

State of Hawai‘i  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of State Parks  
Honolulu, Hawai‘i 96813

August 12, 2022

Board of Land and Natural Resources  
State of Hawai‘i  
Honolulu, Hawai‘i

Island of O‘ahu

Request Approval of Final Environmental Assessment (FEA) and Authorization for the Chairperson to Issue a Finding of No Significant Impact (FONSI), Proposed Master Plan Update at Ho‘oulu ‘Āina Nature Park, Kalihi Valley, Honolulu, O‘ahu, Hawai‘i, Tax Map Keys: (1) 1-4-025:001, 1-4-014:026 and 1-4-016:003.

**PURPOSE:**

Approve Final Environmental Assessment and authorize the Chairperson to issue a Finding of No Significant Impact for the proposed master plan update at Ho‘oulu ‘Āina Nature Park in support of the recently renewed 35-year lease extension. The proposed master plan update will enhance the ability for Kōkua Kalihi Valley (Comprehensive Family Service), a 501(c)(3) nonprofit corporation to carry out ‘āina based restorative efforts.

**LEGAL REFERENCE:**

Chapter 343, Hawaii Revised Statutes, and Chapter 11-200.1, Hawaii Administrative Rules

**LOCATION:**

Lots 1 and 26, Tax Map Key: (1) 1-4-01 and Lot 3, Tax Map Key (1) 1-4-16 at Kalihi Valley State Park Reserve at Kalihi Valley, Honolulu, O‘ahu, Hawai‘i.

**AREA:**

Approximately 99.6 acres more or less

**ZONING:**

State Land Use District:	Conservation, Urban
County of Honolulu:	P-1 Restricted Preservation District
	P-2 General Preservation District
	R-10 Residential District

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admissions Act

DHHL 30% entitlement land pursuant to the Hawaii State Constitution: Yes \_\_\_\_\_ No  X

CURRENT USE STATUS:

Encumbered by SP0042 General Lease, as amended in February 2022, to Kōkua Kalihi Valley which expires on October 31, 2057, and by Governor's Executive Order No. 3770 to be under the control and management of the Department of Land and Natural Resources, Division of State Parks.

CHARACTER OF USE:

Operate and maintain cultural, educational, agricultural, and recreational programs and conduct mission-related commercial activity.

REMARKS:

Background:

The approximate 99-acre site in the back of Kalihi Valley was acquired by the City and County of Honolulu in 1980 after the community voiced concerns over plans to develop 120 high-end house lots in the back of Kalihi Valley. Concerned about the anticipated environmental degradation, loss of the natural environment, and damage to cultural sites, the City and County of Honolulu acquired the property with the intention to preserve the land, protect cultural and environmental resources, and ensure public access to the site was maintained.

In 1991, during the legislative session, an agreement was reached to transfer the property from the City and County of Honolulu to the State Department of Land and Natural Resources for the purpose of initiating a community space with indigenous flora and fauna preserve, as well as rehabilitation of the significant archaeological sites on property, and protection of a vital Honolulu watershed. Finally, in 1997, conveyance of the property from the City and County to State Department of Land and Natural Resources was concluded, and the Division of State Parks was given jurisdiction of the property. From 1997 to 2005, the Department of Land and Natural resources was unable to secure adequate funding to develop or maintain the site, and it fell into disrepair, with dangerously dilapidated structures and surrounding areas used as an illegal garbage dump. Large machinery, roofing, plastic piping, storage containers and several mountains of detritus were abandoned on the property.

Recognizing the need for support to properly care for this space, the Department of Land and Natural Resources executed a 20-year lease (General Lease No. SP-0042) on October 31, 2005, to Kōkua Kalihi Valley for the 99-acre site. While Kōkua Kalihi Valley had little experience in land management, Kōkua Kalihi Valley saw the potential of this site as a space for community healing. While national conversations around the social determinants of health were still in their infancy, it was clear to Kōkua Kalihi Valley that land and the environment played an extremely important role in community and individual health. In addition to the Native Hawaiian residents who struggled with social, mental and physical wellness due to poverty, cultural oppression and land displacement, Kalihi saw waves of diaspora from the Pacific leaving rural homelands and agrarian lifestyles with hopes of better opportunities, only to find urban Honolulu was disconnected from the activities that keep island people healthy – farming, fishing, eating what you grow, connecting to land and to family. The land would be a component of a healthier community, and the community could be a component in the restoration and creation of that community space. What manifested was a community-based effort that included forestry management, farming, and Native Hawaiian healing practices.

