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EXECUTIVE CHAMBERS
HONOLULU

DAVID Y. IGE
GOVERNOR

February 22, 2021

VIA ELECTRONIC MAIL

Keith Kawaoka, Acting Director
State of Hawai'i
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Re: Chapter 343, Hawai'i Revised Statutes, Record of Determination for the Proposed Department of Hawaiian Home Lands Water System Improvements, Wahikuli, TMK: (2) 4-5-021: Lot 020

Dear Mr. Kawaoka:

With this letter, the Office of the Governor, in coordination with the Department of Hawaiian Home Lands (DHHL), has determined that a Supplemental Environmental Impact Statement (EIS) is not required for proposed water system improvements in Wahikuli, Maui, Hawai'i that are proposed to be developed as part of the overall DHHL Honokōwai Water System Improvements project. See **Figures 1 & 2** (site plan).

DHHL is proposing the Honokōwai Water System Improvements project in order to utilize an existing drilled and cased test well located in Honokōwai, Maui as a potable water source. The existing well, Honokōwai Well (State Well No. 5639-04), was developed as an exploratory well by DHHL on State-owned lands of approximately 2.5 acres and identified as Tax Map Key (TMK) No. (2) 4-4-004:002(por.). DHHL proposes source, storage, and transmission improvements to support the well and its operation as a potable water source.

The improvements will utilize lands in the Honokōwai and Wahikuli areas. DHHL's primary objective in developing the well is to enable the County of Maui, Department of Water Supply (DWS) to provide water service to DHHL's proposed 253 single-family residential units of the future planned Villages of Leiali'i, Village 1, Phase 1B subdivision development. In addition, the water source will serve a portion of the future Villages of Leiali'i master-planned project to be developed by the Hawai'i Housing Finance and

21 - 128

Development Corporation (HHFDC). As capacity permits, water from the Honokōwai Well will also be used to service DHHL's Honokōwai lands for future planned agricultural, residential, and commercial purposes. An Environmental Assessment (EA) is currently being prepared for this proposed action.

HHFDC previously completed an Environmental Impact Statement (EIS) process for its proposed Villages of Leiali'i project, which is envisioned to be a mixed-use community with affordable and market-priced housing with open, commercial, and light industrial spaces and public facilities. The Final EIS (FEIS) was accepted by the Governor and published in the Office of Environmental Quality Control's (OEQC) The Environmental Notice (TEN) bulletin on October 23, 2012. The FEIS covers the development of the HHFDC's proposed Villages of Leiali'i master planned community, as well as all required infrastructure improvements.

Regarding water, the FEIS discussed a proposed water system which would include the development of new wells, water lines, and reservoir tanks to support the proposed development. It is noted that a portion of the lands under HHFDC control and included in its Villages of Leiali'i master plan area, were eventually transferred to DHHL. These lands are now planned for the development of 253 single-family residential units by DHHL, as discussed above.

In order to utilize Honokōwai Well as a potable water source for the Villages of Leiali'i, and potentially DHHL's Honokōwai lands, DHHL proposes improvements on lands located in the Honokōwai and Wahikuli areas. As it is currently planned, water from the Honokōwai Well will be conveyed north, via a new 12-inch transmission main, and connect with DWS's existing water system near the Māhinahina Water Treatment Facility in Honokōwai.

In the Wahikuli area, improvements to the existing water distribution system are proposed to service the DHHL and HHFDC's Villages of Leiali'i projects. Areas of Leiali'i 1B that are located below elevation 130 feet mean sea level (msl) can be serviced by the DWS's existing Wahikuli Reservoir. However, a new higher elevation reservoir will need to be constructed on HHFDC property to service the areas of Leiali'i 1B that are located above elevation 130 feet msl.

The primary purpose of the new reservoir is 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. This proposed reservoir will have a storage capacity of

500,000 gallons, which will provide adequate storage for the areas of Leiali'i 1B that are located above elevation 130 feet msl. The reservoir will also provide extra storage for possible future developments above this elevation.

The proposed reservoir will be located on HHFDC land north of DWS's existing Wahikuli Reservoir, at an approximate elevation of 370 feet. A new booster pump station (BPS) will be constructed within an expansion of the Wahikuli Reservoir site to pump water from the Wahikuli Reservoir to the new reservoir on HHFDC property.

Approximately 4,600 feet of a new 12-inch transmission waterline will be installed to convey water from the BPS to the new reservoir. A new 12-inch transmission waterline, approximately 3,700 feet in length, will convey the water by gravity from the proposed reservoir on HHFDC property to Leiali'i 1B. Gravel roads will be constructed over the transmission waterlines.

The proposed 500,000-gallon reservoir and transmission waterlines for Wahikuli are functionally similar to those water system improvements discussed in the 2012 FEIS for the Villages of Leiali'i development by HHFDC. Although there may be some variation in terms of locations of the specific system components, the proposed new reservoir and waterlines are substantially similar to those discussed in the accepted FEIS. 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;*
- (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."*

Keith Kawaoka
February 22, 2021
Page Four of Four

Based on the foregoing, DHHL has determined:

- a. The scope of the Honokōwai Water System Improvements project in the Wahikuli area is substantially similar to the actions described in the 2012 HHFDC Villages of Leiali'i FEIS;
- b. The components of the Honokōwai Water System Improvements project in the Wahikuli area as discussed above are anticipated to have cumulative effects similar to those analyzed in the 2012 HHFDC Villages of Leiali'i FEIS; and
- c. The environmental setting and probable environmental impacts as described in the 2012 HHFDC Villages of Leiali'i FEIS have not substantially changed or intensified.

As such, the DHHL is requesting that this Record of Determination be published 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 Stewart Matsunaga, Acting Administrator, DHHL Land Development Division, at 620-9283.

With warmest regards,



David Y. Ige
Governor, State of Hawai'i

Enclosures

- c: William Aila, Jr., Chairman, Department of Hawaiian Home Lands
Denise Iseri-Matsubara, Executive Director, HHFDC

AGENCY PUBLICATION FORM

Project Name:	Honokowai Water System Improvements
Project Short Name:	Honokowai Water System Improvements
HRS §343-5 Trigger(s):	Proposed use of State land and State funds
Island(s):	Maui
Judicial District(s):	Lahaina
TMK(s):	(2) 4-5-021: Lot 020
Permit(s)/ Approval(s):	Building/Grading and Grubbing permits
Proposing Agency:	Department of Hawaiian Home Lands
Contact Name, Email, Telephone, Address	Stewart Matsunaga, Acting Administrator Land Development Division Land Development Division Department of Hawaiian Home Lands 91-5420 Kapolei Parkway Kapolei, HI 96707 Direct: 808.620-9283 Fax: 808.620-9299 Email: Stewart.t.matsunaga@hawaii.gov
Accepting Authority:	Governor, State of Hawaii
Contact Name, Email, Telephone, Address	Sara Lin sara.n.lin@hawaii.gov 808-586-0805 415 S. Beretania St., Honolulu, Hawaii 96813
Consultant:	Munekiyo Hiraga
Contact Name, Email, Telephone, Address	Bryan Esmeralda, AICP, Senior Associate planning@munekiyohiraga.com (808) 983-1233 305 High Street, Suite 104 Wailuku, HI 96793

Status (select one)

- DEA-AFNSI
- FEA-FONSI
- FEA-EISPN
- Act 172-12 EISPN ("Direct to EIS")
- DEIS
- FEIS
- FEIS Acceptance Determination
- FEIS Statutory Acceptance

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.

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.

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.

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.

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.

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.

