

EXECUTIVE CHAMBERS
HONOLULU

DAVID Y. IGE
GOVERNOR

September 6, 2019

Mr. Scott Glenn
Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Dear Mr. Glenn:

Re: Chapter 343, Hawaii Revised Statutes, Record of Determination for the Proposed Keawe Street Apartments Affordable Housing Project in the Villages of Leialii Located at Lahaina, Island of Maui, TMK: (2) 4-5-021-003 (por.)

With this letter, the Office of the Governor, in coordination with the Hawai'i Housing Finance and Development Corporation ("HHFDC"), has determined that a Supplemental Environmental Impact Statement ("EIS") is not required for the proposed Keawe Street Apartments, an affordable rental housing project comprised of 200 two-, three-, and four-bedroom apartments for households earning 60 percent of the area median income and below. The project will occupy an approximately 28.5-acre portion of a parcel in the Villages of Leialii Master Planned Community. See **Figure 1** site plan.

The Final EIS for the Villages of Leialii was published in The Environmental Notice ("TEN") on October 23, 2012. The Governor's acceptance of the Final EIS was published in TEN on December 23, 2012. The Final EIS covers the phased development of a mixed-use community with affordable and market priced housing units, as well as open space, commercial and light industrial uses, and public facilities on approximately 1,033 acres of land owned by HHFDC and the State of Hawai'i. Three (3) conceptual land use plans were assessed and various infrastructure development concepts were analyzed, including the development of an onsite wastewater treatment plant or connecting to the County's Lahaina Wastewater Reclamation Facility.

The proposed Keawe Street Apartments will be the first phase of the Villages of Leialii. It is noted that HHFDC does not have a timetable for the development of future phases of the master planned community at this time. The Keawe Street Apartments project represents a slight modification to the conceptual plans assessed in the Final EIS due to the limited scope of this first phase of development. These modifications, however, are considered non-substantive. The project represents a fraction of the total 2,900 to

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4,600 residential units that were assessed in the Final EIS and access to the development off of Keawe Street will be in a location similar to what was originally proposed.

The Keawe Street Apartments will be accessed via a new public road off of Keawe Street. Related improvements include common area amenities, parking, landscaping, onsite and offsite drainage, and water and wastewater infrastructure improvements. It is anticipated that the project will connect to the County of Maui, Department of Water Supply ("DWS") system off of an existing 12-inch waterline within Keawe Street. Offsite wastewater improvements will also be required to allow the project to connect to the County of Maui's Lahaina Wastewater Reclamation Facility. There are two (2) options for connection to the County system that are currently under consideration, as illustrated in **Figure 2**. Both options would involve construction of new sewer lines within existing County roads. Offsite improvements are anticipated to require approximately five (5) acres for the new public road, offsite detention basin, and wastewater infrastructure improvements.

Connection to the County of Maui DWS potable water system and Lahaina Wastewater Reclamation Facility were alternatives considered in the Final EIS. While the location of the infrastructure connections has been modified to be consistent with this first phase of development, the infrastructure improvements associated with the Keawe Street Apartments are consistent with the overall intent of the infrastructure alternatives analyzed in the Final EIS.

Section 11-200.1-11, Hawai'i Administrative Rules provides the following as it relates to use of an accepted EIS to satisfy Chapter 343, Hawaii Revised Statutes ("HRS").

When an agency is considering whether a prior exemption, FONSI, or an accepted EIS satisfies Chapter 343, HRS, for a proposed action, the agency may determine that additional environmental review is not required because:

- (1) The proposed action was a component of, or is substantially similar to, an action that received an exemption, FONSI, or an accepted EIS (for example, a project that was analyzed in a program EIS);*
- (2) The proposed action is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in a prior exemption, final EA, or accepted EIS; and*
- (3) In the case of a final EA or an accepted EIS, the proposed action was analyzed within the range of alternatives.*

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Based on the foregoing and in consultation with various State and County agencies and community stakeholders, HHFDC has determined:

1. The Final EIS contemplated the phased development of the Villages of Leiali'i and the use of State/County land and State/County funds;
2. The scope of the development of the Villages of Leiali'i has not changed;
3. The planned development has not changed; and
4. The environmental setting and probable environmental impacts as described in the Final EIS have not substantially intensified or changed.

