STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

June 21, 2020

To: Chairman and Members, Hawaiian Homes Commission

Thru: Andrew H. Choy, Acting Planning Program Manager AC

From: Malia M. Cox, Planner

Subject: For Information Only--Draft Environmental Assessment for the Honokōwai Master Plan, Honokōwai, Lahaina District, Maui, and Anticipated Finding of No Significant Impact (AFONSI) TMKs (2)4-4-001:015, (2) 4-4-002:003, 008, 009, 011, 015, 018 and 038

Recommended Action

None-for information only

Discussion

PURPOSE

The purpose of this informational briefing is to update the HHC on the status of the Honokōwai Master Plan; to present summary highlights of the Draft Environmental Assessment (DEA); and to notify Commissioners of the Draft Environmental Assessment (DEA) prior to publication in the Office of Environmental Quality Control's *The Environmental Notice* (*TEN*) periodical.

The DEA is attached as Exhibit A and will be posted on DHHL's website at https://dhhl.hawaii.gov/po/honokowai-community-master-plan-and-environmental-review

PROJECT DESCRIPTION

DHHL has begun the evaluation of its lands in Honokōwai for homesteading and other uses. This evaluation was done by developing a master plan through the Beneficiary Consultation process and technical studies, while ensuring conformance with DHHL's Maui Island Plan 2004, to provide direct and indirect benefits to DHHL beneficiaries and programs. DHHL's primary intent is to provide beneficiaries with opportunities for subsistence agricultural, residential, community, commercial, and industrial uses, and by providing adequate infrastructure to support those uses. DHHL is proposing a master plan development that will provide a variety of homesteading opportunities including up to 543 new multi-family Residential homesteads, 335 single-family residential homesteads, and 250 subsistence agriculture homesteads on approximately 455 acres. Other complementary land uses will include up to 14 acres for supplemental homestead agriculture[1]; 72 acres for community uses[2]; 150 acres

[1] Supplement agriculture is a non-residential homestead award for agriculture uses
[2] Community uses proposed include parks, community agriculture and community commercial areas

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in conservation. Approximately 16 acres are proposed for light industrial activities to provide a buffer between community and residential uses and the existing sewer treatment facility. The Project is proposed on eight parcels, TMK: TMKs (2)4-4-001:015, (2) 4-4-002:003, 008, 009, 011, 015, 018 and 038 that straddle Honokōwai Gulch, totaling approximately 777 acres.

BACKGROUND

The Project area was initially identified in DHHL's Maui Island Plan as one of two areas given the highest priority for development on Maui. At the time of the Maui Island Plan's development (early 2000's), the Project area was the only land in DHHL's inventory[3] in west Maui. The Project area was identified for accelerated planning and award based on its geographic location and proximity to infrastructure. In October 2003, DHHL published a notice for public comment on its master plan Environmental Impact Statement Preparation Notice (EISPN) that focused on residential lot development with agriculture, community, and industrial uses, consistent with the recommendations that were eventually published in the Maui Island Plan. After the publication of the Project area EISPN in 2003 and DHHL's Maui Island Plan in 2004, the State of Hawaii's Housing and Finance Development Corporation (HFDC)[4] transferred approximately 75.5 acres of land in west Maui to DHHL. The HFDC land transfer included Phase IA (approximately 24.6 acres already under construction) within the Villages of Leiali'i, a master planned community. The transfer also included an additional 50.9 acres within Phase IB of the Villages of Leiali'i. Since the planning, permitting and partial construction of infrastructure was already completed for Phase IA, DHHL was able to quickly complete Phase IA and create 104 residential lots. Also, part of the acquisition, Phase IB created an opportunity for the development of another 250 residential lots. This unexpected acquisition of lands that were ready for the construction of 350 residential lots shifted the Department's regional focus from Honokōwai to Leiali'i. While the acquisition of Leiali'i addressed some of the residential homestead needs in the region, it did not address agricultural, commercial, or community land use needs expressed in the original Honokōwai Master Plan. Although the focus shifted from Honokōwai to Leiali'i, beneficiaries continued to prioritize master planning of Honokōwai. The "Review of the Honokōwai lands," was identified as a "Priority Project" by beneficiaries in the 2009 Leali'i/Honokōwai Regional Plan.

With continued beneficiary pressure to find beneficial uses for the Honokōwai lands and considering the ability for Leiali'i to address some of the demand for residential homesteads, DHHL's Planning Office began a master plan update process by re-engaging beneficiaries in September 2019 to create a new homestead community in Honokōwai. Based on the discussions and information gathered, as well as the needs of the Department, DHHL officially withdrew the 2003 Honokōwai EISPN on November 23, 2019, with the intent of submitting the appropriate documentation to OEQC based on a new master plan with a greater focus on agriculture homesteads being developed.

[3] Honokowai was not part of the original HHC. It became part of the Hawaiian Home Lands trust as part of the 1992 Federal Government's reallocation of money and lands as compensation for the State's improper or unauthorized use or transfer of HHL lands since Statehood in 1959.

[4] HFDC's has been succeeded by Hawaii Housing and Finance Development Corporation (HHFDC)

The Project is proposed on DHHL lands and will likely involve the use of state funds triggering the preparation of an environmental assessment as prescribed by Hawai'i Revised Statutes, Chapter 343. As part of the master planning process draft EA preparation the following technical studies were conducted:

- A Cultural Impact Assessment involving interviews and consultation with Honokōwai residents, kupuna, landowners, and businesses.
- A Botanical and Faunal Survey
- An Archaeological Reconnaissance Survey
- A Transportation Impact Analysis
- An Infrastructure Analysis
- A Drainage Analysis
- A Water Study[5]

In addition to gathering data through technical studies, DHHL and its consultants engaged with the beneficiary community, stakeholders, and adjacent landowners as part of the planning process.

