



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

**Nā‘iwa Agricultural Subdivision
Draft Environmental Assessment
Anticipated Finding of No Significant Impact (AFONSI)**

Item E-2 for Information Only

April 17-18, 2023

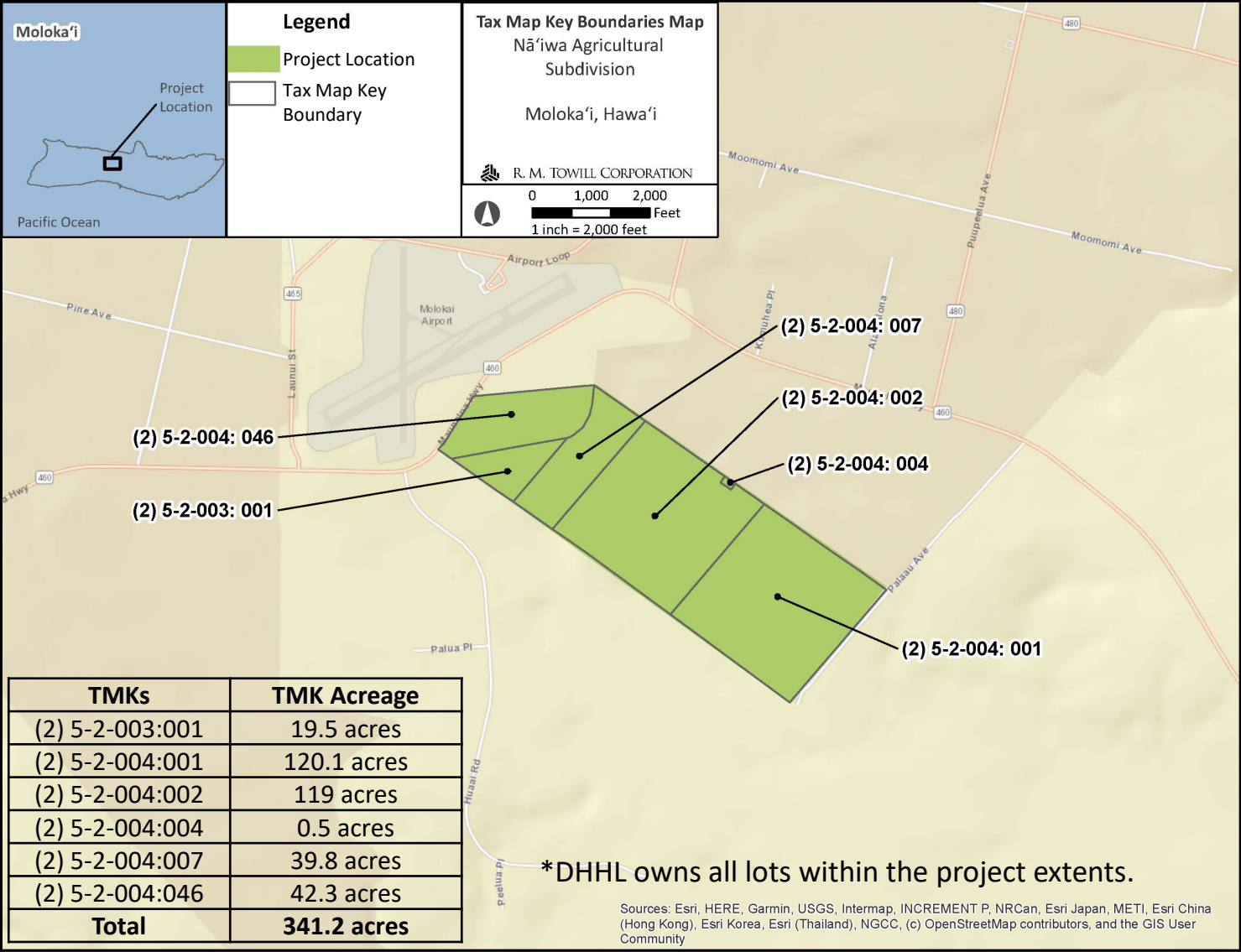


Purpose of Briefing

1. Nā‘iwa Agricultural Subdivision
In-Progress Draft Environmental Assessment (DEA)
2. The Criteria for Finding of No Significant Impact to satisfy
Chapter 343, HRS
3. Project Schedule
4. Question and Answer



