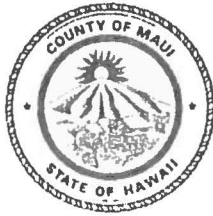


MICHAEL P. VICTORINO
Mayor

LORI TSUHAKE
Director

LINDA R. MUNSELL
Deputy Director



DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
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PHONE: (808) 270-7805

TO: Buddy Almeida, Housing Administrator
Department of Housing and Human Concerns

Scott Glenn, Director
Office of Environmental Quality Control

Ray Phillips, Hale Kaiola LLC

FROM: Lori Tshako, Director
Department of Housing and Human Concerns

SUBJECT: Exemption Declaration for Proposed Hale Kaiola Workforce Housing
Project

DATE: November 21, 2019

BASES OF EXEMPTION

Check applicable box

☐ This Exemption Declaration for the action described below above is based on the Exemption List for the (name of agency), reviewed and concurred in by the Environmental Council on (date of concurrence), Exemption Class and Number _____.

☒ This Exemption Declaration for the action described below is based on

§11-200.1-15.c(10):

New construction of affordable housing, where affordable housing is defined by the controlling law applicable for the state or county proposing agency or approving agency, that meets the following:

(A) Has the use of state or county lands or funds or is within Waikiki as the sole triggers for compliance with chapter 343, HRS;

(B) As proposed conforms with the existing state urban land use classification;

(C) As proposed is consistent with the existing county zoning classification that allows housing; and

(D) As proposed does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in section 11-200.1-13(b)(11).

The Hale Kaiola Workforce Housing Project is a 100% workforce housing project. It is an applicant action which will be processed pursuant to Chapter 2.97, Maui County Code, Residential Workforce Housing Policy Incentives and Exemptions. The sole trigger for compliance with Chapter 343, Hawaii Revised Statutes (HRS) is work anticipated to occur within the adjoining County roadway rights-of-way for utility system installation and connections, and possible improvements to the County roadway. The project site falls within the State Urban District and the proposed use is in consonance with Chapter 205, HRS, Land Use Commission. The underlying County zoning for the property is R-2, Residential, which allows housing use. The subject property will not require a shoreline setback variance nor is it located within an environmentally sensitive area.

DESCRIPTION OF ACTION

Name of Agency or Applicant: Hale Kaiola LLC

Project Location and Tax Map Key No.: Kihei, Maui, TMK No.: (2)3-9-029:049

Brief Description of the Action:

The proposed action involves the construction of 40 for-sale workforce housing units in a duplex configuration, on an approximately 3.0-acre site. Eighteen (18) of the duplex buildings will be single-story structures, with two (2) proposed to be two stories. Units will provide two (2) or three (3) bedrooms. A total of 88 parking stalls will be provided. A neighborhood community space with a gathering pavilion, playground, and barbeque area are proposed as part of the proposed project plans.

Beginning Date Anticipated Start of Action:

Construction is anticipated to start in the 3rd quarter of 2020.

Anticipated Ending Date Completion of Action:

Project completion is anticipated in the 3rd quarter of 2022.

AGENCY AND COMMUNITY CONSULTATION

1. County of Maui, Department of Housing and Human Concerns
2. County of Maui, Department of Corporation Counsel
3. County of Maui, Department of Planning
4. County of Maui, Department of Public Works
5. State of Hawai'i, State Historic Preservation Division (Form 6E)
6. State of Hawai'i, Department of Transportation
7. Kihei Community Association

CHAPTER 343, HRS EXEMPTION ASSESSMENT

The project is deemed to be exempt from Chapter 343, HRS, in accordance with Section 11-200.1 Hawaii Administrative Rules.

The proposed Hale Kaiola Workforce Housing Project is considered an infill project, located in the midst of North Kihei's residential community. Preliminary agency and community consultation has been undertaken by the applicant. To date, there have been no significant comments raised relative to the proposed action. Additional consultation with agencies will be coordinated through the Maui County Office of the Managing Director and through the Department of Housing and Human Concerns through the Chapter 2.97 application process. As part of the Chapter 2.97 application process, the applicant will be conducting technical studies relating to preliminary engineering, traffic impact, flora and fauna resources, archaeology, and cultural impacts. Additionally, the applicant has initiated consultation with the State Historic Preservation Division to determine archaeological study or monitoring requirements for the project. The project site is not located in or in proximity to sensitive environments such as wetlands, streams or wildlife habitats. The project is not part of a larger action and is not considered to contribute to cumulative or significant secondary impacts.

APPROVAL OF EXEMPTION

I have considered the direct, cumulative, and potential impacts of the action described above pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 11-200.1, Hawai'i Administrative Rules. I declare that the action described above will have minimal or no significant impact on the environment and is therefore exempt from the preparation of an environmental assessment.

This document is on file in our office and is available for public review.



Director of Housing and Human Concerns

11/21/2019

(Date)