Beneficiary Consultation

Beneficiary input was obtained through a series of beneficiary consultation meetings as well as an agriculture survey to obtain updated information regarding the demand for homestead types and to identify desired types of development, community, and other uses. DHHL conducted a series of beneficiary outreach and consultation meetings starting with a July 2018, beneficiary consultation meeting regarding the Mahinahina water Treatment plant located within Honokōwai . This was followed by a series of three beneficiary consultation master plan development meetings[6] that ended in November 2020 with discussions and presentations regarding the Project selection as the preferred master plan alternative. The dates of each beneficiary consultation meeting follow:

- July 23, 2018 :Beneficiary Consultation regarding Intergovernmental Agreement with County of Maui Department of Water Supply Related to the Mahinahina Treatment Plant[7]
- September 25, 2019–Beneficiary Consultation Master Plan Development Meeting #1
- February 26, 2020: Beneficiary Consultation Master Plan Development Meeting #2
- November 12, 2020 – Beneficiary Consultation Master Plan Development Meeting #3

Stakeholder Consultation

DHHL staff and its consultant teams also met and consulted with various stakeholders including State and County agencies, surrounding landowners as well as non-governmental

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[5] DHHL conducted a water study under a separate Chapter 343 process for *DHHL Honokowai Water System Improvements* that was utilized as part of the water study for the Master Plan. The March 8, 2021, *The Environmental Notice* published A Record of Determination (No supplemental EIS required) signed by Governor Ige on February 22, 2021, for the *DHHL Honokowai Water System Improvements.*

[6] Master plan development meeting materials can be found at https://dhhl.hawaii.gov/po/honokowai-community-master-plan-and-environmental-review/

[7]The HHC Commission Accepted the report regarding this beneficiary consultation on September 24, 2018. Information regarding the beneficiary consultation for the Mahinahina can be found at https://dhhl.hawaii.gov/po/beneficiary-consultation-statewide-projects/mahinahina-surface-water-treatment-plant-honokowai/

organizations as part of the planning and environmental assessment process. The stakeholder consultation process is on-going.

Both beneficiaries and stakeholders will have additional opportunities to engage in the consultation process. The public will have an opportunity to comment on the draft EA once published in *TEN*. DHHL anticipates publication in *TEN* in July 2021.

DRAFT ENVIRONMENTAL ASSESSMENT (DEA) SUMMARY

Based on the information gathered through the technical studies, beneficiary and stakeholder consultation process the following land uses have been proposed in Table 1, Summary of Proposed Land Uses. The DEA (Exhibit A) assesses the potential environmental impact of these proposed uses:

Table 1-Summary of Proposed Land Uses			
	Proposed Use	**Acres (% of project)**[8]	**Lots/ Homes**
Homestead Uses	**Subsistence Agriculture** • 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 are expected to provide food to be consumed in the home or provide supplemental household income.	337 (43%)	250
	Residential-Single-family • Lots no larger than 7,500 square-feet in size. • Residential subdivisions are built to County standards in areas close to existing infrastructure and in conjunction with community use areas.	70 (9%)	335
	Residential-Multi-family • Low-rise (two to three-story townhomes) with a density of up 15 units per acre • Residential subdivisions are built to County standards in areas close to existing infrastructure and in conjunction with community use areas.	35 (5%)	543
	Homestead Supplemental Agriculture (variable acreage)	14 (2%)	n/a

[8] Due to rounding, total may not equal 100%.

Table 1-Summary of Proposed Land Uses			
Proposed Use		**Acres (% of project)[8]**	**Lots/ Homes**
	• Additional acreage to supplement subsistence agriculture lessees within the same homestead community with additional acreage to grow crops • Awards are for not residential use.		
Community Uses	**Commercial: Community and Civic Uses** • 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	24 (3%)	n/a
	Community Use • Community Agriculture- communal farming and gardening areas (16 acres) • Community Recreation- walking paths and parks (28 acres)	44 (6%)	n/a
Other Uses	**Industrial** • Areas requiring special attention because of unusual opportunities and/or constraints. • Physical and visual buffers between existing County Waste Water Reclamation Facility and the Project.	16 (2%)	n/a
	Conservation (Sensitive areas, with potential for) • Bbiological habitat restoration; • Development challenges; • Drainageway buffers, • Biological resource protection and open space.	146 (19%)	n/a
	Roads& County Facilities • Roadways- internal roadways & proposed HDOT Lahaina By-pass (73 acres) • County Facilities- Mahinahina Water Treatment Plant (already built-18 acres)	91 (12%)	n/a
TOTAL		**777 acres**	**1128 units**

There are 4,694 applications on the Maui Agricultural waitlists and 3,881 applications on the Maui Residential waitlists. The Project as proposed will provide opportunities for both agriculture and residential applicants.

The following illustration, Figure 1- Illustrative Site Plan, depicts the spatial layout of the proposed land uses. A more detailed description of the entire Project and its potential impact to the surrounding environment and planned mitigation measures can be found in the DEA, section 2.3. In summary, these proposed land uses are not anticipated to have a significant impact on the surrounding environment. However, the lack of action will limit the available opportunities for applicants to receive an agricultural or residential homestead award. Additionally, the lack of action will require DHHL to continue to manage 759[9] acres of vacant, fallow lands in Honokōwai, diverting funds away from DHHL's mission of developing and delivering lands to native Hawaiians.