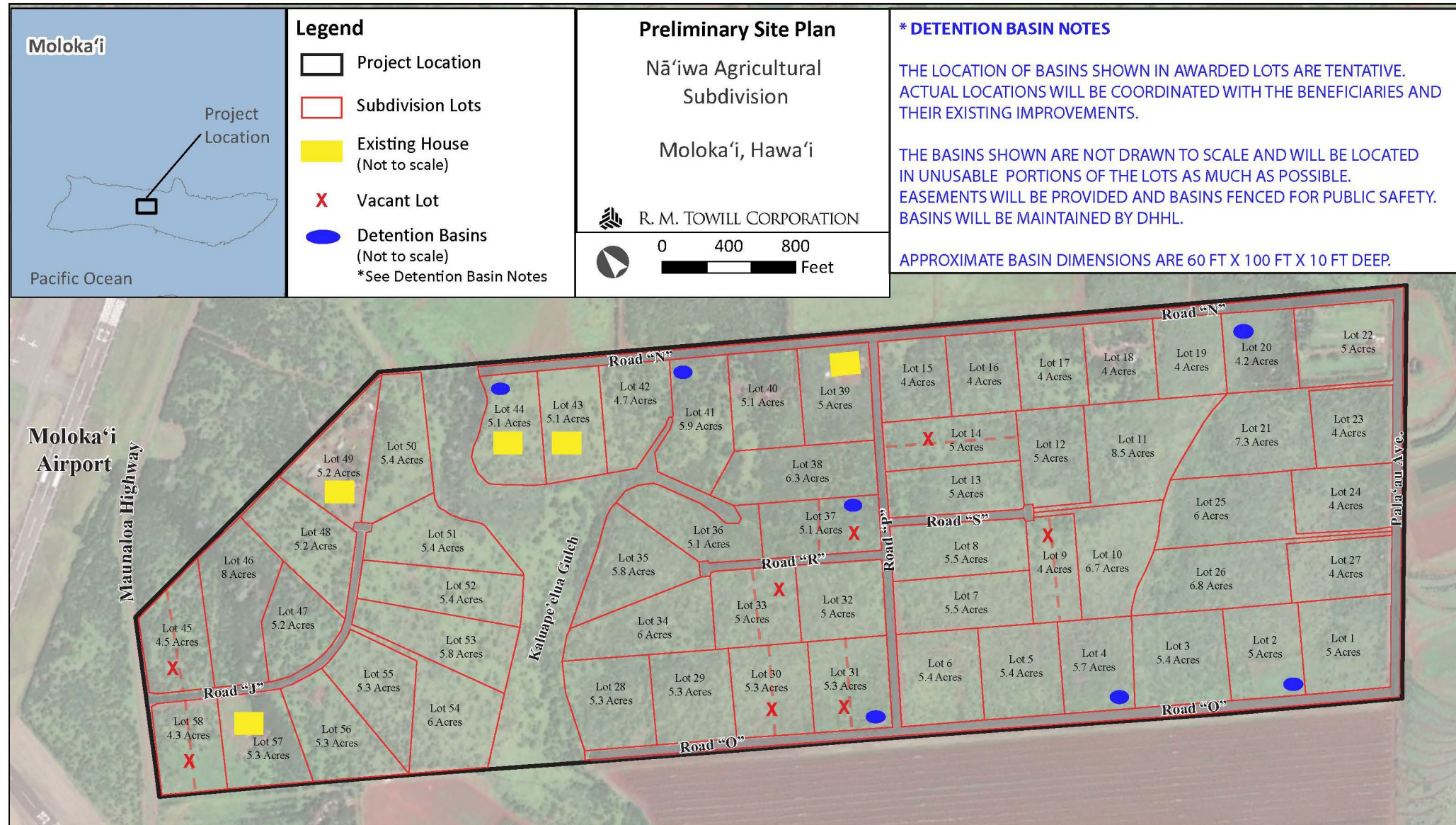
Project Location



Community businesses and social services in the surrounding area include:

- Moloka'i Community Federal Credit Union
- First Hawaiian Homes Credit Union
- United States Postal Service
- Moloka'i Baptist Church
- Hikiola Cooperative
- Moloka'i Livestock Co-Op
- Moloka'i Humane Society
- Purdy's Natural Macadamia Nut Farm
- Ho'olehua Congregational Church
- Grace Episcopal Church
- Moloka'i High School
- Ho'olehua Fire Station
- Lanikeha Community Center
- Coffees of Hawai'i, along Farrington Avenue

Preliminary Nā'īwa Agricultural Subdivision





Environmental Review Process





Project Description

- Up to approximately 66 agricultural lots within a 341.2-acre area
- The proposed project will provide infrastructure improvements to support future agriculture, homestead, and/or residential uses.
- Each lot provides DHHL lessees with three options:
 1. Utilize the lot for agricultural purposes; or
 2. Construct a single-family dwelling; or
 3. A combination of constructing a single-family dwelling and utilizing the remaining portion of the lot for agricultural purposes



Proposed Infrastructure Improvements

- Access Roads
- Grading and Runoff, Drainage, and Erosion Control
- Dual Water System
 - Potable Water Supply
 - Non-Potable (Irrigation) Water Supply
- Electrical Power and Telephone Service
- Individual Wastewater System (The IWS will be the responsibility of the lessees)

