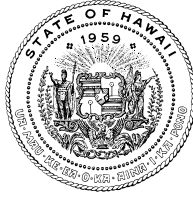


**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR



**DEAN MINAKAMI**  
EXECUTIVE DIRECTOR

## STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

### HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

IN REPLY REFER TO:

26:PECB/43

April 1, 2026

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

Dear Ms. Evans:

Subject: Environmental Assessment Exemption Notice  
Waikoloa Village Affordable Apartments (Project)  
District of South Kohala, Hawaii Island  
Tax Map Key: (3) 6-8-003: 032

Pursuant to administrative rules promulgated under the authority of Section 343-6(5), Hawaii Revised Statutes; and under sections 11-200.1-15, 11-200.1-16, and 11-200.1-17, Hawaii Administrative Rules, this letter serves as notification and a request for publication that the Hawaii Housing Finance and Development Corporation (HHFDC) has declared this Project exempt from the preparation of an environmental assessment.

Lincoln Avenue Communities (Applicant) proposes to build an affordable rental project at a vacant parcel at the intersection of Waikoloa Road and Quarry Road in the Waikoloa Village area, District of South Kohala, Hawaii Island (Project Site). The Project will include seven four-story residential structures, offering a total of 329 multifamily rental units. Additionally, the Project will provide 423 parking stalls. Amenities for residents will feature a clubhouse, a swimming pool, a playground area, and landscaping with stone garden walls and planted areas.

After careful analysis outlined in the attachment, HHFDC has evaluated the Project's primary, secondary, and cumulative impacts, and concluded that it is not anticipated to have significant environmental effects.

Sincerely,

Dean Minakami  
Executive Director

Attachment

# WAIKOLOA VILLAGE AFFORDABLE APARTMENTS ENVIRONMENTAL ASSESSMENT EXEMPTION NOTICE

Pursuant to Chapter 343, Hawaii Revised Statutes (HRS 343) and  
Section 11-200.1, Hawaii Administrative Rules (HAR 11-200.1)

## AGENCY OR APPLICANT ACTION

- This exempted action is an agency action as defined by HRS 343-5(b) and HAR 11-200.1-8.
- This exempted action is an applicant action as defined by HRS 343-5(e) and HAR 11-200.1-9.

## EXEMPTION TYPE

The Exemption Notice for the action described below is based on HHFDC's comprehensive exemption list,<sup>1</sup> which mirrors and exceeds the exemption criteria for the construction of new affordable housing projects under HAR 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. The Project has the use of state or county lands or funds or is within Waikiki as the sole triggers for compliance with HRS 343;
  - B. The Project conforms with the existing state urban land classification;
  - C. The Project is consistent with the existing county zoning classification that allows housing; and
  - D. The Project does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in HAR 11-200.1-13(b)(11).

Part 2 Actions – Development of affordable housing provided pre-assessment consultations were conducted to determine the appropriateness of preparing an exemption notice or requiring an environmental assessment.

2. Construct multi-family residential units including, but not limited to, grading; roadway and traffic systems; utility systems; dwelling units; landscaping; and ancillary facilities; provided all applicable approvals and administrative permits are obtained.
3. Construct requisite offsite infrastructure including, but not limited to, utility systems and ancillary improvements that are related to Part 2, item 1 or 2 above.

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<sup>1</sup> As concurred in by the Environmental Advisory Council on November 1, 2022, see:  
[https://files.hawaii.gov/dbedt/erp/Agency\\_Exemption\\_Lists/State-Hawaii-Housing-and-Finance-Development-Corporation-2022-11-01-Exemption-List.pdf](https://files.hawaii.gov/dbedt/erp/Agency_Exemption_Lists/State-Hawaii-Housing-and-Finance-Development-Corporation-2022-11-01-Exemption-List.pdf)

## DESCRIPTION OF ACTION

**Proposing Agency or Applicant:** Lincoln Avenue Communities (Applicant) is located at 401 Wilshire Blvd., 11th Floor; Santa Monica, CA 90401. The Hawaii Housing Finance and Development Corporation (HHFDC) is the approving agency of this exemption notice.

**Project Name & Address/Location:** Waikoloa Village Affordable Apartments (Project) is at the intersection of Waikoloa Road and Quarry Road in the Waikoloa Village area, District of South Kohala, Hawaii Island (Project Site).

**Estimated Construction Schedule:** Construction start: July 2027 / Construction completion: July 2029

**Tax Map Key (TMK) and latitude/longitude coordinates (in decimal degrees):** TMK: (3) 6-8-003: 032; Coordinates: 19°55'24.6"N, 155°47'49.8"W

### Anticipated Permits, Approvals, and Notifications:

Permitting Agency	Permit Type
Hawaii County	Grading permit (DPW) Wastewater system approval and stormwater connection permit (DPW) Building permit (DPW) Certificate of Occupancy (DPW) ROW work permit (DPS) Water System Approval (DWS) Hawaii County Fire Department plan review
State of Hawaii	NPDES (DOH) ADA Coordination (DCAB)

## NARRATIVE

The Project Site is a vacant parcel that is approximately 12.28 acres. The Project will include seven four-story residential structures, offering a total of 329 multifamily rental units. The tallest building will reach a maximum height of 45 feet above ground level. Additionally, the Project will provide 423 parking stalls. Amenities for residents will feature a clubhouse, a swimming pool, a playground area, and landscaping with stone garden walls and planted areas.

The Project will connect to the West Hawaii Sewer Company (WHSC) system in accordance with Hawaii County Department of Public Works standards.

The Applicant is not seeking exemptions from any county zoning requirements or development fees eligible through HRS 201H.

Affordable rental rates will be maintained in perpetuity. Rental units will be available to households earning between 30 percent and 80 percent of the Area Median Income (AMI). The Applicant reserves the right to modify the allocation of units per AMI levels in the phases of development.

Restricted at the Area Median Income (AMI)	Studio	One Bedroom	Two Bedroom	Subtotal
30% of the AMI	47	23	30	100
60% of the AMI	77	38	63	178
80% of the AMI	16	16	19	51
<b>Total Number of Units</b>	<b>140</b>	<b>77</b>	<b>112</b>	<b>329</b>

The applicant is seeking financing from various state programs, including the Rental Housing Revolving Fund, Low-Income Housing Tax Credits, and/or other State financing programs. Consequently, HHFDC will act as the approving agency for HRS 343 compliance due to the involvement of state financing.

### ENVIRONMENTAL ANALYSIS

HHFDC has considered the potential effects of the 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 checked="" type="checkbox"/> Traffic (Vehicles, Bicycles, Pedestrians)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Infrastructure (Roads, Buildings, Utilities)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Social-Economic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Public Health and Safety	<input type="checkbox"/>
<input checked="" type="checkbox"/> Recreational Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Cultural, Historic, and Archaeological Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Visual and Aesthetic Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Terrestrial and Avian Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Surface and Ground Water Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Wetlands, Floodplains, and Riparian/Coastal Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Air Quality Pollutant Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Noise Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Solid, Hazardous, and Liquid Waste Emissions	<input type="checkbox"/>
<input type="checkbox"/> Other	<input type="checkbox"/>

Relevant environmental analysis of the Project is provided below:

1. *Land Use and Zoning Conformance.* The Project Site is zoned Multiple-Family Residential (RM-1.5), which permits housing and multifamily dwellings. The construction of 329 multifamily dwelling units is consistent with this designation, and growth in this area is planned, desired, and anticipated.
2. *Traffic.* Vehicular access to the Project will be provided from Waikoloa Road via a new private access road serving both the Project and an adjacent new light industrial center to the south. A Traffic Impact Assessment Report (TIAR) prepared by the Applicant's traffic engineer found that all assessed intersections operate at acceptable LOS D or better during AM peak hours. PM peak hour LOS F at one intersection is anticipated to be offset by traffic platoon patterns. Recommended mitigations include separate left-turn and shared through/right-turn lanes on the access road; an exclusive left-turn lane from Waikoloa Road via median restriping; a crosswalk across Waikoloa Road; and bicycle signage, markings, and parking racks to promote alternative transportation.

3. *Infrastructure.* The status of individual infrastructure systems is as follows:

*Water:* West Hawaii Water Company (WHWC) owns and operates the private water system providing water to the site and they provided a will-serve letter confirming water availability.

*Sewer:* West Hawaii Sewer Company (WHSC) confirmed sufficient sewer capacity to support the Project. The Project will connect to the WHSC sewer system in accordance with Hawaii County Department of Public Works standards.

*Electricity:* Hawaiian Electric Light Company (HELCO) will serve the Project. HELCO has received the electrical service request, assigned a planner, and is reviewing the Project scope to determine requirements and costs.

*Drainage:* The Hawaii County Engineering Division approved a drainage study and plan for the Project on August 24, 2023. The Project will comply with the Hawaii County Storm Drainage Standards. Any increase in runoff as a result of the improvements will be mitigated by the addition of onsite drainage structures, including shallow drywells, drainage inlets, and low-flow drains. The proposed improvements are not anticipated to have adverse impacts on upstream or downstream areas.

4. *Social-Economic.* The Project will provide short-term economic benefits through construction-related employment and long-term community benefits by expanding affordable housing opportunities for Hawaii residents.
5. *Public Health and Safety.* The site is within the boundaries of the Waikoloa Maneuver Area Formerly Used Defense Site, a US Navy training area from 1943-1946 that involved historical use of munitions and explosives. Per US Army Corps of Engineers documentation, the Project Site has undergone munitions clearance and is designated as a 'Cleared Area'. Based on the U.S. Army Corps of Engineers Former Waikoloa Maneuver Area Map dated July 1, 2022, the Project Site is in a Removal Action Completed Area (Risk Reduced). Munitions and explosives of concern (MEC) are no longer present on the Project Site.
6. *Recreational Resources.* The Project Site is vacant land with no existing recreational resources or facilities. No recreational resources will be displaced or converted by the Project. The Project will include a clubhouse, a swimming pool, and a playground area.
7. *Cultural, Historic, and Archaeological Resources.* The State Historic Preservation Division (SHPD) issued a determination of "no historic properties affected" on January 26, 2022, concluding the historic preservation review process. No additional archaeological studies are required. If historic properties (including lava tubes, artifacts, structural remains, or human skeletal remains) are encountered during construction, all work in the immediate vicinity will stop and the SHPD will be notified.
8. *Visual and Aesthetic Resources.* The Project is compatible with the height and the visual character of the Waikoloa Village area. The Project Site is within the RM-1.5 Multiple-Family Residential District, which allows building heights of up to 45 feet. The residential structures will be four stories and a maximum height of 45 feet, which will be visible from the surrounding community but is within the permitted building height.

The residential structures will be arranged in a linear formation with four residential buildings positioned along the northern portion of the property and three residential buildings along the southern portion. While the Project Site does not serve as a visual resource and does not significantly affect any view corridor, the Project will alter both street-level and skyline views in a manner consistent with the area's planned development character.

9. **Terrestrial and Avian Resources.** The Project will not have a substantial adverse effect on rare, threatened, or endangered species or their habitat. A biological survey found no listed plant species and no critical habitat on or within five miles of the site. No significant adverse impacts to native land birds are expected. To protect the endangered Hawaiian hoary bat, trees taller than 15 feet will not be removed or trimmed during the bat's birthing and pup-rearing season (i.e., between June 1 and September 15). To protect endangered and threatened seabirds that may overfly the area, all permanent outdoor lighting will be shielded and use blue-deficient amber LED fixtures (CCT 2700K) consistent with the Hawaii County Outdoor Lighting Ordinance.
10. **Surface and Groundwater Resources.** The Project site is not within an environmentally sensitive area. No significant impacts to surface and groundwater resources are anticipated.
11. **Wetlands, Floodplains, and Riparian/Coastal Resources.** A riverine wetland area is identified along the northern boundary of the Project Site; however, a USACE Approved Jurisdictional Determination (August 12, 2021) confirms that no waters of the U.S., including wetlands, are present on the Project Site.
12. **Air Quality Pollutant Emissions.** The Project may have some short-term impacts on air quality in the form of fugitive dust emissions because of construction activities. Fugitive dust emissions can be controlled mostly by watering active work areas, using windscreens, keeping adjacent paved roads clean, and covering open-bodied trucks.
13. **Noise Emissions.** The Project will cause an incremental increase in construction-related noise, but it will be temporary and is not anticipated to be significant in the surrounding area where the predominant source of noise would be vehicular traffic. If the noise emissions are above standards stipulated in HAR 11-46 (Community Noise Control), a permit will be required to regulate the permissible noise levels.
14. **Solid, Hazardous, and Liquid Waste Emissions.** A Phase I Environmental Site Assessment (ESA) for the Project Site found no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the Project Site. An adjacent leaking underground storage tank (LUST) site is to the south of the Project Site at Waikoloa Road. The site received No Further Action (NFA) status in 1998 and is not suspected of presenting environmental concerns due to the elapsed time since cleanup and presumed hydrogeologic relationship.

