DEPARTMENT OF HAWAIIAN HOME LANDS Hanapēpē Homestead Environmental Assessment Project

HANAPĒPĒ COMMUNITY MEETING #2 SUMMARY

Virtual Community Meeting: July 9, 2020, 5:00 PM – 7:00 PM, using Microsoft Teams

Virtual Open House: July 8-August 8, 2020

Event Description

A virtual community meeting was held on July 9, 2020 to solicit input from the public on the Hanapēpē Homestead Project Environmental Assessment, representing the second of two community meetings for the project. A virtual open house was also conducted from July 8-August 8, 2020 to coincide with the comment period for the Draft Environmental Assessment (DEA). The virtual open house included a website with a recorded presentation of this virtual community meeting, a digital copy of the DEA, an interactive map of the project site, and a comment form for the DEA.

The purpose of the community meeting was to provide a project overview, share findings from work done to date, provide an overview of the DEA and a tour of the virtual open house, explain how the community can provide input for the DEA, and answer any questions or comments about the project during the question and answer (Q&A) session. A summary of attendees and input received at the meeting follows below.

Community Meeting Agenda

- Welcome and Team Introductions
- Meeting Ground Rules
- Presentation
- Q&A Session
- Meeting De-brief

Project Team Attendees

- DHHL: Andrew Choy, Nancy McPherson, Cedric Duarte, Gigi Cairel, Pearlyn Fukuba
- Hawaiian Homes Commission: Commissioner Dennis Neves
- SSFM: Jared Chang, Melissa May, Matt Fernandez, Vera Tong, Megan Julian

Hanapēpē Homestead Environmental Assessment Project

Community Attendees

Attendees of the virtual community meeting included DHHL waitlist applicants and Hanapēpē residents. Note: The below list of names was generated based on what attendees entered when signing into the meeting on Microsoft Teams. Not all participants provided their full names.

Attendees:

- 1. Christina Trugillo
- 2. Claire
- 3. Kalalena
- 4. Lani Torres
- 5. Dr. Kamuela Ka'ahanui
- 6. Renee Aguiar
- 7. Tom Kanahele
- 8. Phyllis Karratti
- 9. Steven Karratti
- 10. KV
- 11. Lani@parriskauai.com
- 12. Lorna Poe
- 13. DKW
- 14. Lavonne Kanahele
- 15. Dallas Wilcox
- 16. Chanel Josiah
- 17. Ola
- 18. Pauline
- 19. Malia
- 20. Romayne Nakaahiki

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Presentation & Q&A

A copy of the presentation given at the meeting is appended to this summary. Following the presentation, attendees were given the opportunity to ask questions of the Project Team about the project and the DEA. Questions could either by typed into the Microsoft Teams chat box, or they could verbally ask questions. A summary of questions received and answers provided is below.

Comments, Questions, and Answers

Q. Since the agricultural lots won't require as much infrastructure as the residential lots, will those be open sooner than the house lots? And how can someone get on the list for those?

A. I heard two questions -- one was, how can I get on the list for agricultural lots? And the second question is, how quickly will those lots be available since they will not require as much infrastructure? Related to the first question, you can go to the district office if you live on the island of Kaua'i and ask for an application to be on the wait list for an agricultural lot, if you are not already on the agricultural wait list. If you are already on the waitlist the Department goes in the order of the waitlist, so there is no special waitlist for this specific project. The second question was about the timing. DHHL is planning on doing the first 75 residential lots first, depending on receiving enough funds from the legislature. We are doing it in phases because we know there is enough infrastructure and capacity to accommodate the first 75 lots. We hope that we can construct those 75 lots within the next 5 years. Beyond the first 75 residential lots we do not have a timeline but we hope to have them completed as quickly as possible. Thank you for your comments regarding wanting to do the subsistence agricultural lots sooner rather than later, and wanting to not have to wait for the residential lots.

Q. Will there be a buffer zone or road behind the current home on Moi Road?

A. Right now there is not a road or buffer behind the current homes. So, the backyards of the existing homes would be up against another home's back yard.

Q. Are the kuleana lots considered agricultural or residential?

A. In this planning area there are not kuleana lots. There are subsistence agricultural lots. We do have another project at Pu'u Opae above Kekaha that will be a kuleana homestead project available to applicants on the agricultural wait list.

Q. Just a question about the decision for it to be on crown lands, was there no other option? That's why it's on crown lands?

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A. These lands came into the Department's inventory as a result of the settlement with the state in 1994. The state transferred 16,000 acres to the Department and this parcel was one of the tracts that the state transferred to the Department.

Q. There is a ditch behind existing Hanapēpē residential lots. Won't there need to be a buffer?

A. That is a good question. We know about the ditch because it shows up on the topo and the plans, and right now the next phase of residential is going to be above it, further down on Moi Road. In the future phases of the development it will have to be addressed, but for the next phase I don't think it came into play. We will get back to you if that is not correct.

Q. For Hawaiians that cannot qualify for a mortgage, will they be out of the running for these new houses?

A. Right now, we haven't gotten to the details as to what the mix of the 75 residential lots will be -- whether it will be owner builder, turn-key homes, or another type of single-family residential project. It is something that when we go through the design phase, we will flesh out which lots would be turn-key or which would be owner builder, which might allow for opportunities for self-help housing, or Habitat for Humanity type of construction. Kuleana homestead projects offer more possibilities for folks who can't quality for a mortgage, but the only infrastructure typically provided will be graded gravel roads, and possibly standpipes for accessing water.

Q. Would the homes be considered for seniors also, would there be a financial qualification to be able to have a home? Would seniors who are on the waiting list be able to qualify for these residential homes?

A. That's a good question. And again, it's something that we haven't quite gotten to the details yet, as to the type of award it would be in order to accommodate a mix of income levels. Thank you for sharing that concern, that is something that we will take back to the Department and share. Once we are done with the planning phase, we can share that there is sentiment for opportunities for lower incomes or kupuna so that we can try to create opportunities for that type of demographic.

C. It floods when it rains.

A. Changes will have to be made to the drainage in order to implement the new residential lots.

Q. What type of infrastructure do you need for the subsistence agriculture side of the project?

A. When the Department envisioned subsistence agriculture lots we envisioned less than county standards. That varies depending on the location. But basically, you will need a road, we will have to decide how wide the road is, and if it's going to be paved or not. Secondly, you will need water for both irrigation and for drinking water. We have identified potential

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sources for potable water for drinking water from the county, another potential source is non-potable water from the Gay & Robinson irrigation system. We have started the conversation with them but it's just a conceptual idea right now. And lastly, we would need to deal with wastewater, it would be handled by individual wastewater systems, so those would be septic tanks. Then depending on the cost and the beneficiary preferences we would also have to put in electricity.

Q. What is a Special District?

A. Special District areas will need additional planning by the community & DHHL to determine acceptable uses. The special district areas in Hanapēpē are basically Kukamahu Gulch. It's these areas that are constrained by the slopes that could be kind of hazardous. Some of the uses that could be allowed might be cultural uses, possibly agriculture, or open space, or drainage and storm water management. So not houses, or commercial, or subsistence agriculture lots. Just special uses that would have to be considered okay for that area.