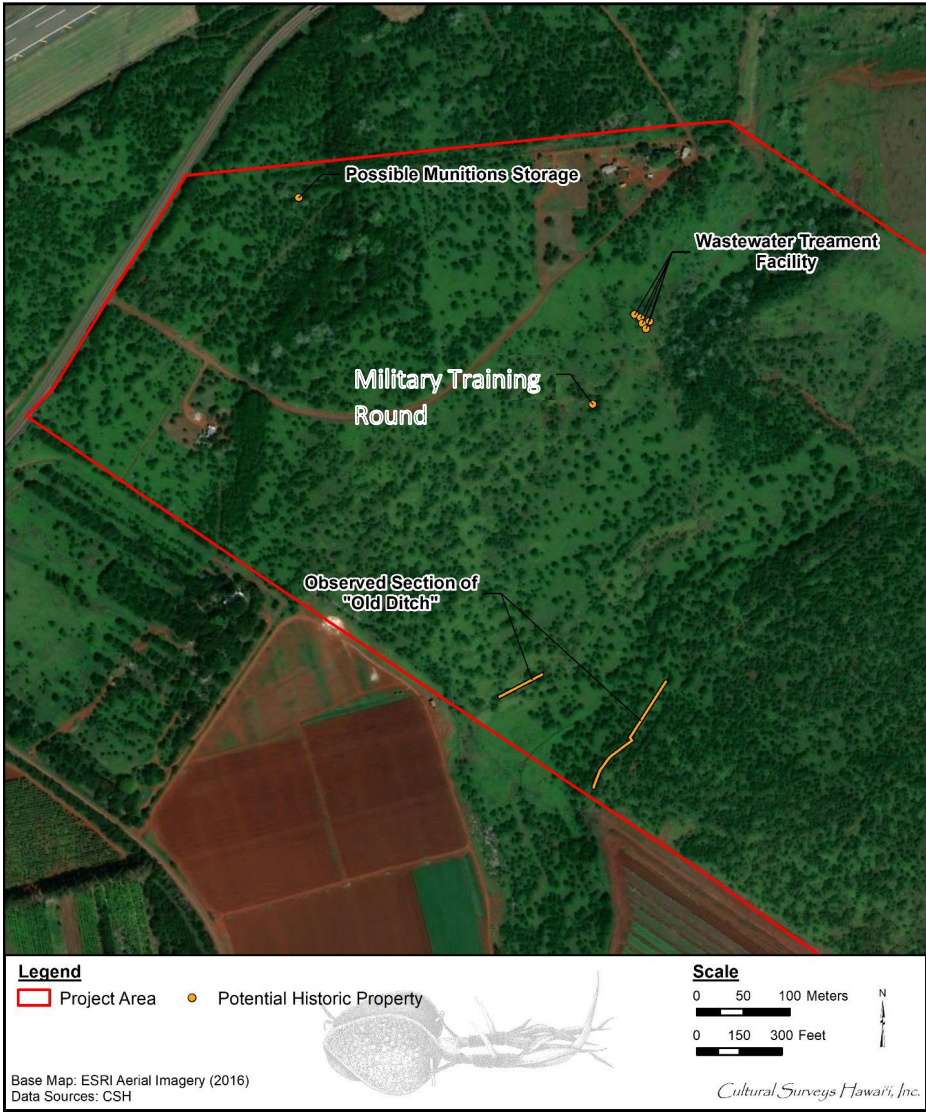
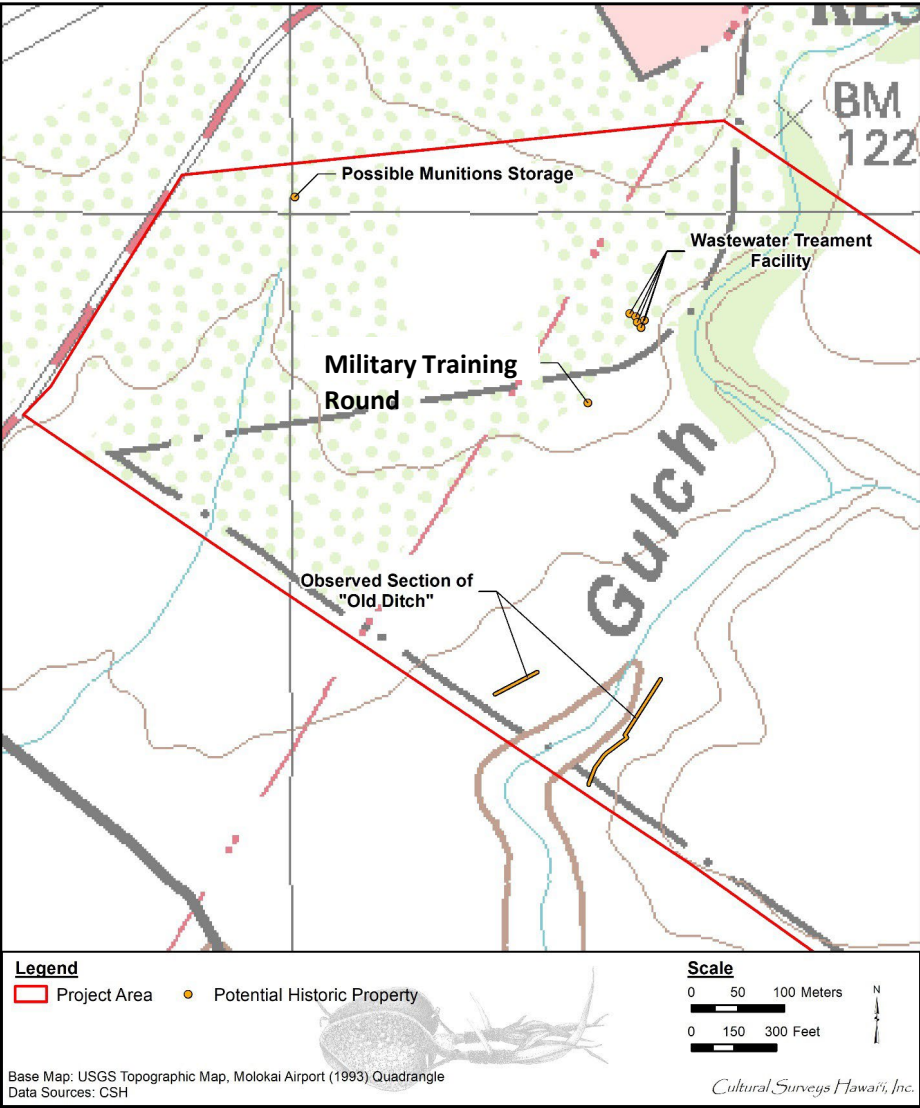


Evaluation of Historical & Cultural Resources

- An archaeological literature review and field inspection (ALRFI) report, May 2021, and Cultural Impact Assessment (CIA), March 2023, were prepared by Cultural Surveys Hawai‘i Inc. (CSH)
- Nearly the entire project area was once owned by the State government since the 1848 Māhele land divisions
- The CSH survey discovered the presence of plantation and World War II-era infrastructure including: 1) remnants of an “Old Ditch,” possible pre-1900 sugarcane agriculture; 2) possible wartime (WWII) munitions storage area, and 3) possible WWII-era wastewater treatment facility.
- As a precautionary measure, personnel involved in construction activities will be informed of the possibility of inadvertent cultural or skeletal finds. In the event that historic resources are inadvertently discovered the SHPD will be notified and construction in the area will cease.