15. Other. The Project is in Lava Flow Hazard Zone 8, indicating very low lava-flow risk. Only a few percent of the Lava Flow Hazard Zone 8 area has been covered by lava in the past 10,000 years.

16. *Cumulative Impacts*. The Project, along with other proposed developments in the area, is not anticipated to result in significant secondary and cumulative impacts.

## CONSULTATIONS

The following parties were consulted as part of the exemption process.

Agency	Name	Consultation Date
Hawaii Department of Education	Keith Hayashi, Superintendent	02/18/26
Office of Planning and Sustainable Development	Mary Alice Evans, Director	02/18/26
Hawaii Department of Health	Kenneth Fink, Director	02/18/26
County of Hawaii, Planning Department	Jeff Darrow, Director	02/18/26
County of Hawaii, Office of Housing and Community Development	Kehaulani Costa, Administrator	02/18/26
County of Hawaii, Department of Public Works	Neil Azevedo, Acting Director	02/18/26
County of Hawaii, Department of Parks and Recreation	Clayton Honma, Director	02/18/26
County of Hawaii, Mass Transit Agency	Victor Kandle, Administrator	02/18/26
County of Hawaii, Department of Environmental Management	Daniel Girvan, Administrator	02/18/26
U.S. Army Corps of Engineers, Honolulu District	Sarah Longan, Regional Regulatory Chief	02/18/26

The following comments were received during the HRS 343 comment period. Copies of comment letters are available upon request.

Agency	Comment	Response
DOH, Surface Water Protection Branch	DOH Surface Water Protection Branch emailed on February 26, 2026 to say:  The Surface Water Protection Branch of the Department of Health Environmental Management Division does not have any records pertaining to the subject request dated February 18, 2026.	The Applicant has the following responses: 1. Comment acknowledged.
OPSD	OPSD called HHFDC on February 26, 2026 to say they have no comments.	The Applicant has the following responses: 1. Comment acknowledged.
HDOT Highways	HDOT emailed on February 19, 2026 to say:  HDOT Highways has no comments	The Applicant has the following responses: 1. Comment acknowledged.
DEM Hawaii County	Comment letter dated March 24, 2026  Comments regarding: <ul style="list-style-type: none"> <li>Wastewater capacity</li> <li>Traffic, access, and circulation</li> <li>Stormwater compliance</li> </ul>	The Applicant provided the following responses: <ul style="list-style-type: none"> <li>Wastewater: The Project will connect to the West Hawai'i Sewer Company (WHSC) for wastewater</li> </ul>

	<ul style="list-style-type: none"> <li>• Solid waste and recycling services for housing units</li> <li>• Emergency access for Fire and Police</li> </ul>	<p>service. WHSC has capacity.</p> <ul style="list-style-type: none"> <li>• Traffic: TIAR found that all intersections are expected to operate at acceptable levels of service.</li> <li>• Stormwater: Project site in Zone X. The Hawai'i County Public Works Department approved drainage study and plan.</li> <li>• Solid waste and recycling: Waste collection areas within the project will include bins for recycling. A private waste management service will pick up waste and recyclable items.</li> </ul>
DOE	<p>Comment letter dated March 27, 2026</p> <p>DOE's comment letter</p> <ul style="list-style-type: none"> <li>• Noted the public school that will serve the Project</li> <li>• Supported HHFDC's consideration of an EA exemption</li> <li>• Requested the Applicant contact DOE and schedule virtual meeting to discuss the impact the Project may have on school capacity and enrollment</li> </ul>	<p>The Applicant has the following responses:</p> <p>The Applicant will contact DOE to schedule a virtual meeting to discuss the impact the Project may have on school capacity and enrollment.</p>

## MITIGATION

The Applicant will comply with all permit conditions required to mitigate construction-related impacts. No other mitigation is necessary.

## EXEMPTION DECLARATION

Potential impacts of the Project have been evaluated in accordance with the significance criteria of HAR 11-200.1-13 and a discussion of the Project's conformance to the criteria is presented below:

1. *Irrevocably commit a natural, cultural, or historic resource.* The Project will not irrevocably commit a natural, cultural, or historic resource. SHPD issued a determination of no historic properties affected in January 2022. A biological survey found no listed threatened or endangered plant species and no designated critical habitat within five miles of the site. The USACE confirmed the site contains no waters of the United States, including wetlands. The site has long been designated for urban residential use under the State Urban Land Use District and Hawaii County RM-1.5 zoning.
2. *Curtail the range of beneficial use of the environment.* The Project will not curtail the range of beneficial uses of the environment. The site is a vacant, heavily disturbed lowland dry savanna in which more than 95 percent of the biomass is invasive alien species. Its development for multi-family residential use is consistent with its existing

State Urban and RM-1.5 zoning designations, which have long committed the site to urban uses.

3. *Conflict with the State's environmental policies or long-term goals established by law.* The Project will not conflict with the State's environmental policies or long-term environmental goals. The site is within the State Urban Land Use District, conforms to Hawaii County RM-1.5 zoning standards, and obtained Final Plan Approval from the Hawaii County Planning Department in February 2025. The Project directly supports the State's documented goal of expanding affordable housing — the 2024 *Hawaii Housing Planning Study* identifies a need for 6,671 new affordable rental units in Hawaii County alone through 2027.
4. *Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.* The Project will not have a substantial adverse effect on the economic or social welfare of the community. It will provide 329 affordable rental units for households earning 30 to 80 percent of the Area Median Income, with affordability maintained in perpetuity, directly addressing the documented housing shortage in Hawaii County. No cultural sites, traditional gathering areas, or other cultural resources were identified on the Project Site, consistent with SHPD's no historic properties affected determination.
5. *Have a substantial adverse effect on public health.* The Project will not have a substantial adverse effect on public health. A Phase I ESA found no recognized environmental conditions on the site. Although the site is within the Former Waikoloa Maneuver Area FUDS, USACE documentation confirms the Project Site is a Removal Action Completed Area (Risk Reduced) with no munitions or explosives of concern remaining. An adjacent leaking underground storage tank site to the south received No Further Action status in 1998 and is not suspected of presenting ongoing environmental concerns.
6. *Involves adverse secondary impacts, such as population changes or effects on public facilities.* The Project is not anticipated to induce population growth in the State as the Project is affordable housing intended for Hawaii residents. Some redistribution of population may occur as the Project will include up to 329 units on the Project Site. Thus, some Hawaii residents from outside the immediate Project area may choose to relocate to the Project.

The Project is in the State Land Use Urban District, and the Hawaii County RM-1.5 zoning district, both of which allow multi-family residential uses on the site. Thus, while the Project will contribute to cumulative impacts in the area, growth in this area is planned, desired, and anticipated. On a County-level and Statewide basis, substantial impacts on public facilities are not anticipated to result from the construction and operation of the Project as households that relocate to the Project from other parts of Hawaii County or the State would require similar public facilities. Thus, public facility funds from other areas could be allocated to public facilities serving the Project area.

7. *Involves a substantial degradation of environmental quality.* The Project will not involve a substantial degradation of environmental quality. The site is a highly disturbed savanna with minimal native vegetation and no surface waters; no significant ecological resources

will be lost. The drainage plan was approved by the Hawaii County Engineering Division; onsite drainage structures will mitigate any increase in runoff. Construction-phase air quality and noise impacts will be temporary and managed through standard best management practices.

8. *Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.* The Project is individually limited and will not contribute to substantial cumulative adverse environmental effects. The Transportation Impact Analysis Report evaluates the Project's traffic in combination with other approved nearby developments and ambient background growth—not in isolation. Residential growth in this location is planned and anticipated under both State and County land use designations.
9. *Have a substantial adverse effect on rare, threatened, or endangered species, or its habitat.* The proposed project will not have a substantial adverse effect on rare, threatened, or endangered (T&E) species or their habitat. A biological survey found that the Project Site and surrounding parcels contain highly degraded lowland dry savanna vegetation dominated by alien species, with only five native plant species detected and none listed or proposed as T&E. No designated critical habitat occurs on or within five miles of the property, and all bird species observed during the survey were common non-native bird species. The survey concluded that the history of continuous disturbance and degraded lowland context of the property results in flora and fauna of very little conservation value, and that no significant adverse botanical or faunal impacts are expected as a result of the project.
10. *Have a substantial adverse effect on air or water quality or ambient noise levels.* The Project will not have a substantial adverse effect on air quality, water quality, or ambient noise levels. Construction-phase fugitive dust and noise will be temporary and managed through standard best management practices; noise permits will be obtained if required under HAR 11-46. The site is in FEMA Flood Zone X (outside the 0.2 percent annual chance floodplain), and USACE confirmed no waters of the United States are present. The Hawaii County Engineering Division approved the Project's drainage plan, and all increases in runoff will be mitigated through on-site drainage structures.
11. *Have a substantial adverse effect on or likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.* The Project will not have a substantial adverse effect on or suffer damage from location in an environmentally sensitive area. The site is in FEMA Flood Zone X, outside the 0.2 percent annual chance floodplain, and is not within a tsunami evacuation zone, a sea level rise exposure area, or the Special Management Area. It is approximately 4.5 miles from the nearest shoreline. The USACE confirmed through an Approved Jurisdictional Determination that no waters of the United States, including wetlands, are present on the site; the adjacent Auwaiakeakua Gulch is an ephemeral feature outside USACE jurisdiction. The site is in Lava Flow Hazard Zone 8, indicating very low lava-flow risk. No designated critical habitat is present on or within five miles of the site.
12. *Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies.* The Project will not have a substantial

adverse effect on scenic vistas or view planes. The buildings are four stories (45 feet), consistent with and within the RM-1.5 height limit and compatible with the visual character of the established Waikoloa Village area. Proposed mixed materials, colors, and extensive landscaping will minimize visual impact from adjacent roadways.

13. *Requires substantial energy consumption or emit substantial greenhouse gases.* The Project will not require substantial energy consumption or emit substantial greenhouse gases beyond those typical of a standard multi-family residential development. The Project will comply with all applicable State and County energy codes.

HHFDC has considered primary, secondary, and cumulative impacts of the Project and has determined that the Project is not anticipated to have significant impacts on the environment. HHFDC as the approving agency for this Project has declared this Project is exempt from the preparation of an environmental assessment.

  
\_\_\_\_\_  
Signature of Director or Delegate

04/01/2026  
\_\_\_\_\_  
Date

Attachment: Typical consultation letter and its attachments.

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR



**DEAN MINAKAMI**  
EXECUTIVE DIRECTOR

## **STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

### **HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

IN REPLY REFER TO:

**26:PECB/09**

February 18, 2026

Mr. Ed Sniffen, Director of Transportation  
Hawaii Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Sniffen,

**Subject: Consultation for an Environmental Assessment Exemption  
Waikoloa Village Affordable Apartments  
District of South Kohala, Hawaii Island  
Tax Map Key: (3) 6-8-003: 032**

In accordance with the State guidelines for preparing environmental review documents, the Hawaii Housing Finance and Development Corporation (HHFDC) is consulting with entities having jurisdiction or expertise to determine if the Waikoloa Village Affordable Apartments (Project) may be exempt from the preparation of an Environmental Assessment (EA) pursuant to the administrative rules promulgated under the authority of Chapter 343-6(5), Hawaii Revised Statutes (HRS); and under Sections 11-200.1-15, 11-200.1-16, and 11-200.1-17, Hawaii Administrative Rules (HAR). HHFDC seeks your input on the subject Project by March 27, 2026, to make this determination.

Lincoln Avenue Communities (Applicant) will seek Low-Income Housing Tax Credits to partially finance the Project. In addition, the Applicant will seek financing from the Rental Housing Revolving Fund, and/or other State financing programs. As such, HHFDC will be the approving agency for HRS 343 compliance because of the use of these State financing programs.

The Project will be a 329-unit affordable rental apartment complex on a 12.28-acre vacant parcel at the intersection of Waikoloa Road and Quarry Road in the Waikoloa Village area, District of South Kohala, Hawaii Island (Project Site). The Applicant has executed a Purchase and Sale Agreement for the acquisition of the Project Site with the landowner. See Exhibit 1, Location and Surrounding Uses and Exhibit 2, TMK Map.

