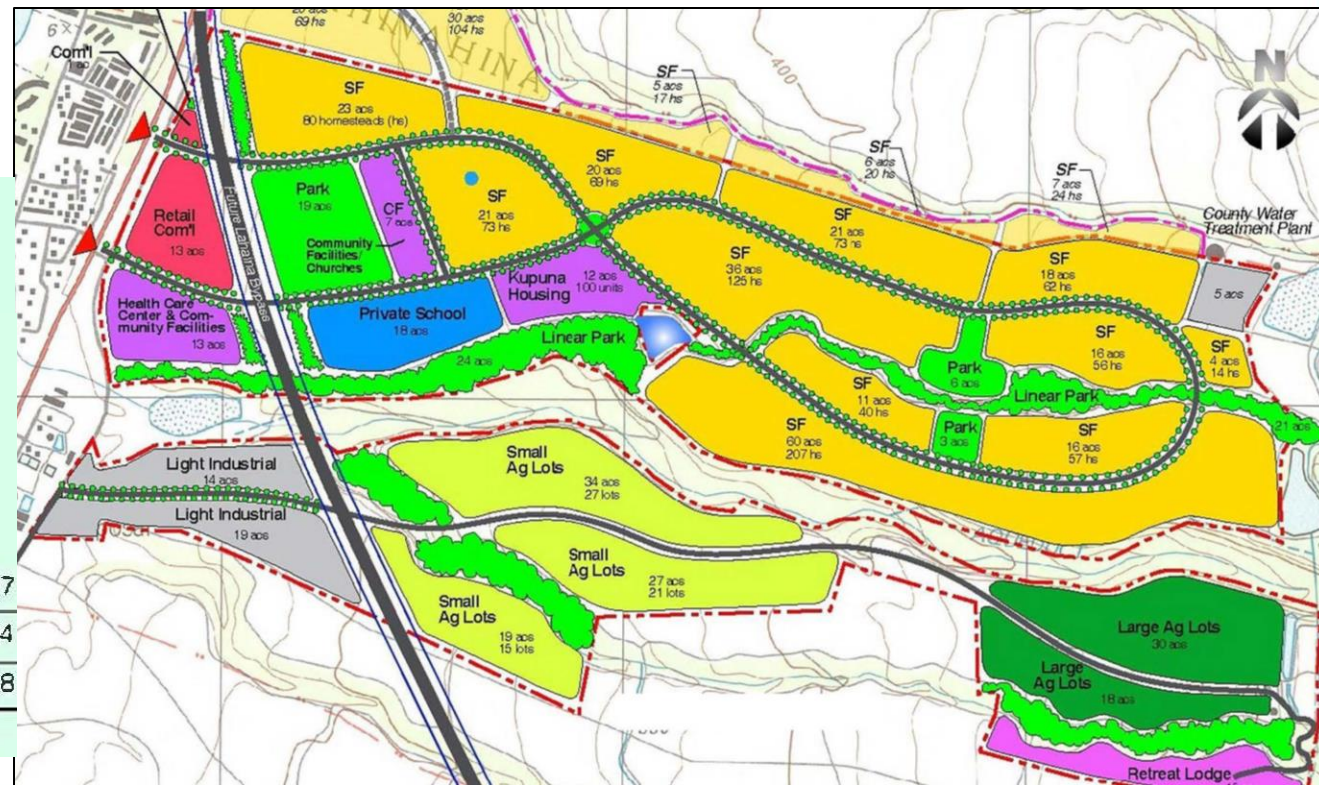




Master Planning of Honokōwai

- 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*

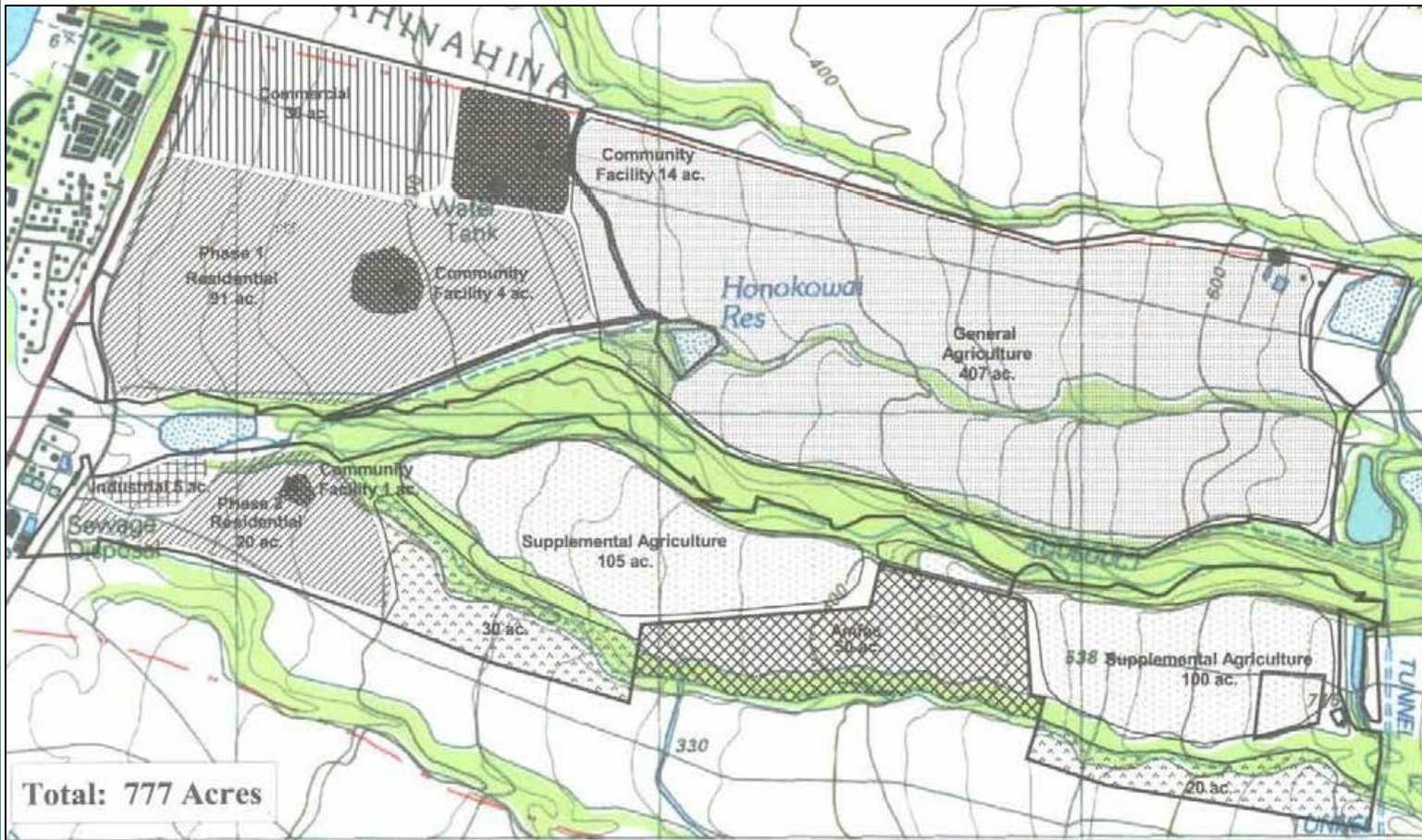


Project Data			
Use	Acres	Units	
Retail Commercial	14		
Health Care & Community Facilities	13		
Community Facilities/Churches	7		
Kupuna Housing	12	108	
Private School	18		
Single Family Homesteads (10,000 sf lots)	246	856	
Small Agricultural Lots (1 acre lots)	80	63	
Large Agricultural Lots	48		
Light Industrial	33		
Retreat Lodge		15	
Parks		28	
Linear Park		45	
Lahaina Bypass		24	
Roads, Open Space, Misc		191	
Water Facilities		8	1,027
Total	790	234	
Expansion Area Residential	68		1,258
Grand Total	858		



Master Planning of Honokōwai

- Historical Context continued
 - 2004: Maui Island Plan is prepared and approved
 - Honokōwai identified as priority tract for development



Legend

- DHHL Land Boundary
- Proposed Land Exchange Kaanapali Development Corporation
- DHHL

Land Use Summary

Land Use	Lot Size	Number of Lots	Approx. Acres
Residential (ph.1)	10,000 sf	337	91
Residential (ph.2)	10,000 sf	74	20
General Agriculture			407
Community Use			19
Industrial			5
Commercial Use			30
Supplemental Agriculture 5 ac		15	205
Total		426	777



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

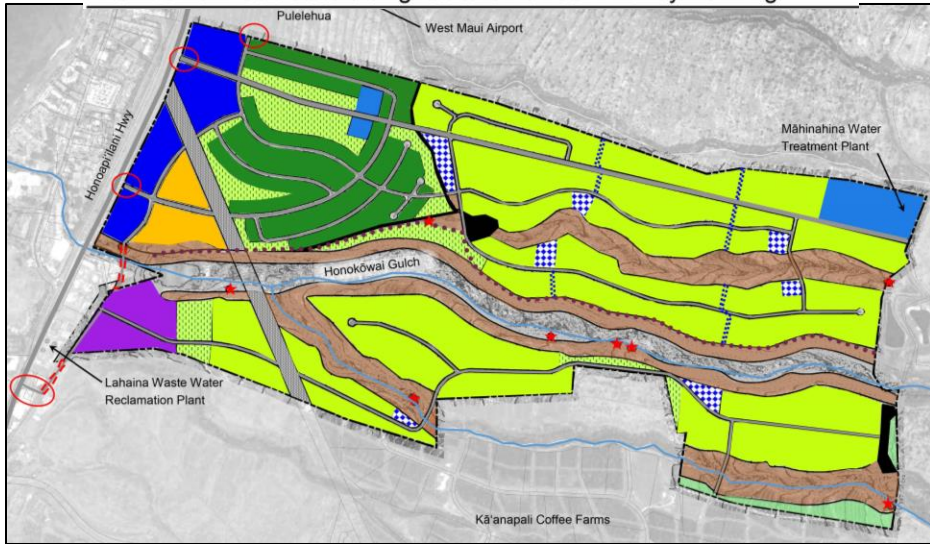
- 2019 to current: DHHL Beneficiary Consultation Meetings for Honokōwai Master Plan Update
 - September 2019 – Meeting #1
 - February 2020 – Meeting #2
 - November 2020 – Meeting #3 (Virtual)



