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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i

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July 24, 2023

Mary Alice Evans, Acting Director
State of Hawai'i
Office of Planning and Sustainable Development
Environmental Review Program
235 South Beretania Street, Room 702
Honolulu, Hawai'i 96813

Subject: Villages of Leiali'i Village 1-B; Lahaina, Maui; Publication
of the Final Environmental Assessment and Finding of No
Significant Impact

Dear Ms. Evans:

The Hawaiian Homes Commission hereby submits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the Villages of Leiali'i, Village 1-B project for publication in the next available edition of the Environmental Notice. The proposed project involves Tax Map Keys (TMKs) (2)4-5-021:007(por.), 010(por.), 014(por.), 020, 021(por.), (2)4-5 036: 109,110,112(por.) and portions of the Honoapi'ilani Highway right-of-way in Lahaina, Maui.

In addition to this letter, we have also submitted the electronic version of the Environmental Review Program Publication Form and a searchable PDF-formatted copy of the FEA-FONSI through the online submission platform.

If you have any questions, please call Emily Murai of Munekiyo Hiraga, project consultant, at (808) 983-1233 or via email at planning@munekiyoHIRAGA.com.

Mahalo,

Kali Watson, Chairman
Hawaiian Homes Commission

cc: Adrienne Wong, Austin Tsutsumi & Associates
Emily Murai, Munekiyo Hiraga

From: webmaster@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Friday, October 27, 2023 10:41:46 AM

Action Name

Villages of Leiali'i, Village 1-B

Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds
- (3) Propose any use within a shoreline area

Judicial district

Lahaina, Maui

Tax Map Key(s) (TMK(s))

(2)4-5-021:007(por.), 010(por.), 014(por.), 020, 021(por.), (2)4-5 036:109,110,112(por.) and Honoapi'ilani Highway right-of-way

Action type

Agency

Other required permits and approvals

Chapter 6E, HRS, Historic Preservation Compliance; Chapter 11-46, Community Noise Control, as applicable; Chapter 11-60.1-33, Fugitive Dust, as applicable; National Pollutant Discharge Elimination System (NPDES) Permit; Work on State Highway Permit; Construction permits (i.e., building and grading permits); Special Management Area Compliance (for roadway improvements on lands not owned by DHHL); Shoreline Setback Area Compliance (for roadway improvements); Flood Development Permit.

Proposing/determining agency

State of Hawai'i Department of Hawaiian Home Lands

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Action summary

The proposed action involves the development of the Villages of Leialii, Village 1-B Subdivision (Village 1-B), which will consist of 181 single-family homes. The new housing units will be made available to DHHL native Hawaiian beneficiaries. Related offsite improvements include the development of two (2) new retention basins and grading and development of interceptor ditches. Outlet drainage pipes in an existing offsite retention basin will be adjusted, and the retention basin will be enlarged. Roadway improvements involve restriping and relocation of traffic signals at the Honoapi'ilani Highway and Leialii Parkway intersection, widening of Leialii Parkway from two (2) lanes to four (4) lanes and any other improvements needed to eventually license Leialii Parkway to the County of Maui.

Reasons supporting determination

Refer to Section VIII Significance Criteria Assessment of the Final EA

Attached documents (signed agency letter & EA/EIS)

- [VOL-Final-EA-Volume-II-of-II-November-2023-final.pdf](#)
- [Final-EA-Volume-I-of-II-November-2023.pdf](#)
- [2023-FONSI-Leialii-1B.PDF](#)

Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

Action location map

- [Villages-of-Leialii-FEA-Shapefile.zip](#)

Authorized individual

Emily Murai

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

VOLUME I OF II

Final Environmental Assessment

PROPOSED DEPARTMENT OF HAWAIIAN HOME LANDS VILLAGES OF LEIALI‘I, VILLAGE 1-B SUBDIVISION AND RELATED IMPROVEMENTS, LAHAINA, MAUI, HAWAI‘I (TMK Nos. (2)4-5-021:007(por.), 010(por.), 014(por.), 020, 021(por.), (2)4-5-036:109, 110, 112(por.), and Honoapi‘ilani Highway Right-of-Way)

Prepared for:

**State of Hawai‘i,
Department of Hawaiian Home Lands**

November 2023

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VOLUME I OF II

Final Environmental Assessment

PROPOSED DEPARTMENT OF HAWAIIAN HOME LANDS VILLAGES OF LEIALI‘I, VILLAGE 1-B SUBDIVISION AND RELATED IMPROVEMENTS, LAHAINA, MAUI, HAWAI‘I

**(TMK Nos. (2)4-5-021:007(por.), 010(por.), 014(por.),
020, 021(por.), (2)4-5-036:109, 110, 112(por.), and
Honoapi‘ilani Highway Right-of-Way)**

Prepared for:

**State of Hawai‘i,
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November 2023

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CONTENTS

	<u>Page</u>
Executive Summary	v
List of Acronyms	viii
I. PROJECT OVERVIEW	1
A. PROJECT LOCATION, EXISTING USE, AND LAND OWNERSHIP	1
B. PROJECT NEED	3
C. PROPOSED ACTION	4
D. PROJECT DEVELOPMENT REGULATORY CONSIDERATIONS	7
E. PROJECT DEVELOPMENT SCHEDULE AND COST	8
II. DESCRIPTION OF THE EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES.....	10
A. PHYSICAL ENVIRONMENT	10
1. Surrounding Land Uses	10
2. Climate	11
3. Topography and Soil Characteristics	12
4. Agricultural Lands	15
5. Streams and Wetlands	16
6. Flood and Tsunami Hazards.....	21
7. Sea Level Rise	23
8. Flora and Fauna	26
9. Wildfire Hazard.....	31
10. Air Quality and Noise.....	33
11. Greenhouse Gas Emissions	34
12. Hazardous Materials	36
13. Scenic and Open Space Resources	38
14. Archaeological and Historic Resources	38
15. Cultural Resources	41
B. SOCIO-ECONOMIC ENVIRONMENT	45
1. Regional Setting	45
2. Population and Demography	46
3. Housing	47
4. Economy and Labor Force	47
C. PUBLIC SERVICES.....	48
1. Police and Fire Protection and Civil Defense	48
2. Medical Facilities	49
3. Educational Facilities.....	50
4. Recreational Facilities	50
5. Solid Waste Disposal.....	52

D.	INFRASTRUCTURE	53
1.	Roadways	53
2.	Airports.....	59
3.	Water System.....	60
4.	Wastewater System	65
5.	Drainage System.....	66
6.	Electrical, Telephone, and Cable Television Services.....	67
E.	CUMULATIVE AND SECONDARY IMPACTS	68
III.	RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS.....	71
A.	STATE LAND USE DISTRICTS.....	71
B.	DEPARTMENT OF HAWAIIAN HOME LANDS PLANNING SYSTEM.....	71
1.	General Plan	73
2.	Maui Island Plan.....	76
3.	Villages of Leialī'i and Honokōwai Regional Plan.....	77
C.	HAWAI'I STATE PLAN.....	77
D.	STATE FUNCTIONAL PLANS	86
E.	GENERAL PLAN OF THE COUNTY OF MAUI.....	91
F.	WEST MAUI COMMUNITY PLAN	100
G.	WEST MAUI GREENWAY PLAN.....	105
H.	MAUI COUNTY ZONING	105
I.	HAWAI'I COASTAL ZONE MANAGEMENT PROGRAM	105
1.	Recreational Resources	108
2.	Historic/Cultural Resources	109
3.	Scenic and Open Space Resources	110
4.	Coastal Ecosystems.....	110
5.	Economic Use	111
6.	Coastal Hazards.....	112
7.	Managing Development.....	112
8.	Public Participation	113
9.	Beach and Coastal Dune Protection.....	114
10.	Marine and Coastal Resources	114
J.	SPECIAL MANAGEMENT AREA RULES AND REGULATIONS OF THE MAUI PLANNING COMMISSION	115
K.	SHORELINE SETBACK RULES.....	117
IV.	ALTERNATIVES TO THE PROPOSED ACTION	118
A.	PREFERRED ALTERNATIVE.....	118
B.	SITE PLAN ALTERNATIVES	118
C.	NO ACTION ALTERNATIVE.....	118
D.	DEFERRED ACTION ALTERNATIVE.....	121

V.	SUMMARY OF UNAVOIDABLE IMPACTS AND COMMITMENTS OF RESOURCES.....	122
VI.	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES.....	123
VII.	LIST OF PERMITS AND APPROVALS	124
VIII.	SIGNIFICANCE CRITERIA ASSESSMENT	125
IX.	PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS.....	132
X.	LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS	216
XI.	REFERENCES.....	i

List of Figures

Figure 1.	Regional Location Map	2
Figure 2.	Property Location Map.....	5
Figure 3.	Conceptual Site Plan	6
Figure 4.	Soil Association Map.....	13
Figure 5.	Soil Association Map.....	14
Figure 6.	Agricultural Lands of Importance to the State of Hawai'i	17
Figure 7.	Land Study Bureau Map	18
Figure 8.	Streams Map	20
Figure 9.	Flood Hazard Areas Map	22
Figure 10.	Tsunami Evacuation Zones Map.....	24
Figure 11.	Sea Level Rise Exposure Area	25
Figure 12.	Identified Archaeological Surface Features	40
Figure 13.	State Land Use Designation Map.....	72
Figure 14.	Maui Island Plan Map	95
Figure 15.	West Maui Community Plan Map	101
Figure 16.	West Maui Greenway Segment 3.....	106
Figure 17.	Maui County Zoning Map.....	107
Figure 18.	Special Management Area	116
Figure 19.	Conceptual Increment 2 Site Plan Single Family Units Alternative	119
Figure 20.	Conceptual Increment 2 Site Plan Multi-Family Units Alternative	120

List of Tables

	<u>Page</u>
Table 1. Affected TMKs	3
Table 2. Proposed Potable Water Demands	62
Table 3. Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies	79
Table 4. Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies	85
Table 5. Relationship Between the Proposed Department of Hawaiian Home Lands' Villages of Leialii, Village 1-B Subdivision and Related Improvements and the State Functional Plans	87
Table 6. Countywide Policy Plan.....	92
Table 7. Maui Island Plan Goals, Objectives and Policies.....	96

List of Appendices (VOLUME II OF II)

Appendix A.	Preliminary Development Plans
Appendix B.	Preliminary Engineering and Drainage Report
Appendix C.	Permit Determination Request Letter to U.S. Army Corps of Engineers Dated April 13, 2022
Appendix C-1	Determination Letter from U.S. Army Corps of Engineers Dated May 12, 2022
Appendix D.	Flora and Fauna Survey
Appendix E.	Phase 1 Environmental Site Assessment
Appendix E-1.	Phase 2 Environmental Site Assessment
Appendix F.	Final Archaeological Inventory Survey
Appendix F-1.	Final Archaeological Monitoring Plan
Appendix F-2.	State Historic Preservation Division Archaeological Monitoring Plan Acceptance Letter
Appendix G.	Cultural Impact Assessment
Appendix H.	Traffic Impact Analysis Report
Appendix I.	Analysis of the Project's Conformance with the Hawai'i State Plan
Appendix I-1.	Analysis of the Project's Conformance with the Countywide Plan
Appendix I-2.	Analysis of the Project's Conformance with the Maui Island Plan
Appendix J.	Department of Hawaiian Home Lands Letter to Department of Planning Dated August 29, 2022

Executive Summary

Project Name:	Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements
Type of Document:	Final Environmental Assessment
Legal Authority:	Chapter 343, Hawai'i Revised Statutes Title 11-200.1-13, Hawai'i Administrative Rules
Determination:	Finding of No Significant Impact (FONSI)
Applicable Environmental Assessment review "Trigger":	Use of State lands and funds, use of Conservation District lands and work in the shoreline area
Location:	Lahaina, Maui, Hawai'i 96761 TMK Nos. (2)4-5-021:007(por.), 010(por.), 014(por.), 020, 021(por.), (2)4-5-036:109, 110, 112(por.), and Honoapi'ilani Highway Right-of-Way
Proposing Agency:	State of Hawai'i Department of Hawaiian Home Lands P.O. Box 1879 Honolulu, Hawai'i 96805 Contact: Stewart Matsunaga, Land Development Division Administrator Email: Stewart.t.matsunaga@hawaii.gov Phone (808) 620-9500
Approving Agency:	State of Hawai'i Department of Hawaiian Home Lands Hawaiian Homes Commission 91-5420 Kapolei Parkway Honolulu, Hawai'i 96707 Contact: Kali Watson, Chairman Phone (808) 620-9500
Consultant:	Munekiyo Hiraga 305 High Street, Suite 104 Wailuku, Hawai'i 96793 Contact: Emily Y.K. Murai, Associate Email: planning@munekiyohiraga.com Phone: (808) 983-1233
Project Summary:	The State of Hawai'i, Department of Hawaiian Home Lands (DHHL) proposes to develop the Villages of Leiali'i, Village 1-B (Village 1-B) subdivision in Lahaina, Maui, Hawai'i, on lands identified by Tax Map Key

(TMK) (2)4-5-021:020, an approximately 51-acre area of land owned by the DHHL located north of Leialii Parkway and the existing DHHL Villages of Leialii Village 1-A (Village 1-A) subdivision. DHHL initially acquired the lands for Village 1-A and Village 1-B from the State of Hawai'i Housing and Finance Development Corporation (HHFDC) in the early 2000's. Village 1-A, containing 104 single-family homes, was constructed and fully occupied by the end of 2007. It is acknowledged that due to the tragic wildfires in August of 2023, the community of Lahaina and Maui have experienced immeasurable loss and devastation. Over approximately 2,200 structures, including several homes in Village 1-A, were completely destroyed. DHHL is committed to provide land and housing to beneficiaries following this tragedy.

As proposed, Village 1-B, will consist of 181 single-family homes, which will be developed in two (2) phases. An alternative plan is also assessed which would include a mix of single-family and multi-family units up to a maximum of 250 units. Access to the subdivision will be provided from Leialii Parkway. The new housing units will be made available to DHHL native Hawaiian beneficiaries.

In order to develop the proposed subdivision, the following offsite improvements are required, and will also be developed as part of the proposed action:

- Development of two (2) new offsite retention basins mauka of Village 1-B, on lands owned by Hawai'i Housing Finance and Development Corporation (HHFDC)
- Adjustment of the outlet drainage pipes in the existing retention basin mauka of Village 1-A, on lands owned by HHFDC, and enlargement of the basin
- Grading and development of drainage interceptor ditches mauka of Village 1-B, on lands owned by HHFDC
- Roadway improvements to Leialii Parkway and Honoapi'ilani Highway
- Roadway repairs to existing portions of Leialii Parkway

The proposed improvements along Leialii Parkway include widening of Leialii Parkway from two (2) lanes to four (4) lanes, restriping, removal of the existing trees in the north shoulder, above the Lahaina Civic Center, relocation of the traffic signals at the

intersection with Honoapi'ilani Highway, which involve the relocation of existing traffic signals within Wahikuli Wayside Park, and any needed repairs and improvements as required for future licensure of the roadway to the County of Maui. Restriping along Honoapi'ilani Highway is also being proposed. In addition, due to the widening of Leiali'i Parkway, reconfiguration of the access driveway to the Lahaina Post Office will also be required.

The areas of the proposed project have been designated for "Urban" use by the State Land Use Commission, with a portion of the roadway improvements along Honoapi'ilani Highway located within the "Conservation" district. The project areas are also designated for "Agriculture" or "Road" use by Maui County Zoning and "Residential", "Neighborhood Center", "Agriculture" or "Public/Quasi-Public" use by the 2022 West Maui Community Plan.

A portion of the proposed Village 1-B subdivision and the areas of the roadway improvements are located within the Special Management Area for the island of Maui. Furthermore, a portion of the proposed roadway improvements are also located within the shoreline setback area.

The proposed project will utilize State lands and funds, and a portion of the roadway improvements occur within Conservation District Lands and the Shoreline setback area which trigger compliance with the environmental review requirements of Hawai'i Revised Statutes (HRS), Chapter 343. Accordingly, this Environmental Assessment (EA) has been prepared to evaluate the technical characteristics and potential environmental impacts of the proposed project, as well as to advance findings and mitigative measures relative to the project.

List of Acronyms

AFNSI	Anticipated Finding of No Significant Impact
AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawai'i
amsl	above mean sea level
AMP	Archaeological Monitoring Plan
ASEA	Aquifer Sector Area
ASYA	Aquifer System Area
BMPs	Best Management Practices
BPS	Booster Pump Station
cfs	cubic feet per second
CO2 EQ	Carbon Dioxide Equivalent
CDP	Census Designated Place
CAR	Community at Risk of Wildfire
CIA	Cultural Impact Assessment
CWPP	Community Wildfire Protection Plan
DBEDT	Department of Business Economic Development and Tourism
DEM	Department of Environmental Management
DHHL	Department of Hawaiian Home Lands
DLNR	Department of Land and Natural Resources
DOA	State Department of Agriculture
DOE	Department of Education
DOFAW	Division of Forestry and Wildlife
DOH	Department of Health
DWS	Department of Water Supply
EA	Environmental Assessment
EAL	Environmental Action Level
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
GHG	Greenhouse gases
gpd	gallons per day
gpm	gallons per minute
HAR	Hawai'i Administrative Rules
HHC	Hawaiian Homes Commission
HHCA	Hawaiian Homes Commission Act
HECO	Hawaiian Electric Company
HFDC	Housing Finance and Development Corporation
HHFDC	Hawai'i Housing Finance and Development Corporation
HRS	Hawai'i Revised Statutes
HWMO	Hawai'i Wildfire Management Organization
IAL	Important Agricultural Lands
LBR	Lahaina Bypass Road
LCCTC	Lahaina Civic Center Tennis Courts
LOS	Level of Service
LPZ	Lower Pressure Zone
LSB	Land Study Bureau
M-WTF	Māhinahina Water Treatment Facility

MIP	Maui Island Plan
MPC	Maui Planning Commission
MPO	Metropolitan Planning Organization
NFA	No Further Action
NHO	Native Hawaiian Organization
NPDES	National Pollutant Discharge Elimination System
OCCL	Office of Conservation and Coastal Lands
PEDR	Preliminary Engineering and Design Report
REC	Recognized Environmental Condition
RRO	Residual Range Organics
SDOT	State of Hawai'i, Department of Transportation
SHPD	State Historic Preservation Division
SMA	Special Management Area
TGM	Technical Guidance Manual
TIAR	Traffic Impact Analysis Report
TMK	Tax Map Key
UHMC	University of Hawai'i-Maui College
UGB	Urban Growth Boundary
UPZ	Upper Pressure Zone
USACE	United States Army Corps of Engineers
WcB	Wahikuli Stony Silty Clay 3 to 7 Percent Slopes
WdB	Wahikuli Very Stony Silty Clay 3 to 7 Percent Slopes
WcC	Wahikuli Very Stony Silty Clay 7 to 15 Percent Slopes
WUDP	Water Use Development Plan
WQDV	Water Quality Design Volume
WSS	Water System Standards
WWPS	Wastewater Pump Station
WWRF	Wastewater Reclamation Facility

PROJECT OVERVIEW



I. PROJECT OVERVIEW

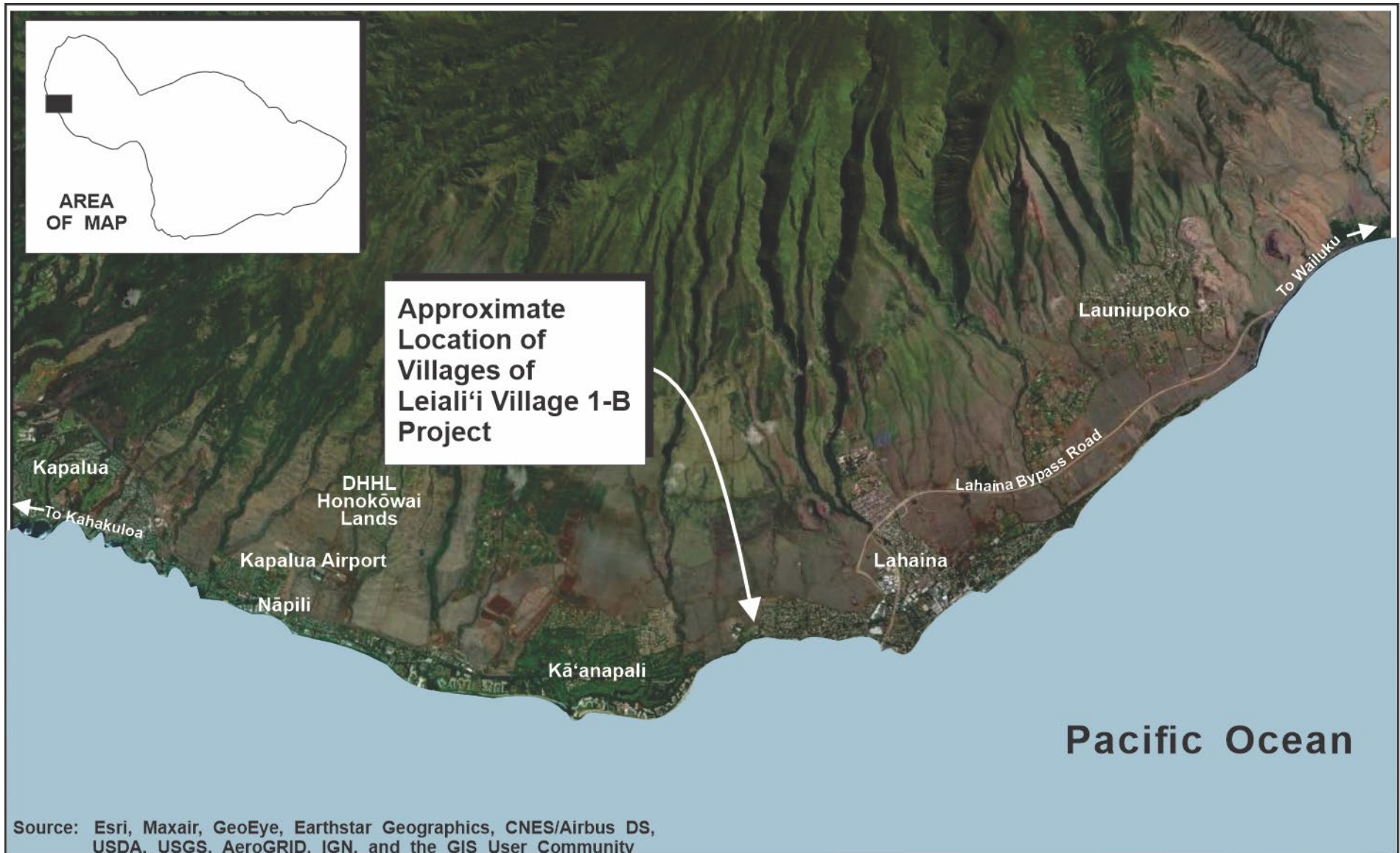
A. PROJECT LOCATION, EXISTING USE, AND LAND OWNERSHIP

The State of Hawai'i, Department of Hawaiian Home Lands (DHHL) proposes to construct the Villages of Leialii, Village 1-B (Village 1-B) subdivision and related improvements in Lahaina, Maui, Hawai'i.

The proposed Village 1-B subdivision is anticipated to be built on lands identified by Tax Map Key (TMK) (2)4-5-021:020, an approximately 51-acre area of land owned by the DHHL located north of Leialii Parkway and the existing DHHL Villages of Leialii Village 1-A (Village 1-A) subdivision. See **Figure 1**. The lands underlying both Village 1-A and Village 1-B were acquired by DHHL from the Housing Finance and Development Corporation (HFDC) (predecessor to the current Hawai'i Housing Finance and Development Corporation (HHFDC)) in the early 2000's. As constructed, Village 1-A consisted of 104 homes and was fully occupied by lessees by the end of 2007. DHHL has since been planning for the development of Village 1-B adjacent to Village 1-A. It is acknowledged that much of the surrounding area of Lahaina was catastrophically damaged by wildfires in August 2023, which were exacerbated by the high winds of Hurricane Dora. The town and community of Lahaina have since experienced devastating loss of life and property. It has been DHHL's mission to develop and deliver land to native Hawaiian beneficiaries and DHHL will continue to carry out its mission in Lahaina. While the project site is vacant, it is noted that the vegetation on the site did burn.

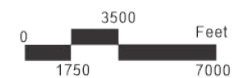
It is noted that HHFDC still owns the lands mauka of Village 1-A and Village 1-B, which has been planned for a separate master planned community, also referred to as the Villages of Leialii. However, DHHL may consider negotiating a transfer agreement with HHFDC that would transfer the mauka Village of Leialii lands to DHHL.

In order to develop the proposed subdivision, offsite improvements are required and will also be developed as part of the proposed action. The TMK parcels affected by the project are summarized in **Table 1** below.



Source: Esri, Maxair, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure 1 DHHL Villages of Leiali'i Village 1-B
Regional Location Map



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



Table 1. Affected TMKs

TMK	Owner	State Land Use Designation	West Maui Community Plan	Maui County Zoning	Project Component
(2)4-5-021:007	County of Maui	Conservation	State Conservation	Agricultural	Roadway Improvements (Traffic Signal Relocation)
(2)4-5-021:010	State of Hawai'i	Urban	Public/Quasi-Public	Agricultural; Road	Roadway and Pedestrian Improvements
(2)4-5-021:014	State of Hawai'i	Urban	Public/Quasi-Public	Agricultural	Roadway Improvements
(2)4-5-021:020	DHHL	Urban	Residential	Agricultural	Subdivision House Lots
(2)4-5-021:021*	HHFDC	Urban	Agriculture; Neighborhood Center; Residential	Agricultural; R-3, Residential	Drainage Improvements
(2)4-5-036:109	DHHL	Urban	Residential	Agricultural	Roadway Improvements
(2)4-5-036:110	DHHL	Urban	Residential	Agricultural	Roadway Improvements
(2)4-5-036:112	HHFDC	Urban	Residential	Road	Roadway Improvements
Honoapi'ilani Highway Right-of-Way	State of Hawai'i	Urban; Conservation	Public/Quasi-Public; State Conservation	Road	Roadway Improvements
*This parcel would be subject to the potential transfer agreement that HHFDC and DHHL would negotiate for the mauka Villages of Leiali'i lands. If executed, the DHHL would own this parcel.					

It is noted that the Lahaina Civic Center Tennis Courts (LCCTC) encroaches into the limits of TMK (2)4-5-021:020, however, DHHL has granted License Agreement 696 (LA 696) to the Department of Parks and Recreation for operation and maintenance of the facility.

B. PROJECT NEED

The mission of the DHHL is to effectively manage the Hawaiian Home Lands trust and to develop and deliver land to native Hawaiians. The Hawaiian Homes Commission Act (HHCA), codified within the constitution of the State of Hawai'i, states as its purpose:

- (a) *The Congress of the United States and the State of Hawaii declare that the policy of this Act is to enable native Hawaiians to return to their lands in order to fully support self-sufficiency for native Hawaiians and the self-determination of native Hawaiians in the administration of this Act, and the preservation of the values, traditions, and culture of native Hawaiians.*

- (b) *The principal purposes of this Act include but are not limited to:*
 - (1) *Establishing a permanent land base for the benefit and use of native Hawaiians, upon which they may live, farm, ranch, and otherwise engage in commercial or industrial or any other activities as authorized in this Act;*

- (2) *Placing native Hawaiians on the lands set aside under this Act in a prompt and efficient manner and assuring long-term tenancy to beneficiaries of this Act and their successors;*
- (3) *Preventing alienation of the fee title to the lands set aside under this Act so that these lands will always be held in trust for continued use by native Hawaiians in perpetuity;*

Similarly, the DHHL General Plan, updated in 2022, lists as goals under the Residential Uses objective:

- *Substantially increase the number of residential homesteads awarded each year.*
- *Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.*
- *Provide residential homesteads, financing, and other housing opportunities, especially to those most in need.*

DHHL beneficiary demand for homesteading opportunities is very high and may have been exacerbated for those affected by the tragic August 2023 wildfires. The proposed project aims to award leases and provide homesteading opportunities to beneficiaries, thereby, fulfilling the above stated purpose of the HHCA and DHHL General Plan.

C. PROPOSED ACTION

The DHHL proposes to develop the Village 1-B subdivision on lands identified by TMK (2)4-5-021:020, an approximately 51-acre area of land owned by the DHHL located north of Leialii Parkway and the existing Village 1-A subdivision. See **Figure 2**. Village 1-B, will consist of 181 single-family homes. Access to the subdivision will be provided from Leialii Parkway. While the development of 181 single-family homes is presented in this EA as the preferred alternative, it is noted that an alternative development program consisting of a mix of up to 250 single-family and multi-family units has also been studied and assessed as the highest impact alternative. See **Chapter IV**. The preferred alternative was selected based on beneficiary preferences and the ability to provide larger individual lot sizes. The new housing units will be made available to DHHL native Hawaiian beneficiaries.

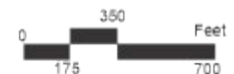
The proposed project will be developed in two (2) increments. Increment 1 will consist of 86 single-family units and Increment 2 will consist of 95 single-family lots. See **Figure 3**.

Each of the single-family lots will be approximately 7,500 square feet in area, with a minimum lot area of 5,000 square feet. The single-family lots will feature six (6) different model types that will provide 3 or 4 bedrooms and 2 to 3 bathrooms and will range in living



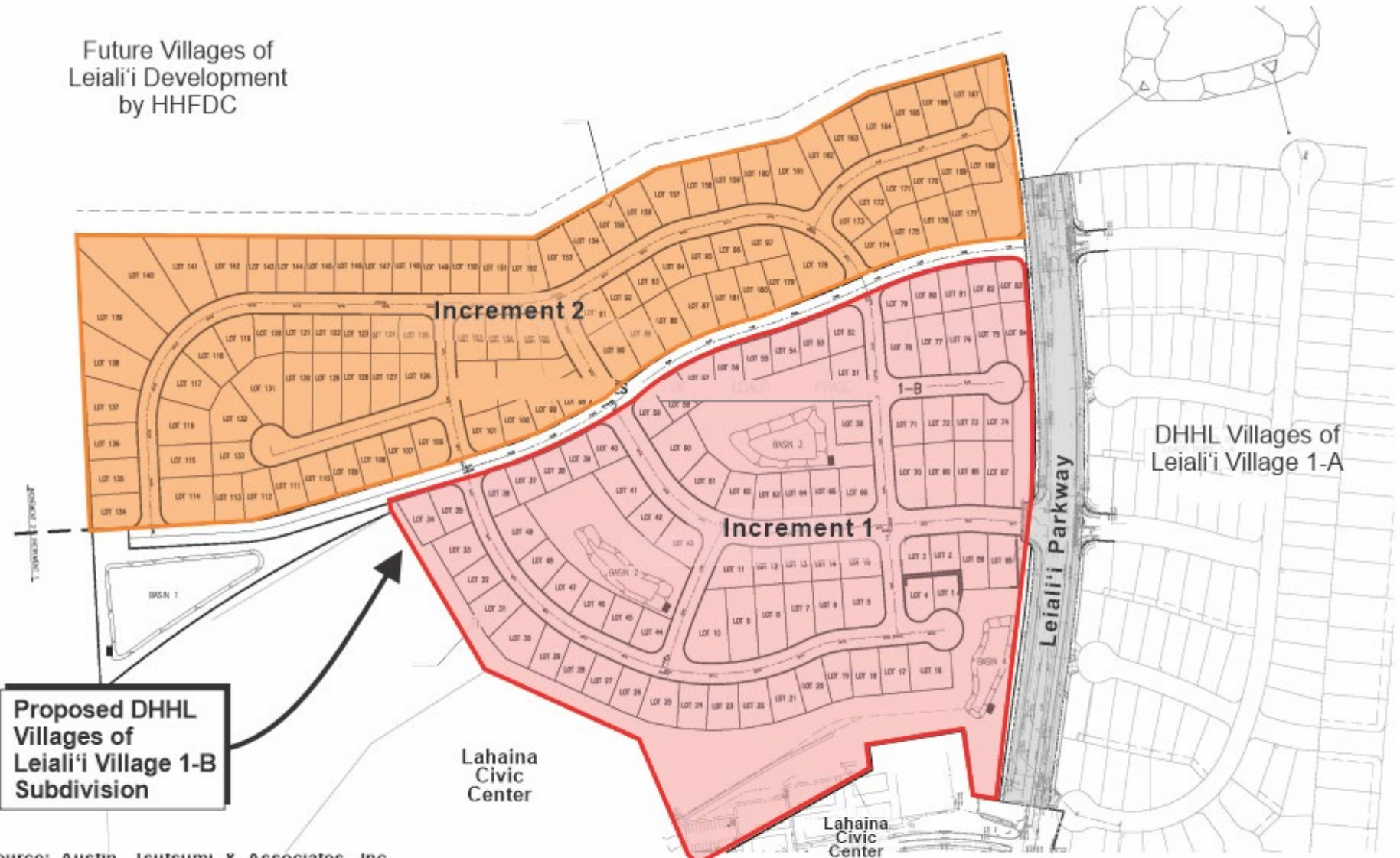
Figure 2

DHHL Villages of Leialii Village 1-B
Property Location Map



Prepared for: State of Hawaii, Department of Hawaiian Home Lands

Future Villages of
Leiali'i Development
by HHFDC



Proposed DHH
Villages of
Leiali'i Village 1-B
Subdivision

Source: Austin, Isutsumi & Associates, Inc.

Figure 3 DHH Villages of Leiali'i Village 1-B
Conceptual Site Plan

NOT TO SCALE



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



ATA/2371 DHH Villages of Leiali'i Ph. 1B PERMITTING/Application/Figures/New Site Plan Fig. 1

area from approximately 1,088 square feet (sq. ft.) to 1,674 sq. ft. Parking will be provided in attached garages. Conceptual development plans for the proposed subdivision are provided in **Appendix “A”**.

In order to develop the proposed subdivision, the following offsite improvements are required, and will also be developed as part of the proposed action:

- Development of two (2) new offsite retention basins mauka of Village 1-B, on lands owned by HHFDC
- Adjustment of the outlet drainage pipes in the existing retention basin mauka of Village 1-A, on lands owned by HHFDC, and enlargement of the basin
- Grading and development of drainage interceptor ditches mauka of Village 1-B, on lands owned by HHFDC
- Roadway improvements to Leialii Parkway and Honoapiilani Highway
- Roadway repairs to existing portions of Leialii Parkway

The drainage improvements discussed above will be located on TMK (2)4-5-021:021, currently owned by HHFDC. Refer to **Figure 2**.

The proposed improvements along Leialii Parkway include widening of Leialii Parkway from two (2) lanes to four (4) lanes, restriping, removal of the existing trees in the north shoulder above the Lahaina Civic Center, relocation of the traffic signals at the intersection with Honoapiilani Highway, which involves the relocation of existing traffic signals within Wahikuli Wayside Park (TMK (2)4-5-021:007), and any needed repairs and improvements as required for future licensure of the roadway to the County of Maui. Restriping along Honoapiilani Highway is also being proposed. In addition, due to the widening of Leialii Parkway, reconfiguration of the access driveway to the Lahaina Post Office will also be required. It is noted that Leialii Parkway is encompassed by four (4) TMKs, identified as (2)4-5-036:109 and 110, owned by the DHHL, and (2)4-5-036:112 and (2)4-5-021:010, which are owned by the State. Honoapiilani Highway is a State of Hawai'i, Department of Transportation (SDOT) owned highway. Refer to **Figure 2**. Plans for the offsite improvements are provided in the Preliminary Engineering and Drainage Report and Traffic Impact Analysis Report. See **Appendix “B”** and **Appendix “H”**, respectively.

D. PROJECT DEVELOPMENT REGULATORY CONSIDERATIONS

The areas of the proposed project have been designated for “Urban” use by the State Land Use Commission, with a portion of the roadway improvements along Honoapiilani Highway located within the “Conservation” district. The project areas are also designated for “Agricultural” or “Road” use by Maui County Zoning, and “Residential”, “Public/Quasi-Public”, “Agriculture”, “Neighborhood Center” or “State Conservation” use by the West Maui Community Plan (2022). The HHCA, codified within the constitution of the State of Hawai'i, vests onto DHHL the authority to use its lands at its discretion. Specifically, HHCA

Section 204, states that *“all available lands shall immediately assume the status of Hawaiian home lands and be under the control of the department to be used and disposed of in accordance with the provisions of the Act.”* As DHHL owns the property on which the subdivision will be developed, the above-noted provision grants DHHL the authority to proceed with the project without the lands being fully entitled for residential use.

A portion of the proposed Village 1-B subdivision and the area of the roadway improvements are located within the Special Management Area (SMA) for the island of Maui. The DHHL has determined that it is not subject to county zoning and SMA permitting requirements pursuant to the Hawai'i Homes Commission Act, 1920. This determination was submitted to the County of Maui, Department of Planning via letter dated August 29, 2022. See **Appendix “J”**. The Department of Planning concurred with this determination in its January 18, 2023 letter providing comments on the Draft EA. See **Chapter X**. It is noted that a portion of the offsite roadway improvements within the SMA and Shoreline setback area being proposed as part of the proposed project will be located on lands not owned by DHHL. As such, DHHL will comply with SMA and Shoreline setback permitting requirements for the proposed roadway improvements occurring on lands owned by the State of Hawai'i, the County of Maui and HHFDC. Furthermore, a portion of the proposed roadway improvements are also located within the shoreline setback area. A Shoreline Setback Assessment application will be prepared and filed with the Department of Planning for the roadway improvements, limited to restriping and relocation of existing traffic signals, along Honoapi'ilani Highway and within Wahikuli Wayside Park, that are within the shoreline setback area. It is further noted that consultation with the Office of Conservation and Coastal Lands (OCCL) of the Department of Land and Natural Resources has occurred regarding the work within the “Conservation” district and it has been determined that as the OCCL does not have jurisdiction within State rights-of-way, no Conservation District Use Permit will be required for the proposed project.

The proposed project will utilize lands owned by DHHL, HHFDC, and SDOT, which are Agencies of the State of Hawai'i. The use of State lands and funds and work within the shoreline setback area and “Conservation” district (for a portion of the roadway improvements) are triggers for preparation of an Environmental Assessment (EA) pursuant to Chapter 343, HRS and Chapter 11-200.1, Hawai'i Administrative Rules (HAR). As such, this EA has been prepared to evaluate the technical characteristics and potential environmental impacts of the proposed project, as well as to advance findings and mitigative measures relative to the project.

E. PROJECT DEVELOPMENT SCHEDULE AND COST

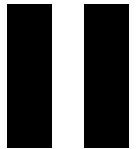
Based on the Applicant's current design, permitting, and development schedule, site work is targeted to begin following receipt of all applicable entitlement and construction permit approvals. Project construction will be initiated following receipt of applicable County and State agency approvals and budget approvals. Offsite improvements and Increment 1 of

the proposed subdivision are expected to be completed in approximately three (3) years while Increment 2 is anticipated to be completed one (1) year after Increment 1. It is understood that timing of construction will follow recovery of the project's surrounding area impacted by the August 2023 wildfires, which may involve hazardous debris and material removal, and environmental testing by the Environmental Protection Agency (EPA) and U.S. Army Corps of Engineers (USACE).

The total project cost is estimated at \$75 million, including \$16 million for offsite improvements, \$29 million for Increment 1, and \$30 million for Increment 2.



**DESCRIPTION OF THE
EXISTING CONDITIONS,
POTENTIAL IMPACTS, AND
MITIGATION MEASURES**



II. DESCRIPTION OF THE EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This chapter has been prepared to describe the existing conditions of the project area as well as the potential impacts and proposed mitigation measures related to implementation of the proposed action. As previously discussed, DHHL is proposing to develop Increment 1 with 86 single-family units and Increment 2 with 95 single-family units, for a total of 181 units. As noted previously and discussed in **Chapter IV**, an alternative involving a mix of single-family and multi-family development up to 250 units has been considered. As such, it is noted that the analysis contained in this Environmental Assessment (EA) is based on the maximum build out scenario of 250 housing units. It is also noted that the technical studies, assessments and planning for this development occurred several years before the August 2023 wildfires. As such, some of the studies included in this Final Environmental Assessment (EA) were prepared using existing and anticipated conditions which may have changed due to the recent tragic events. This Final EA attempts to address conditions which may have changed as a result of the tragedy.

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

a. Existing Conditions

The Villages of Leiali'i, Village (1-B) project site is located within an urbanized area of Lahaina adjacent to existing and planned residential uses. The Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-A subdivision is located across of Leiali'i Parkway and south of the proposed Village 1-B project site. The Villages of Leiali'i Village 1-A subdivision consisted of 104 single-family lots, which were completed in 2007. Mauka and east of the proposed Village 1-B project site are lands owned by the Hawai'i Housing Finance and Development Corporation (HHFDC) and are planned for future residential development as part of HHFDC's Villages of Leiali'i Master Plan. The Lahaina Civic Center and Lahaina Post Office are located makai and west of the Village 1-B project site. Vacant agricultural lands are located to the north of the proposed subdivision. As previously mentioned, much of the project's surrounding area, including about 2,200 structures, were damaged or destroyed by wildfires. As of September 2023, portions of West Maui continue to be closed-off to the public while recovery efforts continue. A broad assessment of infrastructure and hazardous materials is also ongoing.

b. Potential Impacts and Mitigation Measures

The subject property is located within the Urban Growth Boundary of the Maui Island Plan in the civic center of West Maui. As the community grieves and recovers, a plan for mass rebuilding has not been determined. However, with the destruction of so many homes in Lahaina, there is an even greater demand for the availability of new housing. The long-planned Village 1-B project has been designed to be complementary to the adjacent Village 1-A subdivision and will not present adverse significant adverse impacts on surrounding land uses.

2. Climate

a. Existing Conditions

Lahaina's climate is relatively uniform throughout the year. Lahaina's tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate.

Average annual temperatures in West Maui typically range between the low to high 70 degrees Fahrenheit. September is historically the warmest month, while January is the coolest. Rainfall in West Maui is both low and highly seasonal in nature, with most precipitation occurring between the months of October and April when winter storms hit the area, with March being the wettest month, with 3.92 inches on average, and June being the driest, with 1.07 inches of precipitation. Situated on the leeward side of the West Maui Mountains, this dry region receives most of its rainfall in late afternoon and early evening, after seabreezes take moisture upslope during the day. Annual average rainfall for West Maui is 27.77 inches (County of Maui, Office of Economic Development, 2020).

Although Lahaina experiences relatively temperate climate year-round, there are risks of extreme weather events such as hurricanes which may cause flooding or damage from wind. In the case of the recent Lahaina wildfires, extreme winds from Hurricane Dora intensified the spread of the fires.

b. Potential Impacts and Mitigation Measures

Replacement of vegetative surfaces with hardscapes such as roadways and housing units may cause a slight increase in ambient air temperatures. To address what is referred to as "heat island" effect, landscape design and a planting plan will be employed to provide shading. As such, the proposed

project is not anticipated to have a significant adverse effect on climate. However, in order to mitigate potential impacts from extreme weather and climactic conditions, disaster resilient design features such as underground electric utilities will be utilized and implemented. In addition, additional firebreaks and fire retardant shingles, roofing and construction materials will be considered for implementation in construction of the subdivision and homes.

3. Topography and Soil Characteristics

a. Existing Conditions

According to the U.S. Department of Agriculture Soil Conservation Service (1972), soils underlying the project site belong to the Waiakoa-Keahua Molokai association. See **Figure 4**. The Waiakoa-Keahua-Molokai association is characterized by nearly level to moderately steep, well drained soils located on uplands, consisting mostly of weathered material from basic igneous rock, while the upper profile is influenced by volcanic ash. The specific soil types underlying the project site are Wahikuli Stony Silty Clay (WcB), Wahikuli stony clay, 7 to 15 percent (WcC), and Wahikuli Very Stony Silty Clay (WdB). See **Figure 5**. The *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* characterizes WcB soils as dark, reddish-brown silty clay with enough stones to hinder cultivation and moderate permeability. Runoff is slow and the erosion hazard is slight. WcC soils have similar profiles as Wcb soils but occur in steeper sloped areas. WdB soils are also similar to WcB, except that as much as three (3) percent of the surface is covered by stones. These soil types were used mostly for sugar cane, with a small acreage used for homesites (U.S. Department of Agriculture Soil Conservation Service, 1972).

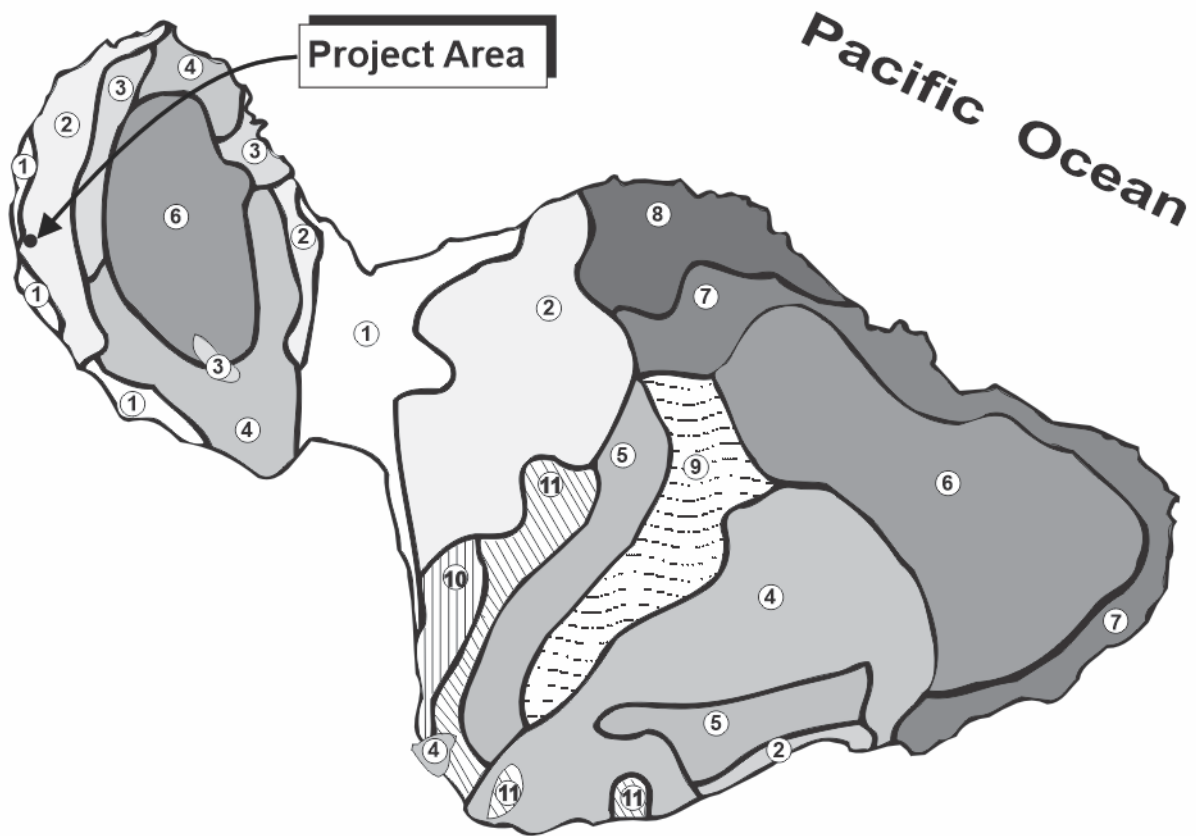
In terms of topography, the majority of the project site slopes downward to the west with a grade of approximately nine percent. Elevations onsite range from 68 to 170 feet above mean sea level (amsl). See **Appendix “B”**.

b. Potential Impacts and Mitigation Measures

Development of the project will involve excavation and embankment, as required, to install new roadways, utilities, and level building pad areas. Geotechnical investigations have been conducted as part of the engineering and design process for the project. The site will be graded to collect runoff in retention basins and drainage systems within the project site. Efforts will be made to maintain a balance between excavation and

LEGEND

- | | | | |
|----------|--|-----------|-----------------------------------|
| 1 | Pulehu-Ewa-Jaucas association | 7 | Hana-Makaalae-Kailua association |
| 2 | Waiakoa-Keahua-Molokai association | 8 | Pauwela-Haiku association |
| 3 | Honolua-Olelo association | 9 | Laumaia-Kaipoi-Olinda association |
| 4 | Rock land-Rough mountainous land association | 10 | Keawakapu-Makena association |
| 5 | Puu Pa-Kula-Pane association | 11 | Kamaole-Oanapuka association |
| 6 | Hydrandepts-Tropaquods association | | |



Source: USDA, Soil Conservation Service

Figure 4

DHHL Villages of Leialii
Village 1-B
Soil Association Map

NOT TO SCALE



Prepared for: State of Hawaii, Department of Hawaiian Home Lands

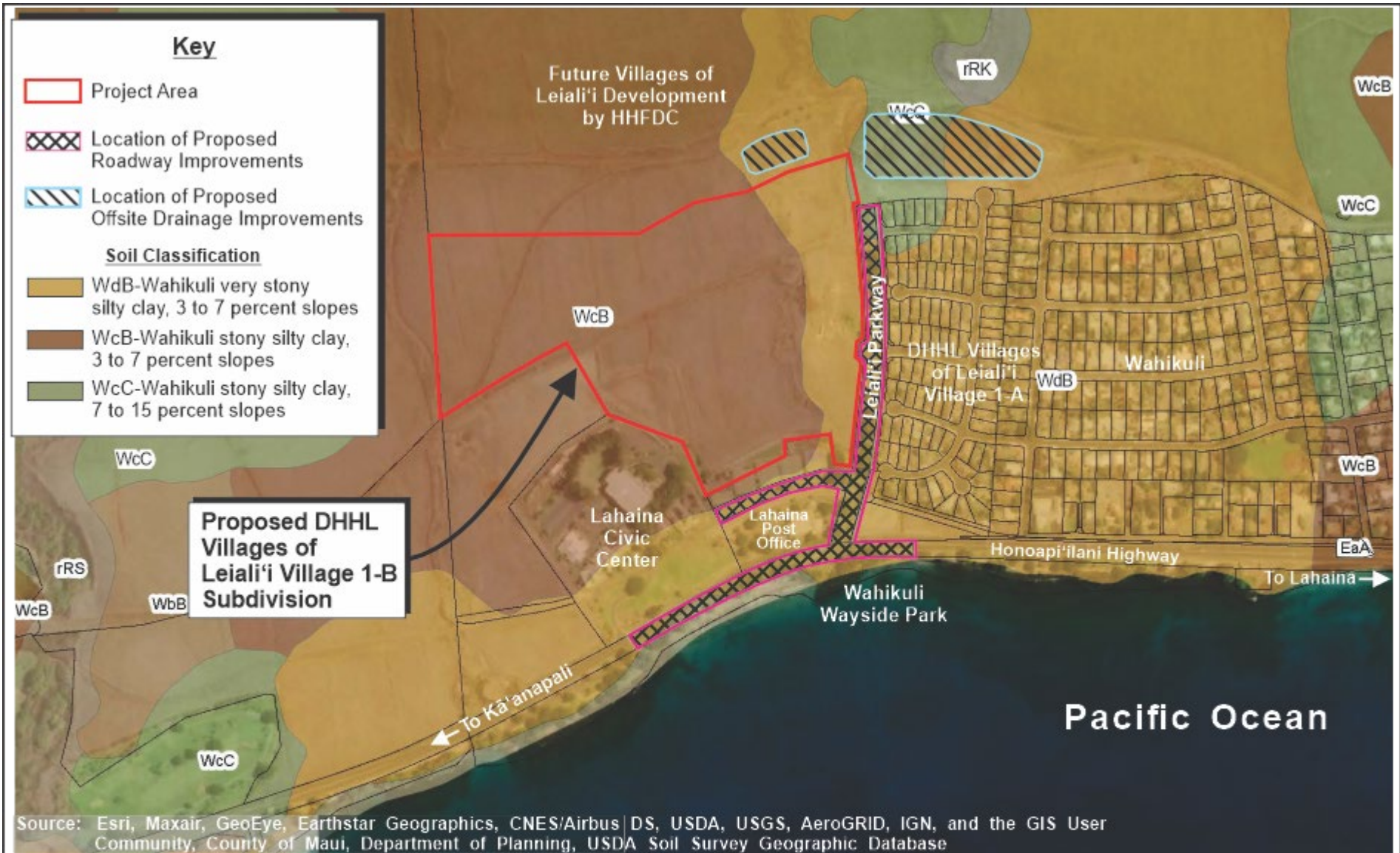
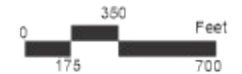


Figure 5

DHHL Villages of Leialii Village 1-B Soil Classification Map



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



embankment (cut and fill) quantities to reduce the import and/or export of earthwork materials. Furthermore, the grading of the onsite and offsite work will be phased with the site development. The initial phase of work will include grading related to the offsite detention basins mauka of the subdivision area. Material from excavation of the detention basins will be used as fill material for grading work within Increment 1. Increment 2 construction will occur subsequent to the completion of Increment 1. Refer to **Appendix “B”**.

Temporary erosion control measures will be implemented throughout construction to lessen soil loss and erosion hazards. Best Management Practices (BMPs) utilized may include temporary sediment basins, temporary diversion berms and swales to intercept runoff, silt fences, dust fences, slope protection, stabilized construction entrances and truck wash-down areas. In addition, loose soils will be periodically sprayed with water to minimize air-borne dirt particles from reaching adjacent properties. Permanent sediment control measures will be utilized once construction is completed. Refer to **Appendix “B”**.

With implementation of the above-noted mitigation measures, significant adverse impacts to topography and soil characteristics are not anticipated.

4. Agricultural Lands

a. Existing Conditions

The project area was previously in commercial agricultural cultivation for sugar cane during the booming sugar cane industry from around the late 19th Century to mid-20th Century. Surrounding the project area and throughout Lahaina were numerous sugar cane plantations and a network of railroads and irrigation systems. Currently, the project area consists primarily of fallow former cane fields that are no longer in agricultural production.

In 1977, the State Department of Agriculture (DOA) developed a classification system to identify Agricultural Lands of Importance to the State of Hawai'i (ALISH). The classification system is based primarily, though not exclusively, upon the soil characteristics of the lands. The three (3) classes of ALISH lands are: “Prime”, “Unique”, and “Other Important” agricultural land, with all remaining lands termed “Unclassified”.

When utilized with modern farming methods, “Prime” agricultural lands have a soil quality, growing season, and moisture supply necessary to produce sustained crop yields economically. “Unique” agricultural lands

possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. “Other Important” agricultural lands include those that have not been rated as “Prime” or “Unique” but are of state-wide or local importance for agricultural use.

The project site primarily consists of lands classified as “Prime” and “Other” agricultural lands, with a portion of the site “Unclassified”. See **Figure 6**.

The University of Hawai‘i, Land Study Bureau (LSB) developed the Overall Productivity Rating, which classified soils according to five (5) levels, with “A” representing the class of highest productivity soils and “E” representing the lowest. The project site is largely not classified by the LSB system, however, small portions of the subdivision are designated as “B” by the LSB. See **Figure 7**.

Additionally, Chapter 205, Hawai‘i Revised Statutes (HRS), declared that the people of Hawai‘i have a substantial interest in conserving the agricultural resources of the State. The State calls for the identification of important agricultural lands (IAL) to identify and plan for the maintenance of a strategic agricultural land resource base that can support a diversity of agricultural activities and opportunities that expand agricultural income. The project site is not designated as IAL.

b. Potential Impacts and Mitigation Measures

Although the project area has historically been utilized for agricultural cultivation, it has not been actively cultivated for many years. The project area is adjacent to existing urban development and has been identified for future urban use by the Maui Island Plan and West Maui Community Plan. On the island of Maui, approximately 70,714 acres of the total land area of the island are within the ALISH “Prime” Designation, this represents approximately 15 percent of the island. As such, the use of 51 acres, or 0.07 percent of the “Prime” designated agricultural land on Maui is not considered a substantial adverse impact in the context of the overall Prime designated lands on Maui. Significant adverse impacts to agricultural productivity in the region are not anticipated as a result of the proposed action.