The Project consists of seven residential buildings, each four stories in height with approximately 47 units per building. The residential buildings are arranged in a linear configuration along the site, with four residential buildings positioned along the northern portion of the property and three residential buildings along the southern portion. The buildings are 45 feet in height, which is the height limit within the RM-1.5 zoning district per Section 25-5-33(a), Hawaii County Code (HHC). The Project will provide a unit mix of studio, one-bedroom, and two-bedroom apartments. See Exhibit 3 (Site Plan).

Rental units will be available to households earning between 30 percent and 80 percent of the Area Median Income (AMI). The table below shows the units to be provided. The Applicant reserves the right to modify the allocation of units per AMI levels in the phases of development. Affordable rental rates will be maintained in perpetuity.

**Proposed Affordable and Market Rate Units**

<b>Affordable Units</b>		
Restricted at:	Number of units	Percent of total units
30% of the AMI	100 units	30%
60% of the AMI	178 units	54%
80% of the AMI	51 units	16%
<b>Total Units</b>		
<b>Total Units:</b>	<b>329 units</b>	<b>100%</b>

In addition to the residential buildings, Project amenities include a clubhouse, a swimming pool and playground area, a maintenance warehouse, and landscaping with stone garden walls and planted areas. The Project includes 423 parking spaces. The parking ratio of 1.25 spaces per unit meets the requirements under Section 25-4-51, HCC, with additional spaces allocated for the clubhouse facility.

Buildings are set back a minimum of 14 feet from property lines, with 15-foot building separations maintained throughout the Project Site. The site design incorporates roadways with appropriate turning radii (ranging from R30'-0" to R54'-0") to facilitate circulation and emergency vehicle access. Access will be from Waikoloa Road via a new private access road that will provide access to the Project and an adjacent new light industrial center to the south.

HHFDC believes the Project may be declared exempt from the preparation of an environmental assessment based on HHFDC's comprehensive exemption list<sup>1</sup>, which mirrors and exceeds the exemption criteria for the demolition of structures and for the provision of affordable housing projects under HAR 11-200.1-15(c).

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<sup>1</sup> As concurred in by the Environmental Advisory Council on November 1, 2022, see: [https://files.hawaii.gov/dbedt/erp/Agency\\_Exemption\\_Lists/State-Hawaii-Housing-and-Finance-Development-Corporation-2022-11-01-Exemption-List.pdf](https://files.hawaii.gov/dbedt/erp/Agency_Exemption_Lists/State-Hawaii-Housing-and-Finance-Development-Corporation-2022-11-01-Exemption-List.pdf)

**EXEMPTION TYPE 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 HRS 343;*

**Analysis:** Applicable, the sole trigger for compliance with HRS 343, which is the use of State funds as described above.

- B. *As proposed conforms with the existing state urban land classification;*

**Analysis:** Applicable, the Project site is within the State Urban District (See Exhibit 4).

- C. *As proposed is consistent with the existing county zoning classification provided that allows housing;*

**Analysis:** Applicable, the Project Site is within Hawaii County's RM-1.5 Multiple-Family Residential District (See Exhibit 5), which permits multi-family dwellings with a minimum land area requirement of 1,500 square feet per dwelling unit or rentable unit.

- D. *As proposed does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in HAR 11-200.11-13(b)(11).*

**Analysis:** Applicable, the Project does not require variances for shoreline setbacks and is not in an environmentally sensitive area (as defined under HAR 11-200.1-13 (b) (11)). The Project Site:

- a. Is approximately 4.50 miles from the nearest shoreline.
- b. It is in Flood Zone X, which is outside the 0.2 percent annual chance floodplain (See Exhibit 6).
- c. Is not within a Tsunami Evacuation Zone (See Exhibit 7).
- d. Is not within a Sea Level Rise Exposure Area (See Exhibit 8).
- e. Does not contain any freshwater ponds (See Exhibit 9); however, the US Fish and Wildlife Service (USFWS), National Wetlands Inventory identifies a riverine (i.e., 'Auwaiakeakua Gulch) along a portion of the north Project Site boundary (See Exhibit 9). The United States (U.S.) Army Corps of Engineers (USACE) determined this ephemeral feature is not within USACE jurisdiction and the Project Site does not contain waters of the U.S., including wetlands or navigable waters of the U.S.

- f. Does not include any area designated critical habitat (See Exhibit 10), including the riverine area identified on the USFWS National Wetlands Inventory.
- g. Is not within the Special Management Area (See Exhibit 11).
- h. Is in Lava Flow Hazard Zone 8, indicating very low lava-flow risk (See Exhibit 12) Only a few percent of the Lava Flow Hazard Zone 8 area has been covered by lava in the past 10,000 years.

In addition, the Project Site is within the Former Waikōloa Maneuver Area, a Formerly Used Defense Site (FUDS). However, the USACE 2022 Former Waikōloa Maneuver Area map shows the Project Site as ‘Removal Action Completed Area’ (Risk Reduced). (See Exhibit 13).

The area (including the Project Site) has undergone a Removal Action where the USACE conducted cleanup operations to current standards to remove munitions and explosives of concern (MEC) through:

- Metal detection surveys (handheld or digital mapping instruments)
- Excavation of detected contacts
- Disposal of identified MEC and debris

‘Risk Reduced’ indicates that while the removal action has been completed, the risk in that area has been lowered but may not be completely eliminated.

***Part 2 Actions** – Development of affordable housing provided pre-assessment consultations were conducted to determine the appropriateness of preparing an exemption notice or requiring an environmental assessment.*

- 2. *Construct multi-family residential units including, but not limited to, grading; roadway and traffic systems; utility systems; dwelling units; landscaping; and ancillary facilities; provided all applicable approvals and administrative permits are obtained.*

**Analysis:** The Project is a multi-family affordable housing development.

The Hawaii County Department of Public Works Engineering Division approved a drainage study and plan for the Project on August 24, 2023.

The Hawaii County Planning Department issued a Final Plan Approval for the Project on February 27, 2025. The purpose of the Final Plan Approval is to ensure the proposed project:

- a. Conforms to the Hawaii County General Plan.
- b. Meets the intent and purpose of Chapter 25, HHC (Zoning Code).
- c. Complies with RM-1.5 zoning standards.
- d. Implements pertinent conditions from prior approvals

The Applicant submitted plans for building permits to the Hawaii County Planning Department on September 19, 2025. Approval of the building permits for Phase 1 of the Project (buildings B4, B6, and B7) is expected before the end of February 2026.

In addition, the following studies were completed to support the analysis and will be made available upon request. Attached is a Project Summary and Impact Analysis Matrix, summarizing the findings from the various studies.

- a. Transportation Impact Assessment Report.
- b. Statewide Historic Preservation Division HRS 6E-42 Historic Preservation Review Letter.
- c. Phase I Environmental Site Assessment.
- d. Preliminary Engineering Report.
- e. Utility letters (i.e., water, sewer, electricity, telephone, and cable).

The Applicant is not seeking exemptions from any county zoning requirements or development fees eligible through HRS 201H. All applicable approvals and administrative permits will be obtained, including grading, roadway and traffic systems, utility systems, dwelling units, landscaping, and ancillary facilities.

Please email any comments to Mr. Dean Watase, Housing Planning Manager, at [dean.k.watase@hawaii.gov](mailto:dean.k.watase@hawaii.gov) by March 27, 2026.

Sincerely,



Michael Yee  
Chief Planner

Attachment

## WAIKOLOA VILLAGE AFFORDABLE APARTMENTS PROJECT SUMMARY & IMPACT ANALYSIS

Location and Tax Map Key	Located at the intersection of Waikoloa Road and Quarry Road; South Kohala, Hawaii District of South Kohala, Hawaii Island Tax Map Key: (3) 6-8-003:032 (Project Site)
Project Site	≈ 12.28 acres
Total Units	329 residential units
Affordability	<p>The Waikoloa Village Affordable Apartments will be a multi-family affordable housing project with approximately:</p> <ul style="list-style-type: none"> <li>• 30% affordable rental apartments targeting residents earning a maximum of 30% of the area median income (AMI).<sup>1</sup></li> <li>• 25% affordable rental apartments targeting residents earning a maximum of 60% of the AMI.<sup>1</sup></li> <li>• 45% affordable rental apartments targeting residents earning a maximum of 80% of the AMI.<sup>1</sup></li> </ul> <p><sup>1</sup> Rental length affordability is in perpetuity.</p>
Parking	<i>Automobile Parking:</i> Approximately 423 spaces total, including 412 residential spaces (1.25 spaces per unit) and 11 clubhouse spaces (1 space per 200 SF). Parking inventory includes 271 standard spaces, 138 compact spaces, and 14 ADA-compliant spaces, including 3 van accessible spaces.
Stories/Heights	7 buildings: 4-story mid-rise. The residential buildings are 45 feet in height.
HFFDC Funding	<p>The Applicant is seeking Low-Income Housing Tax Credits to partially finance the Project. In addition, the Applicant will seek financing from the Rental Housing Revolving Fund, and/or other State financing programs. As such, HFFDC will be the approving agency for HRS 343 compliance because of the use of these State financing programs</p> <p>The Applicant is not seeking exemptions from any county zoning requirements or development fees eligible through HRS 201H. The Project will be designed and built in compliance with the zoning and development standards for RM-1.5 zoning district. All applicable approvals and administrative permits will be obtained, including grading, roadway and traffic systems, utility systems, dwelling units, landscaping, and ancillary facilities.</p>

RESOURCE AREA	SUMMARY OF POTENTIAL IMPACTS
LAND USE & ZONING	<p>The Project Site is within Hawaii County RM-1.5 Multiple-Family Residential District, which has a minimum land area requirement of 1,500 square feet per dwelling unit or rentable unit.</p> <p>The Hawaii County Planning Department issued a Final Plan Approval for the Project on February 27, 2025. The purpose of the Final Plan Approval is to ensure the Project:</p> <ul style="list-style-type: none"> <li>• Conforms to the Hawaii County General Plan.</li> <li>• Meets the intent and purpose of Chapter 25, HHC (Zoning Code).</li> <li>• Complies with RM-1.5 zoning standards.</li> <li>• Implements pertinent conditions from prior approvals.</li> </ul>
ACCESS & TRAFFIC	<p>Access will be from Waikoloa Road via a new private access road that will provide access to the Project and an adjacent new light industrial center to the south. The Applicant and the developer of the new light industrial center will share the cost of the access road. The new access road will have 24-foot-wide travel lanes paved with asphalt concrete. The road's horizontal and vertical alignment will be designed according to county standards.</p> <p>The Project team's traffic engineer prepared a Transportation Impact Analysis Report (TIAR) to evaluate the transportation impacts of the 329 multi-family residential units and the proposed light industrial center on the adjacent parcel. In summary:</p> <ul style="list-style-type: none"> <li>• The TIAR evaluated the Waikōloa Road and Ehu Kai Loop intersection, which will become the Waikōloa Road / Ehu Kai Loop / access road intersection.</li> <li>• The analysis included Year 2021 conditions and future conditions for Years 2028, 2033, and 2043, both without and with the residential Project.</li> <li>• The 329-unit residential component is estimated to generate approximately 122 AM peak hour trips (28 in, 94 out) and 129 PM peak hour trips (79 in, 50 out).</li> <li>• All studied movements at the intersection are expected to operate at acceptable levels of service (LOS D or better) during the AM peak hour. The PM peak hour shows one movement (access road left turn) operating at LOS F, though this may be mitigated by traffic platoon patterns.</li> </ul>