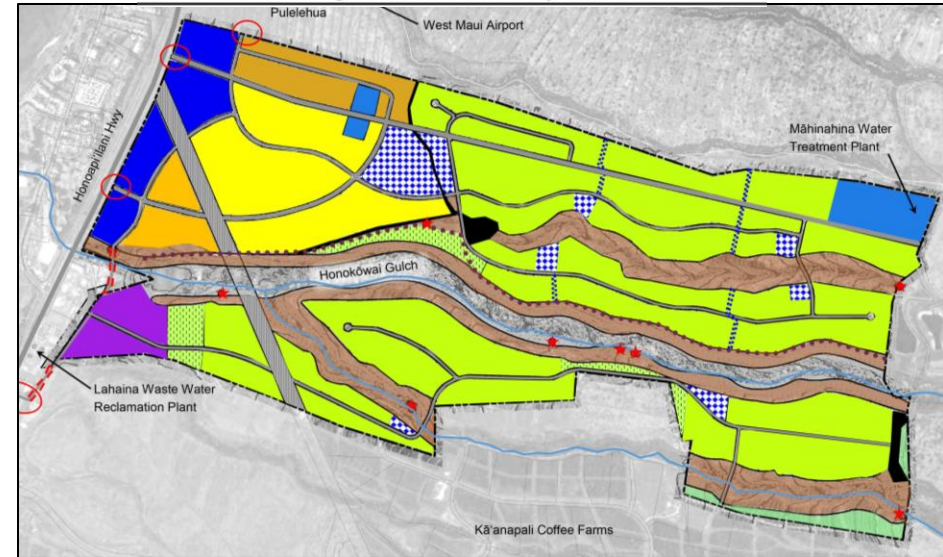


Master Planning- Alternatives Evaluated

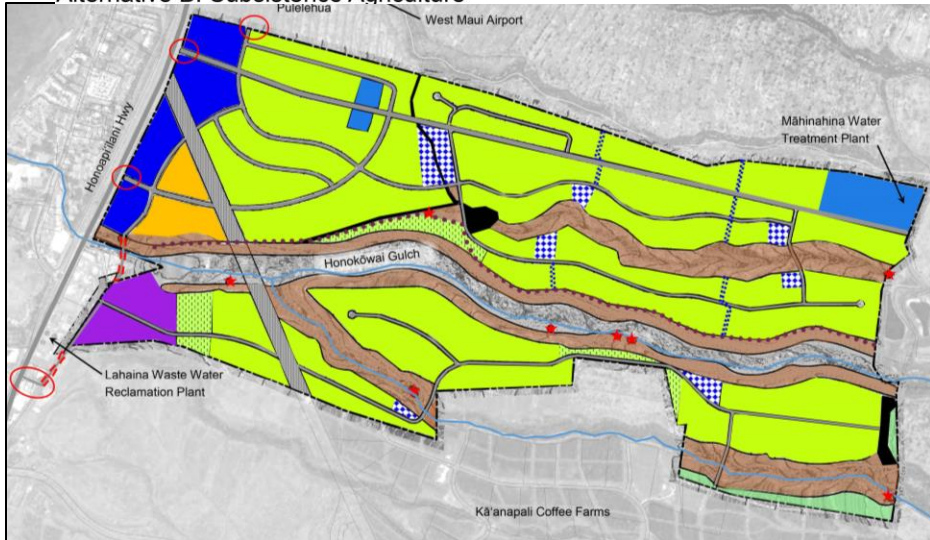
Alternative A: Subsistence Agriculture with Community Farming



