



EXECUTIVE CHAMBERS
HONOLULU

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AUG - 8 2019

DAVID Y. IGE
GOVERNOR

July 29, 2019

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

19 JUL 29 P2:56

RECEIVED

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, Hawai'i Revised Statutes, Record of Determination for the Proposed Villages of Kapolei Hawai'i State Veterans Home Located at Ewa, Island of Oahu, TMK: (1) 9-1-016-035

With this letter, the Office of the Governor, in coordination with the Hawai'i Housing Finance and Development Corporation, has determined that a supplemental environmental impact statement (EIS) is not required for the proposed Hawai'i State Veterans Home, a public facility comprised of 120 beds for eligible veterans with disabilities located in the Villages of Kapolei Master Planned Community.

The Final EIS for the Villages of Kapolei was accepted by the Governor on May 4, 1988. The Final EIS covers the phased development of residential, commercial, public facility, and park uses on approximately 830 acres. As shown on the enclosed draft conceptual master plan, the proposed Hawai'i State Veterans Home will be built on approximately 7 acres of an undeveloped 26.6-acre parcel within the master planned community. The subject parcel is designated for a mixed-use residential urban village and is zoned BMX-3, Business Mixed Use – Community, which permits residential, commercial and public facilities.

A Cultural Impact Assessment (CIA) was prepared in April 2019 to supplement the 1988 final EIS for the Villages of Kapolei. The final EIS did not contain a CIA since such a statement was not required under existing laws in 1988. The CIA concluded that the area of potential effect has no identified environmentally unique characteristics, no known archaeological surface features, no anticipated effect on significant historic sites, is not located in an environmentally sensitive area such as the tsunami zone, and has no sensitive flora, fauna, or associated habitat. The site is previously disturbed soil as it was previously utilized as agricultural lands. The CIA recommended that the proposed Hawai'i Veterans Home incorporate and include traditional place names whenever possible, be it the naming of certain halls, or generally included in planning and

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development. Another recommendation is to promote interaction between future residents of the proposed veterans' home with the community and with the land. The recommendations will be implemented to the extent feasible.

A Traffic Impact Assessment Report (TAR) was prepared in April 2019 to analyze the transportation impacts resulting from the development of the proposed Hawai'i State Veterans Home. The TAR concluded that the proposed project is not expected to significantly impact traffic operations in the study area. Traffic mitigation measures are not recommended at this time.

With this Record of Determination, we are writing to inform the Office of Environmental Quality Control that the HHFDC, has determined that:

1. The FEIS contemplated the phased development of the Villages of Kapolei and the use of State land and State/County funds;
2. The scope of the development of the Villages of Kapolei has not changed;
3. The planned development has not changed and includes the development of public facilities; and
4. The environmental setting and probable environmental impacts as described in the FEIS 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

c: HHFDC

Enclosures: Draft conceptual master plan
Publication Form

DRAFT
MASTER SITE DEVELOPMENT PLAN
 NW CORNER OF VILLAGES OF KAPOLEI

LUO SUMMARY: BMX-3

TMK: 9-1-016-035
 Total of 26.617 acres (1159436.52 sq. ft.)

FRONT YARD: 5 feet
 SIDE/REAR YARD: 0 feet
 FAR: 2.5
 MAX FAR w/
 OPEN SPACE BONUS: 3.5
 MAX HEIGHT: 60 feet

HEIGHT SETBACK: For every 10 feet of additional height over 40 feet, an additional one foot setback is required.

OPEN SPACE BONUS:

- For each sq.ft. of public open space, five sq.ft. of floor area can be added.
- For each sq.ft. of arcade, three sq.ft. of floor area can be added

KAPOLEI HEALTH CARE CENTER
 KAISER PERMANENTE KAPOLEI CLINIC

WALMART



PROPOSED SITE PLAN

KEY PLAN



PLAN NOTES:

- A** Large retail with additional parking and/or retail above.
- B** On grade parking for retail/residential.
- C** Medium inline retail. Possible residential units above.
- D** Loading and ramp to upper parking/residential levels.
- E** 6 level condo buildings with adjacent parking field, recreation yard and pool area.
- F** 4 level residential buildings along tree lined lane. Parking provide behind units.
- G** 4 level residential buildings set in landscaped garden setting.
- H** 1-2 story townhouses with semi private covered parking in front of unit.
- J** Vibrant streetscape created with "complete streets" elements - Wide sidewalks w/ retail entries oriented to the street, bike lanes, tree lined streets, pedestrian oriented intersections.
- K** Large inline retail with link over road to additional parking in structure. Possible residential loft units above.
- L** On grade parking for retail
- M** Small inline retail along sidewalk to create pedestrian friendly "main street" environment.
- N** Two bike lanes and wide pathways allow for cyclist access through out.
- O** Hawaii State Veterans Home project with direct pedestrian link to "main street" and large inline retail area of development.

AGENCY PUBLICATION FORM

Project Name:	Hawaii State Veterans Home at the Villages of Kapolei
Project Short Name:	Veterans Home
HRS §343-5 Trigger(s):	Proposed use of State land and funds
Island(s):	Oahu
Judicial District(s):	Ewa
TMK(s):	(1) 9-1-016:035 (por)
Permit(s)/Approval(s):	Subdivision approval, National Pollutant Discharge Elimination System permit, Building/Grading permits
Proposing Agency:	Department of Accounting and General Services
<i>Contact Name, Email, Telephone, Address</i>	Gina Ichiyama Section Head Project Management Branch Public Works Division 1151 Punchbowl St., Room 427 Honolulu, HI 96813 Direct: 808.586.0472 Fax: 808.586.0530 Email: gina.e.ichiyama@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:	Not applicable
<i>Contact Name, Email, Telephone, Address</i>	

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 Hawaii State Veterans Home will fulfill a governmental duty and function to serve eligible veterans with disabilities. It will be built on approximately 7 acres of a 26-acre parcel in the Villages of Kapolei. The parcel is zoned BMX-3 which is intended to provide areas for commercial and residential uses and permits public uses such as the proposed project. The project will consist of a two-story facility with 120 beds and a one-story storage building totaling about 128,000 square feet of gross floor area. The support facilities include rehabilitation rooms, therapy rooms, kitchen, dining, laundry, and administrative offices. The site will have approximately 112 parking stalls for the staff and the public, and 7 loading stalls.