	<ul style="list-style-type: none"> <li>• A preliminary traffic signal warrant analysis indicates a signal would not be warranted at the intersection based on projected volumes.</li> </ul> <p>Recommended improvements include:</p> <ul style="list-style-type: none"> <li>• Separate lanes on the access road for left-turn and shared through/right-turn movements.</li> <li>• Modification of median striping to provide an exclusive left-turn lane from Waikōloa Road.</li> <li>• Installation of a crosswalk across Waikōloa Road at the intersection.</li> <li>• Bicycle signage/markings and parking racks to encourage alternative transportation.</li> </ul>
INFRASTRUCTURE	<p>The Applicant's civil engineer prepared a Preliminary Engineering Report (PER) for the Project.</p> <p><i>Water:</i> Hawaii Water Service Co. Inc. dba: West Hawaii Water Company (WHWC), provided a letter (dated June 10, 2025) confirming that WHWC is able to provide water service to the Project's 329 multi-family units with irrigation, totaling approximately 131,600 gpd of water demand. Service is contingent upon payment of a Contribution in Aid of Construction (CIAC) fee estimated at \$693,532.00 and execution of an Extension Agreement within one year of the letter date. The Extension Agreement will include provisions requiring cooperation with water conservation efforts.</p> <p><i>Sewer:</i> Hawaii Water Service Co. Inc. dba: West Hawaii Sewer Company (WHSC), provided a letter (dated June 10, 2025) confirming that WHSC is able to provide sewer service to the Project's 329 multi-family units, producing approximately 72,380 gpd of flow. Service is contingent upon payment of a Contribution in Aid of Construction (CIAC) fee estimated at \$1,852,928.00 and execution of an Extension Agreement within one year of the letter date. The Applicant is responsible for constructing all on-site sewer system facilities and appurtenances in accordance with Hawaii County Department of Public Works standards to connect the Project to WHSC's connection point.</p> <p><i>Drainage:</i> The Project is within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) "Zone X" which describes areas determined to be outside the 0.2% chance floodplain. The Hawaii County Engineering Division approved a drainage study and plan for the Project on August 24, 2023. The Project will comply with the Storm Drainage Standard adopted by the Hawaii County Department of Public Works (DPW). Any increase in runoff as a result of the improvements will be mitigated by the addition of onsite drainage structures such as shallow drywells, drainage inlets, and low-flow drains around buildings. The proposed improvements are not anticipated to have adverse impacts on upstream and downstream areas.</p> <p><i>Electricity:</i> The Applicant is coordinating with Hawaiian Electric Light Company (HELCO) for electrical service. HELCO has received the electrical service request and is reviewing the project scope to determine requirements and costs. A planner has been assigned and will provide cost estimates following their preliminary review.</p> <p><i>Telephone and Cable Services:</i> Spectrum Oceanic LLC, indicated in a letter (dated November 20, 2025) that they are willing and able to provide services to accommodate the Project and adjacent parcels. The Applicant will work with the service provider on a services agreement to coordinate equipment, facilities, easements, and conduit requirements.</p>
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT	<p>Dominion Due Diligence Group (D3G) prepared a Phase I Environmental Site Assessment (ESA) report dated February 16, 2026. The Phase I ESA found no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the Project Site.</p> <p>Notable Site History:</p> <ul style="list-style-type: none"> <li>• Former Military Use (FUDS) – The property is within the boundaries of the Waikoloa Maneuver Area Formerly Used Defense Site, which was a US Navy training area from 1943-1946 with historical use of munitions and explosives. Per US Army Corps of Engineers documentation, the Project Site has undergone munitions clearance and is designated as a 'Cleared Area. Based on the U.S. Army Corps of Engineers Former Waikoloa Maneuver Area Map dated July 1, 2022, the Project Site is in a Removal Action Completed Area (Risk Reduced). Munitions and explosives of concern (MEC) are no longer present on the Project Site.</li> </ul> <p>Adjacent Property:</p> <ul style="list-style-type: none"> <li>• LUST Site – An adjacent leaking underground storage tank (LUST) site is to the south at Waikoloa Road. The site received No Further Action (NFA) status in 1998 and is not suspected of presenting environmental concerns due to the elapsed time since cleanup and presumed hydrogeologic relationship.</li> </ul> <p>Other Considerations:</p> <ul style="list-style-type: none"> <li>• Asbestos/Lead-Based Paint – Not applicable; no structures present on site</li> <li>• Radon – EPA Zone 3 (low potential)</li> <li>• Flood Zone – Zone X (minimal flood potential)</li> <li>• Wetlands – Riverine wetland area along northern boundary; USACE Approved Jurisdictional Determination (August 12, 2021) confirms no waters of the U.S., including wetlands, present on Project Site</li> </ul> <p>Based on the Phase I ESA findings, Dominion Due Diligence Group (D3G) recommends no further investigation.</p>

VISUAL	The Project converts vacant land into a residential community within the established Waikoloa Village area. Building heights of 4 stories are compatible with the height and the visual character of nearby development and zoning. The proposed buildings will use mixed materials and colors along with extensive landscaping to minimize visual impact from roadways.
ARCHAEOLOGICAL, HISTORIC, & CULTURAL	The State Historic Preservation Division (SHPD) issued a determination of "no historic properties affected" on January 26, 2022, concluding the historic preservation review process. No additional archaeological studies are required. If historic properties (including lava tubes, artifacts, structural remains, or human skeletal remains) are encountered during construction, all work in the immediate vicinity will stop and the SHPD will be contacted.
NOISE	The Project will cause an incremental increase in construction-related noise, but it will be temporary and is not anticipated to be significant in the surrounding area where the predominant source of noise would be from vehicular traffic. If the noise emissions are above standards stipulated in HAR 11-46 (Community Noise Control), a permit will be required to regulate the permissible noise levels.
AIR	The Project may have some short-term impacts on air quality in the form of fugitive dust emissions because of construction activities. Fugitive dust emissions can be controlled mostly by watering active work areas, using windscreens, keeping adjacent paved roads clean, and covering open-bodied trucks.
CUMULATIVE IMPACTS	<p>The Project will not contribute to cumulative impacts. The Project Site is in the State Land Use Urban District, and the Hawaii County RM-1.5 zoning district, both of which allow multi-family residential uses on the site. Thus, while the Project will contribute to cumulative impacts in the area, growth in this area is planned, desired, and anticipated.</p> <p>In addition, the TIAR addresses cumulative traffic impacts by analyzing the Project's traffic in combination with other new approved developments in the area (i.e., the adjacent new light industrial center, Waikoloa Plaza, and the Lofts at Waikoloa), plus projected ambient traffic growth, rather than analyzing the Project in isolation.</p> <p>Further, the Project supports the State of Hawaii's efforts to address its critical housing shortage, as documented in the 2024 <i>Hawaii Housing Planning Study</i>, which identifies a need for 25,715 new affordable rental housing units for households earning 80 percent or less of the AMI through 2027, including 6,671 units in Hawaii County<sup>1</sup>.</p>

<sup>1</sup> HHFDC, 2024 Hawai'i Housing Planning Study, Table 39A, p. 124. [https://dbedt.hawaii.gov/hhfdc/files/2025/05/FINAL\\_2024-HHPS-State-Report\\_Ward-Research.pdf](https://dbedt.hawaii.gov/hhfdc/files/2025/05/FINAL_2024-HHPS-State-Report_Ward-Research.pdf)

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**LEGEND**

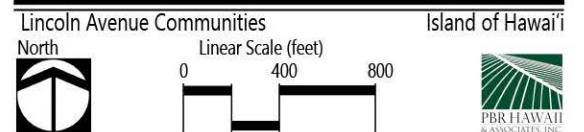
-  Project Area
-  TMK Parcels



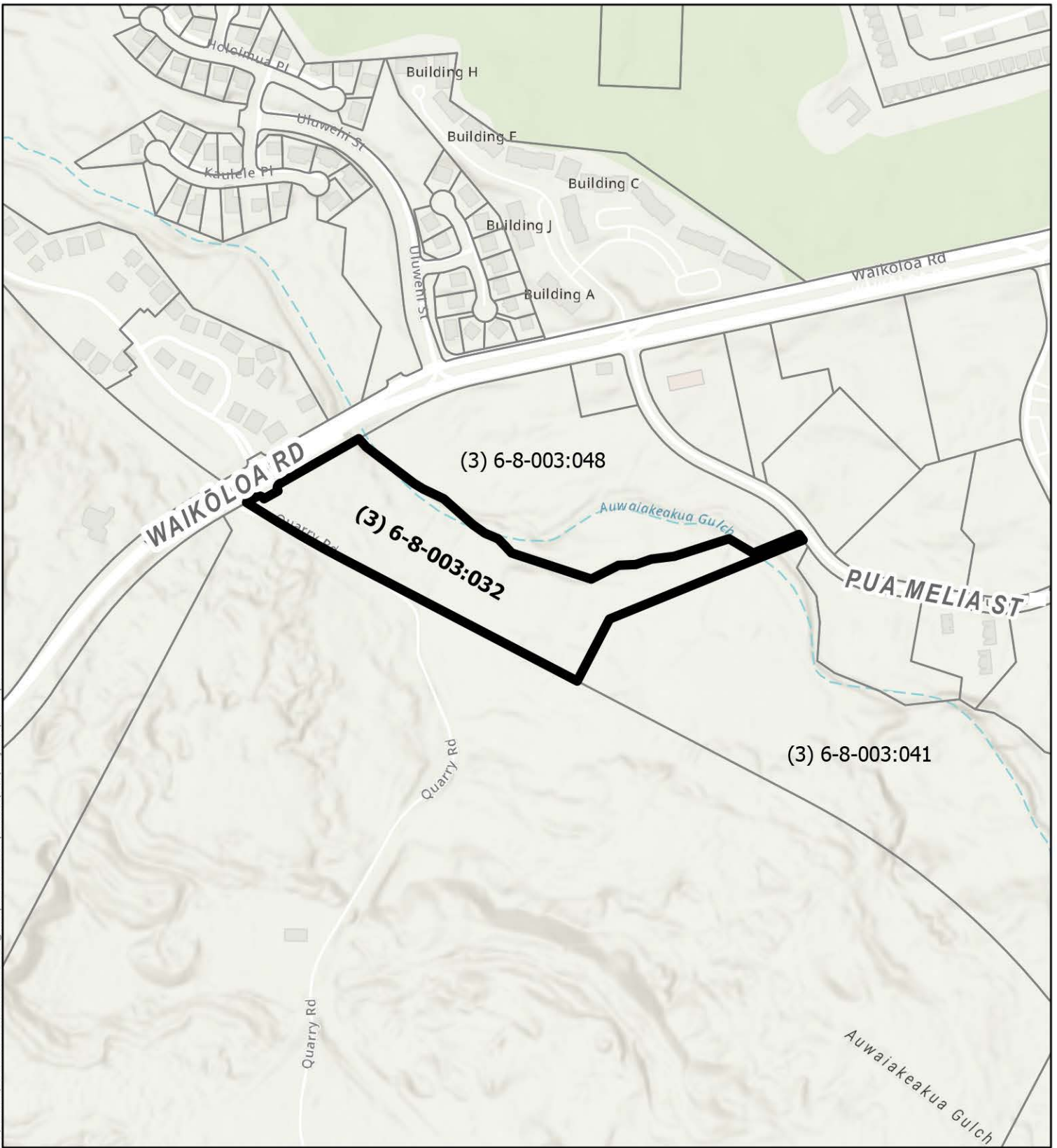
**Exhibit 1**

**Location and Surrounding Uses**

**Waikoloa Affordable Housing Chapter 343 Compliance**



Source: County of Hawai'i, 2025. ESRI Basemap.  
Disclaimer: This graphic has been prepared for general planning purposes only.