Alternative C: Single and Multi-Family Residential



Alternative B: Subsistence Agriculture

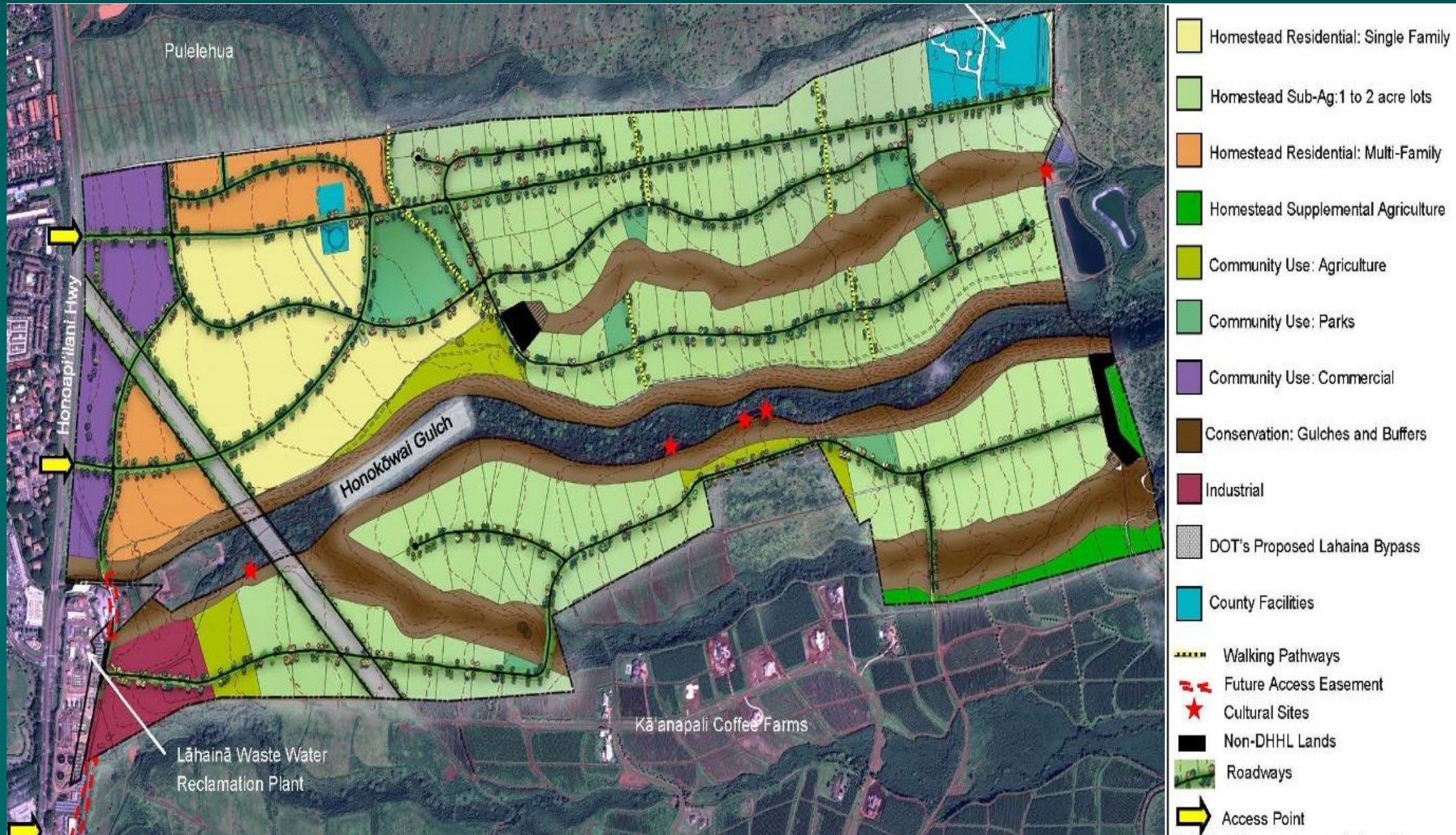


Legend

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

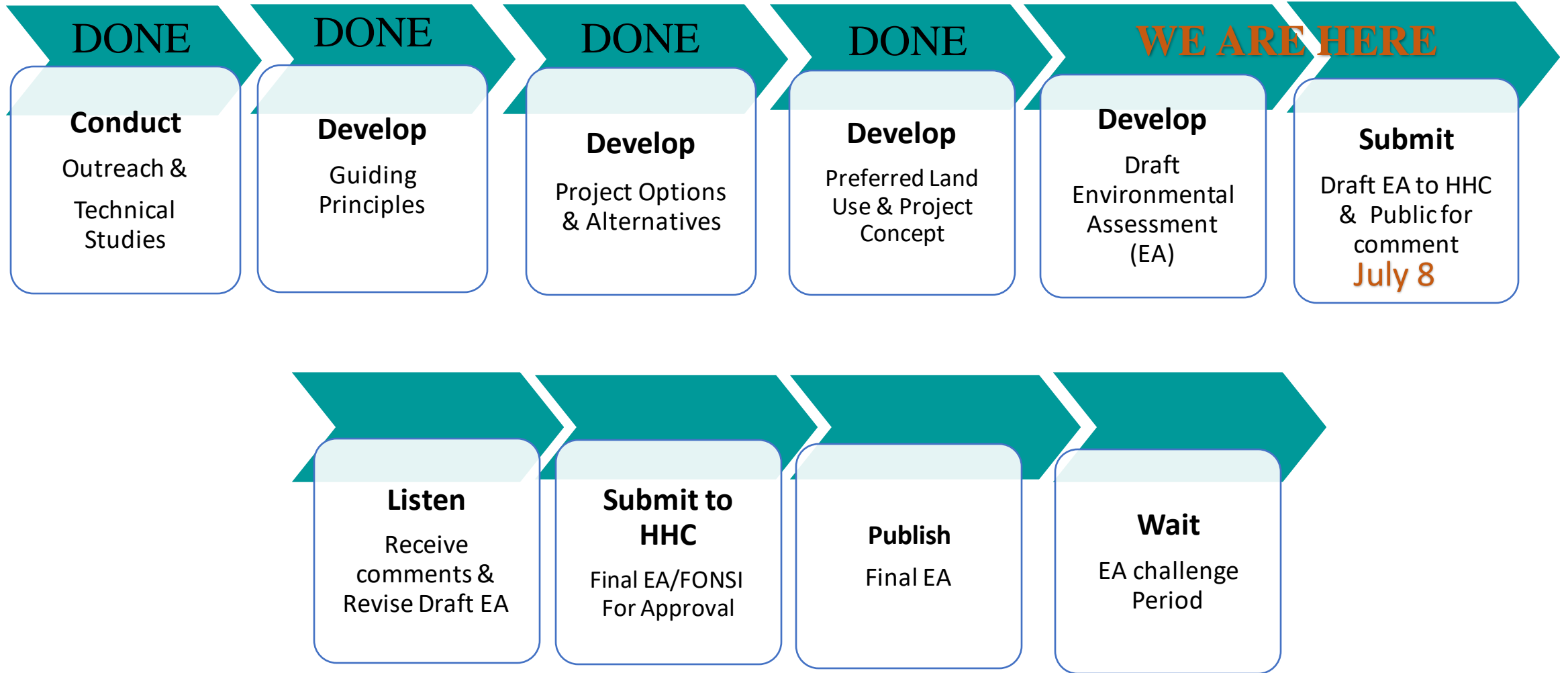


Preferred Master Plan Honokōwai





Master Planning/ Environmental Review Process