The approval of the lease triggered Hawai‘i’s Environmental Review Process under Chapter 343-5(a), Hawai‘i Revised Statutes with the use of state or county lands which includes any use (title, lease, permit, easement, license, etc.) or an entitlement to those lands. Furthermore, TMK (1) 1-4-014:001 is located within the State Conservation District within the Resource Subzone, and zoned P-1 Restricted Preservation and P-2 General Preservation District by the City and County of Honolulu. The City and County of Honolulu identifies lands within the State Conservation District as P-1 Restricted Preservation, and its usages and development standards are governed by the appropriate state agencies. Lands within the State Conservation District jurisdiction are governed by the requirements and procedures of Chapter 205-5, Hawai‘i Revised Statutes, Department of Land and Natural Resources (HRS §183C-3). According to Chapter 13-5-24, Hawai‘i Administrative Rules, Kōkua Kalihi Valley’s intended use of the land was considered permissible within the Conservation District, Resource Subzone upon approval of a Conservation District Use Permit. In 2006, an Environmental Assessment was prepared to support both the lease and the Conservation District Use Permit application process.

The Nature Park and Active Learning Center Environmental Assessment<sup>1</sup> received a Finding of No Significant Impact (FONSI) in May 2006. Furthermore, the Board of Land and Natural Resources found the proposed usages in the Conservation District to fulfill the objective of the State Parks Division and the Resource Subzone and approved the Conservation District Use Permit for the Nature Park and Active Living Center in October 2006 under Conservation District Use Permit: OA-3351. Since becoming a lessee of the site, Kōkua Kalihi Valley has executed and continues to oversee these initial objectives.

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<sup>1</sup> *Final Environmental Assessment Kalihi Valley Nature Park and Active Living Center. May 2006*

However, as with any long-term planning endeavor, as this strategy has unfolded, expectations have changed, a few of the initial objectives have been identified as unuseful or counterproductive to the overall mission. Parts of the 2006 Environmental Assessment that encouraged passive recreation have been found to undermine the intention of protecting the land and resources on property. Specifically, in the original master plan, encouraging unfettered access by hikers and campers to trails, cultural areas, and camping sites endangers native fauna and flora, as well as the pā pōhaku on property. Furthermore, it should be noted that the site is still “under development,” with more need of volunteers that will help with trash removal, gardening and reforestation work, rather than “visitors” to the “park.” With the recently renewed lease, Kōkua Kalihi Valley is looking to continue to meet its mission and provide a space of healing through engaging in ‘āina based restorative efforts and is looking to update the master plan to reflect and support its mission.

At its February 4, 2022 meeting, the BLNR amended General Lease No. 0042 to extend the lease for another 35 years, allow Kōkua Kalihi Valley to carry out mission-related commercial activity to fund operations at the site, and the Division of State Parks required Kōkua Kalihi Valley to provide an updated Environmental Assessment that complies with the requirements of the Hawaii Environmental Impact Statements law, Chapter 343, Hawaii Revised Statutes (HRS), and implementing regulations, Chapter 11-200.1, Hawaii Administrative Rules (HAR) to reflect improvements to the park site<sup>2</sup>. The updated Environmental Assessment being considered here was prepared by the staff at Ho‘oulu ‘Āina and with the assistance of G70, a planning and project management firm<sup>3</sup>.

The FEA presents a master plan update for the nature park and analyzes the potential environmental, cultural, and social impacts of the proposed facilities during their construction and long-term use (Exhibit A).

#### Master Plan Update:

The proposed master plan update reflects the need for an increasing demand to provide access to an environment cultivating an indigenous lifestyle with opportunities to engage in ‘āina based restorative efforts. After conducting outreach and consulting with community members, Kōkua Kalihi Valley crafted a programmatic plan to provide opportunities for volunteers to access the unique park environment and deepen knowledge of Native Hawaiian culture through engaging in ‘āina based restorative efforts. The proposed master plan update reflects and supports the programmatic plan to guide future growth at Ho‘oulu ‘Āina.