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**LEGEND**

- Project Area
- TMK Parcels

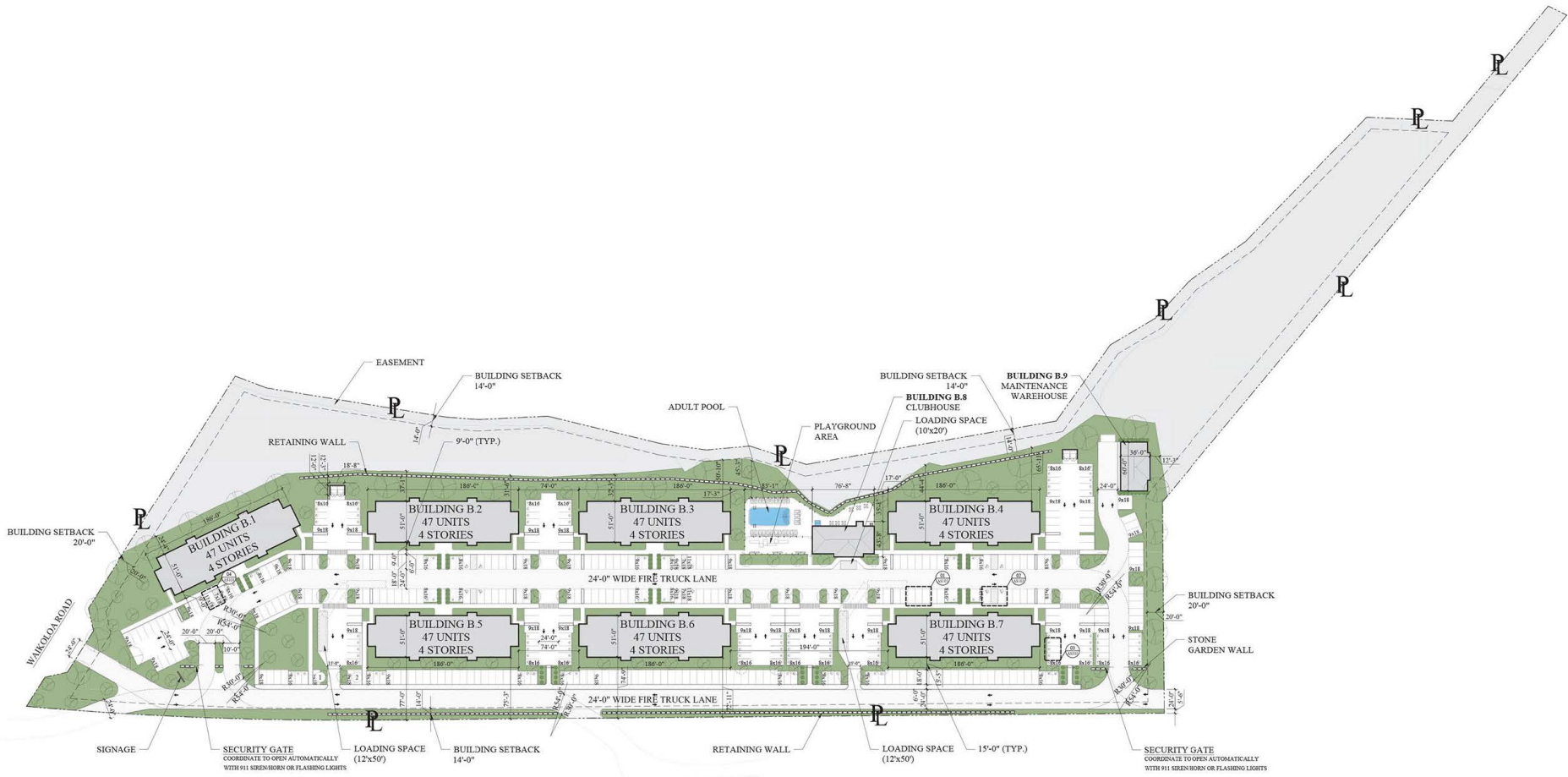
**Exhibit 2  
Tax Map Key**

**Waikōloa Affordable Housing  
Chapter 343 Compliance**

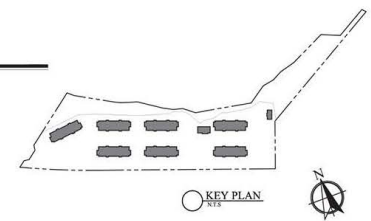
Lincoln Avenue Communities Island of Hawai'i

North Linear Scale (feet)

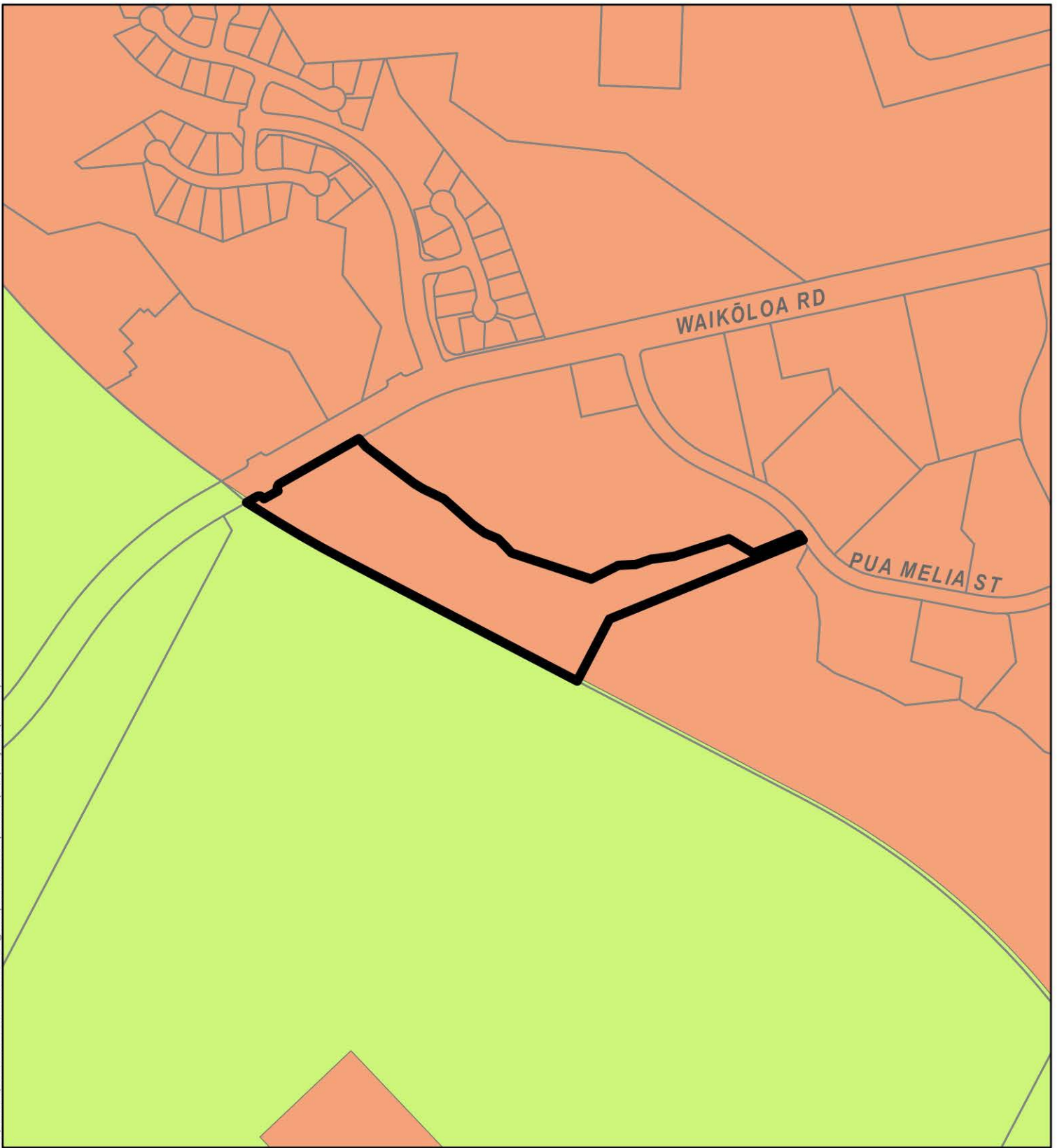
# Exhibit 3 Site Plan







01 ARCHITECTURAL SITE PLAN  
1" = 60'-0"



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**LEGEND**

-  Project Area
-  TMK Parcels
- State Land Use Districts**
-  Agricultural
-  Urban

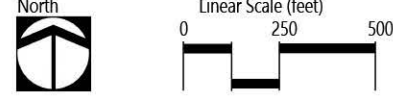

**Exhibit 4**  
**State Land Use District**  
**Waikōloa Affordable Housing**  
**Chapter 343 Compliance**

Lincoln Avenue Communities      Island of Hawai'i

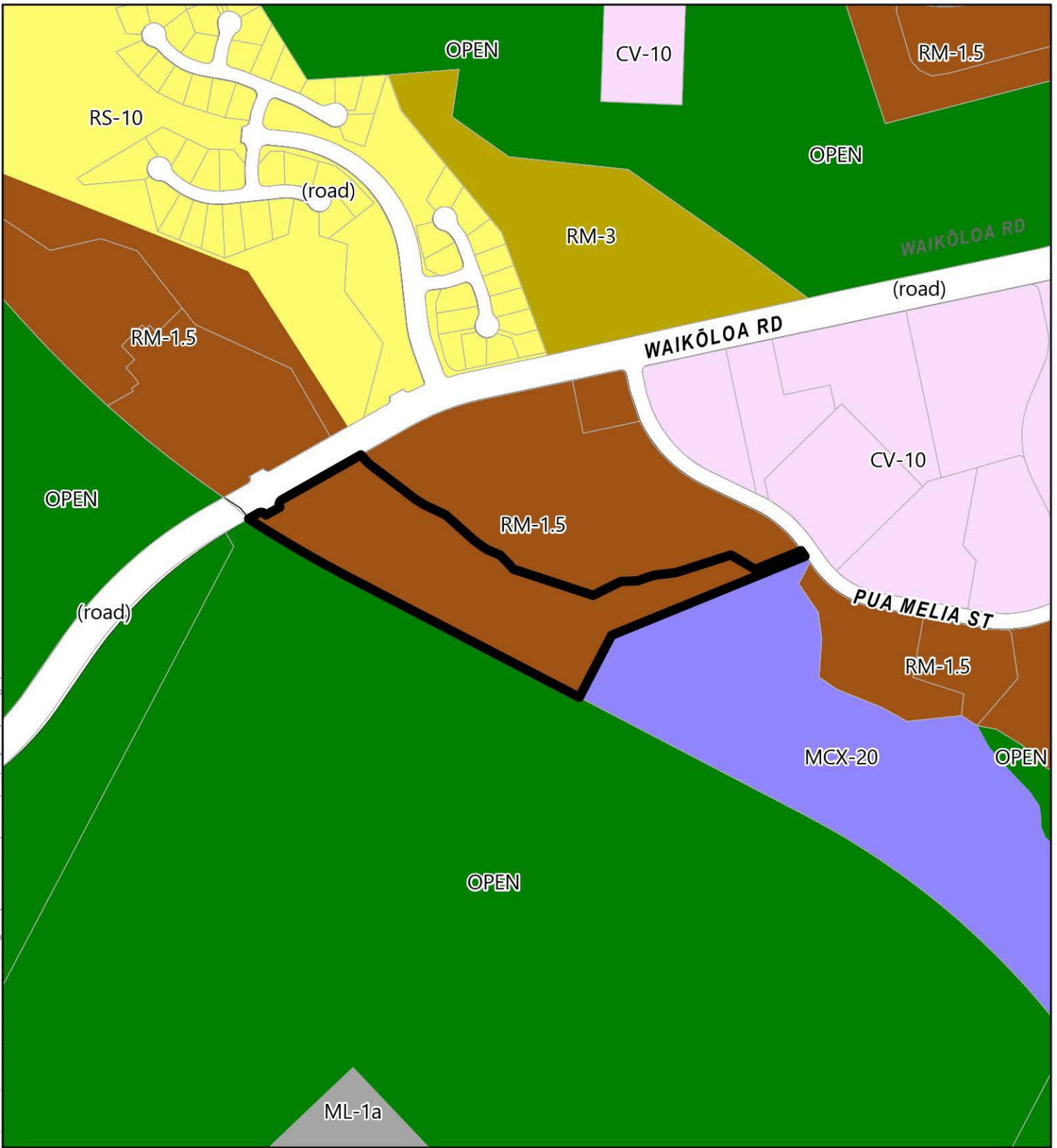
North

Linear Scale (feet)

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Source: County of Hawai'i, 2025.  
 Disclaimer: This graphic has been prepared for general planning purposes only.