Figure 1- Illustrative Site Plan

[9] The Mahinahina Water Treatment Plant has already been constructed and occupies approximately 18 acres within Honokōwai

Infrastructure will provide for the health and safety of residents and visitors, as described in Table 2, Proposed Infrastructure, below:

Table 2-Proposed Infrastructure
Roads and Access • Constructed to County standards with intent to dedicate to County. • Limited access point on Honoapi'ilani Highway • Interconnectivity with adjacent proposed Pulelehua residential/commercial development is being coordinated • Pedestrian trails are proposed to provide mauka and makai access • Integration of proposed Phase 1-D of the Lahaina Bypass highway is integrated into project design.
Grading and Runoff, Drainage, and Erosion Control • The Project will minimize alteration of the existing draining pattern. • Project will adhere to County drainage requirements. • Gulches/streams are designated as conservation areas. • Retention basins will be constructed within existing drainageways • Grassed roadway and lot swales will be integrated into the Project
Potable Water Supply • Domestic water supply for phases 1 and 2 will be supplied through a license agreement between DHHL and DWS and the development of a new well through an intergovernmental agreement between HHFDC and DHHL. • The remaining phases of the proposed project will be developed as additional domestic water supply is secured.
Non-Potable (Irrigation) Water Supply • The analysis indicated there is adequate irrigation water for the project through surface and reclaimed water. • The Lahaina Wastewater Reclamation Facility (LWWRF) has approximately 2.-million gallons per day (mgd) of reclaimed R-1 water in surplus. The R-1 surplus water can be made available to DHHL's Honokōwai lands through an existing wastewater transmission line easement. • Commission of Water Resources Management approved 2.0 million gallon per day surface water reservation for Honokowai
Wastewater Disposal • The LWWRF currently has the capacity to accommodate all waste water generated within the Project area. The LWWRF treats 44% of its 9 mgd design capacity. • DHHL is anticipating the connection of all components of the Project to LWWRF except subsistence agriculture homestead lots on acre or greater.

Table 2-Proposed Infrastructure
• Subsistence agriculture lots are anticipated to utilize individual wastewater systems but may be connected to the LWWRF should the needs of the department change.
Solid Waste[10] • Upon award, solid waste disposal to be the responsibility of each lessee. • DHHL will comply with DOH-Solid and Hazardous Waste Branch regarding waste currently located within the Project area including removal and any necessary investigative and/or remedial actions
Electrical Power • Maui Electric Company, Limited's (MECO)electrical distribution system is adequate to service the Project area. • Overhead electrical lines currently traverse through the Project area. Continued coordination with MECO is required to utilized existing facilities to service the project area. • Photovoltaic alternatives may be explored as part of DHHL's renewable energy policy and to off-set pumping costs for R-1 water to upper reservoirs.
Communications • Telephone services are currently sized, adequate, and available to service the Project

Following is a summary of the evaluations conducted as part of the master planning process on the natural and human-made resources within the Project area:

Historic and Cultural Resources

A literature review and site inspection found that much of the Project area has been extensively modified by historic sugar and pineapple cultivation. Several pre-Contact archaeological features were observed. All observed features were found within the proposed conservation areas within the natural gulch drainage features, or proposed gulch set-back areas. See Figure 2, Cultural Sites and Land Commission Awards Overlay.

A cultural impact assessment (CIA) was conducted to identify cultural resources and historic uses in order to identify potential impacts. In addition to historical sources and research, the CIA was informed by consultation with stakeholders who provided their mana'o and 'ike (thoughts and knowledge) about the lands and waters of the Honokōwai ahupua'a. The CIA and DEA provide a vivid description regarding the traditional settlements within the area as well as its connection to significant fishing grounds off-shore.

[10] The Master Plan Area has deposits of solid waste located at TMK parcel (2) 4-4-002:018 which were not deposited there by DHHL. Removal and remediation will occur prior to any future use.

The nineteenth century brought commercial, demographic, social, and religious changes to the region. Closely following the arrival of the first whaling ships to Hawai'i in 1819, the first Protestant missionaries and their families arrived in Lahaina in 1823.This put pressure on agricultural demand in the area.

At the onset of the Great Māhele in 1848, Honokōwai was initially retained as Crown Lands by Kamehameha III. To ease the process of land titling, both native Hawaiians and other residents could purchase land outright from either Crown Lands or Government Lands through Palapala Sila Nui (Royal Patent Grants), in addition to kuleana claims through LCAs. In Honokōwai, all but one of the LCAs awarded also received a Royal Patent Grant. Between 1849 and 1897, there were 70 petitions for land claims in Honokōwai, and 59 were successfully awarded Land Commission Awards (LCA). These LCA can be seen in relation to the Project area in Figure 2, Cultural Sites and Land Commission Awards Overlay.

The traditional Hawaiian ahupua'a system struggled against foreign entrepreneurs pushing for private land ownership and a market-based economy to support the increased demand for agricultural products. The Great Māhele of 1848 solidified the latter, allowing capitalism to take root and foreign businesses to dominate the landscape. For nearly a century following 1840, sugar milling and later pineapple industries dominated Honokōwai. This conversion away from traditional agriculture practices resulted in water permanently being transported out of the watershed through diversions, and water agreements in favor of the large sugar/pineapple industrial agriculture complex (what are now known as Maui Land and Pine and Pioneer Mill). These diversions negatively impacted both the native population and environment. By the 1930's Pioneer Mill was the second largest sugar producer in Maui Nui. However, the loss of labor through out that latter part of the 20th century ultimately led to closure of the plantations in Honokōwai.