CSH Survey DiscoveriesMap





Previous Archaeological Studies Conducted

Reference	Type of Study	Location	Results
Summers 1971	Site survey	Island-wide	Documented four sites in project area vicinity: Site 11A, Caterpillar Stones; Site 11B, Stone at Pu'u Kape'elua; Site 12, Lepekaheo Heiau; and Site 107, Holua Slide at Kualapu'u
AECOS Inc. 1980	Archaeological reconnaissance survey	Moloka'i Airport and proposed airport site near Mo'omomi Beach	No historic properties identified in project area vicinity; however, a complex of WWII-era (not historic at the time of the study) bunker sites identified near Moloka'i Airport, west of project area
Environmental Impact Study Corp. 1981	Biological and archaeological reconnaissance survey	90 acres by Cooke Land Co., Inc., TMK: [2] 5-2-011:007 por.	Failed to locate Summers Site 106 (petroglyphs) within their study area (likely buried or destroyed) but observed two remnant features that indicate possible agricultural use of seasonal stream flow in gulch
Hammatt et al. 1993	Archaeological inventory survey	One parcel in Pālā'au 2; adjacent to airport, and two parcels in Na'iwa	No historic properties identified
Nagahara and Kolb 1994	Field inspection	Kape'elua complex, Ho'olehua-Pālā'au Homesteads	Confirmed and GPS mapped Kape'elua Complex, SIHP # 50-60- 03-11 (Summer Sites 11A and 11B)
Pantaleo and Rotunno-Hazuka 2003	Archaeological monitoring	Ho'olehua uplands to coastal Kalama'ula	No historic properties identified
Pantaleo 2004	Archaeological monitoring	Ho'olehua uplands	No historic properties identified
McIntosh et al. 2019	Archaeological inventory survey	DHHL lands, including in Ho'olehua	No historic properties identified in project area vicinity



Previously Identified Historic Properties in the Project Vicinity

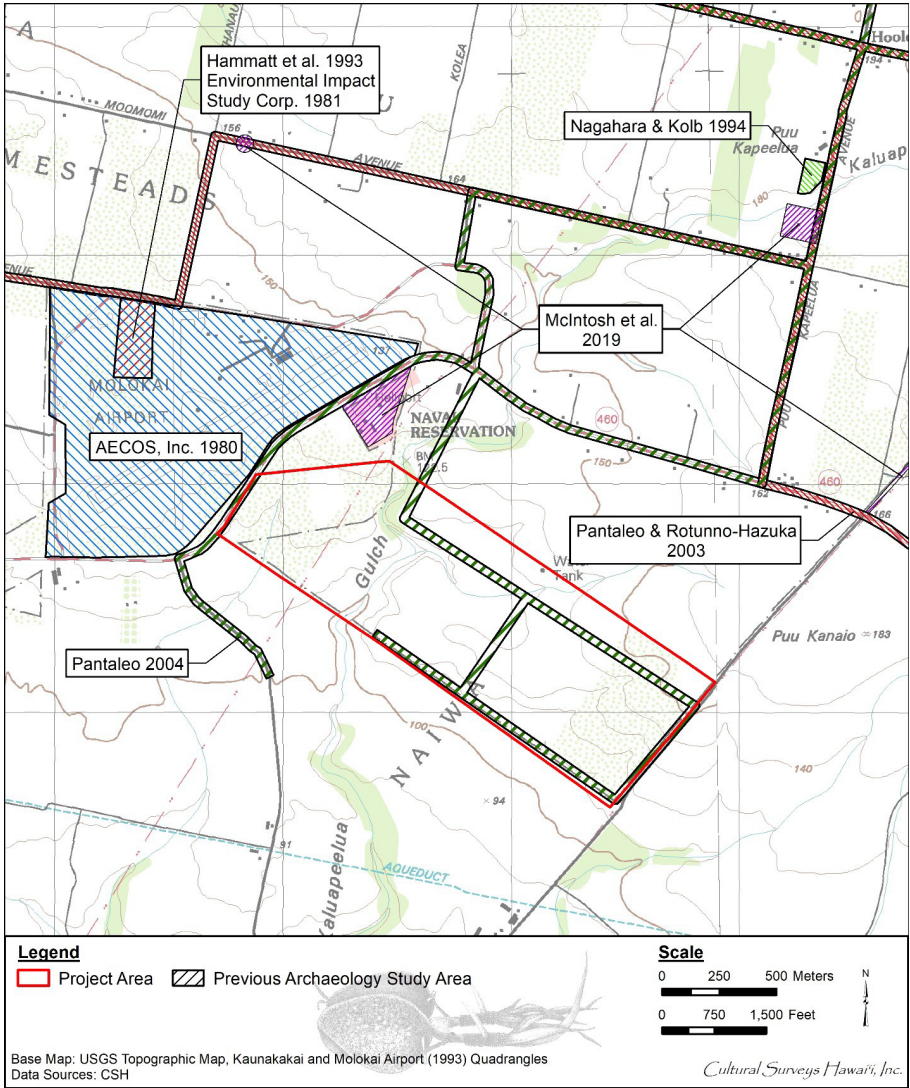


Figure 2-10,
Previous
Archaeological
Studies in the
Project Vicinity
Depicted on
1993 Molokai
Airport and
Kaunakakai
USGS
Topographic
Quadrangles

