

JOHN WAIHEE
GOVERNOR
STATE OF HAWAII



HOALIKU L. DRAKE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL HONOLULU, HAWAII 96805
P. O. BOX 1879

July 12, 1993

Mr. Brian J.J. Choy, Director
State of Hawaii
Office of Environmental
Quality Control (OEQC)
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

SUBJECT: Environmental Assessment for Hoolehua
Residence Lots, Units 1 & 2
Hoolehua, Island of Molokai

Enclosed are four (4) copies of the Environmental Assessment (Negative Declaration) for the proposed Hoolehua Residence Lots, Units 1 & 2. Based on the analysis of the conditions and impacts presented in the Environmental Assessment, we have concluded that the proposed project will have no significant effect on the environment. Therefore, we are filing a Negative Declaration for the proposed project.

We request that this Negative Declaration be published in the next OEQC Bulletin. A completed OEQC Bulletin Publication Form is enclosed as required.

Should you have any questions, please have your staff call Mr. Patrick K.M. Young, Land Development Division, at 586-3818.

Warmest aloha,

Handwritten signature of Hoaliku L. Drake in cursive.
Hoaliku L. Drake, Chairman
Hawaiian Homes Commission

HLD:RS:PKMY:wt/4701B

Enclosure

cc: R.M. Towill Corp.

1993-07-23-MO-PEA-Hoolehua Residence Lots, Unit 1 & 2
JUL 23 1993

FINAL
ENVIRONMENTAL ASSESSMENT for the

HOOLEHUA RESIDENCE LOTS,
UNITS 1 & 2
Hoolehua, Molokai, Hawaii

JULY 1993

PREPARED FOR:

Dept. of Hawaiian Home Lands
State of Hawaii

RMTC

R. M. Towill Corporation

420 Waiakamilo Rd., Suite 411
Honolulu, Hawaii 96817-4941
(808) 842-1133 • Fax: (808) 842-1937

ENVIRONMENTAL ASSESSMENT
HOOLEHUA RESIDENCE LOTS, UNITS 1 & 2
Hoolehua, Molokai, Hawaii

ACCEPTING AUTHORITY:
Department of Hawaiian Home Lands
State of Hawaii

JULY 1993

PREPARED BY:
R. M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817-4941

TABLE OF CONTENTS

	<u>Page</u>
SUMMARY INFORMATION	
SECTION 1 - STATEMENT OF PURPOSE	1
SECTION 2 - DEVELOPMENT PROPOSAL	2
2.1 Location	2
2.2 Project Description	2
2.3 Development Schedule	3
2.4 Development Costs	3
SECTION 3 - EXISTING CONDITIONS AND PROJECT IMPACTS	4
3.1 Existing and Surrounding Uses	4
3.2 Soils	4
3.3 Flood Conditions	5
3.4 Flora and Fauna	5
3.5 Climate	6
3.6 Air Quality	6
3.7 Noise	6
3.8 Archaeology	6
SECTION 4 - PUBLIC FACILITIES AND SERVICES/PROJECT IMPACTS	8
4.1 Water Supply	8
4.2 Drainage	8
4.3 Wastewater System	8
4.4 Traffic	9
4.5 Solid Waste	9
4.6 Electricity and Telephone	9
4.7 Police and Fire Protection	9
SECTION 5 - SOCIO-ECONOMIC CONDITIONS/PROJECT IMPACT	10
5.1 Affordable Housing and Population	10
5.2 Economic Conditions	10
5.3 Displacement of Activities	10
SECTION 6 - LAND USE REGULATIONS/PROJECT IMPACT	11
6.1 State Land Use	11
6.2 County Plans and Programs	11
6.3 County Special Management Area	11
SECTION 7 - ALTERNATIVES TO THE PROPOSED ACTION	12
7.1 Alternative Sites	12
7.2 No Action	12
SECTION 8 - NECESSARY PERMITS AND APPROVALS	13

SECTION 9 - SUMMARY OF IMPACTS AND EIS DETERMINATION	14
9.1 Summary of Impacts	14
9.2 Need for an Environmental Impact Statement	14
SECTION 10 - AGENCIES CONSULTED	15