Q. Are there any plans for kupuna housing?

A. We haven't developed all the details of the housing product type that we would be offering for single-family residences. Some of the basic types that the Department offers are turn-key homes or owner builder lots. Owner builder lots allow the lessee to build a home that they can afford. They could get self-help housing, package housing, or Habitat for Humanity services to help with the construction of the home. If that question is more directed toward a shared living kupuna housing, that could be a potential use in the community use area. Usually the Department doesn't do detailed planning in the community use areas, we wait until at least part of the community has been awarded lots and moved in, and then we work with them to decided what they would like to see in the community use area. The same would go for the use of the special district as well.

Q. Given the housing crisis that the state, specifically Kaua'i is facing, what efforts can DHHL put forward to fast track these plans, permits, etc.? Is there a plan in place?

A. This is a big part of our plan to provide more residential housing on Kaua'i. Unfortunately, we are constrained by our resources. The sooner that we get the resources the sooner we can construct these lots. The reason why we were able to conduct this planning process and the environmental process is because we got funding from the legislature. Once we got it, we wanted to act as quickly as possible because we know that there are many people on the waitlist that have been waiting a long time. Hopefully we can get additional funding to continue with development.

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Q. If we have further questions regarding other lands on Kaua'i (Pi'ilani Mai Ke Kai, etc.), where can we send those to?

A. You can send those questions to dhhl.planning@hawaii.gov

Q. With the recent Supreme Court decision that is requiring DHHL to pay people for being on the waiting list so long, how is that going to affect the funding that DHHL has for this project? Is it going to drain from it?

A. That is a good question. Unfortunately, I do not know that answer and I do not want to give you incorrect information. The next step for the plaintiffs is that the judges need to determine a methodology for the payout. Then it is going to be up to the legislature to determine how to fund that potential settlement. The money goes to the plaintiffs and not the Department.

Discussion De-Brief

All questions and discussion points from the Q&A Session were compiled and presented back to the community near the conclusion of the virtual community meeting. The discussion de-brief is shown below:

DISCUSSION DE-BRIEF

Recap of the discussion points from the meeting...

- Concerns about timing and availability of agricultural lots
- Uses behind existing lessee lots (buffer or road)
- Flooding issues
- Concern about availability of lots for people who cannot qualify for mortgages
- Questions about kuleana lots
- · Qualifications for seniors to have homes, kupuna housing
- Infrastructure needed for subsistence agriculture
- Question about Special District Designation
- Ability to fast track plans/permits for housing
- · Effect of Supreme Court decision on available funding
- How DHHL acquired these lands



TODAYS AGENDA

- Welcome and Team Introductions
- Meeting Ground Rules
- Presentation
 - Project Overview: Purpose, Objectives, Tasks,
 Schedule
 - Status of what's been done so far
 - Draft Environmental Assessment:
 - Preferred Action and Land Uses
 - Phase 2 Residential
 - Infrastructure
 - Providing Input:
 - Online Virtual Open House Tour
 - Q&A Session

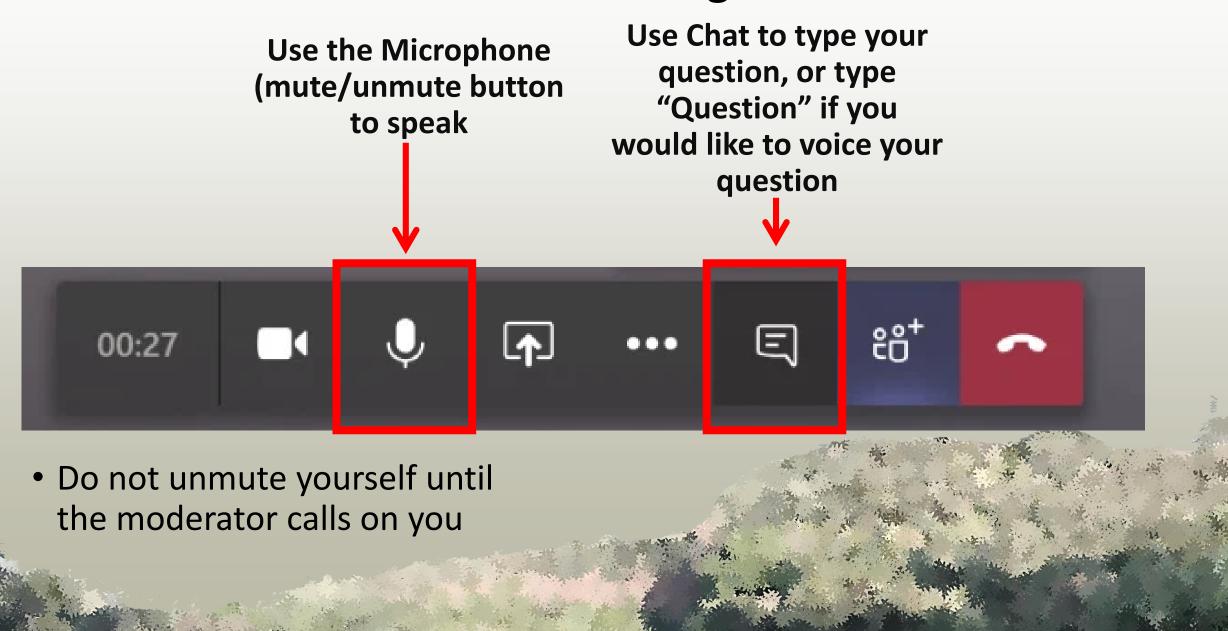
Meeting Ground Rules

We need your Kokua to have a productive virtual meeting:

- This meeting is being recorded and will be posted to the project virtual open house webpage.
- Mute yourself when not speaking
- Do not share your screen
- Be respectful of others
- Do not use chat for sidebar conversations/comments, but please include in the chat where you live and what brought you to the meeting.
- Disruptive participants will be removed from the meeting

Meeting Ground Rules

How to Ask a Question in the Meeting:





PURPOSE OF THE PROJECT

To provide residential and agriculture homesteading opportunities to DHHL's waitlist beneficiaries.

This is in support of DHHL's mission to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians.



WHYHANAPEPE? WHYNOW?



The Hanapēpē homestead community was identified in DHHL's Kaua'i Island Plan (2004) as one of three priority areas for new residential homestead development, based on waitlist preference and estimated development cost.

The mauka lands include some of the most fertile agricultural lands within DHHL's holdings, and its location near Hanapēpē town and within commuting distance of regional job centers make it an attractive location for homestead development.

Senate President Ron Kouchi and the 2018 State legislature allocated \$1M to DHHL specifically for planning & engineering design work for the new homesteads in Hanapēpē.

PROJECT GOAL



To conduct planning and permitting for additional homestead opportunities on approximately 365 acres of lands owned by the Department of Hawaiian Home Lands (DHHL) in Hanapēpē, Kaua'i.

OBJECTIVES

- Focus on providing homestead lease awards to wait list beneficiaries in a timely manner.
- Involve beneficiaries & other stakeholders in identifying land uses and design elements for a homestead community that meets beneficiary needs and reflects the unique character of Hanapēpē.
- Align as much as possible with existing County & community vision, plans, and policies for the West Side and Hanapēpē.