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<sup>2</sup>State of Hawai‘i, Department of Land and Natural Resources. Request to Amend General Lease SP0042 to Kōkua Kalihi Valley (Comprehensive Family Services), a Hawai‘i nonprofit corporation, and Request a Thirty-five (35) Year Lease Extension to continue operating and maintaining cultural, educational, and recreational programs and activities for the public at Kalihi Valley State Park Reserve, Kalihi Valley, Honolulu, O‘ahu, Hawai‘i, Tax Map Keys: (1) 1-4-014:001, 1-4-014:026 and 1-4-016:003. February 4, 2022.

<sup>3</sup> Final Environmental Assessment Ho‘oulu ‘Āina Nature Park. July 2022.

Through the proposed master plan update, Kōkua Kalihi Valley will be taking a phased approach to rehabilitate foundations of former structures located on the park site and construct new structures to aid restorative efforts at Ho‘oulu ‘Āina. Eight (8) existing foundations currently serve as gathering spaces that will be rehabilitated to provide covered sheltered facilities in support of operations. Five (5) new facilities are newly planned facilities to aid program operations. Each of the facilities will be flexible in use while providing covered sheltered spaces for volunteers to deepen knowledge of Native Hawaiian culture. Table 1 provides a list and location of the planned facilities included in the master plan update as shown in Exhibit A.

No.	Facility	Location	Footprint (sf)	Footprint (acreage)
<b>1</b>	<b>Educational Workshop</b>	<b>Lower Portion of the 100-acre site</b>	<b>625</b>	<b>&lt;1</b>
5	Hālau Pavilion	Lower Portion of the 100-acre site	1,800	<1
<b>6</b>	<b>Hale Mahi‘ai</b>	<b>Lower Portion of the 100-acre site</b>	<b>1,000</b>	<b>&lt;1</b>
<b>7</b>	<b>Gardening Storage</b>	<b>Lower Portion of the 100-acre site</b>	<b>260</b>	<b>&lt;1</b>
9	Community Kitchen Space	Lower Portion of the 100-acre site	900	<1
<b>10</b>	<b>Hale Lauale</b>	<b>Lower Portion of the 100-acre site</b>	<b>7,500</b>	<b>&lt;1</b>
<b>11</b>	<b>Programmatic Growth Gathering Space</b>	<b>Lower Portion of the 100-acre site</b>	<b>400</b>	<b>&lt;1</b>
12	Baseyard/Maintenance	Lower Portion of the 100-acre site	900	<1
<b>13</b>	<b>Hale Wa‘a</b>	<b>Lower Portion of the 100-acre site</b>	<b>800</b>	<b>&lt;1</b>
<b>15</b>	<b>Programmatic Growth Gathering Space</b>	<b>Lower Portion of the 100-acre site</b>	<b>400</b>	<b>&lt;1</b>
17	Tool/Storage Sheds	Upper Portion of the 100-acre site	4,000	<1
18	Hale	Upper Portion of the 100-acre site	225	<1
19	Hālau	Upper Portion of the 100-acre site	2,400	<1
22	Mauka Workshop	Upper Portion of the 100-acre site	600	<1

**Bold** indicates new supporting facilities as part of the proposed master plan update that will be built on new foundations

The function and usage of each facility including concepts and beliefs inspiring the design of the planned facilities are discussed in detail in the Environmental Assessment (Section 2, pages 23-48).

Wherever possible, KKV institutes environmentally-friendly design, such as structures with passive solar heating and roads that have storm water catchment systems with native plantings. KKV searches for opportunities to employ green technologies, such as solar power and rain catchment. Also a part of KKV’s mission is to use sustainable materials, especially wood sourced from invasive forest species.

Staff Comments:

The State Parks staff has reviewed the Final Environmental Assessment and agree that a Finding of No Significant Impact is justified for the proposed master plan update as presented in the Final Environmental Assessment. Staff believes the Final Environmental Assessment demonstrates that the applicant and its representatives have completed the requisite agency reviews, consulted with numerous individuals who expressed interest in the project over the years, and addressed the environmental considerations required under Chapter 343, Hawai‘i Revised Statutes and implementing regulations, Chapter 11-200.1, Hawai‘i Administrative Rules (Exhibit B). Note that a Final Environmental Assessment was previously published outlining a plan for the park site and subsequently issued a FONSI in May 2006.