LIST OF FIGURES

FIGURE 1	Location Map
FIGURE 2	Vicinity Map
FIGURE 3	Site Plan - Hoolehua Residence Lots Units 1 & 2

SUMMARY INFORMATION

APPLICANT: State of Hawaii, Department of Hawaiian Home Lands

CONSULTANT: R. M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817-4941

LOCATION: Hoolehua Residence Lots Unit 1: Approximately 2.75 miles north-northeast of Molokai Airport adjacent to Hoolehua Cemetery
Hoolehua Residence Lots Unit 2: Approximately 2.5 miles northeast of Molokai Airport adjacent to Molokai High School.

TAX MAP KEY: Hoolehua Residence Lots Unit 1: 5-2-17:1 & 2
Hoolehua Residence Lots Unit 2: 5-2-15:2 & 56

LAND AREA: Hoolehua Residence Lots Unit 1: 20.153 acres
Hoolehua Residence Lots Unit 2: 31.904 acres

STATE LAND USE: Urban and Agricultural

MOLOKAI COMMUNITY PLAN:

- Existing Zoning: Hoolehua Residence Lots Unit 2: Residential-Agricultural
Hoolehua Residence Lots Unit 1: Agricultural
- Landowner: Department of Hawaiian Home Lands
- Accepting Authority: Department of Hawaiian Home Lands

SECTION 1
STATEMENT OF PURPOSE

The Department of Hawaiian Home Lands (Applicant) proposes to develop the subject residential lot subdivisions to comply with the objectives of the Hawaiian Homes Act of 1920, as amended. The proposed project, when completed, will provide fully improved residential lots for lease to qualified native Hawaiian families.

SECTION 2
DEVELOPMENT PROPOSAL

2.1 LOCATION

The proposed project consists of two residential subdivisions in two separate areas located northeast of Molokai Airport. Hoolehua Residence Lots Unit 1 (Unit 1) is located approximately 2.75 miles north-northeast of the airport between Pua Kapele Avenue and Hoolehua Cemetery. Hoolehua Residence Lots Unit 2 (Unit 2) is located approximately 2.5 miles to the northeast adjacent to Molokai High School along Lihi Pali Avenue, Farrington Avenue and Ala Ekolu Road. Kualapuu Town is located approximately one-half mile southeast of Unit 2. The area is within the Hoolehua-Palaau Homesteads, Hoolehua, Island of Molokai, County of Maui (see Figures 1 and 2).

