



KAUA'I VETERANS MEMORIAL HOSPITAL
PO Box 337, Waimea, HI 96796
(808) 338-9431

HAWAII HEALTH SYSTEMS CORPORATION

KAUA'I REGION

E Pono Mau Loa ~ Always Excellent

SAMUEL MAHELONA MEMORIAL HOSPITAL
4800 Kawaihau Rd, Kapa'a, HI 96746
(808) 822-4961

April 30, 2025

Mary Alice Evans, Director
Environmental Review Program
Office of Planning and Sustainable Development
State of Hawai'i
235 S. Beretania Street, Room 702
Honolulu, Hawai'i 96813

SUBJECT: Publication of the Environmental Impact Statement Preparation Notice (EISPN) for the Samuel Mahelona Memorial Hospital Transit-Oriented Development Master Plan Update (Mahelona TOD MP)

PROPOSING AGENCY: Hawai'i Health Systems Corporation (HHSC) Kaua'i Region

LOCATION: Kapa'a Ahupua'a, Moku of Puna, Mokupuni of Kaua'i, Hawai'i

TMK(s): (4) 4-6-014:026 (portion), 030, 105, 112, 113; 4-6-029:001 and a Portion of Iwaena, Mimilo, and Kawaihau Roads, and Kūhiō Highway (no TMKs)

PROPOSED ACTION: The Mahelona TOD MP envisions an integrated mixed-use community that expands healthcare services, offers affordable housing opportunities, and includes new or expanded community facilities.

Aloha e Ms. Evans,

With this letter, the HHSC Kaua'i Region determines that an Environmental Impact Statement (EIS) is required for the Mahelona TOD MP, in accordance with Hawai'i Revised Statutes (HRS) Section 343-5(b), and Hawai'i Administrative Rules (HAR) Section 11-200.1-14(d)(2), which state that an agency may determine through its judgment and experience that an EIS shall be required rather than an environmental assessment. Due to the scope of the Mahelona TOD MP (Proposed Action), the number of public agencies involved, the varied uses and facilities proposed, and the potential impacts of all the elements in the Proposed Action, the HHSC Kaua'i Region has determined that an EIS is likely to be required and therefore this EIS Preparation Notice (EISPN) has been prepared.

We respectfully request the EISPN be published in the next edition of "The Environmental Notice." The EISPN will be submitted electronically via your online submittal form with all required materials. If there are any questions, please contact me at (808) 338-9222, or our planning consultant Kimi Yuen of PBR HAWAII & Associates, Inc. at (808) 521-5631.

Mahalo Nui,

Lance K. Segawa, FACHE, MPH, NHA
Regional Chief Executive Officer

From: webmaster@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Wednesday, April 30, 2025 4:14:28 PM

Action Name

Samuel Mahelona Memorial Hospital TOD Master Plan

Type of Document/Determination

Environmental impact statement preparation notice (EISPN)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds

Judicial district

Kawaihau, Kaua'i

Tax Map Key(s) (TMK(s))

(4) 4-6-014:026 (portion), 030, 105, 112, 113; (4) 4 6 029:001; and Portions of Iwaena, Mimilo, and Kawaihau Roads, and Kūhiō Highway (no TMKs)

Action type

Agency

Other required permits and approvals

Several. Please see the Summary and Section 10 of the EISPN.

Proposing/determining agency

Hawai'i Health Systems Corporation, Kaua'i Region

Agency jurisdiction

State of Hawai'i

Agency contact name

Lance Segawa

Agency contact email (for info about the action)

planmahelona@gmail.com

Email address for receiving comments

planmahelona@gmail.com

Agency contact phone

(808) 338-9222

Agency address

4800 Kawaihau Road
Kapa'a, HI 96746
United States
[Map It](#)

Public Scoping Meeting information

May 14, 2025 at 4:30 PM Mahelona Hospital Auditorium located at 4800 Kawaihau Road, Kapa'a, Hawai'i

Accepting authority

Governor, State of Hawai'i

Accepting authority contact name

Josh Green

Accepting authority contact email or URL

<https://governor.hawaii.gov/contact-us/contact-the-governor>

Accepting authority contact phone

(808) 586-0034

Accepting authority address

Executive Chambers, State Capitol
415 South Beretania Street
Honolulu, HI 96813
United States
[Map It](#)

Is there a consultant for this action?

Yes

Consultant

PBR HAWAII & Associates, Inc.