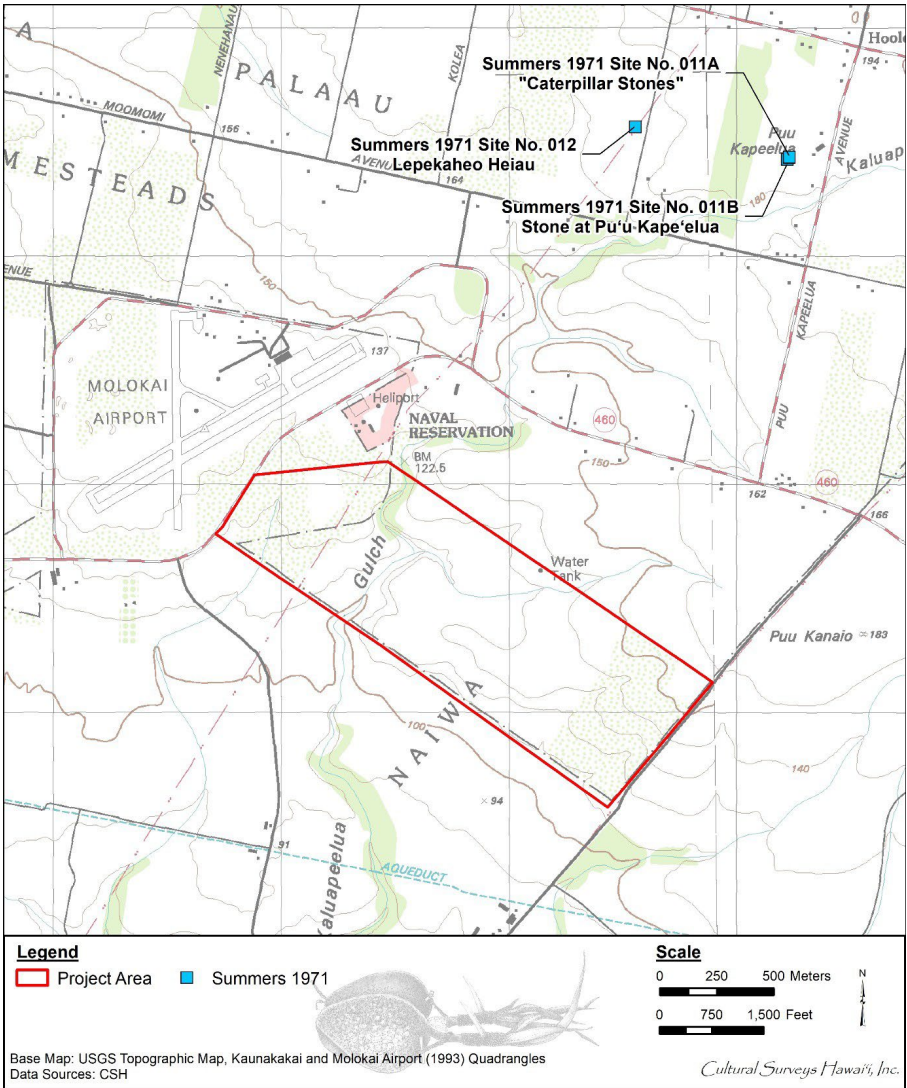


Figure 2-11,
Previously
Identified
Historic
Properties in
the Project
Area Vicinity
Depicted on
1993 Molokai
Airport and
Kaunakakai
USGS
Topographic
Quadrangles