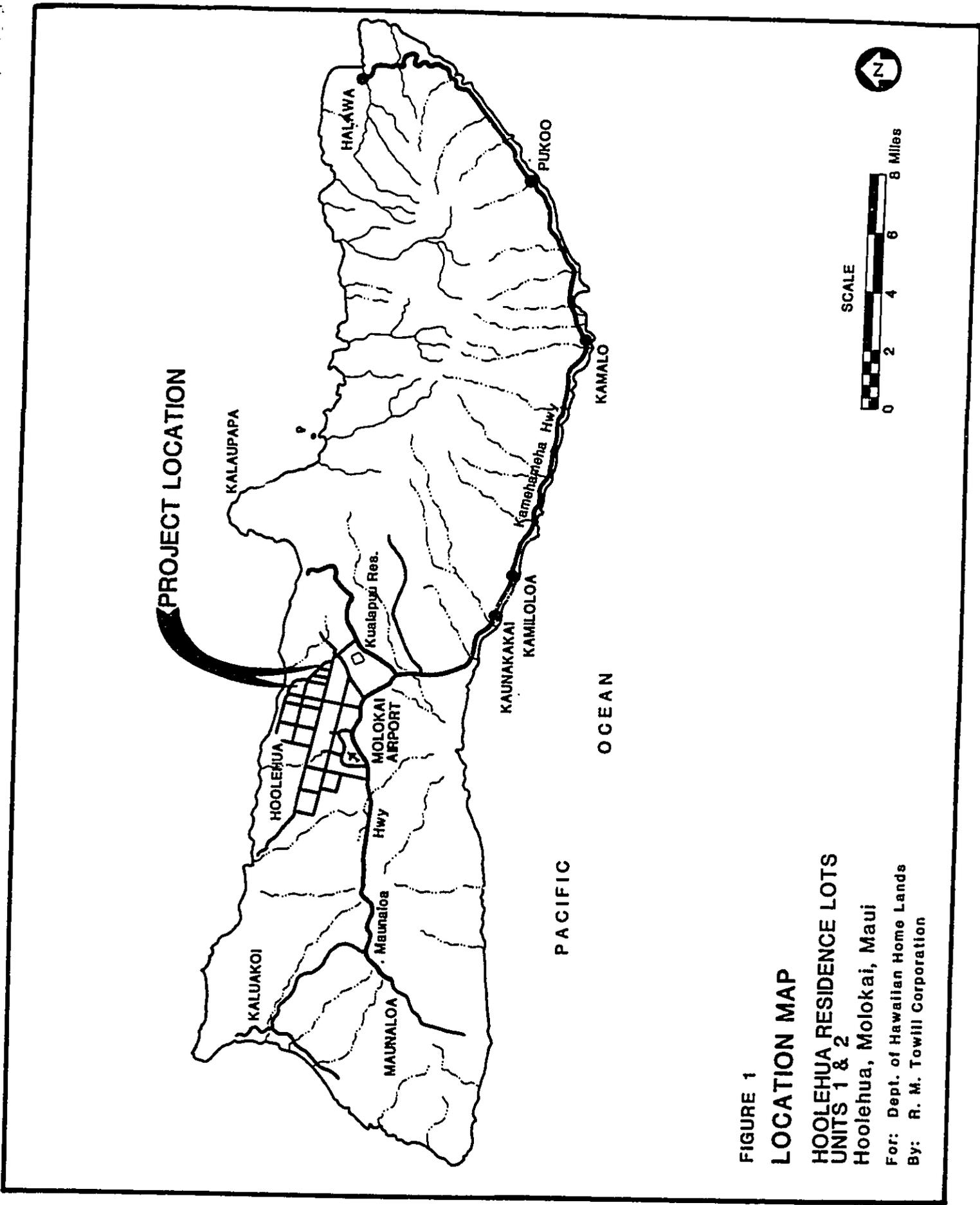
Access to Unit 1 is provided by Pua Kapele Avenue which connects to Lihi Pali Avenue and Pua Peelua Avenue. Access to Unit 2 is provided by Lihi Pali Avenue, Ala Ekolu Road and Farrington Avenue which connects to Pua Peelua Avenue. From Pua Peelua Avenue, access to the airport is provided by Mokulele Avenue which then connects with Kamehameha V for access to the eastern half of Molokai.