5. Streams and Wetlands

a. Existing Conditions

According to the United States Department of the Interior, Fish and Wildlife Service, National Wetland Inventory Map, an unnamed gulch runs through

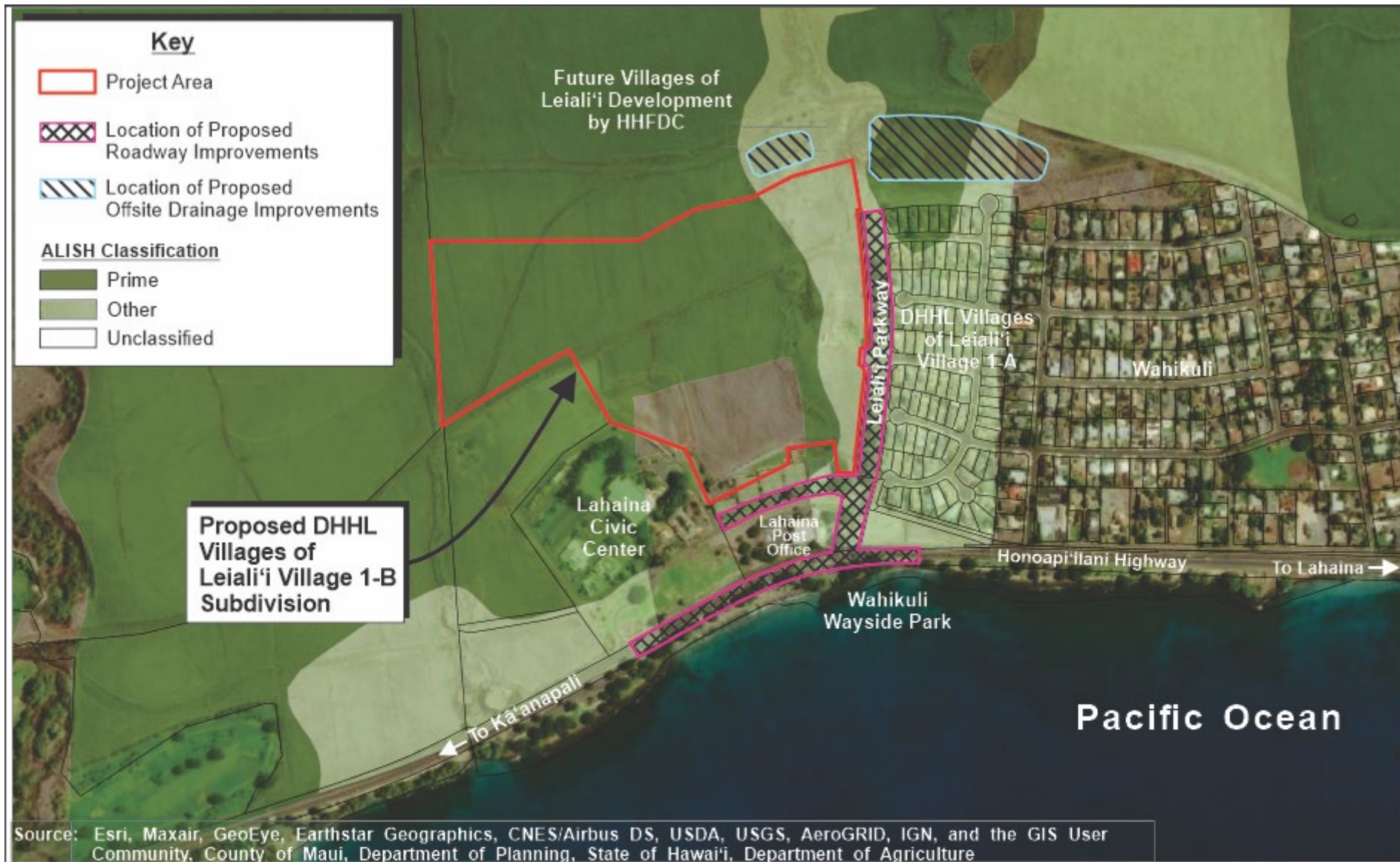
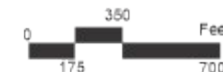


Figure 6

DHHL Villages of Leialii Village 1-B
Agricultural Lands of Importance to the State of Hawai'i



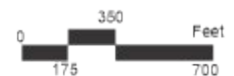
Prepared for: State of Hawai'i, Department of Hawaiian Home Lands





Figure 7

DHHL Villages of Leialoi Village 1-B
Land Study Bureau Map



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



locations of the proposed drainage improvements and the adjacent DHHL Villages of Leialii Village 1-A subdivision. See **Figure 8**.

A letter was prepared and submitted to the U.S. Army Corps of Engineers (USACE) regarding the gulch to request that no Department of the Army (DA) permit would be required. To aid in the request, a Waters of the U.S. Assessment was prepared for the gulch. See **Appendix “C”**.

According to the assessment, the gulch was once approximately four (4) miles in length, running from an elevation of approximately 2,600 feet. The gulch has a total watershed of approximately 400 acres, and can be characterized as an ephemeral intermittent stream that only runs briefly 2 to 3 times a year following major rainfall events. Most of the land where the channel runs was formerly part of a large sugar cane plantation, but is now fallow. A network of plantation irrigation ditches spans the area, and one (1) ditch crosses the gulch at the 1,300 foot elevation and captures whatever modest flow is generated from the upper reaches of the watershed. A plantation cane haul road was developed laterally across the gulch and its shallow depression at an elevation of 160 feet. No culvert was placed under the road to allow periodic stream flow to pass beneath and, as a result, a shallow basin was created where any stream flow would accumulate and eventually percolate into the ground. Stream flow has been modest and infrequent as the basin shows no signs of ponding or high water marks and no signs of over-topping. The assessment notes that should over-topping occur onto the roadway which slopes downward, the water would follow the roadway surface down to gently sloping open land away from the lower gulch channel where it would be dispersed, thereby essentially dewatering the lower portion of the channel.

The lower portion of the channel below the project area has been altered by development, including the Wahikuli subdivision that was developed in the 1970s and the Village 1-A subdivision, developed in the early 2000s which resulted in the channel being filled and leveled to establish roadways and house lots. In addition, the excavation required to develop the detention basin above Village 1-A also altered this lower portion of the channel. The detention basin includes two (2) underground overflow drain pipes that connect to two (2) storm drain pipes running through the Village 1-A subdivision, before joining at the bottom of the subdivision in an open box culvert that runs under Honoapi'ilani Highway and to the ocean. The assessment notes that the detention basin receives very little runoff due to the dewatered nature of this lower part of the channel.

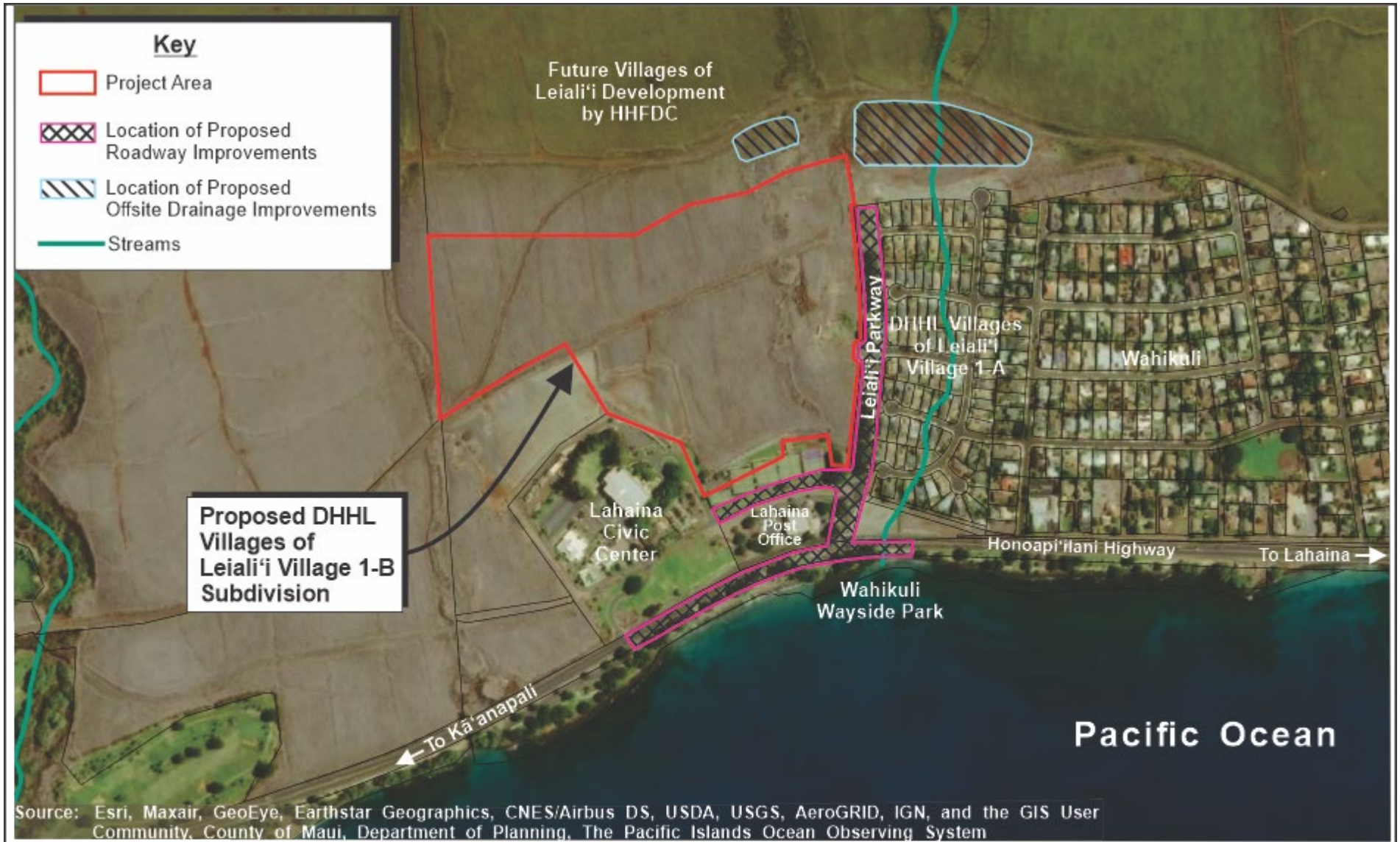


Figure 8

DHHL Villages of Leialii Village 1-B
Streams Map



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



As such, the assessment found the gulch to be an ephemeral aquatic resource that has no nexus with the Pacific Ocean Traditional Navigable Water. For this reason, the assessment proposed that the gulch be determined to be a Non-Jurisdictional aquatic resource.

It is noted that following the August 2023 wildfires, the status of ocean water quality is in the process of being tested and evaluated. The State DLNR Department of Aquatic Resources (DAR) has deployed sampling devices to test for contaminants related to the wildfires, such as metals, polycyclic aromatic hydrocarbons (persistent carcinogens created by biomass and fossil fuel burning), dioxins, polychlorinated biphenyls, PBDEs (flame retardants), PFAS (forever chemicals in fire-fighting foams and household products) and emerging contaminants from tire wear particles. DAR will continue this process over the next year or two (2) years to evaluate and monitor marine water quality.

b. Potential Impacts and Mitigation Measures

The unnamed gulch that traverses through the proposed drainage improvements is identified as non-perennial, and usually only contains water during rain events. In addition, the stream runs through existing drainage features. Development of the project and the related offsite improvements will not impact the historical alignment of the unnamed gulch. As such, it is not anticipated that the proposed improvements would adversely impact this feature. The USACE has confirmed that a DA permit is not required for this project. See **Appendix “C-1”**.

In order to control runoff, temporary measures such as filter socks, drain inlet protection and silt fences will be used during construction. In the long term, permanent drainage improvements such as detention basins will be utilized to control runoff.

6. Flood and Tsunami Hazards

a. Existing Conditions

The Flood Insurance Rate Map (FIRM) for this area of the island designates the Village 1-B subdivision as being within Zone X (unshaded) and such, is not subject to the Flood Hazard District Ordinance, Chapter 19.62 of the Maui County Code. Lands along Honoapi'ilani Highway are designated as Flood Zone VE and Flood Zone A. See **Figure 9**. Zone X (unshaded) indicates an area of minimal flooding and has no restrictions placed on development. Flood Zone VE represents an area subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to

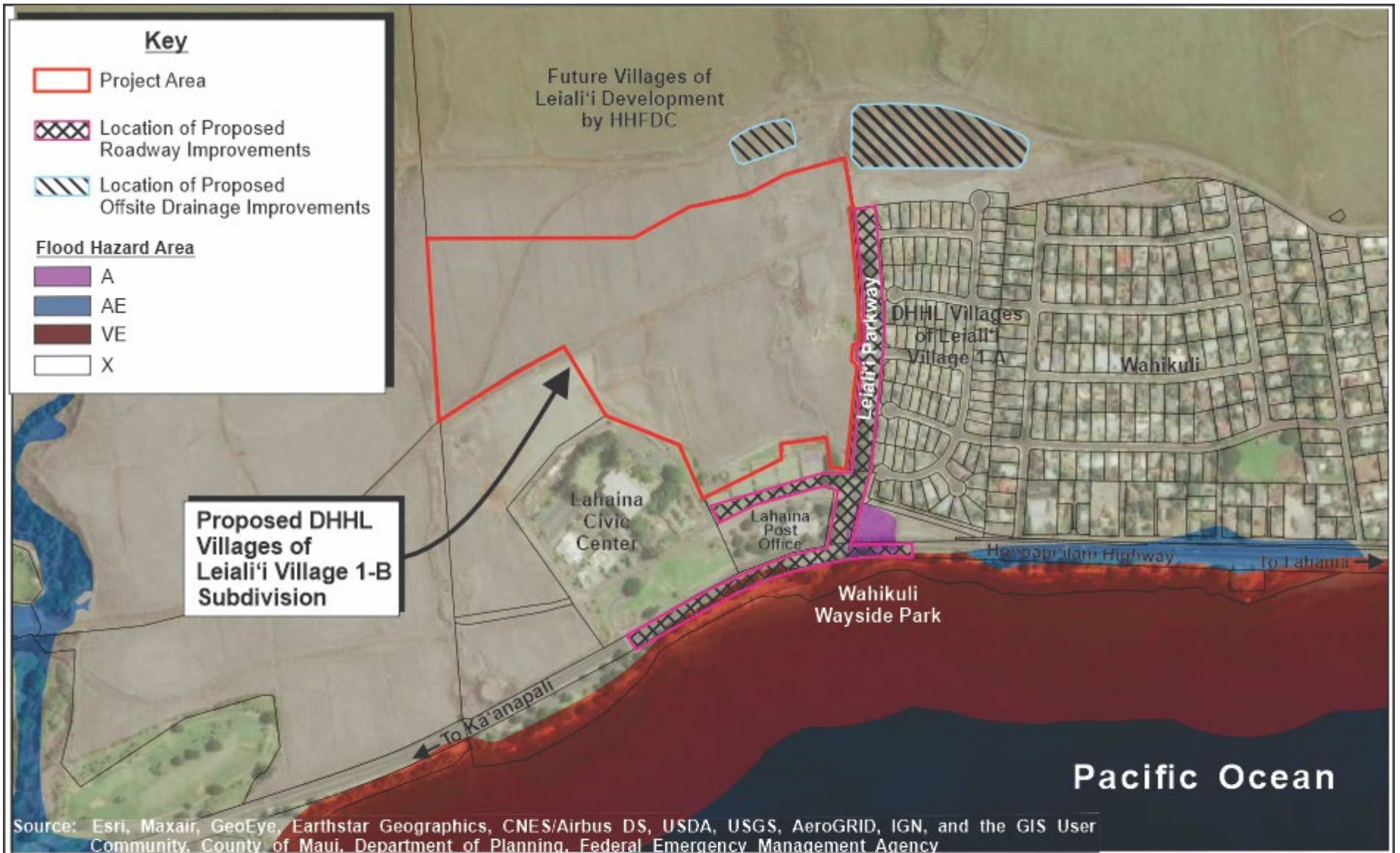
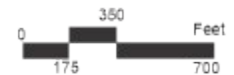


Figure 9

DHHL Villages of Leialoi Village 1-B
Flood Hazard Areas Map



storm-induced velocity wave action while Flood Zone A designates areas subject to inundation by the 1-percent-annual-chance flood event where no Base Flood elevation has been determined.

In addition, a majority of the Village 1-B subdivision is located in the Safe Zone in regards to a tsunami threat. A small portion of the site along the makai boundary is located within the Extreme Tsunami Evacuation Zone and portions of the roadway and drainage improvements are located within the Tsunami Evacuation Zone. See **Figure 10**.

b. Potential Impacts and Mitigation Measures

The proposed dwelling units will be located in Flood Zone X. Though a portion of the Village 1-B subdivision is located within the Extreme Tsunami Evacuation Zone, no homes are proposed in this portion of the site. Work within Flood Zone VE and Flood Zone A, as well as the Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone, will be limited to non-habitable, offsite roadway and drainage improvements. No adverse impacts related to the flood and tsunami hazard zones are anticipated during the implementation of the project.

7. Sea Level Rise

a. Existing Conditions

Due to Hawai'i's location in the Pacific, it is often faced with risks due to extreme weather events. Changing climatic patterns caused by global warming result in impacts including rising sea levels, storm surge, increased flood potential, and beach erosion for oceanfront and shoreline parcels. A 3.2-foot rise in sea level is projected for the Hawaiian Islands by the mid to latter half of the 21st Century based on the findings of the Hawaii Sea Level Rise Vulnerability and Adoption Report that was prepared in 2017 by the Hawaii Climate Change Mitigation and Adoption Commission. The sea level rise mapping tool developed as part of this report utilizes three (3) different models to predict how climate change will affect coastal lands throughout Hawai'i. The first model predicts high tide (passive) flooding, including groundwater inundation; the second model predicts high wave flooding; and the third model predicts coastal erosion. According to the Hawaii Climate Change Mitigation and Adaptation Commission's mapping tool, the Village 1-B subdivision is located outside of the projected 3.2-foot sea level rise exposure area. See **Figure 11**. However, portions of the offsite drainage improvements and roadway improvements are located within the 3.2-foot sea level rise exposure area.

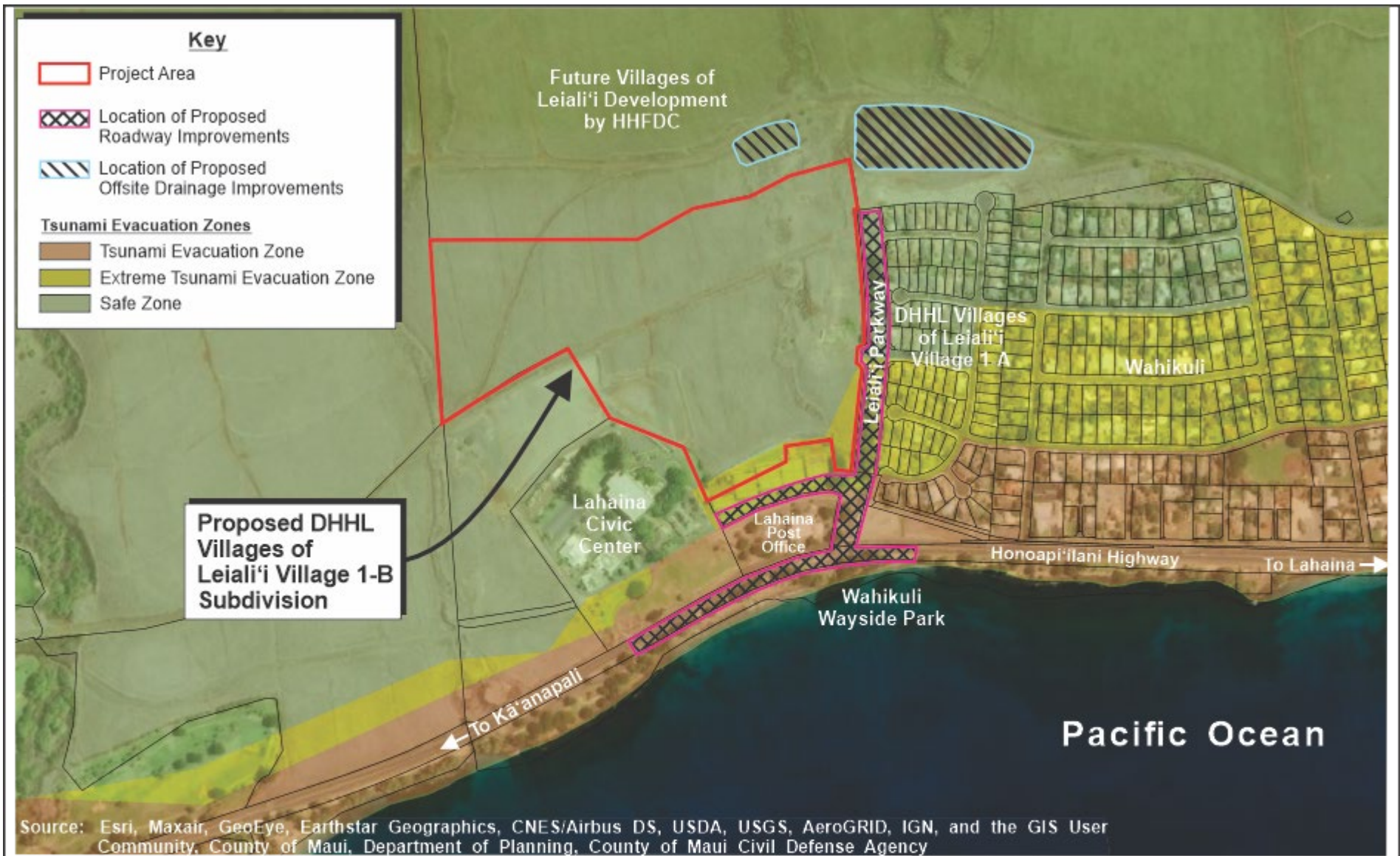
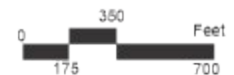


Figure 10

DHHL Villages of Leialii Village 1-B
Tsunami Evacuation Zones Map



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



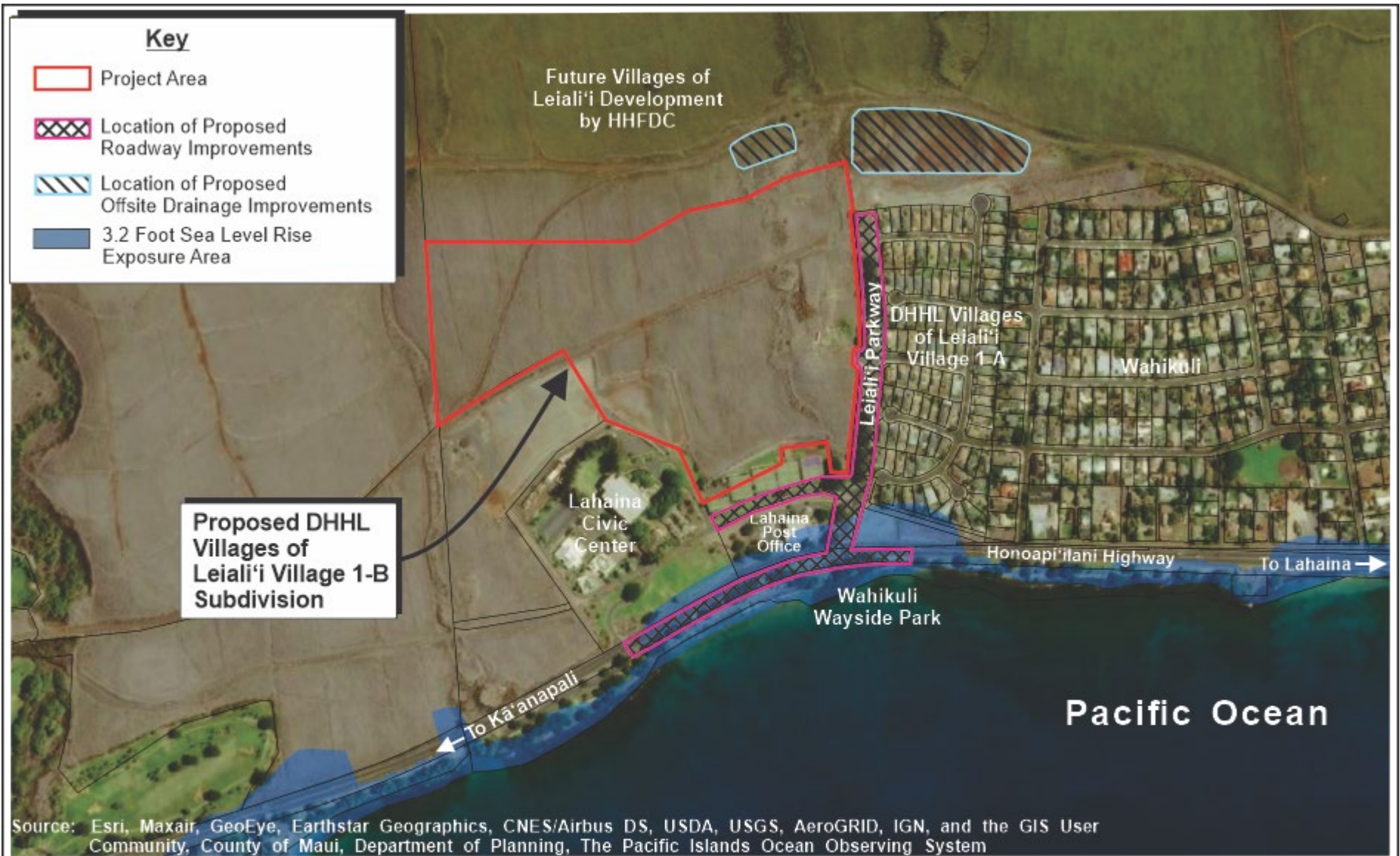
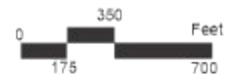


Figure 11

DHHL Villages of Leiali'i Village 1-B Sea Level Rise Exposure Area



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



b. Potential Impacts and Mitigation Measures

The Village 1-B subdivision is located outside of the 3.2-foot sea level rise exposure area. Although portions of the drainage improvements and roadway improvements are located within the 3.2-foot sea level rise exposure area, these improvements are minimal in scope and non-habitable in nature. The roadway improvements within the SLRXA will also be assessed in the Shoreline Setback Assessment Determination Application being prepared for the improvements within the shoreline setback and SLRXA.

8. Flora and Fauna

a. Existing Conditions

A flora and fauna survey was conducted for the proposed project by Robert Hobdy, Environmental Consultant, in July 2021. The objectives of the survey were to: 1) document what plant and animal species occur on the property or may likely occur in the existing habitat; 2) document the status and abundance of each species; 3) determine the presence or likely occurrence of any native flora and fauna, particularly any that are Federally listed as Threatened or Endangered; and 4) determine if the project area contains any special habitats which if lost or altered might result in a significant negative impact on the flora and fauna in this part of the island. See **Appendix “D”**. A summary of the flora and fauna study is presented below. It is noted that the survey was conducted prior to the August 2023 wildfires and much of the existing vegetation at the site burned during the fire.

i. Flora

A total of 26 plant species were recorded during the survey. The vegetation in the project area was dominated by two (2) species that were abundant: buffelgrass (*Cenchrus ciliaris*) and koa haole (*Leucaena leucocephala*), which together made up more than 95 percent of the total biomass. Besides the two (2) abundant species, five (5) species were uncommon: Carolina lovegrass (*Eragrostis pectinacea*), koali kuahulu (*Merremia aegyptium*), ‘uhaloa (*Waltheria indica*), saltbush (*Atriplex suberecta*), and bracted fanpetals (*Sida ciliaris*). Another nineteen (19) species were of rare occurrence. Just two (2) indigenous native species were found: the koali kuahulu and the ‘uhaloa. Both of these native species are common.

ii. **Fauna**

(a) Mammals

Mammals and their signs were scarce within the project area during the two (2) site visits undertaken for the flora and fauna survey. Tracks of two (2) non-native mammals were seen: domestic dogs (*Canis familiaris*) and domestic cats (*Felis catus*). Dogs are likely to accompany their owners on walks and cats may wander from nearby residences, mostly at night. Other mammals that are likely to occur here are mongoose (*Herpestes auropunctatus*), rats (*Rattus spp.*) and mice (*Mus domesticus*).

A special effort was made to look for the Endangered 'ōpe'ape'a or Hawaiian hoary bat by conducting an evening survey at two (2) locations in the project area utilizing a bat detector (Batbox IIID) set to the frequency of 27,000 Hertz. This is the frequency that these bats are known to emit when echo-locating for nocturnal flying insect prey. No bats were detected at the sampling sites.

(b) Birds

Birdlife within the project area was sparse in both diversity of species and in total numbers. Six (6) species of non-native birds were recorded. Just one (1) species was common, the zebra dove (*Geopelia striata*). The African silverbill (*Lonchura cantans*) and the house finch (*Haemorhous mexicanus*) were uncommon and three (3) other species were rare. No native birds were seen.

(c) Insects

Insect species were also sparse. Nine (9) species were recorded during two (2) site visits. One (1) species was common, the shorthorned grasshopper (*Oedaleus abruptus*), and two (2) species were uncommon: the blow fly (*Calliphora vomitoria*) and the dung fly (*Musca sorbens*). Six (6) other species were rare.

The only native insect seen was the globe skimmer (*Pantala flavescens*), an indigenous, native dragonfly that is widespread throughout Hawai'i as well in many other tropical countries worldwide.

b. Potential Impacts and Mitigation Measures

i. Flora

The vegetation throughout the project corridor is comprised almost entirely of non-native species that are of no special interest or concern. No federally Endangered or Threatened plant species were found in the project area, nor were any found that are candidates for such status. No special plant habitats were found here either.

Although no flora species of concern or importance were identified during the flora survey, the Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW) was consulted on the proposed project. DOFAW provided mitigation measures for the preventing the spread of invasive species that may be harmful to native plants and ecosystems. These mitigation measures will be incorporated into the project and include minimizing the movement of plant and soil material between worksites, thoroughly cleaning equipment, materials and personnel that may have contain soil and debris, and thoroughly cleaning gear with water and a 70 percent alcohol solution to prevent the spread of rapid 'ōhia death and harmful fungal pathogens.

ii. Fauna

The habitat in the area has been altered by over a century of agricultural activity and is now overwhelmingly dominated by non-native organisms. The project area is surrounded by similar habitat. Only a few highly adaptable native fauna species are known to occur here.

The native globe skimmer dragonfly is indigenous and common in Hawai'i and found in other places in the world. This species is not of any conservation concern.

The endemic and endangered nēnē goose (*Branta sandvicensis*) was not seen in the project area. It is known to frequent the margins of reservoirs and ditches where they feed and rest. There is none of this habitat in or around the project area. However, should they show up, they will not be approached, fed or disturbed until they leave on their own accord. If nests are found, the U.S. Fish and Wildlife Service (USFWS) and the DOFAW will be contacted for guidance. Should nēnē be observed during the breeding season

from September through April, the area will be surveyed for the presence of nests.

While not detected during the survey, the Endangered 'ōpe'ape'a or Hawaiian hoary bat was looked for at two (2) different locations during an evening survey. These wide-ranging bats are highly mobile as they follow spikes in insect prey but were not detected in the project area during the survey. If 'ōpe'ape'a show up, the USFWS will be consulted on how to proceed with project activities so that these bats will not be adversely affected. As recommended by the DOFAW and the USFWS, site clearing and the disturbance or removal of woody plants greater than 15 feet tall will be timed to avoid the bat birthing and pup rearing season (June 1 through September 15), as practicable. In addition, barbed wire fencing will not be used in the project.

Two (2) native seabirds, the Endangered 'ua'u or Hawaiian dark-rumped petrel (*Pterodroma sandwichensis*) and the Threatened 'a'o or Newell's shearwater (*Puffinus newelli*), were also looked for during the evening surveys. These seabirds, which both nest high in the mountains between April and November, fly in from the ocean to their burrows, during the evenings and then fly out to sea again at dawn each day to feed. In West Maui these seabirds, when returning to their burrows, call out to their mates which will return the calls. These calls are loud and can be heard at great distances. None of these calls were heard. Nevertheless, outdoor lighting on structures or facilities will be hooded to direct the light downward to minimize distractions and dangers to these birds should they traverse the project area. Nighttime work is not anticipated. However, should nighttime work be required, a qualified biologist will be obtained to monitor and assess the risk of lighting to seabirds. Should downed seabirds be seen, the DOFAW will be contacted for guidance. During consultation, the USFWS also identified the 'akē'akē or band-rumped storm-petrel as an endangered seabird that may occur in the project area. The mitigation measures employed for the 'ua'u and 'a'o also help mitigate harm to the 'akē'akē.

The DOFAW noted the potential of attracting vulnerable birds to areas that may host non-native predators such as cats, rodents, and mongooses. To minimize the risk to vulnerable seabirds, project contractors will be instructed to minimize predator presence and remove cats, place bait stations for rodents and mongoose, and

provide covered trash receptacles, as feasible. In addition, the DHHL will advise the Villages of Leiali'i Homestead Association that pet cats should be kept strictly indoors.

The DOFAW and the USFWS noted that the Blackburn's sphinx moth (*Manduca blackburni*) may occur in the project area. The flora and fauna survey conducted for the project area did not identify the presence of the Blackburn's sphinx moth or their host plants, including tree tobacco. Nonetheless, removing plants less than one (1) meter in height or during the dry time of the year will be avoided, as practicable, and any removed plants will be checked thoroughly for the presence of eggs and larvae.

While not observed, the USFWS noted several endangered yellow-faced bees that may occur within the project area including the Anthracinan yellow-faced bee (*Hylaeus anthracinus*), the assimulans yellow-faced bee (*Hylaeus assimulans*), the hilaris yellow-faced bee (*Hylaeus hilaris*), and the longiceps Hawaiian yellow-faced bee (*Hylaeus longiceps*). Invasive species such as ants invade the bees' nests, contributing to their decline. Best Management Practices (BMPs) for the prevention of invasive species, such as thorough cleaning of equipment, materials and personnel will be employed to mitigate potential introduction of invasive species.

The DOFAW noted that the State endangered Hawaiian Monk Seal (*Monachus schauinslandi*) could potentially occur or haul out onshore within the vicinity of the proposed project site. If the Hawaiian Monk Seal is detected within 100 meters of the project area, all nearby construction operations will cease until the seal has departed on its own accord.

Lastly, the USFWS noted that the threatened green sea turtle (*Chelonia mydas*) may be present in or near the project area. It is noted that no sea turtles were observed in or near the project site and no work will be conducted on the beach or sand dunes. Should sea turtles be observed during construction, all mechanical or construction work activity will cease within 100 feet until the turtle voluntarily leaves the area. Other mitigation measures such as shielded lighting and avoiding night time work during sea turtle nesting and hatching season from mid-April through September will be implemented as applicable. Furthermore, soil and erosion

control BMPs will be employed to minimize pollution to downstream properties and impacts to sea turtles.

According to DOFAW's Hawai'i Forest Action Plan, many native plant and animal species are one (1) wildfire away from extinction. In addition, wildfires can increase the spread of non-native invasive species. Due to the arid climate and risks of wildfire to listed species, DHHL will coordinate with the Hawai'i Wildfire Management Organization for wildfire prevention measures.

With observance of the above recommendations, no significant adverse impacts to flora or fauna are expected as a result of the proposed Village 1-B Subdivision and Offsite Improvements Project. Refer to **Appendix "D"**.

9. Wildfire Hazard

a. Existing Conditions

Organizations such as DOFAW and the Hawai'i Wildfire Management Organization (HWMO) have identified wildfires as an increasingly common hazard to communities and native ecosystems due to dry climatic conditions, non-native invasive species and increased commercial residential development and more people living in close proximity to wildland areas. In Hawai'i, wildfire has also been correlated to drought conditions; wildfire history data show an increase in ignition and the areas burned during the warmer drier months of summer. The State's Fire Management Program is part of the Watershed Protection and Management Section of DOFAW. DOFAW's Fire Management Program continues to be at the forefront of wildfire and all other risk-management training throughout the State, despite the fact that DOFAW personnel are primarily natural resource managers and not full-time wildland firefighters. DOFAW identifies Communities at Risk from wildfires (CARs) within the Wildland-Urban Interface (WUI) based on vegetation type, climatic regimes and history of wildfires. The project area in Lahaina is located within the WUI and a high risk rating for wildfires.

The Western Maui Community Wildfire Protection Plan (CWPP), finalized in 2014, encompasses the entire western head of the island of Maui. This includes the West Maui Mountains and Mauna Kahalewai watershed areas, spanning from Wailuku south to Mā'alaea, north and west through Lahaina and Honokōhau, and south and east through Waihe'e and Waiehu. In the Western Maui CWPP, Village 1-B is located within the Leeward Urban Center. HWMO staff traveled every road in the Western Maui CWPP

Planning area to assess 35 wildfire hazard characteristics. Totals of these 35 maps were combined in each category to comprise five (5) overall risk hazards which include the following.

- *Subdivision Hazard* – The overall rating for the subdivision based on accessibility, density, proximity to wildland areas, and land use.
- *Vegetation Hazard* – The overall rating for vegetation based on general amount of fuels and proximity of fuels to subdivisions and homes.
- *Building Hazard* – The overall rating for buildings based on building design, materials, and utilities placement.
- *Fire Environment Hazard* – Rates the fire environment by rainfall, wind, slope, topography, seasonal conditions and ignition risk.
- *Fire Protection Hazard* – Rating based on response time; community planning and ordinances; fire department preparedness; emergency response preparedness; proximity to fire stations; and water access. broader hazard categories: Subdivision Hazard; Vegetation Hazard; Building Hazard; Fire Environment Hazard; and Fire Protection Hazard

While the project site itself is not mapped in the Western Maui CWPP, surrounding areas are designated to have extreme overall risk based on the five (5) risk categories listed above.

b. Potential Impacts and Mitigation Measures

As noted throughout this EA, the recent and tragic wildfires in Lahaina have underscored the destructive ability of wildfires and the importance of wildfire prevention measures. DHHL will work with contractors and beneficiaries to implement guidance and best practices for wildfire prevention.

In recognition of Lahaina's wildfire risk, hazard mitigation measures to reduce vegetative fuel for wildfires will be implemented. These measures include, but are not limited to, vegetation control, regular trimming of tree canopies, removal of leaf litter, planting of drought-tolerant, fire resistant plants away from power lines, and removal of highly flammable materials such as scrap-wood, firewood, and combustible furniture. In addition, construction materials and methods may be utilized to reduce wildfire-caused ignitions of residences and structures, including the use of non-combustible building materials. It is also noted that DHHL will maintain a 50-foot area mauka of Village 1-A and Village 1-B to be free from

vegetation for fire and rodent control. Utility lines within Village 1-B will be installed underground.

10. Air Quality and Noise

a. Existing Conditions

The project site in general does not experience adverse air quality conditions. Under typical conditions, airborne pollutants that do exist can largely be attributed to automobile exhaust from Honoapi'ilani Highway, and other surrounding roadways. These sources, however, are generally intermittent and prevailing winds quickly disperse the particulates generated by these temporary sources. The cessation of large scale agriculture on the surrounding agricultural lands mauka of Honoapi'ilani Highway and the slopes of West Maui Mountains may contribute to temporary adverse air quality conditions from airborne dust due to wind erosion. Air quality in Lahaina is presumed to have been temporarily impacted by the August 2023 wildfires. In response, the U.S. Environmental Protection Agency and State of Hawai'i Department of Health has established temporary air quality monitors in Lahaina to measure air quality and chemical hazards. However, official data and findings have not yet been released.

Existing background noise in the vicinity of the project site is principally attributed to traffic movements along Honoapi'ilani Highway and other local roadways surrounding the site. Additional sources of noise include aircraft traveling over the site to or from the Kapalua Airport, or police or fire sirens from the neighboring police and fire stations.

b. Potential Impacts and Mitigation Measures

In the short term, construction related activities will be the primary source of airborne pollutants and ambient noise. Site work involving clearing, grubbing and grading operations will generate fugitive dust. Emissions and noise from construction equipment and other vehicles involved in construction activities may temporarily affect the ambient air quality and noise within the immediate vicinity. These effects, however, can be mitigated by proper maintenance of construction equipment and vehicles. Equipment mufflers or other noise attenuating equipment may also be utilized.

In addition, dust generated during construction, especially from earth-moving operations, such as excavating, trenching, and filling, may also result in a temporary decrease in ambient air quality. A program of BMPs

will be implemented during construction to mitigate potential for dust-related impacts, including but not limited to, utilizing dust barriers, water wagons and/or sprinklers to control dust, and watering graded areas upon the completion of daily construction activities. On a long-term basis, the proposed project is not anticipated to generate significant adverse air quality impacts.

11. **Greenhouse Gas Emissions**

a. **Existing Conditions**

Greenhouse gases (GHG) (carbon dioxide, methane, nitrous oxide and fluorinated gases) trap heat in the earth's atmosphere. In the context of climate and ocean warming, increases in levels of atmospheric GHG have been attributed to human activity (IPCC, 2021). Within the State of Hawai'i, the energy sector (including fossil fuel burning to produce electricity, transportation, waste incineration, and natural gas systems) is identified as the source of approximately 89 percent of GHG emissions. Other sources of GHG emissions include industrial facilities, agriculture and forestry, and waste treatment such as landfills, composting, and wastewater treatment. (Hawai'i Department of Health, 2021).

The Federal Greenhouse Gas Reporting Program (40 CFR Part 98) requires mandatory reporting of GHG emissions from sources that emit 25,000 metric tons or more of carbon dioxide equivalent (CO₂ EQ) per year in the United States. Categories of use which are generally associated with this level of reporting include power plants, petroleum and natural gas systems, refineries and other heavy manufacturing processes. On Maui, the facilities operating at or above the 25,000 metric ton level include Hawaiian Electric Company's Kahului Power Plant, Mā'alaea Power Plant, the Hawaiian Commercial Sugar Company Industrial Waste Landfill, and the Central Maui Landfill (U.S. EPA, 2021).

b. **Potential Impacts and Mitigation Measures**

The proposed action involves the construction of up to 250 residential units. In the context of the GHG Reporting Program (25,000 metric tons of CO₂ EQ), the relative effects of GHG emissions are not considered significant.

Commercial and residential sector emissions may include some direct onsite emissions related to fuel combustion or waste management, but are primarily attributable to indirect emissions from fossil fuels burned offsite to generate electricity consumed by businesses and residences (Hawai'i Department of Health, 2021). Combustion of fuel by Hawaiian Electric

Company to provide electrical power for the project's energy requirements represents the primary source of project-related greenhouse gas emissions.

The average energy use per household on Maui is 543 kWh/month (Hawai'i State Energy Office, 2020). This corresponds roughly to production of 2.8 metric tons CO₂ EQ per year (U.S. EPA, 2021). As such, the GHG emissions associated with the proposed development of 250 residential units is anticipated to be on the order of 700 metric tons CO₂ EQ per year.

The proposed action will involve short term consumption of fuel for construction equipment, vehicles, and machinery during the construction period. This usage is not anticipated to be substantial or excessive within the context of the action's benefits over the lifetime of the project. After the project is completed, use of the proposed facilities may result in increased motor vehicle traffic to in the project area. The project is anticipated to generate 139 (179) new vehicle trips during the morning (evening) peak hours of traffic, respectively. Statewide, vehicle-related fuel consumption for commercial, industrial, and residential sectors is a less significant contributor to total GHG emissions than emissions attributable to electricity consumption (Hawai'i Department of Health, 2021), and this contribution is anticipated to continue to decrease due to ongoing reduction in vehicle emission standards as well as increased utilization of hybrid and electric vehicles.

In addition, the State of Hawai'i has set a renewable energy portfolio standard of 100 percent by the year 2045 (Section 269-92, HRS) to minimize dependence on fossil fuel combustion, and has declared a policy to reduce GHG emissions to 1990 levels by the year 2020 (Act 234, Session Laws of Hawai'i, 2007). In efforts to reduce emissions, Chapter 11-60.1 of the Hawai'i Administrative Rules was amended to place a cap on facilities with potential sources of GHG emissions at or above 100,000 tons per year. The State is on track to meet these goals and emission inventory reports conducted by ICF International, Inc., the University of Hawai'i and the State of Hawai'i, Department of Health project that Hawai'i's GHG emissions in 2017 (excluding aviation emissions) were lower than the net GHG emissions in 1990 which indicates a reduction of GHG emissions statewide (State of Hawai'i Department of Health, 2021).

Furthermore, the project will also incorporate energy saving, sustainable features and green building practices, such as solar water heating systems.

12. Hazardous Materials

a. Existing Conditions

A Phase 1 Environmental Site Assessment (ESA) was conducted for the project site in 2021 to identify recognized environmental conditions (RECs), which is a term used to mean the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. See **Appendix “E”**. In addition, the ESA also seeks to determine the presence of Historical RECs, which are defined as a past release of any hazardous substance or petroleum product that has occurred in connection with a site and has been addressed to the satisfaction of the applicable regulatory authorities or meeting unrestricted use criteria established by a regulatory authority, without subjecting the site to any required controls, as well as Controlled RECs, which are RECs resulting from a past release that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place, subject to the implementation of required controls, such as site use restrictions, activity and use limitations, institutional controls, or engineering controls. Additionally, the ESA also allows for the identification of de minimis conditions, which are defined as a condition that generally does not represent a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

The ESA revealed no evidence of RECs in connection with the site, except for the following:

- Former agricultural use. This finding is considered a REC because the site is being redeveloped and agricultural land is known for petroleum, arsenic, and pesticide contamination.
- Former fueling area with known contamination. This finding is considered a REC because previous sampling indicated diesel and oil range hydrocarbons exceeded the current environmental action levels and the final disposition of contaminated soil is unknown. Furthermore, the fueling area location was not documented.
- Multiple structures were depicted on the southern portion of the site in a 2000 aerial photograph. The structures and slabs have since been removed. The purpose of the structures was unknown and no soil sampling documentation at their location was available.

b. Potential Impacts and Mitigation Measures

Based on the recommendations from the Phase 1 ESA, a Phase 2 ESA was conducted in March of 2022. See **Appendix “E-1”**. The Phase 2 ESA involved multi-increment (MI) soil sampling from a total of 51 decision units (DU) in the project area in accordance with the State of Hawai‘i Department of Health (DOH) Technical Guidance Manual (TGM). The soil samples were then tested for Total Petroleum Hydrocarbons (TPH), organochlorine pesticides and total arsenic analysis. Results of the testing indicated that a majority of the soil samples had contaminants below the DOH environmental action level (EAL) and is unlikely to result in adverse health effects. All soil samples were within acceptable concentrations of contaminants with the exception of DU16 which contained concentrations of TPH Residual Range Organics (RRO) higher than the applicable EAL.

Based on the results of the soil sampling, the DOH has been notified of the findings of the investigation. In addition, the following recommendations were provided:

- Remove impacted soils from the shallow interval of DU16, dispose of them at an acceptable landfill, conduct confirmation sampling to demonstrate that RRO no longer remains at this DU at concentrations greater than the EALs, and work with DOH to obtain a no further action (NFA) determination, OR
- Work with DOH to develop an environmental hazard evaluation and environmental hazard management plan to manage impacted soils onsite and obtain an NFA determination with institutional controls.

The contaminated soils underlying DU16 and any other hazardous materials or contaminated soils as a result of the wildfires will be removed or an environmental hazard management plan will be prepared prior to construction to ensure the project contains acceptable levels of contaminants that are unlikely to result in adverse health effects. **Refer to Appendix “E-1”**.

In addition, as a result of the wildfires, many household and commercial items such as paints, solvents, oils, batteries and pesticides containing hazardous materials were destroyed or burned and released into the vicinity of the impacted areas. The County of Maui will work with the U.S. Environmental Protection Agency to ensure proper assessment and removal of hazardous materials.

13. **Scenic and Open Space Resources**

a. **Existing Conditions**

The proposed project is located on the foothills of the West Maui Mountains. Scenic resources from the project site include the West Maui Mountains to the east and the Pacific Ocean to the west. Open space resources in the region include the vast expanse of vacant agricultural lands between the West Maui Mountains and existing urbanized areas.

b. **Potential Impacts and Mitigation Measures**

The proposed action involves the construction of up to 250 single-family and multi-family homes. These homes will be compatible with the surrounding character of the Lahaina area, especially the neighboring DHHL Villages of Leiali'i Village 1-A development and the future Villages of Leiali'i Development by HHFDC. The homes and multi-family buildings will not exceed two (2) stories in height. Furthermore, landscaping is incorporated into the project plans to reduce impacts from the development on open space and scenic resources.

14. **Archaeological and Historic Resources**

a. **Existing Conditions**

An Archaeological Inventory Survey (AIS) was prepared by Cultural Surveys Hawai'i, Inc. (CSH) and accepted by the State Historic Preservation Division. The Final AIS is presented in **Appendix "F"**.

The project area is located on lands within the ahupua'a of Wahikuli at a portion of Kā'anapali Beach that has been developed. The fertile and resource-rich lower coastal plain of Lahaina was home to high ranking ali'i prior to Western contact, and it was the seat of government for the Kingdom of Hawai'i following the unification of seven (7) of the eight (8) major Hawaiian Islands in 1791. The abundant resources and ali'i residential compounds show a rather large pre-Contact and post-Contact population along the lower reaches of the kalana of Lahaina. Just as important as the coastal resources, the well-watered stream valleys also provided a continuous water source for successful agricultural pursuits from the headwaters to the seaward mouth of the streams. Such large gulches are present to the north and south of the current project area.

The traditional settlement pattern would include both temporary and permanent habitation and intensive agricultural cultivation along the

slopes, within the stream valleys, and along the coastal plain. Surface indications of the above activities have likely been destroyed or modified during the major land clearing and cultivation activities of the sugar industry, subsurface deposits associated with pre-Contact subsistence practices as well as temporary habitation may occur within the area.

According to a series of historic maps and aerial images, coastal settlement zones initially developed south of the project area and later to the north, both around the mouths of the gulches. In addition, findings from previous archaeological studies have occurred along those gulches and primarily include pre- and post-Contact agricultural complexes and burial sites, and pre-Contact habitation areas and fishponds.

The lands surrounding the project area have been previously impacted and modified by the cultivation of sugar cane with the fields now lying fallow. Cultivated fields of sugar cane in Kā'anapali once extended from the mountains to the beach areas of Wahikuli, Kā'anapali and Honokōwai. Fields of cane were taken out of cultivation in the late 1950s to allow for development of the Kā'anapali Resorts to the north of the project area.

The AIS documented three (3) new historic properties within the project area. See **Figure 12**. State Inventory of Historic Places (SIHP) No. 50-50-03-08886 is an asphalt-paved road and former plantation railroad corridor. It is assessed as significant pursuant to HAR §13-13-275-6, Criterion "d" (have yielded, or is likely to yield, information important for research on prehistory or history). The historic property retains the integrity of location, design, materials, and workmanship, and has provided information regarding historic land use of the project area. SHIP No. 50-50-03-08887 is a portion of the existing Lahaina, Kā'anapali & Pacific (LK&P) railroad that was established as a tourist attraction in 1969. It is assessed as significant pursuant to HAR §13-13-275-6, Criterion "d" (have yielded, or is likely to yield, information important for research on prehistory or history). The historic property retains the integrity of location, design, setting, materials, and workmanship, and has provided information regarding historic land use of the project area. SIHP No. 50-50-03-08888 is an asphalt-paved road that was used for historic commercial agricultural operations and formerly labeled as "*Main Industrial Road*". It is assessed as significant pursuant to HAR §13-13-275-6, Criterion "d" (have yielded, or is likely to yield, information important for research on prehistory or history). The historic property retains the integrity of location, design, materials, and workmanship, and has provided information regarding historic land use of the project area.



Source: Cultural Survey's Hawai'i

Figure 12

DHHL Villages of Leialii
Village 1-B

NOT TO SCALE

Identified Archaeological Surface Features



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands

FE\2371 DHHL VII Leialii PH\1B\Applications\Figures\IASF

b. Potential Impacts and Mitigation Measures

Three (3) significant historic properties, SIHP#s 50-50-03-08886, -08887, and -08888, have been identified within the current project area. The project will be designed to avoid the LK&P tourist railroad identified by SIHP# -08887, which will remain operational and unaffected by project-related ground disturbance. The asphalt paved road and former railroad corridor identified by SIHP# -08886 and the asphalt industrial road identified by SIHP# -08888 will be impacted by project-related ground disturbance. The AIS recommended an “*effect, with proposed mitigation commitments.*” The AIS recommended that archaeological monitoring be completed during all ground altering activities as a form of mitigation. The SHPD concurred with DHHL’s project effect determination of “*Effect, with proposed mitigation commitments in the form of archaeological monitoring*”. As such, an Archaeological Monitoring Plan (AMP) was prepared and submitted to the SHPD for review. See **Appendix “F-1”**. Upon review, the SHPD accepted the AMP via letter dated February 10, 2023. See **Appendix “F-2”**. Archaeological monitoring will be undertaken for all construction-related ground altering activities in accordance with the AMP. The objective of archaeological monitoring will be to identify and document any subsurface components of these historic properties. Additionally, since the three (3) historic properties are linear alignments that extend roughly north-south through the upper (SIHP# -08886), middle (SIHP# -08888) and lower (SIHP# -08887) portions of the project area, archaeological monitoring documentation of these corridors will provide representative data on stratigraphy for the project area. Following all monitoring activities, an Archaeological Monitoring Report will be prepared and submitted to SHPD.

15. Cultural Resources

a. Existing Conditions

A Cultural Impact Assessment (CIA) was prepared by Cultural Surveys Hawai‘i to identify the possibility of previous and/or currently conducted traditional cultural practices and traditional resources procured within the project area and the greater ahupua‘a of Wahikuli, and to assess the potential for impacts to these cultural resources from the proposed action, alternatives to the proposed action, and to determine applicable mitigation measures to protect cultural resources, practices and beliefs. See **Appendix “G”**.

The CIA relied on archival and documentary research, as well as communication with organizations and individuals having knowledge of the project area, its cultural resources and its practices and beliefs. Outreach efforts involved contact to 38 individuals and groups including Native Hawaiian Organizations (NHO), agencies, community members and descendants of the area, in order to identify individuals with cultural expertise and/or knowledge of the project area or the ahupua'a of Wahikuli.

Community consultation and background research conducted as part of the CIA identified the following cultural practices within the greater Wahikuli ahupua'a:

- 1) Agricultural practices
- 2) Plant gathering
- 3) Fishing
- 4) Limu gathering
- 5) Burial practices

No ongoing cultural practices were identified within the project site during community consultation. However, the project is located in the general vicinity of ongoing cultural practices, as noted above.

b. Potential Impacts and Mitigation Measures

Four (4) impacts to ongoing cultural practices were identified within the project vicinity during community consultation for this CIA. Consultation identified a number of concerns related to the environment and the broader community:

- 1) Impacts to ocean and marine resources from sedimentation from construction activities.
- 2) Impacts to ocean and marine resources from sewage
- 3) Impacts to beach access from increased density and traffic
- 4) Impacts to freshwater resources

The CIA proposed mitigation measures and considerations to promote and preserve cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups. The CIA recommendations and responses, where appropriate, are provided:

1. *Edwin "Ekolu" Lindsey III expressed concern that sedimentation from construction activities could impact the ocean and marine resources.*

To mitigate pollution from construction activity, temporary BMPs, such as silt fences, storm drain inlet protection, sediment traps, berms, and soil

stabilization will be utilized to prevent sediment and runoff from flowing to the ocean or nearby waters. Permanent drainage improvements will include catch basins, drain inlets, manholes, drainlines, and detention basins to control runoff from the project in the future. In order to treat and manage future wastewater flows from the project, new gravity sewerlines will be constructed to connect to the existing sewer manholes in Leiali'i Parkway. DHHL is coordinating with the County Department of Environmental Management (DEM) Wastewater Reclamation Division to secure wastewater service to the Village 1-B subdivision.

2. *Mr. Lindsey stated that the proposed project will result in "increased density" and "increased traffic," and stated that he is worried about the impact the increase in traffic will have on "all the kids and beach access".*

A Traffic Impact Analysis Report (TIAR) was conducted for the proposed project to identify impacts on traffic conditions from the project and potential mitigation measures. See **Appendix "H"**. Beach and shoreline access will be maintained throughout construction implementation of the project.

3. *Mr. Lindsey also expressed his concern regarding "water resources". He asked, "Is there enough?" pointing out that, "We are struggling to have stream flow, let alone more drinking water".*

In June 2022, the State Commission on Water Resource Management (CWRM) designated the Lahaina Aquifer Sector Area (ASA) as a Surface and Ground Water Management Area, which includes the Honokōwai aquifer system. DHHL has continued coordination with the County Department of Water Supply (DWS) and CWRM to ensure the project's proposed potable water usage is within the sustainable yield limits. Separately, CWRM is in the process of amending the interim instream flow standards intended to restore stream flow to the Honokōwai Hydraulic Unit.

4. *Mr. Lindsey stated that "Mitigation projects will be necessary" to address the potential impacts that the increase in population density and traffic will have on beach access.*

Leiali'i Parkway, intersecting with Honoapi'ilani Highway provides access to Wahikuli Beach Park. DHHL proposes improvements along Leiali'i Parkway which include widening of Leiali'i Parkway from two (2) lanes to four (4) lanes, restriping and relocation of the traffic signals at the intersection with Honoapi'ilani Highway to help mitigate impacts from increases in traffic. Refer to **Appendix "H"**.

5. *CSH recommends feasible mitigation to address potential impacts to shoreline sedimentation during construction include the use of Best Management Practices (BMPs). Potential BMPs to employ during the construction process include the use of silt fencing, storm drain inlet protection, vegetative buffers, and dust control.*

The project will implement construction BMPs in the form of silt fences, storm drain inlet protection, and drainage swales. In addition, loose soils will be periodically sprayed with water to minimize air-borne dirt particles.

6. *CSH recommends feasible mitigation to address potential impacts from sewage run-off to include confirmation that the project will comply with all such rules and standards that govern the treatment of sewage.*

As previously mentioned, the DHHL is coordinating with the County DEM Wastewater Reclamation Division to secure wastewater service to the Village 1- B subdivision for the proper treatment of wastewater generated from the proposed subdivision.

7. *CSH recommends that, as part of the environmental review process, that any potential effect to the availability of freshwater resources (drinking water) by the proposed project be reviewed and if appropriate, mitigated.*

As previously discussed, DHHL has continued coordination with the County DWS and CWRM to ensure the project's proposed potable water usage is within the sustainable yield limits. In addition, reservations of water by the DHHL are a public trust purpose. On September 18, 2018, the Commission approved DHHL's reservation of 0.770 mgd of groundwater to meet their foreseeable groundwater needs in the Honokōwai Aquifer.

8. *CSH recommends that, as part of the project's environmental review process, that any potential effect of increased traffic and population density on beach access imposed by the proposed project be reviewed and, if appropriate, mitigated.*

The proposed project will be reviewed to ensure that the project does not restrict or inhibit access to the beach. Proposed roadway improvements are described in the "Roadways" Section of this report.

9. *Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during*

construction activities, all activities will cease and the SHPD will be notified pursuant to HAR §13-280-3. In the event that iwi kūpuna (ancestral remains) are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and Police Department will be notified pursuant to HAR §13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended.

10. *In the event that iwi kūpuna and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a reinternment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.*

With implementation of the aforementioned mitigation measures, the proposed project is not anticipated to have a significant adverse impact on cultural resources.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Regional Setting

a. Existing Conditions

Prior to the destructive wildfires, Lahaina was the commercial center of the West Maui region. The town contains several shopping centers and was known for its retail business areas and contained a large proportion of the residential housing in the region.

Part of West Maui's attraction can be attributed to its year-round dry and warm climate, complemented by its many white-sand beaches and scenic landscape. Lahaina as well as the resort communities of Kā'anapali, Honokōwai, Kahana, Nāpili, and Kapalua are well known for its visitor accommodations. Several hotels in Lahaina were destroyed, including the historic Pioneer Inn. Many of the resort hotels north of Lahaina survived the fires, however, parts of West Maui have been closed and visitor arrivals have declined.