Figure 2- Cultural Sites and Land Commission Awards Overlay

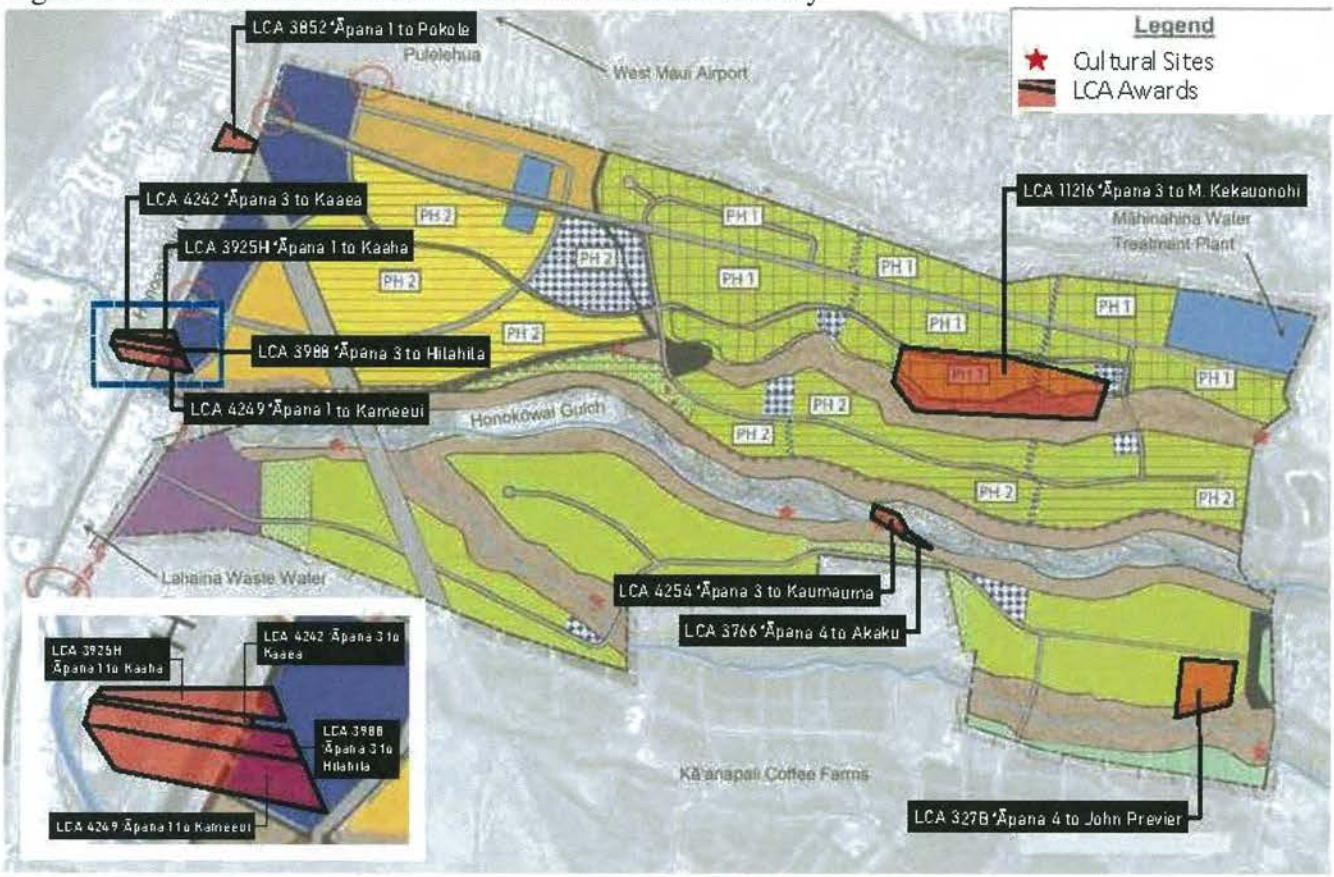
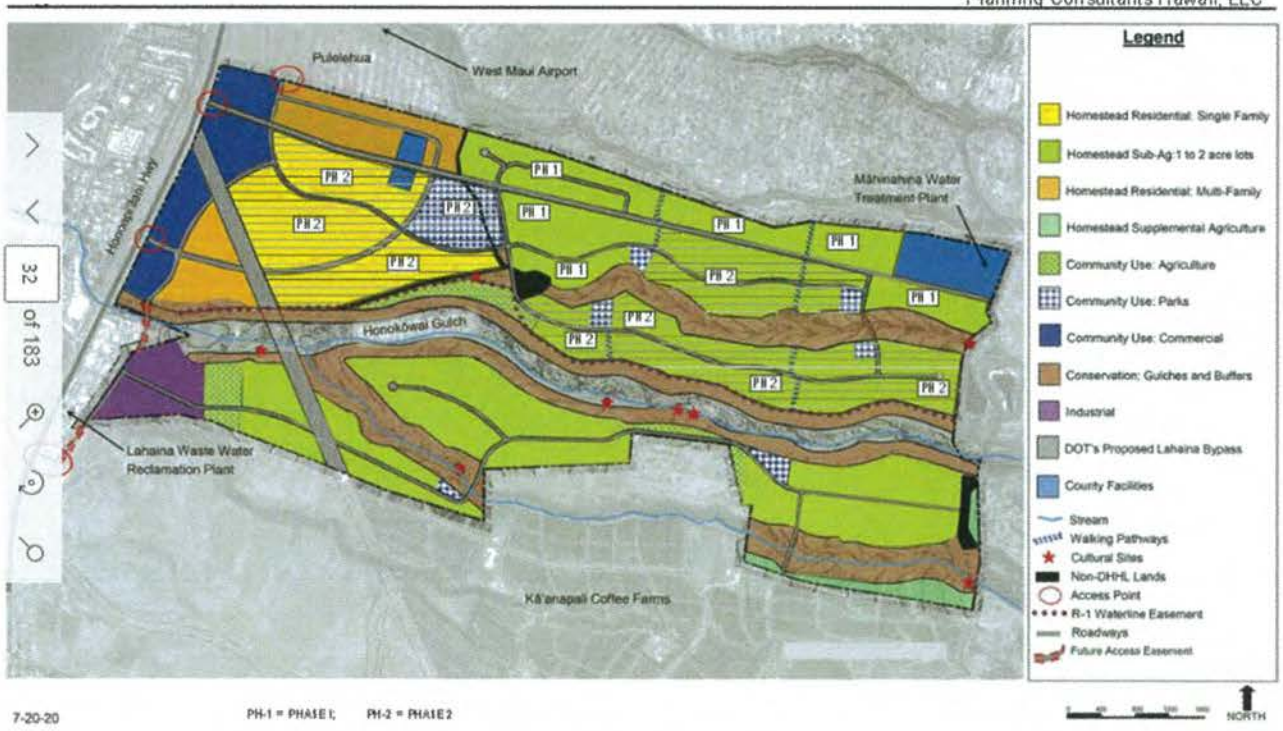