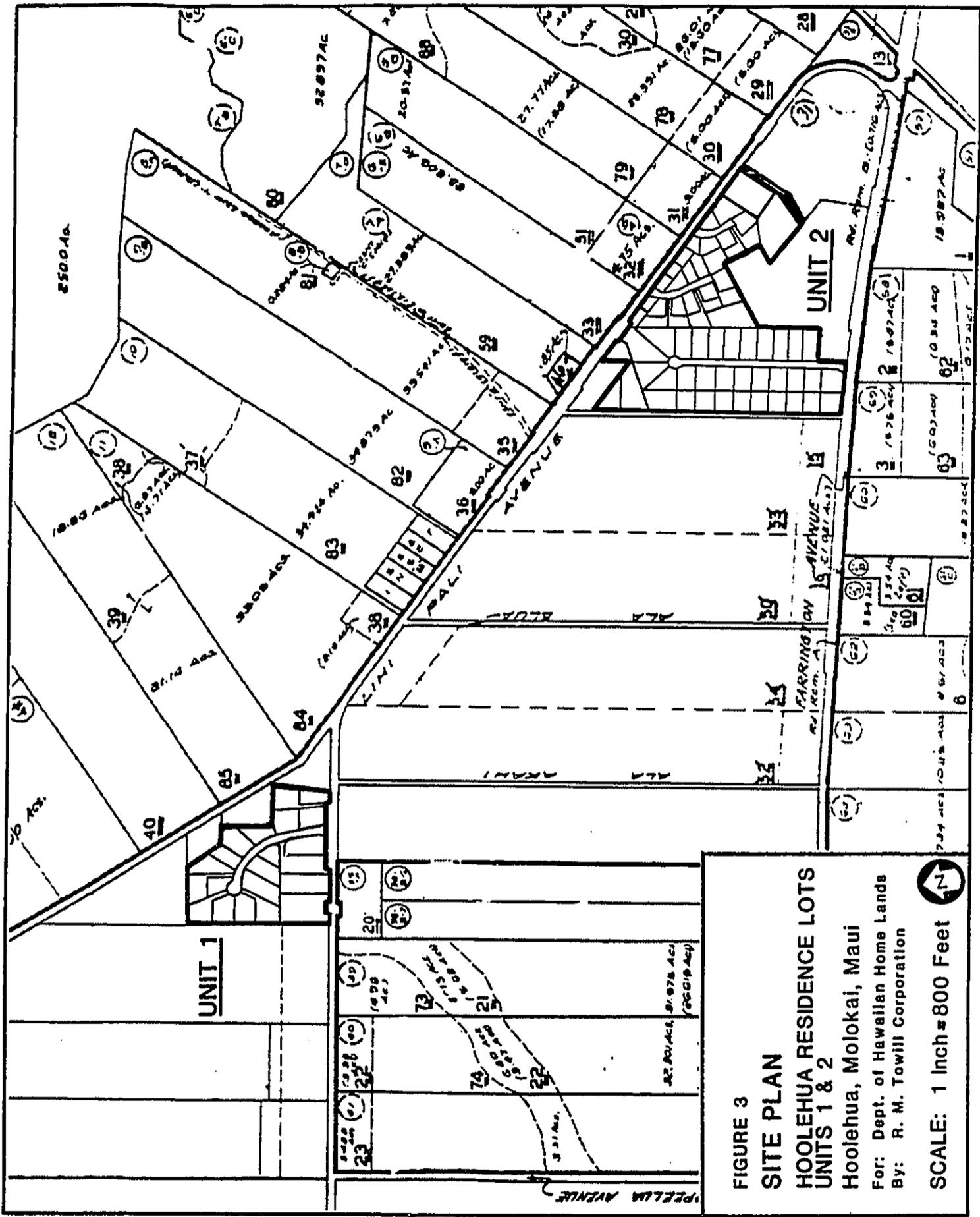
2.2 PROJECT DESCRIPTION

The Department of Hawaiian Home Lands (DHHL) preliminary proposal is to subdivide approximately 52.057 acres to create approximately 86 residential lots and 5 roadway lots. The following summarizes the Applicant's proposed subdivision (see Figure 3):

<u>Subdivision</u>	<u>No. of Lots</u>	<u>Lot Size</u>	<u>Acres</u>
Hoolehua Unit 1	22	0.428 to 1.249 ac.	20.153
Hoolehua Unit 2	<u>69</u>	0.229 to 1.857 ac.	<u>31.904</u>
Total Lots	91	Total Area	52.057

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100





The DHHL proposes to provide low cost housing lots for lease to qualified native Hawaiian families under an accelerated awards program.

The sitework for the subdivisions will be implemented under prescribed State of Hawaii contractual processes. The DHHL proposes to meet the County's standards for water supply, roadway improvements, drainage systems and other utility services. Other infrastructure will be developed in accordance with State health and utility regulations. Upon completion, DHHL proposes to convey the infrastructure improvements, except the water system, to the County of Maui for maintenance purposes.

2.3 DEVELOPMENT SCHEDULE

The projected date for the completion of the design phase for Units 1 and 2 is mid 1993. Start of construction of the proposed improvements for both subdivisions is projected for August 1993 with a completion time of approximately 18 months for Units 1 and 2.

2.4 DEVELOPMENT COSTS

The applicant projects that the estimated costs for the proposed improvements will be approximately \$3 million.

