



EXECUTIVE CHAMBERS
HONOLULU

NEIL ABERCROMBIE
GOVERNOR

December 7, 2012

Ms. Karen Seddon
Executive Director
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Seddon:

RE: Acceptance of the Final Environmental Impact Statement for the Villages of
Leialii Affordable Housing Project

I hereby accept the Final Environmental Impact Statement for the Villages of Leialii Affordable Housing Project, as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes. The environmental, economic, and social impacts which will likely occur should this project be built, are adequately described in the statement. The analysis, together with the comments made by reviewers, provides useful information to policy makers and the public.

My acceptance of the statement is an affirmation of the adequacy of that statement under the applicable laws. I find that the mitigation measures proposed in the environmental impact statement will minimize the negative impacts of the project.

In implementing the project, I direct the Hawaii Housing Finance and Development Corporation and/or its agents to perform these or comparable mitigation measures at the discretion of the permitting agencies. The mitigation measures identified in the environmental impact statement are listed in the attached document.

Sincerely,

NEIL ABERCROMBIE
Governor, State of Hawaii

Attachment

c: Richard Lim, DBEDT
Susan A. Sakai, Belt Collins Hawaii, LLC
Office of Environmental Quality Control

MITIGATION MEASURES
FINAL ENVIRONMENTAL IMPACT STATEMENT
VILLAGES OF LEIALI'I AFFORDABLE HOUSING PROJECT
Attachment to Governor Neil Abercrombie's Acceptance Letter

The following list of mitigative measures identified in the Final Environmental Impact Statement will minimize the negative impacts of the project. If the project is implemented, the Hawaii Housing Finance and Development Corporation (HHFDC) and/or its agents should perform these or comparable mitigation measures at the discretion of the permitting agencies.

GEOLOGY AND TOPOGRAPHY

- During all phases of construction, erosion control practices would be subject to County, State and Federal regulation.
- Best Management Practices (BMPs) would be in place to control erosion during construction.

GROUNDWATER, HYDROLOGY, SURFACE WATER, AND DRAINAGE

- Water conservation programs would be implemented. These conservation measures could include installing low flow toilets and showerheads, installing waterless urinals in public restrooms, and providing residents, businesses, schools, and other users with information on the importance of water conservation.
- To the maximum extent practical, use reclaimed water.
- The groundwater aquifer should be monitored.
- Comply with the NPDES permit requirements, County Soil Erosion and Sedimentation Control, and County Rules for the Design of Storm Drainage Facilities.

NATURAL HAZARDS - EARTHQUAKES

Comply with the Uniform Building Code's (UBC) standards for Zone 2B in the construction of the improvements.

AVIFAUNA

Shield streetlights and other exterior lights to mitigate the possibility of seabirds flying over the site and becoming disoriented by bright lights and then harmed.

ARCHAEOLOGICAL AND HISTORIC RESOURCES

- Preserve archaeological sites and cultural resources determined to be significant under State criteria.
- As required, prepare data recovery plans, site preservation plans and burial treatment plans.

CULTURAL RESOURCES

- SIHP sites 2485 and 2486 have been identified as cemeteries or possible burial sites. No further data recovery at these sites would occur without consultation with and consent by Pali and Haia family representatives. Additionally, access to these site would be maintained for representatives of the Pali and Haia 'Ohana, as well as archaeologists, to develop preservation strategies.

Villages of Leiali'i Affordable Housing Project FEIS Mitigation Measures

- Continue discussions and devise, with local stakeholders, strategies for preservation, protection of sensitive areas, and access by the families.

ROADWAYS AND TRAFFIC

The recommended series of mitigation measures to address the identified traffic impacts, both project related and cumulative, follow.

