



DEPARTMENT OF HAWAIIAN HOME LANDS

'Ewa Beach Homestead Project Master Plan & Environmental Assessment

**Beneficiary
Consultation #3**

Virtual Meeting

November 14, 2024
6:00-7:30 PM



NOTICE: THIS MEETING IS BEING RECORDED

PULE



Introductions



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

- Julie-Ann Cachola, Planning Office
- Lehua Kinilau-Cano, Office of the Chairman
- Malia Cox, Office of the Chairman



- Melissa May
- Jennifer Scheffel
- Lala Nuss
- Jena Kamalani Earle

Discussion Kuleana



1. **Participate and share your mana'o.** Please keep your video on and be prepared to share your input. We hope to hear from everyone present.
2. **Be respectful** of the person talking and other participants: mute yourself when not speaking, do not interrupt other participants.
3. **Raise your hand** and wait for the facilitator to call on you or type your comment into the chat box. Do not use chat for sidebar conversations.
4. **Agree to disagree** – Listen respectfully to different perspectives and ideas.
5. **Share the floor** – If you have spoken once on a topic, please hold off on providing additional comments until we have heard from all others.



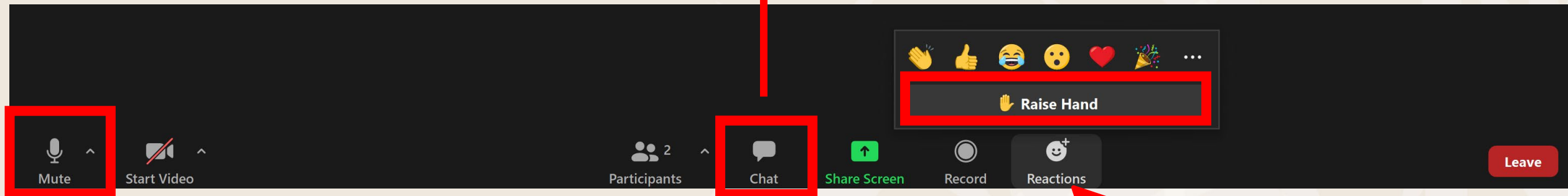
Meeting Content

- Project Overview & Status
- Findings from Technical Studies and Beneficiary and Community Input
- Proposed Action
- Environmental Assessment Process
- Next Steps

Zoom Instructions



Use Chat to type your question or indicate if you would like to voice your question or comment.



Use the Microphone (mute/unmute button to speak)

Use the Raise Hand Function under Reactions to request to speak or ask questions.

A tropical landscape at sunset or sunrise. The sky is a mix of blue and orange. In the foreground, there are green grasses and a bush with pink flowers. In the middle ground, there are several palm trees and a small, simple house. The background shows more trees and a distant mountain range.

Project Status Update

Speaker: Melissa May

Project Purpose



- Provide residential homesteads to DHHL beneficiaries on the O‘ahu waiting list
- Create a thriving homestead community in ‘Ewa Beach that honors culture, environment and sense of place
- Involve beneficiary lessees, waiting list applicants, and the surrounding community in envisioning and shaping the homestead community

Background



- 80 acres in 'Ewa Beach, O'ahu
- Acquired by DHHL in 2021
- Bounded by North Road to the northwest and Fort Weaver Road to the south
- Adjacent to USGS Honolulu Magnetic Observatory
- Primarily residential uses to the south
- 'Ewa Beach Golf Club to the east
- Single-family homes and low-rise apartments to the west

Project Tasks



Infrastructure Analysis

Identify needed improvements to water, sewer, drainage, electrical, and transportation infrastructure