Please publish the Record of Determination in the next edition of The Environmental Notice. The Publication Form is enclosed.

Should you have any questions, please contact Sara Lin, Office of the Governor, at 586-0805 or Janice Takahashi, HHFDC Chief Planner, at 587-0639.

With warmest regards,



David Y. Ige
Governor, State of Hawai'i

Enclosures: Figure 1 – Proposed site plan
Figure 2 – Proposed off-site sewer improvements
Publication Form

c: HHFDC

AGENCY PUBLICATION FORM

Project Name:	Keawe Street Apartments
Project Short Name:	Keawe Street Apartments
HRS §343-5 Trigger(s):	Proposed use of State and County land and State funds
Island(s):	Maui
Judicial District(s):	Lahaina
TMK(s):	(2) 4-5-021:003 (por)
Permit(s)/Approval(s):	Subdivision approval, National Pollutant Discharge Elimination System permit, Building/Grading and Grubbing permits; Exemptions pursuant to HRS Sec. 201H-38
Proposing Agency:	Hawaii Housing Finance and Development Corporation
<i>Contact Name, Email, Telephone, Address</i>	Stan S. Fujimoto Project Manager Development Branch 677 Queen Street, Suite 300 Honolulu, HI 96813 Direct: 808.587.0541 Fax: 808.587.0600 Email: stanley.s.fujimoto@hawaii.gov
Accepting Authority:	Governor, State of Hawaii
<i>Contact Name, Email, Telephone, Address</i>	Sara Lin sara.n.lin@hawaii.gov 808-586-0805 415 S. Beretania St., Honolulu, Hawaii 96813
Consultant:	Munekiyo Hiraga
<i>Contact Name, Email, Telephone, Address</i>	Tessa Munekiyo Ng, planning@munekiyohiraga.com 305 High Street, Suite 104, Wailuku, Hawaii 96793 T: 808.983.1233

Status (select one) DEA-AFNSI**Submittal Requirements**

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12 EISPN
("Direct to EIS")

Submit 1) the proposing agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

 FEIS

Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

 FEIS Acceptance
Determination

The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.