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**LEGEND**

- |              |               |        |        |
|--------------|---------------|--------|--------|
| Project Area | <b>Zoning</b> | MCX-20 | RM-1.5 |
| TMK Parcels  | (road)        | ML-1a  | RM-3   |
|              | CV-10         | OPEN   | RS-10  |

**Exhibit 5  
Zoning**

**Waikōloa Affordable Housing  
Chapter 343 Compliance**

Lincoln Avenue Communities

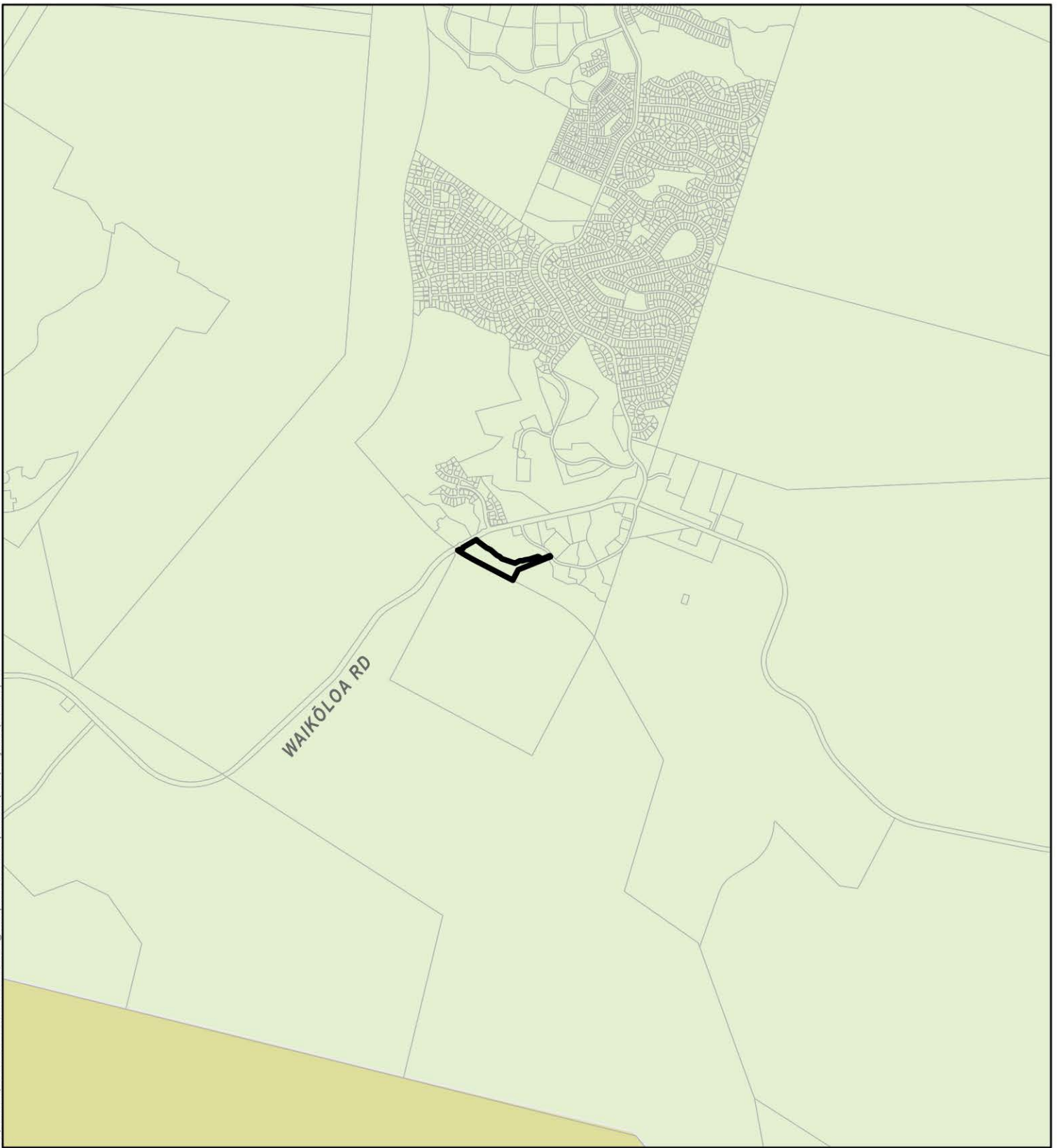
Island of Hawai'i

North

Linear Scale (feet)



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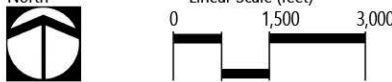

-  Project Area
-  TMK Parcels
- Flood Hazard Areas
  -  X: Outside 0.2%-Annual-Chance Floodplain
  -  D: Unstudied Areas

**Exhibit 6**  
**Flood Insurance Rate Map**

**Waikōloa Affordable Housing**  
**Chapter 343 Compliance**

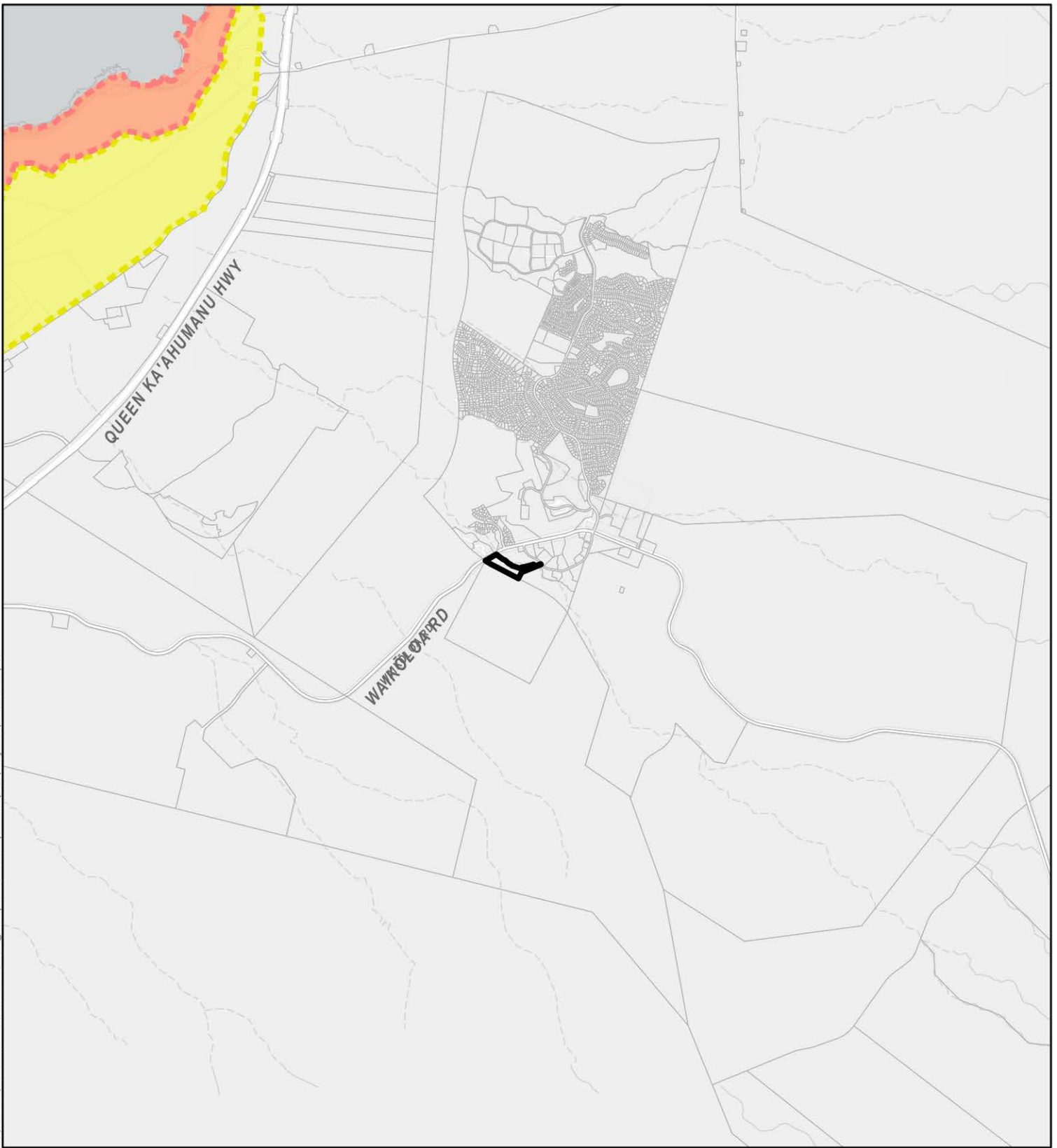
Lincoln Avenue Communities Island of Hawai'i

North Linear Scale (feet)

Source: County of Hawai'i, 2025. FEMA Flood Map Service Center, 2023.  
 Disclaimer: This graphic has been prepared for general planning purposes only.

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**LEGEND**

-  Project Area
-  TMK Parcels
-  Tsunami Evacuation Zone
-  Extreme Tsunami Evacuation Zone

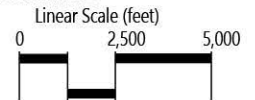
**Exhibit 7**

**Tsunami Evacuation Zones**

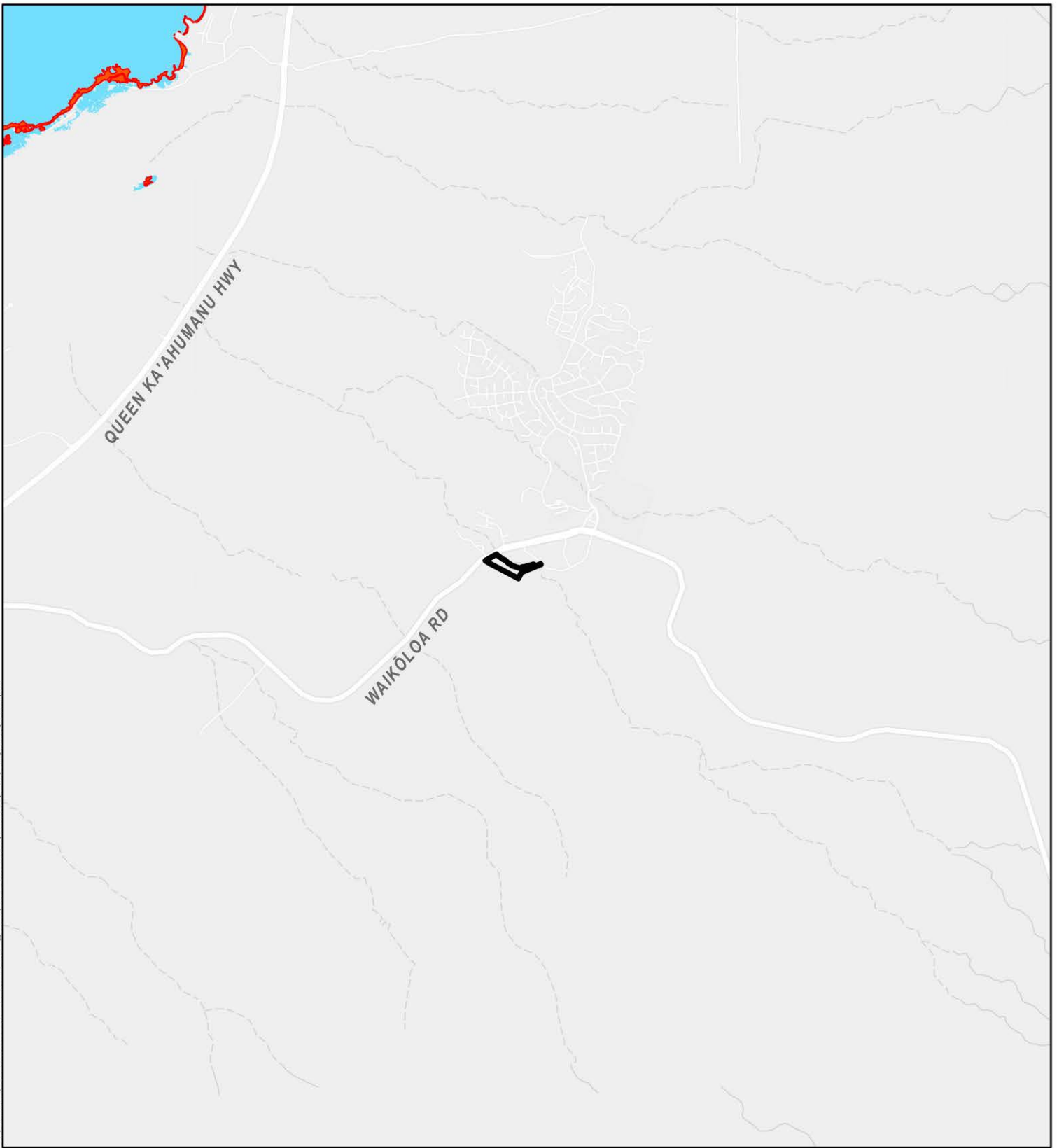
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Lincoln Avenue Communities



Island of Hawai'i



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**LEGEND**

-  Project Area
-  3.2ft Sea Level Rise Exposure Area
-  6ft Sea Level Rise Exposure Area

**Exhibit 8**  
**Sea Level Rise Exposure Areas**

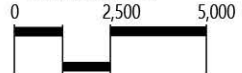
**Waikōloa Affordable Housing**  
**Chapter 343 Compliance**