Community Master Plan

Develop community master plan alternatives and identify the preferred design



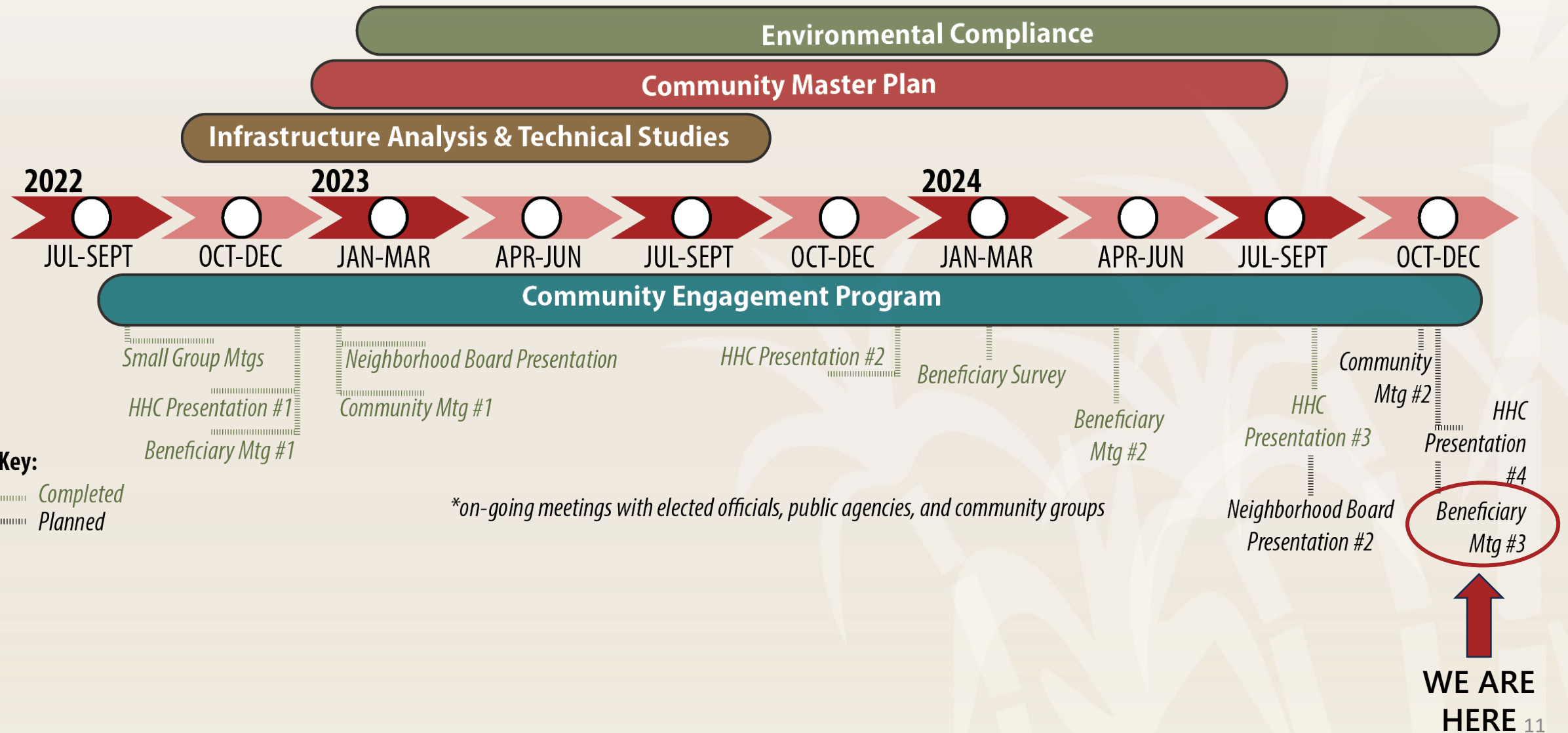
Environmental Compliance

Assess environmental, biological, cultural, historic, traffic, and other impacts of the proposed master plan in accordance with HRS Chapter 343 and HUD NEPA requirements

Community Engagement Program

Seek input from beneficiaries, the 'Ewa Beach community, elected officials, and other community stakeholders, cultural practitioners, and experts throughout the project.