In considering approval of the updated Environmental Assessment, the Board should keep in mind that the design, layout, scale, and exact siting of the proposed facilities are all conceptual in nature. Preparing this updated Environmental Assessment is just one step in a series of agency reviews and agreements needed before the planned facilities can be constructed. Any one of these could result in some modification of the proposed master plan design and layout before a plan could be considered final. Ultimately, aspects of the final design will depend on Kōkua Kalihi Valley raising sufficient funds to carry out the planned improvements proposed in the Final Environmental Assessment.

With these considerations in mind, staff recommends approval of the Final Environmental Assessment and authorization for the Chairperson to issue a Finding of No Significant Impact with the understanding that the proposed master plan update will not exceed the general layout, location, and size of that proposed in Final Environmental Assessment.

RECOMMENDATION: That the Board:

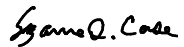
1. Approve the Final Environmental Assessment prepared for the Proposed Master Plan Update at Ho‘oulu ‘Āina Nature Park, Kalihi Valley, Honolulu, O‘ahu, Hawai‘i, Tax Map Keys: (1) 1-4-025:001, 1-4-014:026 and 1-4-016:003;
2. Authorize the Chairperson to issue a Finding of No Significant Impact (FONSI) for the proposed memorial based on staff review of the Final Environment Assessment, the comments received within the 30-day public review period, and responses provided by Kōkua Kalihi Valley to these comments; and
3. Authorize the Chairperson to publish a FONSI for the proposed master plan update in The Environmental Notice, Environmental Review Program, Office of Planning and Sustainable Development.

Respectfully submitted,



CURT A. COTTRELL  
Administrator  
Division of State Parks

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE  
Chairperson  
Board of Land and Natural Resources

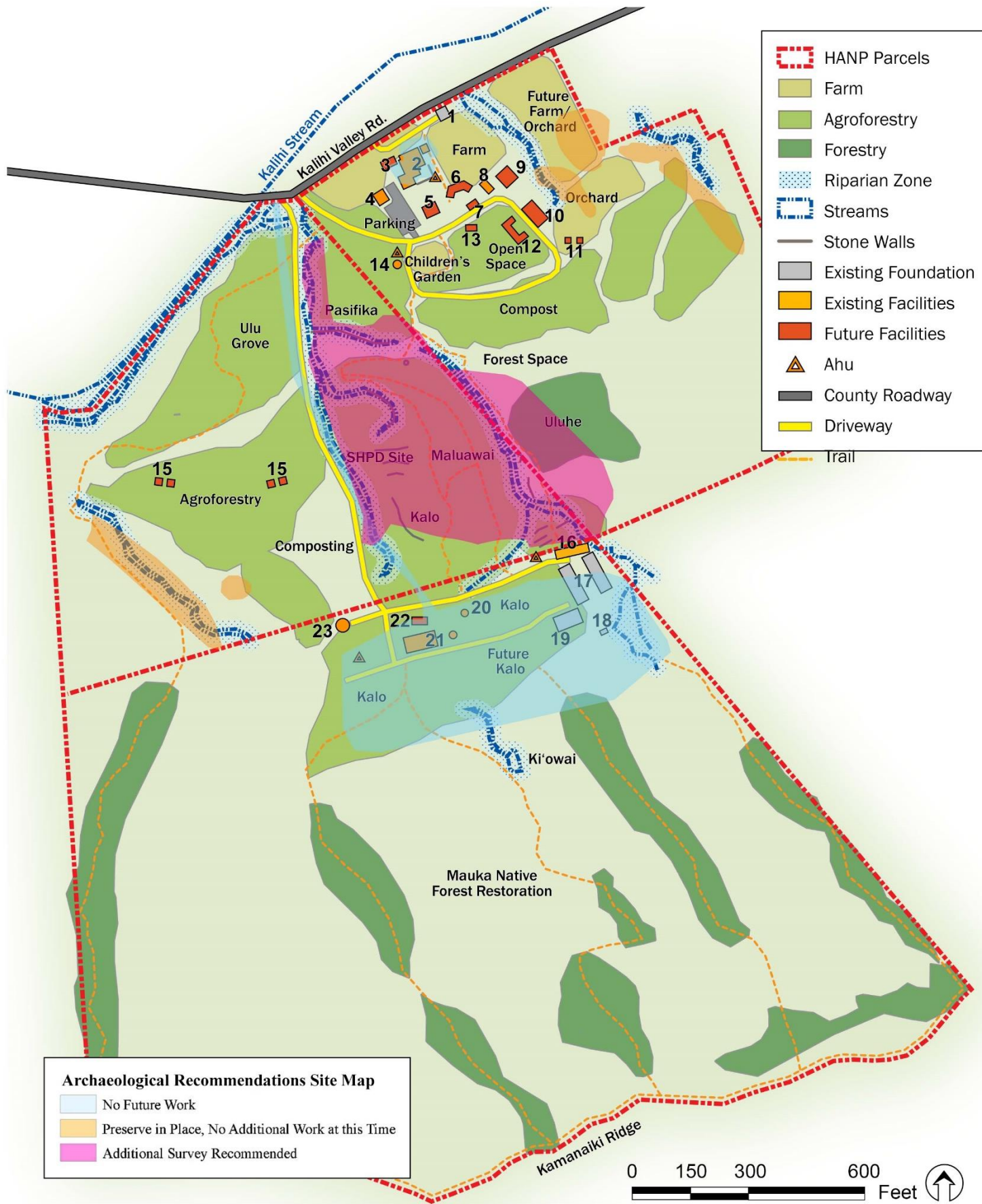
EXHIBITS:

Exhibit A - Ho‘oulu ‘Āina Site Master Plan

[https://dlnr.hawaii.gov/dsp/files/2022/07/Kalihi\\_Hooulu\\_%E2%80%98%CC%84ina\\_FEA\\_7.19.2022-2.pdf](https://dlnr.hawaii.gov/dsp/files/2022/07/Kalihi_Hooulu_%E2%80%98%CC%84ina_FEA_7.19.2022-2.pdf)

Exhibit B - Summary of Findings and Reasons Supporting Recommended Determination

EXHIBIT A  
 Ho'oulu 'Āina Site Master Plan



**Lower Facilities**

1. Educational Workshop
2. Ho'okipa Center
3. Covered Outdoor Space
4. Apothecary (Permit Required)
5. Hālau Pavillion
6. Hale Mahi'ai
7. Garden Storage
8. Hale Kahūmu

9. Community Kitchen Space
10. Hale Lauale
11. Programmatic Growth Gathering Space
12. Baseyard/Maintenance
13. Hale Wa'a
14. Hale Māmalu
15. Programmatic Growth Gathering Space

**Mauka Facilities**

16. Tutu's Hale
17. Tool/Storage Sheds
18. Hale
19. Hālau
20. Mauka Hale Imu
21. Mauka Nursery Including the Water Catchment
22. Mauka Workshop
23. Mauka Caretakers Yurt

Ho'oulu 'Āina Nature Preserve  
 20-Year Site Master Plan





## EXHIBIT B

### Summary of Findings and Reasons Supporting Recommended Determination (Extracted from the Final Environmental Assessment, Pages 82-84)

The "Significance Criteria", Section 12, of the Hawai'i Administrative Rules, Title 11, Chapter 200.1, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed project will have significant adverse impacts to the environment. The following analysis is provided:

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

The archaeological and cultural landscapes have been documented in studies conducted specifically for Ho‘oulu ‘Āina. As detailed in *Section 3.8 and 3.9* of this report, operations at Ho‘oulu ‘Āina include restoration and preservation of historic archaeological sites and cultural resources. Recommended preservation measures have been identified and Ho‘oulu ‘Āina remains committed towards restoring such sites and resources to its integrity. There is the unknown potential for the inadvertent discovery of subsurface historical or cultural resources, including the unknown possibility of iwi kūpuna (ancestral remains). If any cultural or archaeological resources are unearthed or ancestral remains are inadvertently discovered, the DLNR, SHPD, the O‘ahu Island Burial Council representative and participating interests from lineal descendants and individuals will be notified. The treatment of these resources will be conducted in strict compliance with the applicable historic preservation and burial laws.

(2) *Curtail the range of beneficial uses of the environment.*

The planned improvements will not curtail the range of beneficial uses of the environment. The existing park use conforms to existing land use designations. The planned improvements will support operations at Ho‘oulu ‘Āina and continue to provide a unique park environment within the PUC. Continuing to provide the unique park space will provide a beneficial effect, improving the health of the environment and the health of the community.