Highlights from the Draft EA

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.

ACRES
(PERCENT)

417 acres
(55%)



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.

70
(9%)



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.

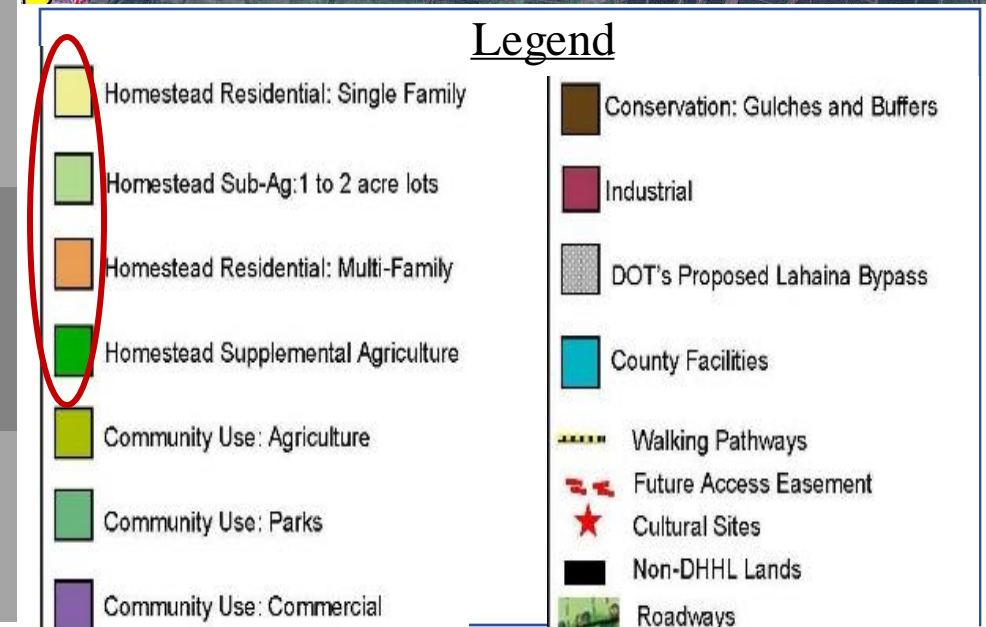
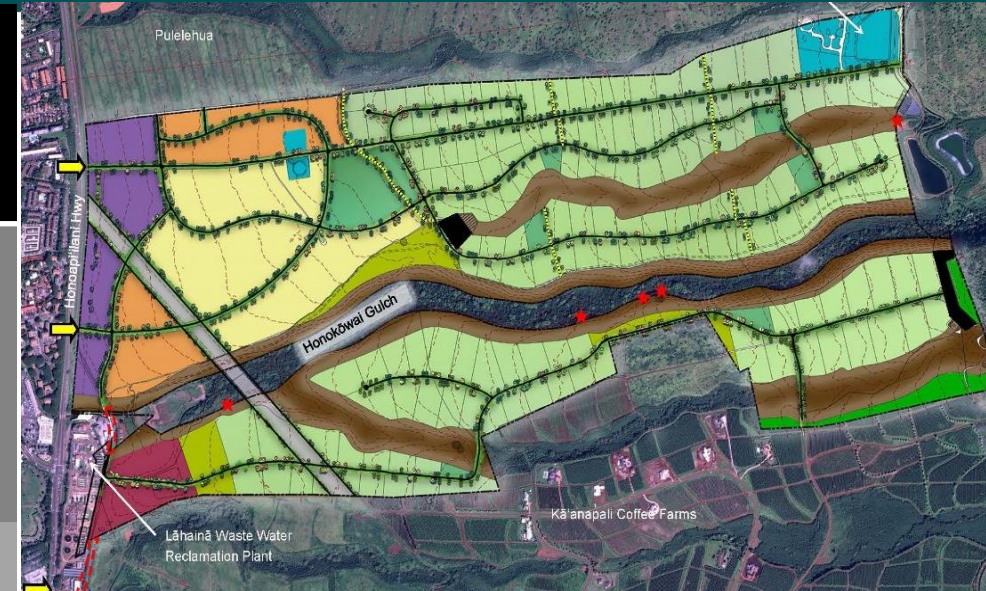
35
(5%)