SECTION 3
EXISTING CONDITIONS AND PROJECT IMPACTS

3.1 EXISTING AND SURROUNDING USES

The Hoolehua Residence Lots Unit 1 and Unit 2 lots are generally located on the uplands of Molokai within the Hoolehua Plains. The area is characterized as a large area of vacant land intermixed with low density Hawaiian homesteads and farmlots. Slopes are generally level to moderately level and the area is used for homesites, truck crops and pasture. Infrastructure in the area generally consists of asphaltic concrete roads without curbs or sidewalks. Lots adjacent to Unit 2 average five acres and are served by overhead power lines and telephone lines. Lots adjacent to Unit 1 range from one acre to more than 35 acres and are also served by overhead power and telephone lines. Water for the homesteads is provided by the DHHL water system.

Pasture and former pineapple lands comprises the major land use in the area. Truck crops such as watermelon and other vegetables are found within the vicinity.

The addition of approximately 91 residential lots to the area would not significantly change the character of the area or adversely affect the area's surrounding land uses. The larger lots proposed in Unit 2 would serve as the transition zone between the 5-acre Hoolehua Detached Residence Lots to the west and the public uses such as the Molokai High School, Hoolehua Fire Substation and church uses to the east and is an appropriate area for the development of low density residential uses. The development of Unit 1 consisting of 22 half-acre lots is also reasonable in that this subdivision is proximate to existing infrastructure and will continue the low density character of the area.

3.2 SOILS

Soils on Unit 1 consist of well drained soils of the Lahaina Series. This soils series has a surface layer of reddish-brown silty clay of about 15 inches thick. The subsoil is about 45 inches thick and consist of blocky silty clay and silty clay loam. The permeability is

moderate and the runoff is slow. Erosion hazard is slight. This soil is used for sugarcane and pineapple and small areas are used for truck crops, pasture, and homesites.

Soils on Unit 2 consist of the Hoolehua Soil Series and Lahaina Soil Series. The Hoolehua Soil Series consist of well drained soils in depressions and drainageways on the Island of Molokai. The slopes are generally 15 percent or less. In a representative profile the surface layer is dark reddish brown silty clay of about 15 inches thick. The subsoil is also dark reddish brown silty clay and silty clay loam of about 45 to 57 inches thick. Permeability is moderate and runoff is slow. Erosion hazard is slight to moderate. This soil is used for pineapple and small areas are used for truck crops and pasture.

The United States Department of Agriculture Soil Conservation Service, "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii" (1972), indicates that the soils on the sites are characterized as follows:

- Hoolehua Unit 1: Lahaina Silty Clay (LaB), 3 to 7% slopes; Lahaina Silty Clay (LaC), 7 to 15% slopes; and Lahaina Silty Clay (LaB3), 3 to 7% slopes, severely eroded.
- Hoolehua Unit 2: Hoolehua Silty Clay (HzA), 0 to 3% slopes; Hoolehua Silty Clay (HzB), 3 to 7% slopes; Lahaina Silty Clay (LaB), 3 to 7% slopes; and Kalae Silty Clay (KcD3), severely eroded.

3.3 FLOOD CONDITIONS

According to the National Flood Insurance Program, the subject properties are not designated within any floodway or floodway fringe.

3.4 FLORA AND FAUNA

Except for a day care center on the proposed Unit 2 site, the properties are vacant and overgrown with brush and grasses. Plant species commonly found include lantana, guineagrass, ilima, kiawe, Bermuda grass and feather fingergrass.

No threatened or endangered species are known to inhabit the sites. Common wildlife found in this type of setting include birds such as mynas, doves, cardinals and sparrows. Mammals found on these sites typically include stray cats, mongoose and rats in open areas adjacent to residential areas.

3.5 CLIMATE

The climate of Molokai is characterized by northeast tradewinds with average temperatures ranging from 70 degrees in January to 77 degrees in August. The project area is located towards the drier side of the island and rainfall averages between 20 to 35 inches per year.

3.6 AIR QUALITY

The area's air quality is relatively clear and low in pollution. This is due in part from the prevailing trades and the distance from major urban areas which produce the majority of the pollutants. The project is low density and will not significantly impact air quality in the area.