Project Schedule



Beneficiary and Community Consultation Completed to Date

- **Hawaiian Homes Commission Presentations** – three completed (November 2022, December 2023, September 2024) last one planned for December
- **Beneficiary Consultation Meetings** – two completed (December 2022, April 2024) last one is tonight
- **Beneficiary Survey** (February-March 2024) – mail and online, 1,300 responses received (16% response rate)
- **Community Meetings** – two completed (January 2023, October 2024)
- **Kapolei Homestead Leader Meeting** (November 2022) and ongoing updates
- **Neighborhood Board Presentations** – two completed (January 2022, January 2023),
- **Town Hall Meetings with Senator Fevella** – two completed (January 2023, September 2023)

Findings: Beneficiary Preferences

Housing

- Single-family housing (most preferred)
- Low-rise multi-family housing
- Rent with option to purchase
- Kūpuna housing

Community Use

- Community center/facility for gatherings & events
- Walking/bike paths

Roads/Connectivity

- Traffic calming (speed humps, lower speed limits, narrower streets, etc.)
- Multiple access routes to the community (via Fort Weaver & North Road)

An aerial photograph of a tropical landscape. In the foreground, there is a lush green field with scattered trees. In the middle ground, a residential area with numerous houses and buildings is visible. In the background, there is a dense forest of palm trees and other tropical vegetation. The sky is clear and blue. The overall scene is a mix of natural and developed environments.

Environmental Assessment Process and Schedule

Speaker: Jennifer Scheffel, SSFM



Understanding the Environmental Review Process

- The Environmental Review Program (ERP)
 - Responsible for guiding projects through Hawai'i's official environmental review, Chapter 343 of the Hawai'i Revised Statutes, also known as the Hawai'i Environmental Policy Act (HEPA) process.
- Process described in Environmental Impact Statement Rules - HAR 11-200.1
- The Environmental Notice
 - Semi-monthly publication announces the availability of Environmental Assessments (EAs) and Environmental Impact Statements (EISs) for public review and comment

Findings: Community Concerns

Traffic & Access

- Congestion and commute times
- Connection from Fort Weaver to North Road for connectivity, evacuation

Flooding, SLR & Drainage

- Makai area of the site is low-lying and has poor drainage
- Concern about siting homes in flood and sea level rise areas

Schools & Safe Routes to Schools

- School capacity and access (safe routes)
- Pedestrian safety on North Rd and Fort Weaver

Nearby Uses

- Proximity of the shooting range (noise, pollution)
- Questions about magnetic observatory