Figure 3 – Project Phases. PH 1 = Phase 1 PH 2 = Phase 2



Hydrology and Drainage

There are three natural drainage basins in the vicinity of the Project area. The primary drainage basin, Honokōwai Gulch[11], separates the north and south portions of the Project Area. The main channel of Honokōwai Stream is located within the gulch, with a tributary (Kanaunau Stream and Gulch) flowing south of Honokōwai gulch before and joining the Honokōwai Stream approximately one-half mile from Honoapi'ilani Highway. Kanaunau Stream was perennial at one time, but due to water diversions, flows intermittently. North of Honokōwai Gulch stream is Onepeha Gulch,a natural drainage way (with intermittent flow) that feeds into Honokōwai Reservoir[12].

The Project's western (makai) boundary is located a minimum of approximately one-quarter mile from the nearest coastline which is classified as a Class A water ("open coastal waters between Pu'u Olai and Nakalele Point"). Mitigations including substantial setback from the edges of the gulches have been designed into the project to minimize project impacts on the near-shore waters.

The Project will meet or exceed County drainage requirements limiting alteration to the existing drainage patter and extensive grading. In addition, the Project design includes retention basins[13] integrated into the gulch/set-back areas; and will utilize grassed swales to control and convey runoff.

Natural Resources

Due to its long history of intensive sugarcane and pineapple cultivation, a biological survey found the site to be dominated by non-native vegetation. However, a few common native plant species, including wiliwili, 'a'ali'i, 'uhaloa, pōpolo, 'ilima, 'ala'ala wai nui, 'iwa'iwa, koali 'awa, and pā'ū o Hi'iaka were observed in the Project area. No mammals were observed during the survey[14]. Many birds, primarily common non-native birds were observed within the Project area. In addition to the non-native birds, several dozen shorebirds were seen foraging in and near the wastewater treatment facility including Kōlea, Akekeke, and 'Ūlili. While not observed, there is the chance that the Project site may be home to the native green blue butterfly and Blackburn's sphinx moth. Tobacco tree (host plant for endangered Blackburn's sphinx moth) and 'a'ali'i (host plant for native green blue butterfly)were identified in several areas within the project.

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[11] Honokōwai gulch is located outside the project boundaries, between the northern and southern portions of the Project area. It is not part of DHHL's landholdings.

[12] Honokōwai Reservoir is situated in the midst of the north portion of the Project area, but is excluded from DHHL's landholdings and is not included in this master planning process.

[13] Retention basins will be constructed with volume more than the increase in runoff from the 100-year, 24-hour storm. Within each designated development site within the Project area will mitigate any increase in runoff from a 50-year, 1-hour storm event. The residual runoff from greater storm events will be conveyed to master drainage along common roadways.

[14] Cat scat was found within the Project boundaries.

Consistency with DHHL Planning System

The DEA addresses the proposed project uses for consistency with existing plans and applicable land use policies. The DHHL Maui Island Plan, completed in 2004, identified Honokowai as the priority tract for development. With the addition of Leali'i to DHHL's inventory, and creation of the subsistence agriculture homestead award, the proposed land use priorities have changed from a residential focus to a focus on subsistence agriculture homestead in addition to residential homesteads. A change in the land uses will require approval from HHC at the conclusion of the HRS 343 process.

Anticipation of a Finding of No Significant Impact

Based upon the analysis completed in the DEA, the staff anticipates a finding of no significant impact for the Project. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in Hawai'i Administrative Rules 11-200.1-13. An analysis of the 13 criteria of significance is presented below:

1. **Irrevocably commit a natural, cultural, or historic resource**.
The proposed 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 area has been the subject of flora/fauna, archaeological and cultural studies. Natural, cultural and historic resources are concentrated in the gulches that run through the Project area, away from where development activities are proposed. Measures to avoid impacts to natural, cultural, and historic resources are identified within this document should they inadvertently be encountered in the development phases of the Proposed Project.

2. **Curtail the range of beneficial uses of the environment.**
The Project expands the beneficial use of the Project area by providing affordable housing opportunities and potential for a return to agricultural uses on land that is lying fallow.

3. **Conflict with the State's environmental policies or long-term environmental goals established by law**
The proposed project is not in conflict with the long-term environmental policies, goals, and guidelines of the State of Hawai'i. As presented earlier in this EA, the project's potential adverse impacts are associated only with the short-term construction-related activities, and such impacts can be mitigated through adherence to standard construction mitigation practices.