The Kapalua-West Maui Airport at Māhinahina, owned by the State of Hawai'i, Department of Transportation (SDOT), provides access to West Maui to O'ahu and other neighbor islands. Diversified agriculture occupies a portion of the land in the West Maui region. Pioneer Mill's and Maui Land

& Pineapple Company's vacant agricultural fields span along the slopes of the West Maui Mountains.

b. Potential Impacts and Proposed Mitigation Measures

The proposed Village I-B project is located adjacent to existing and planned residential uses and is located within the Maui Island Plan Urban Growth Boundary. It is not anticipated to adversely impact the land use and community character of the region.

2. Population and Demography

a. Existing Conditions

According to the 2020 U.S. Census, the population of Maui County was 164,754, an increase of 6.4 percent since 2010, when the County had a population of 154,834 (U.S. Census Bureau, 2020). It is noted, however, that population growth over the past decade has been uneven, with stronger growth in the early part of the decade. The U.S. Census Bureau's annual population estimates data indicates that Maui County population grew steadily between 2010 and 2014, when annual population growth rates ranged from 1.2 percent to 1.3 percent. The estimated population in 2014 was 163,036. The 2020 U.S. Census resident count for Maui County is actually lower than the Census Bureau's previous population estimates for 2016 to 2019 (U.S. Census Bureau, 2019).

The 2020 U.S. Census reported the population within the Lahaina Census Designated Place (CDP) as 12,702 on April 1, 2020. This was an increase of 8.5% over the previous decade, as the population on April 1, 2010 was reported as 11,704.

The State of Hawai'i, Department of Business Economic Development and Tourism (DBEDT) publishes population projections through 2045. According to the latest forecast, which was published in 2018, Maui County's population is expected to grow to 211,500 by 2045 (State of Hawai'i, DBEDT, 2018).

b. Potential Impacts and Mitigation Measures

The proposed project will provide homes for DHHL native Hawaiian beneficiaries. As previously noted, the demand for homesteading opportunities is very high. The current waitlist for residential homesteads on Maui is 3,931 (as of December 31, 2022). It is anticipated that the majority of the beneficiaries who will reside at the project will move from

West Maui or other areas of the island. Inasmuch as the proposed Villages of Leiali'i Village 1-B will primarily serve existing Maui residents, the proposed project will not be a significant population generator nor will it have significant impacts on population and demographic parameters in the County.

3. Housing

a. Existing Conditions

Population and household growth have exceeded the development of new housing units, exacerbating the demand for housing and increasing housing costs. The *Hawai'i Housing Planning Study, 2019*, prepared by the State of Hawai'i, DBEDT, projected a demand for 10,404 new units in Maui County from 2020 to 2025. Notably, the U.S. Census Bureau reports that there were 71,553 housing units in Maui County in 2020, an increase of just 1,061 units over the previous decade (U.S. Census Bureau, 2020). It has been long acknowledged that there is a housing shortage, particularly a shortage of affordable housing. However, the devastation of Lahaina has greatly intensified the need for housing.

b. Potential Impacts and Mitigation Measures

The Villages of Leiali'i Village 1-B project will provide new housing units to meet the severe housing shortage on Maui made worse by the devastating fires in Lahaina. Much needed homes will be made available for DHHL native Hawaiian beneficiaries. The County of Maui, Department of Housing and Human Concerns has confirmed that the project is exempt from Maui County Code, Chapter 2.96, Workforce Housing Requirements.

4. Economy and Labor Force

a. Existing Conditions

The closure of the Pioneer Mill in 1999 marked the end of sugar cane cultivation in West Maui. In December 2009, Maui Land & Pineapple Company ceased larger scale pineapple cultivation. The cessation of these two (2) major plantation crops ended large scale plantation-style agriculture in the West Maui region. Currently, the largest agriculture operation in West Maui is the 300-acre Ka'anapali Coffee Farm.

The economy of Maui is heavily dependent upon the visitor industry. Prior to the recent wildfires, the historic Lahaina Town and Front Street were a primary tourist attraction for shopping, dining and entertainment. The

destruction and recovery of Front Street and Lahaina Town is expected to have long lasting impacts to the economy of Maui. The dependence on the visitor industry is especially evident in West Maui, which is historically one of the State's major resort destination areas. Major hotels in this region include the Hyatt Regency Maui, Maui Marriott Resort and Ocean Club, Westin Maui, the Sheraton Maui, Westin Kaanapali Ocean Resort, Honua Kai, the Montage at Kapalua Bay, and the Ritz-Carlton.

Maui, similar to the rest of the State, had begun to see positive economic recovery from the effects of the COVID-19 pandemic and the unemployment rate was similar to pre-pandemic levels. However, as of the first week of September 2023, just several weeks after the Maui fires, unemployment claims on Maui have spiked (UHERO 2023). The overall unemployment rate of Maui County rose to 4.1 percent in August 2023, which is the highest unemployment rate in the State.

b. Potential Impacts and Mitigation Measures

The Villages of Leali'i project will provide short-term construction related employment and services. From a long-term perspective, the project will provide much-needed affordable housing in close proximity to employment locations in West Maui. The proposed housing will serve native Hawaiians seeking a primary residence and will not be for transient populations. Affordable housing reduces the portion of incomes residents must pay for rent, providing them with more disposable income. Significant adverse economic impacts are not anticipated.

C. PUBLIC SERVICES

1. Police and Fire Protection and Civil Defense

a. Existing Conditions

The project site is within the Maui Police Department's service area, which services the Lahaina district. The Department's Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, which is adjacent to the project site.

Fire prevention, suppression and protection services for the Lahaina District are provided by the Department of Fire and Public Safety's Lahaina Fire Station, located at the Lahaina Civic Center, and Nāpili Fire Station. All firefighting personnel are first responders trained to provide emergency medical care.

b. Potential Impacts and Proposed Mitigation Measures

The proposed project is adjacent to an urbanized area in Lahaina that is within existing service areas for fire and police. The proposed project will meet requirements of the Fire Code, as established in Chapter 16.04C of the Maui County Code. Also, in accordance with fire protection requirements of the Fire Code, fire hydrants will be designed and installed in conjunction with the project.

Coordination with the Maui Police Department and Department of Fire and Public Safety will ensure that proposed improvements at the Leiali'i Parkway and Honoapi'iani Highway intersection, as well as a potential increase in traffic through the area for residents residing in the Village 1-B subdivision, do not affect the ability of emergency service vehicles to enter and exit the district stations within the Lahaina Civic Center.

2. Medical Facilities

a. Existing Conditions

The only major medical facility on the island is Maui Memorial Medical Center, located approximately 25 miles from Lahaina, midway between Wailuku and Kahului. The 231-bed facility provides general, acute, and emergency care services. Emergency ambulance services are located at the Lahaina Comprehensive Health Center at the Lahaina Civic Center Complex and in Nāpili at the Nāpili Fire Station.

In addition, medical services are offered by the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center and other private medical and dental offices.

b. Potential Impacts and Proposed Mitigation Measures

Given that the proposed project is an urban development project adjacent to existing residential and public uses, and located within the Urban Growth Boundary of the Maui Island Plan, it will not extend or affect the existing service area for emergency medical services in an unexpected manner. The proposed project is not anticipated to present adverse impacts on existing medical facilities and services.

3. Educational Facilities

a. Existing Conditions

The West Maui area is served by four (4) public schools operated by the State of Hawai'i, Department of Education (DOE): Lahainaluna High School, Lahaina Intermediate School, Princess Nāhi'ena'ena Elementary School and King Kamehameha Elementary III Elementary School. King Kamehameha III Elementary School was sadly devastated by the August 2023 wildfires. The region is also served by privately operated pre-elementary and elementary schools, such as Sacred Hearts Elementary School and Maui Preparatory Academy, the latter of which also serves through high school. The enrollments in the four (4) public schools have grown significantly in concert with the growth of residential development in the area. Students will return to the campuses of Lahainaluna High School, Lahaina Intermediate School and Princess Nāhi'ena'ena Elementary School in October 2023. King Kamehameha III Elementary School students will temporarily relocate to Princess Nāhi'ena'ena Elementary. In addition, distance learning hubs have been established in Kahana for displaced Lahaina students in grades K-8.

University of Hawaii-Maui College (UHMC), which is located in Kahului, is a part of the University of Hawaii system. UHMC is the primary higher education institution serving Maui.

b. Potential Impacts and Mitigation Measures

The proposed project will provide new homes for DHHL native Hawaiian beneficiaries. It is anticipated that families with children will reside within the project development and that some of these children will attend DOE schools.

The project site is located within the West Maui Impact Fee District, which was designated pursuant to Chapter 302A-1604, HRS. DHHL will work with the DOE on an Educational Contribution Agreement for the Village 1-B project.

4. Recreational Facilities

a. Existing Conditions

West Maui has numerous recreational facilities offering diverse opportunities for the region's residents. These facilities include several County and State parks and beach parks. Approximately one-third of the

County parks are situated along the shoreline and offer excellent swimming, diving, and snorkeling areas. In addition, Kā'anapali and Kapalua Resorts operate world-class golf courses available for public use.

Recreational facilities in Lahaina town include the Lahaina Aquatic Center, the West Maui Youth Center, the Lahaina Recreation Center, and the Lahaina Civic Center. The Lahaina Aquatic Center contains an Olympic size swimming pool, a children's wading pool, a paved parking lot, and office and storage space, as well as shower, restroom, and changing room facilities. The West Maui Youth Center has a building for youth activities, as well as paved parking, an outdoor playground, and a basketball court. The Lahaina Recreation Center has baseball fields and other playfields for soccer and football, as well as restrooms and paved parking facilities. The Lahaina Civic Center includes a gymnasium, amphitheater, and tennis courts complex, as well as restrooms and paved parking facilities.

The clear ocean waters and well-developed reef systems along the Lahaina and Kā'anapali coastlines offer many recreational opportunities for residents and visitors. Fishing, by shorecasting and netting, is practiced in the waters near the outlet of Kaua'ula Stream and Mākila Point. Edible seaweed collecting, octopus diving, and spearfishing occur on the adjacent reef flat fronting Kā'anapali. During periods of wave activity, the West Maui coastline is a good location for surfing.

b. Potential Impacts and Proposed Mitigation Measures

Pursuant to Section 18.16.320.1, Maui County Code, subdivisions providing 100 percent affordable housing are exempt from park dedication requirements. As such, the proposed Villages of Leiali'i project is not subject to a park dedication or in-lieu fee requirement.

The project area is within the West Maui Greenway Plan area. The West Maui Greenway Plan was developed by the Maui Metropolitan Planning Organization and published in September 2022. The West Maui Greenway is a planned 25 mile multi-use trail through West Maui which would connect Ukumehame to Lipoa Point. Development of the Greenway is dependent on securing funding for the environmental review, design and construction. The West Maui Greenway's Segment 3 mauka alignment cuts through the middle of Village 1-B. DHHL has assessed the feasibility of the preferred alignment and notes that if incorporated, the preferred mauka alignment of the Greenway would result in a reduction of lots, thus not allowing the DHHL to optimally fulfil its mission of providing housing opportunities to its

beneficiaries. It is noted that the project does not preclude the development of Alternative A of the West Maui Greenway Segment 3.

Coordination with the Department of Parks and Recreation will ensure that the proposed improvements along the Leiali'i Parkway and Honoapi'iani Highway intersection, as well as a potential increase in traffic through the area for residents residing in the Village 1-B subdivision, do not significantly impact public access to the Lahaina Civic Center, or the Wahikuli Wayside Park, located at the intersection of Leiali'i Parkway and Honoapi'ilani Highway. In addition, DHHL will provide pedestrian connectivity from Village 1-B to the Lahaina Civic Center which will increase access and encourage alternative modes of transportation to nearby recreational opportunities.

5. Solid Waste Disposal

a. Existing Conditions

Single-family residential automated solid waste collection service is provided by the County of Maui on a twice-a-week basis. Residential solid waste collected by County crews is disposed at the County's 55-acre Central Maui Landfill, located four (4) miles southeast of the Kahului Airport. In addition to County-collected residential refuse, the Central Maui Landfill also accepts residential and commercial waste from private collection companies.

A recycling and refuse convenience center located in Olowalu, south of the project site, serves West Maui residents and accommodates household refuse and green waste, as well as used oil and recyclable materials. No commercial waste is accepted at this facility.

b. Potential Impacts and Proposed Mitigation Measures

During construction, solid waste will consist mainly of vegetation removal during grading and left-over building materials. Post-construction, the Village 1-B project will be served by the County waste disposal services. The proposed project is not anticipated to affect the services capabilities of County or Private waste collection operations and disposal facilities. The County of Maui's Solid Waste Division estimates that the Central Maui Landfill will have sufficient capacity for several years.

D. INFRASTRUCTURE

1. Roadways

a. Existing Conditions

A Traffic Impact Analysis Report (TIAR) was prepared in March 2022 by Austin, Tsutsumi & Associates, Inc. (ATA) to evaluate the potential traffic impacts resulting from the proposed development. Refer to **Appendix “H”**. It is noted that the TIAR was prepared prior to the recent wildfires, As such, some of the existing traffic assumptions and anticipated background developments may change.

The following are descriptions of the existing roadways studied within the vicinity of the Project:

Honoapi‘ilani Highway – is a State highway that provides regional connectivity for West Maui. Honoapi‘ilani Highway begins in Wailuku where it transitions from South High Street and continues southward toward Mā‘alaea. The highway borders the coastline as it curves back around West Maui and northward again toward Kapalua, where it transitions into Kahekili Highway near Honokohau Bay. In the vicinity of the Project, Honoapi‘ilani Highway is generally a two-way, four-lane undivided road with a speed limit of 35 mph.

Kā‘anapali Parkway – is a roadway that provides access to various hotels and businesses. The roadway begins to the east at its intersection with Honoapi‘ilani Highway and travels northwest before terminating near the Royal Kā‘anapali Golf Course. In the vicinity of the Project, Kā‘anapali Parkway is a two-way, two-lane divided road.

Leali‘i Parkway – is a collector road that provides access to the Lahaina Civic Center, Lahaina Fire and Police Station and the U.S. Post Office. The roadway begins to the west at its intersection with Honoapi‘ilani Highway and terminates to the east as a dead end. The stretch of the roadway between Kaahi Street and its mauka termination is paved for four (4) lanes with a median divided, but only two lanes (two-way) south of the median are currently in use, with the two (2) northern most lanes blocked. Leali‘i Parkway has a posted speed limit of 25 mph.

Kaaahi Street – is a two-way, two-lane road that provides access to the Lahaina Civic Center, Lahaina Fire Department, and the Lahaina District Court. The roadway begins to the south at its intersection with Leali‘i Parkway and continues north until its terminus near the Lahaina Fire

Department. In the vicinity of the Project, Kaaahi Street is a two-way, two-lane undivided road with a posted speed limit of 15 mph.

Akoakoa Place – is a local two-way, two-lane road which dead-ends approximately 500 feet from its intersection with Kaaahi Street and primarily serves the adjacent tennis courts and Lahaina Comprehensive Health Center. No speed limit signs were observed along Akoakoa Place.

Front Street – is a County collector road that provides access to businesses and residential areas. The roadway begins to the south at its intersection with Honoapi'ilani Highway just north of Hokiokio Place. The road then travels north parallel to the coast and the highway before reconnecting with Honoapi'ilani Highway at Fleming Road. In the vicinity of the Project, Front Street is a two-way, two-lane undivided road with a posted speed limit of 20 mph.

Kapunakea Road – is a roadway that provides access to businesses and residential areas. The roadway begins to the west at its intersection with Front Street and terminates to the east past its intersection with Honoapi'ilani Highway. West of its intersection with Honoapi'ilani Highway, Kapunakea Road is a two-way, three-lane undivided roadway. East of its intersection with Honoapi'ilani Highway, Kapunakea Road is a two-way, two-lane undivided roadway.

Keawe Street – is a two-way, four-lane divided roadway which connects Honoapi'ilani Highway and Lahaina Bypass Road (LBR) via Keawe Street and currently serves as the northern most terminus of LBR until the construction of the future LBR Phase 1C and 1D. Keawe Street also serves Lahaina Gateway and Lahaina Business Park.

A Level of Service (LOS) analysis was used to conduct the analysis of traffic conditions within the study area. LOS is a qualitative measure used to describe the conditions of traffic flow at intersections, with values ranging from free-flow conditions at LOS A to congested conditions at LOS F.

The intersection analysis contained in the TIAR was performed on the following intersections due to their proximity to the project:

- Honoapi'ilani Highway/Kā'anapali Parkway/Halelo Street (signalized)
- Honoapi'ilani Highway/Wahikuli Wayside Park Exit/Lahaina Civic Center Road (unsignalized)
- Kaaahi Street/Lahaina Civic Center Road (unsignalized)
- Kaaahi Street/Akoakoa Place (unsignalized)
- Honoapi'ilani Highway/Leali'i Parkway (signalized)

- Leali'i Parkway/Kaaahi Street (unsignalized)
- Leali'i Parkway/Hooli Street (unsignalized)
- Leali'i Parkway/Hanohano Street (unsignalized)
- Honoapi'ilani Highway/Fleming Road (signalized)
- Honoapi'ilani Highway/Kapunakea Street (signalized)
- Honoapi'ilani Highway/Keawe Street (signalized)

The weekday AM and PM peak hours of traffic were determined to occur between 7:15 a.m. and 8:15 a.m. and between 3:30 p.m. to 4:30 p.m., respectively.

In the TIAR study area, Honoapi'ilani Highway generally operates as a 4-lane highway from Kā'anapali Parkway to Keawe Street. Several intersections along the stretch operate on a coordinated timing plan and favor throughput along the major northbound and southbound Honoapi'ilani Highway movements. As a result, numerous mainline left-turn movements and minor street approaches at various study intersections experience lengthy delays and subsequent LOS E/F conditions.

Sidewalks are currently provided along the Post Office frontage on Leiali'i Parkway and Kaaahi Street, continuing further north along Kaaahi Street until its termination at the Lahaina Fire Station. Sidewalks are also provided along both sides of Leiali'i Parkway between Kaaahi Street to its mauka terminus near Hanohano Street. Paved shoulders are provided along Honoapi'ilani Highway in lieu of sidewalks.

Maui County currently provides a bus system that offers several routes for West Maui. The West Maui Islander Route #28 provides regional connectivity between Nāpili and Lahaina Town, with no bus stops near Leiali'i Parkway. The Kā'anapali Islander Route #25 provides connectivity between Kā'anapali and Lahaina Town. The Lahaina Villager Route #23 serves various areas of Lahaina Town and provides multiple stops along the residential Wahikuli area on Ainakea Road. A bus stop for the Lahaina Villager Route is provided near the project, along Leiali'i Parkway near its intersection with Hooli Street and another further north at the Lahaina Civic Center.

SDOT created the Bike Plan Hawaii Master Plan, which identifies existing and proposed bicycle routes that could potentially be implemented in the future. In the vicinity of the project, a signed shared roadway is currently provided along Honoapi'ilani Highway in the study area.

b. Potential Impacts and Mitigation Measures

The year 2030 was selected to reflect the project completion year. The Base Year 2030 scenario represents the traffic conditions within the study area without implementation of the project.

The TIAR accounted for development of future phases of the LBR, which is a major bypass road parallel and mauka to Honoapiʻilani Highway that is expected to be completed in five (5) total phases to address regional traffic congestion within Lahaina. The first two (2) phases (1A and 1B-1) were completed in 2013 with an LBR connection from Keawe Street to Hokiokio Place. Phase 1B-2 was completed in 2018 and extended the LBR from Hokiokio Place to its current southern terminus with Honoapiʻilani Highway. Future LBR 1C will extend LBR further north from its current terminus at Keawe Street to Kakaalaneo Drive, with a midway LBR connection to Honoapiʻilani Highway via a “Kāʻanapali Connector Road” at some point south of Kāʻanapali Parkway. A future LBR 1D phase may extend LBR further north beyond Honokōwai. When LBR is extended further north, regional trips along Honoapiʻilani Highway will decrease as vehicles shift to the LBR connections at Kakaalaneo Drive and the Kāʻanapali Connector Road. Based on the high level of background development forecast in the TIAR, the TIAR presented a “Without LBR 1C” and “With LBR 1C” scenarios for both Base Year and Future Year scenarios.

The Base Year 2030 Without LBR 1C scenario assumes that the current alignment of LBR is maintained from its existing southern terminus to Keawe Street. Overall, traffic volumes are anticipated to increase significantly due to infill growth and numerous planned developments in the Kapalua, Nāpili, Kahana, Honokōwai, Kāʻanapali, Lahaina and Launiupoko areas. Based on forecast volumes, traffic is projected to increase by 500 to 700 vehicles per peak hour per direction. This translates to a traffic volume increase of approximately 20 to 30 percent during the AM peak hour and 35-40 percent during the PM peak hour per direction along Honoapiʻilani Highway when compared to existing conditions. Some through movements are forecast to operate at over-capacity conditions.

The Base Year 2030 scenario assumes that LBR is extended further north from its current terminus at Keawe Street to Kakaʻalaneo Drive, with a midway LBR connection to Honoapiʻilani Highway via a Kāʻanapali Connector Road at some point south of Kāʻanapali Parkway. With LBR 1C, regional trips along Honoapiʻilani Highway will decrease as vehicles shift to the LBR connections at Kakaʻalaneo Drive and Kāʻanapali Connector Road. About 600 to 800 vehicles per peak hour per direction is forecast to

reroute to the LBR 1C connections at Kakaalaneo Drive and Kā'anapali Connector Road. This translates to an overall 30 percent reroute of vehicles shifting from Honoapi'ilani Highway to LBR 1C.

With LBR 1C, all study intersections will improve from the "Base Year 2030 Without LBR 1C" scenario and all identified over-capacity conditions will improve and operate below capacity due to traffic volume reductions on Honoapi'ilani Highway. Traffic volumes at the Honoapi'ilani Highway/Kā'anapali Parkway intersection will still increase overall by about 200-300 through vehicles from existing conditions. However, LBR 1C reroutes about 300-450 through vehicles from Honoapi'ilani Highway to LBR 1C via the new Kaka'alaneo Drive LBR connection. As a result, all movements will operate adequately below capacity and the overall PM peak hour LOS will improve from LOS E to LOS D. At the remaining signalized Honoapi'ilani Highway intersections, through traffic volumes along Honoapi'ilani Highway will reduce overall by about 600-800 vehicles, as additional regional vehicles will be rerouted to LBR 1C via Kā'anapali Connector Road. As a result, through volumes along these remaining Honoapi'ilani Highway intersections will operate at levels similar to or slightly lower than existing conditions and improve to below capacity conditions.

Based on the Institute of Transportation Engineers (ITE) trip generation rates, implementation of the project is anticipated to generate a total of 139(179) trips during the AM and PM peak hours, respectively. The trip generation analyzed in the TIAR is based on the assumption that Increment 2 is developed with the maximum build-out of 164 multi-family units, since it results in a slightly higher trip generation than the 95 single-family lots. If Increment 2 changes to a mix of single-family and multi-family lots, the overall trip generation may slightly increase but would not be significant to alter the conclusions of the TIAR.

Upon completion of the project, all study intersections are forecast to operate with similar LOS as Base Year 2030 traffic conditions, with or without LBR 1C. Without LBR 1C, various movements will continue to operate over-capacity similar to the Base Year 2030 Without LBR 1C scenario. With LBR 1C, all study intersections will improve from the Base Year 2030 Without LBR 1C scenario and all previously identified over-capacity conditions will improve and operate below capacity due to traffic volume reductions on Honoapi'ilani Highway. All through movements will operate adequately at LOS D or better and below capacity.

Regionally along Honoapi'ilani Highway, traffic generated by the project will increase by approximately 20-75 vehicles per direction per peak hour, which translates to a 1.3 percent increase in traffic in the Kā'anapali region and 2.2 percent increase in traffic in Lahaina Town when compared to the Base Year 2030 With LBR 1C scenario. Due to generally low traffic increases as a result of the project the majority of movement vehicular delays generally increased minimally by 1-6 seconds.

At the Honoapi'ilani Highway/Leiali'i Parkway intersection, the project is expected to increase traffic for the southbound left-turn movement by approximately 13(44) vehicles during the AM(PM) peak hours, respectively.

In light of the above, the following are project-related recommendations made by the TIAR:

Honoapi'ilani Highway/Leiali'i Parkway

- Lengthen the southbound left-turn lane to provide a minimum 300-foot storage length (exclusive of taper and deceleration length).

In addition to the above, as part of the project, the DHHL is also proposing to widen Leiali'i Parkway with the following modifications. It is noted that these improvements are not based on project traffic increases as discussed within the TIAR and are not a requirement of previous land use conditions or agency agreements. However, these improvements are being made in planning for eventual licensure of Leiali'i Parkway to the County of Maui.

- Maintain two (2) westbound lanes along Leiali'i Parkway but restripe to delineate separate lanes from Honoapi'ilani Highway to Kaaahi Street.
- Widen eastbound lanes along Leiali'i Parkway to provide one (1) exclusive left-turn lane into Kaaahi Street and one (1) through lane continuing further up Leiali'i Parkway from Honoapi'ilani Highway to Kaaahi Street.
- Provide a new crosswalk across Kaaahi Street on the north leg of its intersection with Leiali'i Parkway.
- Upgrade the northeast and southeast curb ramps at the Honoapi'ilani Highway/Leiali'i Parkway intersection and lengthen the marked crosswalk across Leiali'i Parkway to accommodate the widening.

DHHL will coordinate with the SDOT Highways Division Maui District to coordinate and accept the March 2022 TIAR list of recommended

improvements to Honoapi'ilani Highway. Additionally, the Homestead Association will work with the County of Maui, Department of Transportation to determine potential locations for a bus stop within the subdivision.

With respect to pedestrian connectivity, it is noted that curb, gutters, and sidewalks will be constructed along Leali'i Parkway, fronting the project site; sidewalks currently existing along the south side of Leiali'i Parkway, fronting the existing Village 1-A subdivision. The DHHL will also extend the curb, gutters, and sidewalk to provide full connectivity along Leali'i Parkway from Honoapi'ilani Highway to the mauka end of Leiali'i Parkway.

2. Airports

a. Existing Conditions

The Kapalua Airport (JHM) is one (1) of three (3) airports on Maui owned and operated by the SDOT and is located 3.19 miles from the project site. The airport was formerly a private facility until it was acquired by the SDOT in 1993. JHM is a regional airport consisting of a single runway, terminal facilities, and support facilities. JHM offers inter-island flights served by commercial propeller air carriers and commuter aircrafts only and does not offer domestic or international flights. According to the SDOT Airport Statistics, there were 6,204 arrivals and 5,842 departures at JHM in 2021. This accounted for approximately one (1) percent of all inter-island flights at SDOT airports.

b. Potential Impacts and Mitigation Measures

Due to the project's proximity to JHM, the project will obtain applicable permits from the Federal Aviation Administration (FAA) and comply with applicable standards.

The project site is located approximately 18,924 feet from the end of Runway 20 at JHM. The FAA requires the submittal of FAA Form 7460-1, Notice of Proposed Construction or Alteration, pursuant to Code of Federal Regulations, Title 14, Part 77.9, if construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100 to 1 surface from any point on the runway with its longest runway more than 3,200 feet. As such, Form 7460-1 will be prepared for the proposed project and submitted to the FAA with construction and equipment area heights, including heights of temporary construction cranes.

Comments received from the SDOT Airports Division noted that there may be potential impacts to JHM operations from hazardous wildlife attractants and potential hazardous glint-and-glare conditions or potential radio frequency interference caused by photovoltaic (PV) systems. We note that the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants has been reviewed for guidance and the subdivision's landscaping will be of typical use in residential neighborhoods and consistent with surrounding existing subdivisions. The DHHL is not anticipating to install PV systems on the proposed subdivision's residence. However, we note that individual homeowners may opt, at a future time, to install PV systems on their homes. The DHHL will inform its beneficiaries of the FAA's requirements for PV systems.

Through meeting the aforementioned guidelines, adverse impacts to airport facilities are not anticipated from the proposed project.

3. Water System

a. Existing Conditions

ATA also prepared a Preliminary Engineering and Drainage Report (PEDR) to provide an overview of the preliminary civil engineering design of the proposed project. Refer to **Appendix "B"**. The PEDR evaluates the existing onsite and offsite conditions and presents proposed grading, drainage, water, wastewater, and other site improvements needed to meet County of Maui standards.

The County of Maui (County), Department of Water Supply (DWS) provides water to developed lots in the vicinity of the project, including Village 1-A. However, the Village 1-B subdivision site itself does not currently have water service.

The existing water system was constructed in 1992 as part of the Lahaina Master-Planned Community, Village I-A. The water system is part of DWS's Lahaina water system, and it was designed to accommodate the project by providing stub-outs to allow for a new water system to connect to the existing system.

There is an existing 8-inch waterline that runs along Leialii Parkway. The existing 8-inch waterline has two stub-outs located at the intersection of Leialii Parkway and Hooli Street and the intersection of Leialii Parkway and Hanohano Street. This Parkway connects to a 16-inch water transmission main that runs along the mauka side of Honoapi'ilani Highway. The existing Lahaina Civic Center tennis courts, which are

located makai of the project, are serviced off of an existing DWS 8-inch waterline in Akoakoa Place.

There are five (5) existing fire hydrants: two (2) on the north side of Leialii Parkway near the southern boundary of the project site and three (3) on the south side of Leialii Parkway.

The DWS Lahaina water system has two (2) different pressure zones. The Lower Pressure Zone (LPZ) services lots up to an elevation of approximately 130-150 feet amsl. The Upper Pressure Zone (UPZ) encompasses a minimal DWS service area along Lahainaluna Road between the elevations of approximately 150-250 feet amsl.

The LPZ is associated with the water level within the existing 1.5-million-gallon (MG) Wahikuli Reservoir with overflow elevation of 257.33 feet amsl. The LPZ encompasses most of DWS's Lahaina service area, depending on the location of the service area along Honoapi'ilani Highway. Village 1A is serviced by a 16-inch main in Honoapi'ilani Highway and is within the LPZ.

Currently, the UPZ pressure is associated with the water level within the existing 500,000-gallon Upper Lahaina Reservoir with overflow elevation of 456.33 feet amsl. However, this pressure is only available from the waterlines within a segment of Lahainaluna Road and streets off of this segment and is too distant to service Village 1-A or the project. As part of Village 1-A, DWS installed a portion of 12-inch waterline above the end of Leialii Parkway to allow for a connection to a future higher pressure service zone.

In addition to the DWS water system, the Hawai'i Housing Finance and Development Corporation (HHFDC) owns the Wahikuli Irrigation Well which supplies non-potable water and services Leialii Parkway and Village 1-A. The non-potable well contains a submersible pump with a capacity of 200-gallons per minute (gpm) at a total dynamic head (TDH) of 475 feet, which was installed in October 2021. The capacity of the well for irrigation use is 120,000 gpd. The well water is pumped into an adjacent 10,000-gallon storage tank at the well site. From the storage tank, the non-potable water is pumped to Leialii Parkway by a booster pump with a capacity of 178 gpm. A 6-inch waterline conveys the water from the well to the top of Leialii Parkway.

b. Potential Impacts and Mitigation Measures

Water Demand

DWS’s Water System Standards (WSS) average daily water demand is 600 gallons per day (gpd) per single-family residence and 560 gpd per multi-family residence. The project will be divided into two (2) increments based on the two (2) water service areas. Increment 1 will be in the LPZ, below elevation 130 feet amsl. The maximum number of single-family lots in Increment 1 is 86, and they will be serviced from the existing DWS Lahaina water system and Wahikuli Reservoir. The average daily demand for Increment 1 would be 51,600 gpd. The maximum day demand is calculated as being 1.5 time the average day demand and would be approximately 77,400 gpd.

Increment 2 will be in the UPZ, above elevation 130 feet amsl, and will be serviced by a new offsite 500,000-gallon water storage reservoir located at an approximate elevation of 370 feet amsl which is being developed as part of a separate regional water system improvements project in Lahaina as described below. Two (2) alternatives are being considered for Increment 2. For Alternative 1, 95 single-family lots would be developed, which would result in an average daily demand of 57,000 gpd, and a maximum day demand of approximately 85,500 gpd. For Alternative 2, 164 multi-family units would be developed, which would result in an average day demand of 91,800 gpd, and a maximum day demand of approximately 137,800 gpd. See **Table 2**, below. It is noted that the final unit count and mix for Increment 2 will be finalized at a later time, following consultation with DHHL beneficiaries on their preferences. However, the maximum unit count will not exceed the Alternative 2 count of 164 multi-family units, and may include a mix of both single-family and multi-family units.

Table 2. Proposed Potable Water Demands

Increment/Alternative	Number of Units	Average Daily Unit Demand (gpd)	Average Daily Demand (gpd)	Maximum Daily Demand (gpd)
Increment 1	86 Single-Family Units	600	51,600	77,400
Increment 2, Alternative 1	95 Single-Family Units	600	57,000	85,500
Increment 2, Alternative 2	164 Multi-Family Units	560	91,800	137,800

In addition to the above domestic water demands, the fire flow requirement for single-family residences is 1,000 gallons per minute (gpm) for a duration of two (2) hours. For Increment 2, Alternative 2, the multi-family residences

would be considered “Planned Unit Development Townhouse and Low-Rise Apartments”, which requires a fire flow of either 1,500 gpm (for developments following “A-1, Apartment” zoning standards) or 2,000 gpm (for developments following “A-2, Apartment” zoning standards) for a duration of two (2) hours.

Village 1-B will require approximately 74,600 gpd of non-potable water for irrigation and the Leialii Parkway widening will require an additional 250 gpd for irrigation of planters and the median. The total non-potable water demand would be 74,850 gpd and would be within the anticipated maximum irrigation use of 120,000 gpd from the Wahikuli Irrigation Well.

Water Distribution System

New onsite distribution waterlines will be constructed within the roadways of the project. The distribution system for Increment 1 will consist of 8-inch waterlines that will connect to the existing 8-inch waterline stub-outs in Leialii Parkway. The 8-inch waterlines would provide water for potable, irrigation and fire suppression purposes.

The distribution system for Increment 2 under the preferred alternative would consist of 8-inch waterlines that would connect to a new offsite transmission waterline that would convey water from a new offsite reservoir. The 8-inch waterlines would provide water for potable, irrigation and fire suppression purposes.

The distribution system for Increment 2, Alternative 2 with multi-family homes would consist of 4-inch waterlines to provide potable and irrigation water to the units, and a separate 12-inch fire waterline that would provide water for fire suppression purposes. As with Alternative 1, the two (2) waterlines would connect to a new offsite transmission waterline that will convey water from a new offsite reservoir.

The distribution waterlines and fire lines will be of ductile iron pipe and will be sized to meet the WSS pressure and velocity requirements.

For Increment 1 and Increment 2, fire hydrants would be installed at a maximum of 350-foot intervals within the site, per the WSS for single-family residential developments. If multi-family homes are developed in Increment 2, Alternative 2, fire hydrants would be installed at a maximum of 250-foot intervals within the site, per the WSS.

Water Storage and Source

The lots in Increment 1 below elevation 130 feet amsl will be supplied by the existing Lahaina water system, which is provided water from the 1.5-MG Wahikuli Reservoir that is supplied by groundwater wells and treated surface water. Currently, the primary source of water is treated water from the Māhinahina Surface Water Treatment Facility (M-WTF) in Honokōwai. However, the DWS is proposing to develop two (2) wells above the M-WTF, collectively called the West Maui Source Development project, which will be able to contribute water to DWS's water system. Since there is no existing reservoir in the UPZ that would be able to service the Increment 2 lots above elevation 130 feet, a new offsite storage reservoir is required and will be developed as part of a separate regional water system improvements project in Lahaina.

The proposed project's water source will draw from the Honokōwai Aquifer System in the Lahaina Aquifer Sector Area (ASA). According to the County of Maui Water Use Development Plan (WUDP), the Honokōwai Aquifer System has a sustainable yield of six (6) mgd and there is approximately 3.053 mgd pumped from the Honokōwai Aquifer System. Reservations have been made for the DHHL's potable and non-potable water needs in West Maui as a public trust purpose. Interim instream flow standards have not been established by the Commission on Water Resource Management (CWRM) for the Honokōwai Hydrolic Unit 6010. However, as there are kuleana parcels located within the Honokōwai Valley, DHHL acknowledges that restored stream flow is essential in enabling Native Hawaiians to exercise traditional and customary rights by maintaining fish and wildlife habitats and restoring instream uses, including cultivation of lo'i kalo.

Honokōwai Water System Improvements Project

Water for Increment 2 of the project will be provided by DHHL's Honokōwai Water System Improvements Project, which is a separate and distinct regional infrastructure effort that will also provide water to other West Maui developments, such as the DHHL's Honokōwai Lands and the Villages of Leialī'i project to be developed by the HHFDC. The Honokōwai Water System Improvements Project is the subject of separate Chapter 343, HRS environmental review process.

The DHHL plans to put the Honokōwai Well (State Well No. 5639-04), an existing drilled and cased test well developed by the DHHL, into production as a potable water source for West Maui. Water from the Honokōwai Well will pump up to one (1) mgd and the water will be conveyed approximately

8,000 feet north through a new 12-inch transmission main that will connect with DWS's existing water system near the M-WTF. The Honokōwai Well and 12-inch transmission main are intended to be licensed to DWS by DHHL upon completion of the project.

Due to the limitation of the LPZ of being able to only service elevations below 130 feet amsl, a new water storage reservoir will be required at a higher elevation to service the areas in West Maui above elevation 130 feet, which includes Increment 2. The primary purpose of the new reservoir would be to have sufficient storage capacity to meet water demands concurrent with water for fire protection, and to be at an elevation that can provide adequate pressure by gravity to all users. The recommendation is to construct a 500,000-gallon reservoir to allow for a variety of possible future developments to be serviced by this reservoir. The proposed new 500,000-gallon reservoir will be built at elevation 370 feet amsl on property owned by the HHFDC, and would be able to service lots up to about elevation 220 feet amsl.

These improvements, known as the DHHL Honokōwai Water System Improvements Project, represent a regional water system project that will service multiple developments that are proposed by separate and distinct entities. Refer to **Appendix "B"**.

4. Wastewater System

a. Existing Conditions

The project site currently generates no wastewater flow and there is no existing wastewater collection system within the project limits. However, there is an 8-inch sewerline within Leiali'i Parkway that was constructed as part of the wastewater collection system for Village 1-A. There are existing stub-outs from the sewer manholes in Leiali'i Parkway that were installed to provide for future connections.

The 8-inch sewerline within Leiali'i Parkway extends west (makai) to an existing easement for the railroad right-of-way that is mauka and parallel to Honoapi'ilani Highway. The 8-inch sewerline then heads south within the railroad easement approximately 500 feet to an existing sewer manhole in the southwest corner of Village 1-A. A 12-inch sewerline from this manhole heads west across Honoapi'ilani Highway, and then south towards the Lahaina Wastewater Pump Station (WWPS) No. 3. The wastewater received at WWPS No. 3 is conveyed to Maui County's existing Lahaina Wastewater Reclamation Facility (WWRF) through a series of two (2) other WWPSs and force mains and gravity transmission lines along Honoapi'ilani

Highway. The WWRF is located approximately three (3) miles north of the project site.

The Lahaina WWRF has been upgraded in recent years to have a treatment capacity of 9.0 million gallons per day (mgd). Currently, the WWRF treats an average daily flow between 3.4 mgd and 4.1 mgd, and the County has already allocated approximately 5.4 mgd of the 9.0 mgd capacity.

b. Potential Impacts and Mitigation Measures

Wastewater flows expected to be generated by the project were calculated based on the requirements of the County of Maui, DEM, Wastewater Reclamation Division, Wastewater Flow Standards, dated February 2006. The design average wastewater flow for Increment 1, based on 86 single-family lots, is expected to be approximately 32,000 gpd. For Increment 2, Alternatives 1 (single-family homes) and 2 (multi-family homes), the design average wastewater flow is expected to be approximately 35,000 gpd and 44,000 gpd, respectively.

New onsite gravity sewer collection lines will be constructed within the roadways of the project. The sewerlines will connect to the existing 8-inch sewerline stub-outs from the sewer manholes in Leiali'i Parkway. The wastewater from both increments of the project will join with the wastewater flows from Village 1A, and will flow by gravity to the Lahaina WWPS No. 3, and eventually the Lahaina WWRF. It is not expected that offsite improvements to the County's existing wastewater collection and transmission system will be required. The DEM has indicated that there is available capacity at the Lahaina WWRF to treat the wastewater flows from the project. The sewerlines will be made of PVC pipe, will be sized to carry the expected design peak flow from the project, and are expected to be between 8-inch and 12-inch in diameter. Refer to **Appendix "B"**.

5. Drainage System

a. Existing Conditions

The project site is undeveloped and has no onsite drainage infrastructure, except for a portion of the Lahaina Civic Center tennis courts. Stormwater runoff generally sheet flows over land from east to west, where it then flows towards the Lahaina Civic Center, Akoakoa Place, or Leiali'i Parkway. Ultimately, all runoff flows to the existing drainage infrastructure at Honoapi'ilani Highway.

b. Potential Impacts and Mitigation Measures

The project drainage improvements will include catch basins, drain inlets, manholes, drainlines, and detention basins. Runoff will be collected by catch basins or drain inlets along the roadways and then be conveyed via underground piping to one (1) of four (4) proposed onsite detention basins.

In addition to onsite detention basins, two (2) new offsite detention basins will be installed to manage the runoff from areas mauka of the project. An existing offsite detention basin will also be expanded and will utilize the same existing outlet drainlines.

The existing conditions at the project site generates a 50-year, 1-hour runoff of 114 cfs, while the proposed conditions generate 210 cfs (prior to detention). The reason for the increase in runoff is the development of the site and the increase in impervious cover. As discussed, detention basins will be used to mitigate this runoff increase. The total 50-year, 1-hour storm outflow from the project site after detention will be 42 cfs, which is a 72 cfs reduction from the existing condition.

There will also be a reduction in the total flow to an existing triple 48-inch culvert at Honoapi'ilani Highway. Following detention of onsite and offsite areas, the 100-year flow to the culvert is anticipated to be 300 cfs, which will be within the culvert's capacity of 331 cfs.

The proposed stormwater management system will reduce peak flows and provide water quality treatment to meet the County of Maui stormwater quality standards. The project will incorporate detention basins as a BMP for stormwater treatment. The basins will retain the required Water Quality Design Volume (WQDV), allowing suspended particles to settle and water to infiltrate. An appropriate maintenance plan will be developed during the design phase of the project and will include requirements for removal of accumulated sediments and debris, maintaining vegetation, and inspection.

6. Electrical, Telephone, and Cable Television Services

a. Existing Conditions

Hawaiian Electric Company (HECO) currently has overhead electrical lines that service the nearby Village 1-A development, Post Office, and Lahaina Civic Center.

In addition, there is an existing underground electrical/television/cable system located along the southern side of Leiali'i Parkway with laterals across Leiali'i Parkway towards the project site at Hooli Street and Hanohano Street.

b. Potential Impacts and Mitigation Measures

The project will be serviced underground with electrical connections along Leiali'i Parkway. In addition to power, telephone, cable and internet services will be provided. Existing underground electrical/television/cable lines are currently located along Leiali'i Parkway where it intersects with Hooli Street and Hanohano Street. DHHL will be responsible for the installation of all underground infrastructure including conduit, handhole, and equipment pads to HECO standards and requirements.

E. CUMULATIVE AND SECONDARY IMPACTS

Pursuant to the HAR, Chapter 200, Section 11-200-2, entitled Environmental Impact Statement Rules, a cumulative impact means:

...the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

The proposed project will be implemented in a developed area in Lahaina, within proximity to residential subdivisions of a similar nature. As previously noted, HHFDC has proposed a master plan development mauka and south of Village 1-B. While HHFDC's Villages of Leiali'i project is a separate and distinct action from the Village 1-B project, the proposed HHFDC development has been considered in the context of impact analysis conducted in this EA. For example, the TIAR included the traffic counts from the proposed development within the HHFDC Villages of Leiali'i project in its Base Year 2030 traffic counts while regional planning for water source includes demands from the project. As previously noted, HHFDC and DHHL may negotiate a potential transfer of HHFDC's Villages of Leiali'i lands. Should an agreement be executed, DHHL would assess the previously prepared plans for the Villages of Leiali'i and prepare a revised plan to be in line with DHHL's mission. Because future DHHL development of the Villages of Leiali'i is entirely speculative at this time and DHHL's development program for the lands is to be determined, additional analysis of the cumulative impacts cannot be conducted at this time. Nevertheless, potential cumulative impacts of the HHFDC Villages of Leiali'i project and the Village 1-B project have been analyzed.

Given the surrounding previously developed areas, significant cumulative environmental impacts are not anticipated as a result of the project. Although the proposed project requires the provision of basic infrastructure, such as water and wastewater service, these requirements are not considered significant as the project will be developed within the existing service limits for these services, with the exception of water. A portion of the proposed subdivision will be able to be serviced by the existing DWS water system. However, as previously discussed, water for the remaining portion of the subdivision will be provided by planned water source and distribution system improvements currently being pursued by the DHHL. These improvements will also provide service to HHFDC's planned development at the Villages of Leiali'i as the improvements are planned to be integrated into the DWS' system and eventually licensed to the County. These improvements are the subject of a HRS, Chapter 343 Environmental Assessment being prepared by DHHL.

The proposed project will stand on its own and is not a trigger for any other development. The cumulative impacts of the proposed project, together with other reasonably foreseeable actions, will include increased population and infrastructural demands, but this will not have a considerable effect on the environment. The DHHL will provide the necessary infrastructure to serve the proposed project. Drainage, wastewater, water, and roadway improvements will be designed to meet applicable local, State, and Federal regulations. The engineering and traffic reports prepared for the proposed project have assessed potential impacts and designed infrastructure systems in the context of future planned regional growth. It is noted that Increment 1 of the proposed subdivision will be able to be serviced by the existing County of Maui, Department of Water Supply (DWS) water system. However, water for Increment 2 of the subdivision will be provided by planned water source and distribution system improvements currently being pursued by the DHHL. These improvements will also provide service to HHFDC's planned development at the Villages of Leiali'i as the improvements are planned to be integrated into the DWS' system and eventually licensed to the County. These improvements are the subject of a separate HRS, Chapter 343 EA being prepared by DHHL. However, these improvements are considered a separate and distinct project from both the DHHL's and HHFDC's overall Villages of Leiali'i developments as they constitute a larger, regional infrastructure improvement project. Given the foregoing, the proposed project is not anticipated to cumulatively have considerable effect upon the environment, nor does it involve a commitment for larger actions.

"Secondary impacts" or "indirect impacts" are defined by Title 11, Chapter 200, HAR as:

...effects that are caused by the action or are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect effects may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems including ecosystems.

The proposed project involves the development of new residential units in Lahaina. The proposed project will be located in the midst of other similar residential subdivision developments. Collectively, these developments are considered complementary to addressing Maui's housing shortage. Although the proposed project will benefit native Hawaiian beneficiaries of the DHHL specifically, the DHHL believes that all providers of new housing share the common goal of improving life quality on Maui.

Although the proposed project will generate additional vehicular traffic in the area, the Traffic Impact Analysis Report prepared for the project concludes that Levels of Service at nearby intersections will operate at Levels of Service similar to those for the Base Year analysis. However, certain roadway improvements, such as restriping along Honoapi'ilani Highway to accommodate turning lanes, will be implemented to handle the projected increase in traffic attributed to development of the project. As such, these improvements aim to mitigate impacts on traffic generated by the project such that secondary impacts later in time are not anticipated.

As such, given the previously developed surroundings, significant environmental impacts are not anticipated as a result of the project. Therefore, with the proposed mitigation measures, the project is not anticipated to result in significant adverse secondary impacts.

**RELATIONSHIP TO
GOVERNMENTAL PLANS,
POLICIES, AND CONTROLS**



III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

This section discusses the relationship between the proposed action and State and County land use plans, policies, and controls.

A. STATE LAND USE DISTRICTS

Pursuant to Chapter 205, Hawai'i Revised Statutes (HRS), all lands in the State have been placed into one (1) of four (4) major land use districts by the State Land Use Commission. These land use districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The proposed Villages of Leialii, Village 1-B (Village 1-B) subdivision site and the site of the proposed offsite drainage improvements are located within the "Urban" district and a portion of the proposed roadway improvements along Honoapi'ilani Highway are within the "Conservation". **See Figure 13.** Pursuant to Chapter 205, Hawai'i Revised Statutes (HRS), the "Urban" districts shall include uses or activities provided by ordinances or regulations of the County in which the "Urban" district is located. The proposed subdivision and drainage improvements are consistent with the "Urban" district designation. Furthermore, via letter from the Department of Land and Natural Resources, Office of Conservation and Coastal Lands (OCCL), the OCCL does not have jurisdiction over the State-owned rights-of-way and such, a Conservation District Use Permit is not required for the proposed roadway improvements along Honoapi'ilani Highway. See **Chapter IX.**

B. DEPARTMENT OF HAWAIIAN HOME LANDS PLANNING SYSTEM

The mission of the Department of Hawaiian Home Lands (DHHL) is to effectively manage the Hawaiian home lands trust and to develop and deliver land to native Hawaiians. The Hawaiian Homes Commission Act (HHCA), codified within the constitution of the State of Hawai'i, vests onto the DHHL the authority to use its lands at its discretion. Specifically, HHCA Section 204 states, *"all available lands shall immediately assume the status of hawaiian home lands and be under the control of the department to be used and disposed of in accordance with the provisions of this Act"*.

As such, the DHHL has implemented its own planning system consisting of a general plan, island plans, community-specific regional plans, project-specific program plans, and special area plans to guide its development of its lands. Below is a discussion of the project's consistency with the DHHL planning system.

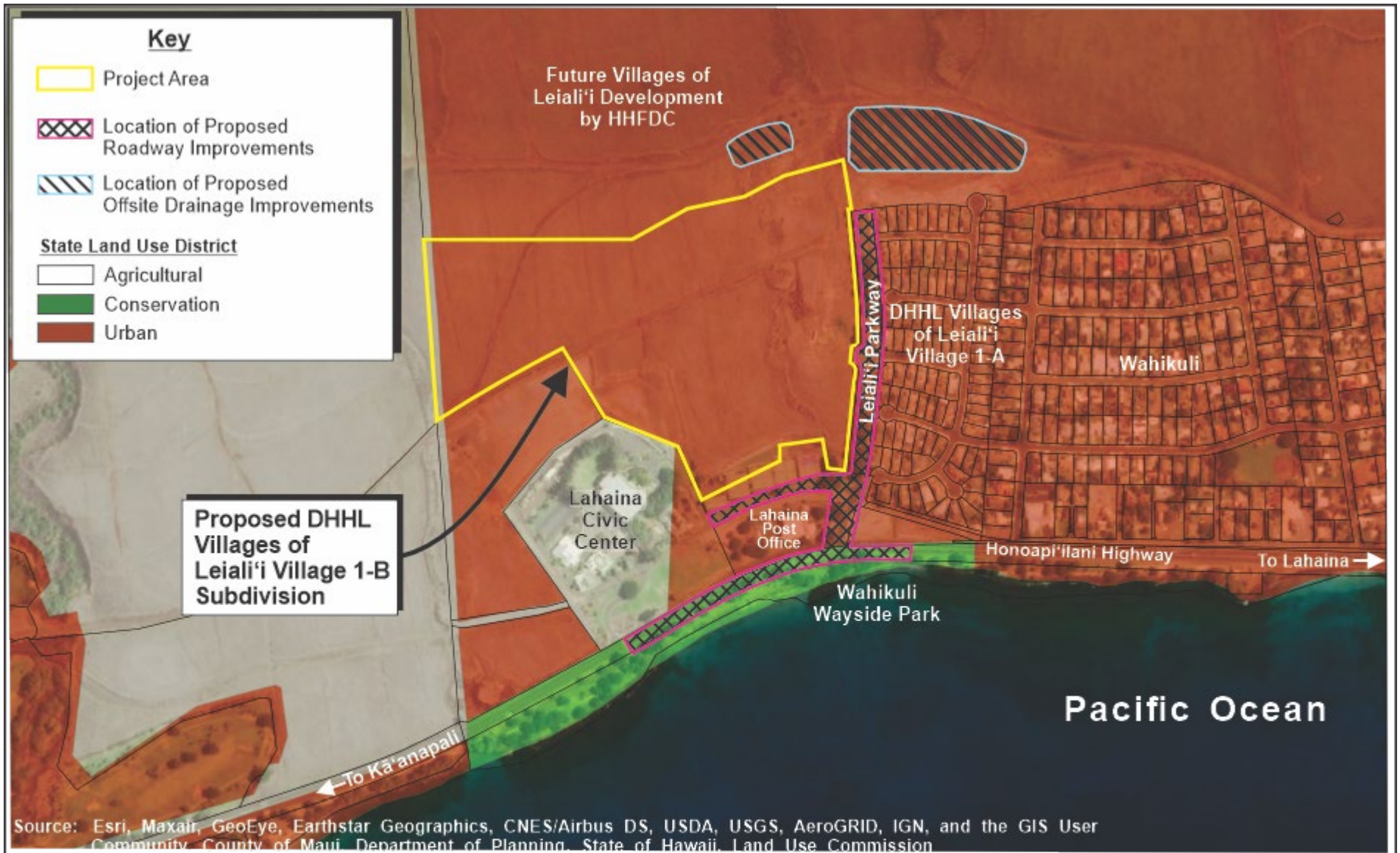
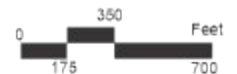


Figure 13

DHHL Villages of Leialii Village 1-B
State Land Use Designation Map



1. **General Plan**

The DHHL General Plan was adopted by the Hawaiian Homes Commission (HHC) in November 2022. The General Plan sets the vision and establishes goals and policies to guide the discussions and decision-making of the HHC. The General Plan guides DHHL plans, programs, and policies through year 2040. The Vision was developed through extensive consultation with beneficiaries, DHHL staff, the HHC Investigative Committee, and administration to identify the words and ideas that capture shared aspirations and ideals for the future of the Hawaiian Home Lands Trust. The resulting Vision for 2040 is below.

By 2040, the Hawaiian Home Lands Trust and its beneficiaries will be thriving, self-sufficient, and connected to one another and the ‘āina.

TRUST LANDS

will nurture and sustain beneficiary communities through an array of uses and activities on homestead and non-homestead lands.

BENEFICIARY COMMUNITIES

will be self-sufficient, healthy, prosperous, and grounded in cultural knowledge and traditions. Values of mālama ‘āina will be passed on from kūpuna to ‘ōpio to nourish the land and future generations.

BENEFICIARIES

will be thriving on the land and engaged in activities that support the rehabilitation and self-determination of all Hawaiians. Education, resources, and technical support will be available to promote greater economic opportunity, choice, and control.

DHHL

will be sufficiently funded by the State Legislature to support the continued advancement of native Hawaiians. Beneficiaries, DHHL, and the Hawaiian Homes Commission will communicate transparently with aloha as they collaborate toward achieving a shared Vision. Beneficiary voices will remain vital to advocate for funding and resources and guide decision-making by DHHL and HHC.

ALL OF HAWAI‘I

will support the continued implementation of the Hawaiian Homes Commission Act and the rehabilitation of native Hawaiians as provided by Article XII Section 2 of the State Constitution.

Guiding principles were also developed based on beneficiary consultation and input. The guiding principles are broad themes that articulate the key values important to beneficiaries, DHHL, and the Hawaiian Home Lands Trust. The proposed project is in consonance with the following guiding principles, goals and policies of the DHHL General Plan.

GUIDING PRINCIPLES

- *‘Auamo Kuleana: Acknowledge the shared kuleana of the Department, beneficiaries, State, federal and county agencies, Hawaiian serving organizations, and all of Hawai‘i toward fulfilling the mission of the Hawaiian Home Lands Trust. Foster trust, communication, and transparency among all parties to work toward the Vision.*
- *Returning Hawaiians to the Land : Actively facilitate returning native Hawaiians to their lands to support self sufficiency and self-determination. Maintain a primary focus on using and acquiring lands suitable for development of homesteads. Explore and expand opportunities for beneficiaries to restore their relationship with and use Trust lands and resources.*
- *Homestead Choice and Diversity: Offer a variety of homesteading opportunities to meet diverse beneficiary needs and desires. Explore creative models and innovative ideas for getting Hawaiians onto the land and cultivating healthy, thriving beneficiary communities.*

Response: The proposed project will develop residential homesteads for native Hawaiians in an area close to employment centers and business and commercial centers. The DHHL has coordinated with State and County agencies on offsite improvements and opportunities for agency and public review of the proposed action are provided pursuant to Chapter 343, HRS. In addition, DHHL actively engages with its beneficiaries on projects it intends to develop. The project is in consonance with beneficiary preferences by constructing turn-key residential homesteads. In recognition of Lahaina’s wildfire risk, hazard mitigation measures to reduce vegetative fuel for wildfires will be implemented, utilities will be installed underground, and non-combustible building materials will be considered.

LAND USE PLANNING

Goals

- *Utilize Hawaiian Home Land for uses most appropriate to meet the needs and desires of the beneficiary population.*
- *Encourage a balanced pattern of growth into urban and rural growth centers.*
- *Protect life and property from the effects of natural hazards and*

climate change on Hawaiian home lands.

Policies

- *Provide space for and designate a balanced mixture of appropriate land uses, economic opportunities, and community services in a Native Hawaiian-friendly environment.*
- *Prioritize the development of homestead communities in areas with suitable development conditions that are close to jobs, transportation, infrastructure, and services.*
- *Assess vulnerability of populations, resources, and infrastructure across Hawaiian home lands to climate change and natural hazards and conduct climate resilience and adaptation planning in high vulnerability areas.*
- *Maintain fire breaks adjacent to residential homestead communities in high wildfire risk areas through participation in Fire Wise programs and partnerships with DLNR, Fire Departments, and private landowners.*

Response: The proposed project advances the goal and policies to provide homestead opportunities near public services and infrastructure that meet the needs and desires of the beneficiary population by developing residential homesteads in West Maui. Through the EA process, risks from climate change and natural hazards have been assessed. The proposed subdivision is located outside of the 3.2-foot SLRXA and outside of a flood hazard zone. In recognition of Lahaina’s wildfire risk, hazard mitigation measures to reduce vegetative fuel for wildfires will be implemented, utilities will be installed underground and non-combustible building materials will be considered.