Lincoln Avenue Communities

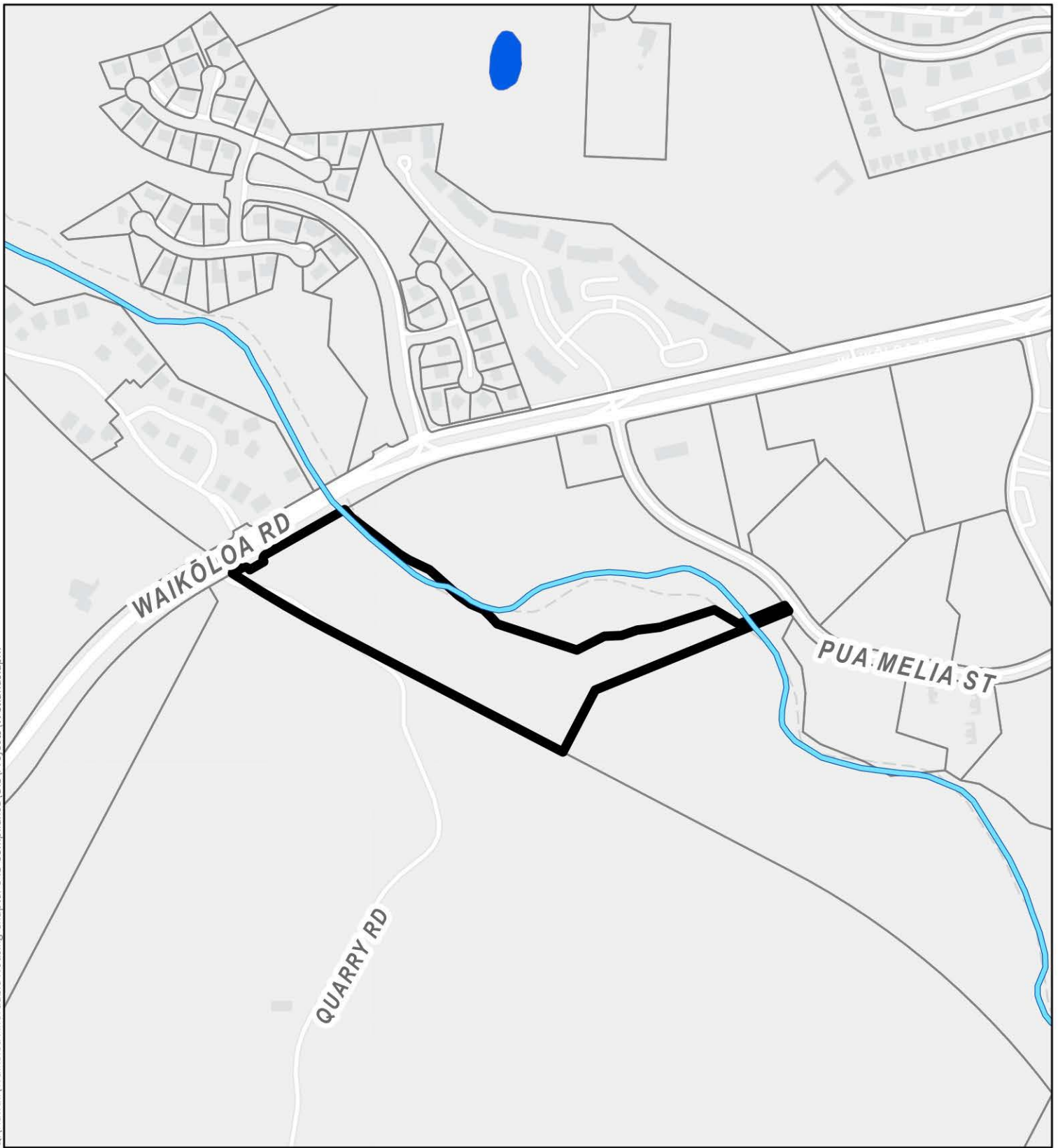
Island of Hawai'i




Linear Scale (feet)



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**LEGEND**

-  Project Area
-  TMK Parcels
-  Wetlands
-  Freshwater Pond
-  Riverine

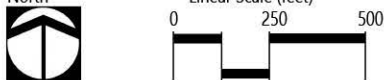

**Exhibit 9**  
**USFWS National Wetlands Inventory**  
**Waikōloa Affordable Housing**  
**Chapter 343 Compliance**

Lincoln Avenue Communities      Island of Hawai'i

North

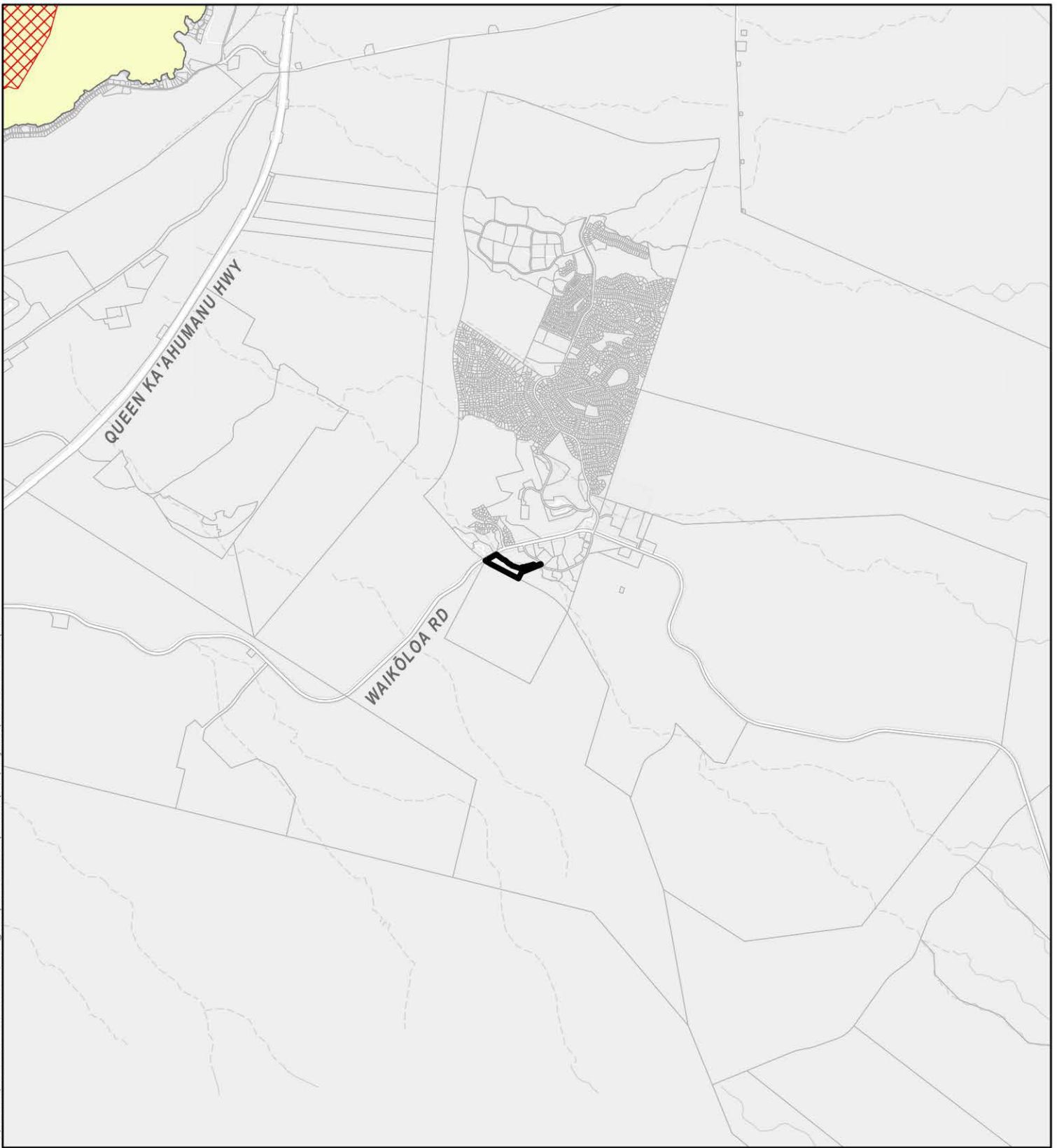
Linear Scale (feet)

0      250      500

Source: County of Hawai'i, 2025. USFWS National Wetland Inventory, 2023. ESRI Basemap.  
 Disclaimer: This graphic has been prepared for general planning purposes only.

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**LEGEND**

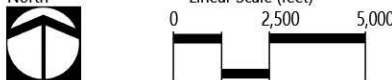
-  Project Area
-  TMK Parcels
-  False Killer Whale Critical Habitat
-  Hawaiian Monk Seal Critical Habitat

**Exhibit 10  
Critical Habitats**


**Waikōloa Affordable Housing  
Chapter 343 Compliance**

Lincoln Avenue Communities Island of Hawai'i

North Linear Scale (feet)

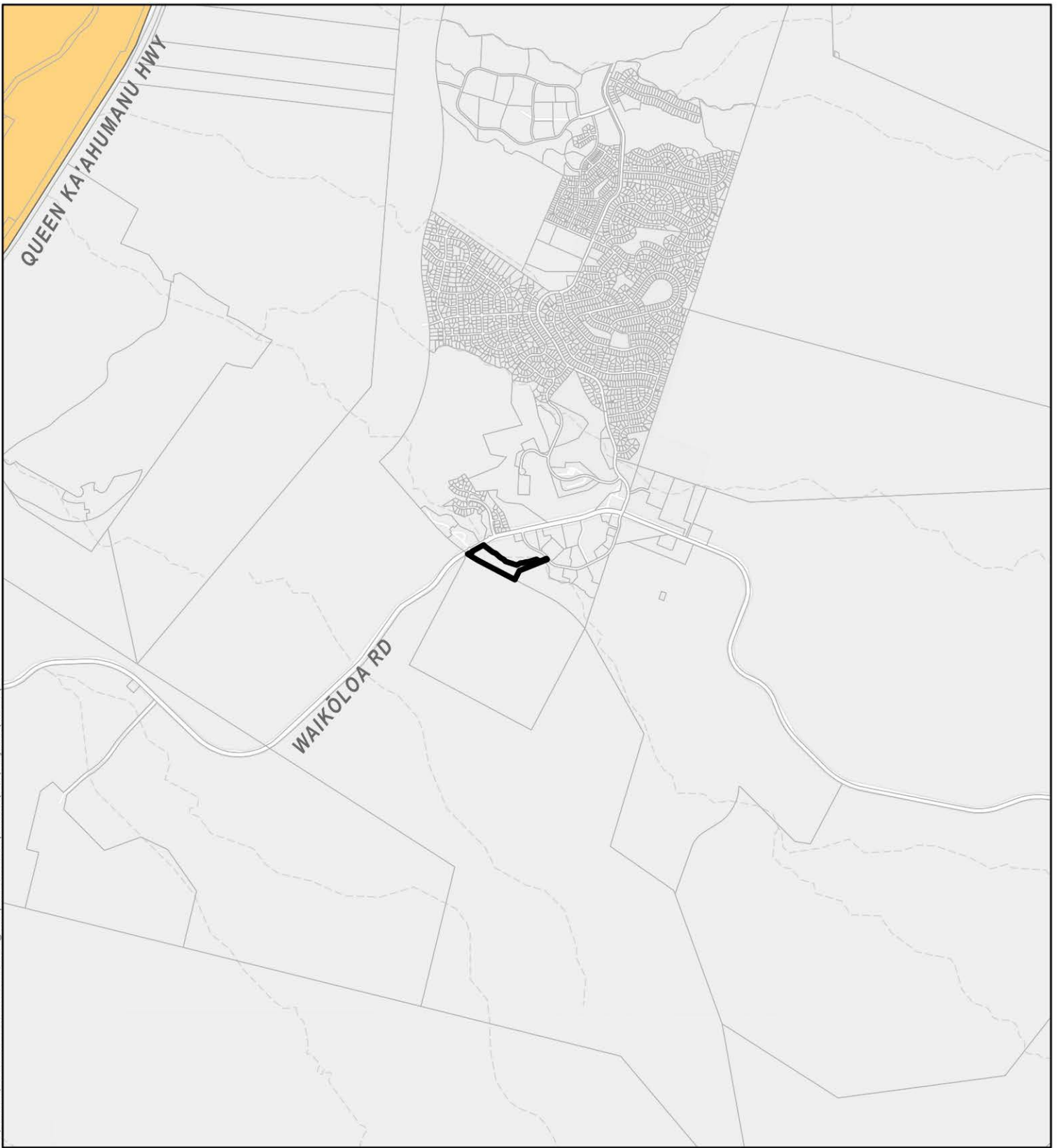


0 2,500 5,000



Source: County of Hawai'i, 2025. NOAA, 2022. ESRI Basemap.  
Disclaimer: This graphic has been prepared for general planning purposes only.