PROJECT TASKS

Where is suitable to develop? What sensitive resources need to be preserved?

What are the critical infrastructure needs, on and off site?

Land Suitability Analysis



Infrastructure



- Topography
- Flora/Fauna
- Archaeology
- Cultural Resources
- Phase 1

Assessment



- Sewer
- Electricity
- Roads
- Pedestrian/ Bike/Bus Access

What are the possible impacts? How can we minimize them?

> Environmental Assessment



- Preconsultation
- Draft EA
- Comment Period
- Final EA

WE ARE HERE

Design of Next Increment

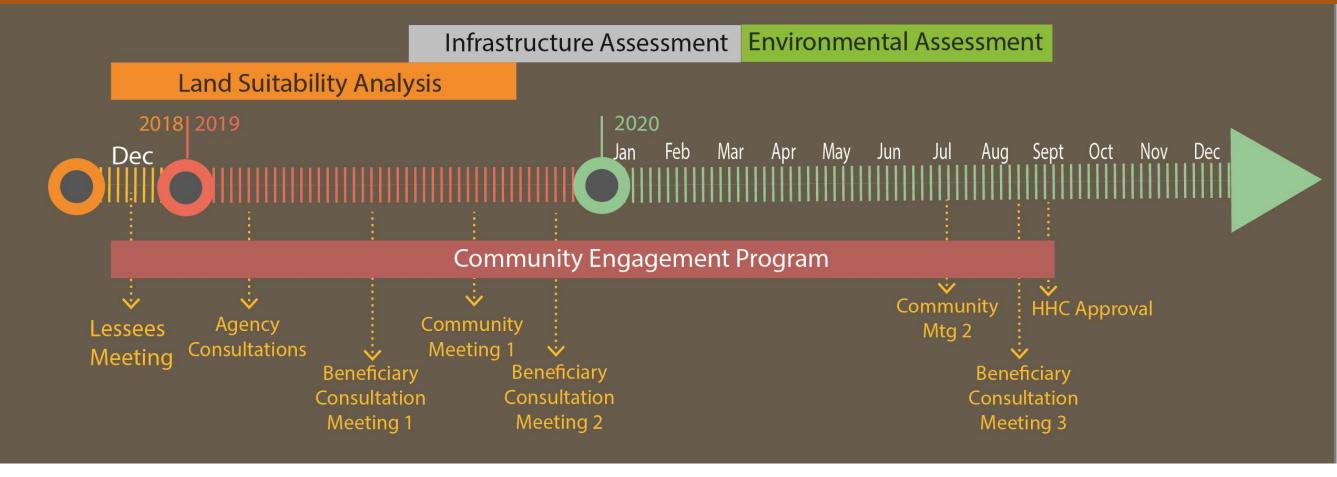
- Topo survey
- On & off-site infrastructure
- Subdivision
- Design
- Construction Plans

Beneficiary Consultation & Stakeholder Engagement

What is the history of the site? What issues and opportunities exist? What are the needs and desires of beneficiaries? How does the site and homestead community relate to Hanapēpē, the West Side, and Kaua'i? What needs to be addressed in the EA?

- Agency Consultations
- Kauai waitlist Beneficiary Survey
- Hanapēpē Lessees Meeting (1)
- Beneficiary Consultation Meetings (3)
- Meetings with larger Hanapēpē community (2)

PROJECT SCHEDULE



- Design and engineering for the next phase of homes is expected to begin in Winter 2020 after the Environmental Assessment is completed.
- Construction and awards of homesteads for Phase 2 (75 residential lots) is anticipated within the next 5 to 8 years.
 However, the timeframe for the start of construction for the next phase is dependent upon DHHL receiving sufficient funding.
- Full buildout of the site could occur over the next 20 years. Again, the timeframe for development of DHHL's Hanapepe lands is dependent upon DHHL receiving sufficient funding.

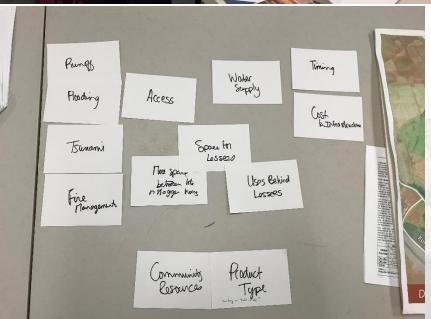


LESSEES MEETING

Top Issues Raised by Lessees:

- Vehicular Access
- Fire Management
- Natural Disasters & Hazards
- Product Types
- Homestead Lot Size
- Timing of Project
- Uses behind Existing Lessee Lots
- Water Supply





BENEFICIARY SURVEY

In May 2019, a questionnaire was sent to Homestead applicants on Kaua'i.

The purpose of the survey was to help the project team better understand the current needs and desires of Homestead applicants, including:

- Interest in living in Hanapēpē
- Ideal property type and lot size
- Experience and interest in farming
- Desired infrastructure and services

Who Responded:

- 333 responses
- 59% would be "very likely" to accept an award in Hanapēpē
- Average Household Size: 3 people, 3 bedrooms
- Each household averages one person under 18, one person over 65
- Olelo Ni'ihau spoken at home: 10%

of Applicants on the Kaua'i Waiting Lists



BENEFICIARY MEETING 1

In July 2019, a beneficiary meeting was held for Homestead lessees and applicants on Kaua'i.

The purpose of the meeting was to share findings from the work done to date and gather input on preliminary land use plan alternatives.

- Over 100 attended, both Lessees and Applicants
- Presentation was translated into 'Ōlelo Ni'ihau
- Two Land Use Plan Alternatives were presented for input
- Two alternative locations for next phase of development were presented for input



COMMUNITY MEETING 1

In October 2019, a community meeting was held for the General Public.

The purpose of the meeting was to share findings from the work done to date and gather input.

- Open house and two presentations
- Two Land Use Plan Alternatives were presented for input
- 11 Open House stations set up for input



BENEFICIARY MEETING 2

In December 2019, a second beneficiary meeting was held for Homestead lessees and applicants on Kaua'i.

The purpose of the meeting was to present and gather input on two proposed layout scenarios for full buildout, as well as preferred uses within Community Use and Commercial areas. Additionally, input was gathered on what should be addressed in the Environmental Assessment.

- Over 50 attended, both Lessees and Applicants
- Presentation was translated into 'Ōlelo Ni'ihau



ACTIVITIES COMPLETED & UNDERWAY

Site Research & Studies COMPLETED:

- Team Site Visit
- Environmental Studies
- Topographic Survey
- Site History Research
- Land Suitability Analysis
- Infrastructure Assessment
- Cultural Resource Assessment
- Traffic Study

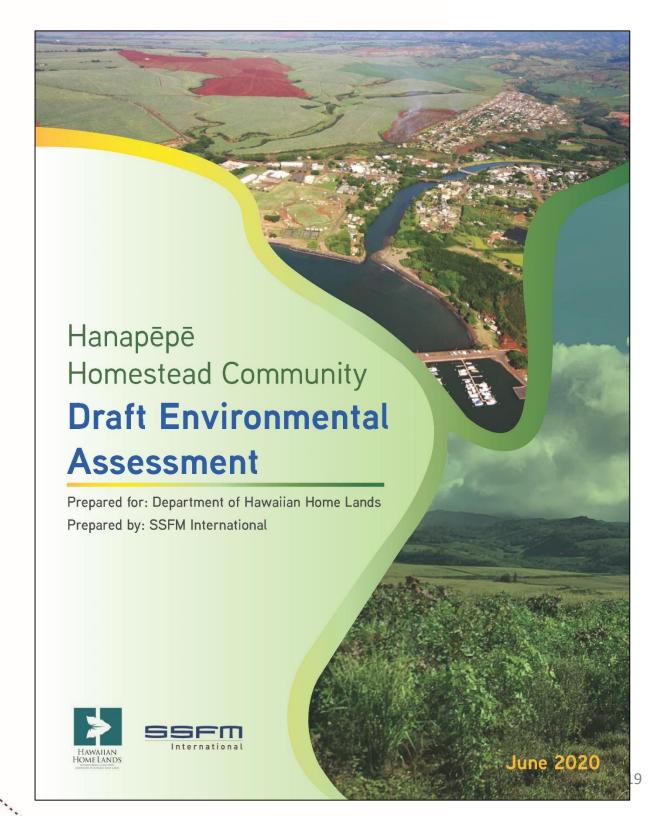
Stakeholder Engagement COMPLETED:

- Beneficiary Survey
- Beneficiary Consultation Mtg 1
- Community Meeting 1
- EA Pre-Consultation
- Beneficiary Consultation Mtg 2
- Hawaiian Homes Commission

ONGOING and NEXT:

- Community Meeting 2 (TODAY)
- Hawaiian Homes Commission
- Beneficiary Meeting 3

DRAFT ENVIRONMENTAL ASSESSMENT



TECHNICAL STUDIES

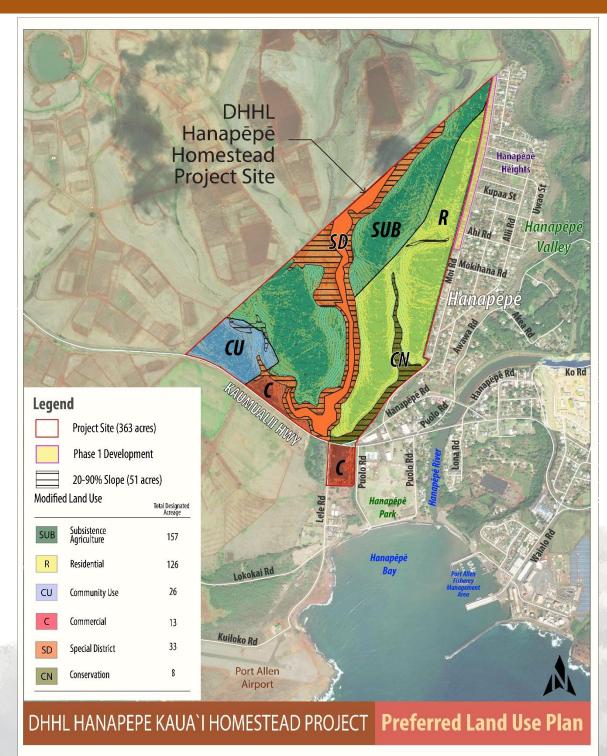
Environmental Site Studies

- Topographic Slope Analysis
- Archaeological Assessment
- Flora & Fauna Survey
- Phase 1 Environmental Site Assessment
- Cultural Impact Assessment
- Traffic Impact Analysis
- Water Master Plan
- Wastewater Master Plan
- Drainage Master Plan



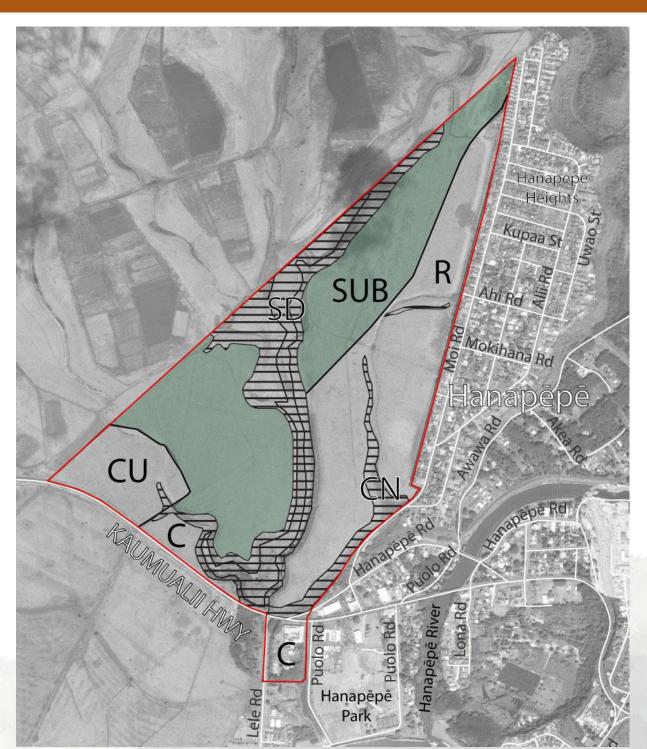
PREFERRED LAND USE PLAN

- Concentrates Residential land use areas east of Kukamahu Gulch.
- Commercial and Community Use acreages remain the same as in the Kaua'i Island Plan 2004, and along the highway.
- A new small area of commercial is proposed in the southeast corner of the mauka site.
- Helps to preserve viewplanes and green space to the southwest.
- Easier to extend existing infrastructure from Moi Road
- Beneficiary input to date indicated a strong preference for this alternative.



Subsistence Agriculture: 157 acres (43%)

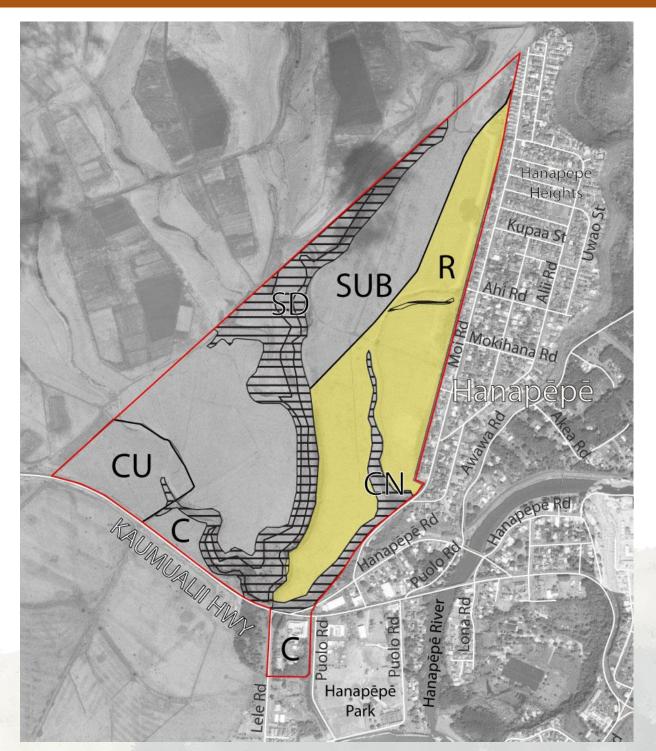
- Small lot agriculture. Lots no larger than three (3) acres in size.
- Up to 111 new Subsistence Agricultural homestead development lots.
- Lessees are required to actively cultivate subsistence agriculture OR reside and cultivate subsistence agriculture on their lots.
- Crops are expected to provide food for home consumption or small-scale commercial production.





Residential Areas: 126 acres (35%)

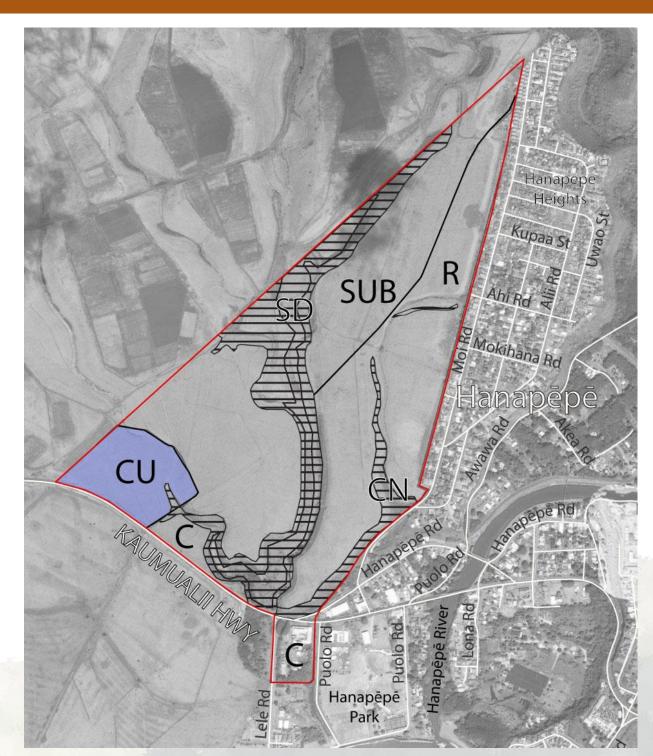
- Lots approximately 7,500 sf or less in size.
- Up to 449 new Residential homestead lots.
- Residential subdivisions are built to County standards in areas close to existing infrastructure and in conjunction with community use areas.





Community Use Areas: 26 acres (7%)

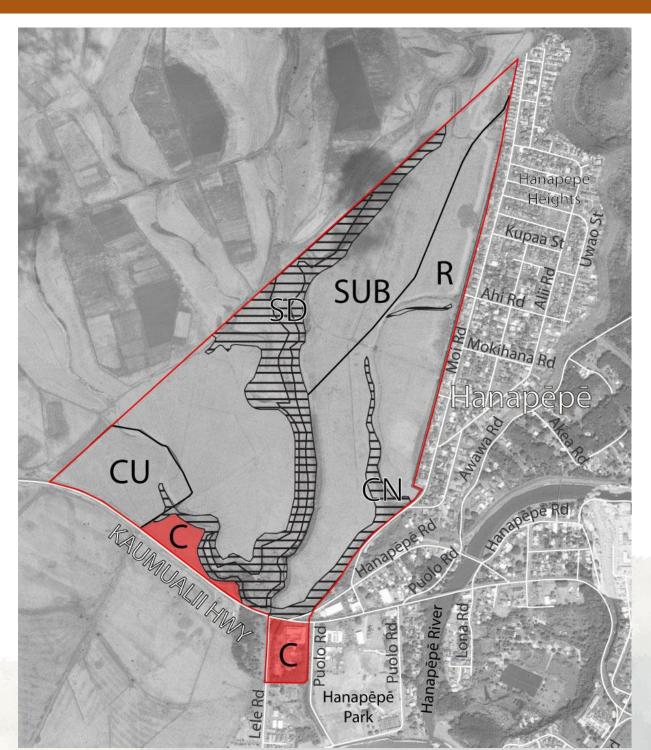
- Common areas for community use.
- Possible uses include parks and recreation, cultural activities, community-based economic development, utilities, other facilities and amenities.





Commercial Areas: 13 acres (4%)

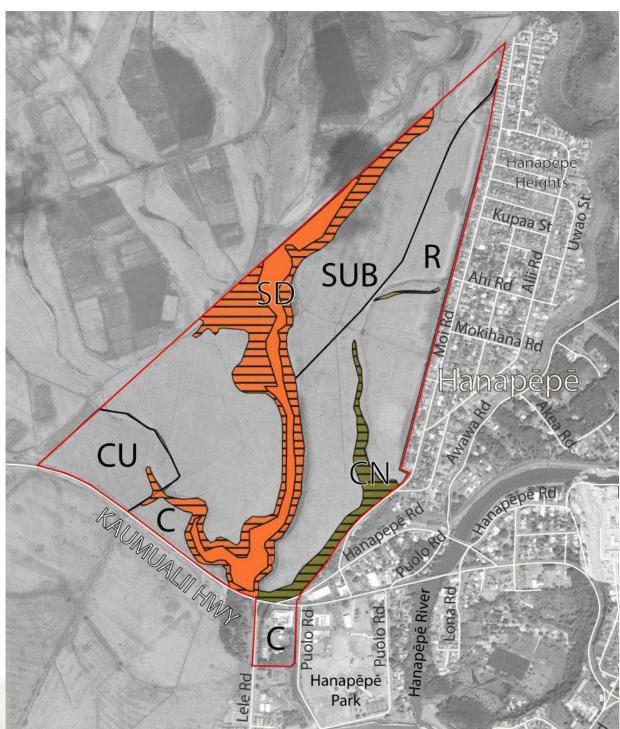
 Commercial activities could include retail, office space, public services, and health care services





Special District: 33 acres (9%)

 Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas. Possible uses include cultural uses, agricultural uses, open space or stormwater management.

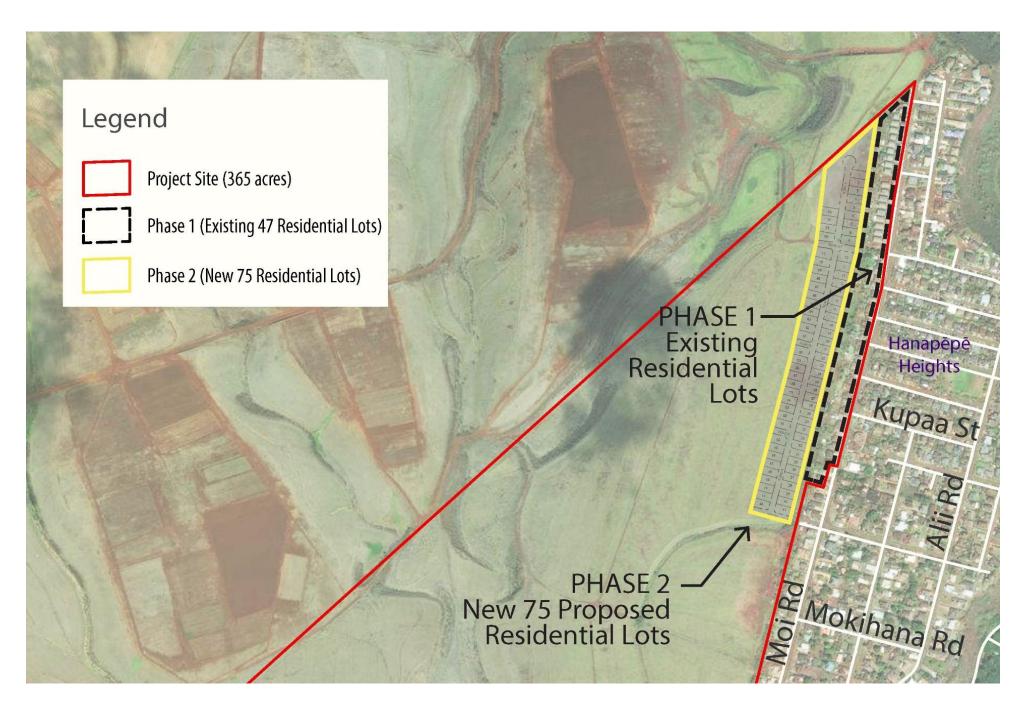




Conservation: 8 acres (2%)

- Areas that include steep slopes (>20% slopes)
- Possible uses include preservation and open space.

PROPOSED LOCATION FOR NEXT RESIDENTIAL HOMESTEAD



Residential Area Phase 2:

Up to 75 new 7,500 sf lots.

Road access off Moi Road via Ahi Road and Ali'i Road.

INFRASTRUCTURE

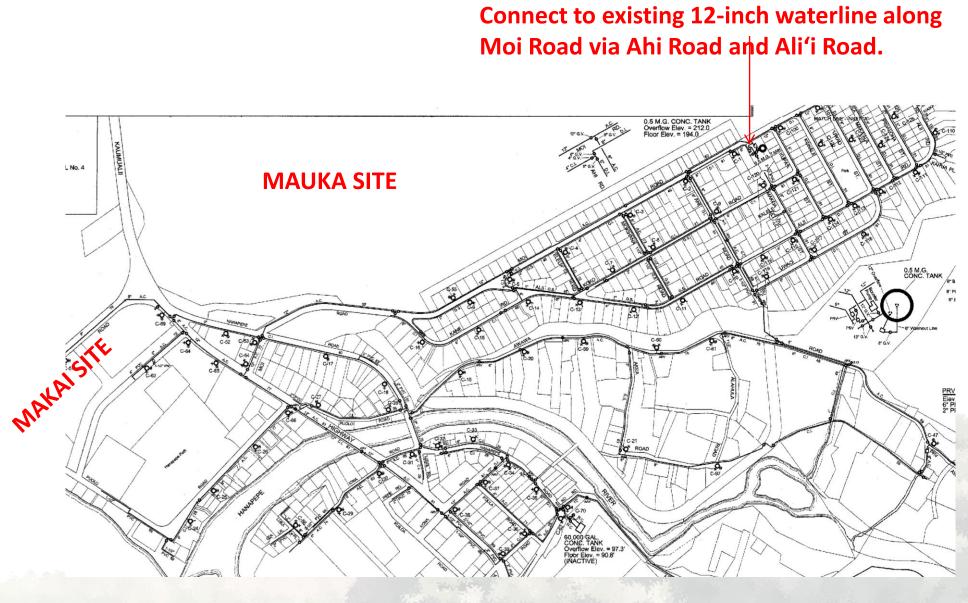
POTABLE WATER

- Proposed Action:

 Connect to County
 System for next Phase and Full Buildout
- Long-Term Alternative:
 Develop private well,
 distribution and storage
 system

IRRIGATION WATER

Proposed Action:
 Provide irrigation water through partnership with Gay & Robinson or through existing County system



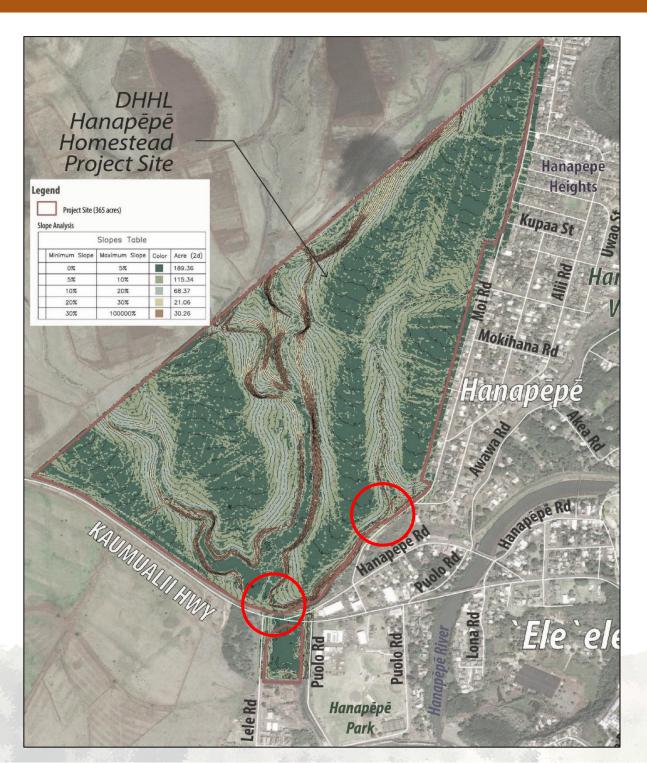
INFRASTRUCTURE

WASTEWATER

- Proposed Action: Connect Residential Homesteads to County System for next Phase and Full Buildout; Individual Wastewater Systems for Subsistence Ag Lots ≥ 1 acre.
- Long-Term Alternative:
 Possible expansion of County's
 'Ele'ele WWTP wastewater
 collection and treatment system
 in conjunction with full build-out
 plans in the future



INFRASTRUCTURE



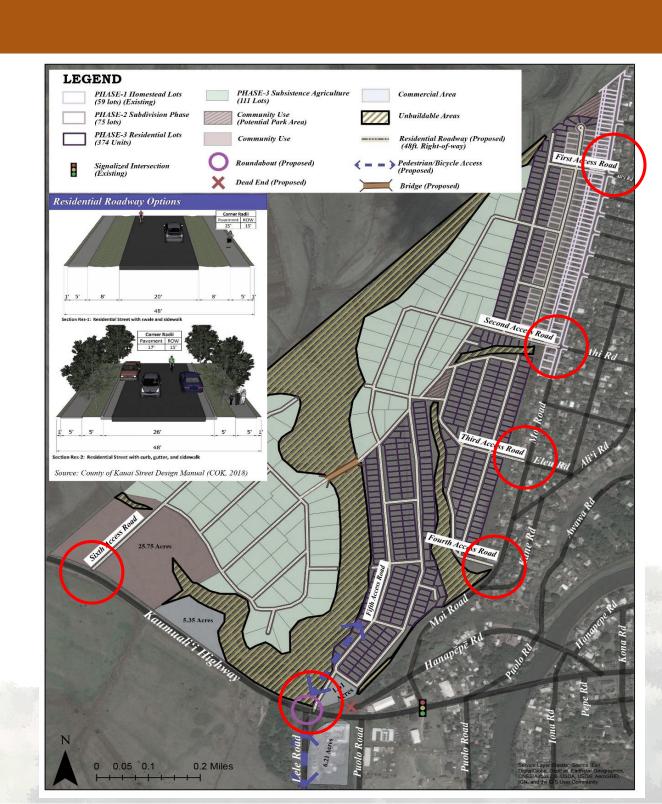
DRAINAGE

- The upstream watershed consists of approximately 1,600 acres of agricultural lands and 84 acres of single-family residential lands. There are two major discharge points, in which runoff exits the site, including the Kukamahu Gulch and on Moi Road, near Kane Road.
- Eleven storm water detention basins have been proposed at various locations on the development site, including ten (10) within the Mauka site and one (1) on the Makai site.