INFRASTRUCTURE GOALS, POLICIES

Goal:

- *Provide and maintain infrastructure for homestead communities within resource limitations*

Policy:

- *Design infrastructure to County standards and license systems to the Counties whenever possible for development within Residential, Commercial, and Industrial areas.*

Response: The proposed project involves roadway improvements to the Honoapi’ilani Highway and the Leiali’i Parkway which will be designed to State and County standards, respectively.

HOUSING

Goal:

- *Increase the number of housing opportunities awarded each year.*
- *Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.*

POLICIES

- *Prioritize housing for beneficiaries before considering other uses of Trust lands.*
- *Provide a variety of residential types that match beneficiary needs in terms of housing products (owner-builder, turnkey, self-help, etc.), types of housing units (single family, multifamily, kupuna housing, rental, etc.) and financing.*
- *Ensure the availability of a range of housing types and affordability to accommodate persons and families of all income levels and in locations that are convenient to employment and public and private facilities.*

Response: The proposed project will use DHHL lands to develop residential homestead lots in West Maui which will increase the number of housing opportunities in line with the preferences of DHHL beneficiaries.

2. Maui Island Plan

The DHHL Maui Island Plan (MIP) was adopted in 2004 and serves as a comprehensive resource for planning and managing the Maui Island lands and establishes land use designations to encourage orderly social, physical, and economic development. Because the lands on which the proposed subdivision will be developed were acquired by the DHHL following adoption of the MIP, they are not yet designated by the MIP for a specific use. Acquiring these lands is consistent with a residential goal of the DHHL MIP to secure additional lands to meet the beneficiary demand for residential homesteads.

The MIP discusses the General Plan's goals of increasing the delivery of residential homesteads to beneficiaries each year. The proposed project is in support of these goals. The MIP also provides data from a beneficiary survey conducted in 2003 to assess the preferences of DHHL beneficiaries on Maui. The results of the survey show that most beneficiaries prefer an award of improved land with a turnkey single-family house on it. In addition, approximately 400 beneficiaries indicated a preference in West Maui in terms of award location. The proposed project is in line with beneficiary preferences as discussed in the MIP.

3. Villages of Leialii and Honokōwai Regional Plan

The Villages of Leialii and Honokōwai Regional Plan was adopted in 2009 and focuses at the community/regional level to apply the goals, policies, and land use designations articulated in the General Plan and MIP. The Villages of Leialii and Honokōwai Regional Plan identified the Village 1-B area as a future homestead area for up to 253 lots with a minimum lot size of 5,000 square feet to be accessed by Leialii Parkway. The Villages of Leialii and Honokōwai Regional Plan also identified improvements to the Leialii Parkway and Honoapiʻilani Highway intersection as a priority project in order to serve future residents of Village 1-B, but also the mauka Villages of Leialii lands to be developed by the Hawaiʻi Housing Finance and Development Corporation (HHFDC). In this regard, the proposed project is in alignment with the goals and project identified in the Villages of Leialii and Honokōwai Regional Plan.

C. HAWAIʻI STATE PLAN

Chapter 226, HRS, also known as the Hawaiʻi State Plan, is a long-range comprehensive plan which serves as a guide for the future long-term development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms. The Plan consists of three (3) parts. Part I includes the Overall Theme, Goals, Objectives, and Policies; Part II includes Planning, Coordination, and Implementation; and Part III establishes Priority Guidelines. Part II of the State Plan covers its administrative structure and implementation process.

The overall theme of the Hawaiʻi State Plan is governed by the following general principles.

1. Individual and family self-sufficiency
2. Social and economic mobility
3. Community or social well-being

In consonance with the foregoing principles, the Hawaiʻi State Plan identifies three (3) clarifying goals:

1. A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaiʻi's present and future generations.
2. A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.

3. Physical, social, and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.

This section of the environmental assessment examines the applicability of the proposed action as it relates to the objectives, policies, and priority guidelines of the Hawai'i State Plan, as set forth in HRS Sections 226-5 through 226-27.

The **Table 3** below summarizes the relationship between the proposed action and the goals of the Hawai'i State Plan. The relationship between the action and the goals are categorized into the following groups.

1. **Directly applicable**: the action and its potential effects directly advances or promotes the objective, policy or priority guideline.
2. **Indirectly applicable**: the action and its potential effects indirectly supports or advances the objective, policy or priority guideline.
3. **Not applicable**: the action and its potential effects have no direct or indirect relationship to the objectives and policies of the Hawai'i State Plan.

In general, a proposed action's applicability to the objectives, policies and priority guidelines of the Hawai'i State Plan is judged on the basis of the action's direct or indirect relationship to the respective objectives, policies and priority directions. It is recognized that the categorization of "applicability" is subject to interpretation and should be appropriately considered in the context of local and regional conditions. The analysis presented in **Table 3** and summarized below focuses on key elements of the proposed action's relationship to the Hawai'i State Plan. Detailed discussion on the applicability of the proposed action to each goal and related objectives, policies, and implementing actions of the Hawai'i State Plan is provided in **Appendix "I"**.

**Table 3. Hawai'i State Plan, Chapter 226, HRS
Part I. Overall Themes, Goals, Objectives and Policies**

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
HRS 226-1: Findings and Purpose			
HRS 226-2: Definitions			
HRS 226-3: Overall Theme			
HRS 226-4: State Goals. In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self determination, it shall be the goal of the State to achieve: (1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations. (2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people. (3) Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.			
Chapter 226-5 Objective and Policies for Population			
Objective: It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic and social objectives contained in this chapter.		✓	
Chapter 226-6 Objectives and policies for the economy -- in general			
Objectives: Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.		✓	
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.		✓	
Chapter 226-7 Objectives and policies for the economy -- agriculture.			
Objectives: Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:			
(1) Viability of Hawaii's sugar and pineapple industries.			✓
(2) Growth and development of diversified agriculture throughout the State.			✓
(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.			✓
Chapter 226-8 Objective and policies for the economy -- visitor industry.			
Objective: Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaii's economy.			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Chapter 226-9 Objective and policies for the economy – – federal expenditures.			
Objective: Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaii's economy.			✓
Chapter 226-10 Objective and policies for the economy – – potential growth and innovative activities.			
Objective: Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawaii's economic base.			✓
Chapter 226-10.5 Objectives and policies for the economy – – information industry.			
Objective: Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawaii as a leader in broadband and wireless communications and applications in the Pacific Region.			✓
Chapter 226-11 Objectives and policies for the physical environment – – land based, shoreline, and marine resources.			
Objectives: Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:			
(1) Prudent use of Hawaii's land-based, shoreline, and marine resources.		✓	
(2) Effective protection of Hawaii's unique and fragile environmental resources.			✓
Chapter 226-12 Objective and policies for the physical environment – – scenic, natural beauty, and historic resources.			
Objective: Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.		✓	
Chapter 226-13 Objectives and policies for the physical environment – – land, air, and water quality.			
Objectives: Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives.			
(1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.		✓	
(2) Greater public awareness and appreciation of Hawaii's environmental resources.		✓	
Chapter 226-14 Objective and policies for facility systems – – in general.			
Objective: Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.		✓	

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Chapter 226-15 Objectives and policies for facility systems – – solid and liquid waste.			
Objectives: Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:			
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.		✓	
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.		✓	
Chapter 226-16 Objective and policies for facility systems – – water.			
Objective: Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.		✓	
Chapter 226-17 Objectives and policies for facility systems – – transportation.			
Objectives: Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.		✓	
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.			✓
Chapter 226-18 Objectives and policies for facility systems – – energy.			
Objectives: Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:			
(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;			✓
(2) Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawaii's dependence on imported fuels for electrical generation and ground transportation.		✓	
(3) Greater diversification of energy generation in the face of threats to Hawaii's energy supplies and systems;		✓	
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and			✓
(5) Utility models that make the social and financial interests of Hawaii's utility customers a priority.			✓
Chapter 226-18.5 Objectives and policies for facility systems – – telecommunications.			
Objectives: Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Chapter 226-19 Objectives and policies for socio-cultural advancement – – housing.			
Objectives: Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:			
(1) Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.	✓		
(2) The orderly development of residential areas sensitive to community needs and other land uses.	✓		
(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaii's people.			✓
Chapter 226-20 Objectives and policies for socio-cultural advancement – – health.			
Objectives: Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:			
(1) Fulfillment of basic individual health needs of the general public.			✓
(2) Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.			✓
(3) Elimination of health disparities by identifying and addressing social determinants of health.			✓
Chapter 226-21 Objectives and policies for Socio-cultural advancement – – education.			
Objective: Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.		✓	
Chapter 226-22 Objective and policies for socio-cultural advancement – – social services.			
Objective: Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.		✓	
Chapter 226-23 Objective and policies for socio-cultural advancement – – leisure.			
Objective: Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Chapter 226-24 Objective and policies for socio-cultural advancement – – individual rights and personal well-being.			
Objective: Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.			✓
Chapter 226-25 Objective and policies for socio-cultural advancement – – culture.			
Objective: Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.		✓	
Chapter 226-26 Objectives and policies for socio-cultural advancement – – public safety.			
Objective: Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:			
(1) Assurance of public safety and adequate protection of life and property for all people.			✓
(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.			✓
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.			✓
Chapter 226-27 Objectives and policies for socio-cultural advancement – – government.			
Objectives: Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
(1) Efficient, effective, and responsive government services at all levels in the State.		✓	
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.			✓

The proposed Villages of Leialii Village 1-B Project directly and indirectly supports the principles and goals of the Hawai'i State Plan as the project will provide housing and job opportunities in West Maui. It is noted that much of the surrounding area of Lahaina was catastrophically damaged by wildfires in August 2023 and has presented an even greater need for housing in the region. The proposed project will provide desperately needed homestead opportunities for DHHL beneficiaries in West Maui which will complement the existing Village 1-A subdivision. Additionally, the project supports design and construction activity which contributes to increased employment opportunities, job choices, and living standards. Businesses positively affected by the project are those which support design and construction such as architects and engineers, material suppliers, equipment rental companies, and landscape companies.

The proposed project will utilize Best Management Practices (BMPs) to ensure that natural resources such as the coastal environment is not impacted by construction activities. The use of BMPs also ensures compatibility between land-based and water-based functions, resources, and ecological systems. The biological resources study conducted as part of the environmental review process represents an effort to protect any rare and endangered plant and animal species native to Hawai'i, as well as their habitats, that may be present in the vicinity of the proposed action.

Although the proposed project will be developed on lands designated for agricultural use, the lands have not been in cultivation for several years. In the context of the amount of viable agriculture lands on the island of Maui, implementation of the proposed action is not considered to adversely affect agricultural productivity for the island. In addition, it is noted that the proposed action will be located adjacent to an existing, similarly scaled DHHL residential subdivision.

The project has been carefully designed taking into consideration residential scale and massing so as to not adversely impact scenic views and vistas. The proposed homes will be similar in scale and size to existing residential developments nearby and will be built in accordance with established subdivision standards. Archaeological investigations and coordination and cultural consultation for the proposed action are aimed at ensuring the preservation of historic resources which may be impacted by the project. Landscaping proposed in connection with the project is intended to enhance the project's visual relationship with its immediate surrounding environs.

Priority Guidelines

"Priority guidelines" means those guidelines which shall take precedence when addressing areas of statewide concern. This section addresses applicability criteria to the priority guidelines set forth in HRS 226-103.

Priority guidelines of the Hawai'i State Plan covers the economy, population growth and land resources, crime and criminal justice, affordable housing, quality education, sustainability, and climate change adaptation.

Table 4 below summarizes the relationship between the proposed action and the priority guidelines of the Hawai'i State Plan. More detailed discussion is presented in **Appendix "I"**.

Table 4. Hawai'i State Plan, Chapter 226, HRS
Part I. Overall Themes, Goals, Objectives and Policies

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	N/A
Chapter 226-101: Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
Chapter 226-102: Overall direction. The State shall strive to improve the quality of life for Hawaii's present and future population through the pursuit of desirable courses of action in seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.			
Chapter 226-103: Economic priority guidelines.			
(a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawaii's people and achieve a stable and diversified economy		✓	
(b) Priority guidelines to promote the economic health and quality of the visitor industry			✓
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries			✓
(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture			✓
(e) Priority guidelines for water use and development			✓
(f) Priority guidelines for energy use and development		✓	
(g) Priority guidelines to promote the development of the information industry			✓
Chapter 226-104: Population growth and land resources priority guidelines.			
(a) Priority guidelines to effect desired statewide growth and distribution		✓	
(b) Priority guidelines for regional growth distribution and land resource utilization		✓	
Chapter 226-105: Crime and criminal justice.			
Priority guidelines in the area of crime and criminal justice			✓
Chapter 226-106: Affordable housing.			
Priority guidelines for the provision of affordable housing	✓		
Chapter 226-107: Quality education.			
Priority guidelines to promote quality education			✓
CHAPTER 226-108: Sustainability			
Priority guidelines and principles to promote sustainability shall include		✓	
CHAPTER 226-109: Climate change adaptation			
Priority guidelines and principles to promote climate change adaptation		✓	

The proposed Villages of Leialii Village 1-B Project directly and indirectly supports priority guidelines of the Hawai'i State Plan as the project will support economic opportunities, population growth, affordable housing, and effective land use. The proposed project directly affects the priority guidelines for affordable housing as it provides additional homestead opportunities for DHHL beneficiaries in an area that is close to the business, commercial, and visitor destination areas of Lahaina and Kā'anapali. The proposed action

indirectly supports the economic priority guidelines by supporting construction activity which contributes to increased employment opportunities, job choices, and living standards. In addition, solar water heating systems will be installed, and homeowners will be able to install solar PV systems in their individual homes, if desired, thereby advancing measures to lessen dependence on fossil fuel based energy.

D. STATE FUNCTIONAL PLANS

A key element of the Statewide Planning System is the Functional Plans which set forth the policies, statewide guidelines, and priorities within a specific field of activity. There are 13 Functional Plans which have been developed by the State agency primarily responsible for a given functional area. Together with the County General Plans, the State Functional Plans establish more specific strategies for implementation. In particular, State Functional Plans provide for the following:

- Identify major Statewide priority concerns
- Define current strategies for each functional area
- Identify major relationships among functional areas
- Provide direction and strategies for departmental policies, programs, and priorities
- Provide a guide for the allocation of resources
- Coordinate State and County roles and responsibilities in the implementation of the Hawai'i State Plan

Thirteen (13) Functional Plans have been prepared by State agencies. **Table 5** provides an assessment of the relationship between the proposed action and each of the 13 Functional Plans.

Table 5. Relationship Between the Proposed Department of Hawaiian Home Lands' Villages of Leialii, Village 1-B Subdivision and Related Improvements and the State Functional Plans

State Functional Plan		State Coordinating Agency	Purpose	Response
1	Agriculture Functional Plan (1991)	Department of Agriculture	Continued viability of agriculture throughout the State	Although the proposed project will be developed on lands zoned for agriculture use, the lands have not been in cultivation for years. In the context of the amount of viable agriculture lands on the island of Maui, implementation of the proposed action is not considered to adversely affect agricultural productivity for the island. In addition, it is noted that the proposed housing is located on lands designated as "Urban" by the State Land Use Commission and in in proximity to existing infrastructure and services. The project is also located within the Maui Island Plan's Urban Growth Boundary and adjacent to an existing DHHL residential subdivision.
2	Conservation Lands State Functional Plan (1991)	Department of Land and Natural Resources	Addresses issues of population and economic growth and its strain on current natural resources; broadening public use of natural resources while protecting lands and shorelines from overuse; additionally, promotes the aquaculture industry	As previously noted, the proposed housing is located on lands designated as "Urban" by the State Land Use Commission. There are, however, lands designated as "Conservation" by the State Land Use commission located along Honoapi'ilani Highway where proposed roadway improvements will be located. The Office of Conservation and Coast Lands has, however, noted that they do not have jurisdiction over Honoapi'ilani Highway as it is a State-owned right-of-way. Activity in this area will be limited to previously developed areas and will not encroach into protected lands or the shoreline area. Construction BMPs will be used to manage and control erosion during grading operations to minimize downstream water quality impacts. Work on the project is not anticipated to be affected by natural hazards, and industry standard design and construction practices have been and will be employed for the project.

State Functional Plan		State Coordinating Agency	Purpose	Response
3	Education State Functional Plan (1989)	Department of Education	Improvements to Hawai'i's educational curriculum, quality of educational staff, and access to adequate facilities	In support of this plan, the DHHL will work with the Department of Education on an Educational Contribution Agreement as the project is located within the West Maui Impact Fee District, which was designated pursuant to Chapter 302A-1604, HRS.
4	Employment State Functional Plan (1990)	Department of Labor and Industrial Relations	Improve the qualifications, productivity, and effectiveness of the State's workforce through better education and training of workers as well as efficient planning of economic development, employment opportunities, and training activities	The proposed project supports design and construction activity which contributes to increased employment opportunities, job choices, and living standards. Businesses positively affected by the project are those which support design and construction such as architects and engineers, material suppliers, equipment rental companies, and landscape companies. As such, the proposed project will have a beneficial impact on local employment.
5	Energy State Functional Plan (1991)	Department of Business, Economic Development and Tourism	Lessen the reliance on petroleum and other fossil fuels in favor of alternative sources of energy so as to keep up with the State's increasing energy demands while also becoming a more sustainable island state; achieving dependable, efficient, and economical statewide energy systems	In addition to solar water heating systems, individual homeowners will be able to install photovoltaic systems on their homes if desired, thus indirectly supporting the objectives and policies for energy facility systems by advancing measures to lessen dependence on fossil fuel based energy.
6	Health State Functional Plan (1989)	Department of Health	Improve health care system by providing for those who don't have access to private health care providers; increasing preventative health measures; addressing 'quality of care' elements in private and public sectors to cut increasing costs	The proposed project is adjacent to an urbanized area and will not extend the existing service areas for emergency medical services.
7	Higher Education Functional Plan (1984)	University of Hawai'i	Prepare Hawai'i's citizens for the demands of an increasingly complex world through providing technical and intellectual tools	Not Applicable

State Functional Plan		State Coordinating Agency	Purpose	Response
8	Historic Preservation State Functional Plan (1991)	Department of Land and Natural Resources	Preservation of historic properties, records, artifacts and oral histories; provide public with information/education on the ethnic and cultural heritages and history of Hawai'i	Archaeological and cultural studies have been carried out on the subject properties to provide information on the cultural resources and history in support of this State Functional Plan.
9	Housing State Functional Plan (2017)	Hawai'i Housing Finance and Development Corporation	Based largely on joint public/private efforts to finance, build, and maintain an adequate supply of affordable housing. It will be a working tool to guide the State, the counties, as well as the private sector in meeting the overall goal that every Hawaii resident will have the opportunity to live in a safe, decent and affordable home.	The proposed project will provide new homes for DHHL native Hawaiian beneficiaries. The project will increase the inventory of affordable housing in West Maui.
10	Human Services State Functional Plan (1989)	Department of Human Services	Refining support systems for families and individuals by improving elderly care, increasing preventative measures to combat child/spousal abuse and neglect; providing means for 'self-sufficiency'	Not Applicable
11	Recreation State Functional Plan (1991)	Department of Land and Natural Resources	Manage the use of recreational resources via addressing issues: (1) ocean and shoreline recreation, (2) mauka, urban, and other recreation opportunities, (3) public access to shoreline and upland recreation areas, (4) resource conservation and management, (5) management of recreation programs/facilities/areas, and (6) wetlands protection and management	Not Applicable

State Functional Plan		State Coordinating Agency	Purpose	Response
12	Tourism State Functional Plan (1991)	Department of Business, Economic Development and Tourism	Balance tourism/economic growth with environmental and community concerns; development that is cognizant of the limited land and water resources of the islands; maintaining friendly relations between tourists and community members; development of a productive workforce and enhancement of career and employment opportunities in the visitor industry	Not Applicable
13	Transportation State Functional Plan (1991)	Department of Transportation	Development of a safer, more efficient transportation system that also is consistent with planned physical and economic growth of the state; construction of facility and infrastructure improvements; develop a transportation system balanced with new alternatives; pursue land use initiatives which help reduce travel demand	The proposed project will involve roadway improvements, such as widening of Leiali'i Parkway which would allow for incorporation of bus stops and restriping along Honoapi'ilani Highway to accommodate turning lanes onto Leiali'i Parkway, to improve the ingress and egress for the project.

E. GENERAL PLAN OF THE COUNTY OF MAUI

As indicated by the Maui County Charter, the purpose of the general plan shall be to:

... indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.

Chapter 2.80B of the Maui County Code, relating to the General Plan and Community Plans, implements the foregoing Charter provision through enabling legislation which calls for a Countywide Policy Plan and a Maui Island Plan.

1. Countywide Policy Plan

The Countywide Policy Plan was adopted in March 2010 and is a comprehensive policy document for the islands of Maui County to the year 2030. The plan replaces the General Plan of the County of Maui 1990 Update and provides the policy framework for the development of the Maui Island Plan as well as for updating the nine (9) detailed Community Plans. The Countywide Policy Plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. Goals are intended to describe a desirable condition of the County by the year 2030 and are intentionally general. Objectives tend to be more specific and may be regarded as milestones to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy.

Table 6 below summarizes the relationship between the proposed action and the 11 goals of the Countywide Policy Plan. The relationship between the action and the goals are categorized into the following groups.

1. **Directly applicable:** the action and its potential effects directly advances, promotes or affects the relevant goal, objective, or policy.
2. **Indirectly applicable:** the action and its potential effects indirectly supports, advances or affects the objective, policy or priority guideline.

3. **Not applicable:** the action and its potential effects have no direct or indirect relationship to the objectives and policies of the Countywide Policy Plan.

In general, a proposed action’s applicability to the goals, objectives, policies and implementing actions of the Countywide Policy Plan is judged on the basis of the action’s direct or indirect relationship to the respective objectives, policies and priority directions. It is recognized that the categorization of “applicability” is subject to interpretation and should be appropriately considered in the context of local and regional conditions. The analysis presented in **Table 6** and summarized below focuses on key elements of the proposed action’s relationship to the Countywide Policy Plan. Detailed discussion on the applicability of the proposed action to each goal and related objectives, policies, and implementing actions of the Countywide Policy Plan is provided in **Appendix “I-1”**.

Table 6. Countywide Policy Plan

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IA	NA
A. PROTECT THE NATURAL ENVIRONMENT			
Goal: Maui County’s natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.		✓	
B. PRESERVE LOCAL CULTURES AND TRADITIONS			
Goal: Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents’ multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.		✓	
C. IMPROVE EDUCATION			
Goal: Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.			✓
D. STRENGTHEN SOCIAL AND HEALTHCARE SERVICES			
Goal: Health and social services in Maui County will fully and comprehensively serve all segments of the population.			✓
E. EXPAND HOUSING OPPORTUNITIES FOR RESIDENTS			
Goal: Quality, island-appropriate housing will be available to all residents.	✓		
F. STRENGTHEN THE LOCAL ECONOMY			
Goal: Maui County’s economy will be diverse, sustainable, and supportive of community values.		✓	
G. IMPROVE PARKS AND PUBLIC FACILITIES			
Goal: A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.		✓	
H. DIVERSIFY TRANSPORTATION OPTIONS			
Goal: Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.			✓
I. IMPROVE PHYSICAL INFRASTRUCTURE			
Goal: Maui County’s physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.		✓	

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
J. PROMOTE SUSTAINABLE LAND USE AND GROWTH MANAGEMENT			
Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.		✓	
K. STRIVE FOR GOOD GOVERNANCE			
Goal: Government services will be transparent, effective, efficient, and responsive to the needs of residents.		✓	
L. MITIGATE CLIMATE CHANGE AND WORK TOWARD RESILIENCE			
Goal: Minimize the causes and negative effects of climate change.		✓	

This project directly improves the opportunity for future beneficiaries of the DHHL to experience, live, and thrive in the natural beauty of our island home through the provision of housing and related, necessary infrastructure. This land will be cared for in years to come while also providing much needed housing opportunities in an area impacted by the August 2023 wildfires in Lahaina. In addition, the project will be implemented in a developed area in West Maui, in proximity to existing infrastructure and services.

The proposed project will indirectly benefit native Hawaiian people for generations and ensure the perpetuation of Hawaiian culture. This development is an appropriate use of lands for native Hawaiians. The proposed project is located adjacent to Villages of Leialii Village 1-A, an established DHHL homestead community in West Maui.

2. Maui Island Plan

MIP is applicable to the island of Maui only, providing more specific policy-based strategies for population, land use, transportation, public and community facilities, water and wastewater systems, visitor destinations, urban design, and other matters related to future growth.

As provided by Chapter 2.80B, the MIP shall include the following components:

1. *An island-wide land use strategy, including a managed and directed growth plan*
2. *A water element assessing supply, demand and quality parameters*
3. *A nearshore ecosystem element assessing nearshore waters and requirements for preservation and restoration*
4. *An implementation program which addresses the County's 20-year capital improvement requirements, financial program for implementation, and action implementation schedule*
5. *Milestone indicators designed to measure implementation progress of the MIP*

The MIP addresses a number of planning categories with detailed policy analysis and recommendations which are framed in terms of goals, objectives, policies and implementing actions. These planning categories address the following areas:

1. *Population*
2. *Heritage Resources*
3. *Natural Hazards*
4. *Economic Development*
5. *Housing*
6. *Infrastructure and Public Facilities*
7. *Land Use*

Additionally, an essential element of the MIP is its directed growth plan which provides a management framework for future growth in a manner that is fiscally, environmentally, and culturally prudent. Among the directed growth management tools developed through the MIP process are maps delineating urban growth boundaries (UGB), small town boundaries and rural growth boundaries. The respective boundaries identify areas appropriate for future growth and their corresponding intent with respect to development character.

The proposed project is located within the UGB of the MIP. In this regard, it is consistent with the directed growth strategy defined via growth maps adopted in the MIP. See **Figure 14**.

Table 7 below summarizes the relationship between the proposed action and the goals of the MIP. The relationship between the action and the goals are categorized into the following groups.

1. **Directly applicable:** the action and its potential effects directly advances or promotes the objective, policy or priority guideline.
2. **Indirectly applicable:** the action's potential effects indirectly supports or advances the objective, policy or priority guideline.
3. **Not applicable:** The action and its potential effects have no direct or indirect relationship to the objectives and policies of the Maui Island Plan.

In general, a proposed action's applicability to the MIP is judged on the basis of the action's direct or indirect relationship to the respective objectives, policies and priority directions. It is recognized that the categorization of "applicability" is subject

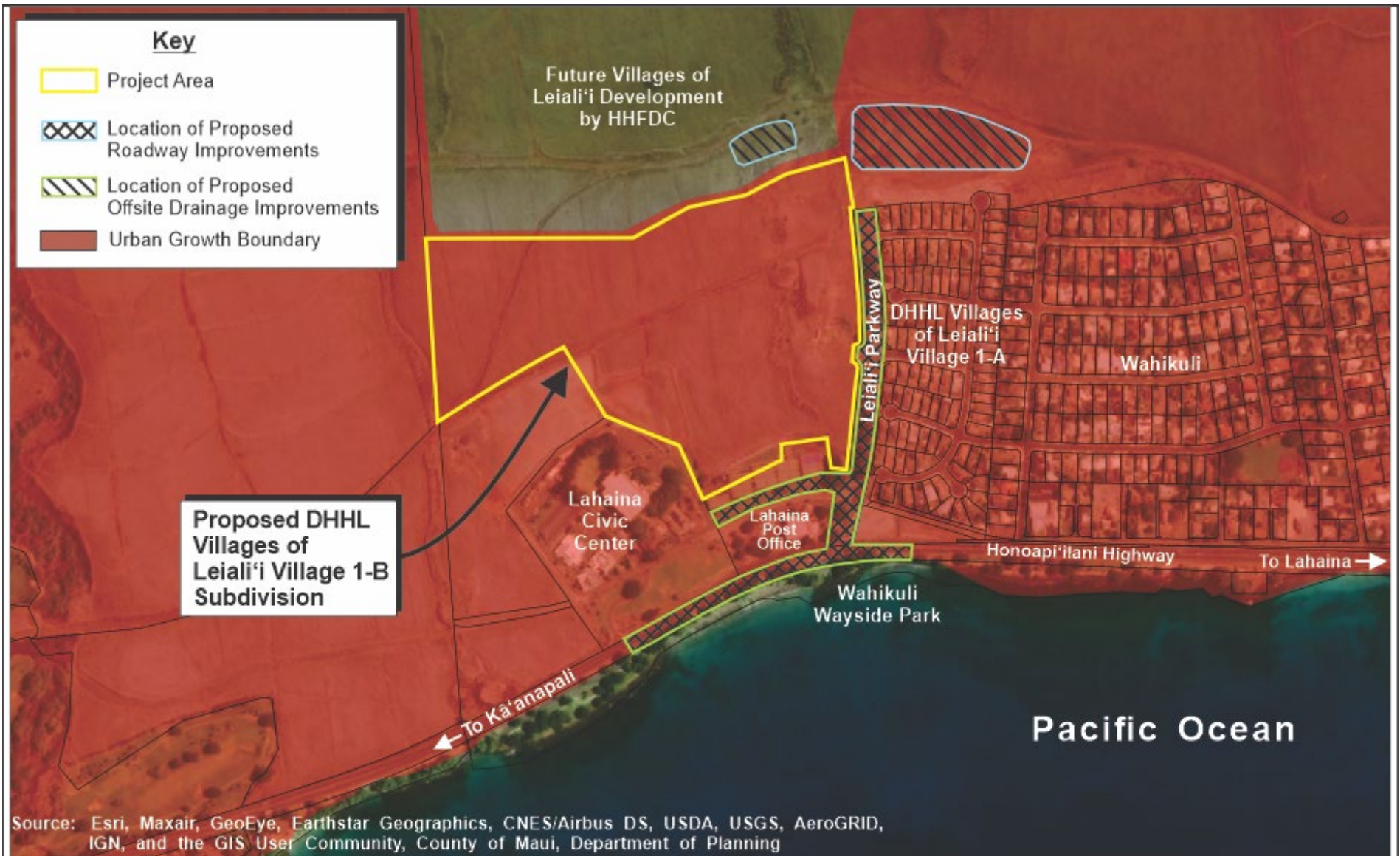


Figure 14 DHHL Villages of Leialii Village 1-B Maui Island Plan Map



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



to interpretation and should be appropriately considered in the context of local and regional conditions. The analysis presented in **Table 7** and summarized below focuses on key elements of the proposed action's relationship to the MIP. Detailed discussion on the applicability of the proposed action to each goal and related objectives, policies, and implementing actions of the MIP is provided in **Appendix "I-2"**.

Table 7. Maui Island Plan Goals, Objectives and Policies

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
CHAPTER 1 – POPULATION			
1.1 Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.	✓		
CHAPTER 2 – HERITAGE RESOURCES			
CULTURAL, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES ISSUES			
2.1 Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.		✓	
SHORELINE, REEFS, AND NEARSHORE WATERS			
2.2 An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.		✓	
WATERSHEDS, STREAMS, AND WETLANDS ISSUES			
2.3 Healthy watersheds, streams, and riparian environments.		✓	
WILDLIFE AND NATURAL AREAS			
2.4 Maui's natural areas and indigenous flora and fauna will be protected.		✓	
SCENIC RESOURCES			
2.5 Maui will continue to be a beautiful island steeped in coastal, mountain, open space, and historically significant views that are preserved to enrich the residents' quality of life, attract visitors, provide a connection to the past, and promote a sense of place.		✓	
CHAPTER 3 – NATURAL HAZARDS			
3.1 Maui will be disaster resilient.			✓
CHAPTER 4 – ECONOMIC DEVELOPMENT			
ECONOMIC DIVERSIFICATION			
4.1 Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.		✓	

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
TOURISM			
4.2 A healthy visitor industry that provides economic well-being with stable and diverse employment opportunities.			✓
AGRICULTURE			
4.3 Maui will have a diversified agricultural industry contributing to greater economic, food, and energy security and prosperity.			✓
EMERGING SECTORS			
4.4 A diverse array of emerging economic sectors.			✓
SMALL BUSINESS DEVELOPMENT			
4.5 Small businesses will play a key role in Maui's economy.		✓	
HEALTH CARE SECTOR			
4.6 Maui will have a health care industry and options that broaden career opportunities that are reliable, efficient, and provide social well-being.			✓
EDUCATION AND WORKFORCE DEVELOPMENT			
4.7 Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.			✓
CHAPTER 5 – HOUSING			
5.1 Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.	✓		
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITIES			
SOLID WASTE			
6.1 Maui will have implemented the ISWMP thereby diverting waste from its landfills, extending their capacities.		✓	
WASTEWATER			
6.2 Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand; ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible.		✓	
WATER			
6.3 Maui will have an environmentally sustainable, reliable, safe, and efficient water system.		✓	
TRANSPORTATION			
6.4 An interconnected, efficient, and well-maintained, multimodal transportation system.		✓	

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
TRANSIT			
6.5 An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.			✓
PARKS			
6.6 Maui will have a diverse range of active and passive recreational parks, wilderness areas, and other natural-resource areas linked, where feasible, by a network of greenways, bikeways, pathways, and roads that are accessible to all.			✓
PUBLIC FACILITIES			
6.7 Maui will have adequate public facilities that meet the diverse needs of residents.			✓
SCHOOLS AND LIBRARIES			
6.8 Maui will have school and library facilities that meet residents' needs and goals.		✓	
HEALTH CARE			
6.9 All of Maui residents will have the best possible health care to include healthy living, disease prevention, as well as acute and long-term care.			✓
ENERGY			
6.10 Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.		✓	
HARBORS AND AIRPORT			
6.11 Maui will have harbors and airports that will efficiently, dependably, and safely facilitate the movement of passengers and cargo.			✓
CHAPTER 7 – LAND USE			
AGRICULTURAL LANDS			
7.1 Maui will have a prosperous agricultural industry and will protect agricultural lands.			✓
RURAL AREAS			
7.2 Maui will have a rural landscape and lifestyle where natural systems, cultural resources and farm lands are protected and development enhances and compliments the viability and character of rural communities.			✓
URBAN AREAS			
7.3 Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.	✓		

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
CHAPTER 8 – DIRECTED GROWTH PLAN			
URBAN AND SMALL TOWN GROWTH AREA			
8.1 Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.		✓	
RURAL GROWTH AREA			
8.2 Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations.			✓

The proposed project provides affordable homestead opportunities for DHHL beneficiaries located near other urban areas with similar residential subdivisions, such as Village 1-A, making prudent use of existing infrastructure and resources. Further, the proposed project will provide additional housing options for local families seeking to live in Lahaina to be closer to their families.

The objectives and policies relating to ensuring an effective and efficient planning process incorporating best available cultural resources inventory, protection techniques, and preservation strategies and enhancement of the island’s historic, archaeological, and cultural resources are directly and indirectly applicable to the proposed project. Archaeological investigations were undertaken to identify any potential historic resources present within the project area and advance mitigation measures so as to avoid significant project-related impacts. In addition, a CIA was prepared for the proposed project and noted that based on historical research and consultation, there is evidence of cultural practices related to Hawaiian rights related to agricultural pursuits, access to resources, and other customary activities presently occurring in the vicinity of the proposed project, but not necessarily within the proposed project area itself.

There are no direct project considerations as it relates to shoreline management programming, reef health, coastal water quality, marine life or shoreline lands and access rights. However, inasmuch as the proposed action does involve grading and earth moving activities, the project may be considered to have indirect applicability to objectives and policies relating to coastal water quality. As such, appropriate Best Management Practices (BMPs) will be implemented during construction to ensure that soil erosion and runoff do not adversely affect coastal water.

F. WEST MAUI COMMUNITY PLAN

The project site is located within the West Maui Community Plan region, one (1) of nine (9) community plan regions established in the County of Maui. Each region's growth and development is guided by a Community Plan. The County's Community Plan reflects current and anticipated conditions in the West Maui region and advances planning goals, objectives, policies, and implementation considerations to guide decision-making in the region. The primary purpose of the Community Plan is to outline a detailed agenda or carrying out these policies and objectives. The West Maui Community Plan was adopted by the County of Maui through Ordinance Number 5334, and became effective on February 2, 2022. The Community Plan land use map designates the subdivision site as "Residential" with the other related project components being designated for "Public/Quasi-Public", "Agriculture", "Neighborhood Center" and "State Conservation" uses. See **Figure 15**. As previously discussed, the lands on which the proposed project will be developed are under the jurisdiction of the DHHL, which has vested authority to develop its lands at its discretion.

The proposed project is consistent with the following goals, objectives, and policies of the West Maui Community Plan as outlined below.

Goal: Ready and Resilient Systems

Policies (Water):

2.1.11: Require new developments to install landscaping that reduces water use, using drought resistant and micro-climate appropriate design and plants including native species, and gray water and water catchment systems where the State Department of Health allows it.

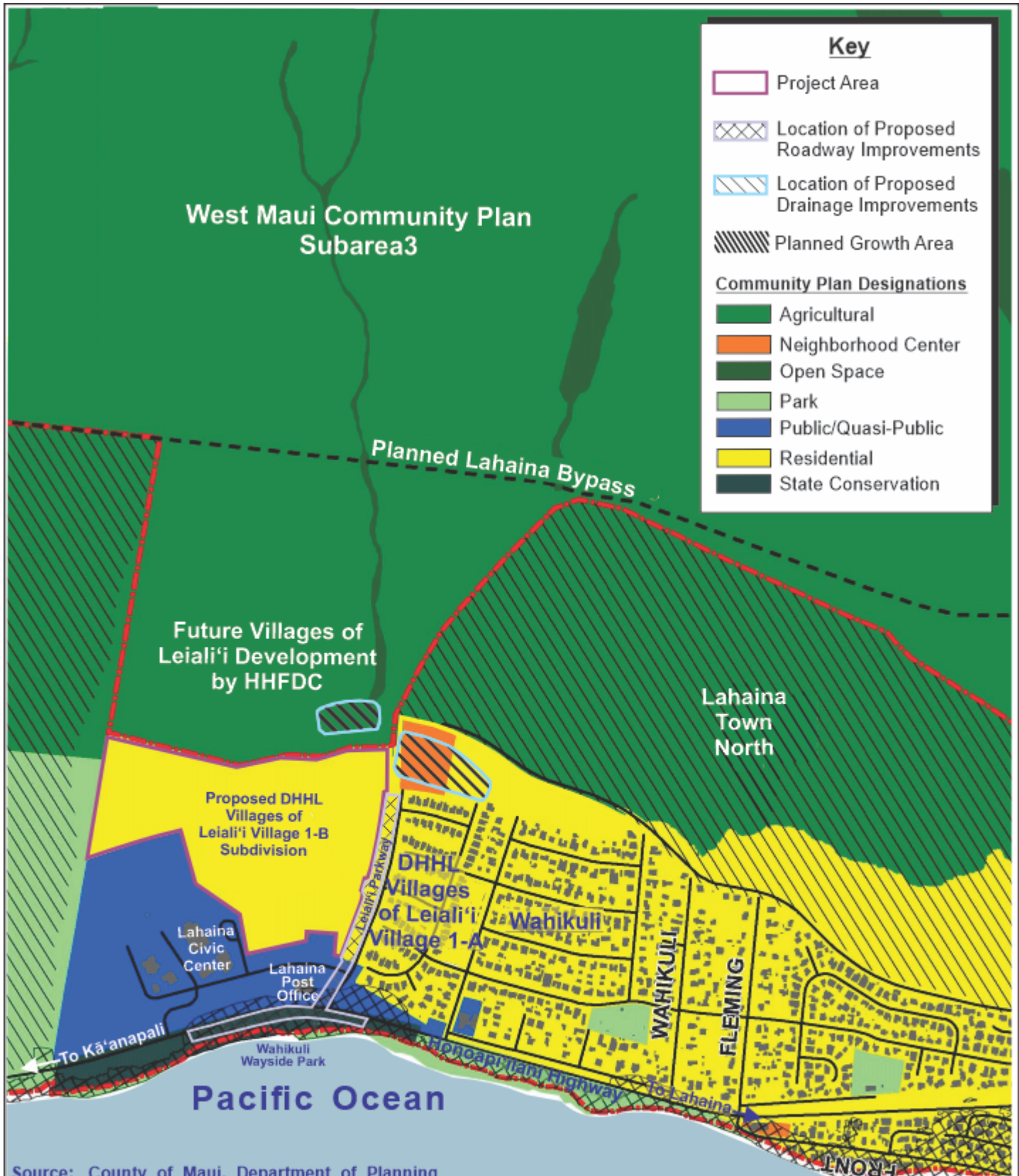
Response: The proposed landscaping plan for the subdivision and within Leiali'i Parkway has been prepared to utilize native plant and tree species.

Goal: A Complete, Balanced, and Connected Transportation Network

Policies:

2.2.1: Improve West Maui's active transportation network by increasing multimodal transportation options, incorporating Complete Streets, adding new sidewalks, and improving existing sidewalks and other pedestrian and bicycle facilities.

2.2.3: Establish "safe routes" in each community. "Safe routes" are primarily street networks that safely accommodate pedestrians and bicyclists to get from homes to schools, parks, shops, jobs, and services.



Source: County of Maui, Department of Planning

Figure 15

DHHL Villages of Leialii
Village 1-B
West Maui Community Plan Map

NOT TO SCALE



2.2.5: Support increased transit service within and between West Maui's neighborhoods, parks, and commercial areas, and between the Kahului Airport and West Maui hotels.

2.2.7: Support improvements for the safe, lighted, and convenient movement of all users, including alternative modes and non-motorized vehicles in the Lahaina region, particularly along Honoapi'ilani Highway, Front Street, Lahainaluna Road, Waive'e Street, and Lower Honoapi'ilani Road.

2.2.8: Require new development, redevelopment, and Chapter 201H, Hawai'i Revised Statutes and Chapters 2.96 and 2.97, Maui County Code, housing projects to include facilities and programs that support connectivity, biking, walking, and public transit.

2.2.13: Require new development, redevelopment, and Chapter 201H, Hawai'i Revised Statutes and Chapters 2.97, Maui County Code, housing projects to incorporate the planned West Maui Mountains Greenway into the project and provide rights of way for the greenway if the alignment crosses the property.

Response: The proposed subdivision has been designed to be a pedestrian-friendly development and will include street lighting, interior sidewalks, and a new sidewalk connecting the subdivision to the adjacent Lahaina Civic Center. In addition, coordination will be undertaken with the County Department of Transportation to determine if a new transit stop within or near the subdivision is feasible. The DHHL has reviewed the West Maui Greenway Plan for the preferred Segment 3 mauka alignment, which traverses through the middle of the proposed Village 1-B subdivision. DHHL has assessed the feasibility of the preferred alignment and notes that if incorporated, the preferred mauka alignment of the Greenway would result in a reduction of lots, thus not allowing the DHHL to optimally fulfill its mission of providing housing opportunities to its beneficiaries. It is noted that the project does not preclude the development of Alternative A of the West Maui Greenway Segment 3.

Goal: Responsible Stewardship of Resources, Culture, and Character

Policies:

2.3.2: Gulches, as identified in the map in Figure 2.3 of this Plan, must remain in open space and no new permanent structures may be developed in or within 100 feet of the top of the bank of identified gulches, unless Low Impact Development strategies are implemented to prevent stormwater runoff.

2.3.4: All development must implement recommendations of the Maui County Planting Plan for street and parking area trees, encouraging the

use of native and endemic plants. Plants that are on the Hawai'i Pacific Weed Risk Assessment list must not be used.

2.3.5: Require implementation of Low Impact Development practices in developments in West Maui to reduce stormwater runoff and protect water quality.

2.3.16: All development projects must engage in consultation with the Aha Moku 'o Maui representative associated with the project area – either Moku 'o Lāhainā or Moku 'o Kā'anapali – and provide evidence of this engagement to the Department.

Response: The unnamed gulch north of Village 1-A in the vicinity of the existing detention basin to be enlarged will not be impacted by the proposed project. In addition, low impact development features will be incorporated into the project's drainage system and the detention basins have been designed to detain all increase in storm water and allow suspended particles to settle and water to infiltrate. The Aha Moku o Maui was contacted as part of the early consultation process for the Draft EA and the CIA. As mentioned previously, the proposed landscaping plan for the subdivision and within Leialii Parkway has been prepared to utilize native plant and tree species. DHHL will continue to coordinate with the County to select appropriate landscape palette options.

Goal: Safe, Healthy, Livable Communities for All

Policies:

2.5.5: Include native trees that are appropriate for the microclimate in parks, along streets, trails, and greenways, and throughout the community to provide shade, beauty, and reduce sediment runoff.

2.5.10: Support the development of pedestrian-oriented, complete communities that meet residents' needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking, and transit options.

2.5.11: Require affordable housing projects, including projects developed under Chapter 201H, Hawai'i Revised Statutes, or Chapters 2.96 or 2.97, Maui County Code, to be near jobs, schools, transit, and services, when possible. If not possible, projects should at least be near transit. Projects should include sidewalks, parks, bus stops and other infrastructure and pedestrian-oriented design elements that create walkable and livable communities for all.

2.5.12: Support missing middle housing types (multiunit or clustered housing types compatible in scale with single-family homes such as 'ohana, duplex, tri-plex, fourplex, courtyard apartments, bungalow court, and

live/work units) and simple style single-family homes to meet the growing demand for a diversity of housing options and affordability.

2.5.16: Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family.

2.5.17: Support the development of homes and contribute to the infrastructure on Hawaiian Home Lands as a priority in West Maui.

Response: As mentioned previously, the proposed landscaping plan for the subdivision and Leiali'i Parkway has been prepared to include native plant and tree species as palette options. The proposed subdivision has been designed to be a pedestrian-friendly development and will include street lighting, interior sidewalks, and a new sidewalk connecting the subdivision to the adjacent Lahaina Civic Center. In addition, coordination will be undertaken with the County Department of Transportation to determine if a new transit stop within or near the subdivision is feasible. The proposed subdivision is envisioned to include single-family dwellings. The proposed subdivision will complement the existing Village 1-A subdivision and provide much needed housing opportunities to DHHL beneficiaries. The DHHL is exploring bicycle paths and pedestrian connectivity opportunities, where feasible.

Growth Plan

Policy 3.1.1: Agricultural land within the growth boundaries should only be converted to urban or rural designations when:

- a. Conversion is required to accommodate the population or employment projections for the region*

Response: The proposed action repurposes lands previously used for agriculture that have been fallow for some time to develop much needed housing for DHHL beneficiaries. It is noted that the project site is designated Urban by the State Land Use Commission.

Lahaina Town North

Policy 3.4.5: New developments must connect with adjacent neighborhoods by aligning with existing street grids to allow ample multimodal pathways and safe movement for all modes of transportation.

Response: The proposed subdivision will be adjacent to the existing DHHL Village 1-A subdivision, will also utilize Leiali'i Parkway for access from Honoapi'ilani Highway, and will include interior sidewalks and a new sidewalk connecting the subdivision to the adjacent Lahaina Civic Center.

G. WEST MAUI GREENWAY PLAN

The Maui Metropolitan Planning Organization (MPO) prepared the West Maui Greenway Plan which was finalized in September 2022. The West Maui Greenway is a 25 mile multi-use trail that would connect Ukumehame to Lipoa Point. The Greenway Plan's vision is

“To create a safe, comfortable, and joyful greenway path through West Maui that serves as both a recreational ribbon and a new transportation facility, connecting people to destinations while highlighting the diverse history, landscape, and culture of the region”.

The West Maui Greenway corridor is divided into six (6) segments. Each segment includes several route alternatives with some segments including design alternatives. The proposed DHHL Village 1-B is located within Segment 3 of the Greenway. See **Figure 16**. Segment 3 features two (2) alternatives. Alternative B is the mauka alignment which will connect to Segment 4 at Keawe Street. Alternative A follows the Sugar Cane Trail alignment behind the Lahaina Gateway to Keawe Street. Segment 3 also contains several design alternatives which includes the pathway along Wahikuli Wayside Park, Leiali'i Parkway or along the cane haul road mauka of DHHL's Village 1-A and the proposed Village 1-B. See **Figure 16**. DHHL has assessed the feasibility of the Alternative B Mauka alignment and has determined that this alternative would result in a reduction of lots, thus not allowing DHHL to fulfill its mission to develop and deliver land to native Hawaiians. However, DHHL notes that the proposed subdivision does not preclude the development of Alternative A.

H. MAUI COUNTY ZONING

The land underlying the proposed project site is zoned “Agricultural”, “R-3, Residential” and “Road” by the Maui County Zoning Ordinance. See **Figure 17**. As previously discussed, the lands on which the proposed project will be developed are under the jurisdiction of the DHHL, which has vested authority to develop its lands at its discretion.

I. HAWAI'I COASTAL ZONE MANAGEMENT PROGRAM

The Hawai'i Coastal Zone Management Program (HCZMP), as formalized in Chapter 205A, HRS, establishes objectives and policies for the preservation, protection, and restoration of natural resources of Hawai'i's coastal zone. The applicability of coastal zone management considerations to the proposed action have been reviewed and assessed as follows.



Figure 16

DHHL Villages of Leiali'i Village 1-B
West Maui Greenway Segment 3

NOT TO SCALE



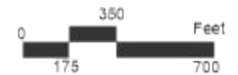
Prepared for: State of Hawai'i, Department of Hawaiian Home Lands





Figure 17

DHHL Villages of Leialii Village 1-B Maui County Zoning Map



1. **Recreational Resources**

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

- a. *Improve coordination and funding of coastal recreational planning and management; and*
- b. *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by*
 - (i) *Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
 - (ii) *Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;*
 - (iii) *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
 - (iv) *Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
 - (v) *Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;*
 - (vi) *Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;*
 - (vii) *Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*
 - (viii) *Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of*

land and natural resources, and county authorities; and crediting that dedication against the requirements of section 46-6.

Response: The project site is located mauka of the shoreline, with the exception of certain roadway improvements on Honoapiʻilani Highway, which runs adjacent to the ocean. However, these improvements are minimal in scope and limited to restriping and relocation of existing traffic signals. The proposed action is not anticipated to impact coastal recreational opportunities or affect existing public access to and along the shoreline.

2. Historic/Cultural Resources

Objective:

Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

- a. *Identify and analyze significant archaeological resources;*
- b. *Maximize information retention through preservation of remains and artifacts or salvage operations; and*
- c. *Support state goals for protection, restoration, interpretation, and display of historic resources.*

Response: Archaeological investigations were undertaken as part of the environmental review process to identify and document historic and cultural resources which may be present in the area. As a result, the DHHL will conduct archaeological monitoring for the site of the proposed subdivision during all ground disturbance activities. Should any archaeological resources be discovered during ground altering activities, work shall cease in the immediate area of the find and mitigation coordination will be undertaken with the SHPD. In addition, a CIA was prepared and noted that based on historical research and consultation, there is evidence of cultural practices related to Native Hawaiian rights for agricultural pursuits, access to resources, and other customary activities presently occurring in the vicinity of the proposed project, but not necessarily within the project area.

3. Scenic and Open Space Resources

Objective:

Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

- a. *Identify valued scenic resources in the coastal zone management area;*
- b. *Ensure that new developments are compatible with their visual environment by designing and locating those developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*
- c. *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*
- d. *Encourage those developments that are not coastal dependent to locate in inland areas.*

Response: As indicated previously, the project is not on or near the shoreline with the exception of certain roadway improvements. The single-family homes will be scaled to be consistent with the adjacent Village 1-A subdivision, and all homes will not exceed two (2) stories in height. The proposed project is not anticipated to adversely impact coastal scenic and open space resources.

4. Coastal Ecosystems

Objective:

Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- a. *Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
- b. *Improve the technical basis for natural resource management;*
- c. *Preserve valuable coastal ecosystems of significant biological or economic importance, including reefs, beaches, and dunes;*
- d. *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*

- e. *Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.*

Response: The proposed project is located inland, away from coastal ecosystems with the exception of certain roadway improvements and is, therefore, not anticipated to have adverse impacts on coastal/shoreline resources, including reefs, beaches, dunes, and marine resources. Appropriate BMPs will be utilized to ensure that construction runoff is appropriately detained, minimizing any impact on coastal waters. In addition, an application for a National Pollutant Discharge Elimination System (NPDES) permit for construction will be submitted to the State Department of Health (DOH) for review and approval prior to the start of construction.

5. **Economic Use**

Objective:

Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

- a. *Concentrate coastal dependent development in appropriate areas;*
- b. *Ensure that coastal dependent development and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area; and*
- c. *Direct the location and expansion of coastal development to areas designated and used for that development and permit reasonable longterm growth at those areas, and permit coastal development outside of designated areas when:*
 - i. *Use of designated locations is not feasible;*
 - ii. *Adverse environmental effects and risks from coastal hazards are minimized; and*
 - iii. *The development is important to the State's economy.*

Response: The proposed project is not a coastal dependent or related development. The project site is located inland from the shoreline with the exception of certain roadway improvements. The proposed project will stimulate the economy through the generation of construction jobs. The project will also

generate revenue for the State and County from general excise and income tax, real property tax, and impact fees. The proposed project does not contravene the objective and policies for economic use.

6. Coastal Hazards

Objective:

Reduce hazard to life and property from coastal hazards.

Policies:

- a. *Develop and communicate adequate information about the risks of coastal hazards;*
- b. *Control development, including planning and zoning control, in areas subject to coastal hazards;*
- c. *Ensure that developments comply with requirements of the National Flood Insurance Program; and*
- d. *Prevent coastal flooding from inland projects.*

Response: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the area, the subdivision area falls within Zone X (shaded), an area of minimal flooding while portions of the offsite improvements are located within Flood Zones VE and A. However, these improvements are non-habitable in nature. In addition, the subdivision is not located within the tsunami evacuation zone or projected 3.2-foot sea level rise exposure area. Portions of the offsite roadway improvements are located within the Extreme Tsunami Evacuation Zone as well as the 3.2-foot sea level rise exposure area. However, as previously mentioned, these improvements are non-habitable in nature. Drainage improvements will be designed in accordance with the Drainage Standards of the County of Maui to ensure that the project will not adversely affect downstream properties from the effects of flooding and erosion.

Adverse impacts to hazard-sensitive areas are not anticipated.

7. Managing Development

Objective:

Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

- a. *Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*
- b. *Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and*
- c. *Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.*

Response: Opportunities for agency and public review of the proposed action are provided pursuant to Chapter 343, HRS. In addition, the DHHL actively engages with its beneficiaries on projects it intends to develop. The public will also have an opportunity to provide comments on the preliminary Final EA during the HHC's review of the document

8. Public Participation

Objective:

Stimulate public awareness, education, and participation in coastal management.

Policies:

- a. *Promote public involvement in coastal zone management processes;*
- b. *Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and*
- c. *Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.*

Response: The project has, and will continue to address public awareness, education, and participation objectives. Opportunities for agency and public review of the proposed action are also provided through the comment processes pursuant to Chapter 343, HRS, as well as during the HHC's review of the preliminary Final EA.

9. **Beach and Coastal Dune Protection**

Objectives:

- a. *Protect beaches and coastal dunes for:*

 - i. *Public use and recreation;*
 - ii. *The benefit of coastal ecosystems; and*
 - iii. *Use as natural buffers against coastal hazards; and*

- b. *Coordinate and fund beach management and protection.*

Policies:

- a. *Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;*
- b. *Prohibit construction of private shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;*
- c. *Minimize the construction of public shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;*
- d. *Minimize grading of and damage to coastal dunes;*
- e. *Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in abeach transit corridor; and*
- f. *Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.*

Response: The project site, with the exception of certain roadway improvements, is located inland, away from the ocean and is, therefore, not anticipated to have an impact on marine or coastal resources.

10. **Marine and Coastal Resources**

Objective:

Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

- a. *Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*
- b. *Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*
- c. *Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*
- d. *Promote research, study, and understanding of ocean and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and*
- e. *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

Response: The project site, with the exception of certain roadway improvements, is located inland, away from the ocean and is, therefore, not anticipated to have an impact on marine or coastal resources.

J. SPECIAL MANAGEMENT AREA RULES AND REGULATIONS OF THE MAUI PLANNING COMMISSION

A portion of the proposed Village 1-B subdivision and the area of the roadway improvements are located within the Special Management Area (SMA) for the island of Maui. See **Figure 18**.

The DHHL has determined that it is not subject to “*Chapter 202, Special Management Area for the Maui Planning Commission Special Management Area Permitting*” for the development of the portions of the Village 1-B subdivision located on DHHL lands, citing the Hawaiian Homes Commission Act (HHCA), codified within the constitution of the State of Hawai‘i, which vests onto the DHHL the authority to use its lands at its discretion. Specifically, HHCA Section 204 states,

“all available lands shall immediately assume the status of Hawaiian home lands and be under the control of the department to be used and disposed of in accordance with the provisions of this Act”.

