Reviewed and Approved by Executive Director:

March 1, 2023

FOR INFORMATION AND DISCUSSION

L **SUBJECT**

Update by HCDA Staff Regarding the Final Environmental Assessment and Findings of No Significant Impact, accepted on February 14, 2023, for the Honokea Surf Village Project Located in the Kalaeloa Community Development District, at Tax Map Key: (1) 9-1-013-068 [no postal address].

II. **FACTS**

The proposed development is an outdoor recreation facility, primarily focused on surfing, with a 5.5-acre engineered surf lagoon at its center. The proposed development is on a parcel owned by the Hawaii Community Development Authority ("HCDA" or "Authority"). Since the January 4, 2023 presentation to the HCDA Board, the applicant has updated the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) with additional information, including:

- anticipated electrical demand; •
- impacts to the adjacent airport;
- effects of the proposed injection wells on nearshore salinity;
- use of natural resources and the potential use of R-1 recycled water or brackish • water at the facility; and
- additional research regarding potential historic trails around the project site area • to support the cultural and archaeological reports.

Based on these findings, and in accordance with Chapter 343, HRS and § 11-200.1, HAR, the HCDA has determined that the proposed action will not have significant effects on the environment and that a further Environmental Impact Statement will not be required. Notice of the accepted FEA-FONSI was published in the February 23, 2023 issue of The Environmental Notice. This began a 30-day period during which any judicial challenges to this Project can be initiated.

Note that acceptance of the FEA-FONSI should not be construed as approval of the Project. Site control will still need to be obtained through a 65-year ground-lease with the HCDA. Discussions regarding the lease terms are ongoing at this time. In addition, the Project must also obtain a Development Permit and Conditional Use Permit from the HCDA, which includes a public hearing and deliberation by the Board.

Attachment: Exhibit A – Map showing the proposed project location

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