Evaluation of Natural Resources

Drainage and Hydrology

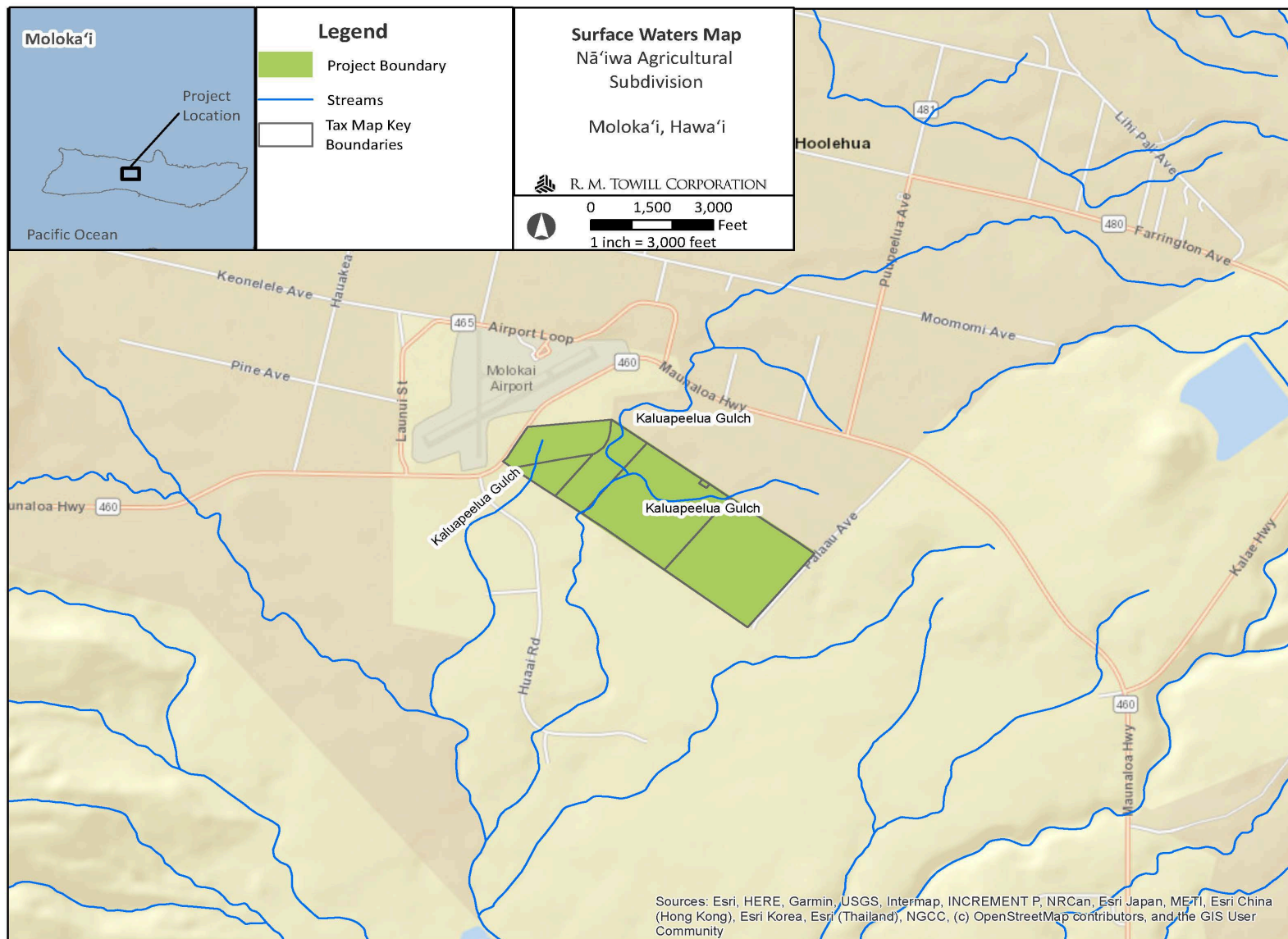
- Surface waters include several gullies or branches of the Kāluapeʻelua Gulch
- The gullies cross the Nāʻiwa subdivision within the following TMK parcels: (2) 5-2-003: 001; (2) 5-2-004: 001, 002, 007, and 046
- No part of the gulch on the subject property shows any indication of the presence of a stream
- The Kāluapeʻelua Gulch does not drain to open coastal waters

Natural Resources

- No endangered/threatened flora or fauna species were observed within the project vicinity (AECOS, Inc., 2021)
- Federally delineated Critical Habitat is not present in the project area