This determination was submitted to the County of Maui, Department of Planning via letter, dated August 29, 2022. See **Appendix “J”**. The Department of Planning concurred with this determination in its January 18, 2023 letter providing comments on the Draft EA. See **Chapter X**. As a portion of the offsite roadway improvements within the SMA and

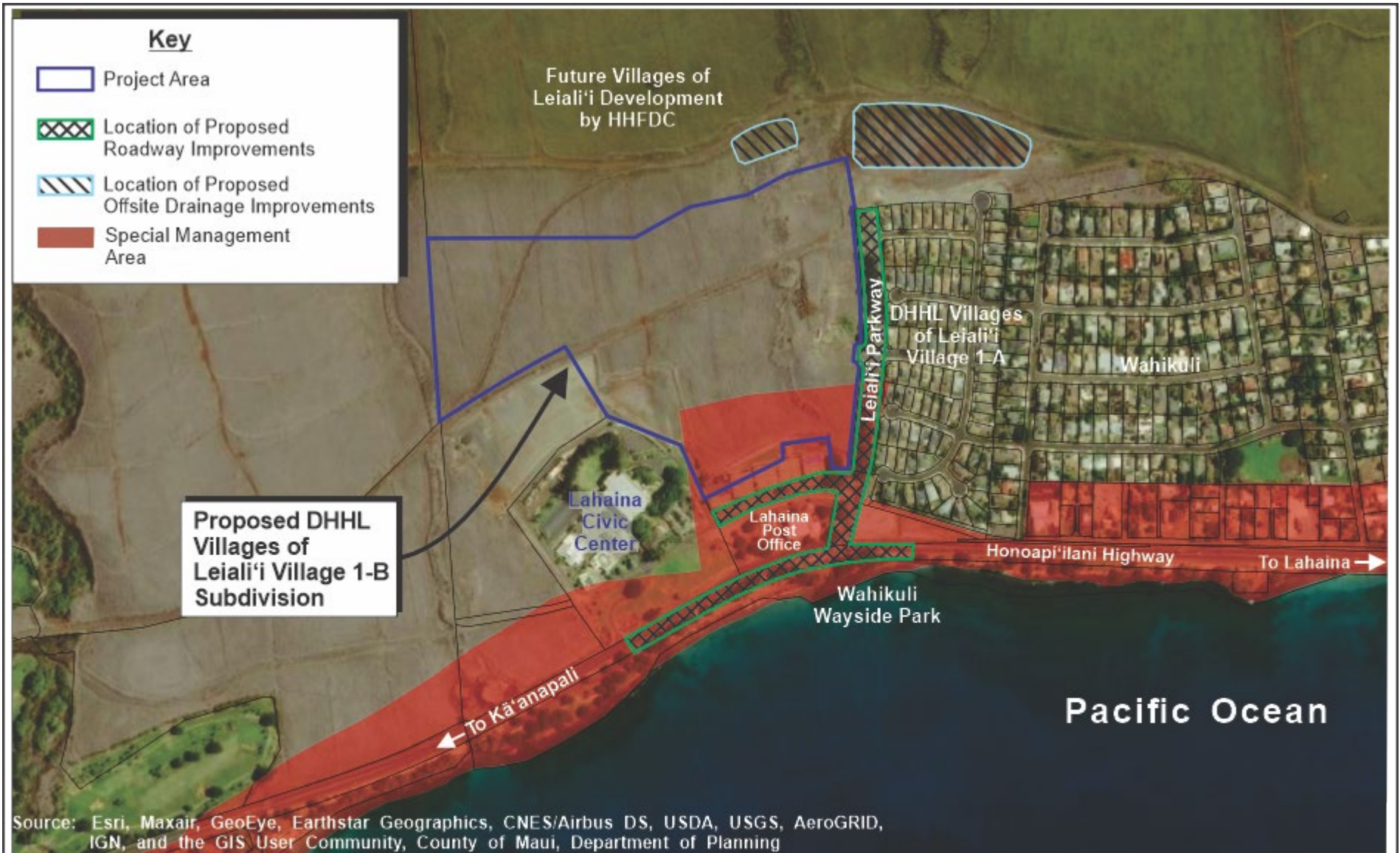
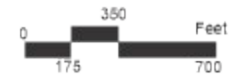


Figure 18

DHHL Villages of Leialii Village 1-B
Special Management Area



shoreline setback area are located on lands not owned by DHHL, the DHHL will comply with SMA and shoreline setback permitting requirements for the proposed roadway improvements occurring on lands owned by the State of Hawai'i and HHFDC.

K. SHORELINE SETBACK RULES


As previously mentioned, a portion of the proposed project involves improvements to Honoapi'ilani Highway which include restriping and relocation of existing traffic signals. As these improvements are situated within 150 feet of the shoreline, an approval will be requested from the Department of Planning that the aforementioned improvements are permitted activities in the shoreline area in accordance with Section 12-203 of the Shoreline Rules for the Maui Planning Commission (MPC).

In this regard, an application for Shoreline Setback Assessment will be prepared and submitted to the Department of Planning for review and determination.



**ALTERNATIVES TO THE
PROPOSED ACTION**

IV



IV. ALTERNATIVES TO THE PROPOSED ACTION

The Department of Hawaiian Home Lands (DHHL), has considered a variety of alternatives for accommodating the proposed project.

A. PREFERRED ALTERNATIVE

The proposed project, outlined in Chapter I, Project Overview, represents the preferred alternative. The preferred alternative involves the development of 181 single-family units. Related offsite improvements will be constructed, including offsite drainage and roadway improvements. The proposed project aims to award leases and provide residential homesteading opportunities to native Hawaiian beneficiaries in accordance with the Hawaiian Homes Commission Act (HCCA) and the DHHL General Plan, Maui Island Plan and beneficiary preferences.

B. SITE PLAN ALTERNATIVES

The DHHL explored a number of site plan alternatives, involving different mixes of single-family and multi-family units. Increment 1 has been planned to include 86 single-family units. Under the Preferred Alternative, Increment 2 will be developed with 95 single-family units for a total of 181 homes. An alternative for Increment 2, including multi-family homes, has been studied. Under this alternative, Increment 1 would continue to have 86 single-family units while Increment 2 could have a mix of single-family and/or multi-family units, with a maximum unit count of 164 units in Increment 2. The total unit count with the development of multi-family units would be a maximum of 250 units. The multi-family units would be housed in one- or two-story buildings, and will provide two (2) or four (4) bedrooms and one (1) to two (2) bathrooms. See **Figure 19** and **Figure 20**. The final product mix and unit count will be representative of beneficiaries' preferences, availability of infrastructure, and buildability of the project site.

C. NO ACTION ALTERNATIVE

The proposed project will provide residential leases to DHHL native Hawaiian beneficiaries and meet the demand for housing in West Maui. The no action alternative would involve the continued underutilization of lands that have long been envisioned for residential development, first by the Housing Finance and Development Corporation (HFDC) (predecessor to the current Hawai'i Housing Finance and Development Corporation), and subsequently by DHHL, who acquired the land in the early 2000's. The No Action Alternative would not meet the purposes of the HHCA and DHHL General Plan. As such, the no action alternative was rejected.

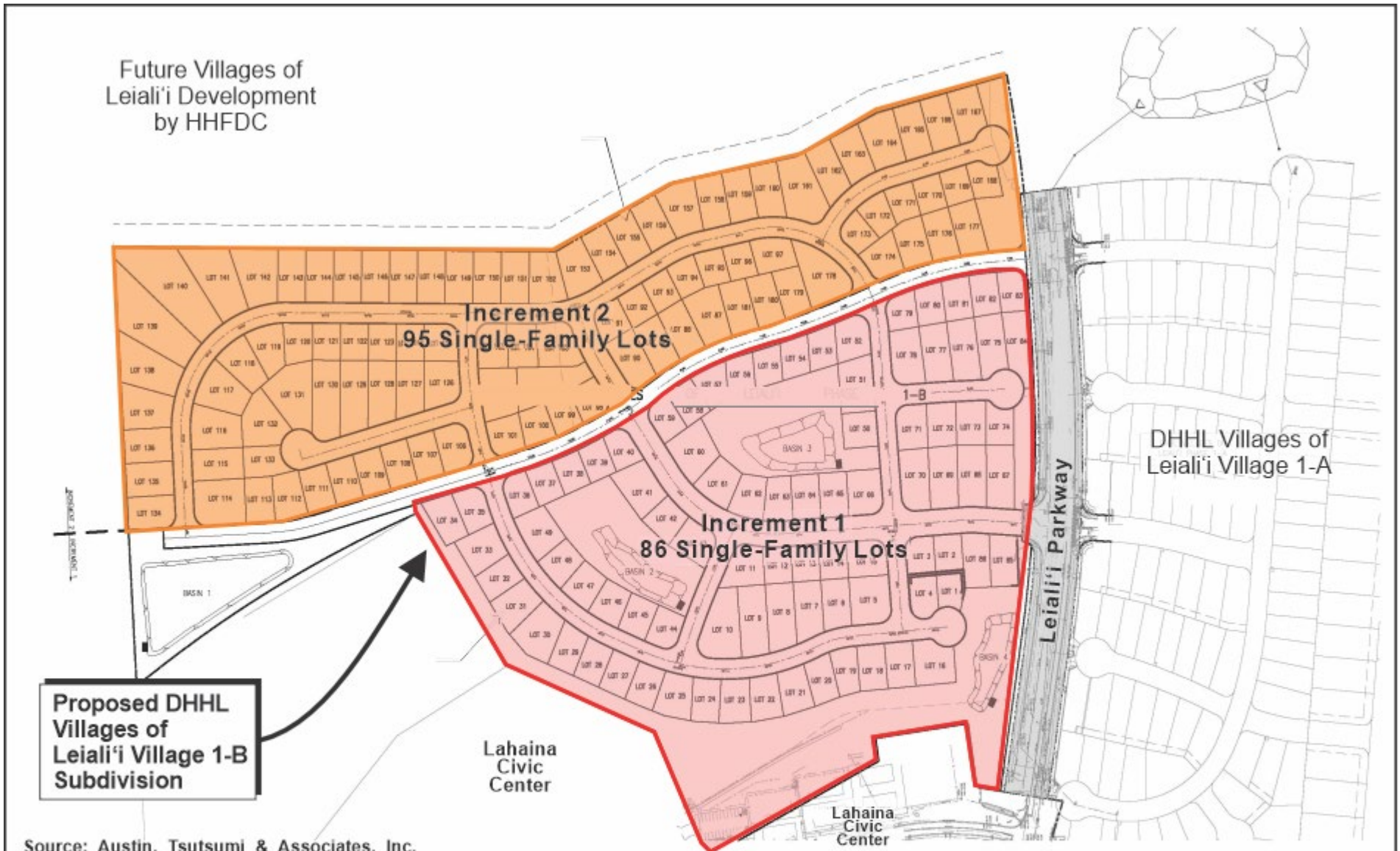


Figure 19

DHHL Villages of Leialii Village 1-B
Conceptual Increment 2 Site Plan
Single-Family Units Alternative

NOT TO SCALE



Prepared for: State of Hawaii, Department of Hawaiian Home Lands



ATA2371 DHHL Vill of Leialii Ph 1B PERMITTING/Application/Figures/Concept 0F



Figure 20

DHHL Villages of Leialii Village 1-B
Conceptual Increment 2 Site Plan
Multi-Family Units Alternative

NOT TO SCALE



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



D. DEFERRED ACTION ALTERNATIVE

Similar to the no action alternative, the deferred action alternative does not address the DHHL beneficiary demand for homesteading opportunities and would not meet the purposes of the HHCA and the DHHL General Plan. For this reason, the deferred action alternative was not deemed appropriate.



**SUMMARY OF
UNAVOIDABLE IMPACTS
AND COMMITMENTS OF
RESOURCES**



V. SUMMARY OF UNAVOIDABLE IMPACTS AND COMMITMENTS OF RESOURCES

The development of the project will result in certain unavoidable construction-related environmental impacts as outlined in Chapter II.

In the short term, construction associated with the proposed development will generate noise impacts. These impacts will be limited to the immediate vicinity of the project construction areas. Sound attenuating construction equipment will be used, where practicable, to mitigate noise impacts caused by construction.

Unavoidable air quality impacts will also arise as a result of construction activities, such as the generation of dust and other airborne pollutants. Appropriate Best Management Practices (BMPs) will be incorporated in the construction process to mitigate adverse impacts, including frequent watering of exposed surfaces and regular maintenance of construction equipment to minimize construction-related impacts. Temporary BMPs, such as silt fences, storm drain inlet protection, sediment traps, berms, and soil stabilization that conform to the approved Erosion and Sediment Control Plans, will also be utilized. Compliance to all applicable regulations as it relates to removal and transport of any hazardous materials or waste will be followed. Personal protective equipment will be required for those authorized to access the construction site. In addition, employment of BMPs required as conditions of the National Pollutant Discharge Elimination System (NPDES), will be followed.

The project will commit approximately 51 acres of vacant land for the development of new homes for Department of Hawaiian Home Lands (DHHL) native Hawaiian beneficiaries. Infrastructure improvements required to service the proposed project will be provided by the DHHL, including required offsite infrastructure. Traffic in the area will also be temporarily disrupted during the construction of the proposed roadway improvements. Coordination with applicable agencies will be undertaken to ensure that impacts are mitigated to the fullest extent. Post-construction roadway improvements being proposed as part of the overall project are aimed at mitigating the increase in roadway traffic due to the new residences.

Construction of the proposed project, as with all development proposals, will result in unavoidable environmental impacts in the form of changes to existing landforms related to ground-altering construction activities. These impacts, in consideration of the project's benefits in providing needed affordable housing, are not considered significant. An Archaeological Inventory Survey and Cultural Impact Assessment were prepared and archaeological monitoring will be undertaken in accordance with a State Historic Preservation Division approved Archaeological Monitoring Plan. Development of the proposed project will also involve a commitment of energy, labor, fiscal, and material resources. The use of these resources, when weighed against the expected benefit to be derived from the project, is not considered an adverse commitment.

**IRREVERSIBLE AND
IRRETRIEVABLE
COMMITMENT OF
RESOURCES**

VI

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed action will not entail a substantial commitment of public services or facilities as the project will be developed within existing service areas. Coordination will be undertaken with respective agencies to ensure that the project is within the existing capacities of such infrastructure systems. Where needed, new infrastructure systems will be provided concurrent with the proposed development, in addition to the improvements of existing infrastructure systems to address additional demands generated by the proposed project. In addition, development of the proposed project will involve a commitment of energy, labor, fiscal, and material resources by the Department of Hawaiian Home Land (DHHL). The use of these resources, when weighed against the expected benefit to be derived from the residential project for DHHL beneficiaries, and the construction-related employment that will be generated through implementation of the project is not considered an adverse commitment.



**LIST OF PERMITS
AND APPROVALS**

VII



VII. LIST OF PERMITS AND APPROVALS

The following permits and approvals may be required prior to the implementation of the project:

State of Hawai'i

1. Chapter 343, Hawai'i Revised Statutes (HRS), Environmental Assessment
2. Chapter 6E, HRS, Historic Preservation Compliance
3. Chapter 11-46, Community Noise Control, as applicable
4. Chapter 11-60.1-33, Fugitive Dust, as applicable
5. National Pollutant Discharge Elimination System (NPDES) Permit
6. Work on State Highway Permit

County of Maui

1. Construction permits (i.e., building and grading permits)
2. Special Management Area Compliance (for roadway improvements on lands not owned by DHHL)
3. Shoreline Setback Area Compliance (for roadway improvements)
4. Flood Development Permit



**SIGNICANCE
CRITERIA ASSESSMENT**

VIII



VIII. SIGNIFICANCE CRITERIA ASSESSMENT

The “Significance Criteria”, defined in Chapter 11-200.1-13 of the Hawai‘i Administrative Rules (HAR), were reviewed and analyzed to determine whether the proposed project will have significant effect on the environment. As defined under Chapter 343, Hawai‘i Revised Statutes (HRS), “significant effect” means the sum of effects on the quality of the environment, including actions that irrevocably commit a natural resource, curtail the range of beneficial uses of the environment, are contrary to the State’s environmental policies or long-term environmental goals as established by law, or adversely affect the economic welfare, social welfare, or cultural practices of the community and State. The analysis required to determine whether a proposed action may have a significant effect requires that every aspect of the proposed action, expected primary and secondary consequences, and the cumulative as well as the short-term and long-term effects are evaluated in accordance with the Significance Criteria of Section 11-200.1-13, HAR. The following criteria and analyses are provided.

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

The proposed project commits approximately 51 acres of vacant land long envisioned for residential development for implementation of the project. There are no threatened or endangered species or critical habitats in the project area. Consultation has been initiated with the State Historic Preservation Division (SHPD) pursuant to Chapter 6E, HRS. An Archaeological Inventory Survey (AIS) was prepared and submitted to the State Historic Preservation Division (SHPD). Three (3) historic sites were documented in the AIS and no further historic preservation work was recommended for the sites. However, as recommended by the AIS, an Archaeological Monitoring Plan (AMP) was prepared and approved by SHPD to be implemented in association with ground altering activities at the site. The Cultural Impact Assessment (CIA) found that there are no ongoing traditional cultural practices within the project area. However, there are known traditional cultural practices occurring within the greater Wahikuli ahupua‘a. As such, mitigation measures in the form of BMPs will be implemented to prevent sedimentation and pollution to nearby freshwater and marine resources. Furthermore, should any potential historic properties be identified during construction activities, all activities will cease and the SHPD will be notified pursuant to Section 13-280-3, HAR.

2. **Curtails the range of beneficial uses of the environment.**

The proposed action will be implemented adjacent to existing residential developments of a similar nature, and the commitment of land resources required for the proposed action will not curtail the range of beneficial uses of the environment. The project site, although designated for agricultural use by Maui County Zoning and the West Maui Community Plan, and designated as “Prime” agricultural lands by the Agricultural Lands of Importance to the State of Hawai‘i (ALISH), has not been in agricultural production for some time. On

the island of Maui, approximately 70,714 acres of the total land area of the island are within the ALISH “Prime” Designation, this represents approximately 15 percent of the island. As such, the use of 51 acres, or 0.07 percent, of the “Prime” designated lands on Maui for residential housing is not considered a substantial adverse impact in the context of the overall Prime designated lands on Maui. The proposed use of the site for development of a new subdivision is compatible with surrounding residential uses.

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

The proposed action does not conflict with the policies and guidelines of Chapter 343, HRS. An environmental assessment (EA) has been carried out to ensure the proposed project will not have significant adverse impacts on the environmental resources. While this project may cause adverse construction-related impacts, based on the analysis conducted in this EA, the adverse impacts are not anticipated to be significant.

Where mitigation measures are required due to potential impacts attributed to the project, DHHL will implement those applicable measures to further reduce adverse impacts.

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

The proposed action will have a beneficial effect on the local economy during the short and long term. As previously discussed, positive economic and social impacts are anticipated as a result of the project including construction-related jobs, real property assessment revenues, and contribution of water, wastewater, and educational assessment fees. In addition, the CIA concluded that no ongoing cultural practices were identified within the project area. As previously discussed, an AIS was prepared for the project and submitted to the SHPD, and archaeological monitoring will be undertaken in accordance with a SHPD-approved Archaeological Monitoring Plan. In addition, the project will provide residential leases to native Hawaiian beneficiaries on DHHL’s residential waitlist. Therefore, implementation of the proposed action will be beneficial to the overall social welfare of native Hawaiian beneficiaries on Maui.

5. Have a substantial adverse effect on public health.

The project is not anticipated to result in long-term air or noise impacts. Furthermore, the proposed action is not anticipated to create significant direct or indirect foreseeable greenhouse gas (GHG) emissions, and does not fall within the threshold of mandatory GHG reporting. As such, no adverse impact to public health or welfare is anticipated as a result of the proposed action. It is noted that the Phase 1 Environmental Site Assessment (ESA) prepared for the project did note the presence of recognized environmental conditions resulting from the former agricultural use, a previous fueling station, and previously demolished structures and, therefore, recommended that soil sampling be

conducted. As such, a Phase 2 ESA involving soil sampling and testing was conducted revealing a majority of the project area contained acceptable levels of contaminants not likely to cause adverse health impacts. One area sampled contained higher levels of Total Petroleum Hydrocarbons (TPH) contaminants. The contaminated soil will be properly removed and disposed of or properly managed in coordination with the State of Hawai'i Department of Health (DOH) to prevent adverse health impacts from the contaminants.

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

The proposed project will provide needed additional residential lots in Lahaina, Maui for DHHL beneficiaries. While some residents of this new community may come from off island, most are expected to relocate from other areas on Maui. As such, the project is not anticipated to involve substantial secondary impacts due to population change.

Secondary impacts on public facilities are not anticipated. The DHHL will provide the necessary onsite and offsite infrastructure to support the proposed project. No substantial changes or effects on public facilities are expected with project implementation.

While DHHL does not need to comply with State or County land use plans and regulations for the development of the subdivision, it is noted that this development is in line with County long-range development and population growth projections.

7. Involves a substantial degradation of environmental quality.

No substantial degradation of environmental quality resulting from the action is anticipated. Best Management Practices (BMPs) and appropriate erosion control measures will be utilized during the construction period. Drainage system improvements will be constructed in accordance with applicable regulatory design standards to ensure that surface runoff will not have an adverse effect on adjacent or downstream properties.

Any potential short-term impacts to air and noise quality during the construction phase of the project will be mitigated through employing BMPs. In the long term, the project will not adversely impact air quality and ambient noise.

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

The proposed action is limited to the development of the proposed residential subdivision and related offsite improvements. The project is not a necessary precedent for a larger project; or a commitment to some larger project. The Hawai'i Housing Finance and Development Corporation (HHFDC) has proposed a master plan development mauka and south of Village 1-B. While HHFDC's Villages of Leialii project is a separate and distinct action from the Village 1-B project, the proposed HHFDC development has been

considered in the context of impact analysis conducted for this EA. For example, the TIAR included the traffic counts from proposed development within the HHFDC Villages of Leialii project in its Base Year 2030 traffic counts while regional planning for water source includes demands from the project. As previously noted, HHFDC and DHHL may negotiate a potential transfer of HHFDC's Villages of Leialii lands. Should an agreement be executed, DHHL would assess the previously prepared plans for the Villages of Leialii and prepare a revised plan to be in line with DHHL's mission. Because future DHHL development of the Villages of Leialii is entirely speculative at this time and DHHL's development program for the lands is to be determined, additional analysis of the cumulative impacts cannot be conducted at this time. Nevertheless, potential cumulative impacts of the HHFDC Villages of Leialii project and the Village 1-B project have been analyzed.

The proposed project will stand on its own and is not a trigger for any other development. The cumulative impacts of the proposed project, together with other reasonably foreseeable actions, will include increased population and infrastructural demands, but this will not have a considerable effect on the environment. The DHHL will provide the necessary infrastructure to serve the proposed project. Drainage, wastewater, water, and roadway improvements will be designed to meet applicable local, State, and Federal regulations. The engineering and traffic reports prepared for the proposed project have assessed potential impacts and designed infrastructure systems in the context of future planned regional growth. It is noted that Increment 1 of the proposed subdivision will be able to be serviced by the existing County of Maui, Department of Water Supply (DWS) water system. However, water for Increment 2 of the subdivision will be provided by planned water source and distribution system improvements currently being pursued by the DHHL. These improvements will also provide service to HHFDC's planned development at the Villages of Leialii as the improvements are planned to be integrated into the DWS' system and eventually licensed to the County. These improvements are the subject of a separate HRS, Chapter 343 EA being prepared by DHHL. However, these improvements are considered a separate and distinct project from both the DHHL's and HHFDC's overall Villages of Leialii developments as they constitute a larger, regional infrastructure improvement project. Given the foregoing, the proposed project is not anticipated to cumulatively have considerable effect upon the environment, nor does it involve a commitment for larger actions.

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

A Flora and Fauna Survey report was prepared to ensure that any sensitive terrestrial flora/fauna biological resources within the project site would be identified and provided adequate protection. No rare, threatened, or endangered species of flora, fauna, avifauna, or important habitats were identified on the affected properties. The project site is located

adjacent to existing residential developments of a similar nature. The project is not anticipated to substantially affect rare, threatened, or endangered species, or its habitat.

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

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, and installation of dust screens will be implemented to minimize wind-blown emissions. In the short term, noise impacts will occur primarily from construction equipment. Equipment mufflers or other noise attenuating equipment, as well as proper equipment and vehicle maintenance, will be used during construction activities. Construction noise impacts will be mitigated through compliance with the provisions of the State of Hawai'i, Department of Health Administrative Rules Title 11, Chapter 46, "Community Noise Control". These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels set forth in the Chapter 46 rules.

From a long term perspective, the proposed project is not anticipated to significantly impact ambient air or noise quality in the region.

As such, with implementation of the foregoing mitigation measures, the proposed project is not anticipated to detrimentally affect 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.

The proposed subdivision is located in Flood X (unshaded). This designation denotes an area of low flood risk and minimal flooding with no development restrictions. The majority of the project site is located outside of the Tsunami Evacuation Zone; however, a small portion is located within the Extreme Tsunami Evacuation Zone, however no new homes are proposed in this area. In addition, the proposed homes are not located within the 3.2 foot sea level rise exposure area.

Drainage improvements will be designed to mitigate runoff in accordance with County drainage and stormwater quality rules and regulations. During construction, recommended BMPs will be implemented for erosion and sedimentation control to minimize potential impacts to water quality.

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

The proposed project involves the development of low-rise single-family homes. In the context of the surrounding land uses, which includes the Lahaina Civic Center, Lahaina

Post Office, DHHL Villages of Leialifi Village 1-A, and HHFDC lands proposed for development, the proposed action is not anticipated to have a significant adverse impact upon the scenic and open space resources of the area.

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

The proposed project will involve the commitment of fuel for construction equipment, vehicles, and machinery during construction and maintenance activities. Coordination with Hawaiian Electric Company, Ltd. (HECO) will be undertaken during the electrical plans preparation phase of work to ensure all operational parameters are addressed for the proposed project. The project will incorporate energy saving, sustainable features, including the use of solar water heating systems on all homes.

In the context of the GHG Reporting Program (25,000 metric tons of CO₂ EQ), the relative effects GHG emissions is not considered significant for this proposed project.


The project's technical characteristics and related impact considerations were thoroughly evaluated by the DHHL. In accordance with HAR, Section 11-200.1-13, "Significance Criteria" every phase of the proposed action, the anticipated impacts, both primary and secondary, and the cumulative as well as the short-term and long-term effects of the action were considered. The analysis contained in this EA was supported through in-depth technical studies that were prepared by qualified professionals, and which were then reviewed by agencies having jurisdiction and expertise in their respective fields of authority.

Each section of the EA included a discussion and analysis of the impacts related to the respective environmental, infrastructural, public services and socio-economic parameters. While this project may cause short-term construction-related impacts, based on the analysis conducted in the EA, the impacts are not anticipated to be significant. Where mitigation measures are required due to potential impacts attributed to the project, DHHL will implement those applicable measures to further reduce adverse impacts. Furthermore, the project will also result in positive impacts for DHHL beneficiaries, many of whom are long-time Maui residents seeking affordable housing opportunities for themselves and their families.


It is noted that the Chapter 343, HRS environmental review process for the proposed project was conducted via an EA, and not an Environmental Impact Statement (EIS). This decision was made in concert with the DHHL based on comments received during the early consultation period from federal, state, and county agencies, and review of the technical studies prepared to identify potential impacts of the proposed project. It was determined that the proposed project would likely not require an EIS, and, therefore, an EA was prepared.

In summary, the project site is situated adjacent to existing residential uses of a similar nature, and in close proximity to recreational resources, services and commercial areas in Lahaina. This project will be developed in an area with existing infrastructure systems, and concurrently with required infrastructure system and drainage improvements. The proposed project is not

anticipated to have a significant adverse impact on the surrounding physical, cultural and socio-economic environments. Based on the preceding analysis in this EA document, and in accordance with the significance criteria set forth in Chapter 11- 200.1-13, HAR, a Finding of No Significant Impact (FONSI) is appropriate for this project.



**PARTIES CONSULTED DURING
THE PREPARATION OF THE
DRAFT ENVIRONMENTAL
ASSESSMENT;
LETTERS RECEIVED AND
RESPONSES TO SUBSTANTIVE
COMMENTS**



IX

IX. PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

Federal Agencies

1. Mr. Larry Yamamoto, State Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
P.O. Box 50004
Honolulu, HI 96850-0001
2. Ms. Michelle Bogardus, Island Team Leader
U.S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Honolulu, HI 96850
6. Dr. Sylvia Hussey, Chief Executive Officer
State of Hawai'i
Office of Hawaiian Affairs
560 N. Nimitz Highway, Suite 200
Honolulu, HI 96817
7. Dr. Elizabeth Char, PhD, Director
State of Hawai'i
Department of Health
1250 Punchbowl St., Room 325
Honolulu, HI 96813

State Agencies

3. Ms. Patti Kitkowski, District Environmental Health Program Chief
State of Hawai'i
Department of Health
Maui Sanitation Branch
54 South High Street, Room 300
Wailuku, HI 96793
4. Mr. Jade Butay, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813
5. Ms. Denise Iseri-Matsubara, Executive Director
State of Hawai'i
Hawai'i Housing Finance and Development Corporation
677 Queen Street
Honolulu, HI 96813
8. Mr. Curt Otaguro, Comptroller
State of Hawai'i
Department of Accounting and General Services
1151 Punchbowl Street, #426
Honolulu, HI 96813
9. Ms. Phyllis Shimabukuro-Geiser, Chair
State of Hawai'i
Department of Agriculture
1428 South King Street
Honolulu, HI 96814-2512
10. Ms. Suzanne Case, Chairperson
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, HI 96809
11. Daniel Ornellas, Land Agent
State of Hawai'i
Department of Land and Natural Resources Land Division, Maui
130 Mahalani Street
Wailuku, Hawai'i 96793

12. Mr. Sam Lemmo, Administrator
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
1151 Punchbowl Street, Room 131
Honolulu, HI 96813
13. Ms. Mary Alice Evans, Director
State of Hawai'i
Office of Planning and Sustainable Development
P. O. Box 2359
Honolulu, HI 96804
14. Rodney Maile, Administrative Director of the Courts
Hawai'i State Judiciary
417 South King Street
Honolulu, HI 96813
19. Ms. Denise Iseri-Matsubara, Executive Director
State of Hawai'i
Hawai'i Housing Finance and Development Corporation
677 Queen Street
Honolulu, HI 96813
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State of Hawai'i
Office of Hawaiian Affairs
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State of Hawai'i
Department of Health
1250 Punchbowl St., Room 325
Honolulu, HI 96813

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State of Hawai'i
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Honolulu, HI 96809

State Agencies

17. Ms. Patti Kitkowski, District Environmental Health Program Chief
State of Hawai'i
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Maui Sanitation Branch
54 South High Street, Room 300
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18. Mr. Jade Butay, Director
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Department of Land and Natural Resources
Office of Conservation and Coastal Lands
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- 27. Ms. Mary Alice Evans, Director
State of Hawai'i
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P. O. Box 2359
Honolulu, HI 96804
- 28. Rodney Maile, Administrative Director of
the Courts
Hawai'i State Judiciary
417 South King Street
Honolulu, HI 96813

Maui County Agencies

- 29. Mr. Eric Nakagawa, Director
County of Maui
Department of Environmental
Management
2050 Main Street, Suite 2B
Wailuku, HI 96793
- 30. Mr. Larry Yamamoto, State
Conservationist
Natural Resources Conservation
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U.S. Department of Agriculture
P.O. Box 50004
Honolulu, HI 96850-0001
- 31. Ms. Michelle Bogardus, Island Team
Leader
U.S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Honolulu, HI 96850

State Agencies

- 32. Ms. Patti Kitkowski, District
Environmental Health Program Chief
State of Hawai'i
Department of Health
Maui Sanitation Branch
54 South High Street, Room 300
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- 33. Mr. Jade Butay, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813

- 34. Ms. Denise Iseri-Matsubara, Executive
Director
State of Hawai'i
Hawai'i Housing Finance and
Development Corporation
677 Queen Street
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- 35. Dr. Sylvia Hussey, Chief Executive
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Office of Conservation and Coastal
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Maui County Agencies

44. Mr. Eric Nakagawa, Director
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Department of Environmental
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2050 Main Street, Suite 2B
Wailuku, HI 96793
45. David Thyne, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, HI 96732
46. Ms. Lori Tsuhako, Director
County of Maui
Department of Housing and Human
Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793
47. Ms. Karla Peters, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoia Street, Unit 2F
Wailuku, HI 96793
48. Mr. Dean Rickard, Deputy Chief
County of Maui
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793
49. Ms. Michele Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

50. Ms. Rowena Dagdag-Andaya, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, HI 96793
51. Mr. Marc Takamori, Director
County of Maui
Department of Transportation
110 Ala'ihl Street, Suite 210
Kahului, HI 96732
52. Mr. Jeffrey Pearson, Director
County of Maui
Department of Water Supply
200 South High Street, 5th Floor
Wailuku, HI 96793
53. Honorable Tamara Paltin
Maui County Council
200 South High Street
Wailuku, HI 96793

Maui County Organizations

54. Mr. Marc Prince, Supervisor
Hawaiian Electric
P.O. Box 398
Kahului, HI 96733
55. Hawaiian Telcom
60 South Church St
Wailuku, HI 96793
56. Spectrum
158 Ma'a Street
Kahului, HI 96732
57. Mr. Ke'eaumoku Kapu, Po'o
Aha Moku o Maui Inc.
(kapukapuakea@gmail.com)
58. Rod Pa'ahana, President
Leiali'i Homestead Association
124 Aipuni Street
Lahaina, Hawai'i 96761
59. Blossom Feiteira
Maui Mokupuni Council
(blossom96708@yahoo.com)



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai'i 96850

In Reply Refer To:
01EPIF00-2021-TA-0463

September 14, 2021

Bryan Esmeralda, Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Subject: Technical Assistance for the Proposed Department of Hawaiian Home Lands'
Villages of Leiali'i Subdivision and Related Improvements, Lahaina, Maui

Dear Bryan Esmeralda:

Thank you for your recent correspondence requesting technical assistance on species biology, habitat, or life requisite requirements. The Pacific Islands Fish and Wildlife Office (PIFWO) of the U.S. Fish and Wildlife Service (Service) appreciates your efforts to avoid or minimize effects to protected species associated with your proposed actions. We provide the following information for your consideration under the authorities of the Endangered Species Act (ESA) of 1973 (16 U.S.C. 1531 *et seq.*), as amended.

Due to significant workload constraints, PIFWO is currently unable to specifically address your information request. The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. Based on your project location and description, we have noted the species most likely to occur within the vicinity of the project area, in the '**Occurs In or Near Project Area**' column. Please note this list is not comprehensive and should only be used for general guidance. We have added to the PIFWO website, located at <https://www.fws.gov/pacificislands/promo.cfm?id=177175840> recommended conservation measures intended to avoid or minimize adverse effects to these federally protected species and best management practices to minimize and avoid sedimentation and erosion impacts to water quality. If your project occurs on the island of Hawai'i, we have also enclosed our biosecurity protocol for activities in or near natural areas.

If you are representing a federal action agency, please request an official species list following the instructions at our PIFWO <https://www.fws.gov/pacificislands/articles.cfm?id=149489558>. You can find out if your project occurs in or near designated critical habitat here: <https://ecos.fws.gov/ipac/>.

INTERIOR REGION 9
COLUMBIA-PACIFIC NORTHWEST

IDAHO, MONTANA*, OREGON*, WASHINGTON
*PARTIAL

INTERIOR REGION 12
PACIFIC ISLANDS

AMERICAN SĀMOA, GUAM, HAWAII, NORTHERN
MARIANA ISLANDS

Under section 7 of the ESA, it is the Federal agency's (or their non-Federal designee) responsibility to make the determination of whether or not the proposed project "may affect" federally listed species or designated critical habitat. A "may affect, not likely to adversely affect" determination is appropriate when effects to federally listed species are expected to be discountable (i.e., unlikely to occur), insignificant (minimal in size), or completely beneficial. This conclusion requires written concurrence from the Service. If a "may affect, likely to adversely affect" determination is made, then the Federal agency must initiate formal consultation with the Service. Projects that are determined to have "no effect" on federally listed species and/or critical habitat do not require additional coordination or consultation.

Implementing the avoidance, minimization, or conservation measures for the species that may occur in your project area will normally enable you to make a "may affect, not likely to adversely affect" determination for your project. If it is determined that the proposed project may affect federally listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency, then that agency should consult with us pursuant to section 7(a)(2) of the ESA. If no Federal agency is involved with the proposed project, the applicant should apply for an incidental take permit under section 10(a)(1)(B) of the ESA. A section 10 permit application must include a habitat conservation plan that identifies the effects of the action on listed species and their habitats and defines measures to minimize and mitigate those adverse effects.

We appreciate your efforts to conserve endangered species. We regret that we cannot provide you with more specific protected species information for your project site. If you have questions that are not answered by the information on our website, you can contact PIFWO at (808) 792-9400 and ask to speak to the lead biologist for the island where your project is located.

Sincerely,

CHELSEIE
JAVAR-
SALAS
 Digitally signed by
 CHELSIE JAVAR-
 SALAS
 Date: 2021.09.14
 17:49:55 -10'00'

Acting Island Team Manager
 Pacific Islands Fish and Wildlife Office

Enclosures (2)

Federal Status of Animal Species
 Federal Status of Plant Species

The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. For your guidance, we have marked species that may occur in the vicinity of your project, this list is not comprehensive and should only be used for general guidance.

Enclosure 1. Federal Status of Animal Species

<u>Scientific Name</u>	<u>Common Name / Hawaiian Name</u>	<u>Federal Status</u>	<u>May Occur In Project Area</u>
Mammals			
<i>Lasiurus cinereus semotus</i>	Hawaiian hoary bat/‘ōpe‘ape‘a	E	<input checked="" type="checkbox"/>
Reptiles			
<i>Chelonia mydas</i>	green sea turtle/honu - Central North Pacific distinct population segment (DPS)	T	<input checked="" type="checkbox"/>
<i>Eretmochelys imbricata</i>	hawksbill sea turtle/ honu ‘ea or ‘ea	E	<input type="checkbox"/>
Birds			
<i>Anas wyvilliana</i>	Hawaiian duck/koloa	E	<input type="checkbox"/>
<i>Branta sandvicensis</i>	Hawaiian goose/nēnē	T	<input type="checkbox"/>
<i>Fulica alai</i>	Hawaiian coot/‘alae ke‘oke‘o	E	<input type="checkbox"/>
<i>Gallinula galeata sandvicensis</i>	Hawaiian gallinule/‘alae ‘ula	E	<input type="checkbox"/>
<i>Himantopus mexicanus knudseni</i>	Hawaiian stilt/ae‘o	E	<input type="checkbox"/>
<i>Oceanodroma castro</i>	band-rumped storm-petrel Hawai‘i DPS/‘akē‘akē	E	<input checked="" type="checkbox"/>
<i>Pterodroma sandwichensis</i>	Hawaiian petrel/‘ua‘u	E	<input checked="" type="checkbox"/>
<i>Puffinus auricularis newelli</i>	Newell’s shearwater/‘a‘o	T	<input checked="" type="checkbox"/>
<i>Ardenna pacificus</i>	wedge-tailed shearwater/‘ua‘u kani	MBTA	<input type="checkbox"/>
<i>Buteo solitarius</i>	Hawaiian hawk/‘io	MBTA	<input type="checkbox"/>
<i>Gygis alba</i>	white tern/manu-o-kū	MBTA	<input type="checkbox"/>
Insects			
<i>Manduca blackburni</i>	Blackburn’s sphinx moth	E	<input checked="" type="checkbox"/>
<i>Megalagrion pacificum</i>	Pacific Hawaiian damselfly	E	<input type="checkbox"/>
<i>Megalagrion xanthomelas</i>	orangeblack Hawaiian damselfly	E	<input type="checkbox"/>
<i>Megalagrion nigrohamatum nigrolineatum</i>	blackline Hawaiian damselfly	E	<input type="checkbox"/>

<i>Hylaeus anthracinus</i>	Anthracinan yellow-faced bee	E	<input checked="" type="checkbox"/>
<i>Hylaeus assimulans</i>	assimulans yellow-faced bee	E	<input checked="" type="checkbox"/>
<i>Hylaeus hiliaris</i>	hiliaris yellow-faced bee	E	<input checked="" type="checkbox"/>
<i>Hylaeus longiceps</i>	longiceps Hawaiian yellow-faced bee	E	<input checked="" type="checkbox"/>

Enclosure 2. Federal Status of Plant Species

Plants				
<u>Scientific Name</u>	<u>Common Name or Hawaiian Name</u>	<u>Federal Status</u>	<u>Locations</u>	<u>May Occur In Project Area</u>
<i>Abutilon menziesii</i>	ko'oloa'ula	E	O, L, M, H	<input type="checkbox"/>
<i>Achyranthes splendens</i> var. <i>rotundata</i>	'ewa hinahina	E	O	<input type="checkbox"/>
<i>Bonamia menziesii</i>	no common name	E	K, O, L, M, H	<input type="checkbox"/>
<i>Canavalia pubescens</i>	'āwikiwiki	E	Ni, K, L, M	<input type="checkbox"/>
<i>Colubrina oppositifolia</i>	kauila	E	O, M, H	<input type="checkbox"/>
<i>Cyperus trachysanthos</i>	pu'uka'a	E	K, O	<input type="checkbox"/>
<i>Gouania hillebrandii</i>	no common name	E	Mo, M	<input type="checkbox"/>
<i>Hibiscus brackenridgei</i>	ma'o hau hele	E	O, Mo, L, M, H	<input type="checkbox"/>
<i>Ischaemum byrone</i>	Hilo ischaemum	E	K, O, Mo, M, H	<input type="checkbox"/>
<i>Isodendron pyrifolium</i>	wahine noho kula	E	O, H	<input type="checkbox"/>
<i>Marsilea villosa</i>	'ihi'ihii	E	Ni, O, Mo	<input type="checkbox"/>
<i>Mezoneuron kavaiense</i>	uhiuhi	E	O, H	<input type="checkbox"/>
<i>Nothocestrum breviflorum</i>	'aiea	E	H	<input type="checkbox"/>
<i>Panicum fauriei</i> var. <i>carteri</i>	Carter's panicgrass	E	Molokini Islet (O), Mo	<input type="checkbox"/>
<i>Panicum niuhauense</i>	lau'ehu	E	K	<input type="checkbox"/>
<i>Peucedanum sandwicense</i>	makou	E	K, O, Mo, M	<input type="checkbox"/>
<i>Pleomele (Chrysodracon)</i> <i>hawaiiensis</i>	halapepe	E	H	<input type="checkbox"/>
<i>Portulaca sclerocarpa</i>	'ihi	E	L, H	<input type="checkbox"/>
<i>Portulaca villosa</i>	'ihi	E	Le, Ka, Ni, O, Mo, M, L, H, Nihoa	<input type="checkbox"/>
<i>Pritchardia affinis</i> (<i>maideniana</i>)	loulu	E	H	<input type="checkbox"/>
<i>Pseudognaphalium</i> <i>sandwicense</i> var. <i>molokaiense</i>	'ena'ena	E	Mo, M	<input type="checkbox"/>

<i>Scaevola coriacea</i>	dwarf naupaka	E	Mo, M	<input type="checkbox"/>
<i>Schenkia (Centaurium) sebaeoides</i>	'āwiwi	E	K, O, Mo, L, M	<input type="checkbox"/>
<i>Sesbania tomentosa</i>	'ōhai	E	Ni, Ka, K, O, Mo, M, L, H, Necker, Nihoa	<input type="checkbox"/>
<i>Tetramolopium rockii</i>	no common name	T	Mo	<input type="checkbox"/>
<i>Vigna o-wahuensis</i>	no common name	E	Mo, M, L, H, Ka	<input type="checkbox"/>

Location key: O=O'ahu, K=Kaua'i, M=Maui, H=island of Hawai'i, L=Lāna'i, Mo=Moloka'i, Ka=Kaho'olawe, Ni=Ni'ihau, Le=Lehua

December 16, 2022

Chelsie Javar-Salas, Acting Island Team Manager
United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai'i, 96850

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i (Ref. 01EPIF00-2021-TA-0463)

Dear Ms. Javar-Salas:

Thank for your letter dated September 14, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

We acknowledge your comments and understand that the Pacific Islands Fish and Wildlife Office (PIFWO) is currently unable to specifically address our request for information relative to the proposed project. We understand that the table provided in your letter lists the protected species most likely to occur within the vicinity of the project area are indicated in the 'Occurs in or Near Project Area column'. We acknowledge that the list is not comprehensive and should only be used for general guidance, and that the PIPWO website should be reviewed for recommended best management practices to minimize and avoid sedimentation and erosion impacts to water quality. This information has been provided to the DHHL and the project's design team for review and consideration for incorporation into the project's design, where practicable. Specifically, information and mitigation measures relative to the Hawaiian hoary bat/'ōpe'ape'a (*Lasiurus cinereus semotus*), green sea turtle/honu (*Celonia mydas*), band-rumped storm-petrel/'akē'akē (*Oceanodroma castro*), Hawaiian petrel/'ua'u (*Pterodroma sandwichensis*), Newell's shearwater/'a'o (*Puffinus auricularis newelli*), Blackburn's sphinx moth (*Manduca blackburni*), Anthracinan yellow-faced bee (*Hylaeus anthracinus*), assimulans yellow-faced bee (*Hylaeus assimulans*), hilaris yellow-faced bee (*Hylaeus hilaris*), and the longiceps Hawaiian yellow-faced bee (*Hylaeus longiceps*), all of which


Chelsie Javar-Salas, Acting Island Team Manager
December 16, 2022
Page 2

were identified as occurring in or near the project area, will be reviewed for guidance.

We note further that the project does not represent a Federal action and as such, consultation pursuant to Section 7 of the Endangered Species Act is not required for the proposed project.

We appreciate your input and will include a copy of your comment letter and this response in the Draft Environmental Assessment (EA). A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.

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STATE OF HAWAII
DEPARTMENT OF HEALTH
Maui District Health Office
54 South High St. Rm. #301
Wailuku, HI 96793

Lorin W. Pang, M.D., M.P.H.
District Health Officer

September 17, 2021

Mr. Bryan K. Esmeralda, AICP
Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793
Via Email: planning@munekiyohiraga.com

Dear Mr. Esmeralda:

Subject: Chapter 343, Hawaii Revised Statutes, Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i, Phase 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawaii TMK: (2) 4-5-021:020

Thank you for the opportunity to review this project. We have the following comments to offer:

We are not able to make comments because the wastewater system was not satisfactorily addressed. If you have any questions regarding the above comments, please contact Roland Tejano, Environmental Engineer, at 808 984-8232.

It is strongly recommended that you review the department's website at <https://health.hawaii.gov/epo/landuse/> and contact the appropriate program that concerns your project.

Should you have any questions, please contact me at 808 984-8230 or email me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

A handwritten signature in blue ink that reads "Patti Kitkowski".

Patti Kitkowski
District Environmental Health Program Chief

c Joanna L. Seto, EMD Chief {Via Email}

December 16, 2022

Patti Kitkowski, District Environmental Health Program Chief
State of Hawai'i
Department of Health
Maui District Office
54 South High Street, Suite 301
Wailuku, Hawai'i 96793

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Ms. Kitkowski:


Thank for your letter dated September 17, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

- The Draft Environmental Assessment (EA) for the project will include a Preliminary Engineering and Drainage Report (PEDR) which will assess the anticipated wastewater to be generated by the proposed project, as well as infrastructural improvements needed to service the project. The PEDR will be discussed in and appended to the Draft EA.
- The information on the Department of Health's website as noted in your letter will be reviewed by the project's design team for applicability to the proposed project.

Patti Kitkowski, District Environmental Health Program Chief
December 16, 2022
Page 2

We appreciate your input and will include a copy of your comment letter and this response in the Draft EA. A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.

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STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

September 22, 2021

VIA EMAIL: planning@munekiyohiraga.com

Bryan K. Esmeralda, AICP
Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

Subject: Chapter 343, Hawaii Revised Statutes Early Consultation
Department of Hawaiian Home Lands' (DHHL) Villages of Leiali'i,
Phase 1-B Subdivision and Related Improvements
Lahaina, Maui, Hawaii
Tax Map Key: (2) 4-5-021:020

Thank you for your letter dated August 27, 2021 requesting the State of Hawaii Department of Transportation's (HDOT) review and comments on the proposed development of the Villages of Leiali'i, Phase 1-B subdivision and related improvements. HDOT understands Phase 1-B will consist of approximately 250 units of single-family and multi-family units. Access from the subdivision will be provided from Leiali'i Parkway which intersects with Honoapiilani Highway (State Route 30) to the west of the project site.

HDOT has the following comments:

Airports Division (HDOT-A)

1. The proposed facility is approximately 3.49 miles from the property boundary of Kapalua Airport (JHM). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at the following link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf.
2. The proposed facility is approximately 18,924 feet from the end of Runway 20 at JHM. Prior to construction, Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or alteration pursuant to

the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and criteria for submittal can be found at the following website:
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

3. Due to the proximity to the airport, the developer should be aware of potential noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and depending on airport operations.
4. The HDOT-A requires that the proposed development does not provide landscape and vegetation that will create a wildlife attractant. Please review the FAA Advisory Circular (AC) 150/5200-33C Hazardous Wildlife Attractants On or Near Airports for guidance. If the development creates a wildlife attractant that can potentially become a hazard to aircraft operations, the developer shall immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.
5. If photovoltaic (PV) systems are going to be installed, be aware that PV systems located in or near the approach path of aircrafts can create a hazardous condition for pilots due to possible glint and glare reflected from the PV array. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.

PV systems have also been known to emit radio frequency interference (RFI) to aviation-dedicated radio signals, thereby disrupting the reliability of air-to-ground communications. Again, the owner of the PV system shall be prepared to immediately mitigate the RFI hazard upon notification by the HDOT-A and/or FAA.

The HDOT-A recommends that you submit a separate FAA Form 7460-1 Notice of Proposed Construction or Alteration, for the site of the proposed PV system. Note that you will need latitude, longitude, ground elevation and the above ground elevation data for the installation site to fully complete this form.

A glint and glare analysis must be attached to your submittal of FAA Form 7460-1. The following website may assist you with preparation of a glint and glare analysis:
<https://share-ng.sandia.gov/glare-tools/>. When you have received the FAA determination from your submittal of FAA Form 7460-1, please provide a copy for our files.

Highways Division (HDOT-HWY)

1. The Early Consultation figures showing improvements to Leialii Parkway and Honoapiilani Highway appear to be prepared by a professional traffic engineering consultant. The Draft Environmental Assessment (EA) should include the basis for these

proposed improvements, including a Traffic Assessment (TA) prepared by a professional engineer and a summary of agency consultation about the proposed improvements.

2. The TA should include an assessment of bike, pedestrian, and transit conditions in the vicinity and propose recommendations for improving interconnectivity between residential developments and improve safety. The HDOT supports Travel Demand Management strategies to reduce the personal vehicle trips generated, including comfortable and convenient transit stops and bike paths between communities.
3. A Permit to Perform Work Upon State Highways is required for any work within the State Highway Right-of-Way (ROW). The DHHL shall submit the following for review and approval by the HDOT-HWY Maui District Engineer at (808) 873-3538:
 - a. Construction drawings and a Traffic Management Plan prepared by a Hawaii licensed engineer.
 - b. Road Permit for construction of improvements.
4. The EA should include an assessment stormwater drainage from the project site. No additional discharge of surface water run-off onto the Honoapiilani Highway ROW is permitted. This includes the use of the existing State drainage culverts and channels. All additional stormwater runoff from the project site shall be managed and mitigated onsite.
5. Describe underground, surface, and overhead utility infrastructure, which would be installed, modified, or removed within the HDOT-HWY ROW in support of the project. The applicant shall obtain Use & Occupancy Agreements for its improvements within the State Highway ROW.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,



JADE T. BUTAY
Director of Transportation

December 16, 2022

Ed Sniffen, Director
State of Hawai'i
Department of Transportation
809 Punchbowl Street
Honolulu, Hawai'i 96813-5097

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Mr. Sniffen:

Thank for your letter dated September 22, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

Comments from Airports Division

1. We acknowledge your comment that the proposed project is located approximately 3.49 miles from Kapalua Airport (JHM), and that all projects within five (5) miles of Hawai'i State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities which may require further review and permits. The TAM will be reviewed for applicability to the proposed project.
2. We acknowledge your comment that as the project is approximately 18,924 feet away from the end of Runway 20 at JHM, and that the Federal Aviation Administration (FAA) requires the submittal of FAA Form 7460-1, Notice of Proposed Construction or Alteration, pursuant to Code of Federal Regulations, Title 14, Part 77.9, if construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100 to 1 surface from any point on the runway with its longest runway more than 3,200 feet. We understand that the completed Form 7460-1 shall include construction and equipment area heights, including heights of temporary construction cranes. The FAA website noted in your letter will be reviewed for Form 7460-1 requirements and submittal process information, as may be applicable.

3. The DHHL is aware of potential single event noise from aircraft operations, as well as the chance for fumes, smoke, vibrations, and odors that may result from occasional aircraft flight operations.
4. We acknowledge your comment and note that the proposed development does not provide landscape and vegetation that would be anticipated to create a wildlife attractant. FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On or Near Airports will be reviewed for guidance. It is noted that any landscaping will be of typical use in residential neighborhoods and consistent with surrounding existing subdivisions.
5. We acknowledge that photovoltaic (PV) systems located in or near the approach path of aircrafts can create a hazardous condition for pilots due to possible glint and glare reflected from the PV array. The DHHL is not anticipating to install PV systems on the proposed subdivision's residences. However, we note that individual homeowners may opt, at a future time, to install PV systems on their homes. The DHHL will inform its beneficiaries of the FAA's requirements for PV systems as noted in your letter.

Comments from Highways Division

1. The Draft Environmental Assessment (EA) currently being prepared will include a traffic impact analysis report TIAR which will discuss the proposed increase in trips to be generated by the project, as well as the basis for the traffic improvements being proposed as part of the project. The TIAR will be discussed in and appended to the Draft EA.
2. The TIAR will identify existing bike, pedestrian and transit accommodations in the area and will describe project-proposed multi-modal improvements. It is also noted that the DHHL would be happy to work with the County Department of Transportation in determining future potential location(s) for a bus stop within the subdivision.
3. We understand that a Permit to Perform Work upon State Highways is required for any work within the State right-of-way. The DHHL coordinate with the Department of Transportation, Maui District Office on application submittal requirements.

4. The Draft EA will also include a Preliminary Engineering and Drainage Report (PEDR) which will discuss anticipated storm water generation and proposed drainage improvements aimed at managing and mitigating proposed increases. The PEDR will be discussed in and appended to the Draft EA.
5. The Draft EA will also discuss improvements to utility infrastructure, which may be installed, modified, or removed within the State right-of-way to support of the project. We understand that the DHHL shall obtain Use & Occupancy Agreements for any improvements within the State right-of-way.

We appreciate your input and will include a copy of your comment letter and this response in the Draft Environmental Assessment (EA). A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsustumi & Associates, Inc.

K:\DATA\ATA\2371 DHHL Vill of Leialii Ph 1B PERMITTING\Draft Letters\SOH-DOT.docx



STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

21:DEV/144

September 8, 2021

Bryan K. Esmeralda, AICP, Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

Subject: Chapter 343, Hawaii Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i, Phase 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawaii

The Hawaii Housing Finance and Development Corporation (HHFDC) acknowledges receipt of your letter dated August 27, 2021 requesting early consultation comments pursuant to Chapter 343, Hawaii Revised Statutes (HRS), regarding the Department of Hawaiian Home Lands' (DHHL) proposed Villages of Leiali'i, Phase 1-B (Phase 1-B) subdivision and related improvements in Lahaina, Maui, Hawaii.

HHFDC offers the following comments:

1. HHFDC supports DHHL's efforts in developing the Villages of Leiali'i Phase 1-B affordable housing subdivision at TMK (2) 4-5-021:020 in Lahaina. We understand that offsite drainage and roadway improvements are necessary for the development of the new housing units.
2. Please note that Phases 1-A and 1-B at the Villages of Leiali'i were conveyed by Housing and Community Development Corporation of Hawaii, HHFDC's predecessor agency, to DHHL by Quitclaim Deed dated April 8, 2005, recorded in the State of Hawaii Bureau of Conveyances as Document No. 2005-070368. See attached Quitclaim Deed.
2. HHFDC agrees with and supports the dedication of the portion of Leiali'i Parkway owned by HHFDC, TMK No. (2) 4-5-021: 112, to the County of

Bryan K. Esmeralda, AICP, Senior Associate
September 8, 2021
Page 2

Maui. On October 13, 2016, the HHFDC Board of Directors approved the dedication of Leiali'i Parkway (owned by HHFDC) to the County. In 2018, the Hawaii Legislature adopted Senate Concurrent Resolution No. 16, approving dedication of the portion of Leiali'i Parkway owned by HHFDC, to the County, pursuant to Section 171-64.7, HRS. See attached Senate Concurrent Resolution No. 16.

3. Regarding drainage improvements mauka of Villages 1-A and 1-B, attached are comments sent to DHHL by email dated August 31, 2021.

Thank you for the opportunity to comment.

Should there be any questions or comments regarding this matter, please contact Stan S. Fujimoto, Project Manager, at 587-0541.

Sincerely,

Francis Paul Keeno

Francis Paul Keeno
Executive Assistant

Attachments



R-755

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
APR 11, 2005 01:00 PM

Doc No(s) 2005-070368



/s/ CARL T. WATANABE
REGISTRAR OF CONVEYANCES

20 1/2 Z2

LAND COURT SYSTEM

REGULAR SYSTEM

RETURN BY: MAIL (X) PICKUP ()

Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
ATTN: Stan S. Fujimoto, Project Manager

QUITCLAIM DEED

(Villages 1A and 1B of The Villages of Leiali'i)

THIS INDENTURE, is made this 8th day of April, 2005, by and between the **HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII**, a public body and a body corporate and politic of the State of Hawaii, whose principal place of business and post office address is 677 Queen Street, Suite 300, Honolulu, Hawaii, 96813 ("Grantor"), and the **DEPARTMENT OF HAWAIIAN HOME LANDS**, State of Hawaii, whose post office address is P. O. Box 1879, Honolulu, Hawaii, 96805 ("Grantee").

WITNESSETH:

That the Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration to it paid by the Grantee, receipt of which are acknowledged, and of the terms, covenants, conditions, agreements, and

restrictions hereinafter set forth and on the Grantee to be faithfully observed and performed, does hereby remise, release and quitclaim to the Grantee, its successors and assigns, the property described in Exhibit "A", attached hereto and made a part hereof ("Property").

TO HAVE AND TO HOLD the same, together with all of the improvements thereon, and the tenements, rights, easements, privileges and appurtenance thereunto belonging or appertaining or held and enjoyed therewith to the Grantee as aforesaid, forever.