4. **Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State**.
The proposed project will have beneficial effects on the economy and social welfare through the construction of homes for Beneficiaries of the Hawaiian Home Lands Trust and creating opportunities for a return of agricultural practices on lands that are lying fallow. Commercial and community uses proposed in the Project Area will support the new residents and agricultural uses. The Proposed 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 that can serve aesthetic, traditional and educational purposes.

5. **Have a 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. Wastewater disposal will occur in compliance with State Department of Health standards, through connection to the existing sewer infrastructure and individual septic systems approved by the Department of Health.

6. **Involve adverse secondary impacts, such as population changes or effects on public facilities.**
Although the Project will increase population in the immediate area, the population increase has been planned for through long-range land use and infrastructure planning on the part of DHHL, the County of Maui and the State of Hawai'i as discussed throughout this EA.

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 long-term negative impacts are expected from project implementation.

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 minimizes cumulative impacts to the environment. These design elements include use of R-1 water for irrigation, landscape buffers adjacent to gulches, and grassed swales to accommodate and return water to the ground rather than piping toward nearshore resources. The Proposed Project does not instigate a commitment for larger actions. As described throughout this document, long term land use planning and infrastructure planning have identified the Plan Area (and surrounding lands) for development and as such, DHHL, the County of Maui, and the State of Hawai'i have been developing or projecting infrastructure improvements to support the development.

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. Opportunities for positive impact on botanical resources are created by the Proposed Project through reintroduction of traditional practices and supporting resources including ethnic and/or native species, and incorporation of native species in landscaping.

Mitigation measures to avoid impacts to seabirds, Hawaiian hoary bat, nēnē, pueo and Blackburn's Sphynx Moth are included in this EA.

10. **Have a substantial adverse effect on air or water quality or ambient noise levels.**
Construction activities for development of the Project could potentially impact noise and air and water quality levels on the Project area. However, these impacts will be short-term and mitigatable. All construction activities will comply with applicable regulations and will

implement appropriate mitigation measures as necessary. After construction, the development is not expected to adversely impact ambient noise levels or water and air quality. There will be an increase in impervious surfaces over the Master Plan Area's former undeveloped use; however, any increase in runoff will be accommodated by proposed low-impact drainage improvements and will not detrimentally affect water quality

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 development will not affect any environmentally sensitive area and buffers are proposed adjacent to the gulches and streams that run through the Master Plan Area. Development areas are located outside FIRM-designated flood plains and inland from the coast away from tsunami zones, sea level rise exposure areas, and beaches. Homes will be constructed in compliance with County of Maui building codes, which are adopted to protect residents to the extent possible from hazardous weather conditions.

12. **Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies.**
The Master Plan Area is not specifically listed as a scenic vista or view plane. Expected development is of a low-rise nature that will not be impactful to views across the landscape

13. **Require substantial energy consumption or emit substantial greenhouse gases.**
The Proposed Project will increase energy consumption over the current use, vacant land. However, energy consumption of the proposed uses is not considered to be "substantial." DHHL has developed and is implementing its own renewable energy policy and works within a variety of programs to assist Beneficiaries with financing solar or other renewable sources of energy as a means to reduce household utility costs.

Based on these criteria, DHHL does not expect that activities associated with the Proposed Project would have a significant effect on the environment.

Potential Impacts and Proposed Mitigation Measures Identified in the DEA

Based on the evaluation of the proposed Project the following mitigations identified in Table 3, Proposed Mitigations Measures for Impacts to Natural and Human Environment are proposed in the DEA.

Table 2- Proposed Mitigations Measures for Impacts to Natural and Human Environment

Natural & Human Environment	Proposed Mitigation Measures
Climate	The Project is not anticipated to have an impact on climatic conditions. Mitigations include energy conservation, green practices, considering renewable resources and passive energy conservation. Creation of hardscapes may slightly increase local air temperature for a non-significant

Natural & Human Environment	Proposed Mitigation Measures
	impact. Mitigations include integrated landscaping.
Geology & Topography	The Project is not anticipated to have an impact on geology or topography. Mitigations include minimizing alteration to existing topography, low-impact development strategies, and overall proper drainage design.
Soils	The Project is anticipated to have an impact Positive long-term impact through the return of agriculture and irrigation on fallow lands which are ideal for agricultural use. Mitigable short-term impact during construction. Mitigations include construction best management practices (BMPs) and compliance with applicable rules and regulations.
Surface Water, Wetlands & Groundwater	The Project is not anticipated to have any long-term adverse impact to surface water, wetlands, or groundwater. Roughly 150 acres of conservation space, 30 acres of park space, and majority agricultural uses are anticipated as part of the Proposed Action. Mitigations include minimizing alteration to existing topography, low-impact development strategies including the implementation of a grassed swale system, compliance with applicable State requirements, compliance with the Clean Water Act, and water conservation. Plans will include a 100-foot setback from gulches, for conservation purposes. Positive impact with regard to injection wells through use of a substantial quantity of R-1 quality effluent from the County wastewater treatment facility. Mitigable short-term impact during construction. Mitigations include construction BMPs and compliance with applicable rules and regulations.
Natural Hazards- Flood	The Project is anticipated to have mitigable flood and climate change impacts, but no tsunami, hurricane, earthquake, volcanic hazard impacts. Mitigations include no habitable structures in lands designated Flood Zone A, compliance with Uniform Building Code and other applicable standards, and water conservation measures to mitigate stress on water resources.
Natural Hazards- Fire	The Project is not anticipated to have a mitigatable impact from wildfire. Positive impact on wildfire reduction across the landscape through proper land maintenance, the return of active agriculture and irrigation, and the establishment of a 30-foot defensible space between new structures and undeveloped areas.
Biological Resources	The Project is not anticipated to have an adverse impact to botanical resources. Possible positive impact on botanical resources through reintroduction of traditional practices and supporting resources including ethnic and/or native species, and incorporation of native species in landscaping. If DHHL becomes aware of the presence of protected species, site users, onsite staff, and contractors will be notified. Mitigable impact to Hawaiian

