

DEPARTMENT OF LAND MANAGEMENT  
CITY AND COUNTY OF HONOLULU

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KIRK W. CALDWELL  
MAYOR



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DEPUTY DIRECTOR

June 19, 2020

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

Dear Dr. Kawaoka:

**SUBJECT: Halewiliko Highlands Senior Affordable Rental Housing Project**  
99-385 Pōhai Place, 'Aiea, Hawai'i 96701  
Tax Map Key No. (1) 9-9-078:006  
**Chapter 343, Hawai'i Revised Statutes (HRS) Compliance**

This letter serves as notification and a request for publication pursuant to Section 11-200.1-11, Hawai'i Administrative Rules (HAR) that the City and County of Honolulu, Department of Land Management (DLM) has determined that additional environmental review is not required for the Halewiliko Highlands Senior Affordable Rental Housing Project, a proposed 140-unit affordable senior rental housing facility to be developed on City land at 99-385 Pōhai Place, 'Aiea, Hawai'i, on property identified by Tax Map Key No. (1) 9-9-078:006.

**Prior Determination and Relation to Halewiliko Highlands.**

A Finding of No Significant Impact (FONSI) Determination was filed in January 2003 for *'Aiea Town Center Master Plan Final Environmental Assessment (EA)*. The EA addressed potential impacts and mitigation measures of the build-out of the *'Aiea Town Center Master Plan*, including a 140-unit senior housing facility on the Property.

Halewiliko Highlands Senior Affordable Rental Housing Project, the currently proposed action, serves the same purpose and is within the same property as the senior housing facility analyzed in the *'Aiea Town Center Master Plan Final EA/FONSI*. DLM has determined that Halewiliko Highlands Senior Affordable Rental Housing Project: 1) was a component of, and is equivalent to, the action of providing the

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140-unit senior housing facility analyzed in the '*Aiea Town Center Master Plan Final EAFONSI*'; and 2) is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in the '*Aiea Town Center Master Plan Final EAFONSI*'.

#### **Traffic and Infrastructure Impacts.**

The '*Aiea Town Center Master Plan Final EAFONSI*' determined that no significant impacts were anticipated regarding traffic and infrastructure. However, since the '*Aiea Town Center Master Plan Final EAFONSI*' was filed in 2003, updated traffic and infrastructure reports were completed in 2020 and concluded that the Halewiliko Highlands Senior Affordable Rental Housing Project will not have a greater impact than what was addressed in the '*Aiea Town Center Master Plan Final EAFONSI*'.

#### **Halewiliko Highlands Determination.**

DLM has determined that the '*Aiea Town Center Master Plan Final EAFONSI*' satisfies compliance with Chapter 343, HRS for the proposed Halewiliko Highlands Senior Affordable Rental Housing Project. Pursuant to Section 11-200.1-11, HAR, this conclusion is the result of careful examination and comparison, in addition to thorough review of the proposed action.

Should you have any further questions on this matter, please contact Seiji Ogawa of the Asset Development Division, at 768-4294.

Sincerely,



Sandra S. Pfund  
Director