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STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

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IN REPLY REFER TO:
25:DEV/107

October 31, 2025

Ms. Mary Alice Evans, Director
Office of Planning and Sustainable Development
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Ms. Evans:

Subject: Determination of No Additional Environmental Review to Satisfy Chapter 343, Hawaii Revised Statutes, for the Waikapu Country Town Backbone Infrastructure Project
1670 Honoapiilani Highway; Wailuku, Maui
Various tax map keys are disclosed in the attached

Pursuant to Section 11-200.1-11, Hawaii Administrative Rules, this letter serves as notification and a request for publication in the next issue of *The Environmental Notice* that the Hawaii Housing Finance and Development Corporation (HHFDC) has determined no additional environmental review is required for the subject Project.

In 2016, the *Waikapu Country Town Final Environmental Impact Statement* (FEIS) was approved by the State of Hawaii's Land Use Commission. The FEIS evaluated the environmental and socio-economic impacts of the WCT master-planned, mixed-use community. The WCT Backbone Infrastructure Project is necessary for the first phase development of this community, allowing further developments to proceed. The use of State funds via the Dwelling Unit Revolving Fund requires compliance with Chapter 343 of the Hawaii Revised Statutes.

After careful analysis as described in the attachment, HHFDC is invoking Section 11-200.1-11, Hawaii Administrative Rules, that the FEIS applies to the Project and that additional environmental review is not required.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dean C. Minakami".

Dean C. Minakami
Executive Director

Attachment

WAIKAPU COUNTRY TOWN BACKBONE INFRASTRUCTURE PROJECT DETERMINATION OF NO ADDITIONAL ENVIRONMENTAL REVIEW NOTICE

Waikapu Country Town (WCT) is an approximately 495-acre master-planned, mixed-use subdivision in Waikapu, Maui, near the Maui Tropical Plantation. WCT will accommodate 287 multi-family residential workforce housing rental units, 213 single-family residential workforce housing units, and up to 853 single-family market-rate housing units, 80 rural residential units, and 146 ohana units. In addition, it will contain mixed-use commercial space, parks and open space, and an elementary and intermediate school site.

Within WCT is an affordable housing project called Aikanaha Residences Phase 1 and Phase 2 Affordable Housing Project (Aikanaha). Aikanaha will consist of 212 multi-family residential workforce housing rental units (part of the aforementioned 287 residential housing units) that will accommodate households earning up to a maximum 60 percent of the Area Median Income. The Hawaii Housing Finance and Development Corporation (HHFDC) will provide State funds to finance this project.

In 2016, the *Waikapu Country Town Final Environmental Impact Statement (FEIS)*¹ was accepted, which analyzed the environmental and socio-economic effects of the WCT master-planned, mixed-use community. WCT will be developed over Tax Map Keys:

1. (2) 3-6-004-003 (por)
2. (2) 3-6-004-006
3. (2) 3-6-005-007
4. (2) 3-6-006-036
5. (2) 3-6-002-003 (por)

WCT is bisected by Honoapiilani Highway (WCT is located to the east and west of it) and it is bordered to the east by the Waiale Road Extension (to be constructed by the County of Maui).

The WCT Backbone Infrastructure Project (Project) is necessary to serve the first phase of the WCT master-planned community, which will enable individual developments within the community to proceed. Construction Plans for the Project have been submitted to the Maui County's MAPPS system as CON2025-00004. Proposed infrastructure improvements are generally shown in the Construction Plans, of which the relevant pages are attached hereto and incorporated herein as Exhibit 1 (please note that the Construction Plans are subject to change). Connection of the WCT sewer system with the County sewer system will be done via an existing sewer force main that was built in 1984. The sewer force main will cross Waikapu Stream at Waiko Road.

¹ https://files.hawaii.gov/dbedt/erp/EA_EIS_Library/2017-01-08-MA-FEIS-Waikapu-Country-Town.pdf

The Project includes, but is not limited to, the following components:

1. Site grading to prepare for roadway construction.
2. Water well pumps, control buildings, and tank storage (potable and non-potable systems).
3. Underground utilities (sewer, water, drainage, and electrical systems).
4. Roadways, curbs, gutters, and sidewalks.
5. Signalized intersection (intersection of Olohe Street and Honoapiilani Highway).
6. Stormwater retention basin.
7. Park and comfort stations.
8. Streetscape.

Project construction is anticipated to commence at the end of 2025 or early 2026, and be completed by mid-2028. Dwelling Unit Revolving Fund (DURF) in the amount of approximately \$17 million will finance the Project. Waikapu Properties, LLC, a Hawaii limited liability company, is currently the Project lead and applicant, who will then convey the funds to the appropriate contractors doing the work. The use of State funds triggers the need for HRS 343 compliance and HHFDC will use the FEIS as the basis of the environmental review as described below.

Section 11-200.1-11, Hawaii Administrative Rules (HAR), provides that when an agency is considering whether a prior exemption, an environmental assessment (EA) with a finding of no significant impact, or an accepted environmental impact statement (EIS) satisfies Chapter 343, HRS, for a proposed action, the agency may determine that additional environmental review is not required if it meets the following three criteria:

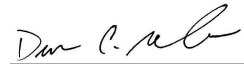
1. The proposed action was a component of, or is substantially similar to, an action that received an exemption, an EA with a finding of no significant impact, or an accepted EIS.
2. The proposed action is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in a prior exemption, an EA with a finding of no significant impact, or an accepted EIS.
3. In the case of an EA with a finding of no significant impact or an accepted EIS, the proposed action was analyzed within the range of alternatives.

The Project met the above criteria in the following ways:

1. The components of the WCT Backbone Infrastructure Project were included as a component of the proposed action assessed in the FEIS.
2. The scope of the WCT Backbone Infrastructure Project is not substantially different to what was described in the FEIS, and the environmental setting and probable environmental impacts, as described in the FEIS, have not substantially intensified or changed. The Project location remains the same. There are no changes in the impacts associated with the Project.
3. The components of the backbone infrastructure project were considered within the range of alternatives presented in the FEIS.

HHFDC analyzed the Project and concludes it will have the same level of environmental impacts as disclosed in the FEIS. As such, HHFDC invokes Section 11-200.1-11, HAR, that additional environmental review is not required.

CONCUR



Signature of Director or Delegate

10/31/2025

Date

Attachment: Exhibit 1 – Backbone Infrastructure Site Plan

EXHIBIT 1

1. General Site Plan with Roadway System
2. General Site Plan with Drainage System
3. General Site Plan with Potable Water System
4. General Site Plan with Non-Potable Water System
5. General Site Plan with Sewer System