Surface Waters



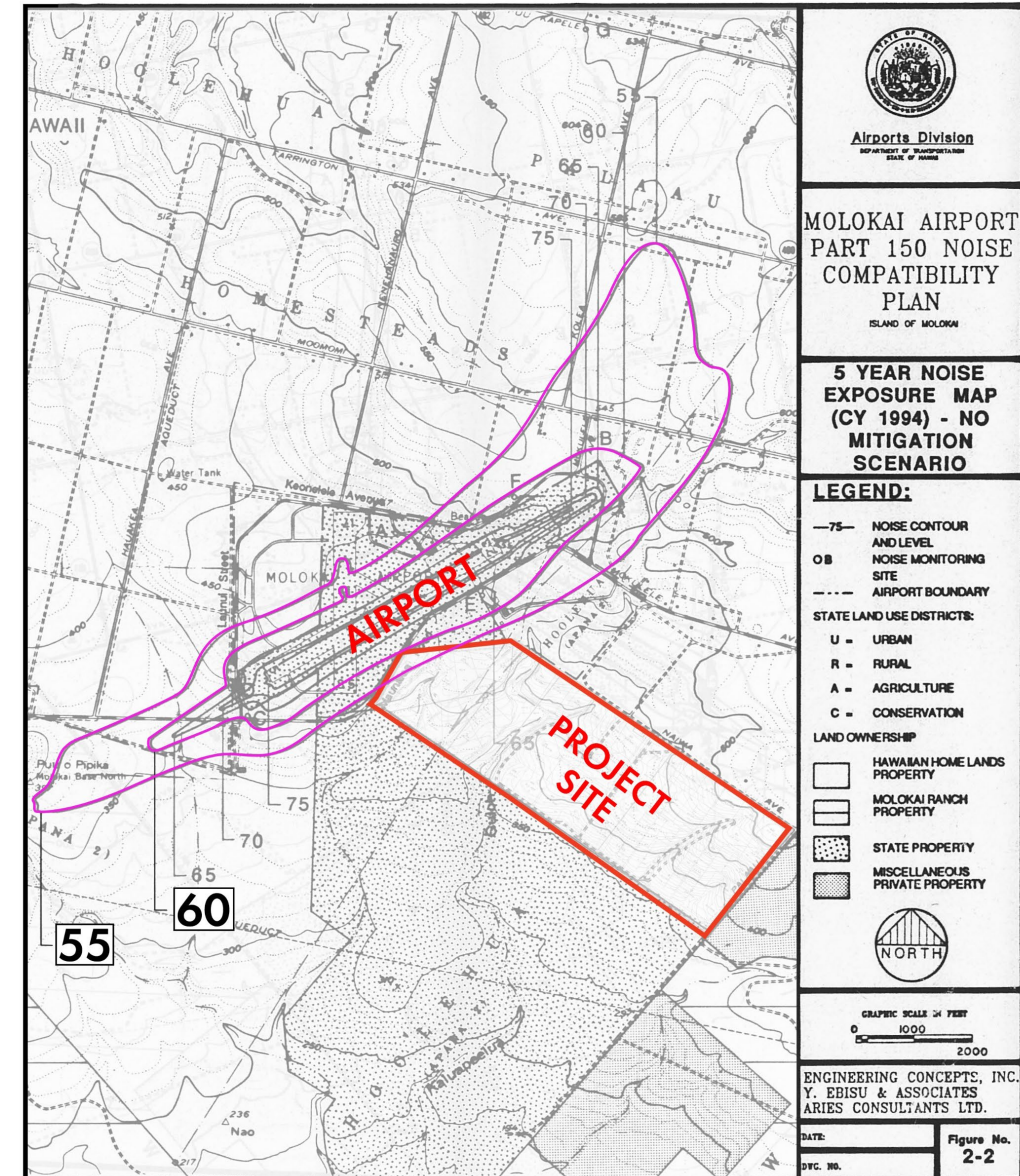


Impacts and Mitigation Measures

• Climate	• Historic and Archaeological Resources
• Geology and Topography	• Cultural Resources
• Hydrology and Drainage	• Airport / Aviation
• Air Quality	• Traffic
• Noise Quality	• Public and Private Utilities
• Biological Environment	• Public Services
• Natural Hazards	• Socio-Economic Conditions

Noise Quality and Airport / Aviation

- Aircraft activity in the vicinity of the subdivision area generated by the Moloka'i Airport may be audible at the project site.
- Noise levels and noise contours related to aircraft operations at Moloka'i Airport were included in a 1999 Master Plan.
- Project site is located primarily outside of the 55 day-night average sound level (DNL). However, along the northwestern corner of the project site (TMK: (2) 5-2-004:046), the entire lot or portions of lots 45, 46, 47, 48, 49, 57, and 58 are included in the 55 DNL contour. Only a small portion of the proposed lot 45 would be located within the 60 DNL contour.
- In the state of Hawai'i, the Department of Transportation-Airports Division discourages such land uses that may attract hazardous wildlife within five statute miles of airport boundaries, pursuant to FAA Advisory Circular 150/5200-33C.
- Project site is also within 20,000 feet of a public use or military airport.





Chapter 343 Significance Criteria

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 effect 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.



EA SIGNIFICANCE CRITERIA ASSESSMENT

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 viewplanes, day or night, identified in county or state plans or studies.
13. Require substantial energy consumption or emit substantial greenhouse gasses.



Chapter 343 Significance Criteria 1, 2 & 3

1. Irrevocably commit a natural, cultural, or historic resource.
 - The project is not anticipated to involve any construction activity that may lead to a loss or destruction of any sensitive natural or cultural resource. The project site has been the subject of flora/fauna, archaeological and cultural studies. The closest natural and historic resources are located to the northwest of the project site (See slide 9 for location). Measures to avoid impacts to natural, cultural, and historic resources are identified within the DEA should they inadvertently be encountered.
2. Curtail the range of beneficial uses of the environment.
 - The project expands the beneficial use of the project area by supporting the use of up to 66 agricultural lots for the purpose of various agricultural activities, homestead, and/or residential uses.
3. Conflict with the State's environmental policies or long-term environmental goals established by law.
 - The project is not in conflict with the long-term environmental policies, goals, and guidelines of the State of Hawai'i. The project's potential adverse impacts are associated only with short-term construction-related activities, and such impacts can be mitigated through adherence to standard construction mitigation practices.



Chapter 343 Significance Criteria 4, 5 & 6

4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.
 - The project will have beneficial effects on the economy and social welfare through the construction of infrastructure to support agricultural lots provided to DHHL beneficiaries for the purposes constructing a single-family dwelling, agricultural purposes or a combination of both. Each lot creates an opportunities for a return on agricultural practices on lands that are lying fallow. The project is also expected to provide beneficial impacts with respect to cultural practices, by creating opportunities to grow, process, trade and sell traditional and or native plants.
5. Have substantial adverse effect on public health.
 - There will be temporary impacts to noise and air quality levels during the construction phase of the project; however, these potential impacts will be short-term and are not expected to substantially affect public health.
6. Involve adverse secondary impacts, such as population changes or effects on public facilities.
 - The project is not anticipated to directly result in a major increase in population growth in the immediate area. Although population growth will be limited in the immediate area, effects on public facilities are still planned along with the construction of infrastructure improvements to support any shift in population growth.



Chapter 343 Significance Criteria 7 & 8

7. Involve a substantial degradation of environmental quality.
 - Construction activities associated with the proposed project are anticipated to result in negligible short-term impacts to noise and air-quality in the immediate vicinity. With the incorporation of the recommended mitigation measures during the construction period, the project will not result in degradation of environmental quality. No negative long-term impacts are expected.
8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.
 - The design of the project area will minimize cumulative impacts to the environment. Design elements include the use of non-potable water for irrigation and agriculture standard roads consisting of surface treated gravel travel ways with unpaved grass swale shoulders to mitigate runoff. The Contractor will prepare a Best Management Practices (BMPs) Plan for this project. Upon the completion of work, areas surrounding the project site that have been affected by construction will be restored as much as practicable to pre-existing conditions. The proposed project does not instigate a commitment for larger actions.