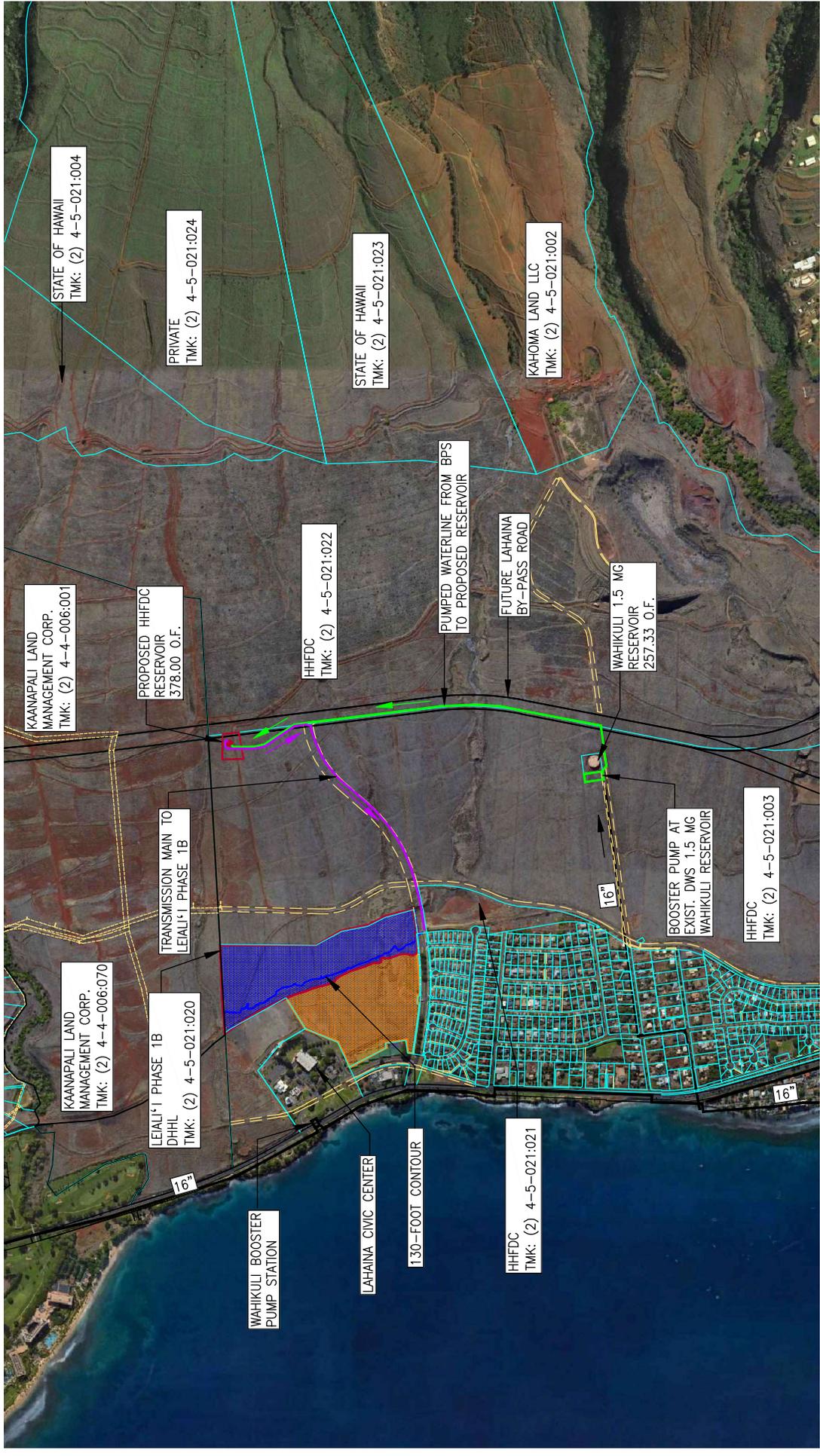
The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.

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 State of Hawai'i, Department of Hawaiian Home Lands (DHHL) proposes water system improvements on lands located in Wahikuli, Maui, Hawai'i. The goal of the project is to utilize an existing drilled and cased test well located in Honokōwai, Maui as a potable water source to service DHHL's proposed 253 single-family residential units of the future planned Villages of Leialii, Village 1, Phase 1B subdivision, a portion of the future Villages of Leialii master-planned project to be developed by the Hawai'i Housing Finance and Development Corporation (HHFDC), and, as capacity permits, DHHL's Honokōwai lands for future planned agricultural, residential, and commercial purposes. The DHHL proposed to construct water system improvements in both Honokōwai and Wahikuli. Part of the Wahikuli area improvements involves a new reservoir and related distribution lines. These components were contemplated as part of HHFDC's 2012 Final Environmental Impact Statement (FEIS) for its proposed Villages of Leialii development. As these project components are similar in nature and are not anticipated to result in additional impacts beyond those discussed in the FEIS, the DHHL has determined that a Supplemental FEIS is not required.



LEGEND

- LEALI'I PHASE 1B - AREA BELOW ELEVATION 130
- LEALI'I PHASE 1B - AREA ABOVE ELEVATION 130

REFERENCE: GOOGLE EARTH

0 1
1 INCHES AT FULL SIZE
(if NOT 1-inches : Scale Accordingly)

SCALE: 1" = 1000'

NORTH

AA
AUSTIN, TSUTSUMI & ASSOCIATES, INC.
HONOLULU • WAILUKU • HILO, HAWAII

HHFDC PROPOSED RESERVOIR
AND TRANSMISSION MAINS

DEPARTMENT OF HAWAIIAN HOMELANDS
HONOKOWAI WATER SYSTEM
IMPROVEMENTS
LAHA'INA, MAUI, HAWAII

FIGURE
1



ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
 HONOLULU • WAILUKU • HILO, HAWAII

DEPARTMENT OF HAWAIIAN HOMELANDS
 HONOKOWAI WATER SYSTEM
 IMPROVEMENTS
 LAHAINA, MAUI, HAWAII

WAHIKULI AREA GENERAL
 SITE PLAN

WAHIKULI AREA GENERAL SITE PLAN
 SCALE: 1" = 300'



FIGURE
2