

EXEMPTION NOTICE FORM

Kaua'i County Housing Agency
4444 Rice Street, Suite 330
Lihu'e, Hawai'i 96766

TO: 1. Agency-Maintained Public Files for Chapter 343 HRS Exemption Determinations
2. Office of Planning and Sustainable Development, if publication is desired
3. Kalepa 23, LLC

FROM: Director of Kaua'i County Housing Agency

SUBJECT: Exemption Notice for Kalepa Villages 23

DATE: 1/5/2024

AGENCY OR APPLICANT ACTION

Check applicable box

- This exempted action is an agency action as defined by Section 343-5(b), Hawai'i Revised Statutes (HRS), and Section 11-200.1-8, Hawai'i Administrative Rules (HAR),
- This exempted action is an applicant action as defined by Section 343-5(e), HRS, and Section 11-200.1-9, HAR

EXEMPTION TYPE:

The Exemption Notice for the action described below is based on the general types enumerated in Section 11-200.1-15(c), Hawai'i Administrative Rules (HAR), Exemption Type 10.

As applicable, the exemption for the action described below is also supported by the Exemption List for the [name of agency], reviewed and concurred to by the Environmental Council on [date of concurrence].

- Exemption List Class ____.
- Item Number ____.
- Applicable language from the exemption list: [Click here to enter text.](#)

DESCRIPTION OF ACTION

Proposing Agency or Applicant: Kalepa Villages 23, LLC

Project Name & Address/Location: Kalepa Villages 23, 4535 Kalepa Circle, Lihu'e, Hawaii

Anticipated Start Date: 1/1/2025

Anticipated End Date: 12/31/2027

Island and District: Kaua'i Lihu'e

Tax Map Key(s) and other geolocation means: TMK: (4) 3-8-002-023 and TMK: (4) 3-8-002-024

All Necessary Permits and Approvals: The project is a zoning-compliant, existing affordable multifamily housing development slated for physical rehabilitation. Building permits may be required to be required to complete some aspects of the scope of work.

NARRATIVE

Describe the action and why it qualifies for the exemption: Kalepa Villages 2 & 3 are existing affordable multifamily properties. The Applicant is proposing to renovate the properties and their 80 dwelling units., all of which are currently and will remain affordable, sheltering households with initial incomes not exceeding 60% of the Area Median Income (AMI). The project will remain affordable for a period of, at least, 51 years. Kalepa Villages 2 & 3 meets the requirements for exempt classes of action on the following grounds: (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; a. The use of state financing, including Rental Housing Revolving Fund (RHRF), Hula Mae Multi-Family (HMMF) Tax-exempt Bond program, and Low-income Housing Tax Credits (LIHTC), is the sole trigger for the Project’s compliance with HRS, Chapter 343. (B) As proposed conforms with the existing state urban land use classification; a. The Project Site, located within the SLUC Urban District is land classified as “Urban” by the State. (C) As proposed is consistent with the existing county zoning classifications that allows housing. a. The property is located in Residential 20 District (R-20). (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). a. Kalepa Villages 2 & 3 will not require variances for shoreline setbacks nor is it sited in an environmentally sensitive area.

RECEIVING ENVIRONMENT

Describe the site, including any impacts on the receiving environment: The Project is located on a 4.61-acre site that now and will continue to be contain 9 buildings used as affordable multifamily housing. Located at 4535 Kalepa Circle in Lihu’e, Kauai, Hawai’i. it is identified by the County of Kaua’i as Real Property TMK: (4) 3-8-002-023 and TMK: (4) 3-8-002-024. and is zoned Residential 20 District (R-20).. It is located in Flood Zone X, per the Federal Emergency Management Agency (FEMA). The Zone X designation refers to the area outside the 0.2% annual chance floodplain (FEMA, 2010).

ENVIRONMENTAL ANALYSIS

I have considered the potential effects of the proposed project and all related activities against the criteria checked below:

	Not Applicable
<input checked="" type="checkbox"/> Land Use and Zoning Conformance	<input type="checkbox"/>
<input type="checkbox"/> Traffic (Vehicles, Bicycles, Pedestrian)	<input type="checkbox"/>
<input type="checkbox"/> Infrastructure (Roads, Buildings, Utilities)	<input type="checkbox"/>
<input type="checkbox"/> Air Quality Pollutant Emissions	<input type="checkbox"/>
<input type="checkbox"/> Noise Emissions	<input type="checkbox"/>
<input type="checkbox"/> Solid, Hazardous, and Liquid Waste Management	<input type="checkbox"/>
<input type="checkbox"/> Social	<input type="checkbox"/>
<input type="checkbox"/> Economic	<input type="checkbox"/>
<input type="checkbox"/> Health and Safety	<input type="checkbox"/>
<input type="checkbox"/> Recreation	<input type="checkbox"/>
<input type="checkbox"/> Public Beach Access	<input type="checkbox"/>

- Cultural Resources and Practices
- Visual/Aesthetic
- Environmental Justice
- Rare, Threatened, and/or Endangered Species
- Surface and Ground Water Resources
- Wetlands
- Floodplains
- Riparian/Coastal Resources
- Other

Comments/summary of impact analysis: No significant impact is anticipated.

MITIGATION

Describe all mitigation measures and best management practices planned to address impacts during the project activities and after project completion: Per the Project's Phase 1 Environmental Report, there are no RECs, meaning the presence or likely presence of hazardous substances or petroleum products in, on or at the property. Therefore, there are no conditions to mitigate. Should potentially hazardous conditions become known during the course of renovation of the Project, however, all applicable local, state and federal laws and regulations will be followed.

CONSULTATION

The following parties have been consulted about this declaration exemption (Name, affiliation, consultation date): County of Kaua'i Housing Agency.

EXEMPT DECLARATION

The direct, cumulative, and potential impacts of the action described above have been considered 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 requirement to prepare an environmental assessment.



Assistant Housing Director

Signature of Director or Delegate

1/5/24

Date

This document is to be kept on file in the agency's records and made available for public review

- Please check here if this document is being submitted to the Office of Planning and Sustainable Development for voluntary publication in *The Environmental Notice*