Natural & Human Environment	Proposed Mitigation Measures
	hoary bat. Mitigations include avoidance of site clearing activities between June 1 and September 15, or consultation with DLNR before disturbance of vegetation taller than 15 feet. Barbed wire will not be used for fencing during construction, and alternatives to barbed wire will be encouraged. No impacts to nēnē or pueo. DLNR will be contacted if birds are believed to be breeding in the Master Plan Area. Reduced speed limits will be posted if any are found to be present. Mitigable impact to seabirds. Mitigations include appropriate exterior lighting, and avoidance of nighttime construction activities between September 15 and December 15. No impact to Blackburn's sphinx moth. Mitigations include examining host plants between November and April, notification of USFWS should host plants over three feet be identified, adherence to all USFWS guidance, and discouraging the growth of host weeds. DHHL will restrict agricultural activities that could attract wildlife to nearby airport facilities.
Archaeological & Historic Resources	The Project is not anticipated to have an impact on archaeological nor historic resources. Development activities will be limited to kula lands rather than gulches. Mitigations include compliance with technical consultant recommendations including: • Preservation Plan following HRS 6E-8 review; • Compliance with all laws and rules regarding preservation of archaeological and historic sites; • Further (ongoing) consultation with SHPD; • In the unlikely event that subsurface historic resources are identified during development, work will cease in the immediate vicinity of the find, the find will be protected from additional disturbance, and SHPD will be contacted; • Relevant construction documents will include a provision detailing the aforementioned criteria for all project-related development of the Master Plan Area; • Consultation with Maui Cultural Lands, Inc. will conducted for all sites currently maintained by the grass roots land trust; and • Continued consultation with stakeholders related to historic practices will be conducted, as plans for the Master Plan Area evolve.
Cultural Resources	The Project is anticipated to have an overall positive impact. No significant adverse impacts. Mitigations include proper design of infrastructure and siting of land uses, avoidance of areas with cultural resources, and attempts to employ the following measures: • Stakeholder interviews revealed a desire for residents to grow traditional and/or native plants that could serve aesthetic, traditional, and educational purposes. Crops grown in the mauka regions of the development could be traded or shared with residents in the makai

Natural & Human Environment	Proposed Mitigation Measures
	portion; thereby, allowing residents to engage in the traditional practice of kuapo (trade). • A community facility to process agricultural products should also be considered, to facilitate intra-community trade as noted above. • Provide agricultural and Hawaiian culture resources for site users. For instance, proposed uses are compatible with the construction of a hale wa'a (canoe house) that could be used to teach and learn about voyaging culture. • Encourage use of traditional place names when possible • Minimize coastal resource degradation that may result from flooding. • Increase awareness of the connectivity between the mauka and makai resources of Honokōwai ahupua'a. • As a part of farm planning, the use of appropriate native ground cover in non-cultivated areas should be considered to minimize dust pollution that may result from modern agricultural practices and carried by the winds. • Foster and encourage a mālama 'āina land stewardship ethic that extends beyond the physical boundaries of DHHL's lands. Strategies to accomplish this could include BMP monitoring/enforcement, continued agency consultation, and environmental outreach/education programs where possible. Any prospective third-party developers or tenants of commercial/industrial areas who embrace this land ethic should be favorably considered from a cultural standpoint. • Prior to the initiation of land development, whether residential, business, or agriculture, appropriate blessings and/or protocols should be carried out. • Embrace the re-introduction and cultivation of suitable native and canoe plants, in support of traditional practices and/or crafts. • Preserve traditional mauka/makai access through a connective community design. Traditional trails are not known the Project area; this mitigation embraces a revival of a trail system access across the property. • Continue research into cultural resources within the Project area.
Sound	The Project is not anticipated to have any long-term impacts from site operations. Mitigations include compliance with applicable regulations and limiting noise from fixed mechanical equipment by tenants. Mitigable short-term impact during construction. Mitigations include obtaining a noise permit if necessary and properly muffling construction equipment, incorporation of applicable noise limits, curfew times, and hours. Distance and elevation change mitigate nuisance to existing residences during new construction. Temporary sound barriers or portable air conditioning equipment will be considered. Mitigable impact from construction of the

Natural & Human Environment	Proposed Mitigation Measures
	future Lahaina Bypass Phase 1-D. Mitigations include siting sensitive uses away from the Bypass alignment.
Air Quality	The Project is not anticipated to have any long-term impacts on local or regional air quality. Mitigations include energy conservation and green practices. Mitigable short-term impact during construction. Mitigations include construction BMPs.
Human-made Hazards	The Project is anticipated to have mitigable impacts. Mitigations will be as needed and will include retaining an environmental consultant to submit a Sampling and Analysis Work Plan to the DOH HEER Office, to evaluate residual pesticide risk in any areas of the Project area intended for re-development. If contamination is confirmed or likely, DHHL will issue a notice to site users and as needed, DHHL will address contamination concerns in cooperation with the HEER Office including possible land use restrictions or remedial action.
Roadways and Public Transit	The Project is not anticipated to have any adverse impacts on existing roadways or existing traffic conditions in the vicinity. The Honokōwai Master Plan will limit access points to Honoapi'ilani Highway and are being coordinated with DOT-HWY. DHHL is coordinating on a potential roadway connection with the neighboring Pulelehua development. Positive impact on the future Lahaina Bypass Phase 1-D by setting aside a conceptual land area to accommodate it. No adverse impact on public transit or multimodal facilities. DHHL will not impede planned safety and complete streets improvements along Lower Honoapi'ilani Highway and will contribute to the region's multimodal facilities where appropriate. Designated areas within onsite conservation buffers may also be used for appropriately designed pedestrian trails that can provide safe mauka and makai access.
Infrastructure and Utilities	The Project is not anticipated to have any adverse impacts regarding potable water and non-potable water. The proposing agency DHHL is coordinating with other agencies. Potable water systems would be designed to County standards, and water supplies in the aquifer are sufficient to support the Proposed Action. The Proposed Action's water needs have been identified by the State Water Projects Plan adopted in 2017. Impacts regarding potable water will be reduced through the use of a dual potable/non-potable water system. The Master Plan also includes lands set aside for County use, including for the County's existing Mahinahina Water Treatment Plant. No adverse impact regarding non-potable water. Substantial irrigation demand will be met through the use of R-1 quality effluent and surface water.