Technical Studies Completed

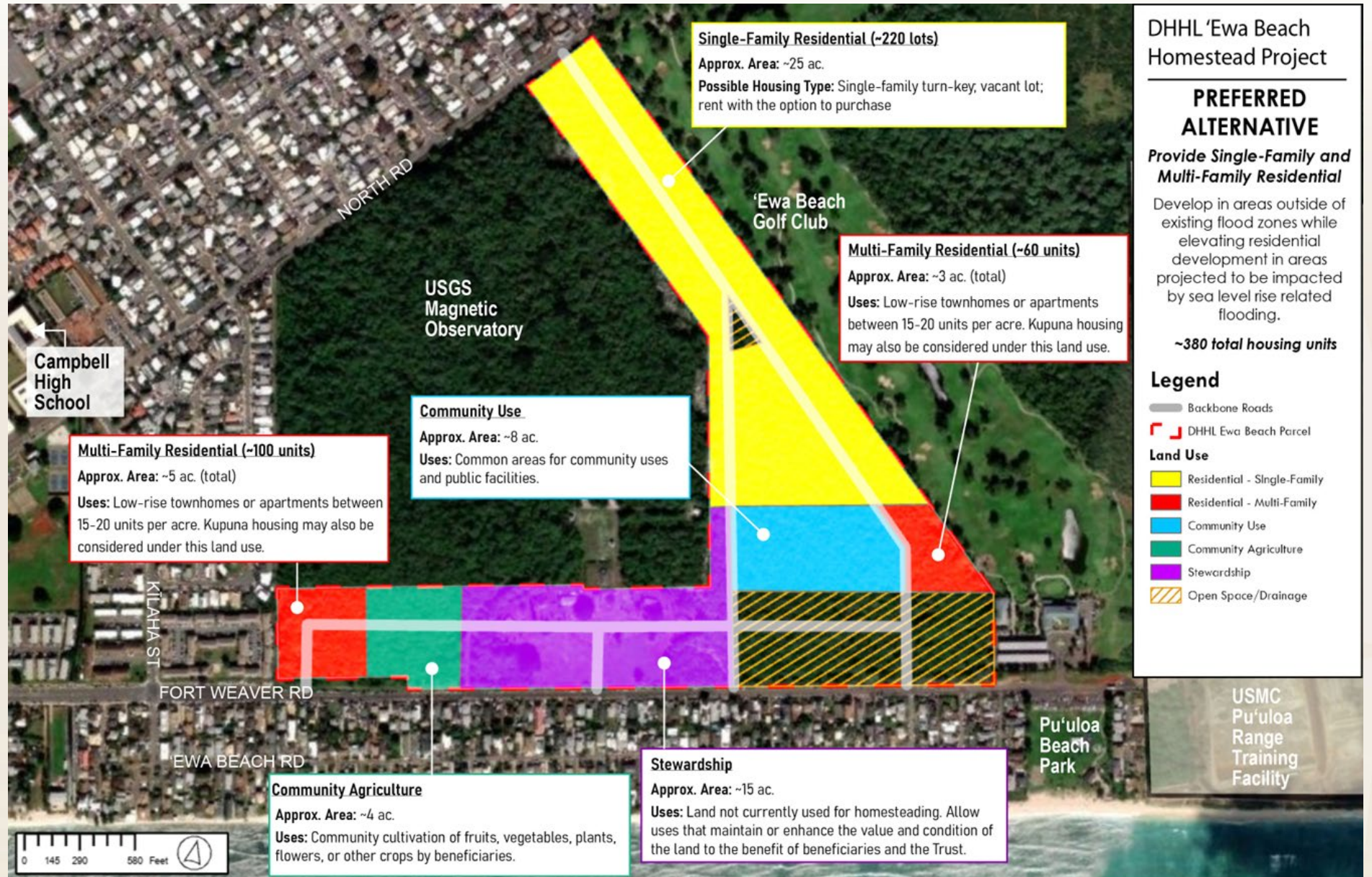


- Environmental Site Assessment and Hazardous Materials Survey
- Magnetometer and Magnetic Anomaly Survey
- Topographic Survey
- Preliminary Infrastructure Report
- Sea Level Rise and Coastal Hazards Study
- Biological Survey
- SHPD Architectural Consultation
- Archaeological Literature Review and Field Investigation
- Cultural Impact Assessment
- Traffic Study

Proposed Action

Proposed Action Land Use

| Land Use | Acres | Est. # of Lots/ Units |
|---|------------|-----------------------|
| Residential – Single-Family | ~25 | 220 |
| Residential – Multi-Family | ~8 | 120-160 |
| Community Use | ~8 | N/A |
| Community Agriculture | ~4 | N/A |
| Stewardship | ~15 | N/A |
| Internal roads, infrastructure, drainage/open space | ~22 | N/A |
| TOTAL | ~80 | 340-380 |



Proposed Infrastructure

- Roads and Access
- Electrical Power/Broadband
- Street Lighting
- Drainage/Open Space
- Water
- Wastewater
- Solid Waste

Impacts Identified

- Short-term and temporary impacts during construction associated with water resources, faunal resources, soils, traffic, air quality, and noise.
- The Proposed Action would have beneficial impacts by providing additional access to homes and community space for native Hawaiians who have been on the DHHL's O'ahu Residential Waitlist.
- The Proposed Action would be located adjacent to an existing residential neighborhood and compatible with surrounding community character and planned growth patterns.
- The implementation of the DHHL housing would have an increased beneficial impact in particular for vulnerable native Hawaiian families and aims to provide access to critical services for a growing population.