INFRASTRUCTURE

ROADS

- Proposed Action: Moi Road would continue to serve as the primary ingress/egress to the project site.
- Two (2) additional access points are proposed including a roundabout intersection at Kaumuali'i Highway and Lele Road (supported by County, pending HDOT approval) and new access off Kaumuali'i Highway near the southwest corner of the Mauka site (pending HDOT approval).
- One future gulch crossing should also be considered in full-build out.



INFRASTRUCTURE

ELECTRICAL POWER

- Proposed action:
 - Electrical power will be provided by Kaua'i Island Utility Cooperative (KIUC) via the existing overhead electrical distribution system running along Moi Road.
 - New KIUC underground infrastructure is anticipated and will likely follow the alignment of the new roadways within road right-of-way.

COMMUNICATIONS

- Proposed action:
 - Telephone services for DHHL properties are provided to customers in the area by Sandwich Isles Communications (SIC).
 - New underground telecommunication infrastructure will be extended from the existing overhead and underground connection on Kaumuali'i Highway and Moi Road.
 - CATV services for DHHL properties are provided to customers in the area by Hawaiian Telcom. New underground CATV infrastructure will be included.



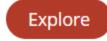
VIRTUAL OPEN HOUSE

- Virtual Open House & Forum:
 - https://dhhlhanapepe.konveio.com/
 - Review the interactive map, this recorded presentation, and the Draft EA.
 - Ask questions, and submit your comments.
 - Open through August 8!



Interactive Map

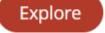
View the interactive land use map





Video Presentation

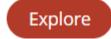
Watch the presentation (available July 10)





Environmental Assessment

Find out more about the Draft EA





Leave a Comment

Leave us a comment on the Draft EA



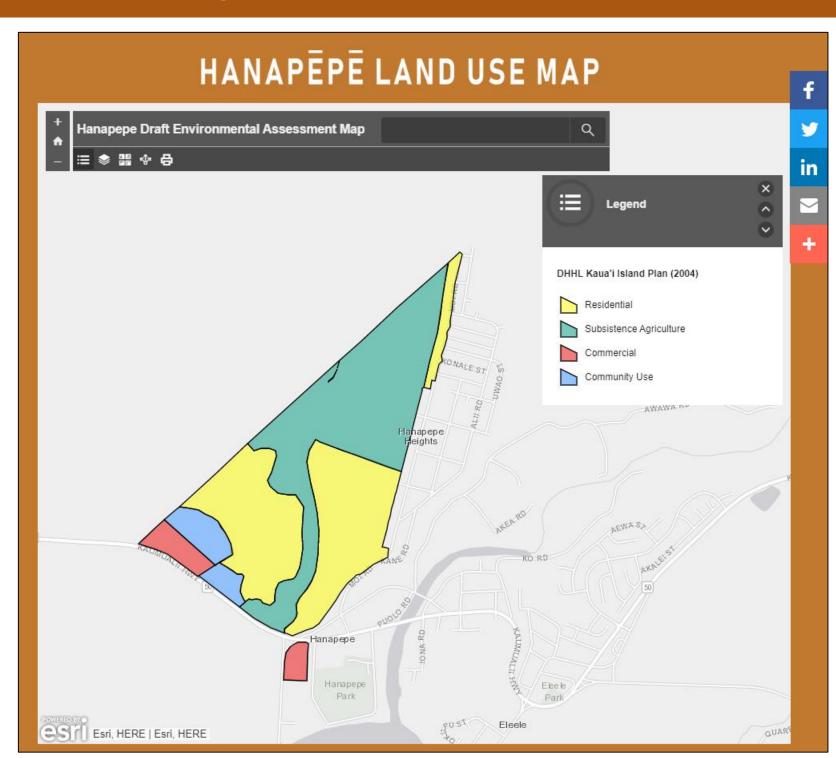
VIRTUAL OPEN HOUSE - INTERACTIVE MAP



Interactive Map

View the interactive land use map





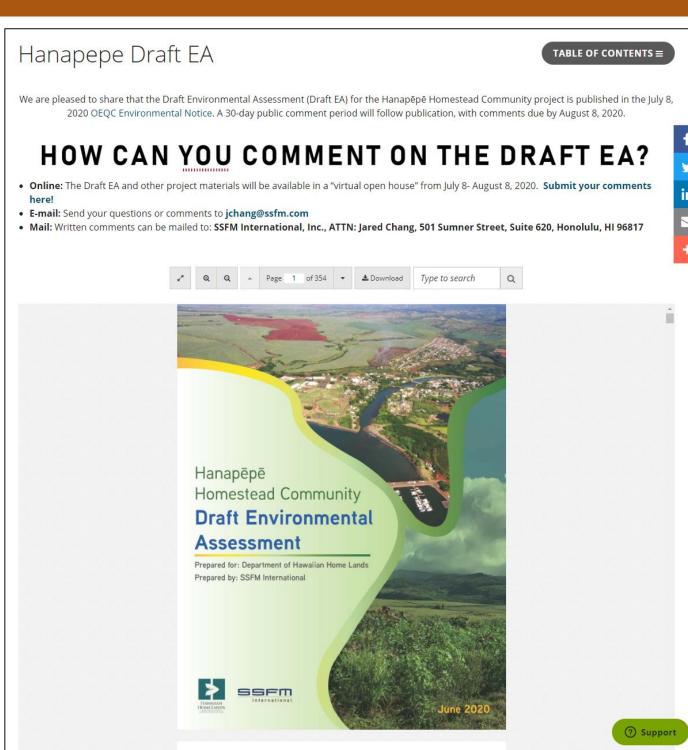
VIRTUAL OPEN HOUSE - ENVIRONMENTAL ASSESSMENT