3.7 NOISE

Although noise levels were not measured at the sites, noise emanating from the area is typically low in levels from normal low density farmlots and residential neighborhoods. Traffic noises associated with the nearby arterial roads may increase after residential dwellings are constructed and occupied. However, the increase is not anticipated to be significant due to the low density of the development.

3.8 ARCHAEOLOGY

There is one documented archaeological site within Hoolehua, and four historic buildings. The archaeological site and one historic building are located off Puu Peelua Avenue, more

than one mile west of the project site. The other three historic buildings are located more than two miles west of the project sites. Site 11, known as Caterpillar Stones of Hawaiian Legend, will not be impacted by the proposed project. None of the other sites will be adversely impacted by the project. Any discovery of previously undocumented sites will cause work to be halted and the State Historic Preservation Division to be notified.

SECTION 4
PUBLIC SERVICES AND FACILITIES/PROJECT IMPACTS

4.1 WATER SUPPLY

The County of Maui standard for domestic water consumption is 400 gallons per dwelling unit per day. For engineering design, the DHHL projects that the proposed residential lots will require approximately 50 percent more than the minimum standard resulting in 600 gallons per day per dwelling unit of potable water to be provided by the DHHL water system.

With respect to on-site water transmission facilities, the DHHL proposes to install 6-inch and 8-inch water lines. These water lines are proposed to connect to the existing water facilities presently used for the area's Hawaiian homesteads.

The DHHL believes that there is a sufficient amount of water available to supply the projected demand. The State Department of Land and Natural Resources has developed a new water source in Waikolu Valley to supplement the existing water system. All water facilities will be developed in accordance with County requirements.

4.2 DRAINAGE

Wherever possible, the DHHL proposes to convey drain waters off the proposed subdivisions by overland sheetflow which is consistent with the present drainage pattern and infrastructure serving the existing Hawaiian homesteads in the Hoolehua Homesteads area. Catch basins and pipe system will be installed in roadway areas where required. Surface runoff from the development will be drained into the Maneopapa Gulch.

4.3 WASTEWATER SYSTEM

The State Department of Health indicates that individual wastewater systems are permitted for residential projects with 50 or less lots provided that the proposed lots are 10,000 square feet or more. Both Units 1 and 2 are located in the non-critical wastewater

disposal areas. Cesspools are allowed for Unit 1. A variance to permit individual wastewater systems may be required for Unit 2.

4.4 TRAFFIC

The area consists primarily of low density dwellings and farmplots and as such does not generate significant amounts of traffic. The existing roadways are adequate to serve the proposed project. The DHHL has set aside land for widening Ala Ekolu Road to accommodate Unit 2 houselots.

4.5 SOLID WASTE

The County Department of Public Works provides household solid waste disposal service to approved landfills.

4.6 ELECTRICITY AND TELEPHONE

Electricity and telephone facilities are present to allow connection to the proposed subdivisions.

4.7 POLICE AND FIRE PROTECTION

The proposed project will be served by the police and fire protection facilities located in Kaunakakai.

SECTION 5

SOCIO-ECONOMIC CONDITIONS/PROJECT IMPACTS

5.1 AFFORDABLE HOUSING AND POPULATION

In compliance with the Hawaiian Homes Act, the DHHL proposes to provide affordable houselots to qualified Hawaiian families for lease below market prices.

Presently, the highest demand for housing occurs in the affordable category either for rent or purchase. The projected increases in resident population require additional affordable housing units. The proposed project will serve to alleviate a portion of this demand and in turn free up other dwelling units vacated by the recipients of these units.

5.2 ECONOMIC CONDITIONS

Short term economic impacts resulting from the construction of the housesites will benefit the building industry by generating jobs in this sector which contributes toward Molokai's economic growth.

Long term economic impacts are anticipated to be the provision of permanent affordable housing which would contribute to relieving congestion at existing housing units.

5.3 DISPLACEMENT OF ACTIVITIES

The sites for Units 1 and 2 are vacant except for a day care center located in Unit 2. The day care center will be vacant during construction. The day care activities will be carried out at a temporary facility and will resume operations at the site after construction is completed.

SECTION 6

LAND USE REGULATIONS/PROJECT IMPACTS

6.1 STATE LAND USE

The subject properties are designated within the Agricultural and Urban Districts by the State Land Use Commission.