Traffic Impacts Identified

- **Future (2034) Without Project**
 - Intersection of Fort Weaver Road and Keaunui Drive will require mitigation to operate at LOS D or better
 - Restripe westbound approach to a left, shared left-through, and right-turn lane
- **Future (2034) With Project**
 - Intersection of Fort Weaver Road and Keone'ula Drive/Hanakahi Street will require mitigation to operation at LOS D or better
 - Hanakahi Street westbound right turn phase is recommended to overlap with the southbound left turn phase
 - The Hanakahi Street westbound right turn lane will require new signal heads
 - The traffic signal system will need to be reprogrammed.

Public Facilities and Services

- Construction of the Proposed Action is not expected to have significant negative impacts on community facilities or services, including educational facilities, medical facilities, emergency responders, or community parks and recreational resources.
- There would be an increase of population in the area that would increase the use of community facilities or services, including the educational facilities, medical facilities, emergency responders, community and beach parks, and recreational resources.
- It is expected that the level of demand could be met by the existing facilities.
- The Proposed Action would result in an increase of population that would further increase the existing need for school services and capacity.
 - The Department of Education currently has plans for building more schools in the Kapolei/‘Ewa area to address capacity needs.

Proposed Mitigation Measures

- Construction Related BMP's and compliance with regulations for Stormwater, Dust, Noise, Protected Species, Waste Disposal, Hazardous Materials, and Historic, Cultural and Archaeological Resources
- Stormwater Retention, Treatment, and Drainage
- Siting and adapting development for resilience to coastal hazards and sea level rise
- Providing alternate routes for evacuation and vehicle access
- Improvements to intersection at Fort Weaver/Keone'ula Drive/Hanakahi Street

Draft EA Comments Received

Draft Environmental Assessment Comment Period: 9/23/24 - 10/23/24

Infrastructure

- New sewer main necessity and capacity concern
- Additional stormwater and drainage retention capacity

Water

- Water demand and calculations
- Wastewater system guidelines and permits and provision compliance
- Conservation, resource management, and efficient water use

Roads/Traffic

- Permit and report compliance
- Traffic design and improvements to minimize traffic conflict
- Minimize construction vehicle traffic impacts
- Sidewalks, bikeways, and shared-use paths for safety
- Internal roadways for use by wider community

Draft EA Comments Received

Nearby Uses

- Proximity to Pu'uloa Range Training Facility (PRTF)
- Apprising potential residents of sound pollution, potential dangers
- Support for PRTF relocation

Community Use

- Community recreation areas for wider community/existing residents

Hazards

- Flood zone, sea level rise, flooding

Traditional and Cultural Practices

- Native Hawaiian resources & exercise of traditional and cultural practices

General

- Consistencies with Land Use Plans (Water use, water projects, development plans, General Plans, 'Ewa Development Plan)

Changes to EA

Permits and Approvals

- Verbiage changes to the Permits and Approval discussion

Parks and Recreation Areas

- Updates to Figure 17 based on comments from the City & County of Honolulu Department of Parks and Recreation

Environmental Assessment Schedule

- **September 23, 2024:** Draft Environmental Assessment (EA) published in the Hawai'i Department of Health's Office of Environmental Quality Control (OEQC) Environmental Notice
- **October 23, 2024:** Comment period on the Draft EA closed
- **November 14, 2024:** Beneficiary Consultation #3 (TONIGHT)
- **December 16-17:** HHC request for approval of Final EA and issuance of Finding Of No Significant Impact (FONSI)
- **January 2025:** Publication of Final EA and FONSI in *The Environmental Notice*; Completion of NEPA/HUD Environmental Review requirements



Scan QR Code
to View Draft EA

Read the Draft Environmental Assessment



Scan QR Code to View Draft EA

Closing Discussion

He mau nīnau (Questions)?
Other mana'o you would like to
share?





MAHALO!

For more information and to sign up for the project mailing list, please visit the project website:

dhhl.hawaii.gov/po/oahu/ewa-beach-homestead-project/



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Evaluation of Natural Resources

Water Resources, Geology and Soil

- No significant impact to groundwater, surface waters, wetlands, existing geology, soils and topography anticipated during operation of the Proposed Action.
- The amount of impervious area of the project site would significantly increase compared to the amount of existing impervious area, so a new drainage system would be installed within the proposed development, and any runoff generated would be disposed of on-site and not directed toward any adjacent properties.
- A minimum of 12 acres would be designated for drainage and detention of stormwater runoff.
- The Proposed Action designates drainage/open space area in the lowest lying area at the southeast portion of the project site.

Biological Resources

- No rare, threatened, or endangered plant or animal species were identified at the project site
- The Proposed Action would include drainage retention and/or detention basin to address run-off during significant storm events that could create temporary waterbird habitat
- Operation of the project would include outdoor lighting which may impact seabirds
- There is the potential for the presence of the Hawaiian hoary bat, Hawaiian seabirds, and Hawaiian waterbirds
- Measures would be implemented to minimize impacts to the Hawaiian hoary bat, Hawaiian seabirds, and Hawaiian waterbirds

Archeological, Historic & Cultural Resources

- The Proposed Action is a critical opportunity to reclaim Hawaiian traditional names and knowledge that have been impacted by the area's development and military seizure of resources in the area.
- The Proposed Action is a significant opportunity to restore traditional and customary knowledge that has been partially lost due to the long use of the land by the federal government.
- Practitioners identified plants with culturally importance that grow on the project site, but these plants are common and can be easily found in the larger region.
- Operation of the Proposed Action would have no impacts to archaeological and historic resources as there would be no additional ground disturbing activities.
- No intangible cultural resources (i.e., those without physical form such as hula or mele) are known or currently taking place on the property.

Roadways and Traffic

- Level of Service (LOS) are ranked from A (free flow, the optimum condition) to F (forced or breakdown flow, the worst condition). The following is a summary of existing LOS at study intersections:

| | |
|--|---|
| Fort Weaver Road at Keaunui Drive intersection | Operates at an acceptable LOS |
| Fort Weaver Road at Keone‘ula Drive/Hanakahi Street intersection | Operates at an acceptable LOS |
| Fort Weaver Road at Kaimālie Street, Kuhina Street/‘Ewa Beach Shopping Center, Pāpipi Street, ‘Aikanaka Road, and Kimopelekāne Road/North Road | All operated at LOS C or better, with all movements operating at LOS D or better. Vehicle queues cleared every cycle and no major traffic issues were observed. |
| All movements at the unsignalized intersections of Fort Weaver Road at Pōhakupuna Road and Fort Weaver Road at Kīlaha Street | Operate at LOS D or better. |
| All movements at the unsignalized intersections of North Road at Kīlaha Street, Hanakahi Street, and Haiamu Street | Operate at LOS D or better. |

- The Proposed Action would increase estimated trips
 - Fort Weaver Road at Keone‘ula Boulevard/Hanakahi Street is projected to operate at LOS E during the AM peak hour for all alternatives in Future (2034)

Air Quality & Scenic Resources,

Air Quality

- The Proposed Action is not anticipated to increase emission sources due to the development being residential lots and community spaces
- There would be an increase of traffic in the area, which would increase emissions. However, this increase is not expected to exceed Ambient Air Quality Standards (AAQS)

Scenic Resources

- Building and landscape development and improvements would be consistent with the Community Guidelines
- The housing would be low rise and would not have a significant impact on surrounding area views
- The proposed project would include a landscaping plan that would replicate the naturalized dry shrub and grass lands common to the 'Ewa Plain

Climate Change and Sea Level Rise

- The Proposed Action is not anticipated to increase emission sources due to the development being residential lots and community spaces that could result in climate change impacts.
- The Proposed Action sites the majority of residential homestead development outside of areas projected to be impacted by sea level rise and assumes that any development within the impacted areas will include mitigation measures against sea level rise impacts.
- The Proposed Action is not expected to be impacted by coastal erosion due to its location away from the shoreline.
- Passive flooding may begin to occur with 2.0 feet of sea level rise, which is projected to occur between the years 2053 and 2092.
- High wave flooding and high tides may begin to occur with 3.2 feet of sea level rise, which is projected to occur between the years 2068 and 2135. Tidal flooding at high tide may begin to occur with 6.0 feet of sea level rise, which is projected to occur between the years 2098 and 2150.

Utilities, Solid & Hazardous Waste

Utilities: Water, Wastewater, Electricity and Broadband

- The Proposed Action would include installation of new onsite distribution waterlines that would connect to North Road and Fort Weaver Road waterlines.
- Existing water meters and service laterals on the site would need to be removed.
- The Proposed Action would include the installation of underground electrical and broadband infrastructure to be consistent with recent subdivision developments on O‘ahu and in the area. The new system would transition from the existing overhead distribution along the streets to underground upon entering the project site.

Solid & Hazardous Waste

- The ‘Ewa Beach Homestead Project would be serviced by ENV’s Refuse Division or a private waste collection company.
- The Proposed Action is not expected to affect the existing waste collection operations.
- The Proposed Action would not use or result in the use of hazardous materials for the operation of the project; therefore, the Proposed Action would not have any impacts associated with hazardous materials.

Public Facilities and Services

- Construction of the Proposed Action is not expected to have significant negative impacts on community facilities or services, including educational facilities, medical facilities, emergency responders, or community parks and recreational resources.
- However, if an incident were to occur during construction that required fire, police, or medical attention, the level of demand could be met by the existing emergency service providers.
- There would be an increase of population in the area that would increase the use of community facilities or services, including the educational facilities, medical facilities, emergency responders, and community parks and recreational resources.
- It is expected that the level of demand could be met by the existing facilities.
- The Proposed Action would result in an increase of population that would further increase the existing need for school services and capacity.
- The Department of Education currently has plans for building more schools in the Kapolei/‘Ewa area to address capacity needs.

Impacts and Mitigation Measures

- Climate
- Water, Wastewater, Drainage
- Air Quality
- Noise
- Biological Environment
- Natural Hazards
- Historic, cultural and archaeological resources
- Traffic
- Utilities
- Public Services
- Socio-economic conditions

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.
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. Irrevocably commit a natural, cultural, or historic resource.

- The Proposed Action would not irrevocably commit a natural, cultural, or historic resource. An Archaeological Literature Review and Field Inspection was completed for the Proposed Action in July 2023 by Honua Consulting. This study was conducted in order to provide DHHL with information regarding the general nature, density, and distribution of archaeological and historic resources that may be expected in the location of the Proposed Action. The study provided recommendations and guidance on future historic preservation work to support the agency in complying with the applicable State laws and any future CCH development permitting that may be required.
- The presence of archaeological features are not anticipated due to the lack of archaeological resources identified by previously conducted AIS in the surrounding area. An AIS would be conducted of the selected Alternative with SHPD review and acceptance prior to any ground-breaking activity.

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

- The Proposed Action would provide homes for those who have been on the DHHL waitlist and community spaces for the homesteads to utilize for traditional/ cultural practices, play spaces, and/or restoration and cultivation of native plants. The development of the homes and preservation of land for community spaces would be consistent with future growth plans for the area and would not provide a significant negative environmental impact.

Chapter 343 Significance Criteria

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

- The Proposed Action would have short-term and temporary impacts during construction that would be less than significant. BMPs and other measures would be implemented to minimize impact, as applicable.