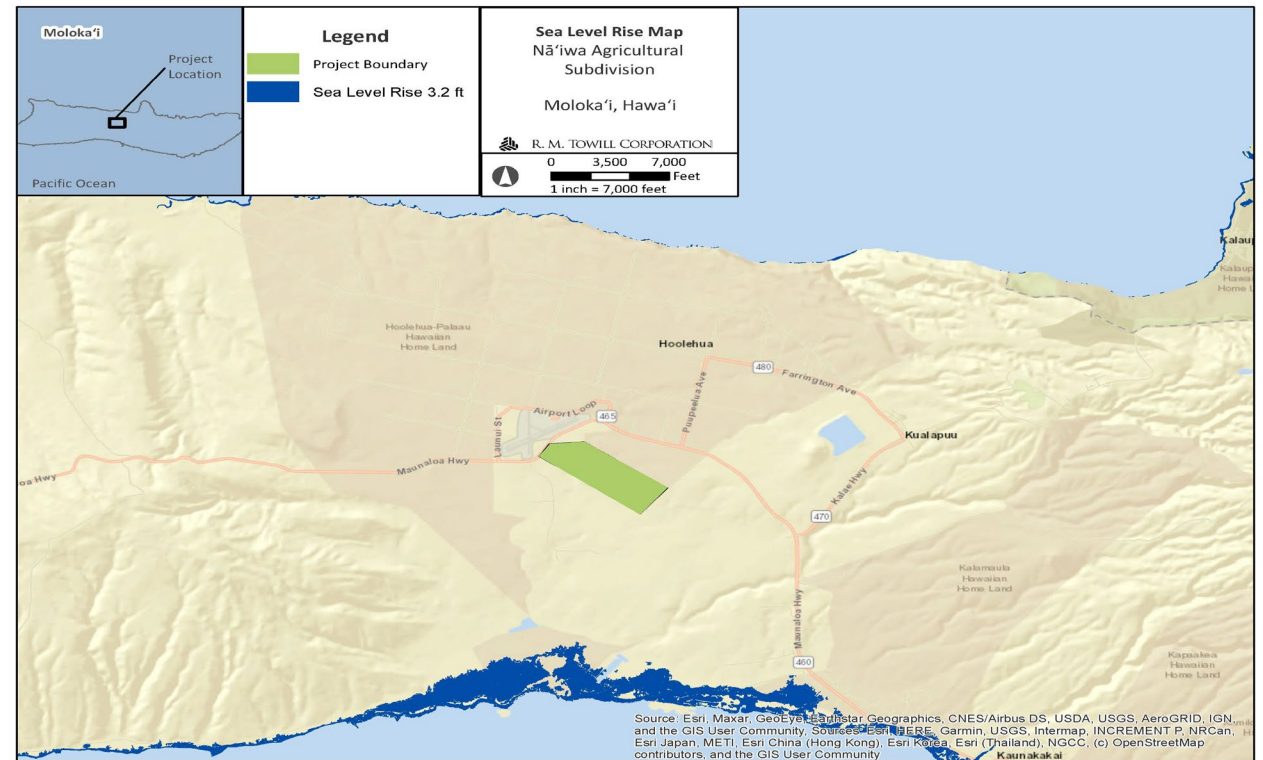
Chapter 343 Significance Criteria 9 & 10

9. Have a substantial adverse effect on a rare, threatened or endangered species or its habitat.
 - The proposed project is not anticipated to have any adverse impact to rare, threatened, or endangered species, as was noted by the natural resource survey conducted for the project area (AECOS, Inc., 2021). Mitigation measures to avoid impacts to seabirds, Hawaiian hoary bat, nēnē, orange-black damselfly, and Blackburn's Sphynx Moth were included in the EA.
10. Have a substantial adverse effect on air or water quality or ambient noise levels.
 - Construction activities related to the proposed project action could potentially impact air and water quality and ambient noise levels within the project area. However, these impacts will be short-term and mitigable. All construction activities will comply with applicable regulations and will implement appropriate mitigation measures as necessary. After construction, the project is not expected to adversely impact air and water quality or ambient noise levels. Upon the completion of work, areas surrounding the project site that have been affected by construction will be restored as much as practicable to pre-existing conditions.

Chapter 343 Significance Criteria 11

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.

- The project will not affect any environmentally sensitive areas. The project site is located outside of all the environmentally sensitive areas listed in Criteria 11. BMPs will be utilized during construction and will include guidelines and mitigation measures to prevent runoff, discharge pollution, and other detrimental impacts related to construction activities.





Chapter 343 Significance Criteria 12 & 13

12. Have a substantial adverse effect on scenic vistas and viewplanes, day or night, identified in county or state plans or studies.

- The proposed site is not located within any scenic vista or view plane. The proposed project is not expected to result in long-term visual impacts in the form of an improved access roadway system, irrigation and potable water, and electrical utility infrastructure as described in the EA. The improvements will be noticeable but will not intrude or detract from existing view planes.

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

- Energy that is used will be in the form of fossil fueled internal combustion equipment, machinery, and vehicles, and electricity supplied to the site by either an existing Hawaiian Electric Company power connection or by the use of portable generator(s).



Permits and Approvals That May Be Required

Federal

- Federal Aviation Administration (FAA) Form 7460-1 Notice of Proposed Construction or Alteration
- USACE Department of the Army Permit

State of Hawaii

- HRS, Chapter 343, Environmental Assessment (EA)
- HRS, Chapter 6E, Historic Preservation (SHPD)
- Section 402, Clean Water Act, National Pollutant Discharge Elimination System Notice of Intent Form C, Construction Stormwater Permit (DOH)
- Water Use Permit, Commission of Water Resource Management
- Individual Wastewater System (IWS) (by lessees)
- Section 401, Water Quality Certification (DOH)
- Land Transfer from State of Hawai'i to DHHL

County of Maui

- Subdivision, Electrical, Building, and Grading and Grubbing Permits
- Plan Review



Proposed Draft EA SUMMARY

Proposed land use is not anticipated to have a significant impact on the surrounding environment

Project will provide infrastructure necessary to support agricultural and residential land uses (e.g., water, power, access roads, etc.)

Project provides agricultural/residential opportunities consistent with goals of the DHHL General Plan and Molokaʻi Island Plan



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov