



EXECUTIVE CHAMBERS
KE KE'ENA O KE KIA'ĀINA

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

November 30, 2023

VIA ELECTRONIC MAIL

Ms. Mary Alice Evans
Director, Office of Planning and Sustainable Development
Department of Business, Economic Development, and Tourism
P.O. Box 2359
Honolulu, Hawai'i 96804-2359

SUBJECT: Chapter 343, Hawai'i Revised Statutes, Record of Determination for the Proposed 60-unit Kaupe'a Phase 2, Kapolei, O'ahu, TMK: (1) 9-1-140:159

Aloha Ms. Evans:

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 the proposed Kaupe'a Phase 2, comprising approximately sixty (60) single-family residential units in the Villages of Kapolei, O'ahu. Construction will include roadways, utilities, fine grading of lots, houses, and an area for cluster mailboxes.

The Final EIS for the Kapolei Village, which is currently known as the Villages of Kapolei, was accepted by the Governor on May 4, 1988, and published in The Environmental Notice (TEN) on February 8, 1988. The Final EIS covers the phased development of a residential community containing 5,000 residential housing units on a project area of approximately 830 acres. The FEIS was prepared by the former state Housing Finance and Development Corporation, which is currently known as the Hawai'i Housing Finance and Development Corporation (HHFDC).

In 2022, the subject parcel was acquired by DHHL from HHFDC to develop homes for its beneficiaries. The proposed project will produce approximately sixty (60)

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single-family residential homes on a 99-year homestead lease for native Hawaiians. The project represents a fraction of the total 5,000 housing units that were assessed in the Final EIS and access to the development will be in a location similar to what was originally proposed.

The infrastructure improvements associated with the Kaupe'a Phase 2 project are consistent with the overall intent of the infrastructure alternatives analyzed in the Final EIS. New on-site improvements will include roadways, storm drainage systems, and utilities. The project will enhance the existing off-site improvements with the installation of traffic signals at the intersection of Kapolei Parkway and Puainako Street.

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, Hawai'i 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 like 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.*

Based on the foregoing, DHHL has determined:

- a. The scope of the approximately 60-unit Kaupe'a Phase 2 project is substantially similar to the actions described in the 1988 Kapolei Village FEIS;
- b. The approximately 60-unit Kaupe'a Phase 2 project is anticipated to have cumulative effects similar to those analyzed in the 1988 Kapolei Village FEIS; and
- c. The environmental setting and probable environmental impacts as described in the FEIS have not substantially changed or intensified.

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Please publish the Record of Determination in the next edition of The Environmental Notice.

Should you have any questions, please contact Mr. Scott Glenn, Office of the Governor, at (808) 586-0034, or Mr. Andrew H. Choy, DHHL Planning Program Manager, at (808) 620-9481.

Mahalo,

A handwritten signature in black ink that reads "Josh Green M.D." in a cursive style.

Josh Green, M.D.
Governor, State of Hawai'i

Enclosures: Site Location Map

c: DHHL
HHFDC



Malu'ohai

Kaiu Avenue

Kapolei Parkway

Kapolei Middle School

Fort Barrette Road

Kapolei High School

Kaupe'a, Phase 2

TMK (1) 9-1-140: 159

9.104 acres

Puainako Street

Kaupe'a, Phase 1

Kamaaha Avenue

Renton Road

Franklin D. Roosevelt Avenue

**EXHIBIT I
LOCATION MAP**

From: webmaster@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Monday, December 4, 2023 10:00:58 AM

Action Name

DHHL Kaupea Phase 2 60-Unit Homestead Development

Type of Document/Determination

Supplemental environmental impact statement (EIS) determination

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds

Judicial district

‘Ewa, O‘ahu

Tax Map Key(s) (TMK(s))

(1)9-1-140:159

Action type

Agency

Other required permits and approvals

County permits/approval: subdivision approval, building permit, grading permit

Proposing/determining agency

DHHL

Agency contact name

Andrew Choy

Agency contact email (for info about the action)

andrew.h.choy@hawaii.gov

Email address or URL for receiving comments

andrew.h.choy@hawaii.gov

Agency contact phone

(808) 620-9481

Agency address

91-5420 Kapolei Parkway
Kapolei, Hawaii 96805
United States
[Map It](#)

Accepting authority

Office of the Governor

Accepting authority contact name

Scott Glenn

Accepting authority contact email or URL

scott.j.glenn@hawaii.gov

Accepting authority contact phone

(808) 536-0034

Accepting authority address

415 S Beretania St Ste 5, Honolulu, HI 96813
Suite 5
Honolulu, HI 96813
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[Map It](#)

Was this submittal prepared by a consultant?

No

Action summary

In 2022, the subject parcel was acquired by DHHL from HHFDC to develop homes for its beneficiaries. The proposed project will produce approximately sixty (60) single-family residential homes on a 99-year homestead lease for native Hawaiians. The project represents a fraction of the total 5,000 housing units that were assessed in the Final EIS and access to the development will be in a location similar to what was originally proposed.

The infrastructure improvements associated with the Kaupe'a Phase 2 project are consistent with the overall intent of the infrastructure alternatives analyzed in the Final EIS. New on-site improvements will include roadways, storm drainage systems, and utilities. The project will enhance the existing off-site improvements with the installation of traffic signals at the intersection of Kapolei Parkway and Puainako Street.

Attached documents (signed agency letter & EA/EIS)

- [signed_HHL_Record-of-Determination-Kaupea-Phase2-DBEDT.pdf](#)

Shapefile

- The location map for this determination is the same as the location map for the associated Final EIS.

Action location map

- [Kaupea_PH2.zip](#)

Authorized individual

Andrew Choy

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.