Supplemental Agriculture

- Additional acreage to grow crops
- Awards not for residential use

14
(2%)





Master Planning Process for Honokōwai

Summary of Proposed Land Uses- Community

Community Commercial

- Areas to provide a more complete functional and livable community
- Commercial areas will be based on community needs and may contain agriculture support facilities, care facilities, community centers, farmer's market

ACRES
(PERCENT)

24 acres
(3%)



Community Agriculture

- Communal Agriculture areas which could include crop trees, garden plots, etc.

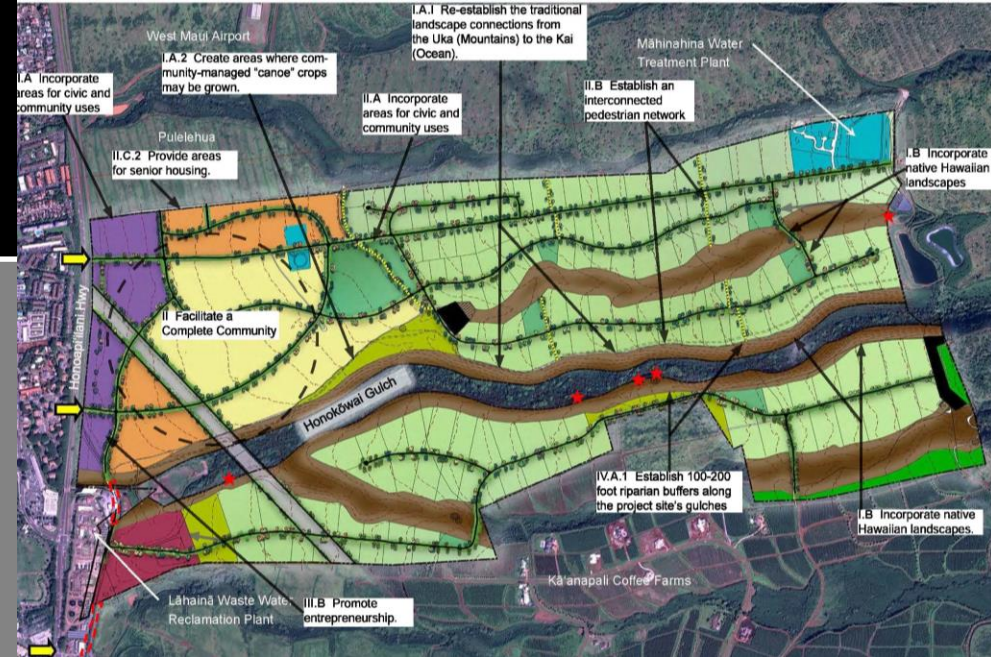
16
(2%)



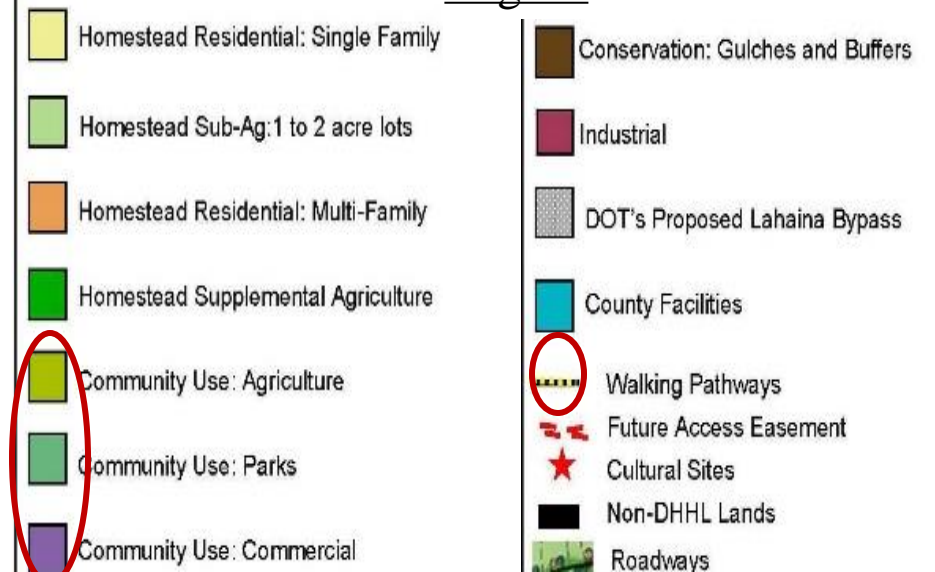
Community Recreation

- Walking paths
- Parks

28
(4%)



Legend





Master Planning Process for Honokōwai

Summary of Proposed Land Uses- Other

ACRES
(PERCENT)

Industrial

16 acres
(2%)

- Area requiring special attention because of unusual opportunities and constraints
- Physical and visual buffers between existing County Wastewater Reclamation Facility and homestead or community use areas.