- Honoapi'ilani Highway/Wahikuli Road (Intersection 2) – Install a traffic signal with the existing lane configuration. A traffic signal would be warranted under future plus project conditions, but not under cumulative base conditions.
- Honoapi'ilani Highway/Kapunakea Street (Intersection 3) – Convert the eastbound approach from a shared through/left-turn lane and right-turn lane to a left-turn lane and shared through/right-turn lane, resulting in similar eastbound and westbound approach configurations.
- Honoapi'ilani Highway/Keawe Street Year 2028 (Intersection 4) – Convert left-turn signal phasing from protected left turns to protected-permitted left turns on all approaches.
- Honoapi'ilani Highway/Keawe Street Year 2036 (Intersection 4) – Convert the eastbound approach from a left-turn lane and shared through/right-turn to a left-turn lane, through lane, and right-turn lane, and convert left-turn signal phasing from protected left turns to protected-permitted left turns on all approaches. Adding the right-turn lane to the eastbound approach would require widening of this approach.
- Keawe Street/Mill Street (Intersection 5) – Install a traffic signal with protected left-turns on the eastbound and westbound approaches. A traffic signal at this intersection would be warranted under future plus project (Year 2036, Concepts Two and Three) conditions, but not under cumulative base conditions, nor under Year 2028 (Concepts One, Two, or Three) or under Year 2036 (Concept One) conditions. It is recommended that the need for a traffic signal at this location be monitored as development of the Villages of Leiali'i project proceeds and that such installation be dependent on future traffic engineering studies.
- Keawe Street/Phase A Connection to Industrial Area (Intersection 6) – Install a traffic signal with protected left turns on all approaches. A traffic signal at this intersection would be warranted under future plus project (Year 2036, Concepts One, Two, and Three) conditions and under Year 2028 (Concepts Two and Three) conditions, but not under cumulative base conditions, nor under Year 2028 (Concept One) conditions. It is recommended that the need for a traffic signal at this location be monitored as development of the Villages of Leiali'i project proceeds and that such installation be dependent on future traffic engineering studies.
- Lahaina Bypass Highway/Wahikuli Road (Intersection 9) – Install a traffic signal with permissive left-turn (i.e., "Yield on Green") phasing. A traffic signal at this intersection would be warranted under future plus project (Year 2036, Concepts One, Two, and Three) conditions, but not under cumulative base conditions, nor under Year 2028 (Concepts One, Two, or Three) conditions. It is recommended that the need for a traffic signal at this location be monitored as development of the Villages of Leiali'i project proceeds and that such installation be dependent on future traffic engineering studies.

Villages of Leiali'i Affordable Housing Project FEIS Mitigation Measures

- Lahaina Bypass Highway/Leiali'i Parkway (Intersection 10) – Install a traffic signal with permissive left-turn phasing. A traffic signal at this intersection would be warranted under future plus project conditions, but not under cumulative base conditions.

The recommended improvements would not be needed immediately. They would be warranted as conditions change with increases in both regional and project traffic.

NOISE

Potential impacts on the ambient noise quality of the project site and the surrounding area would arise from construction activity during the development of the project. These impacts are not considered significant since they would be temporary, and construction work would be conducted in compliance with applicable DOH noise regulations.

During the construction period, measures to minimize noise impacts may include:

- Limiting work to daylight hours, reducing truck and equipment idling, using manually adjustable or self-adjusting backup alarms, and fitting generators and equipment with manufacturer-approved exhaust mufflers.
- Complying with DOH noise regulations for construction activities.

Over the long term, the project's residential areas will be sensitive to noise from vehicles traveling on the Lahaina Bypass Highway. Landscape buffers should limit noise impacts on residents of the project.

AIR QUALITY

- During the construction period, comply with State of Hawaii Administrative Rules (HAR) 11-60-1.
- Follow a dust control program with measures such as watering active work areas, using wind screens, keeping adjacent roadways clean, and covering open trucks. Other measures include limiting the area disturbed at any given time, mulching or chemically stabilizing inactive areas, or paving and landscaping areas early in the construction schedule.
- Minimize engine exhaust emissions from construction vehicles, subject to regulatory controls under HAR 11-60.1, through proper operation and maintenance of equipment.

INFRASTRUCTURE AND UTILITIES

Roadway System. No significant short-term or long-term environmental impacts are anticipated from the development of roadways associated with this project. During the construction period:

- Comply with Chapter 20.08 – Soil Erosion and Sedimentation Control – of the County Code, the DPW *Title MC-15, Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui*, and the National Pollutant Discharge Elimination System (NPDES) permit requirements, including Best Management Practices (BMPs) to contain and control site erosion and to prevent the discharge of sediment from the site.

Villages of Leiali'i Affordable Housing Project FEIS
Mitigation Measures

Drainage Facilities. During grading activities, portions of the site would be disturbed and the potential for site erosion would increase.

- Comply with Chapter 20.08 “Soil Erosion and Sedimentation Control” of the County Code; the DPW *Title MC-15, Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui*; and NPDES permit requirements, including BMPs to contain and control site erosion and to prevent the discharge of sediment from the site.

After completion of construction, ground surfaces would be stabilized with landscape and hardscape, so the potential for erosion would be minimal. With more impermeable surfaces on-site, storm water runoff would increase.

