

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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2015/GEN-14(WA)

November 17, 2015

Mr. Scott Glenn, Interim Director  
State of Hawaii  
Department of Health,  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Mr. Glenn:

SUBJECT: Chapter 343, Hawaii Revised Statutes (HRS)  
Record of Determination

Project: East Kapolei II, LDA Parcel 2  
Landowner: Hawaii Housing Finance and Development Corporation (HHFDC)  
Applicant: Michaels Development Company I, LP (Monika Rossen)  
Agent: PBR Hawaii & Associates, Inc. (Greg Nakai)  
Location: Along Keahumoa Parkway across from future elementary school  
Tax Map Key: 9-1-17: 109  
Proposal: To allow a 300-unit affordable housing rental project with over 50 percent of the units made available to families at or below 80 percent of the area median income.

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

With this letter, the Department of Planning and Permitting (DPP) has made the determination that no additional environmental assessment (EA) or supplemental environmental impact statement (EIS) are required for the East Kapolei II, LDA Parcel 2 affordable housing project. The HHFDC selected Michaels Development Company I, LP to plan, design, and develop an affordable housing project on a vacant parcel known as "East Kapolei II, LDA Parcel 2" (LDA Parcel 2) within the East Kapolei II Planned Community in Kapolei, Hawaii (Figure 1). The 19.72-acre parcel is identified by Tax Map Key 9-1-17: 109.

In September 1998, the Governor accepted the *East Kapolei Master Plan Final Environmental Impact Statement* (FEIS). This FEIS covered the area now known as the East Kapolei II Planned Community (Figure 2), including the area of LDA Parcel 2. In the East Kapolei Master Plan provided in the FEIS, single-family housing was proposed on the LDA Parcel 2 area. An affordable multi-family rental housing project is being proposed on LDA

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Parcel 2. We note that other master plan elements have also changed over time. For example, some areas previously envisioned for multi-family and single-family residential use have been developed for a larger regional storm drainage/retention basin, an Abutilon contingency reserve area, the Kroc Center, and a planned Special Olympics campus. These changes did not necessitate additional Chapter 343, Hawaii Revised Statutes (HRS) documentation, as the overall East Kapolei Master Plan vision did not change. Similarly, the affordable housing project proposed for the LDA Parcel 2 is consistent with the overall vision East Kapolei Master Plan covered in the FEIS.

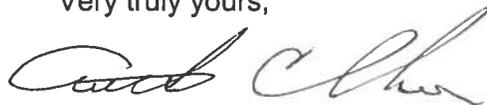
With this Record of Determination, we are writing to inform the Office of Environmental Quality Control that the City and County of Honolulu, the DPP, has determined that:

1. It is acknowledged that there was a significant change to the 1998 FEIS. The only change is time.
2. The change in time does not create a significant adverse impact. The affordable housing project proposed on LDA Parcel 2 is consistent with the East Kapolei Master Plan described in the FEIS (and the impacts that were disclosed). The anticipated impacts from the affordable multi-family rental housing project on LDA Parcel 2 will be no greater than the overall impacts described in the FEIS. Thus the DPP has determined that no additional EA or supplemental EIS are required for compliance with Chapter 343, HRS.

Please publish this Record of Determination in the next edition of "*The Environmental Notice*" on **December 8, 2015**.

Should you have any questions, please contact William Ammons at 768-8025 or via email at [wammons@honolulu.gov](mailto:wammons@honolulu.gov).

Very truly yours,



George I. Atta, FAICP  
Director

**APPLICANT ACTION  
SECTION 343-5(e), HRS  
PUBLICATION FORM**

**FILE COPY**

**Project Name:** East Kapolei II Affordable Rental Housing Project (Formerly "East Kapolei II, LDA Parcel 2")

**DEC 08 2015**

**HRS §343-5 Trigger(s):** N/A  
**Island:** Oahu  
**District:** Ewa  
**TMK:** 9-1-017:109  
**Permits:** N/A

**Approving Agency:**  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Contact Person: William Ammons  
Telephone: (808) 768-8000

**Applicant:**  
Michaels Development Company  
737 Bishop Street, Suite 1520  
Honolulu, HI 96813

Contact Person: Monika Mordasini Rossen, VP of Development  
Telephone: (808) 691-9446

**Consultant:**  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

Contact Person: Greg Nakai, Planner  
Telephone: (808) 521-5631

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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**Status (check one only):**

- DEA-AFNSI Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov); a 30-day comment period ensues upon publication in the periodic bulletin.
- FEA-FONSI Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.
- FEA-EISPN Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov); a 30-day consultation period ensues upon publication in the periodic bulletin.
- Act 172-12 EISPN Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to

[oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov). NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.

DEIS

The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)); a 45-day comment period ensues upon publication in the periodic bulletin.

FEIS

The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)); no comment period ensues upon publication in the periodic bulletin.

Section 11-200-23  
Determination

The approving agency simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.

Statutory hammer  
Acceptance

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.

Section 11-200-27  
Determination

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

Withdrawal (explain)

**Summary** (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

In 1998, the Governor accepted the East Kapolei Master Plan Final Environmental Impact Statement (FEIS). This FEIS covered the area now known as the East Kapolei II Planned Community, including the area of LDA Parcel 2. In the East Kapolei Master Plan, single-family housing was proposed on the LDA Parcel 2 area. An affordable multi-family rental housing project is being proposed on LDA Parcel 2. Other master plan elements have also changed over time. These changes did not necessitate additional Chapter 343, Hawaii Revised Statutes (HRS) documentation, as the overall East Kapolei Master Plan vision did not change.

- The only significant change to the 1998 FEIS is time.
- The change in time does not create a significant adverse impact. The affordable housing project proposed on LDA Parcel 2 is consistent with the East Kapolei Master Plan described in the FEIS. The anticipated impacts from the affordable multi-family rental housing project on LDA Parcel 2 will be no greater than the overall impacts described in the FEIS.

Thus, the Department of Planning and Permitting has determined that no additional environmental assessment (EA) or supplemental environmental impact statement (EIS) are required for compliance with Chapter 343, HRS.