Conservation

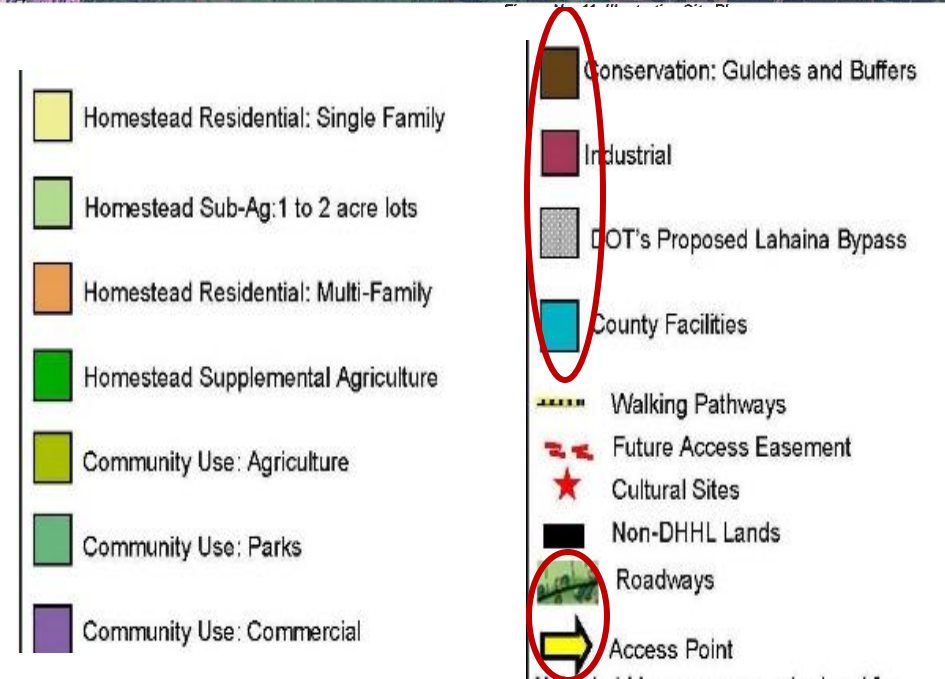
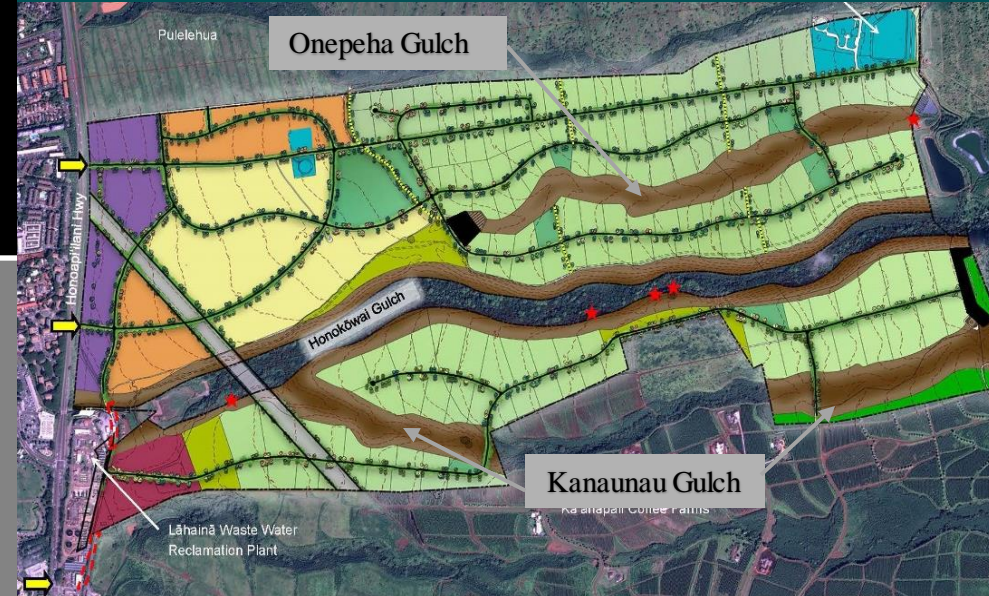
146
(19%)

- Habitat restoration
- Resource Protection zones and open space
- Drainageway buffers
- Development challenging areas

Road and County Facilities

91
(12%)