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**LEGEND**

-  Project Area
-  TMK Parcels
-  Special Management Area

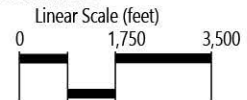
**Exhibit 11**

**Special Management Area**

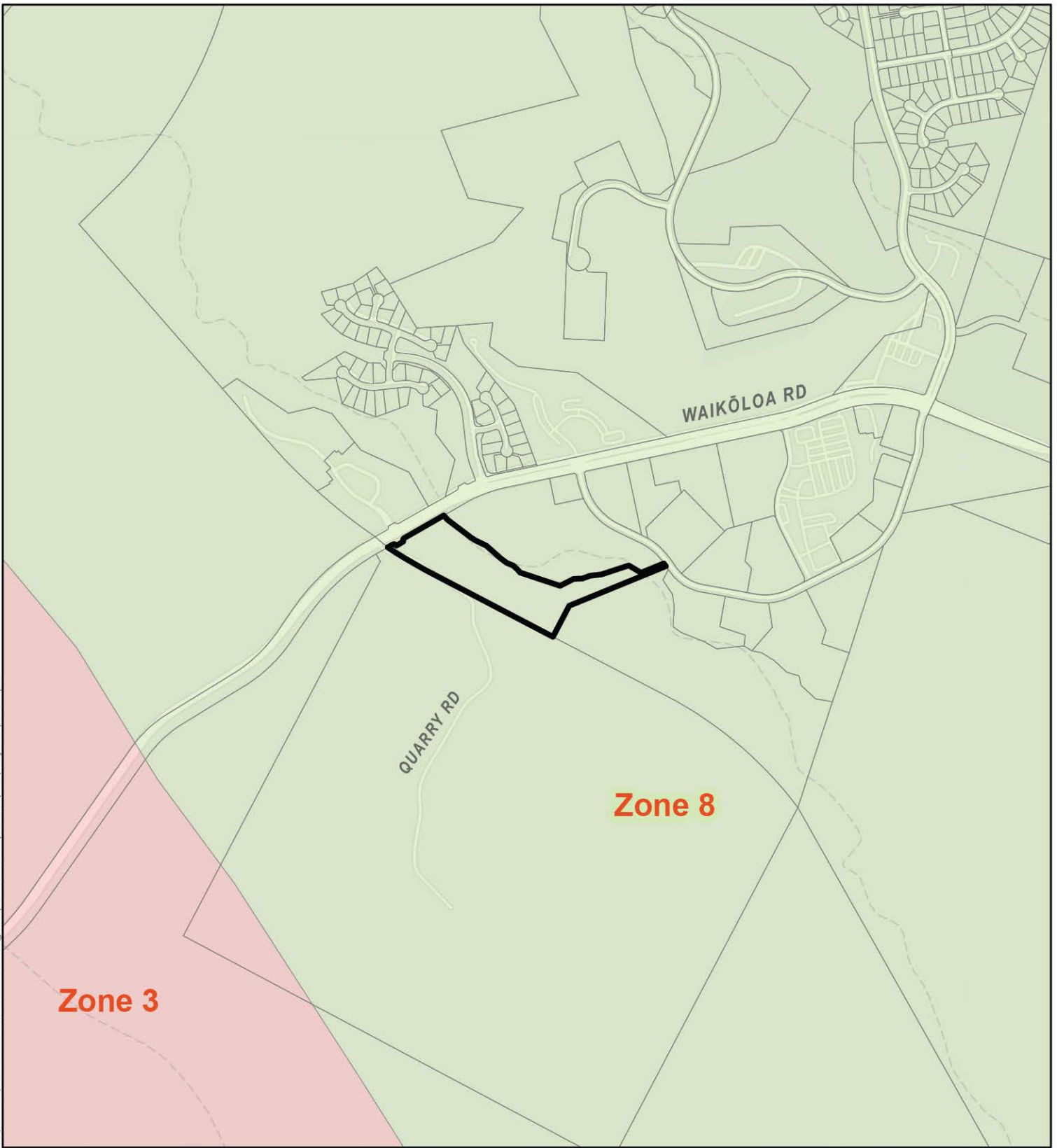
**Waikōloa Affordable Housing Chapter 343 Compliance**

Lincoln Avenue Communities

Island of Hawai'i



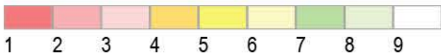
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**LEGEND**

 Project Area

Lava-Flow Hazard Zones



**ZONE 8** - Remaining part of Mauna Kea. Only a few percent of this area has been covered by lava in the past 10,000 years

Source: U.S. Geological Survey, 1992. County of Hawai'i, 2025.  
Disclaimer: This graphic has been prepared for general planning purposes only.


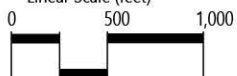

**Exhibit 12**

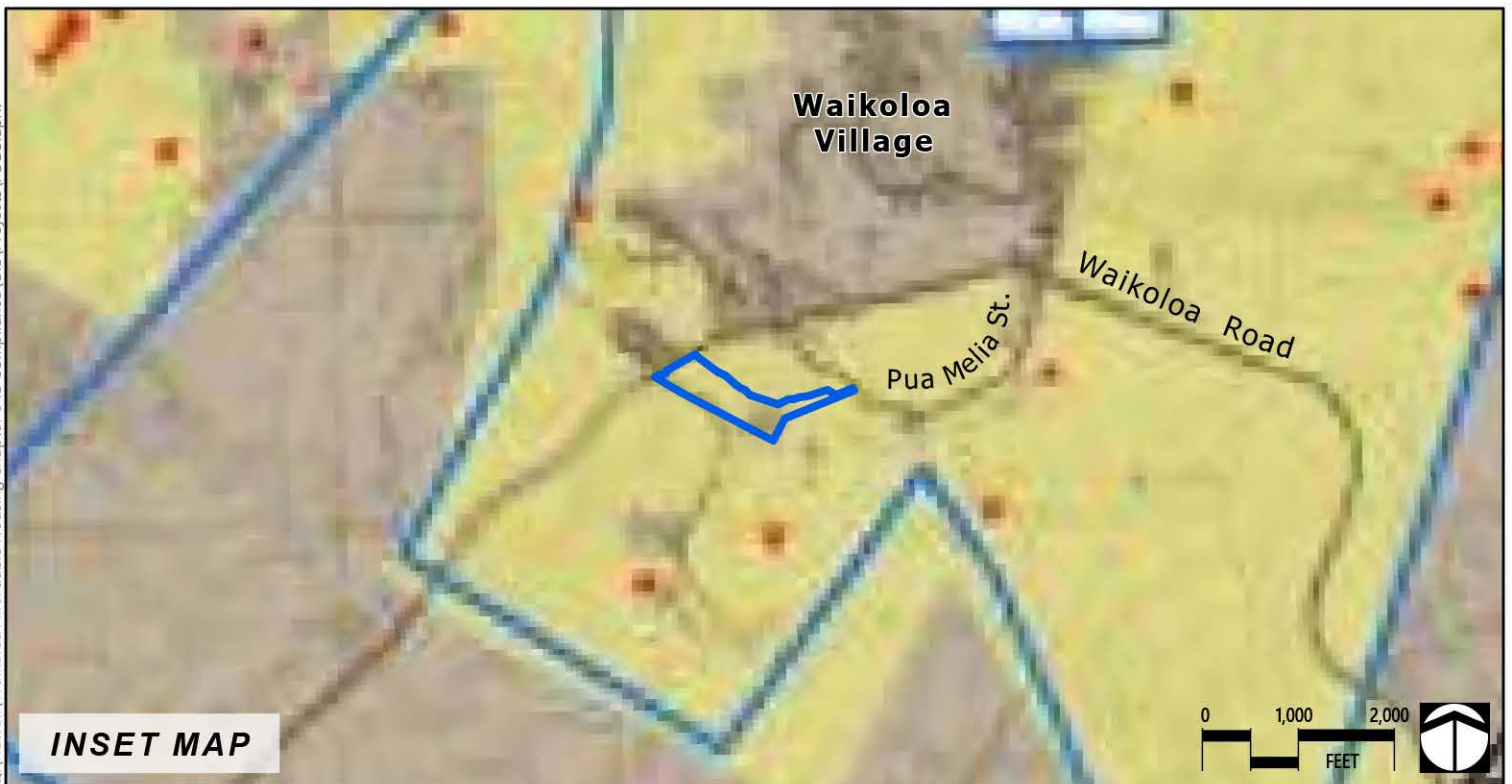
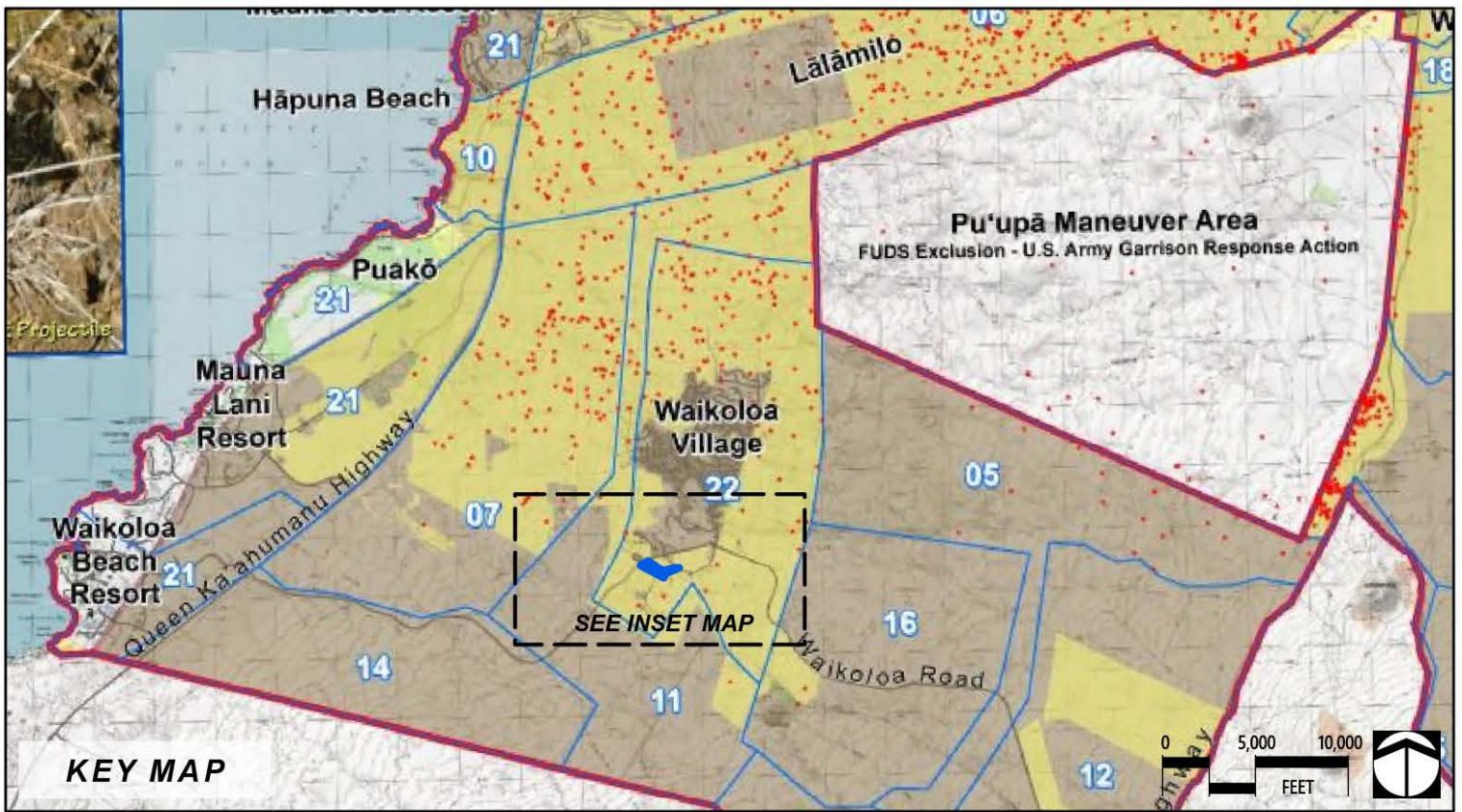
**Lava Flow Hazards**

**Waikōloa Affordable Housing Chapter 343 Compliance**

Lincoln Avenue Communities Island of Hawai'i

North Linear Scale (feet)



**LEGEND**

- Project Area
- Munitions Item (Disposed)
- Removal Action Completed Area (Risk Reduced)
- Road
- Munitions Response Area (MRA) Boundary
- Munitions Response Site (MRS) Boundary with Project Number
- Property Boundary

**Exhibit 13**

**Formerly Used Defense Sites**

**Waikōloa Affordable Housing Chapter 343 Compliance**

Lincoln Avenue Communities

Island of Hawai'i

Source: U.S. Army Corps of Engineers, 2022. County of Hawai'i, 2025.  
 Disclaimer: This graphic has been prepared for general planning purposes only.



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