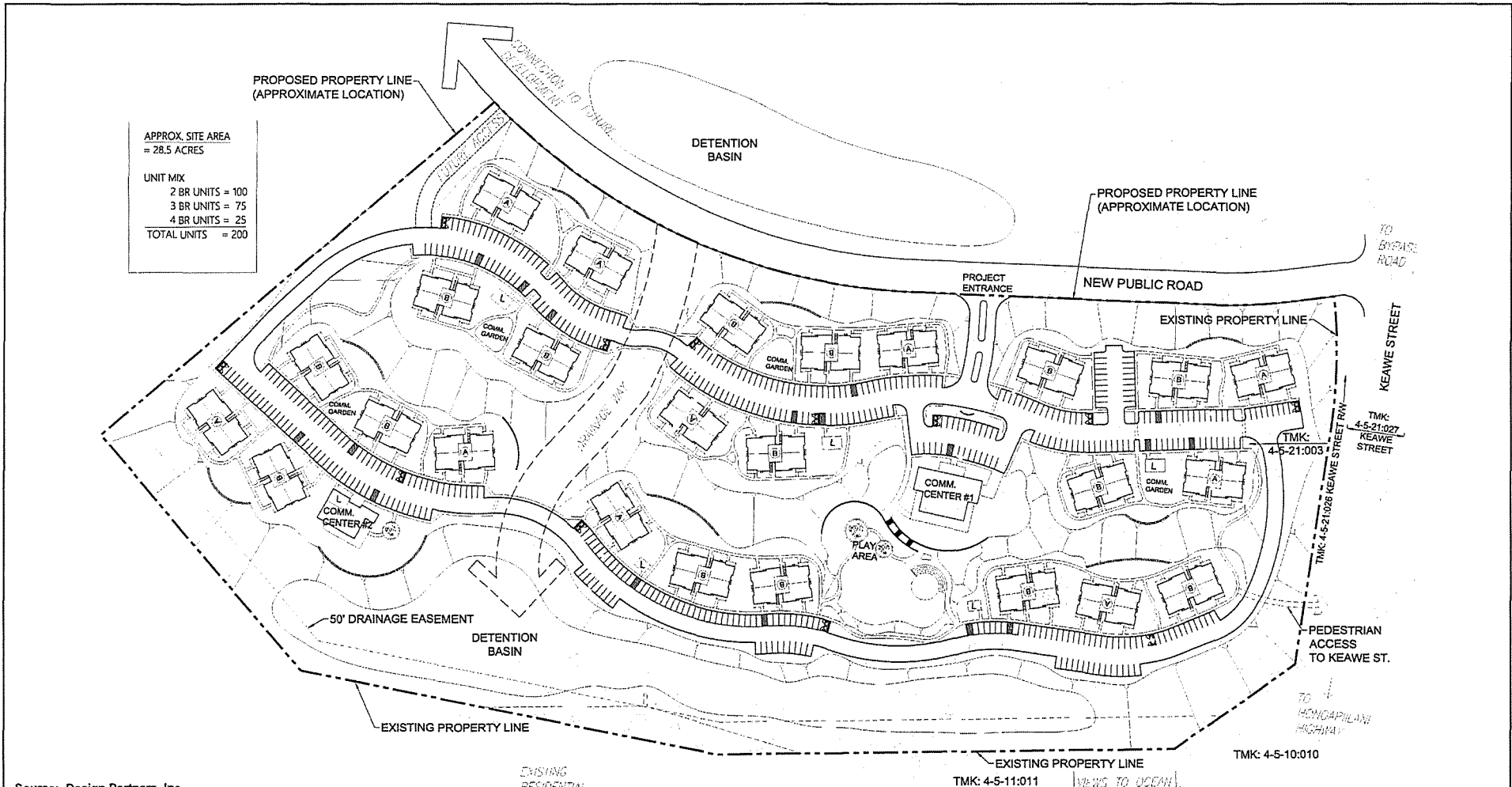
 FEIS Statutory
Acceptance

Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.

- Supplemental EIS Determination The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
- Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.
- Other Contact the OEQC if your action is not one of the above items.

Project Summary

The proposed Keawe Street Apartments is the first phase of the Villages of Leiali'i mixed-use, master planned community located on approximately 1,033 acres of land owned by HHFDC and the State of Hawaii in Lahaina, Maui. The proposed rental housing project will be developed by Ikaika Ohana on approximately 28.5 acres of land leased from HHFDC. Approximately 200 two-, three-, and four-bedroom apartment units will be built for rent to households earning 60 percent and below the area median income. The Keawe Street Apartments will be accessed via a new public road off of Keawe Street. Related improvements include common area amenities, parking, landscaping, onsite and offsite drainage, and water and wastewater infrastructure improvements. The 2019 Hawaii State Legislature appropriated \$37 million out of the State's Rental Housing Revolving Fund to expedite and complete the construction of this project. The proposed Keawe Street Apartments project and related improvements have been assessed in the Final EIS for the Village of Leiali'i, which was accepted by the Governor in December 2012.



Source: Design Partners, Inc.