- Proposed H-DOT Lahaina By-pass
- Internal roadways
- County Facilities



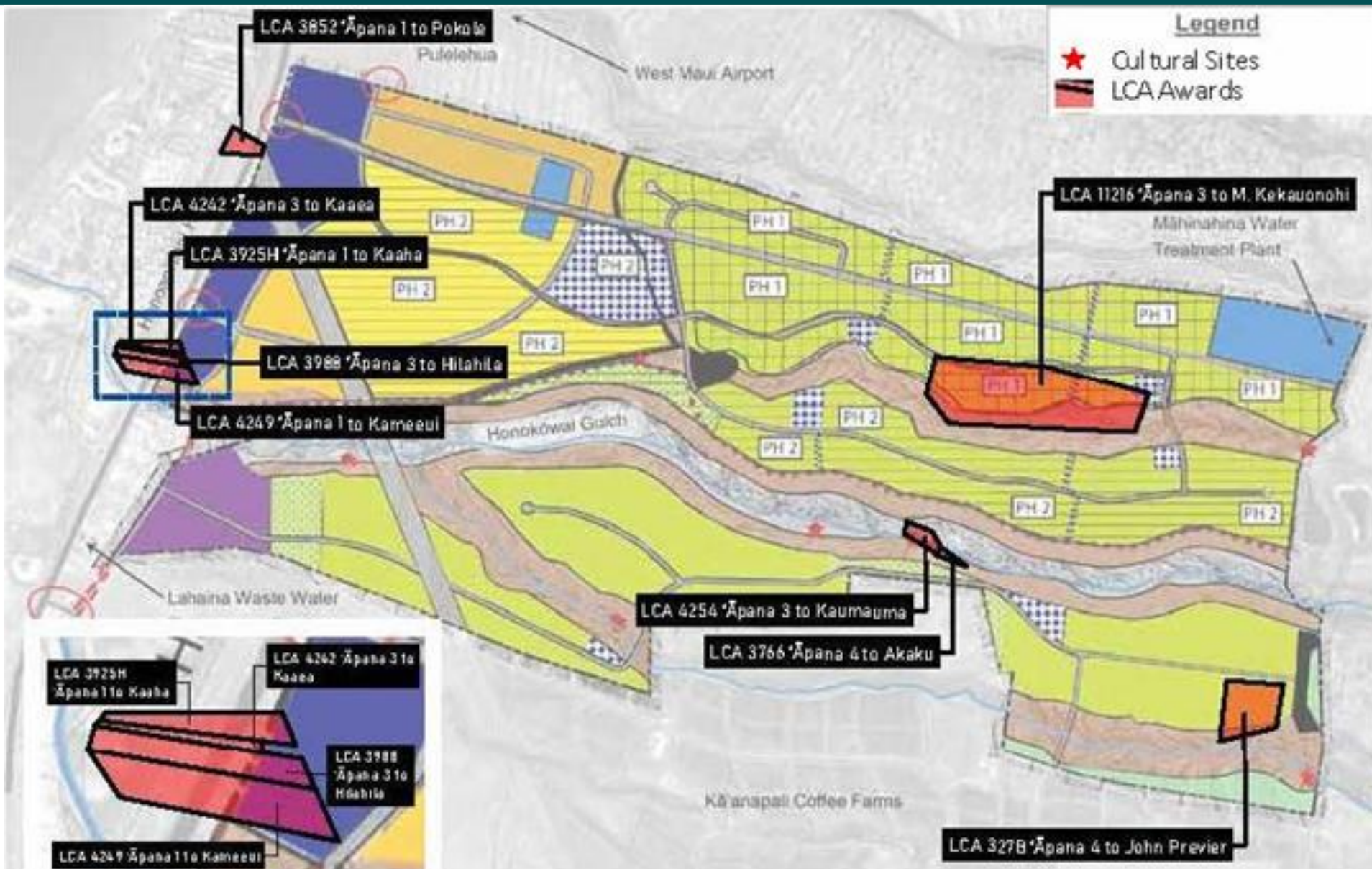


Proposed Infrastructure

- | | |
|--|--|
| <ul style="list-style-type: none">• Roads and Access | <ul style="list-style-type: none">• Wastewater Disposal |
| <ul style="list-style-type: none">• Grading and Runoff, Drainage, and Erosion Control | <ul style="list-style-type: none">• Solid Waste |
| <ul style="list-style-type: none">• Potable Water Supply | <ul style="list-style-type: none">• Electrical Power |
| <ul style="list-style-type: none">• Non-Potable (Irrigation) Water Supply | <ul style="list-style-type: none">• Communications |






Evaluation of Historical & Cultural Resources





Evaluation of Resources

- Drainage and Hydrology

- Onepeha gulch  Drains to
- Honokōwai Stream/gulch  Drains to
- Kanaunau Stream/gulch  Drains to

Honokōwai Reservoir (not DHHL)

open coastal waters
between Pu‘u Olai and Nakalele Point

- Natural Resources

- No endangered/threatened species observed
- Host plants (‘a‘ali‘i, and tobacco tree) were observed



Impacts and Mitigations

• Climate	• Sound
• Geology & Topography	• Air Quality
• Soils	• Human-made Hazards
• Surface Water, Wetlands & Groundwater	• Roadways and Public Transit
• Natural Hazards- Flood	• Infrastructure and Utilities
• Natural Hazards- Fire	• Socio-Economic Characteristics
• Biological Resources	• Public Services and Facilities
• Archaeological & Historic Resources	• Airport Operations / Facilities
• Cultural Resources	



Chapter 343 Significance Criteria

- 1. Irrevocably commit a natural, cultural, or historic resource.**



Chapter 343 Significance Criteria

2. Curtail the range of beneficial uses of the environment.



Chapter 343 Significance Criteria

- 3. Conflict with the State's environmental policies or long-term environmental goals established by law**



Chapter 343 Significance Criteria

- 4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State**



Chapter 343 Significance Criteria

5. Have a substantial adverse effect on public health.



Chapter 343 Significance Criteria

- 6. Involve adverse secondary impacts, such as population changes or effects on public facilities.**



Chapter 343 Significance Criteria

7. Involve a substantial degradation of environmental quality.



Chapter 343 Significance Criteria

- 8. Be individually limited but cumulatively have substantial adverse effect upon the environment, or involves a commitment for larger actions.**



Chapter 343 Significance Criteria

- 9. Have a substantial adverse effect on a rare, threatened or endangered species or its habitat.**



Chapter 343 Significance Criteria

10. Have a substantial adverse effect on air or water quality or ambient noise levels.



Chapter 343 Significance Criteria

- 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.**



Chapter 343 Significance Criteria

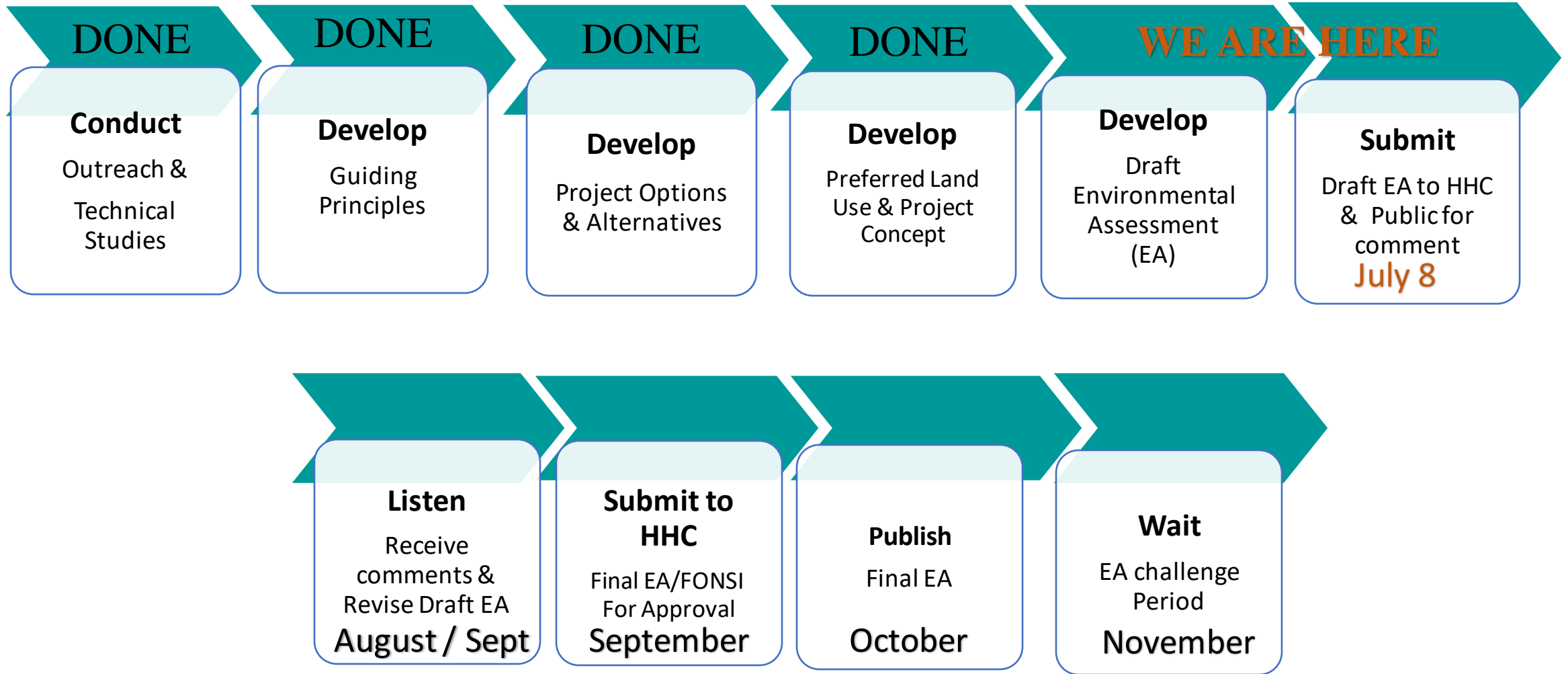
- 12. Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies.**



