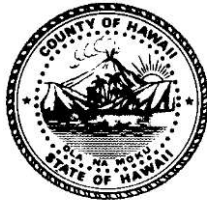


Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director

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County of Hawai'i PLANNING DEPARTMENT

Zendo Kern
Director

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Deputy Director

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September 13, 2021

Environmental Review Program
Office of Planning and Sustainable Development
235 S. Beretania St., Rm. 702
Honolulu, HI 96813

Dear Director,

Subject: Final Environmental Assessment (FEA) and Finding of No Significant Impact (FONSI) for the Proposed Royal Vistas Housing Project
Location: North Kona District, Island of Hawai'i
TMK(s): (3) 7-6-021:016 – 019

With this letter, the County of Hawai'i Planning Department (Accepting Authority) hereby transmits electronically the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the proposed Royal Vistas Housing Project for publication in the next available edition of the Environmental Notice.

The Royal Vistas Housing Project is being proposed to construct up to 450 multi-family residential units in clusters of two- and three-story buildings on approximately 70 acres of land. Additional improvements are also planned such as landscaping, roadways, and utilities.

The Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) was published in the OEQC's September 8, 2020, issue of the Environmental Notice. The FEA includes copies of comments received and the corresponding responses from the applicant that were received during the 30-day public comment period on the DEA-AFONSI.

Based on the findings from Part 5 of the FEA, the Planning Department has determined that this project will not have a "significant effect" or "significant impact" on the quality of the environment and have therefore issued a FONSI. **This FONSI does not constitute approval of the project or of any project components or proposed uses.**

ERP/EN
September 13, 2021
Page 2

If there are any questions regarding this letter or the project, please contact Alex Roy of our Planning Department staff at (808) 961-8140 or via email at Alex.Roy@hawaiicounty.gov.

Sincerely,


Jeffrey w. Darrow

Jeffrey w. Darrow (Sep 13, 2021 11:35 HST)

JEFFREY W. DARROW
Deputy Planning Director

AJR:jaa

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Royal_Vistas_PD_to_OEQC_FEA

Final Audit Report

2021-09-13

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