

RICHARD T. BISSEN, JR.
Mayor

RICHARD E. MITCHELL, ESQ.
Director

SAUMALU MATA‘AFA
Deputy Director



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DEPARTMENT OF HOUSING
COUNTY OF MAUI
2065 MAIN STREET, SUITE 108
WAILUKU, MAUI, HAWAI‘I 96793
PHONE: (808) 270-7351
FAX: (808) 270-6284

November 15, 2024

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Maui, Hawai‘i 96793

APPROVED FOR TRANSMITTAL

Richard T. Bissen Jr.
Mayor
11-15-24
Date

For Transmittal to:

Honorable Alice L. Lee, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Maui, Hawai‘i 96793

Dear Chair Lee and Members:

SUBJECT: APPROVING EXCEPTIONS FROM THE CONDITIONS OF SECTION 3.35.070, MAUI COUNTY CODE, FOR THE RESIDENTIAL WORKFORCE HOUSING PROJECT OWNED BY WAIKAPU DEVELOPMENT VENTURE LLC

I am transmitting a proposed resolution entitled, "APPROVING EXCEPTIONS FROM THE CONDITIONS OF SECTION 3.35.070, MAUI COUNTY CODE, FOR THE RESIDENTIAL WORKFORCE HOUSING PROJECT OWNED BY WAIKAPU DEVELOPMENT VENTURE LLC AND LOCATED ON A PORTION OF PROPERTY IN WAILUKU, MAUI, HAWAI‘I, AND FURTHER IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-5-002:011."

The resolution’s purpose is to approve exemption from the preparation of an environmental assessment in accordance with Chapter 343, Hawai‘i Revised Statutes, and Chapter 11-200.1, Hawai‘i Administrative Rules.

I respectfully request that the Maui County Council take up this matter at its earliest convenience.

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at Ext. 7110.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Mitchell', written over the word 'Sincerely,'.

RICHARD E. MITCHELL, ESQ.
Director of Housing

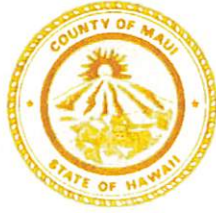
Attachment

cc: Buddy Almeida, County Housing Programs Administrator

RICHARD T. BISSEN, JR.
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September 17, 2024

NOTICE OF EXEMPTION from the preparation of an environmental assessment in accordance with Chapter 343, Hawai'i Revised Statutes, and Chapter 11-200.1, Hawai'i Administrative Rules ("HAR").

Project Title: Waikapu Development Venture 201H Project ("Project")

Description: The Project consists of the development of eighty single-family, for-sale, residential workforce housing units in accordance with Chapter 201H, Hawai'i Revised Statutes, under Resolution 18-150, as amended.

Exemption: Section 11-200.1-15(c) (10), HAR

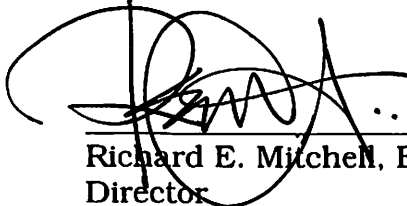
"New construction of affordable housing, where affordable housing is defined by the controlling law applicable for the state or county proposing agency or approving agency, that meets the following:

- (A) Has the use of state or county lands or funds or is within Waikiki as the sole triggers for compliance with chapter 343, HRS;

- (B) As proposed conforms with the existing state urban land use classification;
- (C) As proposed is consistent with the existing county zoning classification that allows housing; and
- (D) As proposed does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in section 11-200.1-13(b)(11)."

The Department has determined that: 1) the use of County lands or funds is the sole trigger for compliance with Chapter 343, HRS; 2) the Project conforms with the existing state land use classification; 3) the Project is consistent with existing county zoning classification that allows housing; 4) the Project does not require variances for shoreline setbacks or siting in an environmentally sensitive area; and 5) there are no significant cumulative impacts or particularly sensitive environments that would make the exemption inapplicable.

Based on the above, the Project is exempt from the preparation of an environmental assessment in accordance with Section 11-200.1-15(c)(10), HAR.

 .. 11/15/24

Richard E. Mitchell, Esq.
Director