Natural & Human Environment	Proposed Mitigation Measures
	The Project is not anticipated to have any adverse impacts regarding wastewater. The existing County facility has capacity available to accommodate the Proposed Action. The use of individual wastewater systems (IWS) where appropriate will reduce demand on the municipal system. Sensitive uses will not be placed near the existing County facility. The Project is anticipated to have mitigable long-term impacts regarding drainage. Mitigations include minimized alterations to existing grading and existing drainage patterns, and adherence to the site drainage plan(s). Mitigable short-term impact during construction. Mitigations include construction best management practices (BMPs), implementation of a grassed swale system, and compliance with applicable rules and regulations. The Project is not anticipated to have an impact regarding solid waste or other utilities. DHHL will consult with MECO regarding electrical utilities and will explore photovoltaic alternatives. DHHL has developed and is implementing its own renewable energy policy. To mitigate impacts related to existing onsite solid waste deposits, DHHL will comply with the recommendations from the DOH – Solid and Hazardous Waste Branch and is taking active measures to prevent solid waste dumping from occurring in the future.
Socio-Economic Characteristics	The Project is not anticipated to have an adverse impact on population. The Proposed Action will provide homestead awards to native Hawaiians, many of whom are low-income families. Therefore, the Proposed Action will benefit rather than expose or disproportionately adversely affect minority or low-income persons in comparison to the rest of the population. Population increases suggest a corollary need for more jobs and housing, as well as substantial investments in public and commercial services and infrastructure. The Proposed Action stands to provide both jobs and housing.
Public Services and Facilities	The Project is anticipated to have an mitigable impact on HIDOE schools. Mitigations include coordination with HIDOE regarding the West Maui School Impact Fee District based on the chosen residential composition for the Project area. Various beneficiary stakeholders have expressed enthusiasm for uses such as a Hawaiian language school, cultural education facilities, a charter school and daycare for the Project area. If realized, these would contribute positively to Maui's educational opportunities.
Airport Operations / Facilities	The Project is not anticipated to have an impact on airport operations or facilities. A Notice of Proposed Construction or Alteration (or multiple notices) will be submitted to the FAA as needed. DHHL will restrict

Natural & Human Environment	Proposed Mitigation Measures
	agricultural activities that could attract wildlife to nearby airport facilities. DHHL acknowledges that photovoltaic systems can cause visual and/or radio interference for aircraft pilots, and that any such system in the Project area should be prepared for immediate hazard mitigation upon notification by HDOT and/or FAA. Mitigable impacts from airport operations or facilities. Should DHHL suspect that fumes, smoke, noise, vibrations, odors, and other airport-related exposures may impact the anticipated uses of its lands, more protective mitigation strategies will be considered at such time, depending on the nature of the concern. Should other unforeseen impacts arise from aircraft activities which are not mitigated by the strategies described in this EA, DHHL will consider additional measures.

NEXT STEPS FOR EA COMPLETION

The following is a list of anticipated next steps and milestones in the completion of the EA.

- DEA anticipated to be published in the July 8, 2021, OEQC *TEN*
- 30-day public comment period on the DEA ends August 7, 2021.
- Revise DEA per public comments and complete Final Environmental Assessment (FEA) (September 2021).
- Present FEA to HHC; HHC issues Finding of No Significant Impact (FONSI) declaration for the project (September 2021).
- HHC FONSI declaration for the project and FEA submitted to OEQC for publication in OEQC bi-monthly bulletin. (October 2021)

NEXT STEPS FOR OVERALL PROJECT IMPLEMENTATION

In addition to the completion of the FEA and HHC declaration of FONSI for the project in accordance with Hawaii Revised Statutes Chapter 343 and HAR 11-200.1, the following actions permits, approvals, and coordination are needed.

RESPONSIBLE ENTITY	PERMIT/APPROVAL/COORDINATION
Hawaiian Homes Commission	Update DHHL Maui Island Plan with updated Land Use Plan for Honokōwai

State Department of Health – Clean Water Branch	National Pollutant Discharge Elimination System (NPDES) Permit
State Department of Health – Disability and Communication Access Board	Review
State Department of Health – Indoor and Radiological Health Branch	Community Noise Permit (if applicable)
State Department of Health Wastewater Branch	Review, Individual Wastewater System approval (by future lessees)
State Department of Land and Natural Resources – State Historic Preservation Division	Chapter 6E, HRS compliance and Section 106 compliance as needed
State Department of Land and Natural Resources – 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

Sufficient budget will need to be allocated by the HHC and DHHL to implement the Project. Furthermore, a willingness by current and future decision-makers to follow through with various aspects of the Project will be needed to ensure successful implementation.