The Grantor and Grantee acknowledge and agree that Grantee is accepting the conveyance and the purchase of the Property in an "AS IS, WHERE IS" condition; that the Grantor has made no warranties or representations as to the condition of the Property and will not be responsible for any repairs thereto; that the Grantee is relying solely on the Grantee's own inspection and acceptance of the Property and not relying on any representations or covenants, expressed or implied, written or oral, made by Grantor as to the condition of the Property. Grantee accepts the Property without any representations or warranties of any kind or nature, express, implied or otherwise, including, without limitation, any representations or warranties relating to the physical condition of the Property, including any improvements thereon.

IN WITNESS THEREOF, the parties hereto have executed this instrument as of the date first above written.


GRANTOR:

HOUSING AND COMMUNITY
DEVELOPMENT CORPORATION
OF HAWAII
STATE OF HAWAII

APPROVED AS TO FORM:


Deputy Attorney General

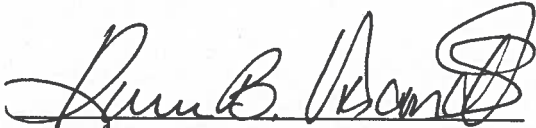
3-9-05


By 
Stephanie Aveiro
Executive Director

GRANTEE:

DEPARTMENT OF HAWAIIAN
HOME LANDS
STATE OF HAWAII

APPROVED AS TO FORM:


Deputy Attorney General

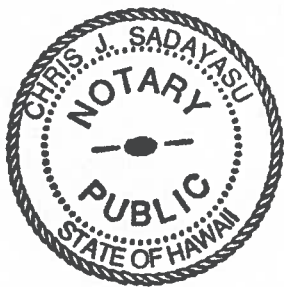
By 
Micah A. Kane, Chairperson
Hawaiian Homes Commission

c:leialiideed
2/9/05

STATE OF HAWAII)
)
CITY & COUNTY OF HONOLULU)

ss.

On this 8th day of April, 2005, before me appeared STEPHANIE AVEIRO, to me personally known, who being by me duly sworn, did say that she is the Executive Director of the HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII of the State of Hawaii; that the seal affixed to the foregoing instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and said STEPHANIE AVEIRO acknowledged said instrument to be the free act and deed of said corporation.



Chris J. Sadayasu

Chris J. Sadayasu

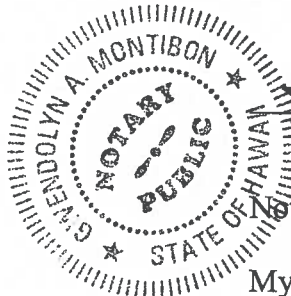
Notary Public, State of Hawaii

My commission expires: MAR 30 2007

STATE OF HAWAII)
)
CITY & COUNTY OF HONOLULU)

ss.

On this 1st day of April, 2005, before me appeared MICAH A. KANE, to me personally known, who being by me duly sworn, did say that he is the Chairperson, HAWAIIAN HOMES COMMISSION, DEPARTMENT OF HAWAIIAN HOME LANDS, STATE OF HAWAII, and the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the use and purposes therein set forth.



Gwendolyn A. Montibon

GWENDOLYN A. MONTIBON

Notary Public, State of Hawaii

My commission expires: 9-5-2007

EXHIBIT "A"

VILLAGES 1A & 1B
VILLAGES OF LEIALI'I

- I. Village 1A. The following Lots in Village 1 – Phase 1A, of the Villages of Leialii, as shown on File Plan 2135, recorded in the Bureau of Conveyances of the State of Hawaii, being portions of the Government (Crown) Land of Wahikuli, situate at Lahaina, County of Maui, State of Hawaii, Grant S-15,792 to the Housing Finance and Development Corporation, and Lot 2 of the Villages of Leialii, File Plan 2132:
- A. Residential Lots—Lots 1 through 104;
 - B. Partial Lots
 - Lot 105
 - Lot 106
 - C. Cul de Sac Remnant Lots
 - Lot 107
 - Lot 108
 - Lot 109
 - D. Railroad Buffer – Lot 110
 - E. Leialii Parkway Setback
 - Lot 111
 - Lot 112
 - Lot 113
 - F. Roadway Lots
 - Lot 117 Aipuni Street
 - Lot 118 Hanohano Street
 - Lot 119 Aa Place
 - Lot 120 Aa Street
 - Lot 121 Ho'oli Street
 - Lot 122 Ainakea Place
 - Lot 123 Ainakea Road
 - Lot 124 Wahinoho Way

II. Village 1B. The following Lots in Village 1 – Phase 1B, of the Villages of Leiali'i, as shown on the file plans recorded in the Bureau of Conveyances of the State of Hawaii, being portions of the Government (Crown) Land of Wahikuli, situate at Lahaina, County of Maui, State of Hawaii, Grant S-15,792 to the Housing Finance and Development Corporation:

- A. Lot 3, File Plan 2132
- B. Lot 114, File Plan 2135
Lot 115, File Plan 2135

End of Exhibit "A"



RONALD D. KOUCHI
PRESIDENT

MICHELLE N. KIDANI
VICE PRESIDENT

The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

June 29, 2018

RECEIVED
HAWAII HOUSING FINANCE
DEVELOPMENT CORP
2018 JUL 11 P 2:00

FIRST DISTRICT
KAIALI KAHELE

SECOND DISTRICT
RUSSELL E. RUDERMAN

THIRD DISTRICT
JOSH GREEN

FOURTH DISTRICT
LORRAINE R. INOUYE

FIFTH DISTRICT
GILBERT S.C. KEITH-AGARAN

SIXTH DISTRICT
ROSALYN H. BAKER

SEVENTH DISTRICT
J. KALANI ENGLISH

EIGHTH DISTRICT
RONALD D. KOUCHI

NINTH DISTRICT
STANLEY CHANG

TENTH DISTRICT
LES IHARA, JR.

ELEVENTH DISTRICT
BRIAN T. TANIGUCHI

TWELFTH DISTRICT
BRICKWOOD GALUTERIA

THIRTEENTH DISTRICT
KARL RHOADS

FOURTEENTH DISTRICT
DONNA MERCADO KIM

FIFTEENTH DISTRICT
GLENN WAKAI

SIXTEENTH DISTRICT
BREENE HARIMOTO

SEVENTEENTH DISTRICT
CLARENCE K. NISHIHARA

EIGHTEENTH DISTRICT
MICHELLE N. KIDANI

NINETEENTH DISTRICT
WILL ESPERO

TWENTIETH DISTRICT
MIKE GABBARD

TWENTY-FIRST DISTRICT
MAILE S.L. SHIMABUKURO

TWENTY-SECOND DISTRICT
DONOVAN M. DELA CRUZ

TWENTY-THIRD DISTRICT
GIL RIVIERE

TWENTY-FOURTH DISTRICT
JILL N. TOKUDA

TWENTY-FIFTH DISTRICT
LAURA H. THIELEN

CHIEF CLERK
CAROL TANIGUCHI

Mr. Craig K. Hirai
Executive Director
Hawai'i Housing Finance and Development Corporation
677 Queen Street
Honolulu, HI 96813

Dear Mr. Hirai:

I transmit herewith copies of Senate Concurrent Resolution Nos. 14, 15 and 16, which were adopted by the Senate and the House of Representatives of the Twenty-ninth Legislature of the State of Hawaii, Regular Session of 2018.

Sincerely,

CAROL TANIGUCHI
Clerk of the Senate

Enclosures

SENATE CONCURRENT RESOLUTION

APPROVING THE DEDICATION OF LEALI'I PARKWAY, LAHAINA, HAWAII, TO
THE COUNTY OF MAUI.

1 WHEREAS, section 171-64.7, Hawaii Revised Statutes,
2 requires the prior approval of the Legislature by concurrent
3 resolution to sell certain state lands in fee simple; and
4

5 WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,
6 states the following:
7

8 "The concurrent resolution shall contain the following
9 information:

- 10 (1) The specific location and size in square
11 feet or in other precise measure of the
12 parcels of land to be sold or given;
13 (2) The appraisal value of the land to be sold
14 or given;
15 (3) The names of all appraisers performing
16 appraisals of the land to be sold or given;
17 (4) The date of the appraisal valuation;
18 (5) The purpose for which the land is being sold
19 or given;
20 (6) A detailed summary of any development plans
21 for the land to be sold or given; and
22 (7) A statement of whether the land is, or is
23 not, land that was classed as government or
24 crown lands previous to August 15, 1895, or
25 was acquired by the State in exchange for
26 such lands, and a detailed explanation of
27 how the state department or agency made this
28 determination.

29 A draft of the concurrent resolution for the
30 prior approval of a sale or gift of land shall also be
31 submitted to the office of Hawaiian affairs at least
32 three months prior to the convening of a regular or



1 special session of the legislature to allow the office
 2 to determine whether the land was classed as
 3 government or crown lands previous to August 15, 1895,
 4 or was acquired by the State in exchange for such
 5 lands"; and
 6

7 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised
 8 Statutes, prior to finalizing any proposal for the sale or gift
 9 of lands and prior to the submission of the concurrent
 10 resolution to the Legislature, an informational briefing on the
 11 proposed sale or gift of lands shall be held in the community
 12 where the land to be sold or given is located; and
 13

14 WHEREAS, the Hawaii Housing Finance and Development
 15 Corporation (Corporation) proposes to transfer the fee interest
 16 in Leali'i Parkway, Lahaina, Hawaii, and provides the following
 17 information pursuant to section 171-64.7, Hawaii Revised
 18 Statutes:
 19

- 20 (1) The parcel is a roadway identified as a 134,045 square
 21 foot parcel, TMK No. 2-4-5-36-112;
 22
- 23 (2) The fee interest in this parcel was appraised to have
 24 a fair market value of \$1;
 25
- 26 (3) The parcel was appraised by ACM Consultants, Inc.;
- 27
- 28 (4) The appraisal valuation date is July 24, 2017;
 29
- 30 (5) The primary purpose for the transfer of this parcel is
 31 to dedicate the roadway to the County of Maui;
 32
- 33 (6) There is no development plan for this roadway; and
 34
- 35 (7) As of August 15, 1895, the parcel was a portion of the
 36 Government (Crown) Land of Wahikuli; the Corporation's
 37 predecessor agency, the Housing Finance and
 38 Development Corporation, acquired title to the
 39 property through Land Patent Grant No. S-15,792, dated
 40 November 4, 1994; and this was determined by a search
 41 of the title records for this parcel by Title Guaranty
 42 of Hawaii on October 21, 2015; and



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WHEREAS, the Corporation will work with the Department of Hawaiian Home Lands and the County of Maui to finalize the dedication of the parkway; and

WHEREAS, pursuant to section 5(f) of the Admission Act, "the development of farm and home ownership on as widespread a basis as possible for the making of public improvement" is an expressly authorized purpose of the ceded lands inventory; and

WHEREAS, the Corporation duly submitted a draft of this Concurrent Resolution to the Office of Hawaiian Affairs on September 29, 2017, more than three months prior to the opening date of the Regular Session of 2018; and

WHEREAS, the Corporation duly conducted a public informational briefing on the dedication of this parcel on August 24, 2017, at the Lahaina Civic Center Social Hall, Lahaina, Hawaii, following publication of notice of the briefing in The Maui News newspaper on August 15 and 17, 2017, and The Lahaina News newspaper on August 17, 2017; and

WHEREAS, relevant public comments made at the public informational briefing questioned the County of Maui's ability to maintain Leali'i Parkway, and development in Lahaina generally, but did not object to the dedication of the roadway to the County of Maui per se; now, therefore,

BE IT RESOLVED by the Senate of the Twenty-ninth Legislature of the State of Hawaii, Regular Session of 2018, the House of Representatives concurring, that the dedication of Leali'i Parkway, Lahaina, Hawaii, TMK No. 2-4-5-36-112, to the County of Maui is hereby approved; and

BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be transmitted to the Executive Director of the Hawaii Housing Finance and Development Corporation, Chairperson of the Department of Hawaiian Home Lands, and Chairperson of the County Council of Maui.

I hereby certify that this is a full, true, and correct copy of the original filed in this office.

APR 24 2018

Dated: _____

Jeff T. Chow
Assistant Clerk of the Senate
State of Hawai'i

8/31/21

HHFDC COMMENTS TO DHHL REQUEST FOR
DETENTION BASIN MAUKA OF VILLAGE 1B
VILLAGES OF LEIALI'I

- I. DHHL to be responsible to maintain the following:
 - A. Both detention basins mauka of Villages 1A and 1B, the diversion ditch, and any other improvements required by DHHL for Villages 1A and 1B (DHHL Drainage Improvements); and
 - B. 50' area mauka of Villages 1A and 1B free from vegetation for fire and rodent control for Villages 1A and 1B.
- II. DHHL shall be responsible for all costs and expenses for the DHHL Drainage Improvements and fire breaks mauka of Villages 1A and 1B, including any subdivision work required to establish any easements desired by either DHHL or HHFDC.
- III. An easement for the DHHL Drainage Improvements and fire breaks shall be created if requested by either DHHL or HHFDC.
- IV. DHHL shall cause its contractors to indemnify, defend and hold HHFDC harmless from the DHHL Drainage Improvements and the fire breaks mauka of Villages 1A and 1B.
- V. Some kind of consideration may be required by HHFDC.
- VI. All rocks and soil material excavated from the DHHL Drainage Improvements shall be removed from the Villages of Leiali'i property.
- VII. There shall be no construction on HHFDC property until an MOU and/or ROE have been executed by DHHL and HHFDC for the proposed work.
- VIII. The MOU and/or ROE shall be subject to approval by the HHFDC Board of Directors.

Signature: 
Email: stanley.s.fujimoto@hawaii.gov

Signature: 
Email: randy.n.t.chu@hawaii.gov

Signature: 
Email: dean.minakami@hawaii.gov



MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy AICP, LEED AP
VICE PRESIDENT

Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

Francis Paul Keeno, Executive Assistant
State of Hawai'i
Department of Business, Economic Development, and Tourism
Hawai'i Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leialii Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i; 21:DEV/144

Dear Mr. Keeno:

Thank for your letter dated September 8, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

- We appreciate the Hawai'i Housing Finance and Development Corporation's (HHFDC) support of the DHHL's proposed Villages of Leialii, Village 1-B project.
- We understand that the Villages of Leialii, Villages 1-A and 1-B were conveyed to the DHHL by the HHFDC in 2005.
- We appreciate the HHFDC's support of the dedication of the portion of Leialii Parkway, owned by the HHFDC, to the County of Maui, and understand that the HHFDC Board of Directors has previously voted to approve the dedication, and that the Hawai'i State Legislature adopted Senate Concurrent Resolution No. 16 also approving the dedication.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 412 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyoHIRAGA.com

Francis Paul Keeno, Executive Assistant
December 16, 2022
Page 2

- We acknowledge the HHFDC's comments dated August 31, 2021 related to the proposed drainage improvements mauka of Villages 1-A and 1-B. We note that the DHHL and its civil engineering consultant for the project, Austin, Tsutsumi & Associated, Inc., have addressed said comments in previous discussions during the finalization of the location and design of the proposed drainage improvements. The DHHL looks forward to continuing to work with the HHFDC on the development of its Villages of Leialii, Village 1-B project.

We appreciate your input and will include a copy of your comment letter and this response in the Draft Environmental Assessment (EA). A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.

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DAVID Y. IGE
GOVERNOR



CURT T. OTAGURO
COMPTROLLER
AUDREY HIDANO
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)22.007

FEB - 1 2022

Mr. Bryan K. Esmeralda
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Esmeralda:

Subject: Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leialii, Phase 1-B Subdivision and Related Improvements Lahaina, Maui, Hawaii

Thank you for the opportunity to comment on the subject project. The Department of Accounting and General Services (DAGS) understands the comment period has passed. Although we have no comments to offer at this time, we request to be informed of any progress and the opportunity to review future developments given its adjacency to the Lahaina Civic Center, which is a DAGS managed property.

If you have any questions, your staff may call Ms. Dora Choy of the Planning Branch at 586-0488.

Sincerely,

CHRISTINE L. KINIMAKA
Public Works Administrator

DC
c: DAGS-MDO



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Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

Christine Kinimaka, Public Works Administrator
State of Hawai'i
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawai'i 96810-0119

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leialii Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Ms. Kinimaka:

Thank for your letter dated February 1, 2022 on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we acknowledge that the Department of Accounting and General Services (DAGS) does not have any comments to offer with respect to the proposed project. In addition, we note that the DAGS will be provided a copy of the Draft Environmental Assessment (EA) currently being prepared to ensure that DAGS is kept informed on the project's progress given its adjacency to the Lahaina Civic Center which is managed by DAGS.

We appreciate your input and will include a copy of your comment letter and this response in the Draft EA. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,

Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.

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WAYNE K. KATAYAMA
PAUL J. MEYER


M. KALEO MANUEL
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

September 8, 2021

REF: RFD.5744.6

TO: Bryan Esmeralda, AICP, Senior Associate
Munekiyo Hiraga

FROM: M. Kaleo Manuel, Deputy Director 
Commission on Water Resource Management

SUBJECT: Chaper 343, Hawaii Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leialii, Phase 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawaii

FILE NO.: RFD.5744.6
TMK NO.: (2) 4-5-021:020

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://dlnr.hawaii.gov/cwrm>.

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.
- 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/czm/initiatives/low-impact-development/>
- 6. We recommend the use of alternative water sources, wherever practicable.
- 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.

8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.
9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.
12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.
16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER: Planning - The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided. A discussion of the potential impacts on water resources and other public trust uses of water should be included, and any proposed mitigation measures described. Water conservation and efficiency measures to be implemented should also be discussed.

The DEA should include a discussion of the Aquifer System Area, its sustainable yield, and how proposed water demands will affect available sustainable yield.

Groundwater - Impacts to ground water dependent ecosystems are becoming an emerging issue as impacts to these are related to impacts to traditional & customary practices of sustenance from these ecosystems. We recommend consultation with the region's (moku) Aha Moku Council on whether this project will impact any traditional & customary practices.

If you have any questions, please contact Neal Fujii of the Planning Branch at 587-0216 or Ryan Imata of the Regulation Branch at 587-0225.



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VICE PRESIDENT

Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

M. Kaleo Manuel, Deputy Director
State of Hawai'i
Department of Land and Natural Resources
Commission in Water Resources Management
P.O. Box 621
Honolulu, Hawai'i 96809

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i (Ref: RFD.5744.6)

Dear Mr. Manuel:

Thank for your letter dated September 8, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

- The Department of Water Supply (DWS) draft Water Use and Development Plan (WUDP) incorporates DHHL water demand projections, which includes the Villages of Leiali'i Village 1-B project, in its analysis. In this regard, the proposed project is considered in the draft WUDP.
- We acknowledge your comment that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. The proposed homes will include water efficient fixtures, to the extent practicable. Further, we understand that reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. The LEED website will be reviewed for recommendations.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 412 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyoHIRAGA.com

- Storm water Best Management Practices (BMPs) will be incorporated into the project's design in an effort to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events, where practicable. Drainage improvements to be made as part of the proposed project will comply to County standards. Your comment has been forwarded to the project's design team for review and consideration. We understand further that storm water management BMPs may also earn LEED certification credits.
- We acknowledge your comment recommending the use of alternative water sources for non-potable water uses, wherever practicable. We note that the proposed project is intended to be serviced by the County DWS system.
- We acknowledge your comment recommending the adoption of landscape irrigation conservation BMPs endorsed by the Landscape Industry Council of Hawaii. The recommended practices found on the website will be reviewed by the DHHL and the project's design team for consideration for incorporation into the project, where practicable.
- We acknowledge your comment related to the potential for ground or surface water degradation/contamination resulting from the project and note that the Department of Health (DOH) was consulted for comments on the project as part of this consultation process, and will be provided with a copy of the Draft Environmental Assessment (EA) for review. Any requirements as may be imposed on the project by the DOH will be complied with.
- We acknowledge your comment regarding the requirement for a Well Construction Permit and Pump Installation Permit note that DHHL does not intend to develop new wells as part of this project as the existing DWS system should have sufficient source capacity to accommodate this DHHL development.
- As previously noted, it is intended that the project will be serviced by the existing DWS water system. A Preliminary Engineering and Drainage Report (PEDR) is being prepared and will discuss the project's estimated water demand and calculations, water service source, and any infrastructure improvements that may be required to service the project. The PEDR will be discussed in and appended to the Draft EA.
- The Draft EA will also include a discussion of the potential impacts on water resources, including the aquifer system area, and other public trust uses of water, proposed mitigation measures, and any water conservation and efficiency measures to be implemented in the proposed project.

M. Kaleo Manuel, Deputy Director
December 16, 2022
Page 3

- We note further that the Aha Moku Council was consulted for comments on the project as part of this consultation process, and will be provided with a copy of the Draft EA for review. The Aha Moku Council was also consulted as part of the preparation of the Cultural Impact Assessment (CIA) that is included in the Draft EA.

We appreciate your input and will include a copy of your comment letter and this response in the Draft Environmental Assessment (EA). A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



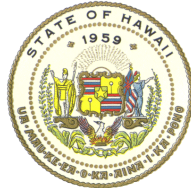
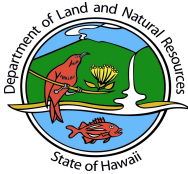
Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.

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DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

September 27, 2021

Munekiyo Hiraga
Attn: Mr. Bryan Esmeralda
Senior Associate
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: planning@munekiyohiraga.com

Dear Mr. Esmeralda:

SUBJECT: Early Consultation Request for the Proposed DHHLs' **Villages of Leiali'i**, Phase 1-B Subdivision and Related Improvements located at Lahaina, Island of Maui; TMKs: (2) 4-5-021: 010, 015, 020, and 021; (2) 4-5-036:112; and Honoapi'ilani Highway Right-of Way on behalf of DHHL

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

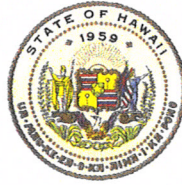
At this time, enclosed are comments from the (a) Division of Aquatic Resources and (b) Engineering Division, on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Enclosures
cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 31, 2021

MEMORANDUM

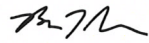
TO: **DLNR Agencies:**
 Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)
 Div. of Boating & Ocean Recreation
 Engineering Division (DLNR.ENGR@hawaii.gov)
 Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
 Div. of State Parks
 Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
 Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
 Land Division – Maui District (daniel.l.ornellas@hawaii.gov)
 Historic Preservation (via USPS)

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Early Consultation Request for the Proposed DHHLS' Villages of Leiali'i, Phase 1-B Subdivision and Related Improvements
LOCATION: Lahaina, Island of Maui; TMKs: (2) 4-5-021: 010, 015, 020, and 021; (2) 4-5-036:112; and Honoapi'ilani Highway Right-of Way
APPLICANT: Munekiyo Hiraga* on behalf of DHHL

Transmitted for your review and comment is information on the above-referenced subject matter. Please note that the Consultant has granted an extension, therefore, comments are due by **September 24, 2021**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at darlene.k.nakamura@hawaii.gov. Thank you.

- We have no objections.
- We have no comments.
- We have no additional comments.
- Comments are attached.

Signed: 
Print Name: Brian J. Neilson- Administrator
Division: Aquatic Resources
Date: Sep 15, 2021

Attachments

cc: Central Files

*Consultant was advised to submit the request for comments through SHPD's online portal system.

DAVID Y. IGE
GOVERNOR OF
HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF AQUATIC RESOURCES
1151 PUNCHBOWL STREET, ROOM 330
HONOLULU, HAWAII 96813

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CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY


M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAIHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Date: 9/15/2021
DAR # AR0103

MEMORANDUM

TO: Brian J. Neilson
DAR Administrator

FROM: Russell Sparks , Aquatic Biologist

SUBJECT: Early consultation request for the proposed DHHL's Villages of Leialii, Phase 1B subdivision and related improvements.

Request Submitted by: Russell Y. Tsuji, Land Administrator
Lahaina, Maui, TMKs: (2) 4-5-021:015,020, and 021; (2) 4-5-036:112; and Honoapi'ilani

Location of Project: Highway Right of Way.

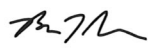
Brief Description of Project:

The consultants (Munekiyo Hiraga) are requesting early consultation on the proposed development of Phase 1B of the Villages of Leialii Hawaiian Homes subdivision in Lahaina, Maui. Basic plans submitted at this point show the subdivision layout, with some basic infrastructure improvements shown.

Comments:

No Comments Comments Attached

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plan, DAR requests the opportunity to review and comment on those changes.

Comments Approved:  Date: Sep 15, 2021
Brian J. Neilson
DAR Administrator

DAR# AR0103

Comments

This section of the watershed in West Maui is in a very dry location (with approximately 16-17" of rainfall annually). In addition, there is no watershed drainage features on this property or directly adjacent to this property that appear to be directly connected to the ocean. These factors make it much less likely that this development will result in direct negative impacts to the nearshore coral reef ecosystems in this area. However, this level of development will result in a significant increase in impervious surfaces and could therefore result in runoff concerns during high rainfall events. It is nice to see several planned basins within the development, but we also strongly encourage the use of Low Impact Design (LID) principles throughout. Curb cuts, with small bioswales to facilitate water retention and absorption should be planned for throughout the subdivision. Consistent use of LIDs would also improve the aesthetics of the subdivision and could be very useful in preventing the need for large scale storm-water infrastructure. There is no mention of wastewater infrastructure, but we are assuming this development would connect to the existing west Maui sewer. If not, however, we would definitely like to see plans for complete wastewater treatment and reuse. In fact, a smaller sewer plant in this area could reduce excessive pressure on the existing county wastewater plant and could provide valuable treated wastewater for irrigation of common areas, parks, and/or some small-scale agriculture.

We appreciate the opportunity to provide our preliminary comments to this development plan and look forward to reviewing the future DEA. If there are any questions or concerns about the best approaches to addressing potential land based pollution concerns, we strongly recommend the consultation with our West Maui Ridge to Reef Watershed Coordinator (Tova Callender at tovacallender@gmail.com or (808)214-4239).


Villages of Leiali'i.signed

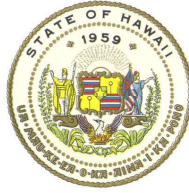
Final Audit Report

2021-09-16

Created:	2021-09-16
By:	Kendall Tucker (kendall.l.tucker@hawaii.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJYhu9SailIYlamDkwpdLebvhOH11CQZJ

"Villages of Leiali'i.signed" History

-  Document created by Kendall Tucker (kendall.l.tucker@hawaii.gov)
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-  Document emailed to Brian Neilson (brian.j.neilson@hawaii.gov) for signature
2021-09-16 - 0:26:04 AM GMT
-  Document e-signed by Brian Neilson (brian.j.neilson@hawaii.gov)
Signature Date: 2021-09-16 - 1:07:57 AM GMT - Time Source: server- IP address: 107.77.214.191
-  Agreement completed.
2021-09-16 - 1:07:57 AM GMT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 31, 2021

MEMORANDUM

FROM:

TO:

DLNR Agencies:

Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)

Div. of Boating & Ocean Recreation

Engineering Division (DLNR.ENGR@hawaii.gov)

Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)

Div. of State Parks

Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)

Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)

Land Division – Maui District (daniel.l.ornellas@hawaii.gov)

Historic Preservation (via USPS)

TO:

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT: Early Consultation Request for the Proposed DHHLs' Villages of Leiali'i, Phase 1-B Subdivision and Related Improvements

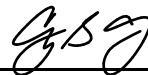
LOCATION: Lahaina, Island of Maui; TMKs: (2) 4-5-021: 010, 015, 020, and 021; (2) 4-5-036:112; and Honoapi'ilani Highway Right-of Way

APPLICANT: Munekiyo Hiraga* on behalf of DHHL

Transmitted for your review and comment is information on the above-referenced subject matter. Please note that the Consultant has granted an extension, therefore, comments are due by **September 24, 2021**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at darlene.k.nakamura@hawaii.gov. Thank you.

- () We have no objections.
- () We have no comments.
- () We have no additional comments.
- () Comments are attached.

Signed: 
 Print Name: Carty S. Chang, Chief Engineer
 Division: Engineering Division
 Date: Sep 21, 2021

Attachments

cc: Central Files

*Consultant was advised to submit the request for comments through SHPD's online portal system.

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Russell Y. Tsuji

**Ref: Early Consultation Request for the Proposed DHHL Villages of Leiali'i,
Phase 1-B Subdivision and Related Improvements**

Location: Lahaina, Island of Maui

**TMK(s): (2) 4-5-021:010, 015, 020, and 021; (2) 4-5-036:112; and Honoapi'ilani
Highway Right-of Way**

Applicant: Munekiyo Hiraga on behalf of DHHL

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR, Chapter 1, Subchapter B, part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiiinfip.org/FHAT>) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4896.

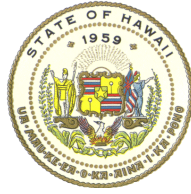
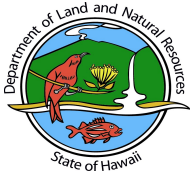
The applicant should include water demands and infrastructure required to meet project needs. Please note that all State projects requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: Sep 21, 2021

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

September 30, 2021

Munekiyo Hiraga
Attn: Mr. Bryan Esmeralda
Senior Associate
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: planning@munekiyohiraga.com

Dear Mr. Esmeralda:

SUBJECT: Early Consultation Request for the Proposed DHHLs' **Villages of Leiali'i**, Phase 1-B Subdivision and Related Improvements located at Lahaina, Island of Maui; TMKs: (2) 4-5-021: 010, 015, 020, and 021; (2) 4-5-036:112; and Honoapi'ilani Highway Right-of Way on behalf of DHHL

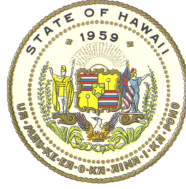
Thank you for the opportunity to review and comment on the subject matter. In addition to our previous comments dated September 27, 2021, enclosed are comments from the Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Enclosures
cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 31, 2021

MEMORANDUM

TO: **DLNR Agencies:**
 Div. of Aquatic Resources (kendall.i.tucker@hawaii.gov)
 Div. of Boating & Ocean Recreation
 Engineering Division (DLNR.ENGR@hawaii.gov)
 Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
 Div. of State Parks
 Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
 Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
 Land Division – Maui District (daniel.i.ornellas@hawaii.gov)
 Historic Preservation (*via USPS*)

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT: Early Consultation Request for the Proposed DHHLs' **Villages of Leiali'i**,
Phase 1-B Subdivision and Related Improvements


LOCATION: Lahaina, Island of Maui; TMKs: (2) 4-5-021: 010, 015, 020, and 021; (2) 4-5-036:112; and Honoapi'ilani Highway Right-of Way

APPLICANT: Munekiyo Hiraga* on behalf of DHHL

Transmitted for your review and comment is information on the above-referenced subject matter. Please note that the Consultant has granted an extension, therefore, comments are due by **September 24, 2021**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at darlene.k.nakamura@hawaii.gov. Thank you.

- We have no objections.
- We have no comments.
- We have no additional comments.
- Comments are attached.

Signed: 

Print Name: DAVID G. SMITH, Administrator

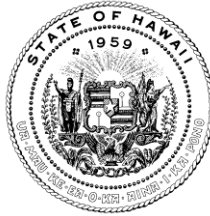
Division: Division of Forestry and Wildlife

Date: Sep 29, 2021

Attachments

cc: Central Files

*Consultant was advised to submit the request for comments through SHPD's online portal system.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

September 24, 2021

MEMORANDUM

TO: RUSSELL Y. TSUJI, Administrator
Land Division

FROM: DAVID G. SMITH, Administrator
Division of Forestry and Wildlife

SUBJECT: **Division of Forestry and Wildlife Comments for the Early Consultation Request for the Department of Hawaiian Home Lands' (DHHL) Proposed Villages of Leiali'i Phase 1-B Subdivision and Related Improvements on Maui**

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your inquiry regarding the early consultation for the DHHL proposed Villages of Leiali'i phase 1-B subdivision and project related improvements in Lahaina on the Island of Maui, Hawai'i; TMK: 2) 4-5-021: 010, 015, 020, and 021, and (2) 4-5-036:112. The proposed project will consist of construction of a mix of single-family and multi-family units, equalling approximately 250 units. Offsite improvements will include development of two new retention ponds mauka of the proposed subdivision site, adjustment of outlet drainage pipes in the existing retention basin, grading and development of drainage interceptor ditches, and extension of three existing 48 inch culverts makai of the subdivision. Access to the subdivision will be via Leiali'i Parkway to which proposed improvements will include its widening from two to four lanes, restriping, and relocation of traffic signals at the intersection with Honoapi'ilani Highway. Widening of the parkway will also require reconfiguration to the Lanaina Post Office access driveway.

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) could potentially occur in the vicinity of the project area and may roost in nearby trees. Any site clearing required should be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). During this period, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed. DOFAW prefers that new construction avoid the use of barbed wire.

The historic range of the State listed Blackburn's Sphinx Moth (BSM; *Manduca blackburni*) encompasses the project area. Larvae of BSM feed on many nonnative hostplants that include tree tobacco (*Nicotiana glauca*) which grows in disturbed soil. We recommend contacting our Maui DOFAW office at (808) 984-8100 for further information about where BSM may be present and whether a vegetation survey should be conducted to determine the presence of plants preferred by BSM. To avoid harm to BSM, DOFAW recommends removing plants less than one meter in height or during the dry time of the year. If you remove tree tobacco over one meter in height or disturb

the ground around or within several meters of these plants, they must be checked thoroughly for the presence of eggs and larvae.

State listed Hawaiian Goose or Nēnē (*Branta sandvicensis*) could potentially occur in the vicinity of the proposed project site. It is against State law to harm or harass this species. If any Nēnē are present during construction activities, all activities within 100 feet (30 meters) should cease, and birds should not be approached. Work may continue after the birds leave the area of its own accord. If a nest is discovered at any point, please contact the Maui DOFAW Office at (808) 984-8100.

Artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. This disorientation can result in collision with manmade structures or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. However, nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive fungal pathogens, vertebrate and invertebrate pests (e.g., Little Fire Ants, Coconut Rhinoceros Beetles), or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the Maui Invasive Species Committee at (808) 573-6472 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species. Gear that may contain soil, such as work boots and vehicles, should be thoroughly cleaned with water and sprayed with 70% alcohol solution to prevent the spread of Rapid 'Ōhi'a Death and other harmful fungal pathogens.

To prevent the spread of Rapid 'Ōhi'a Death (ROD), if 'ōhi'a trees are present and will be removed, trimmed, or potentially injured DOFAW requests that the information and guidance at the following website be reviewed and followed: <https://cms.ctahr.hawaii.edu/rod>.

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e., climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW recommends consulting the Hawai'i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use in the project (<https://sites.google.com/site/weedriskassessment/home>). We recommend that you refer to www.plantpono.org for guidance on selection and evaluation for landscaping plants.

We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Paul Radley, Protected Species Habitat Conservation Planning Coordinator at (808) 295-1123 or paul.m.radley@hawaii.gov.

Sincerely,



DAVID G. SMITH
Administrator



MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy AICP, LEED AP
VICE PRESIDENT

Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

Russell Tsuji, Land Administrator
State of Hawai'i
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawai'i, 96809

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Mr. Tsuji:

Thank for your letters dated September 27 and September 30, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

Comments from Division of Aquatic Resources

- We acknowledge your comment that Low Impact Development (LID) principles be incorporated into the project to mitigate runoff impacts to downstream properties and the nearshore coral reef ecosystems. We further note that LID principles may also improve the aesthetics of the subdivision and may help augment the need for large-scale storm water infrastructure. This comment has been forwarded to the DHHL and the project's design team for review and consideration for incorporation into the project. LID features will be incorporated into the project's design, where practicable, and will be discussed in the Draft Environmental Assessment (EA).
- We note that it is intended that the subdivision will be serviced by the County of Maui's existing wastewater system in the area.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 412 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyohiraga.com

Comments from Engineering Division

- We acknowledge your comment that State projects are required to comply with the rules and regulations of the National Flood Insurance Program, Title 44 of the Code of Federal Regulations, when the proposed development falls within a Special Flood Hazard Area. We note that the entirety of the proposed subdivision area is within Flood Zone X, and a small portion of the proposed offsite improvements is located within Flood Zone A and VE. A Flood Development Permit will be obtained from the Department of Planning, as may be required.
- We note that the Draft EA will include a Preliminary Engineering and Drainage Report (PEDR) which will discuss anticipated water demand calculations and any needed infrastructure improvements to service the project. The PEDR will be discussed in and appended to the Draft EA and a copy of the Draft EA will be provided for Department of Land and Natural Resources review and comment.
- The DHHL understands that State projects requiring water service from their local Department of Water Supply system will be required to pay a resource development charge in addition to Water Facilities Charges for transmission and daily storage

Comments from Division of Forestry and Wildlife

- We understand that the State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) could potentially occur in the vicinity of the project area and may roost in nearby trees. As such, any site clearing required will be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15) and woody plants greater than 15 feet will not be disturbed, removed, or trimmed, as practicable.
- We understand that the range of the Blackburn's Sphinx Moth (BSM; *Manduca blackburni*) encompasses the project area, and that larvae of BSM feed on many nonnative hostplants that include tree tobacco (*Nicotiana glauca*) which grows in disturbed soil. We note that a biological resources survey has been conducted for the project area. The survey report did not note the presence of the BSM or its host plant. The survey report will be appended to and further discussed in the Draft EA. Nonetheless, removing plants less than one (1) meter in height or during the dry time of the year will be avoided, as practicable, and any removed plants will be checked thoroughly for the presence of eggs and larvae.

- We understand that the State listed Hawaiian Goose or Nēnē (*Branta sandvicensis*) could potentially occur in the vicinity of the proposed project site. If any Nēnē are present during construction activities, all activities within 100 feet will cease, and the birds will not be approached until the bird(s) leave the area of its own accord.
- We understand that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. For nighttime work that might be required, all lights will be fully shielded to minimize impacts. Any use of outdoor lighting will be avoided during the seabird fledging season from September 15 through December 15, to the extent practicable.
- We acknowledge your comment recommending minimizing the movement of plant or soil material between worksites as soil and plant material may contain invasive fungal pathogens, vertebrate and invertebrate pests or invasive plant parts that could harm our native species and ecosystems. The Maui Invasive Species Committee will be consulted, as may be necessary, to learn of any high-risk invasive species in the area and ways to mitigate spread. In addition, all equipment, materials, and personnel at the project site will be cleaned of excess soil and debris to minimize the risk of spreading invasive species, and all gear that may contain soil will be thoroughly cleaned with water and sprayed with 70% alcohol solution to prevent the spread of Rapid 'Ōhi'a death and other harmful fungal pathogens. In addition, the biological resources survey that has been conducted did not note any 'ōhi'a trees being present at the site.
- We acknowledge your recommendation to use native plant species for landscaping that are appropriate for the area. The Hawai'i-Pacific Weed Risk Assessment website and www.plantpono.org websites provided in your letter will be consulted for guidance on selection and evaluation for landscaping plants.

Russell Tsuji, Land Administrator
December 16, 2022
Page 4

We appreciate your input and will include a copy of your comment letter and this response in the Draft EA. A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



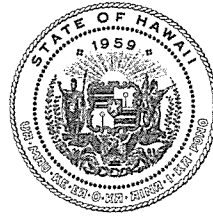
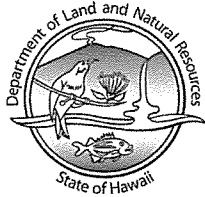
Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.

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DAVID Y. IGE
GOVERNOR OF
HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF:OCCL:RB

Correspondence: MA 22-40

Bryan K. Esmeralda, AICP
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

SEP - 3 2021

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home lands' Villages of Leiali'i, Phase 1-B Subdivision and Related Improvements, Located at Honolua, Lahaina, Maui
TMKs: (2) 4-5-021:010, 4-5-021:015, 4-5-021:020, 4-5-02:021, 4-5-036:112

Dear Mr. Esmeralda,

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your correspondence regarding the subject property. The proposed project is development of the Phase 1-B subdivision of the Villages of Leiali'i and related improvements. All TMKs except for 4-5-021:015 do not appear to be in the Conservation District. Regarding TMK 4-5-021:015, only a small portion along the right-of-way (ROW) appears to be in the Resource Subzone of the Conservation District. Please note the OCCL does not have jurisdiction within ROWs and Department of Hawaiian Home Lands (DHHL) lands.

Should you have any questions regarding this correspondence, contact Rachel Beasley at (808) 587-0386.

Sincerely,

Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

Cc: Chairperson
County of Maui Planning
MDLO



MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy AICP, LEED AP
VICE PRESIDENT

Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

Michael Cain, Administrator
State of Hawai'i
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P.O. Box 621
Honolulu, Hawai'i, 96809

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leialii Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i (Correspondence MA 22-40)

Dear Mr. Cain:


Thank for your letter dated September 3, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

We acknowledge that a small portion of TMK (2)4-5-021:015 along the right-of-way appears to be in the Resource Subzone of the State Conservation District, and that the Office of Conservation and Coastal Lands does not have jurisdiction within the rights-of-way and DHHL lands. As such, we understand that no Conservation District Use Permit is required.

Michael Cain, Administrator
December 16, 2022
Page 2

We appreciate your input and will include a copy of your comment letter and this response in the Draft Environmental Assessment (EA). A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.

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**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

Coastal Zone
Management
Program

DTS 202108301313NA

September 29, 2021

Environmental Review
Program

Land Use Commission

Bryan K. Esmeralda, AICP
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Land Use Division

Special Plans Branch

Dear Mr. Esmeralda:

State Transit-Oriented
Development

Subject: Chapter 343, HRS, Early Consultation for Proposed
Department of Hawaiian Home Lands, Villages of Leiali'i,
Phase I-B Subdivision and Related Improvements, Lahaina, Maui
Tas Map Key No: (2) 4-5-021: 020

Statewide Geographic
Information System

Statewide
Sustainability Program

The Office of Planning and Sustainable Development (OPSD) received the request for comments and offers the following comments related to the preparation of the draft environmental assessment (DEA).

The proposed subdivision is planned as a mix of single-family lots and multi-family units for a total of approximately 250 units. The subdivision will entail offsite drainage improvements and roadway improvements to Leiali'i Parkway and Honoapi'ilani Highway. Portions of the proposed development are located within the County's Special Management Area (SMA).

OPSD recommends the draft EA consider and assess potential impacts and mitigation measures related to the following:

1. Stormwater runoff quantity and quality and potential impacts on downstream coastal resources;
2. Draft West Maui Development Plan—the County has transmitted the draft plan to the Council for consideration. The DEA should assess and discuss the degree to which the proposed subdivision impacts County achievement of key objectives in the plan, including increased connectivity that fosters walkability and safe bikeways in the area;
3. The Villages of Leialii is one of the Transit-Oriented Development (TOD) projects identified in the *State of Hawaii Strategic Plan for Transit-Oriented Development* to create vibrant communities, provide improved service and accessibility, and increase affordable housing opportunities in proximity to transit. Access to bus transit and important civic facilities, such as the Lahaina Civic Center and Lahaina Post Office, makai of the proposed subdivision—the

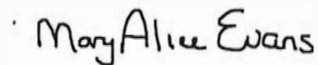
Mr. Brian Esmeralda, AICP
September 29, 2021
Page 2

DEA should include a discussion of whether non-vehicular access to and from these civic facilities for residents will be considered, and if so, describe how it would be connected to multi-modal transportation networks and promote non-vehicular movement in the area; and

4. Consideration of an alternative housing scenario with a greater number of multi-family units and density to optimize the site's proximity to road and transit corridors and civic facilities.

Thank you for the opportunity to comment on issues to consider in the preparation of the DEA. If you should have any questions, please contact Ruby Edwards of our Land Use Division at ruby.m.edwards@hawaii.gov. We look forward to reviewing and commenting on the DEA when it is issued.

Mahalo,



Mary Alice Evans
Director

c: Stewart Matsunaga, DHHIL
Stanley Fujimoto, HHFDC
Adrienne Wong, Austin, Tsutsumi & Associates

December 16, 2022

Scott Glenn, Director
State of Hawai'i
Office of Planning and Sustainable Development
P.O. Box 2359
Honolulu, Hawai'i 96804

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Mr. Glenn:

Thank for your letter dated September 29, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

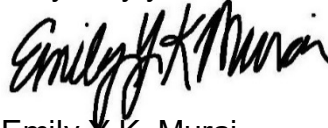
1. The Draft Environmental Assessment (EA) will include a Preliminary Engineering and Drainage Report (PEDR) which will discuss the anticipated increase in storm water generated by the project, its potential impacts to downstream and coastal resources, and proposed mitigation measures aimed at reducing or avoiding said impacts. The PEDR will be discussed in and appended to the Draft EA.
2. The Draft EA will include an assessment of the proposed project's conformance to the West Maui Community Plan, including increased connectivity and fostering of walkability in the area. This comment has also been forwarded to the DHHL and the project's design team for review and consideration for incorporate into the project.
3. The Draft EA will include a Traffic Impact Analysis Report which will identify existing bike, pedestrian and transit accommodations in the area and will describe project-proposed multi-modal improvements. As noted, your comment has also been forwarded to the DHHL and the project's design team for review and consideration for incorporate into the project.

Scott Glenn, Director
December 16, 2022
Page 2

4. We acknowledge your comment regarding higher density development at the site. The proposed project contemplates a combination of single-family and multi-family units, with up to 250 homes provided. While DHHL beneficiary preference is for single-family homes, the project does include up to 164 multi-family units in Increment 2. The proposed unit count for the project has been developed based on the topography and other site constraints.

We appreciate your input and will include a copy of your comment letter and this response in the Draft EA. A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,

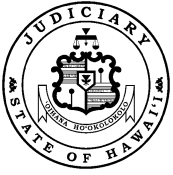


Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsustumi & Associates, Inc.

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Rodney A. Maile
ADMINISTRATIVE DIRECTOR

Brandon M. Kimura
DEPUTY ADMINISTRATIVE DIRECTOR

March 7, 2022

Bryan K. Esmeralda, AICP, Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, HI 96793
Email: planning@munekiyohiraga.com

SUBJECT: Chapter 343, HRS Early Consultation Request for the Proposed
Department of Hawaiian Home Lands Villages of Leiali'i,
Phase 1-B Subdivision and Related Improvements, Lahaina, Maui,
Hawaii

Dear Mr. Esmeralda:

Thank you for requesting early consultation comments pursuant to the noted proposed project. Lahaina District Court of the Second Circuit of The Judiciary – State of Hawaii occupies and provides important services in a building makai of the proposed Villages of Leiali'i, Phase 1-B Subdivision.

The Judiciary anticipates the proposed project will create the following impacts on daily operations of our Lahaina District Court, located at 1870 Honoapiilani Highway, Lahaina, HI 96761. We look forward to associated mitigations of:

- Prolonged daily impacts of construction noise during construction;
- Potential impacts of uncontrolled stormwater run-off during construction; and
- Long term impacts of increased traffic and congestion during construction and post occupancy.

We encourage you to explore ways and implement measures to minimize these potential impacts on our court operations.

Thank you, again, for giving us the opportunity to make early comments.

Sincerely,

Brandon M. Kimura

For
Rodney A. Maile
Administrative Director of the Courts of Hawaii

cc: Brandon M. Kimura
Sandy S. Kozaki



MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy AICP, LEED AP
VICE PRESIDENT

Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

Rodney Maile, Administrative Director of the Courts
Hawai'i State Judiciary
417 South King Street
Honolulu, Hawai'i 96813

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request
for the Proposed Department of Hawaiian Home Lands' Villages of
Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina,
Maui, Hawai'i

Dear Mr. Maile:

Thank for your letter dated March 7, 2022 on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

- We note your comment regarding construction noise. Emissions and noise from construction equipment and other vehicles involved in construction activities may temporarily affect the ambient noise quality within the immediate vicinity of the project site. These effects, however, are anticipated to be mitigated by proper maintenance of construction equipment and vehicles. Should it be determined that a noise permit pursuant to the State of Hawai'i, Department of Health Administrative Rules Title 11, Chapter 46, "Community Noise Control" be required due to the noise level resulting from construction activity, a permit will be obtained.
- We note your comment regarding construction-related storm water runoff. Temporary erosion control measures will be implemented throughout construction to lessen soil loss and erosion hazards. Best Management Practices (BMPs) utilized may include temporary sediment basins, temporary diversion berms and swales to intercept runoff, silt fences, dust fences, slope protection, stabilized construction entrances and truck washdown areas. In addition, loose soils will be periodically sprayed with water to minimize air-borne dirt particles from reaching adjacent properties. Permanent sediment control measures will be utilized once construction is completed.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

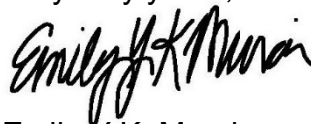
Oahu: 735 Bishop Street, Suite 412 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyoHIRAGA.com

- We note your comment regarding increased traffic congestion both during construction and post-construction. Construction related traffic disruptions are anticipated to be mitigated by providing advance notice to surrounding residents and facilities of planned construction activities, and use of signage and flag men as appropriate. A Traffic Impact Analysis Report has been prepared for the proposed project and will be included in the Draft EA. We note that the improvements proposed for the Leialii Parkway and Honoapiʻani Highway intersection involve lengthening the existing south-bound left turn lane onto Leialii Parkway from Honoapiʻani Highway, creating a new left-turn lane into Lahaina Civic Center from Leialii Parkway, related relocation of traffic signals, and repairs and improvements necessary to license of Leialii Parkway to the County of Maui. The turning lane improvements are being proposed to facilitate the anticipated increase in traffic in the area so as to not cause delays in vehicular movements for uses at the Lahaina Civic Center, including the Lahaina Courthouse, or for DHHL subdivision residents. We note that the DHHL has engaged the Maui Police Department to address any comments related to the proposed intersection improvements and access to the Lahaina Civic Center.

We appreciate your input and will include a copy of your comment letter and this response in the Draft EA. A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

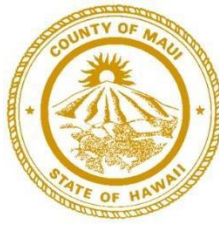
EYKM:tn

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawaiʻi Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsustumi & Associates, Inc.

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MICHAEL P. VICTORINO
Mayor

BRADFORD K. VENTURA
Acting Fire Chief



DEPARTMENT OF FIRE & PUBLIC SAFETY
FIRE PREVENTION BUREAU
COUNTY OF MAUI
313 MANEA PL.
WAILUKU, HI 96793

September 3, 2021

Munekiyo Hiraga
Attn: Bryan K. Esmeralda, AICP Senior Associate
305 High Street, Suite 104
Wailuku, HI 96793

**SUBJECT: EARLY CONSULTATION REQUEST FOR THE PROPOSED
DEPARTMENT OF HAWAIIAN HOME LANDS' VILLAGES OF
LEIALI'I, PHASE 1-B SUBDIVISION AND RELATED IMPROVEMENTS**

Dear Bryan,

Thank you for allowing our office to provide comment on the subject proposed project.
As per your request, comments are provided below:

- At this time Fire Prevention Bureau has no comments in regards to the information provided.

If there are any questions or comments, please contact Fire Prevention Bureau at (808) 876-4690
or by email at Fire.Prevention@mauicounty.gov.

Sincerely,
Plans Review - Fire Prevention Bureau



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Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy AICP, LEED AP
VICE PRESIDENT

Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

Ryan Otsubo, Captain
County of Maui
Department of Fire and Public Safety
Fire Prevention Bureau
313 Manea Place
Wailuku, Hawai'i, 96793

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leialii Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Captain Otsubo:

Thank for your office's letter dated September 3, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands, we acknowledge that the Fire Prevention Bureau does not have any comments to offer with respect to the proposed project.

We appreciate your input and will include a copy of your comment letter and this response in the Draft Environmental Assessment (EA). A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,

Emily Y.K. Murai
Associate

EYKM:de

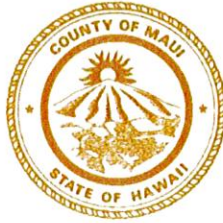
cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.

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MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Director

LINDA R. MUNSELL
Deputy Director



DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

September 10, 2021

Bryan K. Esmeralda, AICP, Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

**Subject: CHAPTER 343, HAWAII REVISED STATUTES EARLY CONSULTATION
REQUEST FOR THE PROPOSED DEPARTMENT OF HAWAIIAN HOME
LANDS' VILLAGES OF LEIALII, PHASE 1-B SUBDIVISION AND
RELATED IMPROVEMENTS, LAHAINA, MAUI, HAWAII**

The Department has reviewed the information submitted for the above subject project. Based on our review, we have determined that the project is not subject to Chapter 2.96, Maui County Code. At the present time, the Department has no additional comments to offer.

Please contact Mr. Buddy Almeida, Housing Administrator, at (808) 270-7351 if you have any questions.

Sincerely,

A handwritten signature in blue ink, which appears to read "Lori Tshako".

LORI TSUHAKO, LSW, ACSW
Director of Housing and Human Concerns

xc: Buddy Almeida, Housing Administrator

December 16, 2022

Lori Tsuhako, LSW, ACSW, Director
County of Maui
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, Hawai'i, 96793

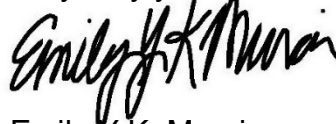
SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request
for the Proposed Department of Hawaiian Home Lands' Villages of
Leialii Village 1-B Subdivision and Related Improvements, Lahaina,
Maui, Hawai'i

Dear Ms. Tsuhako:

Thank for your letter dated September 10, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we acknowledge that the proposed project is not subject to Chapter 2.96, Maui County Code.

We appreciate your input and will include a copy of your comment letter and this response in the Draft Environmental Assessment (EA). A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

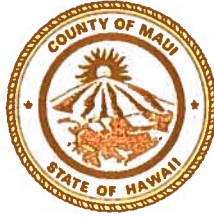
cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.

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MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

MARCI M. SATO
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nako'a Street, Unit 2, Wailuku, Hawai'i 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

September 8, 2021

Bryan K. Esmeralda, AICP, Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

SUBJECT: CHAPTER 343, HAWAII REVISSED STATUTES EARLY CONSULTATION REQUEST FOR THE PROPOSED DEPARTMENT OF HAWAIIAN HOME LANDS' VILLAGES OF LEIALI'I, PHASE 1-B SUBDIVISION AND RELATED IMPROVEMENTS, LAHAINA, MAUI, HAWAII

Thank you for the opportunity to review and comment on the subject project. In accordance with Maui County Code 18.16.320 Parks and Playgrounds, this project is exempt from park assessment fees.

The Department has an interest in the proposed relocation of traffic signals within Wahikuli Wayside Park as well as the relation to the proposed subdivision and potential access to the adjacent Lahaina Civic Center. The Department would request further consultation on these areas as well as have applicant address impacts from projected Sea Level Rise at the intersection of Leiali'i Parkway and Honoapi'ilani Highway.

Should you have any questions, please feel free to contact me or Samuel Marvel, Chief of Planning and Development, at samual.marvel@co.maui.hi.us or (808) 270-6173.

Sincerely,

A handwritten signature in black ink, appearing to read "Karla H. Peters".

KARLA H. PETERS
Director of Parks and Recreation

c: Samuel Marvel, Chief of Planning and Development

KHP:SM:as



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Karlynn K. Fukuda
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Mark Alexander Roy AICP, LEED AP
VICE PRESIDENT

Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

Karla Peters, Director
County of Maui
Department of Parks and Recreation
200 Hali'a Nako'a Street, Unit 2
Wailuku, Hawai'i 96793

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Ms. Peters:

Thank for your letter dated September 08, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

- We acknowledge your comment and understand that the project is exempt from park assessment fees.
- We acknowledge your comment and understand that the Department of Parks and Recreation (DPR) has interest in the proposed relocation of traffic signals within Wahikuli Wayside Park, as well as the relation of the proposed subdivision and potential access impacts to the adjacent Lahaina Civic Center. Your comment has been forwarded to the DHHL, as well as the project design team for consideration. We note that the DHHL would be happy to work with the DPR to address any concerns related to the proposed traffic signal relocation and access to the Lahaina Civic Center.
- In addition, we note that the Draft Environmental Assessment (EA) will include an analysis on the potential impacts from sea level rise on the proposed project at the intersection of Leiali'i Parkway and Honoapi'ilani Highway.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 412 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyohiraga.com

Karla Peters, Director
December 16, 2022
Page 2

We appreciate your input and will include a copy of your comment letter and this response in the Draft EA. A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsustumi, & Associates, Inc.

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MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411



TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

September 8, 2021

Mr. Bryan Esmeralda, AICP
Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Re: Chapter 343, Hawaii Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i, Phase 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawaii


Dear Mr. Esmeralda:

This is in response to your letter dated August 27, 2021 requesting early consultation comments on the proposed Villages of Leiali'i, Phase 1-B subdivision and related improvements in Lahaina, Maui, Hawaii.

In review of the submitted documents, we have concerns of the expansion or movement of the Leialii Parkway and Honoapiilani Highway intersection. This is the main intersection emergency services (police, medics, and fire) utilize when leaving and returning to their district stations. If there is an expansion or movement of the intersection, Kikowaena Street, which is located between the Lahaina Police Station and Lahaina Fire Station, will need to be adjusted to accommodate emergency services. Currently, you are unable to make a left turn onto Honoapiilani Highway from Kikowaena Street. Also, there will be a significant pick up in vehicular traffic through Ainakea Road for residents returning to their homes in Hawaiian Homes Phase 1-A.

Thank you for giving us the opportunity to comment on this project.