(3) *Conflict with the State’s environmental policies or long-term environmental goals established by law.*

The proposed master plan update will not conflict with the State’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.

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

The proposed master plan update will continue to provide educational opportunities to deepen knowledge of Native Hawaiian culture. Ho‘oulu ‘Āina is a cultural resource providing opportunities to engage in ‘āina based restorative efforts including restoration of native plant species, restoration of historic archaeological sites, and farming in support of agricultural economic activity. Through its unique park environment, Ho‘oulu ‘Āina provides an innovative method through the use of a nature preserve to address social determinants of health.

(5) *Have a substantial adverse effect on public health.*

Ho‘oulu ‘Āina provides an innovative method through the use of a nature preserve as a space for healing. Providing opportunities for individuals to engage in ‘āina based restorative efforts has improved the health of the community, addressing health disparities rooting from social determinants of health. Updating the master plan to support a lease renewal will continue to provide a space of healing for the community and continue to improve the health of the community.

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

There will be no adverse secondary impacts such as population change or effects on public facilities as a result of an update to the master plan. The proposed improvements are not anticipated to increase the number of volunteers accessing the site. Additionally, shuttle services from KKV will continue to provide additional transportation services to Ho‘oulu ‘Āina. As discussed in *Section 3.15*, the proposed master plan is not anticipated to adversely affect public or recreational facilities within the nearby vicinity.

(7) *Involve a substantial degradation of environmental quality.*

The proposed master plan update will not involve a substantial degradation of environmental quality and will in fact lead to improvements in environmental quality. Native reforestation efforts through the Koa ‘Āina program will restore the health and fertility of soils, improve water quality, prevent erosion from occurring, and overall, improve the ecological and environmental integrity of Kalihi Valley. Long-term impacts to air and water quality, noise, and natural resources are not anticipated. The use of standard construction and erosion control best management practices will minimize the anticipated construction-related short-term impacts.

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

The planned improvements will not have substantial cumulative negative effects upon the environment and will in fact have a positive impact through restorative activities. Restorative activities include restoration of native plant species, historic archaeological sites, and farming and agricultural practices, all of which will support the health of the forest and improve the environmental and ecological integrity of Kalihi Valley over time.

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

As discussed in *Section 3.7*, a portion within the mauka area of the park is designated as a critical habitat for the ‘Elepaio. The proposed master plan update will not have a substantial adverse effect on rare, threatened, or endangered species, or its habitat and will in fact have a positive impact as continued restoration and reforestation of native plant species is anticipated to improve the forest area for the ‘Elepaio to return to Kalihi Valley. No negative impacts are anticipated.

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

General temporary impacts associated with construction are identified in *Section 3.0* of this EA. Although construction is not anticipated to be of large scale and operation, mitigation measures outlined in this EA will be applied during the short-term construction period. The planned improvements are 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, freshwater, or coastal waters.*

Ho‘oulu ‘Āina is located in Kalihi Valley adjacent to the Kalihi Stream corridor and lies in Flood Zone X (Areas determined to be outside the 500-year flood plain) and Flood Zone D (Possible but undetermined flood hazard). While Flood Zone D indicates that there is potential for moderate to high-risk flooding, but such flooding event has not been determined, mitigation measures including evacuation and safety guidance procedures are outlined and will be executed in the case of a flooding event. Furthermore, restoration of farming and agricultural activity and reforestation of native plant species will help mitigate potential for flooding. The inland location of the project is outside of the tsunami zone, sea level rise exposure area, and coastal areas. No impacts are anticipated.

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

Ho‘oulu ‘Āina is located along Kalihi Stream sitting at approximately 500 feet above msl and slopes up approximately 1,400 feet above msl along the top of Kamañaki Ridge. The planned facilities will be compatible with the natural landscape and the area’s existing visual qualities and will not affect any scenic vistas and viewplanes identified in the City or State plans. No significant adverse impacts are anticipated.

*(13) Require substantial energy consumption or emit substantial greenhouse gases.*

Construction of the supporting facilities is not anticipated to be of large scale and operation and will not require substantial energy consumption or emit substantial greenhouse gases relative to other similar sized projects.