- Collect and detain runoff in basins. The detention basins would maintain runoff water quality, reduce developed runoff rates leaving the site to pre-development values, and/or reduce developed runoff to rates that can be conveyed by downstream drainage structures.
- Provide educational materials and programs to help residents control and prevent non-point source pollution. These materials would deal with vehicle maintenance and proper disposal of vehicle fluids, impacts of washing cars on the street, and potential impacts of fertilizer and pesticides on the environment.
- Establish community association covenants to control the use of fertilizers, pesticides, and herbicides, with a list of approved fertilizers, pesticides, and herbicides, as well as a list of preferred landscape plant species, including native plant species and those with a low risk of becoming invasive.
- Provide the County Department of Parks, State Department of Education, and others information on the landscape management controls and vehicle maintenance controls to be used within the Leiali'i site.

Water Supply and Storage Facilities. Construction of water supply infrastructure, including source wells, storage reservoirs, water lines, and appurtenances, would have no significant short-term impacts on the environment. During the construction period:

- Conform to the applicable environmental requirements for storm water protection and mitigation of potential noise and dust impacts.
- In the construction of the wells, comply with State of Hawai'i DLNR Commission on Water Resource Management *Hawai'i Well Construction & Pump Installation Standards* to manage impacts on groundwater resources.

Over the long term, implement water conservation measures to mitigate the impacts on the groundwater resources. These conservation measures could include installing low flow toilets and showerheads, installing waterless urinals in public restrooms, and providing residents, businesses, schools, and other users with information on the importance of water conservation.

Wastewater Collection, Treatment and Disposal Facilities.

Construction of a privately-maintained sewer system to serve the proposed development would have no significant short-term impacts on the environment.

- The construction activities would conform to the applicable environmental requirements for storm water protection and mitigation of potential noise and dust impacts.

Villages of Leiali'i Affordable Housing Project FEIS Mitigation Measures

- The injection wells would comply with State of Hawai'i DOH requirements, mitigating short-term impacts on the groundwater aquifer.
- The sewage pump station and WWTP would be designed with appropriate measures to meet applicable federal, state, and county requirements for a suitable level of performance that would avoid potential long-term impacts on the environment.
- A potential long-term impact would be the backup disposal of effluent from the WWTP through injection wells into the ground. To mitigate this potential impact, the injection wells would meet applicable federal and state requirements, including monitoring and reporting.

For a County-dedicated sewer system, extension of the existing sewer system and construction of the on-site sewage pump station would have no significant short-term impacts on the environment.

- Construction activities would conform to applicable environmental requirements for storm water protection and mitigation of potential noise and dust impacts.
- The on-site sewage pump station would be designed with sufficient pumping equipment and substructures to meet County standards, avoiding potential long-term impacts on the environment.

Reclaimed Water Facilities. Construction of the reclaimed water system to serve the project would have no significant short-term impacts on the environment.

- Construction activities would conform to the applicable federal, state and county environmental requirements for storm water protection and mitigation of potential noise and dust impacts.

In the long term, reclaimed water would be provided for irrigation on the site and uses such as for toilets.

- Use of the reclaimed water for irrigation and provision of on-site storage reservoirs would reduce the effluent disposal requirement by underground injection, thereby minimizing impacts on groundwater and coastal waters.
- With reclaimed water, both the developed and undeveloped areas of the property could be irrigated, promoting plant growth and minimizing erosion from the site. The land application rate of reclaimed water would be optimized based on the area evapotranspiration rate for irrigation efficiency. Optimization of the irrigation rate would avoid impacts of runoff or percolation of the reclaimed water on surface drainage or groundwater, respectively.

Solid Waste.

- Manage solid waste in conformance with applicable DOH and County requirements.
- Emphasize waste diversion and recycling including promoting recycling programs to residents, businesses, schools, and other users to minimize and divert wastes.

Villages of Leiali'i Affordable Housing Project FEIS
Mitigation Measures

Electrical, Cable, Phone.

- Locate a new Maui Electric Company regional substation site to accommodate anticipated loads from the project.
- Hawaiian Telecom would consider deploying a "pair-gain" unit due to the project's proximity to the existing Lahaina central office facility.
- Telephone line counts may be further mitigated by customers opting for wireless only telephone service or telephone service through a broadband connection.

PUBLIC FACILITIES

Education. Based on the DOE multipliers at the project build-out, the estimated public school population is between 1182 and 1,209 students. The DOE could recalculate student demand based on future plans for the project.

- Provide land for two elementary schools on-site.
- Contribute impact fees for school construction as required.

Recreation.

- Meet the County park dedication requirement.