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

- The Proposed Action would have beneficial socioeconomic impacts by providing homes to those who have been waiting on the DHHL Homestead waitlist, provide open areas for community use, and place native Hawaiians close to job centers and recreational activities. The Proposed Action would be consistent with the 'Ewa Beach Neighborhood Guidelines to ensure that the development maintains community character and provides opportunities to pursue cultural practices. The Proposed Action would result in temporary, positive economic activity (construction jobs and material procurements.)
- The findings of the cultural-historical background information revealed limited information regarding the identification of valued cultural or natural resources and traditional customary practices specific to the project area. The return of native Hawaiians to the area could help restore and uplift the knowledge and traditions that once thrived in this part of 'Ewa. The Proposed Action is a significant opportunity to restore traditional and customary knowledge that has been partially lost due to the long use of the land by the federal government.

Chapter 343 Significance Criteria

5. Have a substantial adverse effect on public health.

- Construction of the Proposed Action would have some temporary, short-term, minor impacts to water resources, air quality, and the existing noise environment. However, these impacts would be minimized through the implementation of BMPs and other measures, as applicable, and would not affect public health.

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

- The implementation of the Proposed Action would produce direct benefits and give rise to secondary cumulative impacts that warrant careful consideration. The influx of new residents and the expansion of community facilities may result in increased population density in the area, which can strain existing infrastructure and necessitate further investment/development to meet the demands of a larger population.
- Secondary impacts on air and water quality may arise from increased development and population density. The construction of new homes and community spaces can lead to higher levels of vehicular traffic, construction-related emissions, and increased energy consumption.

Chapter 343 Significance Criteria

7. Involve a substantial degradation of environmental quality.

- The Proposed Action would have short-term and temporary impacts during construction that would be less than significant. BMPs and other measures would be implemented to minimize impacts, as applicable.

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

- The following cumulative impacts should be considered related to the Proposed Action: infrastructure strain and environmental degradation. The addition of new residential units and community spaces would increase demand on existing infrastructure, which may strain infrastructure capacity, necessitating upgrades and expansions.
- The cumulative effect on infrastructure could lead to greater environmental impacts. The construction and operation of new residential spaces, in conjunction with other local developments, may contribute to degradation of air and water quality, loss of natural habitats, and increased waste production.

Chapter 343 Significance Criteria

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

- No rare, threatened, or endangered plant or animal species were identified at the project site. However, there is the potential for the presence of the Hawaiian hoary bat, Hawaiian seabirds, and Hawaiian waterbirds. Measures to minimize impacts are provided.

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

Air pollutant emissions from construction activities would include dust or particulate matter and exhaust fumes from vehicular travel to and from the project site and from equipment operations. Potential impacts would be short-term and temporary and would be minimized through the implementation of BMPs and other measures.

- There would be no direct impacts to surface waters. Construction activities may produce sediment from soil erosion during and after excavation. In addition, contaminants associated with equipment during construction may percolate in groundwater. With the implementation of BMPs, potential indirect impacts to water resources during the short-term construction period would be less than significant. The Proposed Action would result in a short-term increase in noise levels during construction activities. Noise generated from short-term construction activities and the use of machinery would be minimized by requiring contractors to adhere to State and County noise regulations, including HRS Chapter 342F, Noise Pollution, and HAR Chapter 11-46, Community Noise Control.

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.

- The use of Native Hawaiian Housing Block Grant funds precludes development of residences within 100-year floodplains. The Proposed Action would not be in an area determined to be a Special Flood Hazard Area. The Proposed Action would be designed to withstand the level of forces necessary to minimize the likelihood that an extreme event would damage the structures. There are no anticipated adverse impacts associated with natural hazards.
- The Proposed Action would site all single family residential homestead development outside areas projected to be impacted by sea level rise within the 99-year homestead lease term.

Chapter 343 Significance Criteria

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

- Building and landscape development and improvements would be consistent with the Community Guidelines. The housing would be low rise and would not have a significant impact on surrounding area views. The proposed project would include a landscaping plan that would replicate the naturalized dry shrub and grass lands common to the 'Ewa Plain.

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

The Proposed Action would result in increased energy consumption during the construction and operation stages. GHG emissions may increase in the area due to the increase of population and vehicle use.