Figure 1

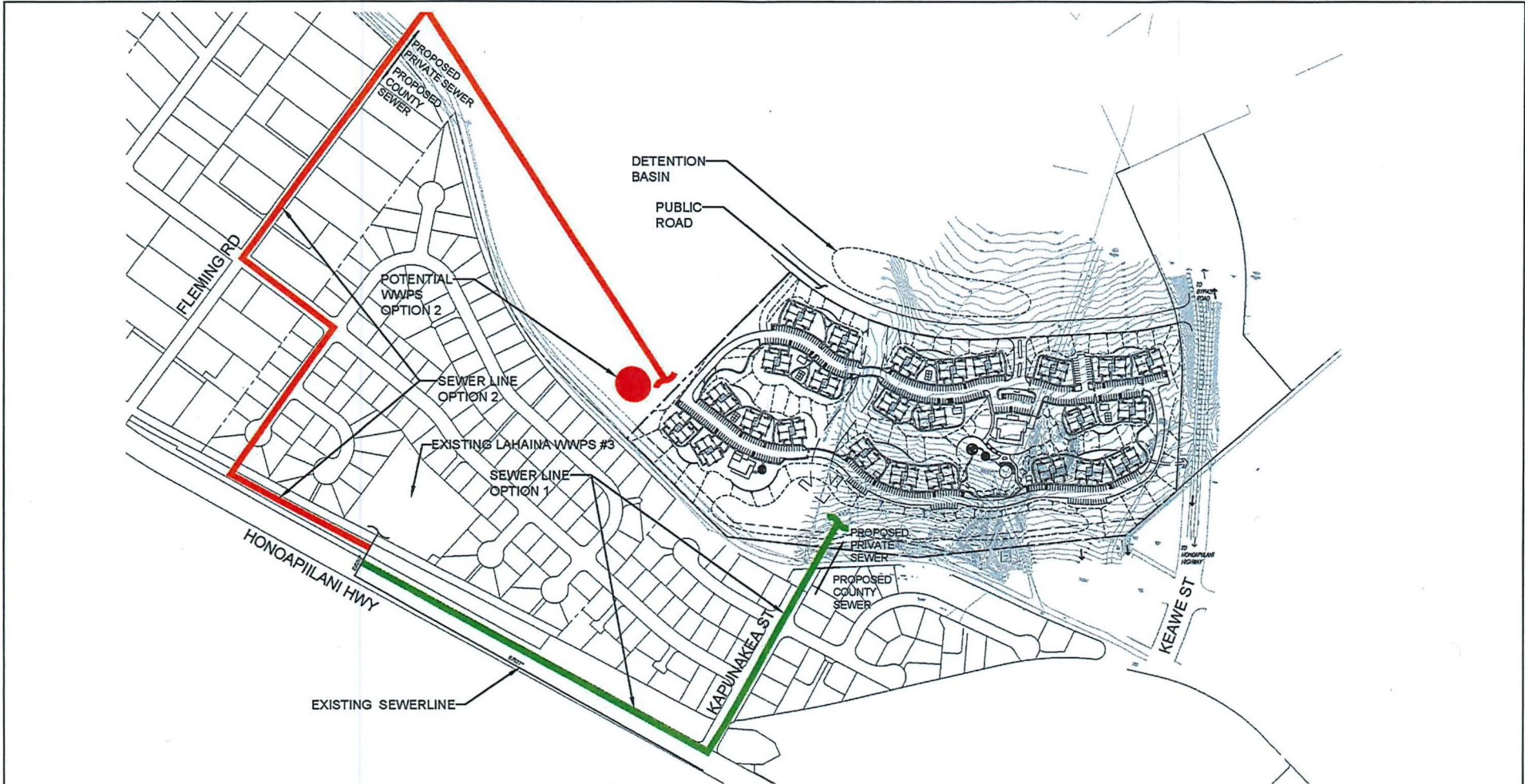
Proposed Keawe Street Apartments Site Plan

NOT TO SCALE



Prepared for: Hawai'i Housing Finance and Development Corporation





Source: Belt Collins Hawaii

Figure 2

Proposed Keawe Street Apartments
Offsite Sewer Improvements

NOT TO SCALE



Prepared for: Hawai'i Housing Finance and Development Corporation

