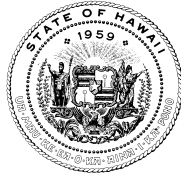


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KALI WATSON
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Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i

P. O. BOX 1879
HONOLULU, HAWAII 96805

August 26, 2025

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 Villages of Leiali'i, Village 1-B, Lahaina Maui

Aloha Ms. Evans:

With this letter, the Department of Hawaiian Home Lands (DHHL), has determined that additional environmental review pursuant to Chapter 343, Hawai'i Revised Statutes (HRS) is not required for the proposed Villages of Leiali'i, Village 1-B in Lahaina, Maui.

An Environmental Assessment (EA) was completed and a Finding of No Significant Impact (FONSI) determination was issued for the Village 1-B subdivision and related improvements on November 23, 2023. The Villages of Leali'i 1-B Subdivision consists of up to 181 single-family residential units located across of the existing 1-A Subdivision and adjacent to Leali'i Parkway in Lahaina, Maui. Related offsite work includes roadway, pedestrian and drainage improvements.

Since receiving the FONSI determination, the Ka La'i Ola temporary housing development, consisting of 450 modular homes for Lahaina wildfire survivors, was constructed in the vicinity of the Village 1-B. Due to the construction of the Ka La'i Ola temporary housing, an existing retention basin proposed for expansion can no longer be expanded. As such, additional offsite retention basins will be needed to accommodate drainage for a 100-year storm event. Two (2) new

drainage retention basins and construction stockpiles are required further mauka on TMK (2)4-5-021:021. This parcel was previously assessed in the 2023 Final EA for DHHL's Villages of Leali'i 1-B Subdivision and related improvements.

Section 11-200.1-11, Hawai'i Administrative Rules, provides the following as it relates to use of an accepted FONSI to satisfy Chapter 343, 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 Villages of Leali'i 1-B Subdivision and offsite improvements previously received a FONSI determination. The overall unit count and residential density did not increase, with up to 181 single-family units proposed. Offsite roadway improvements also remain unchanged. Modifications to the project are limited to the location of proposed retention basins and construction stockpiles. These offsite improvements were originally proposed but have been relocated to accommodate the unanticipated Ka La'i Ola temporary housing. The relocation of offsite retention basins and construction stockpiles do not represent a substantial change to the proposed action assessed in the November 23, 2023 final EA.
- b. The proposed action would not increase the number of units or change the unit types previously assessed for the Villages of Leali'i 1-B Subdivision and therefore, will not increase the demand for infrastructure. The relocated retention basins will serve the same function of retaining runoff and providing flood control. The construction stockpiles allows for a phased development, as represented in the project's final EA. As such, direct, indirect and cumulative effects are anticipated to be similar to those previously identified.
- c. The previous EA also included drainage basins but in a different location of the previously assessed parcel. Other than the relocated drainage basins and

Ms. Mary Alice Evans
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construction stockpiles the Villages of Leali'i 1-B Subdivision as presented in the project's final EA remains unchanged.

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

Should you have any questions, please contact Ms. Lilliane Makaila, Acting DHHL Planning Program Manager, at (808) 730-0352.

Mahalo,

A handwritten signature in black ink, appearing to read "Kali Watson", written in a cursive style.

Kali Watson, Chairperson
Hawaiian Homes Commission

Enclosures: Site Location Map

cc: Hawai'i Housing Finance and Development Corporation
Munekiyo Hiraga
Austin, Tsutsumi & Associates, Inc.
Dowling Company, Inc.

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Site Location Map



Department of Hawaiian Home Lands
Villages of Leialii, Village 1-B
Project Location Map