Sincerely,


Assistant John Jakubczak
for: DEAN M. RICKARD
Acting Chief of Police



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Karlynn K. Fukuda
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Mark Alexander Roy AICP, LEED AP
VICE PRESIDENT

Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

John Pelletier, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai'i, 96793

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Chief Pelletier:

Thank for your letter dated September 8, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

We understand that the Police Department has concerns regarding the potential impacts on the ability for emergency services to enter and exit their district stations within the Lahaina Civic Center due to the proposed improvements at the Leiali'i Parkway and Honoapi'ilani Highway intersection, as well as a potential increase in traffic through the area for residents residing in the DHHL Villages of Leiali'i, Village 1-A subdivision. We understand further that left-turn movements onto Honoapi'ilani Highway from Kikowaena Street are not currently allowed. The location of both the Honoapi'ilani Highway/Kikowaena Street and Honoapi'ilani Highway/Leiali'i Parkway intersections will stay the same, and no improvements are currently planned at Kikowaena Street. We note that the improvements proposed for the Villages of Leiali'i Parkway and Honoapi'ilani Highway intersection involve lengthening the existing south-bound left turn lane onto Leiali'i Parkway from Honoapi'ilani Highway, creating a new left-turn lane into Lahaina Civic Center from Leiali'i Parkway, related relocation of traffic signals, and repairs and improvements necessary for DHHL to license Leiali'i Parkway to the County of Maui. The turning lane improvements are being proposed to facilitate the anticipated increase in traffic in the area so as to not cause delays in vehicular movements for uses at the Lahaina Civic Center or for DHHL subdivision residents. We note that the DHHL would be happy to work with the Police Department to address any comments related to the proposed intersection improvements and access to the Lahaina Civic Center.

We appreciate your input and will include a copy of your comment letter and this response in the Draft Environmental Assessment (EA). A copy of the Draft EA will be sent to your

John Pelletier, Chief
December 16, 2022
Page 2

office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

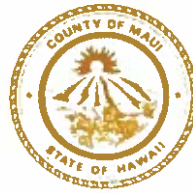
cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsustumi & Associates, Inc.

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MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

September 22, 2021

Mr. Bryan K. Esmeralda, Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

SUBJECT: REQUEST FOR EARLY CONSULTATION COMMENTS REGARDING AN ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED DEPARTMENT OF HAWAIIAN HOME LANDS VILLAGES OF LEIALI'I, PHASE 1-B SUBDIVISION PROJECT, LOCATED IN LAHAINA, MAUI, HAWAII; TMK: (2) 4-5-021:020 (RFC 2021/0152)

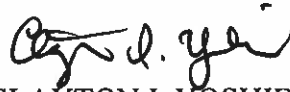
The Department of Planning (Department) is in receipt of the request for early consultation on the proposed Department of Hawaiian Home Lands Villages of Leiali'i, Phase 1-B Subdivision Project. The Department offers the following comments.

1. The Department requests that the Applicant consider pedestrian and motor vehicle connectivity to adjacent properties, including:
 - a. Pedestrian pathway from the Project (around Lot 16) to the Lahaina Civic Center,
 - b. Roadway connection from the Project (around Lot 134) to the adjacent property slated to be developed in the future, and
 - c. Roadway connection from the Project (around Lot 153) to the adjacent property for the future Villages of Leiali'i development by the HHFDC.
2. The Department encourages quality design and attention to architectural detail in the residential village and looks forward to reading the Draft Environmental Assessment.

Thank you for the opportunity for early consultation regarding the Department of Hawaiian Home Lands Villages of Leiali'i, Phase 1-B Subdivision. Should you require further clarification, please contact the Planning Department at planning@mauicounty.gov or at (808) 270-8205.

Mr. Bryan Esmeralda
September 22, 2021
Page 2

Sincerely,



CLAYTON I. YOSHIDA
Planning Program Administrator

for MICHELE MCLEAN, AICP
Planning Director

xc: John S. Rapacz, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Paul Critchlow, Staff Planner (PDF)
Bryan Esmeralda, Munekiyo Hiraga (PDF)
Project File

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Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy AICP, LEED AP
VICE PRESIDENT

Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

December 16, 2022

Michele McLean, AICP, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Ms. McLean:

Thank for your letter dated September 22, 2021 on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

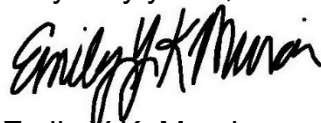
- Your request to consider pedestrian and motor vehicle connectivity to adjacent properties, as noted in your letter, was reviewed by the DHHL and the project's design team for review and consideration. Plans for the proposed subdivision improvements, including roadway and sidewalk connectivity, will be included in the Draft Environmental Assessment (EA). We note that curb, gutters and sidewalks are currently constructed along the south side of Leiali'i Parkway, fronting the existing Villages of Leiali'i, Village 1-A subdivision. As part of the Villages of Leiali'i, Village 1-B project, curb, gutters and sidewalks will be constructed along Leiali'i Parkway, fronting the project site. The DHHL will also extend the curb, gutters and sidewalk to provide full connectivity along Leiali'i Parkway from Honoapi'ilani Highway to the mauka end of Leiali'i Parkway.
- With respect to a pedestrian pathway from the project (around Lot 16) to the Lahaina Civic Center, it is noted that there is a large, eight-foot difference between the proposed grades (at the front of Lot 16) and the existing grades (abutting the adjacent boundary). The topography prevents the DHHL from designing an ADA-compliant pedestrian access pathway from Lot 16 to the Lahaina Civic Center. The addition of a pathway would also result in the potential loss of one (1) house lot. However, a new sidewalk is proposed from the west end of Leiali'i Parkway

and will extend through the easterly side of Kaaahi Street. This new sidewalk will provide pedestrian access from the project to the Lahaina Civic Center.

- With respect to potential roadway connections from the project to adjacent lands to the north and east, it is noted that specific plans for development of these lands are not available at this time. The lands immediately north of the project (around Lot 134) have been designated Agriculture by the West Maui Community Plan. There is also a large elevation difference between the project site and the HHFDC lands to the east, which would be too steep for a connector roadway (about 18 percent). In addition to the uncertainties associated with development of adjacent lands and site constraints, it is noted that roadway connections would result in the loss of house lots. DHHL's goal is to maximize the number of buildable units for beneficiaries. For these reasons, roadway connections to undeveloped lands to the north and east have not been incorporated into the project design.
- We acknowledge your comment encouraging quality design and attention to architectural detail in the proposed subdivision's design. Your comment has been forwarded to the DHHL and the project's team for consideration. We note that the Draft EA currently being prepared will include conceptual home designs for review.

We appreciate your input and will include a copy of your comment letter and this response in the Draft EA. A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

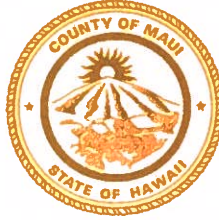
cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsustumi & Associates, Inc.

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MICHAEL P. VICTORINO
Mayor

MARC I. TAKAMORI
Director

MICHAEL B. DU PONT
Deputy Director



DEPARTMENT OF TRANSPORTATION
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

TELEPHONE: (808) 270-7511
FAX: (808) 270-7505

September 13, 2021

Bryan K. Esmeralda, AICP, Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, HI 96793
Email: planning@munekiyohiraga.com

SUBJECT: Chapter 343, Hawaii Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Village of Leiali'i, Phase 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Mr. Esmeralda,

We appreciate the opportunity to provide early consultation comments for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Phase 1-B Subdivision and Related Improvements project.

The County Department of Transportation provides public transit services within the vicinity of the proposed residential community project. The nearest bus stop is on Leiali'i Parkway serviced by the Lahaina Villager Route #23. In order for public transit to be considered for expansion in new developments, there are certain criteria that makes transit work such as through streets whether it's major collector roads or within the subdivisions. Providing interconnecting sidewalks within and between the subdivisions and ample lighting in the evenings is also necessary for walkable communities and for the safety of potential residents and public transit riders.

We would like to request that the developer work with the Department to determine future potential locations for a bus stop within the subdivision.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "Marc Takamori".

Marc Takamori
Director

December 16, 2022

Marc Takamori, Director
County of Maui
Department of Transportation
110 Ala'ihi Street, Suite 210
Kahului, Hawai'i 96732

SUBJECT: Chapter 343, Hawai'i Revised Statutes Early Consultation Request for the Proposed Department of Hawaiian Home Lands' Villages of Leiali'i Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawai'i

Dear Mr. Takamori:

Thank for your letter dated September 13, 2021, on the subject project. On behalf of the State of Hawai'i, Department of Hawaiian Home Lands (DHHL), we provide the following information in response to the comments provided in your letter.

We acknowledge your comment and understand that the nearest bus stop on Leiali'i Parkway is serviced by the Lahaina Villager Route #23. Further, we understand that there are certain criteria which should be considered in the design of the proposed project to allow for access to transit, such as through streets, interconnecting sidewalks, and ample lighting. These comments have been forwarded to the DHHL and the design team for consideration and incorporation into the project's design, where practicable. We note that the subdivision design does include sidewalks and street lighting for safety of the residents. We note that the DHHL would be happy to work with the Department of Transportation in determining future potential location(s) for a bus stop within the subdivision.

Marc Takamori, Director
December 16, 2022
Page 2

We appreciate your input and will include a copy of your comment letter and this response in the Draft Environmental Assessment (EA). A copy of the Draft EA will be sent to your office for review and comment. Should you have any questions or require further information regarding the proposed action, please contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsustumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsustumi & Associates, Inc.

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**LETTERS RECEIVED DURING
THE DRAFT ENVIRONMENTAL
ASSESSMENT REVIEW PERIOD
AND RESPONSES TO
SUBSTANTIVE COMMENTS**



X. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

The Draft Environmental Assessment (EA) for the subject action was filed and published with the Office of Planning and Sustainable Development on December 23, 2022. The following agencies were sent a copy of the Draft EA. Comments on the Draft EA were received during the 30-day public comment period. Letters received as well as responses to substantive comments are included in this Chapter.

Federal Agencies

- | | | | |
|----|---|----|---|
| 1. | Mr. Gerald Gregory, District Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
77 Ho'okele Street
Kahului, HI 96732 | 5. | Ms. Denise Iseri-Matsubara, Executive Director
State of Hawai'i
Hawai'i Housing Finance and Development Corporation
677 Queen Street
Honolulu, HI 96813 |
| 2. | Chelsie Javar-Salas, Acting Island Team Leader
U.S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Honolulu, HI 96850 | 6. | Dr. Sylvia Hussey, Chief Executive Officer
State of Hawai'i
Office of Hawaiian Affairs
560 N. Nimitz Highway, Suite 200
Honolulu, HI 96817 |

State Agencies

- | | | | |
|----|---|----|--|
| 3. | Ms. Patti Kitkowski, District Environmental Health Program Chief
State of Hawai'i
Department of Health
Maui Sanitation Branch
54 South High Street, Room 300
Wailuku, HI 96793 | 7. | Kenneth Fink, M.D., Director
State of Hawai'i
Department of Health
1250 Punchbowl St., Room 325
Honolulu, HI 96813 |
| 4. | Mr. Ed Sniffen, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813 | 8. | Mr. Keith Regan, Comptroller
State of Hawai'i
Department of Accounting and General Services
1151 Punchbowl Street, #426
Honolulu, HI 96813 |

- | | |
|---|---|
| <p>9. Ms. Phyllis Shimabukuro-Geiser, Chair
State of Hawai'i
Department of Agriculture
1428 South King Street
Honolulu, HI 96814-2512</p> | <p>16. Mr. Bradford Ventura, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, HI 96732</p> |
| <p>10. Ms. Suzanne Case, Chairperson
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, HI 96809</p> | <p>17. Ms. Lori Tsuhako, Director
County of Maui
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793</p> |
| <p>11. Mr. Daniel Ornellas, Land Agent
State of Hawai'i
Department of Land and Natural Resources Land Division, Maui
130 Mahalani Street
Wailuku, HI 96793</p> | <p>18. Ms. Karla Peters, Director
County of Maui
Department of Parks and Recreation
700 Halia Nako Street, Unit 2F
Wailuku, HI 96793</p> |
| <p>12. Mr. Michael Cain, Administrator
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
1151 Punchbowl Street, Room 131
Honolulu, HI 96813</p> | <p>19. John Pelletier, Chief
County of Maui
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793</p> |
| <p>13. Mr. Scott Glenn, Director
State of Hawai'i
Office of Planning and Sustainable Development
P. O. Box 2359
Honolulu, HI 96804</p> | <p>20. Ms. Michele Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793</p> |
| <p>14. Mr. Rodney Maile, Administrative Director of the Courts
Hawai'i State Judiciary
417 South King Street
Honolulu, HI 96813</p> | <p>21. Jordan Molina, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, HI 96793</p> |

Maui County Agencies

- | | |
|---|--|
| <p>15. Mr. Eric Nakagawa, Director
County of Maui
Department of Environmental Management
2050 Main Street, Suite 2B
Wailuku, HI 96793</p> | <p>22. Mr. Marc Takamori, Director
County of Maui
Department of Transportation
110 Ala'ihiki Street, Suite 210
Kahului, HI 96732</p> |
| | <p>23. Ms. Helene Kau, Director
County of Maui
Department of Water Supply
200 South High Street, 5th Floor
Wailuku, HI 96793</p> |

24. Honorable Tamara Paltin
Maui County Council
200 South High Street
Wailuku, HI 96793

Maui County Organizations

25. Mr. Marc Prince, Supervisor
Hawaiian Electric
P.O. Box 398
Kahului, HI 96733
26. Hawaiian Telcom
Plan Review Department
Via email: HT-
PlanReview@hawaiiantel.com
27. Spectrum
158 Ma'a Street
Kahului, HI 96732
28. Mr. Ke'eaumoku Kapu, Po'o
Aha Moku o Maui Inc.
Via email:
kapukapuakea@gmail.com
29. Mr. Kaipo Kekona
Aha Moku o Maui, Ka'anapali Moku
Via email: kekona83@gmail.com
30. Rod Pa'ahana, President
Leiali'i Homestead Association
124 Aipuni Street
Lahaina, Hawai'i 96761
31. Blossom Feiteira
Maui Mokupuni Council
Via email:
blossom96708@yahoo.com
32. Uilani Kapu
Aha Moku o Lahaina
Via email: uilani.kapu@gmail.com

JOSH GREEN, M.D.
GOVERNOR OF HAWAII
KE KIA'ĀINA O KA MOKU'ĀINA 'O HAWAII'



ELIZABETH A. CHAR, M.D.
DIRECTOR OF HEALTH
KA LUNA HO'ŌKELE

STATE OF HAWAII
DEPARTMENT OF HEALTH
KA 'OIHANA OLAKINO
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:

December 30, 2022

Mr. Bryan Toda
P.E. Project Manager
Department of Hawaiian Homes Lands
P.O. Box 1879
Honolulu, Hawaii 96805
{Via email: Bryan.Toda@hawaii.gov}

Dear Mr. Toda:

Subject: Draft Environmental Assessment for the Proposed DHHL Villages of
Leiali'i Village 1-B Subdivision and Related Improvements Project,
Lahaina, Maui, Hawaii

Thank you for the opportunity to review this project. We have the following comments to offer:

All wastewater generated shall be discharged to the county sewer. Please refer to attached letter dated March 25, 2010. If you have any questions regarding the above comments, please contact Roland Tejano, Environmental Engineer, at 808 984-8232, or email roland.tejano@doh.hawaii.gov.

It is strongly recommended that the Standard Comments found at the Department's website: <https://health.hawaii.gov/epo/landuse/> be reviewed and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please contact me at patricia.kitkowski@doh.hawaii.gov or 808 984-8230.

Sincerely,

Patti Kitkowski
District Environmental Health Program Chief

Attachment

c: Joanna Seto; DOH EMD Chief; {via email}
Emily Y.K. Murai, planning@munekiyohiraga.com

laka

LUD-M4 5-021-003 etc
EISPN Villages of Leialii
ID#354

March 25, 2010

Ms. Susan A. Sakai
Vice President/Director of Planning
Belt Collins Hawaii Ltd.
2153 North King Street Suite 200
Honolulu, Hawaii 96819-4554

Dear Ms. Sakai:

Subject: The Villages of Leialii Affordable Housing, Lahaina, Maui, Hawaii
Environmental Impact Statement Preparation Notice, Off Leialii Parkway
TMK (2) 4-5-021: 003, 004, 005, 013, 021, 022 and (2) 4-5-028: 070

Thank you for allowing us the opportunity to review the above subject project which proposes to construct The Villages of Leialii Affordable Housing in Lahaina, Maui. We have the following comments and information on the above subject property:

We are always satisfied with the construction of affordable housing in these economic times. However, our main concern is still with proper wastewater treatment and disposal. We encourage the developer to work with the County of Maui to connect to the existing Lahaina Reclamation Facility or construct a private wastewater treatment plant that will accommodate such a project. Please be informed that the use of treatment individual wastewater systems will not be allowed for the subject project.

Also, use of recycled wastewater should be encouraged and utilized in major common areas such as parks, golf courses and other open spaces or landscaping areas. Further, any means to reduce green house gas emissions, practice renewable energy and a reduction in waste is highly recommended.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at (808) 586-4294.

Sincerely,



SINA PRUDER, P.E., ACTING CHIEF
Wastewater Branch

c: DOH's Environmental Planning Office (EPO 1-3085)
DOH-WWB's Maui Staff - Mr. Roland Tejano

November 1, 2023

Patti Kitowski
District Environmental Health Program Chief
Department of Health
P.O. Box 3378
Honolulu, Hawai'i 96801-3378

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Ms. Kitowski:

Thank you for your comment letter dated December 30, 2022, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

We confirm that DHHL is coordinating with the County Department of Environmental Management (DEM) Wastewater Reclamation Division to secure wastewater service to the Village 1-B subdivision.

We have reviewed the Standard Comments found at the DOH website referenced in your letter. We confirm that the applicable standards will be shared with the project team for review and consideration.

Patti Kitowski
November 1, 2023
Page 2

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily V.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.

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STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR

Deputy Directors
DREANALEE K. KALILI
TAMMY L. LEE
ROBIN K. SHISHIDO
JAMES KUNANE TOKIOKA


IN REPLY REFER TO:

DIR 1188
STP 8.3528

January 20, 2023

TO: IKAIKA ANDERSON, CHAIRMAN
DEPARTMENT OF HAWAIIAN HOME LANDS

ATTENTION: STEWART MATSUNAGA, ACTING LAND DEVELOPMENT
DIVISION ADMINISTRATOR
DEPARTMENT OF HAWAIIAN HOME LANDS

FROM: EDWIN H. SNIFFEN 
DIRECTOR OF TRANSPORTATION

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA)
DEPARTMENT OF HAWAIIAN HOME LANDS VILLAGES OF LEIALII,
VILLAGE 1-B SUBDIVISION AND RELATED IMPROVEMENTS
LAHAINA, MAUI, HAWAII
TAX MAP KEY: (2) 4-5-021: 010(POR.), 014(POR.), 020, 021(POR.),
(2) 4-5-036: 109, 110, 112(POR.), AND HONOAPIILANI HIGHWAY
RIGHT-OF-WAY

Thank you for your letter dated December 21, 2022, requesting the Hawaii Department of Transportation's (HDOT) review and comment on the Draft EA for the subject project. HDOT understands the proposed project involves the development of two increments comprising a mix of 250 single-family and multi-family housing combined. The proposed subdivision will be directly accessible from Honoapiilani Highway.

HDOT has the following comments:

1. HDOT comments provided during early consultation in letter STP 8.3256, dated September 22, 2022, are still valid and applicable to the proposed housing development. Please include a copy of HDOT's comments in the Final EA.
2. The applicant should meet with HDOT Highways Division, Maui District Office, to coordinate and accept the March 2022 Traffic Impact Analysis Report's (TIAR) list of recommended improvements related to Honoapiilani Highway.

3. The TIAR should provide detailed plans for multimodal paths within the proposed site and roadway connectivity to the adjoining communities.
4. The Draft EA should provide discussions to address potential drainage concerns with future on-site stormwater systems and retention basins affecting the state highway facility.

Please submit any future land use entitlement related requests for review or correspondence to the HDOT Land Use Intake email address at DOT.LandUse@hawaii.gov.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

c: Emily Y.K. Murai, Munekiyo Hiraga

November 1, 2023

Via Email: DOT.LandUse@hawaii.gov

Edwin H. Sniffen, Director
Department of Transportation
896 Punchbowl Street
Honolulu, Hawai'i 96813-5097

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Mr. Sniffen:

Thank you for your comment letter dated January 20, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

1. We note that the Department of Highways (HDOT) comments provided during the early consultation are still valid and applicable to the proposed project. As requested, a copy HDOT's early consultation comment letter, as well as this comment letter and response, will be included in the Final EA.
2. We confirm the DHHL representative(s) will meet with HDOT Highways Division, Maui District to coordinate and accept the March 2022 TIAR list of recommended improvements related to Honoapi'ilani Highway.
3. The TIAR provides detailed plans for multimodal paths within the proposed project site and roadway connectivity to adjoining communities. Additionally, the Homestead Association will work with the County of Maui, Department of Transportation to determine potential locations for a bus stop within the subdivision. With respect to pedestrian connectivity, it is noted that curb, gutters, and sidewalks will be constructed along Leali'i Parkway, fronting the project site; sidewalks currently exist along the south side of Leiali'i Parkway, fronting the existing Village 1-A subdivision. The DHHL will also extend the curb, gutters, and sidewalk to provide full connectivity along Leali'i Parkway from Honoapi'ilani Highway to the mauka end of Leiali'i Parkway. Pedestrian access will also be provided from Village 1-B to the Lahaina Civic Center.

4. We confirm the Draft EA provides discussion in Chapter II. D.5, to address potential drainage of the project area and drainage facility improvements that will mitigate the project increases in stormwater runoff. As designed, the proposed stormwater management system will reduce peak flows and provide water quality treatment to meet the County of Maui stormwater quality standards.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsutsumi & Associates, Inc.

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JOSH GREEN, M.D.
GOVERNOR



DENISE ISERI-MATSUBARA
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

Honolulu, Hawaii 96813

FAX: (808) 587-0600

IN REPLY REFER TO:

23:DEV/002

January 13, 2023

Ms. Emily Y.K. Murai, Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Murai:

Subject: HHFDC Comments to the Villages of Leiali'i, Village 1-B; Lahaina, Maui;
Publication of the Draft Environmental Assessment and Anticipated
Finding of No Significant Impact

The Hawaii Housing Finance and Development Corporation (HHFDC) acknowledges publication of the Draft Environmental Assessment (EA) for the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i, Village 1-B Subdivision and Related Improvements, Lahaina, Maui, Hawaii (TMK Nos. (2) 4-5-021: 010 (por.), 014 (por.), 020, 021 (por.), (2) 4-5-036: 109, 110, 112 (por.), and Honoapi'ilani Highway Right-of-Way) (Village 1-B) in the December 23, 2022 issue of Environmental Review Program's bulletin, The Environmental Notice.

Village 1-B is the proposed development of up to 250 single-family and/or multi-family residential units in two phases with related offsite improvements for DHHL's native Hawaiian beneficiaries. Village 1-B is located adjacent to, and at the northwest corner of HHFDC's Villages of Leiali'i Master Planned Community in Lahaina, Maui. Village 1-B includes development of new offsite retention basins mauka of Village 1-B, on lands owned by HHFDC at TMK No. (2) 4-5-021: 021 (por.).

HHFDC offers the following comments:

1. HHFDC supports DHHL's efforts at developing Village 1-B at TMK (2) 4-5-021: 020 for its native Hawaiian beneficiaries.

Ms. Emily Y.K. Murai, Associate
Munekiyo Hiraga
January 13, 2023
Page 2

2. Please note that the Draft EA, e.g., first bullet on Page vi, first bullet on Page 4, describes development of two (2) new offsite retention basins mauka of Village 1-B, on lands owned by HHFDC. However, the Figures, e.g., Figures 2, 5, 6, etc., seem to show three new offsite retention basins mauka of Village 1-B.
3. Section II.D.1. Infrastructure, Roadways.
 - a. The Traffic Impact Analysis Report (TIAR) analyzes traffic impacts of Village 1-B with, and without the proposed Bypass Highway (LBR) through the Villages of Leiali'i. LBR is a major bypass road parallel and mauka to Honoapi'ilani Highway. LBR 1C will extend LBR further north from its current terminus at Keawe Street, through the Villages of Leiali'i, to Kaka'analeo Drive in Ka'anapali. However, the TIAR's analysis with LBR 1C excludes the intersection of Leiali'i Parkway with LBR 1C. This is inconsistent with HHFDC's Final Environmental Impact Statement for the Villages of Leiali'i Master Planned Community (October 2012) (FEIS), which includes an intersection at Leiali'i Parkway with LBR 1C.
 - b. The Village 1-B EA indicates that LBR 1C is extended further north from its current terminus at Keawe Street to Kaka'alaneo Drive, with a midway LBR connection to Honoapi'ilani Highway via a Ka'anapali Connector Road at some point south of Ka'anapali Parkway. There is no LBR 1C connection at the Villages of Leiali'i Master Planned Community. Section 4.1, Archaeological and Historic Resources, and Section 4.2, Cultural Resources of the FEIS identifies historic and cultural resources mauka of LBR 1C and the importance of families' access to lands mauka of LBR 1C. If there is no connection to LBR 1C at the Villages of Leiali'i Master Planned Community, how will access by cultural and lineal descendants be provided to historic and cultural resources at the Villages of Leiali'i Master Planned Community mauka of LBR 1C?
 - c. Page 51, third paragraph, second line. Reference to "Without LBR 1C scenario" appears to be in error, as the paragraph seems to be describing the "with LBR 1C" scenario.
 - d. Page 53, last paragraph. Reference to "Keali'i Parkway" seems to be a typo and should be changed to "Leiali'i Parkway."

4. Section II.D.5. Drainage System

- a. Regarding the drainage improvements mauka of Villages 1-A and 1-B on HHFDC property at TMK (2) 4-5-021: 021 (por.), as previously described in the HHFDC pre-consultation comments dated September 8, 2021,
- (1) DHHL will be responsible for the maintenance of the following:
 - (a) All detention basins mauka of Villages 1-A and 1-B, any diversion ditches and other improvements required for Villages 1-A and 1-B (DHHL Drainage Improvements); and
 - (b) The 50' area mauka of Villages 1-A and 1-B free from vegetation for fire and rodent control for Villages 1-A and 1-B;
 - (2) DHHL shall be responsible for all costs and expenses for the DHHL Drainage Improvements and fire breaks mauka of Villages 1-A and 1-B, including any subdivision and survey work required to establish any easements desired by either DHHL or HHFDC;
 - (3) An easement for the DHHL Drainage Improvements and fire breaks shall be created if requested by either DHHL or HHFDC;
 - (4) DHHL shall cause its contractors to indemnify, defend and hold HHFDC harmless from the DHHL Drainage Improvements and the fire breaks mauka of Villages 1-A and 1-B;
 - (5) Some kind of consideration may be required by HHFDC;
 - (6) All rock and soil material excavated from the DHHL Drainage Improvements shall be removed from the HHFDC property;
 - (7) There shall be no construction on the HHFDC property until a Memorandum of Understanding (MOU) and/or Right-of-Entry (ROE) have been executed by DHHL and HHFDC for the proposed work; and
 - (8) The MOU and ROE may be subject to approval by the HHFDC Board of Directors, as necessary.
- b. In February 2022, HHFDC sent DHHL a draft Transfer Agreement offering HHFDC's remaining undeveloped lands at HHFDC's Villages of Leiali'i Master Planned Community to DHHL, Gratis, provided that DHHL assumes all obligations and commitments associated with development of such lands.

Ms. Emily Y.K. Murai, Associate
Munekiyo Hiraga
January 13, 2023
Page 4

The lands offered includes TMK (2) 4-5-021: 021, where the drainage improvements for Village 1-B mauka of Village 1-B are proposed. The comments in the above Section 4.a. of this letter are academic only if HHFDC's remaining undeveloped lands at the Villages of Leiali'i Master Planned Community are conveyed to DHHL.

5. Page 62, last paragraph, and Page 117, last paragraph, it is stated that while the HHFDC's Villages of Leiali'i project is a separate and distinct action from the Village 1-B project, the proposed HHFDC development has been considered In the context of impact analysis conducted in this EA. However, as noted in Section 3 of this letter, the intersection of Leiali'i Parkway with LBR 1C and access to historic and cultural resources mauka of LBR 1C by lineal descendants does not seem to have been considered.

Thank you for the opportunity to comment.

Should there be any questions or comments regarding this matter, please contact Stan S. Fujimoto, Project Manager, at (808) 587-0541.

Sincerely,

Delmond Won

Delmond Won
Executive Assistant

c: DHHL (Bryan Toda, P.E., Project Manager)

November 1, 2023

Delmont Wong, Executive Assistant
Hawaii Housing Finance and Development Corporation
State of Hawai'i, Department of Business, Economic Development and Tourism
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Mr. Wong:

Thank you for your comment letter dated January 13, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received. The responses will be in the same order as in Department's comments.

Comments:

1. *HHFDC supports DHHL's efforts at developing Village 1-8 at TMK (2) 4-5-021:020 for its native Hawaiian beneficiaries.*

Response: DHHL acknowledges and thanks HHFDC for supporting the Villages of Leiali'i Phase 1-B project.

2. *Please note that the Draft EA, e.g., first bullet on Page vi, first bullet on Page 4, describes development of two (2) new offsite retention basins mauka of Village 1-B, on lands owned by HHFDC. However, the Figures, e.g., Figures 2, 5, 6, etc., seem to show three new offsite retention basins mauka of Village 1-B.*

Response: Thank you for your comment. The Figures in the Final EA will be corrected to reflect two (2) offsite retention basins.

3. *Section 11.D.1. Infrastructure, Roadways.*

a) *The Traffic Impact Analysis Report (TIAR) analyzes traffic impacts of Village 1-B with, and without the proposed Bypass Highway (LBR) through the Villages of*

Leiali'i. LBR is a major bypass road parallel and mauka to Honoapi'ilani Highway. LBR 1C will extend LBR further north from its current terminus at Keawe Street, through the Villages of Leiali'i, to Kaka'analeo Drive in Ka'anapali. However, the TIAR's analysis with LBR 1C excludes the intersection of Leiali'i Parkway with LBR 1C. This is inconsistent with HHFDC's Final Environmental Impact Statement for the Villages of Leiali'i Master Planned Community (October 2012) (FEIS), which includes an intersection at Leiali'i Parkway with LBR 1C.

Response: We acknowledge that HHFDC's Final Environmental Impact Statement included an intersection at Leiali'i Parkway with LBR 1C. The TIAR analysis has been prepared based on the State Department of Transportation's (DOT) latest plans for the future development of the LBR.

- b) *The Village 1-B EA indicates that LBR 1C is extended further north from its current terminus at Keawe Street to Kaka'alane Drive, with a midway LBR connection to Honoapi'ilani Highway via a Ka'anapali Connector Road at some point south of Ka'anapali Parkway. There is no LBR 1C connection at the Villages of Leiali'i Master Planned Community. Section 4.1, Archaeological and Historic Resources, and Section 4.2, Cultural Resources of the FEIS identifies historic and cultural resources mauka of LBR 1C and the importance of families' access to lands mauka of LBR 1C. If there is no connection to LBR 1C at the Villages of Leiali'i Master Planned Community, how will access by cultural and lineal descendants be provided to historic and cultural resources at the Villages of Leiali'i Master Planned Community mauka of LBR 1C?*

Response: Cultural Surveys Hawai'i prepared the supplemental CIA for the HHFDC Villages of Leiali'i FEIS, and was consulted regarding this connection. A pedestrian path is recommended to provide access mauka of LBR 1C. We recommend further coordination with the State DOT as planning for the Villages of Leiali'i Master Planned Community and the LBR 1C progresses. The proposed Village 1-B project will not impact connection to historic and cultural resources mauka of LBR 1C.

- c) *Page 51, third paragraph, second line. Reference to "Without LBR 1C scenario" appears to be in error, as the paragraph seems to be describing the "with LBR 1C" scenario.*

Response: This reference has been corrected to describe the "with LBR 1C scenario".

- d) *Page 53, last paragraph. Reference to "Keali'i Parkway" seems to be a typo and should be changed to "Leiali'i Parkway."*

Response: Thank you for your comment and correction. DHHL confirms this reference to "Kealil'i Parkway" is a typographical error and should be "Leialli'i Parkway". This will be corrected in the Final EA.

4. Section II.0.5. Drainage System

- a) *Regarding the drainage improvements mauka of Villages 1-A and 1-B on HHFDC property at TMK (2) 4-5-021:021 (por.), as previously described in the HHFDC pre-consultation comments dated September 8, 2021,*

1. *DHHL will be responsible for the maintenance of the following:*

(a) *All detention basins mauka of Villages 1-A and 1-B, any diversion ditches and other improvements required for Villages 1-A and 1-B (DHHL Drainage Improvements); and*

(b) *The 50' area mauka of Villages 1-A and 1-B free from vegetation for fire and rodent control for Villages 1-A and 1-B;*

Response: DHHL acknowledges and confirms that DHHL will be responsible for the maintenance of (a) all detention basins mauka of Villages 1-A and 1-B, and any diversion ditches and other improvements required for the Villages 1-A and 1-B drainage improvements; and (b) the 50' area mauka of Villages 1-A and 1-B free from vegetation for fire and rodent control.

2. *DHHL shall be responsible for all costs and expenses for the DHHL:*

Drainage Improvements and fire breaks mauka of Villages 1-A and 1-B, including any subdivision and survey work required to establish any easements desired by either DHHL or HHFDC;

Response: DHHL acknowledges and confirms responsibility for all costs and expenses for the DHHL drainage improvements and fire breaks mauka of the Villages 1-A and 1-B project area including any subdivision and survey work required to establish the easements desired by DHHL or HHFDC.

3. *An easement for the DHHL Drainage Improvements and fire breaks shall be created if requested by either DHHL or HHFDC;*

Response: DHHL confirms and agrees that an easement for the DHHL drainage improvements and fire breaks will be created if requested by either DHHL or HHFDC.

4. *DHHL shall cause its contractors to indemnify, defend and hold HHFDC harmless from the DHHL Drainage Improvements and the fire breaks mauka of Villages 1-A and 1-B;*

Response: DHHL confirms it will cause its contractors to indemnify and hold HHFDC harmless from damage or loss arising from the DHHL Drainage

Improvements and the fire breaks mauka of Villages 1-A and 1-B if such damage or loss is caused by contractor's negligence.

5. *Some kind of consideration may be required by HHFDC;*

Response: DHHL will continue to coordinate with HHFDC for the drainage improvements mauka of Villages 1-A and 1-B.

6. *All rock and soil material excavated from the DHHL Drainage Improvements shall be removed from the HHFDC property;*

Response: DHHL will determine if excavated rock and soil material is suitable for future construction use or disposal as appropriate.

7. *There shall be no construction on the HHFDC property until a Memorandum of Understanding (MOU) and/or Right-of-Entry (ROE) have been executed by DHHL and HHFDC for the proposed work.*

Response: DHHL confirms no construction on the HHFDC property will be carried out until a Memorandum of Understanding (MOU) and/or Right-of-Entry (ROE) has been executed between DHHL and HHFDC for the proposed work.

8. *The MOU and ROE may be subject to approval by the HHFDC Board of Directors, as necessary.*

Response: DHHL acknowledges that the MOU and ROE may be subject to approval by the HHFDC Board of Directors, as necessary.

b) *In February 2022, HHFDC sent DHHL a draft Transfer Agreement offering HHFDC's remaining undeveloped lands at HHFDC's Villages of Leiali'i Master Planned Community to DHHL, Gratis, provided that DHHL assumes all obligations and commitments associated with development of such lands. The lands offered includes TMK (2) 4-5-021: 021, where the drainage improvements for Village 1-B mauka of Village 1-B are proposed. The comments in the above Section 4.a. of this letter are academic only if HHFDC's remaining undeveloped lands at the Villages of Leiali'i Master Planned Community are conveyed to DHHL.*

Response: DHHL acknowledges that there may be negotiations with HHFDC regarding a potential conveyance of the remaining undeveloped lands at the Villages of Leiali'i.

5. *Page 62, last paragraph, and Page 117, last paragraph, it is stated that while the HFDC's Villages of Leiali'i project is a separate and distinct action from the Village 1-B project, the proposed HHFDC development has been considered In the context of impact analysis conducted in this EA. However, as noted in Section 3 of this letter, the intersection of Leiali'i Parkway with LBR 1C and access to historic*

and cultural resources mauka of LBR 1C by lineal descendants does not seem to have been considered.

Response: As previously noted, a pedestrian path is recommended to provide access mauka of LBR 1C. This recommendation should be shared with the State DOT for review and implementation.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

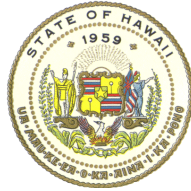
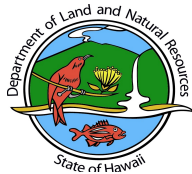
EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.

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JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

January 23, 2023

State of Hawaii
Department of Hawaiian Home Lands
Attn: Mr. Bryan Toda, Project Manager
P.O. Box 1879
Honolulu, Hawaii 96805

via email: bryan.toda@hawaii.gov

Munekiyo Hiraga
Attn: Ms. Emily Murai, Associate
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: planning@munekiyohiraga.com

Dear Ms. Murai & Mr. Toda:

SUBJECT: Draft Environmental Assessment for the Proposed DHHL **Villages of Leiali'i**, Village 1-B Subdivision and Related Improvements Project located at Lahaina, Island of Maui; TMKs: (2) 4-5-021:010 (por.), 014 (por.), 020, & 021 (por.); (2) 4-5-036: 109, 110, & 112 (por.) and Honoapi'ilani Highway ROW on behalf of State of Hawaii DHHL

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division and (b) Land Division-Maui District on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

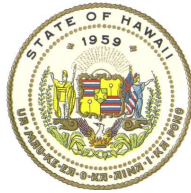
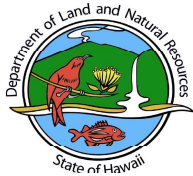
Russell Tsuji

Russell Y. Tsuji
Land Administrator

Enclosures
cc: Central Files

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

Jan 5, 2023

MEMORANDUM

FROM: ~~TO:~~

DLNR Agencies:

- Div. of Aquatic Resources (glenn.r.higashi@hawaii.gov)
- Div. of Boating & Ocean Recreation
- Engineering Division (DLNR.ENGR@hawaii.gov)
- Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
- Div. of State Parks
- Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
- Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
- Land Division – Maui District (daniel.i.ornellas@hawaii.gov)

TO: **FROM:** Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Draft Environmental Assessment for the Proposed DHHL Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project
LOCATION: Lahaina, Island of Maui; TMKs: (2) 4-5-021:010 (por.), 014 (por.), 020, & 021 (por.); (2) 4-5-036: 109, 110, & 112 (por.) and Honoapi'ilani Highway ROW
APPLICANT: Munekiyo Hiraga on behalf of State of Hawaii DHHL


Transmitted for your review and comment is information on the above-referenced subject matter. The DEA was published on December 23, 2022, by the State Environmental Review Program (formerly the Office of Environmental Quality Control) at the Office of Planning and Sustainable Development in the periodic bulletin, The Environmental Notice, available at the following link:

https://files.hawaii.gov/dbedt/erp/The_Environmental_Notice/2022-12-23-TEN.pdf

Please submit any comments by **January 20, 2023**. If no response is received by this date, we will assume your agency has no comments. Should you have any questions, please contact Darlene Nakamura directly via email at darlene.k.nakamura@hawaii.gov. Thank you.

BRIEF COMMENTS:

- () We have no objections.
- () We have no comments.
- (✓) We have no additional comments.
- () Comments are included/attached.

Signed: 
 Print Name: Carty S. Chang, Chief Engineer
 Division: Engineering Division
 Date: Jan 17, 2023

Attachments
cc: Central File

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

Jan 5, 2023

MEMORANDUM

TO: **DLNR Agencies:**
 Div. of Aquatic Resources (glenn.r.higashi@hawaii.gov)
 Div. of Boating & Ocean Recreation
 Engineering Division (DLNR.ENGR@hawaii.gov)
 Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
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 Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
 Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
 Land Division – Maui District (daniel.l.ornellas@hawaii.gov)

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT: Draft Environmental Assessment for the Proposed DHHL Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project

LOCATION: Lahaina, Island of Maui; TMKS: (2) 4-5-021:010 (por.), 014 (por.), 020, & 021 (por.); (2) 4-5-036: 109, 110, & 112 (por.) and Honoapi'ilani Highway ROW

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BRIEF COMMENTS:

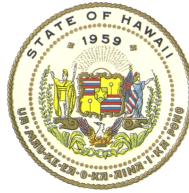
- We have no objections.
- We have no comments.
- We have no additional comments.
- Comments are included/attached.

Signed: *Daniel Ornellas*
 Print Name: Daniel Ornellas
 Division: DLNR - MDLO
 Date: 1/6/2023

Attachments
cc: Central File

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

January 27, 2023

State of Hawaii
Department of Hawaiian Home Lands
Attn: Mr. Bryan Toda, Project Manager
P.O. Box 1879
Honolulu, Hawaii 96805

via email: bryan.toda@hawaii.gov

Munekiyo Hiraga
Attn: Ms. Emily Murai, Associate
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: planning@munekiyohiraga.com

Dear Ms. Murai & Mr. Toda:

SUBJECT: Draft Environmental Assessment for the Proposed DHHL **Villages of Leiali'i**, Village 1-B Subdivision and Related Improvements Project located at Lahaina, Island of Maui; TMKs: (2) 4-5-021:010 (por.), 014 (por.), 020, & 021 (por.); (2) 4-5-036: 109, 110, & 112 (por.) and Honoapi'ilani Highway ROW on behalf of State of Hawaii DHHL

Thank you for the opportunity to review and comment on the subject matter. In addition to our previous comments dated January 23, 2023, enclosed are comments from the Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Enclosures
cc: Central Files

JOSH GREEN, M.D.
GOVERNOR | KE KIA ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA ĀINA



DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

Jan 5, 2023

MEMORANDUM

FROM: **DLNR Agencies:**
 Div. of Aquatic Resources (glenn.r.higashi@hawaii.gov)
 Div. of Boating & Ocean Recreation
 Engineering Division (DLNR.ENGR@hawaii.gov)
 Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
 Div. of State Parks
 Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
 Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
 Land Division – Maui District (daniel.l.ornellas@hawaii.gov)

TO: Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT: Draft Environmental Assessment for the Proposed DHHL Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project

LOCATION: Lahaina, Island of Maui; TMKs: (2) 4-5-021:010 (por.), 014 (por.), 020, & 021 (por.); (2) 4-5-036: 109, 110, & 112 (por.) and Honoapi'ilani Highway ROW

APPLICANT: Munekiyo Hiraga on behalf of State of Hawaii DHHL

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Please submit any comments by **January 20, 2023**. If no response is received by this date, we will assume your agency has no comments. Should you have any questions, please contact Darlene Nakamura directly via email at darlene.k.nakamura@hawaii.gov. Thank you.

BRIEF COMMENTS:

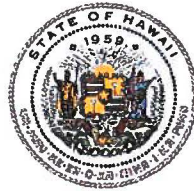
() We have no objections.
 () We have no comments.
 () We have no additional comments.
 Comments are included/attached.

Signed: *Lainie Berry*
 Print Name: LAINIE BERRY, Wildlife Program Manager
 Division: Division of Forestry and Wildlife
 Date: Jan 26, 2023

Attachments
cc: Central File

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
FIRST DEPUTY
M. KALEO MANUEL
DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND

January 26, 2023

MEMORANDUM

Log no. 3959

TO: RUSSELL Y. TSUJI, Land Administrator
Land Division

FROM: LAINIE BERRY, Wildlife Program Manager
Division of Forestry and Wildlife

SUBJECT: **Division of Forestry and Wildlife Comments for the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) for the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i 1-B Subdivision and Related Improvements Project on Maui**

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your request for comments for the DEA-AFONSI for the proposed DHHL Village of Leiali'i 1-B subdivision and related improvements project located in Lahaina, on the island of Maui; TMKs: (2) 4-5-021:010 (por.), 4-5-021:014 (por.), 4-5-021:020, 4-5-021:021 (por.), 4-5-036:109, 4-5-036:110, 4-5-036:112 (por.), and Honoapi'ilani Highway Right-of-Way. The proposed project consists of developing the Village 1-B subdivision, an approximately 51-acre area of land to construct a mix of single-family and multi-family units, including offsite improvements.

DOFAW concurs with the following measures included in the DEA-AFONSI intended to avoid construction and operational impacts to State-listed species, including the Hawaiian Hoary bat (*Lasiurus cinereus semotus*), Blackburn's Sphinx Moth (*Manduca blackburni*), Yellow-Faced Bees (*Hylaeus spp.*), Hawaiian Goose (*Branta sandvicensis*), Green Sea Turtle (*Chelonia mydas*), and seabirds, as well as measures to avoid the introduction and spread of invasive species, and the use of native species for landscaping.

- Site clearing and the disturbance or removal of woody plants greater than 15 feet tall will be timed to avoid the bat birthing and pup rearing season of the Hawaiian Hoary Bat (June 1 through September 15), as practicable. In addition, barbed wire fencing will not be used in the project.
- Outdoor lighting on structures or facilities will be hooded to direct the light downward to minimize distractions and dangers to these birds should they traverse the project area and nighttime work and use of outdoor lighting will be avoided during the seabird fledging season from September 15 through December 15, to the extent practicable

- If nēnē show up, they will not be approached, fed or disturbed until they leave on their own accord. If nests are found, the U.S. Fish and Wildlife Service (USFWS) will be contacted for guidance. Should nēnē be observed during the breeding season from September through April, the area will be surveyed for the presence of nests.
- The flora and fauna survey conducted for the project area did not identify the presence of the Blackburn's sphinx moth or their host plants, including tree tobacco. Nonetheless, removing plants less than one (1) meter in height or during the dry time of the year will be avoided, as practicable, and any removed plants will be checked thoroughly for the presence of eggs and larvae.
- While not observed, the USFWS noted several endangered yellow-faced bees that may occur within the project area, including the Anthracinan yellow-faced bee (*Hylaeus anthracinus*), the assimulans yellow-faced bee (*Hylaeus assimulans*), the hilaris yellow-faced bee (*Hylaeus hilaris*), and the longiceps Hawaiian yellow-faced bee (*Hylaeus longiceps*). Invasive species such as ants invade the bees' nests, contributing to their decline. Best Management Practices (BMPs) for the prevention of invasive species, such as thorough cleaning of equipment, materials and personnel will be employed to mitigate potential introduction of invasive species.
- Should sea turtles be observed during construction, all mechanical or construction work activity will cease within 100 feet until the turtle voluntarily leaves the area. Other mitigation measures such as shielded lighting and avoiding night time work during sea turtle nesting and hatching season from mid-April through September will be implemented as applicable. Furthermore, soil and erosion control BMPs will be employed to minimize pollution to downstream properties and impacts to sea turtles.
- Minimize the movement of plant and soil material between worksites, thoroughly cleaning equipment, materials and personnel that may have contain soil and debris, and thoroughly cleaning gear with water and a 70 percent alcohol solution to prevent the spread of rapid 'ōhia death and harmful fungal pathogens.
- The proposed landscaping plan for the subdivision and within Leiali'i Parkway has been prepared to utilize native plant and tree species.

DOFAW provides the following additional comments regarding the potential for the proposed work to affect listed species in the vicinity of the project area.

- If nighttime construction is required during the seabird fledgling season (September 15 to December 15), we recommend that a qualified biologist be present at the project site to monitor and assess the risk of seabirds being attracted or grounded due to the lighting. If seabirds are seen circling around the area, lights should then be turned off. If a downed seabird is detected, please follow DOFAW's recommended response protocol by visiting <https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/#response>.
- For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i, please visit <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.
- The State endangered Hawaiian Monk Seal (*Monachus schauinslandi*) could potentially occur or haul out onshore within the vicinity of the proposed project site. If the species is detected within 100 meters of the project area all nearby construction operations should cease and not continue until the focal animal has departed the area on its own accord.

- DOFAW is concerned about attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongooses. We recommend taking action to minimize predator presence; remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles.
- Due to the arid climate and risks of wildfire to listed species, we recommend coordinating with the Hawai'i Wildfire Management Organization at (808) 850-900 or admin@hawaiiwildfire.org, on how wildfire prevention can be addressed in the project area.
- If a nēnē nest is discovered at any point, please contact the Maui Branch DOFAW Office at (808) 984-8100.
- We recommend that homeowners associations require that pet cats are kept strictly indoors.

We appreciate your efforts to work with our office for the conservation of our native species. These comments are general guidelines and should not be considered comprehensive for this site or project. It is the responsibility of the applicant to do their own due diligence to avoid any negative environmental impacts. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Myrna N. Giraldo Pérez, Protected Species Habitat Conservation Planning Associate at (808) 265-3276 or myrna.giraldo-perez@hawaii.gov.

Sincerely,

Lainie Berry

LAINIE BERRY
Wildlife Program Manager






3959 Comments - DEA for DHHL Villages of Leiali'i - Lahaina, Maui

Final Audit Report

2023-01-26

Created:	2023-01-26 (Hawaii-Aleutian Standard Time)
By:	Rubyrosa Terrago (rubyrosa.t.terrago@hawaii.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfnMj7Sc0I_xxyh1QGL86-GhbZCImhBeb

"3959 Comments - DEA for DHHL Villages of Leiali'i - Lahaina, Maui" History

-  Document created by Rubyrosa Terrago (rubyrosa.t.terrago@hawaii.gov)
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-  Document emailed to Lainie Berry (lainie.berry@hawaii.gov) for signature
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-  Email viewed by Lainie Berry (lainie.berry@hawaii.gov)
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-  Document e-signed by Lainie Berry (lainie.berry@hawaii.gov)
Signature Date: 2023-01-26 - 5:15:17 PM HST - Time Source: server
-  Agreement completed.
2023-01-26 - 5:15:17 PM HST

November 1, 2023

Russell Tsuji, Administrator Land Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawai'i 96809

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Mr. Tsuji:

Thank you for your letters dated January 23, 2023 and January 27, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

Engineering Division

We acknowledge that the Engineering Division has no comments.

Land Division- Maui District

We acknowledge that the Land Division, Maui District has no comments.

Department of Forestry and Wildlife (DOFAW)

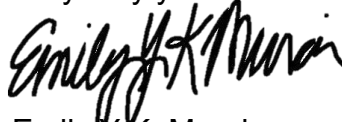
1. We note that DOFAW concurs with the measures intended to avoid construction and operational impacts to the State-listed species, including the Hawaiian Hoary bat, Blackburn's Sphinx Moth, Yellow-Faced Bees, Hawaiian Goose, Green Sea Turtle, and seabirds, as well as measures to avoid the introduction and spread of invasive species and the use of native species for the proposed project landscaping.
2. DHHL also acknowledges and confirms the comments regarding the potential for the proposed work to affect listed species in the vicinity of the project area and note the following:

- a. Nighttime construction is not anticipated for the proposed project. However, the recommendations for the protection for seabirds during nighttime construction has been shared with the project team for implementation should nighttime work be required.
- b. If the endangered Hawaiian Monk Seal hauls out onshore within the vicinity of the proposed project site, and the species is detected within 100 meters of the project area, DHHL confirms that all nearby construction operations will cease and not continue until the focal animal has departed the area on its own accord.
- c. DHHL notes the Department's concern about attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongooses. DHHL will instruct the contractors to minimize predator presence and remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles, as feasible.
- d. DHHL notes the Department's concern with the risks of wildfire to listed species. DHHL will instruct the contractors to coordinate with the Hawaii Wildfire Management Organization at (808) 850-9000 on how wildfire prevention can be addressed in the project area.
- e. If a nēnē nest is discovered, the Maui Branch of DOFAW Office will be contacted for instructions on appropriate protocols to be followed.
- f. DHHL will advise the Villages of Leialii Homestead Association that pet cats should be kept indoors.
- g. DHHL acknowledges the Department's general comment with respect to DHHL's effort to work with DOFAW for the conservation of Hawai'i's native species. DHHL notes that these comments are general and not considered comprehensive for the site or project.
- h. DHHL confirms that if the scope of the project changes significantly, or should it become apparent that threatened or endangered species may be impacted, DHHL will contact DOFAW as soon as possible for additional comments.

Russell Tsuji, Administrator Land Division
November 1, 2023
Page 3

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

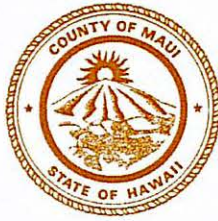
cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc

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RICHARD T. BISSEN, JR.
Mayor

LORI TSUHAKO
Acting Director

SAUMALU MATA‘AFA
Deputy Director



**DEPARTMENT OF HOUSING
& HUMAN CONCERNS**
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

January 17, 2023

Emily Y.K. Murai, Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Murai:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED
DHHL VILLAGES OF LEIALI‘I, VILLAGE 1-B SUBDIVISION AND
RELATED IMPROVEMENTS PROJECT; TMK (2) 4-5-021:010 (POR.),
014(POR.), 020, 021(POR.), (2) 4-5-036:109, 110, 112(POR.) AND
HONOAPIILANI HIGHWAY RIGHT-OF-WAY, LAHAINA, MAUI, HAWAII**

The Department has reviewed the information submitted for the above subject project. Based on our review, we have determined that the project is not subject to Chapter 2.96, Maui County Code, and does not require a residential workforce housing agreement. At the present time, the Department has no additional comments to offer.

Please contact Mr. Buddy Almeida, Housing Administrator, at (808) 270-7351 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lori Tsuhako".

LORI TSUHAKO, LSW, ACSW
Acting Director of Housing and Human Concerns

cc: Buddy Almeida, Housing Administrator,
Bryan Toda, P.E., Project Manager, Department of Hawaiian Homelands

November 1, 2023

Lori Tsuhako, LWS, ACSW, Director
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, Maui, Hawai'i 96793

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leialii, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

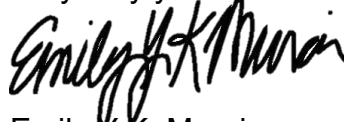
Dear Ms. Tsuhako:

Thank you for your comment letter dated January 17, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leialii Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

We note your Department's confirmation that the proposed project will be exempt from Maui County Code Chapter 2.96, Workforce Housing and that a residential workforce housing agreement will not be required.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

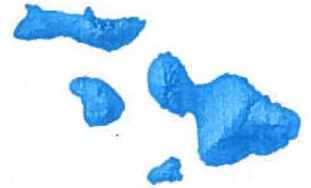
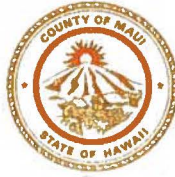
cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.

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RICHARD T. BISSEN, JR.
Mayor

KEKUHAUPIO R. AKANA
Acting Managing Director

SHANE T. DUDOIT
Acting Director



DEPARTMENT OF PARKS AND RECREATION
COUNTY OF MAUI
700 HALI'A NAKOA STREET, UNIT 2
WAILUKU, MAUI, HAWAI'I 96793
www.mauicounty.gov

January 12, 2023

Bryan Toda, P.E., Project Manager
State of Hawaii
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Toda:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED DHHL VILLAGES OF LEIALI'I VILLAGE 1-B SUBDIVISION AND RELATED IMPROVEMENTS PROJECT, LAHAINA, MAUI, HAWAI'I

Thank you for the opportunity to review and comment on the subject project. As noted in our September 8, 2021 letter, our Department has two facilities (Wahikuli Wayside Park and Lahaina Civic Center) adjacent to the project.

The Department appreciates continued coordination regarding the development's impacts to these facilities. We also note that sea level rise has been considered in the Draft Environmental Assessment.

Due to the project being a subdivision by DHHL, a state agency, it is exempt from Park Assessment Fees per MCC 18.16.320.1.1.

Should you have any questions, please feel free to contact me or Samuel Marvel, Chief of Planning and Development, at samual.marvel@co.maui.hi.us or (808) 270-6173.

Sincerely,

SHANE T. DUDOIT
Acting Director of Parks and Recreation

c: Samuel Marvel, Chief of Planning and Development
Emily Y.K. Murai, Munekiyo Hiraga

STD:SAM

November 1, 2023

Patrick McCall, Director
Department of Parks and Recreation
700 Hali'a Nakoia Street, Unit 2
Wailuku, Hawai'i 96793

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Mr. McCall:

Thank you for your comment letter dated January 12, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

We appreciate your comments regarding the cooperation and coordination with the DHHL and the County Department of Parks and Recreations. We note that the project will not significantly impact public access to the Lahaina Civic Center, or the Wahikuli Wayside Park, located at the intersection of Leiali'i Parkway and Honoapi'ilani Highway.

We also appreciate and note your confirmation that because the DHHL is a State agency, the proposed project is exempt from the park assessment fees.

Patrick McCall, Director
November 1, 2023
Page 2

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.

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POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 244-6400
FAX: (808) 244-6411



RICHARD T. BISSEN, JR.
MAYOR

JOHN PELLETIER
CHIEF OF POLICE

WADE M. MAEDA
DEPUTY CHIEF OF POLICE

OUR REFERENCE

YOUR REFERENCE

February 27, 2023

Ms. Emily Y.K. Murai
Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku HI 96793

Re: Draft Environmental Assessment for the Proposed DHHL Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawaii

Dear Ms. Murai:

This is in response to your letter dated December 21, 2022 requesting comments on the draft environmental assessment for the proposed State of Hawaii Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i, Village 1-B Subdivision and Related Improvements project.

In review of the submitted documents, we have concerns of the expansion or movement of the Leialii Parkway and Honoapiilani Highway intersection. This is the main intersection emergency services (police, medics, and fire) utilize when leaving and returning to their district stations. If there is an expansion or movement of the intersection, Kikowaena Street, which is located between the Lahaina Police Station and Lahaina Fire Station, will need to be adjusted to accommodate emergency services. Currently, you are unable to make a left turn onto Honoapiilani Highway from Kikowaena Street. Also, there will be a significant pick up in vehicular traffic through Ainakea Road for residents returning to their homes in Hawaiian Homes Phase 1-A.

Thank you for giving us the opportunity to comment on this project.