Chapter 343 Significance Criteria

13. Require substantial energy consumption or emit substantial greenhouse gases.

Schedule for Completing the Environmental Process



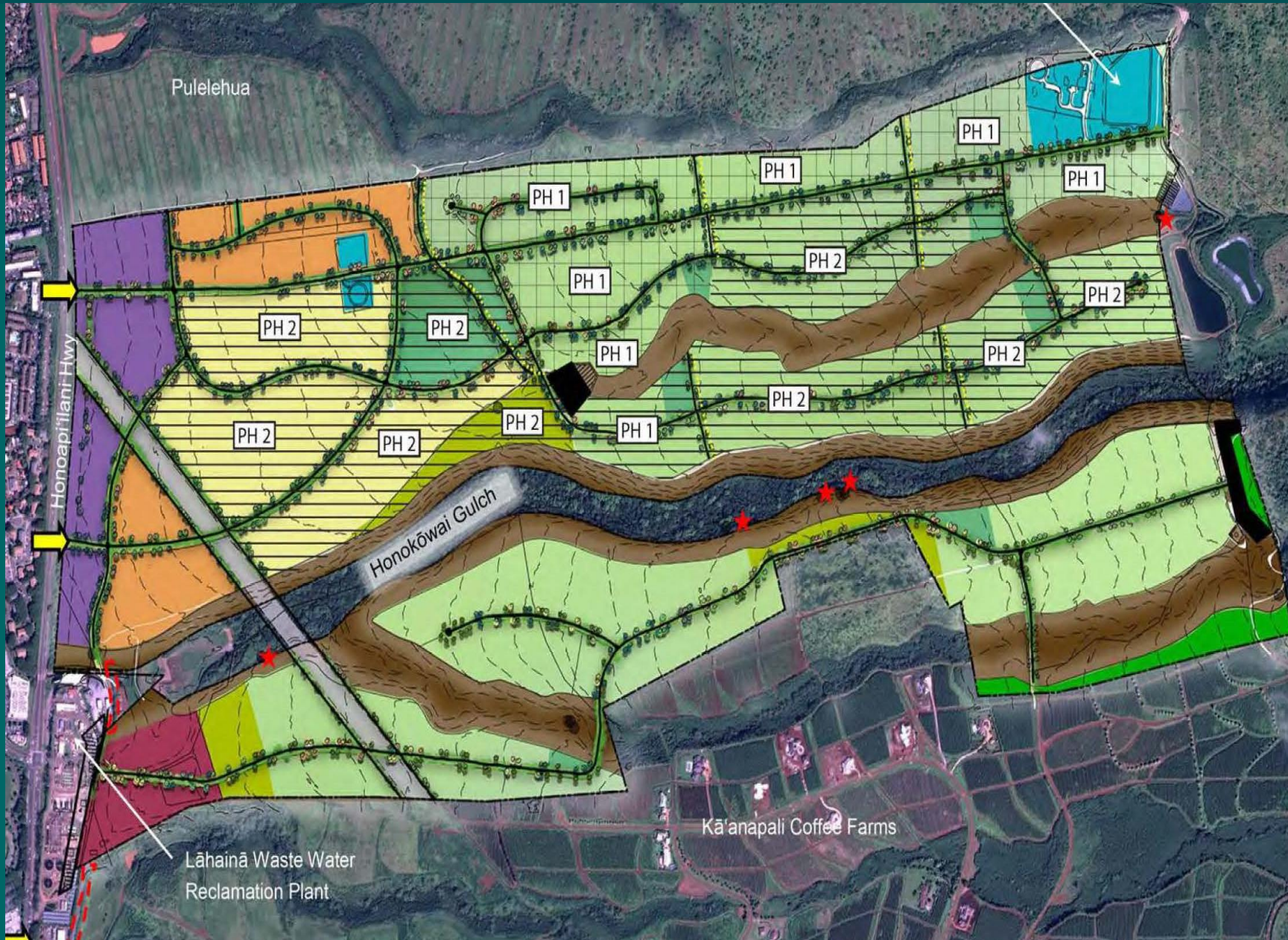


Follow up Coordination

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



Phasing of Development in Honokōwai



Phase 1

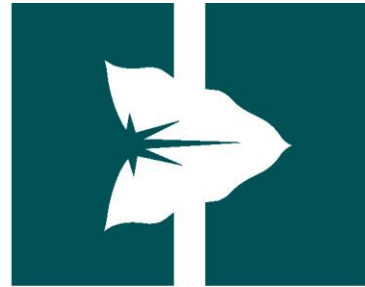
	<u>Subsistence Agriculture Lots</u>	57 lots (92 acres)
	<u>Community Use Park</u>	1 park (2 acres)

Phase 2

	<u>Subsistence Agriculture Lots</u>	59 lots (95 acres)
	<u>Residential Single Family</u>	335 lots (72 acres)
	<u>Community Use Park</u>	4 parks (23 acres)
	<u>Community Use Agriculture</u>	1 ag area (9 acres)



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