Environmental Assessment

Find out more about the Draft EA





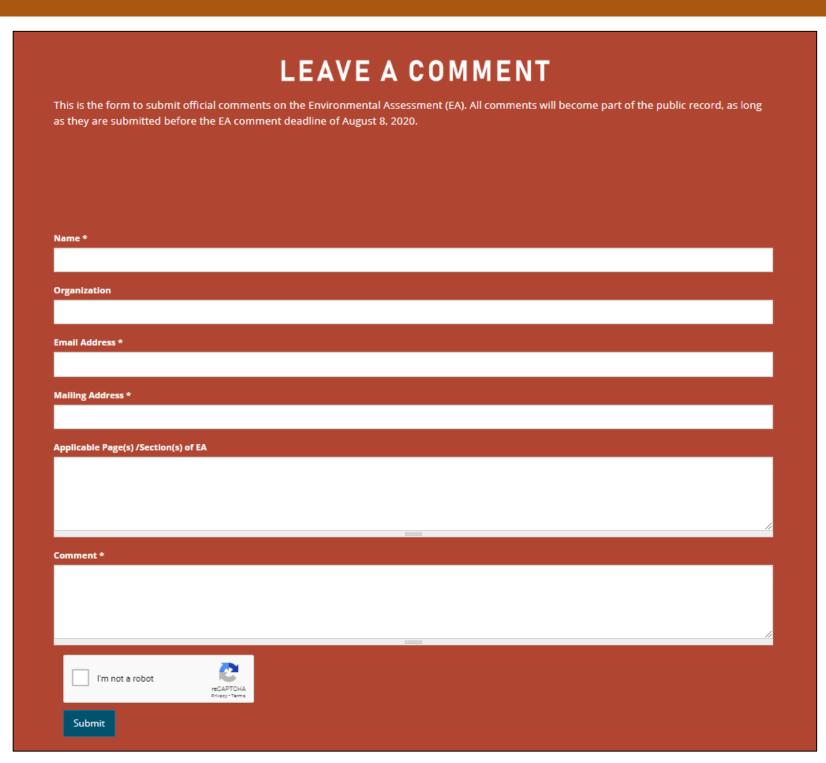
VIRTUAL OPEN HOUSE – LEAVE A COMMENT



Leave a Comment

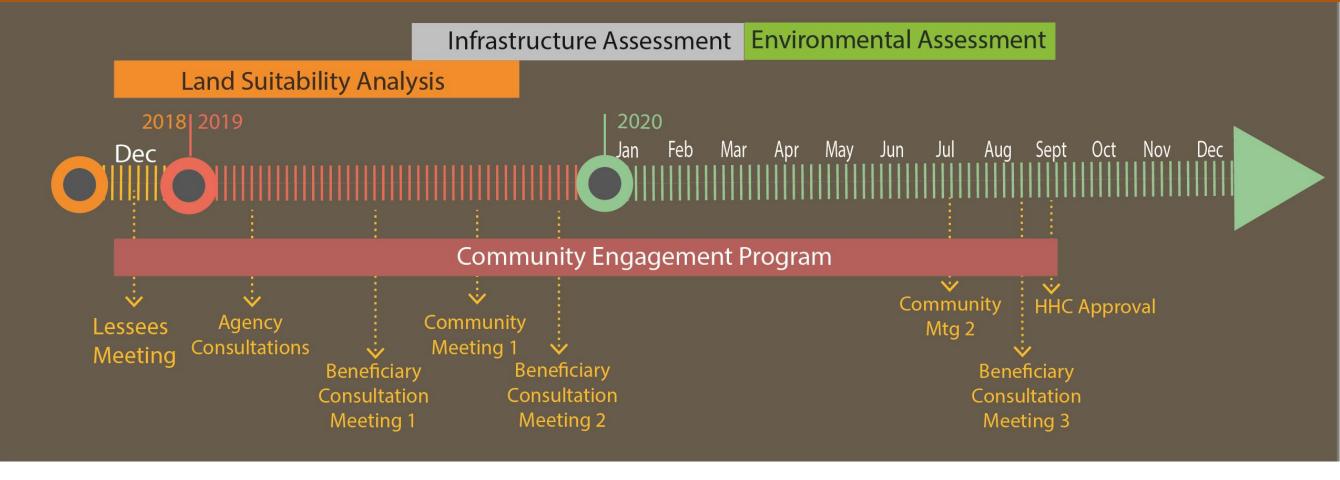
Leave us a comment on the Draft EA







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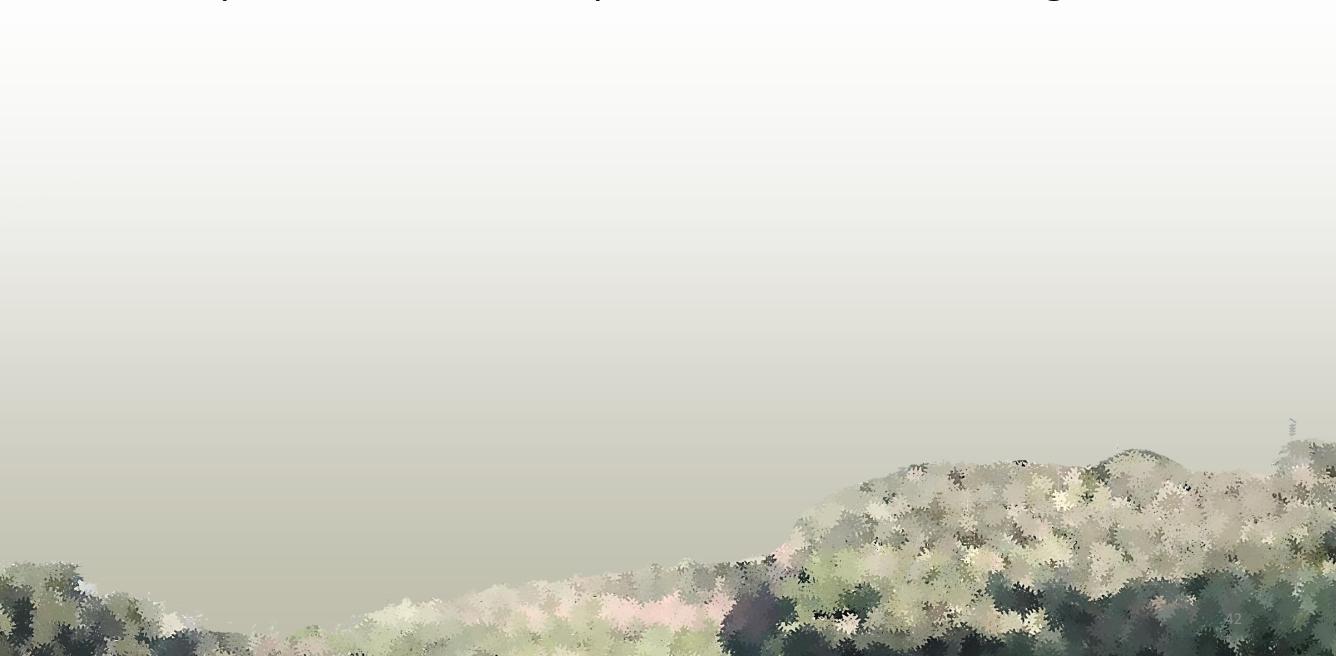
How to Ask a Question in the Meeting:



· Do not unmute yourself until the moderator calls on you

DISCUSSION DE-BRIEF

Recap of the discussion points from the meeting...



STAY IN TOUCH

- Check the website for updates and information:
 https://dhhl.hawaii.gov/hanapepe-homestead-project/
- Visit the Virtual Open House & Forum: https://dhhlhanapepe.konveio.com/
- E-mail us with questions/comments to Melissa May at mmay@ssfm.com