6.2 COUNTY PLANS AND PROGRAMS

The County Community Plan designates the project sites for Agricultural. A portion of Unit 2 is designated within the Residential District.

The subject sites, except for a portion of Unit 2 within the Urban District, are not zoned. The County defers to the State Land Use Districts for land within the Agricultural District.

6.3 COUNTY SPECIAL MANAGEMENT AREA

The subject properties are not located within the County's Special Management Area.

SECTION 7
ALTERNATIVES TO THE PROPOSED ACTION

7.1 ALTERNATIVE SITES

The subject sites are prime candidates for providing housing for native Hawaiian families. The consideration of alternative sites is not necessary since this proposal seeks to implement a master plan already approved and adopted by the Hawaiian Homes Commission as the proper area for residential development. Alternate site assessment will delay the Applicant's accelerated awards program and further frustrate the program's beneficiaries.

7.2 NO ACTION

The "no action" alternative will prevent the DHHL from fulfilling its mandate of the Hawaiian Homes Act to provide housing assistance to native Hawaiian families.

SECTION 8
NECESSARY PERMITS AND APPROVALS

The DHHL will submit subdivision and construction plans to the County of Maui for review and approval. The DHHL proposes to conform its project to these requirements.

In compliance with State Department of Health rules, Chapter 11-55, as amended, regarding Water Pollution Control, an NPDES (National Pollutant Discharge Elimination System) permit will be required based on the following reasons:

- (1) The construction phase will include clearing, grading and excavation activities over an area of more than 5 acres, and any potential resulting stormwater discharges from these activities will have to be described and investigated with "Best Management Practices" by the Contractor or Developer.
- (2) Long-term stormwater discharge impacts from the completed development.

State health and safety related regulations will be followed except that variances will be sought when regulations will produce significant hardship without equal or greater benefit to the general public.

SECTION 9

SUMMARY OF IMPACTS AND EIS DETERMINATION

9.1 SUMMARY OF IMPACTS

No long term negative physical impacts are anticipated from the implementation of the proposed action. Short term impacts emanating from construction activities will be mitigated by complying with applicable County and State regulations.

No long term negative impacts are anticipated to the socio-economic environment as a result of the implementation of the project. Short term benefits include the creation of construction and related jobs.

9.2 NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT

Since no long term adverse impacts are anticipated from the implementation of the project it is determined that an Environmental Impact Statement, in accordance with Chapter 343, Hawaii Revised Statutes, as amended, is not required.

SECTION 10
AGENCIES CONSULTED IN PREPARING
THE ENVIRONMENTAL ASSESSMENT

FEDERAL

U.S. Army Corps of Engineers

STATE

Department of Health

Department of Land and Natural Resources

Department of Transportation

COUNTY OF MAUI

Planning Department

Department of Public Works

*COMMENT LETTERS REGARDING
THE DRAFT ENVIRONMENTAL ASSESSMENT*

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
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HONOLULU, HAWAII 96813
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April 30, 1993

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REC'D MAY 4 1993 RIATC	
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RF	
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BRIAN J. J. CHOY
Director

The Honorable Hoaliku L. Drake, Chairman
Hawaiian Homes Commission
Department of Hawaiian Home Lands
State of Hawaii
P. O. Box 1879
Honolulu, Hawaii 96805

ATTENTION: Mr. Patrick Young, Project Coordinator

Dear Mrs. Drake:

This is written in reference to your agency's Draft Environmental Assessment (dated March 1993 and prepared by R. M. Towill Corporation) for Hoolehua Residence Lots, Units 1 & 2, Hoolehua, Molokai, Hawaii.

We have reviewed the above document and respectfully recommend that your agency include a list of agencies consulted and comments received during the pre-assessment consultation period under Section 11-200-9 of the Hawaii Administrative Rules.

If you have any questions, please have your staff call Mr. Leslie Segundo, Environmental Health Specialist, at 586-4185.

Very truly yours,

Leslie Segundo
for BRIAN J. J. CHOY
Director

c: R. M. Towill Corporation