Sincerely,

For: *ASSISTANT CHIEF KEOLA TOM*
Acting Assistant Chief Keola Tom
for: JOHN PELLETIER
Chief of Police

c: Mr. Bryan Toda, SOH DHHL

November 1, 2023

John Pelletier, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Mr. Pelletier:

Thank you for your comment letter dated February 27, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

We understand that the Leiali'i Parkway and Honoapi'ilani Highway intersection is a main intersection for emergency services and that the Police Department has concerns regarding the potential impacts on the ability for emergency services to enter and exit their district stations within the Lahaina Civic Center due to the proposed improvements at the intersection. We understand that left-turn movements onto Honoapi'ilani Highway from Kikowaena Street are not currently allowed. The location of both the Honoapi'ilani Highway/Kikowaena Street and Honoapi'ilani Highway/Leiali'i Parkway intersections will stay the same, and no improvements are currently planned at Kikowaena Street. We note that the improvements proposed for the Villages of Leiali'i Parkway and Honoapi'ilani Highway intersection involve lengthening the existing south-bound left turn lane onto Leiali'i Parkway from Honoapi'ilani Highway, creating a new left-turn lane into Lahaina Civic Center from Leiali'i Parkway, related relocation of traffic signals, and repairs and improvements necessary for DHHL to license Leiali'i Parkway to the County of Maui. The turning lane improvements are being proposed to facilitate the anticipated increase in traffic in the area so as to not cause delays in vehicular movements for uses at the Lahaina Civic Center or for DHHL subdivision residents. Please let us know should the Police Department wish to clarify any comments related to the proposed intersection improvements and access to the Lahaina Civic Center.

John Pelletier, Chief
November 1, 2023
Page 2

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:

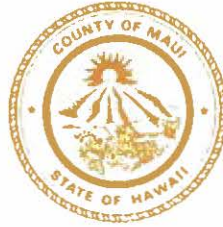
cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsutsumi & Associates, Inc.
Edwin Sniffen, State of Hawai'i Department of Transportation

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RICHARD T. BISSEN JR.
Mayor

KEKUHAPIO R. AKANA
Acting Managing Director

KATHLEEN ROSS AOKI
Acting Planning Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

January 18, 2023

Mr. Brian Toda, P.E., Project Manager
State of Hawaii
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Ms. Emily Y. K. Murai, Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Toda and Ms. Murai:

SUBJECT: RESPONSE TO DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED DHHL VILLAGES OF LEIALII, VILLAGE 1-B SUBDIVISION AND RELATED IMPROVEMENTS, LAHAINA, HAWAII; TMKs: (2) 4-5-021:010(POR), 014(POR), 020, 021(POR), (2) 4-5-036:109, 110, AND 112(POR), AND PORTIONS OF THE HONOAPIILANI HIGHWAY RIGHT-OF-WAY (RFC2022-00137)

The Maui County Planning Department (Department) is in receipt of your letter dated December 21, 2022, regarding the proposed Department of Hawaiian Homelands (DHHL) Villages of Leialii, Village 1-B subdivision and Leialii Parkway improvements identified by the TMKs listed above.

The Department concurs with your statement on page 106 of the Environmental Assessment (EA) that DHHL "is not subject to 'Chapter 202 Special Management Area for the Maui Planning Commission Special Management Area Permitting' for the development of the portions of the Village 1-B subdivision located on DHHL lands, citing the Hawaiian Homes Commission Act (HHCA), codified within the constitution of the State of Hawaii, which vests onto the DHHL the authority to use its lands at its discretion." However, as portions of the offsite roadway improvements within the Special Management Area (SMA) and shoreline setback area are located on lands not owned by DHHL, it is understood that DHHL will comply with SMA and shoreline setback permitting requirements for the proposed roadway improvements occurring on lands owned by the State of Hawaii and HHFDC.

Please note that areas within the SMA are reviewed for consistency with relevant plans. This includes the recently adopted West Maui Community Plan which requires new development to incorporate the planned West Maui Greenway into the project and provide rights of way. The proposed West Maui Greenway, a 25-mile multi-use trail, is a Maui Metropolitan Planning Organization (Maui MPO) initiative

Mr. Brian Toda and Ms. Emily Murai
January 18, 2023
Page 2

that when complete, will connect communities and destinations in West Maui. The proposed preferred mauka alignment cuts through the middle of the proposed DHHL villages subdivision phase 1-B. (*See Exhibit 1 Proposed Alignment.*)

The Greenway will provide safe and welcoming transportation and recreation opportunities separated from traffic along the Honoapiilani Highway. The incorporation of the Greenway alignment into DHHL's subdivision layout is anticipated to provide significant benefits for the Villages of Leialii Phase 1-B such as increased amenities and a safe connector between homes, jobs, and school away from traffic. This is an opportunity for the Greenway to provide a route through the site that offers residents increased opportunities for walking, cycling, children's play, and an overall improved quality of life. It is understood that during community engagement the Maui MPO met with DHHL to discuss the area and the plans for the Greenway alignment at this location. The Department encourages further coordination and consideration of this and other relevant plan policies. The link to the West Maui Community Plan and relevant policies are enclosed here to support further analysis as you move forward with this important redevelopment and improvement project. (*See Exhibit 2 – West Maui Plan Policy Highlights.*)

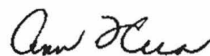
The Department continues to request that DHHL refine pedestrian and motor vehicle connectivity to adjacent properties including to and from the Lahaina Civic Center. A long-range connectivity plan to and from properties slated to be developed in the future is recommended to be developed to the extent practicable. As previously stated in the early consultation letter dated September 22, 2021, the Department asks DHHL to consider pedestrian and motor vehicle connectivity to adjacent properties, including:

- a. Pedestrian pathway from the Project (around Lot 16) to the Lahaina Civic Center
 - b. Roadway connection from the Project (around Lot 134) to the adjacent property slated to be developed in the future, and
 - c. Roadway connection from the Project (around Lot 153) to the adjacent property for the future Villages of Leialii development by the HHFDC
- (Lot numbers are taken from conceptual subdivision site plan from page 6 of the EA.)

Attention to architectural detail in Village 1-B is critical for sustainability, quality of life, and the overall health of this West Maui community. The Department highly encourages best practices and design guidelines be developed for Village 1-B.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Kurt Wollenhaupt at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,



ANN T. CUA
Planning Program Administrator

for KATHLEEN ROSS AOKI
Acting Planning Director

Mr. Brian Toda and Ms. Emily Murai
January 18, 2023
Page 3

Exhibits:

1. West Maui Greenway Preferred Alignment
 2. West Maui Plan Policy Highlights
- xc: Danny Dias, Land Use Planning Supervisor (PDF)
Jordan E. Hart, Zoning Administration and Enforcement Division Planning Program Administrator (PDF)
Jacky Takakura, Long Range Division Planning Program Administrator (PDF)
Kurt Wollenhaupt, Staff Planner (PDF)

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Exhibit 1 – West Maui Greenway Preferred Alignment

The proposed Greenway is composed of different typologies and segments. For this segment of the Greenway (Segment 3) the Master Plan identifies two preferred alignments. The first, mauka of the site along the old Cane Haul Road, and the second, makai along the existing Sugar Cane Train route. The Master Plan notes that the mauka alignment is the preferred option. The proposed preferred mauka alignment cuts through the middle of the proposed DHHL villages subdivision phase 1-B as shown in Figure 1 below.



Figure 1 - Proposed West Maui Greenway in the project area.

Exhibit 2 – West Maui Plan Policy Highlights

The excerpts below were highlighted by the Long Range Division as being relevant for further consideration for the Leialii project development.

The full West Maui Community Plan can be found at the Maui County Planning Department website at <https://www.mauicounty.gov/DocumentCenter/View/131915/West-Maui-Community-Plan-January-2022>

Regarding West Maui Greenway alignment:

A COMPLETE, BALANCED AND CONNECTED TRANSPORTATION NETWORK
2.2.13 Require new development, redevelopment, and Chapter 201H, Hawai'i Revised Statutes and Chapter 2.97, Maui County Code, housing projects to **incorporate the planned West Maui Greenway into the project and provide rights of way for the greenway if the alignment crosses the property.**

Regarding drainage infrastructure:

RESPONSIBLE STEWARDSHIP OF RESOURCES, CULTURE, AND CHARACTER
2.3.5 Require implementation of **Low Impact Development** practices in developments in West Maui to reduce stormwater runoff and protect water quality.

Regarding road improvements:

A COMPLETE, BALANCED AND CONNECTED TRANSPORTATION NETWORK
2.2.7 Support improvements for the **safe, lighted, and convenient movement of all users**, including alternative modes and non-motorized vehicles in the Lāhainā region, **particularly along Honoapi'ilani Highway, Front Street, Lahainaluna Road, Waine'e Street, and Lower Honoapi'ilani Road.**

A COMPLETE, BALANCED AND CONNECTED TRANSPORTATION NETWORK
2.2.1 Improve West Maui's active transportation network by increasing multimodal transportation options, **incorporating Complete Streets, adding new sidewalks, and improving existing sidewalks and other pedestrian and bicycle facilities.**

SAFE, HEALTHY, LIVABLE COMMUNITIES FOR ALL
2.5.5 Include native trees that are appropriate for the microclimate in parks, **along streets, trails, and greenways, and throughout the community to provide shade, beauty, and reduce sediment runoff.**

November 1, 2023

Kathleen Aoki, Director
Department of Planning
2200 Main Street, Suite 315
Wailuku, Maui, Hawai'i 96793

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Ms. Aoki:

Thank you for your comment letter dated January 18, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

1. The DHHL confirms that a SMA and shoreline setback application will be submitted, as required for the proposed roadway improvements occurring on lands owned by the State of Hawaii and HHFDC, as applicable.
2. The DHHL notes that areas within the SMA are reviewed for consistency with relevant plans, which in this case, includes the planned West Maui Greenway. The DHHL supports the goals of the West Maui Greenway to provide opportunities for walking, cycling, and other recreation while balancing its mission of providing housing opportunities to Native Hawaiian beneficiaries. With respect to the proposed Alternative B of Segment 3, which cuts through the middle of Village 1-B, DHHL has assessed the feasibility of this alignment and notes that if incorporated, the Alternative B alignment of the Greenway would result in a reduction of lots, thus not allowing the DHHL to optimally fulfil its mission of providing housing opportunities to its beneficiaries. It is noted that the proposed subdivision does not preclude the development of Alternative A of the West Maui Greenway.
3. In response to the Department of Planning's request to refine pedestrian and motor vehicle connectivity to adjacent properties, it is noted that curb, gutters, and sidewalks will be constructed along the internal project streets, along Leiali'i Parkway, fronting the project site; sidewalks currently exist along the south side of Leiali'i Parkway, fronting the existing Village 1-A subdivision. The DHHL will also

extend the curb, gutters, and sidewalk to provide full connectivity along Leali'i Parkway from Honoapi'ilani to the mauka end of Leiali'i Parkway. The DHHL also offers the following responses to the suggested connections:

- a. The Department's suggested location for a pedestrian pathway to the Civic Center near Lot 16 was evaluated for potential implementation. It was concluded that a pedestrian connection near Lot 16 would result in a loss of Lot 34. In addition, the pathway would go between two (2) lots which would bring additional potentially undesirable pedestrian traffic along these particular lots. However, in efforts to provide connectivity to the Civic Center, DHHL is proposing an alternative pedestrian connection which would require a reduction in the size of one (1) lot but will not result in the loss of lots. See **Exhibit A**. The Department's proposed connection is shown as Route "A" and DHHL's proposed connection is shown as Route "B". The Civic Center will also be accessible from Leiali'i Parkway and Ka'aahi Street.
 - b. The DHHL acknowledges the recommendation to include a roadway connection below Lot 134 to the adjacent property. This roadway connection has been considered but was determined to not be feasible due to the planned retention basin which would not provide enough space for a roadway connection. Additionally, specific development plans for the lands adjacent to the property are not available, limiting the feasibility of planning for a connection.
 - c. The DHHL acknowledges the recommendation to include a roadway connection from lot 153 to the future HHFDC Villages of Leali'i. This roadway connection was considered, but its implementation would result in a reduction of lots for DHHL beneficiaries. Steep grades and elevation changes between Village 1-B and the mauka lands also present challenges in designing a roadway connection. However, DHHL acknowledges the importance of alternative roadway access, particularly for emergency response vehicles. DHHL will work with HHFDC to explore opportunities for additional emergency connectivity from Leiali'i Parkway to Keawe Street via an existing cane haul road.
4. We note and acknowledge your comment regarding architectural detail critical for sustainability, quality of life, and the overall health of the West Maui community. Sustainability features will be incorporated into the project as more refined design plans are prepared.

Kathleen Aoki, Director
November 1, 2023
Page 3

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

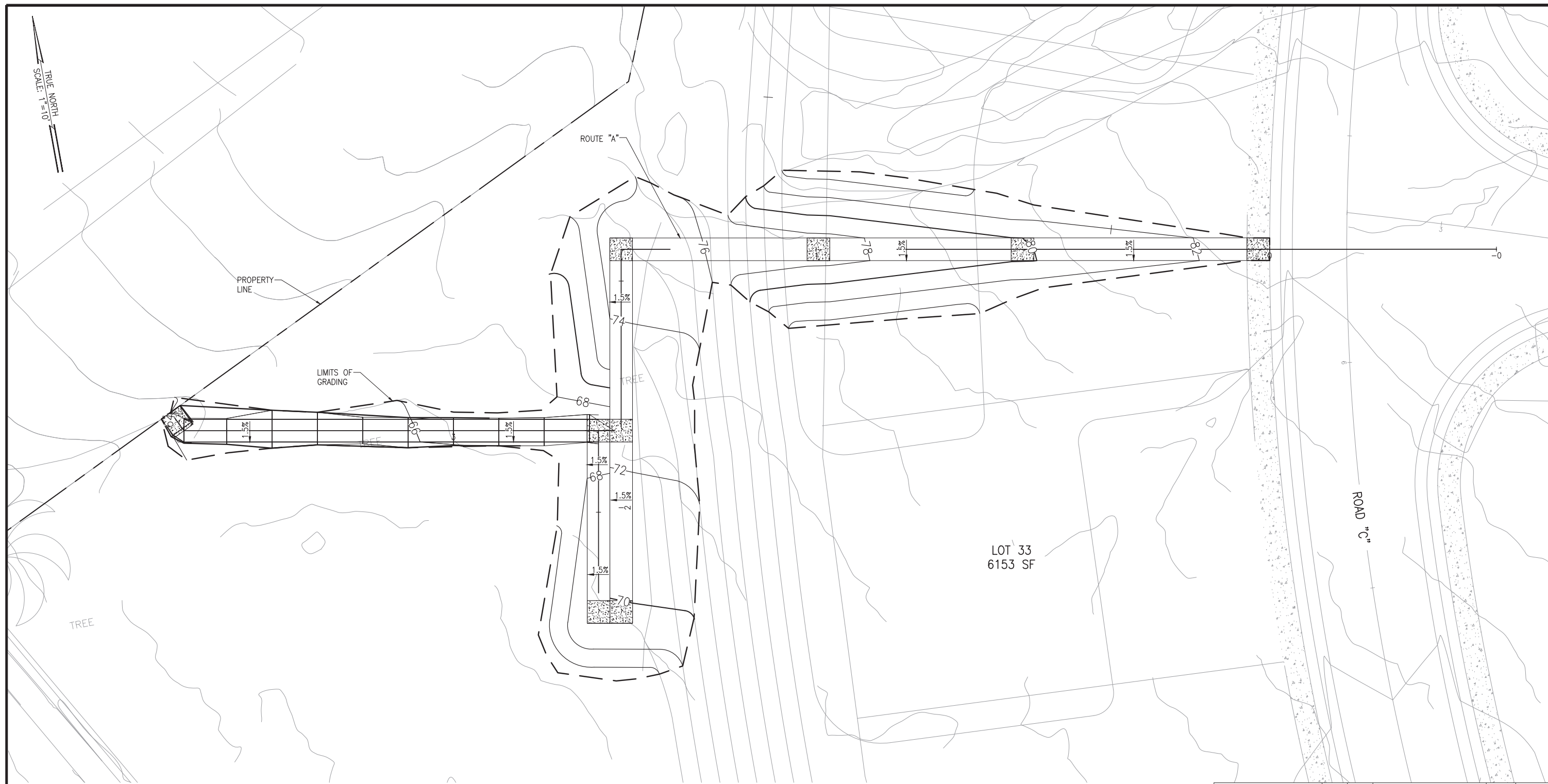
EYKM:de
Enclosure

cc: Stewart Matsunaga, Department of Hawaiian Home Lands (w/enclosure)
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
(w/enclosure)
Adrienne Wong, Austin, Tsutsumi & Associates, Inc. (w/enclosure)




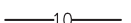


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Exhibit A.
Lahaina Civic Center Pedestrian
Access Alternatives

TRUE NORTH
SCALE: 1"=10'



LEGEND:

-  5'X5' RAMP
-  PROPERTY LINE
-  LIMITS OF GRADING
-  MAJOR CONTOUR (10-FOOT INTERVAL)
-  MINOR CONTOUR (2-FOOT INTERVAL)
-  EXISTING CONTOUR

ROUTE "A"
SCALE: 1"=10'



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LICENSE EXPIRES: APRIL 30, 2024
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 (IF NOT 2-INCHES : Scale Accordingly)

DWG. NO. **C-001**
 SHEET 1 OF 6

REVISION	DATE	BRIEF	MADE BY	APPROVED

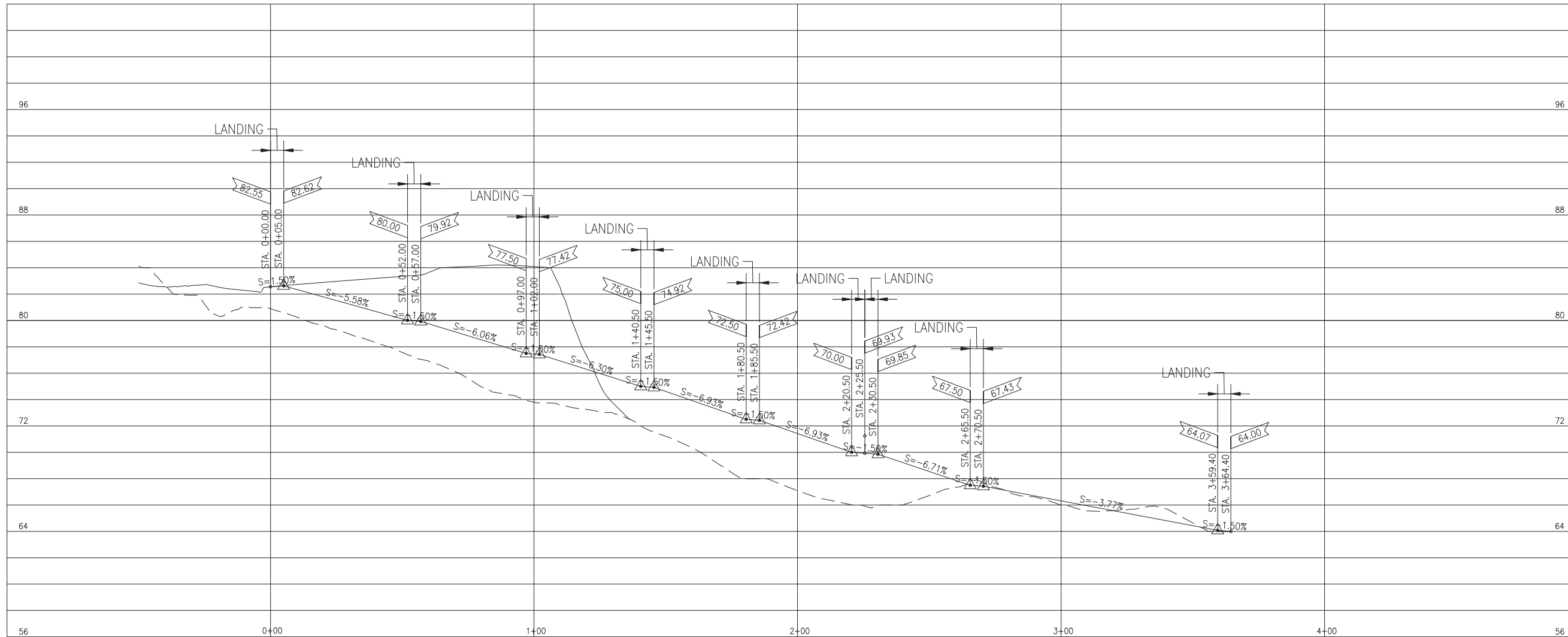
ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
 ENGINEERS, SURVEYORS • HONOLULU, WAILUKU, HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS
 DEVELOPER: WK3, L.L.C.
VILLAGES OF LEIALI'I, PHASE 1A
 TAX MAP KEY: (2) 4-5-21: 03
 LAHAINA, MAUI, HAWAII
ROUTE "A"

DESIGNED BY	DRAWN BY	CHECKED BY
APPROVED BY	SUBMITTED BY	

DATE: AUGUST 2022

FILE	POCKET	FOLDER	NO.
			205

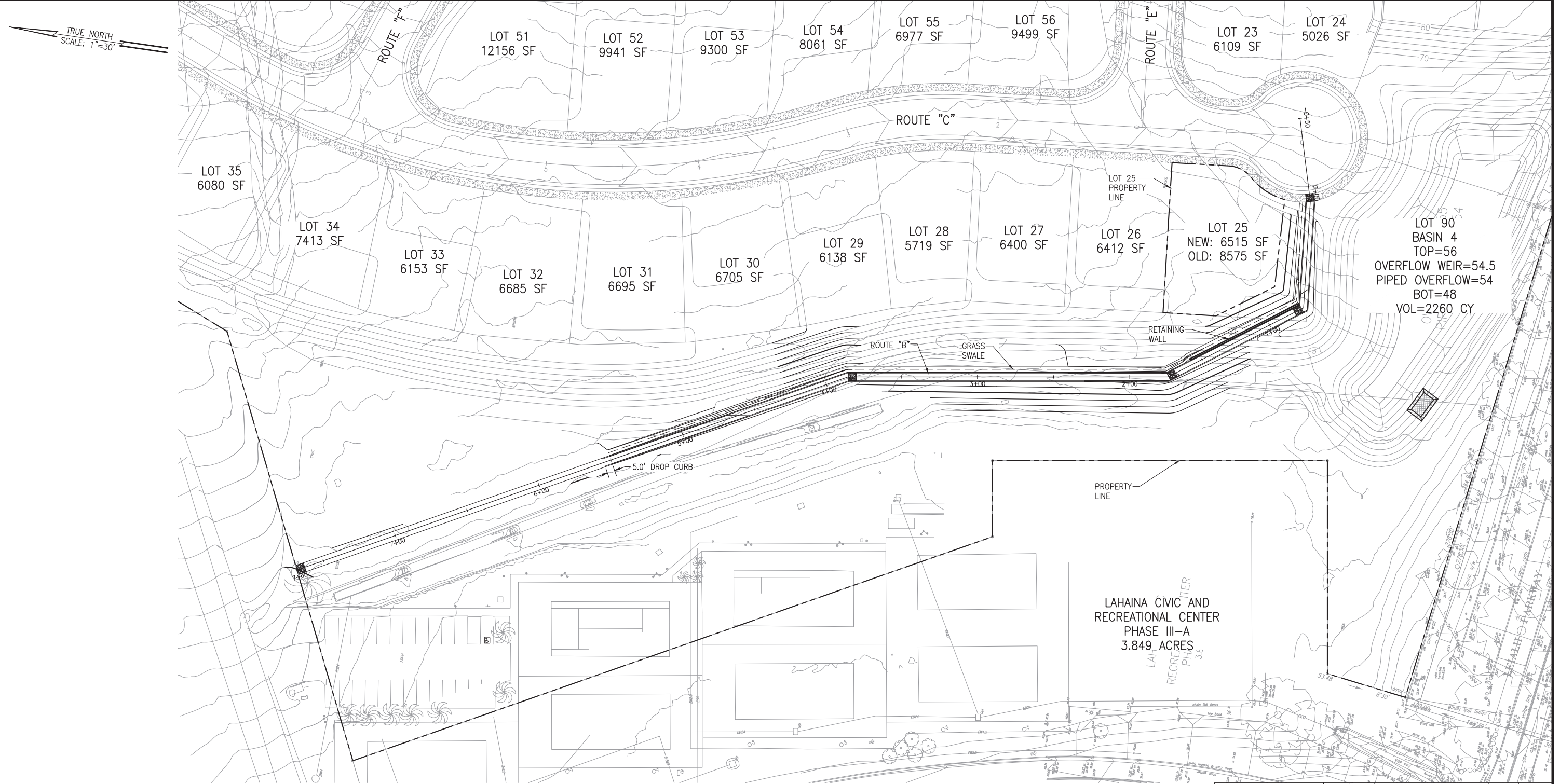


PROFILE - ROUTE "A"

SCALE: HORIZ.: 1"=20'
VERT.: 1"=4'

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	REVISION	DATE	BRIEF	MADE BY	APPROVED
DEPARTMENT OF HAWAIIAN HOME LANDS DEVELOPER: WK3, L.L.C. VILLAGES OF LEIALI'I, PHASE 1A TAX MAP KEY: (2) 4-5-21: 03 LAHAINA, MAUI, HAWAII PROFILE ROUTE "A"					
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DWG. NO. C-002 SHEET 2 OF 6		DATE: _____ FIRM NUMBER: _____ DATE: _____			
DATE: AUGUST 2022					



TRUE NORTH
SCALE: 1"=30'

LOT 90
BASIN 4
TOP=56
OVERFLOW WEIR=54.5
PIPED OVERFLOW=54
BOT=48
VOL=2260 CY

LAHAINA CIVIC AND
RECREATIONAL CENTER
PHASE III-A
3.849 ACRES

ROUTE "B"-1
SCALE: 1"=30'

LEGEND:

- GRASS SWALE
- 5'X5' RAMP
- PROPERTY LINE
- MAJOR CONTOUR (10-FOOT INTERVAL)
- MINOR CONTOUR (2-FOOT INTERVAL)
- EXISTING CONTOUR



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LICENSE EXPIRES: APRIL 30, 2024

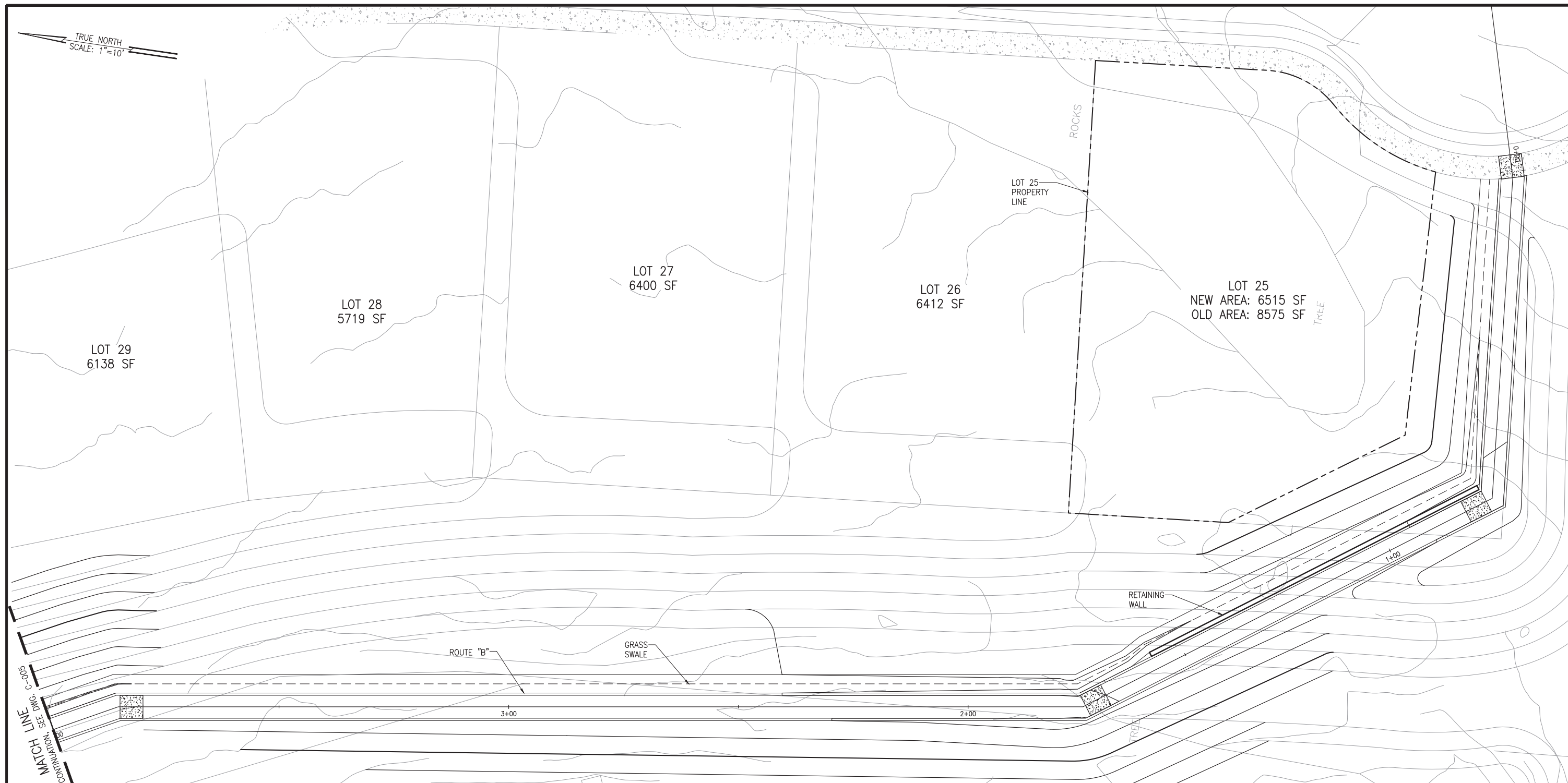
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(IF NOT 2-INCHES : Scale Accordingly)

DWG. NO. **C-003**

SHEET 3 OF 6

REVISION	DATE	BRIEF	MADE BY	APPROVED
AUSTIN, TSUTSUMI & ASSOCIATES, INC. ENGINEERS, SURVEYORS • HONOLULU, WAILUKU, HAWAII				
DEPARTMENT OF HAWAIIAN HOME LANDS DEVELOPER: WK3, L.L.C. VILLAGES OF LEIALI'I, PHASE 1A TAX MAP KEY: (2) 4-5-21: 03 LAHAINA, MAUI, HAWAII ROUTE "B"-1				
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APPROVED BY	SUBMITTED BY			
DATE	FIRM NUMBER	DATE		
DATE: AUGUST 2022			FILE	POCKET
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TRUE NORTH
SCALE: 1"=10'



LEGEND:

- GRASS SWALE
- 5'x5' RAMP
- PROPERTY LINE
- MAJOR CONTOUR (10-FOOT INTERVAL)
- MINOR CONTOUR (2-FOOT INTERVAL)
- EXISTING CONTOUR

ROUTE "B"-2
SCALE: 1"=10'



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LICENSE EXPIRES: APRIL 30, 2024

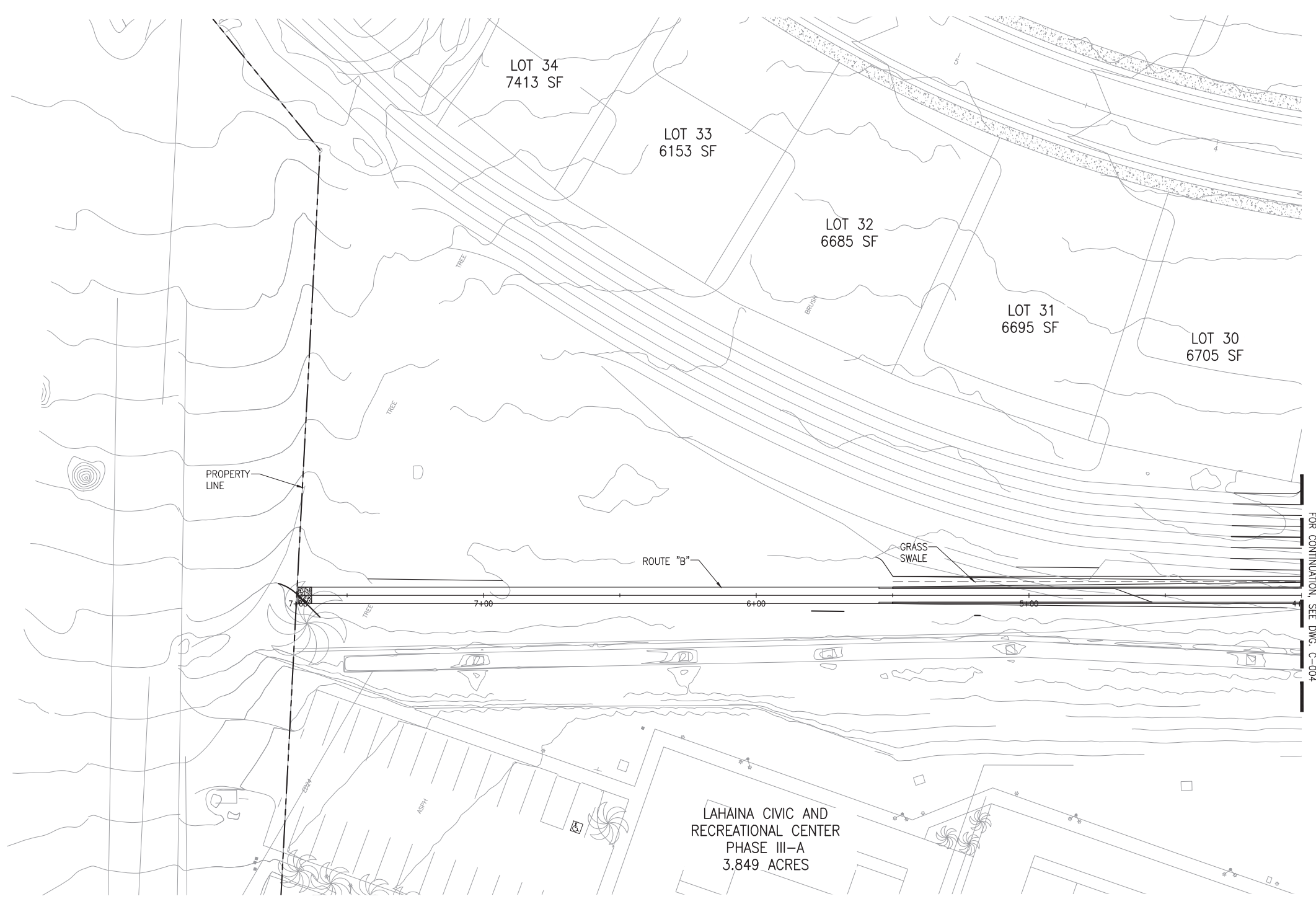
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DWG. NO. **C-004**
SHEET 4 OF 6







REVISION	DATE	BRIEF	MADE BY	APPROVED
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DEPARTMENT OF HAWAIIAN HOME LANDS DEVELOPER: WK3, L.L.C. VILLAGES OF LEIALI'I, PHASE 1A TAX MAP KEY: (2) 4-5-21: 03 LAHAINA, MAUI, HAWAII ROUTE "B"-2				
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DATE		FIRM NUMBER	DATE	
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DATE: AUGUST 2022

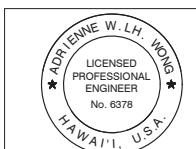
TRUE NORTH
SCALE: 1"=20'



LEGEND:

-  GRASS SWALE
-  5'x5' RAMP
-  PROPERTY LINE
-  MAJOR CONTOUR (10-FOOT INTERVAL)
-  MINOR CONTOUR (2-FOOT INTERVAL)
-  EXISTING CONTOUR

ROUTE "B"-3
SCALE: 1"=20'




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LICENSE EXPIRES: APRIL 30, 2024

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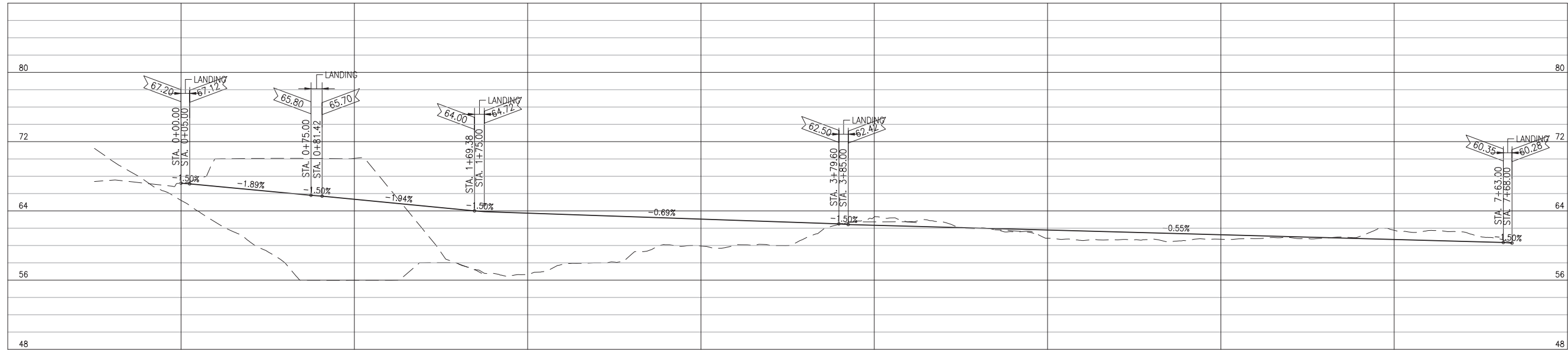
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SHEET 5 OF 6

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DEPARTMENT OF HAWAIIAN HOME LANDS DEVELOPER: WK3, L.L.C. VILLAGES OF LEIALI'I, PHASE 1A TAX MAP KEY: (2) 4-5-21: 03 LAHAINA, MAUI, HAWAII ROUTE "B"-3				
DESIGNED BY	DRAWN BY	CHECKED BY		
APPROVED BY	SUBMITTED BY			
DATE	FIRM NUMBER	DATE		

DATE: AUGUST 2022

2022/08/14-2022/08/14 (ENGINEER) Adrienne Wong (Lahaina) Route B - 003.dwg



PROFILE - ROUTE "B"

SCALE: HORIZ: 1"=30'
VERT.: 1"=6'

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<p>LICENSE EXPIRES: APRIL 30, 2024</p> <p>THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION AS DEFINED IN SECTION 10-15.2 HAWAII ADMINISTRATIVE RULES, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS, STATE OF HAWAII. PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS.</p>	<table border="1"> <tr> <th>REVISION</th> <th>DATE</th> <th>BRIEF</th> <th>MADE BY</th> <th>APPROVED</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	DATE	BRIEF	MADE BY	APPROVED					
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<p>AUSTIN, TSUTSUMI & ASSOCIATES, INC. ENGINEERS, SURVEYORS • HONOLULU, WAILUKU, HAWAII</p> <p>DEPARTMENT OF HAWAIIAN HOME LANDS DEVELOPER: WK3, L.L.C.</p> <p>VILLAGES OF LEIALI'I, PHASE 1A TAX MAP KEY: (2) 4-5-21: 03 LAHAINA, MAUI, HAWAII</p> <p>PROFILE ROUTE "B"</p>	<table border="1"> <tr> <td>DESIGNED BY</td> <td>DRAWN BY</td> <td>CHECKED BY</td> </tr> <tr> <td>APPROVED BY</td> <td>SUBMITTED BY</td> <td> </td> </tr> <tr> <td>DATE</td> <td>FIRM NUMBER</td> <td>DATE</td> </tr> </table>	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	SUBMITTED BY		DATE	FIRM NUMBER	DATE	
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DATE	FIRM NUMBER	DATE									

DWG. NO. **C-006**
SHEET 6 OF 6

DATE: AUGUST 2022

From: Lee Chamberlain <Lee@ridesmartmaui.com>
Sent: Monday, December 26, 2022 4:30 PM
To: stewart.t.matsunaga@hawaii.gov; General eMail <planning@munekiyohiraga.com>
Cc: danielle.m.bass@hawaii.gov; dbedt.op.spbranch@hawaii.gov; Pam.Eaton@co.maui.hi.us
Subject: DHHL Villages of Leialii Village and the West Maui Greenway

To Whom it may concern;

I would like to address that I do not see the West Maui Greenway included in the planning for the DHHL-Villages-of-Leialii-Village. The West Maui Greenway is in the County of Maui Department of Public Works TIP Projects reference MC 28. It is listed as a priority one project in Bike Plan Hawaii Master Plan (2003), Pali to Puamana Parkway Master Plan (2005), Hele Mai Maui : Long Range Transportation Plan (2040) and the West Maui Community Plan (2021). The West Maui Greenway is a proposed 25 mile multi-use trail that will connect Ukumehame to Lipoa Point.

<https://westmauigreenway.altago.site/> The purpose is to create a safe, comfortable, and joyful greenway path through West Maui that serves as both a recreational and a new transportation facility, connecting people destinations while highlighting the diverse history, landscape, and culture of the region. The DHHL Villages of Leialii Village are within the Section 2 and Section 3 of the proposed West Maui Greenway. Please alter your plans to include the West Maui Greenway.

Lee Chamberlain

RideSmart Maui

Join the Quiet Revolution

Re-Discover Your Bicycle, Ride an E-Bike

Clean, Quiet Fun, for Everyone!

November 1, 2023

Via Email to: Lee@ridesmartmaui.com

Lee Chamberlain
Lahaina, Maui, Hawai'i

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Mr. Chamberlain:

Thank you for your comment in your email dated December 26, 2022 regarding the proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

Thank you for sharing information on the West Maui Greenway Plan. We acknowledge that the West Maui Greenway is included in other State and County master plans and transportation improvement plans. The DHHL supports the goals of the West Maui Greenway to provide opportunities for walking, cycling, and other recreation while balancing its mission of providing housing opportunities to Native Hawaiian beneficiaries. With respect to the proposed West Maui Greenway Segment 3, Alternative B, the DHHL has assessed the feasibility of this alignment and notes the following. If incorporated, Alternative B alignment of the Greenway would result in a reduction of lots, thus not allowing the DHHL to optimally fulfil its mission of providing housing opportunities to its beneficiaries. DHHL notes that pursuant to the Hawaiian Homes Commission Act, codified within the constitution of the State of Hawai'i, DHHL may use their lands at their discretion. While the Segment 3, Alternative B presents challenges, DHHL notes that the proposed subdivision does not preclude the development of Segment 3, Alternative A of the West Maui Greenway Plan.

We also note that the Village 1-B project will incorporate other multi-modal connectivity improvements, including sidewalks along internal project streets and along Leiali'i Parkway fronting the project site. A pedestrian connection will also be provided to the Lahaina Civic Center.

Lee Chamberlain
November 1, 2023
Page 2

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.

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GREG BRAZIL

3445 Lower Honoapiilani Rd Apt 451

Lahaina, HI 96761

510-527-6600

510-524-1448 Fax

baycomm@earthlink.net Email

Jan 10, 2023

Stewart T Matsunaga
Munekiyo Hiraga

REF: Environmental Notice 2022-12-23-TEN.pfd, Villages of Leiali'i

All, I am in strong opposition to "The Village 1-B Subdivision" for several reasons, although we need more housing for the local working segment.

1. No increase in public safety stated, our Fire Dept is wholly understaffed and under equipped.
2. No increase in waste water treatment
3. No increase in drinking water. As of this date North Lahaina is in a water shortage and the water dept. is not supplying enough water pressure to high rise buildings for the water to get to the roofs where the hot water heaters are located, which means no hot water these buildings. Will the offsite 500,000 gallon water storage be completed before the new housing is complete?
4. No roadway increases. Highway 30 need to be two lanes in each direction from Maalaea Harbor and the Lahaina Bypass needs to be completed 100%.

Thank you.
Signed by

Greg Brazil

Sent by Email this date to

Stewart.t.matsunaga@hawaii.gov

Munekiyorhiragaatplanning@munekiyohiraga.com

November 1, 2023

Greg Brazil
3445 Lower Honoapi'ilani Road
Lahaina, Hawai'i 96761

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Mr. Brazil:

Thank you for your comment letter dated January 10, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received. The responses are in the same numerical order as in your comment letter.

Comments:

1. *"No increase in public safety stated, our Fire Dept is wholly under staffed and under equipped."*

Response: Thank you for your comments regarding public safety. The proposed Villages of Leiali'i subdivision will not extend the boundaries of the Lahaina Fire Department's service area. Firebreaks will be maintained for the proposed housing project and it is located adjacent to the Lahaina Fire Station and within rapid and timely responses from the station. In addition, DHHL proposes to make improvements to the intersection of Honoapi'ilani Highway and Leiali'i Parkway to improve the access to the Lahaina Civic Center and to the public facilities (Police and Fire Stations) located in the immediate area. Furthermore, the County of Maui Department of Fire and Public Safety has been consulted on this project. DHHL will also work to implement fire-resistant construction and design features to reduce fire hazards.

2. *“No increase in waste water treatment”*

Response: The proposed project will be connected to the County of Maui wastewater collection and treatment system. DHHL is coordinating with the County of Maui Department of Environmental Management regarding connection to the Lahaina Wastewater Reclamation Facility for the proposed project.

3. *“No increase in drinking water. As of this date North Lahaina is in a water shortage and the water dept. is not supplying enough water pressure to high rise buildings for the water to get to the roofs where the hot water heaters are located, which means no hot water these buildings”*

Response: The DHHL has continued coordination with the County Department of Water Supply (DWS) and Commission on Water Resources Management (CWRM) to ensure the project’s proposed potable water usage is within the sustainable yield limits. In addition, reservations of water by the DHHL are a public trust purpose. On September 18, 2018, the Commission approved DHHL’s reservation of 0.770 million gallons per day (MGD) of groundwater to meet their foreseeable groundwater needs in the Honokōwai Aquifer. In addition, in May 2021, the Commission approved DHHL’s reservation of 2 MGD of surface water to meet their foreseeable future non-potable water needs in Honokōwai serviced by the Honokōhau Ditch from Honokōhau Stream.

3a. *“Will the offsite 500,000 gallon water storage be completed before the new housing is complete?”*

Response: The offsite 500,000 gallon water tank will be completed prior to the occupancy of Increment 2. Increment 1 will be able to be serviced by the existing DWS water system.

4. *“No roadway increases. Highway 30 need to be two lanes in each direction from Maalaea Harbor and the Lahaina Bypass needs to be completed 100%.”*

Response: As noted in the Draft EA, a Traffic Impact Assessment Report (TIAR) was prepared for the project. The TIAR assessed the existing and forecasted future conditions of traffic flow based on the planned improvements to Honoapi’ilani Highway and incremental implementation of the Lahaina Bypass Highway. The TIAR recommended a number of traffic mitigation measures that will maintain an adequate level of service (LOS) for vehicular movements within the local roadway network around the project area. Roadway improvements will also need to meet the approval of the State of Hawai’i Department of Transportation.

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.
Tyler Fujiwara, Austin, Tsutsumi & Associates, Inc.

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UNIVERSITY
of HAWAII®
MĀNOA

January 20, 2023

Via email: stewart.t.matsunaga@hawaii.gov

State of Hawai'i, Department of Hawaiian Home Lands (DHHL)
91-5420 Kapolei Parkway
Kapolei, HI 96707

Attn: Mr. William Ailā, Jr.

Re: DHHL Villages of Leialī'i, Village 1-B—Draft EA (AFNSI)
TMK: (2) 4-5-021:010(por.), 014(por.), 020, & 021(por.); (2) 4-5 036: 109, 110, &
112(por.); and Honoapi'ilani Highway right-of-way
Lahaina District, Island of Maui

Dear Mr. Ailā:

Thank you for the opportunity to comment on the draft environmental assessment (EA) for the proposed DHHL Villages of Leialī'i, Village 1-B Project in Lahaina District, Maui (published December 23, 2022), specifically with respect to issues and concerns regarding light pollution.

The University of Hawai'i Institute for Astronomy (IfA) conducts research in astronomy using telescopes located on Haleakalā and Maunakea and operated by IfA and our partner institutions. Both Haleakalā and Maunakea are among the best sites in the world for astronomical facilities because of their elevation, clear skies, favorable atmospheric conditions, and low levels of light pollution. Hawai'i-based observatories have played major roles in the advancement of astronomy and astrophysics for over 50 years and are well positioned to remain at the forefront of astronomical research for decades to come.

Because of the outstanding quality and productivity of these facilities, IfA is acutely concerned about negative impacts on astronomy from increased light pollution. Our work to combat light pollution has also brought us into contact with parties concerned about light pollution for other reasons, including impacts on wildlife (particularly seabirds) and on human health. While IfA's comments focus on the impacts of light pollution on astronomy, appropriate mitigation measures also help to reduce non-astronomy impacts.

With that background, we offer the following comments:

Any new or additional artificial light at night has an adverse effect on astronomical observations by increasing the night sky brightness. All observations performed by the Pan-STARRS observatories, the ATLAS telescope, and the Faulkes telescope on Haleakalā are sky-background limited. This means that there is a natural sky brightness coming from airflow and zodiacal light. Artificial light increases the sky brightness, thereby decreasing the sensitivity of the telescopes.

State of Hawai'i, DHHL

Mr. William Ailā, Jr.

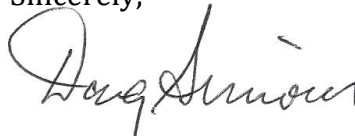
Page 2

Some of the observations performed by the United States Space Force telescopes atop Haleakalā are also sky-background limited, so those observations, performed for national defense purposes, will also be adversely affected.

IfA understands that DHHL is specifically exempted from the recently-amended Maui County Code (Section 20.35.090) regarding outdoor lighting; however, following these regulations would protect not only the night sky, but also native seabirds and other fauna.

Thank you for your consideration of these comments and attention to IfA's concerns. If you have questions or need further detail regarding these comments, please do not hesitate to contact the undersigned or Richard Wainscoat (rjw@hawaii.edu).

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Simons". The signature is fluid and cursive, with a large initial "D" and a long horizontal stroke extending to the right.

Doug Simons
Director, UH IfA

cc: Ms. Emily Murai, Munekiyo Hiraga (planning@munekiyohiraga.com)

November 1, 2023

Doug Simons, Director
University of Hawaii
Institute for Astronomy
2680 Woodlawn Drive
Honolulu, Hawai'i 96822

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i


Dear Mr. Simons:

Thank you for your comment letter dated January 20, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

We note the Institute of Astronomy's concern regarding protection of Maui's night sky and the potential impacts artificial outdoor lighting on astronomical observations. Although DHHL is exempt from County Code Section 20.25.090 regarding outdoor lighting, we wish to confirm that all outdoor lighting for the project will be shielded and downcast to protect Maui's night sky and to avoid adverse impacts bright lights may have on endangered and protected seabirds.

Doug Simons, Director
November 1, 2023
Page 2

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,

Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.
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From: maui@hbl.org <maui@hbl.org>
Sent: Monday, July 3, 2023 12:12 PM
To: General eMail <planning@munekiyohiraga.com>
Subject: HAWAIIAN HOME LANDS VILLAGES of LEIALI'I VILLAGES

Aloha!

Please forward to Emily Murai.

Aloha Emily, I am the Chair of Maui Bicycling League. I came across Draft Environmental Assessment PROPOSED DEPARTMENT OF HAWAIIAN HOME LANDS VILLAGES OF LEIALI'I, VILLAGE 1-B SUBDIVISION AND RELATED IMPROVEMENTS, LAHAINA, MAUI, HAWAI'I

I am one of the lead advocates for West Maui Greenway

<https://www.westmauigreenway.org/>

And wan to bring it to your attention of WMG master plan

https://issuu.com/mauimpo/docs/220920_wmg_final_report?fr=sNGLwNTMwNzgWNTg

I think to mitigate traffic issues WMG will be an important part to getting implemented. And to provide multimodal transportation options to the community. I notice bike path and greenway mentioned in the report but no mentioned of West Maui Greenway. I would like to please request a review of WMG and ensure connectivity from the development to the WMG. I think it is will tremendously reduce traffic concerns.

Seg 3 and 4 getting implemented can have positive impact on Villages of Leiali'i project.

Also want to bring to your attention about West Maui Community Corridor Transit-Oriented Development (TOD) Action Plan.

<https://www.westmauicommunitycorridor.org/>

I have attached the invite to virtual Town Hall on Thursday, July 6. I think it would be very beneficial to attend.

I would love to connect and discuss WMG and get your thoughts on how it can help your project.

Mahalo for your efforts in helping to create a Bicycle-Friendly community on Maui.



Mahalo!

Saman Dias

Chair Maui Bicycling League

808-209-2542

maui@hbl.org

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Join us for a **VIRTUAL TOWN HALL!**



Learn More and Share Your Ideas!



SCAN ME TO REGISTER
FOR THE TOWN HALL!

We're hosting a virtual Town Hall on Thursday, July 6, from 6:00-7:30 PM. Join us to hear about early concepts for the Community Corridor and to share your feedback.

To register, please visit:

WestMauiCommunityCorridor.org

November 1, 2023

Via email: maui@hbl.org

Saman Dias, Chair
Maui Bicycling League

SUBJECT: Response to Draft Environmental Assessment Comments Regarding the Proposed Department of Hawaiian Home Lands Villages of Leiali'i, Village 1-B Subdivision and Related Improvements Project; Lahaina, Maui, Hawai'i

Dear Ms. Dias:

Thank you for your comment letter dated July 3, 2023, regarding the Proposed Department of Hawaiian Home Lands (DHHL) Villages of Leiali'i Village 1-B Subdivision and Related Improvements Project. On behalf of the DHHL, we offer the following information in response to the comments received.

Thank you for sharing information on the West Maui Greenway Plan. The DHHL has reviewed the West Maui Greenway Plan and has included discussion on the West Maui Greenway in the Final EA prepared for this project. DHHL does not plan to construct Segment 3 and 4 of the West Maui Greenway. However, the proposed project does not preclude the implementation of the West Maui Greenway. We also note that the Village 1-B project will incorporate other multi-modal connectivity improvements, including sidewalks along internal project streets and along Leiali'i Parkway fronting the project site. A pedestrian connection will also be provided to the Lahaina Civic Center.

Ms. Saman Dias, Chair
November 1, 2023
Page 2

Thank you again for your participation in the Chapter 343, Hawai'i Revised Statutes environmental review process. A copy of your letter and this response will be included in the Final Environmental Assessment (EA) being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Emily Y.K. Murai
Associate

EYKM:de

cc: Stewart Matsunaga, Department of Hawaiian Home Lands
Stanley Fujimoto, Hawai'i Housing Finance and Development Corporation
Adrienne Wong, Austin, Tsutsumi & Associates, Inc.

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XI



XI. REFERENCES

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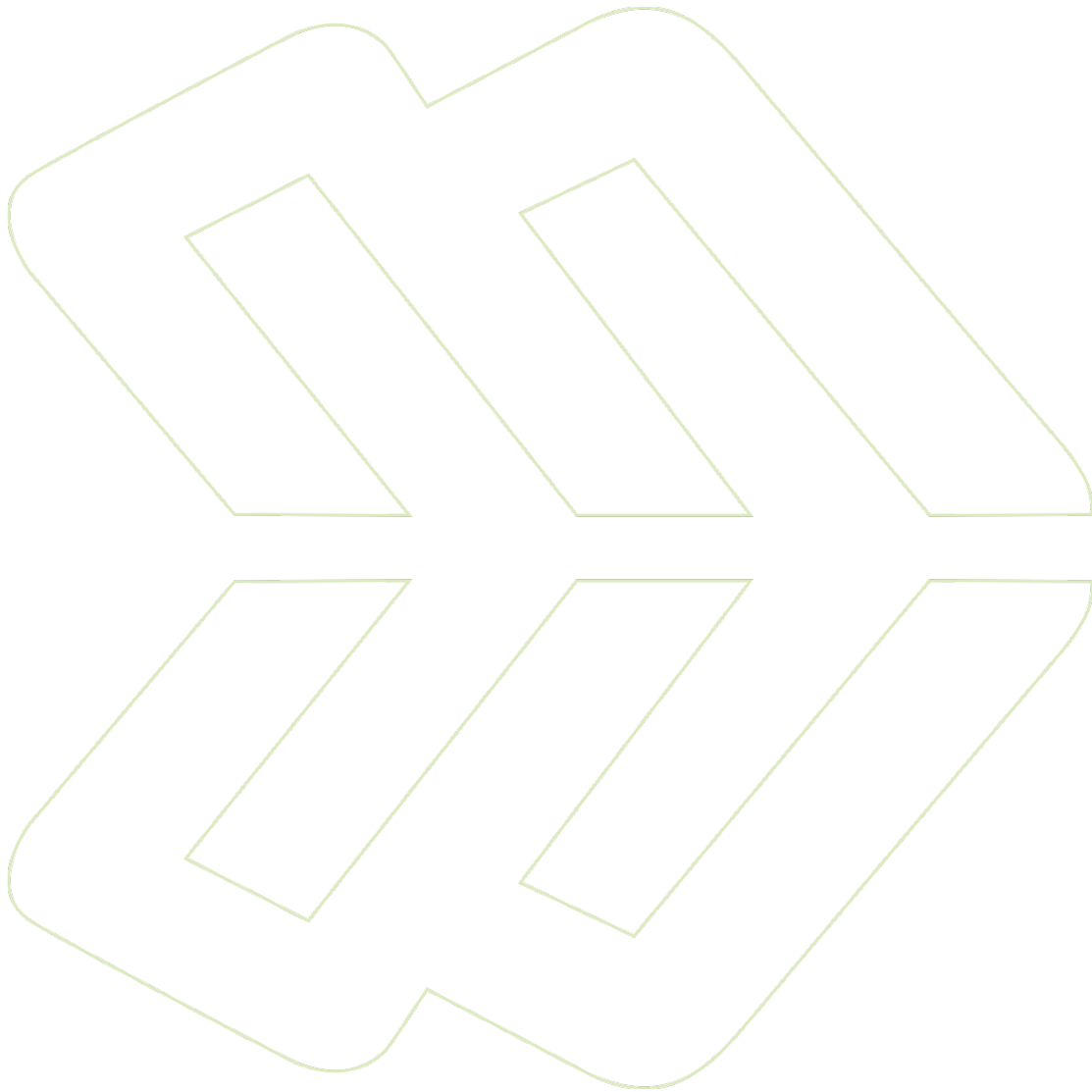
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MUNEKIYO HIRAGA

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