Consultant contact name

Kimi Yuen

Consultant contact email

planmahelona@gmail.com

Consultant contact phone

(808) 521-5631

Consultant address

1001 Bishop Street Suite 650
Honolulu, HI 96813
United States
[Map It](#)

Action summary

The proposed Samuel Mahelona Memorial Hospital (SMMH) Transit-Oriented Development Master Plan (Mahelona TOD MP) creates an integrated mixed-use wellness village that builds upon SMMH's existing health care, behavioral health, and long-term care services and provides opportunities for expanded healthcare services, workforce and affordable housing options, new or expanded community facilities, and related infrastructure improvements including a new campus loop road and a connector road between SMMH and Kūhiō Highway. These improvements will be designed in line with TOD concepts with transit stops and multimodal paths throughout the campus.

Attached documents (signed agency letter & EA/EIS)

- [Mahelona-TOD-MP-EISPN_Coverletter_01.pdf](#)
- [SMMH-TOD-Master-Plan-EISPN-02_ADA.pdf](#)

ADA Compliance certification (HRS §368-1.5):

The authorized individual listed below certifies that documents submitted are unlocked, searchable, and ADA compliant.

Action location map

- [SMMH-TOD-MP-AREA.zip](#)

Authorized individual

Kimi Yuen

Email

planmahelona@gmail.com

Phone

(808) 521-5631

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

SAMUEL MAHELONA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE

Environmental Impact Statement Preparation Notice

PROPOSING AGENCY:

**Hawai'i Health Systems Corporation (HHSC)
Kaua'i Region**

ACCEPTING AUTHORITY:

Governor, State of Hawai'i

Prepared by:



PBR HAWAII
& ASSOCIATES, INC.

April 2025

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SAMUEL MAHELONA MEMORIAL HOSPITAL TRANSIT-ORIENTED DEVELOPMENT MASTER PLAN

Environmental Impact Statement Preparation Notice

Proposing Agency:
Hawai'i Health Systems Corporation Kaua'i Region

Accepting Authority:
Governor, State of Hawai'i

Prepared by:



APRIL 2025

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Samuel Mahelona Memorial Hospital TOD Master Plan

Environmental Impact Statement Preparation Notice

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Samuel Mahelona Memorial Hospital TOD Master Plan

Environmental Impact Statement Preparation Notice

SUMMARY

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared in accordance with Chapter 343, Hawai'i Revised Statutes (HRS) and Title 11, Chapter 200.1, Hawai'i Administrative Rules (HAR), Department of Health (DOH) for the Hawai'i Health Systems Corporation (HHSC) Samuel Mahelona Memorial Hospital (SMMH) Transit-Oriented Development (TOD) Master Plan (Mahelona TOD MP, Proposed Action) in the Kapa'a ahupua'a on the island of Kaua'i. Figure 1 shows a Regional Location Map and Figure 2 shows a Location Map of the Proposed Action area outlined on an aerial photograph. The Proposed Action includes the ~34-acre SMMH parcel and five surrounding State of Hawai'i (State) parcels, which are under the control of various State and County of Kaua'i (County) agencies, and roadway improvements including traffic calming, a new campus loop road, which will be dedicated to the County, and a connector road to Kūhiō Highway (see Table 1 and Figure 2).

Table 1: Samuel Mahelona Memorial Hospital TOD Master Plan Parcels

PARCEL	TMK	PARCEL OWNER	DESCRIPTION/NOTES	ACRES
Samuel Mahelona Memorial Hospital	TMK (4) 4-6-014:113	Hawai'i Health Systems Corporation (HHSC)	Managed by HHSC Kaua'i Region	33.74
Hale Hau'oli	TMK (4) 4-6-014:112	Department of Land and Natural Resources (DLNR)	Title being transferred via Land Patent Grant to HHSC; Right-of-Entry granted to HHSC Kaua'i Region until transfer completed	13.58
Kawaihau Elevated Boardwalk	TMK (4) 4-6-014:030	DLNR	County has a 0.717-acre easement over the parcel for the elevated boardwalk connecting Kawaihau Road and Kaumuali'i Highway	12.83
Gore Park	TMK (4) 4-6-029:001	DLNR	Governor's Executive Order (EO) 876 to the County for park purposes	0.73
Hale Nana Kai O Kea	TMK (4) 4-6-014:105	Hawai'i Public Housing Authority	Senior Public Housing; property held in trust by U.S. Department of Housing and Urban Development (HUD)	3.46
Kaiākea Fire Station	TMK (4) 4-6-014:026 (por.)	DLNR	Governor's EO 4217 to the County for fire station purposes	~8.65
Portion of Iwaena Road	No TMK	County of Kaua'i	Portion of Iwaena Road between Gore Park and SMMH	~0.24
Portion of Kūhiō Highway	No TMK	State Department of Transportation - Highways Division	Area of roundabout improvements and approaches	~1.3
Portion of Mimilo and Kawaihau Roads	No TMK	County of Kaua'i	Traffic calming and intersection and mini roundabout improvements	~2.1
			ESTIMATED TOTAL AREA:	~76.63

Samuel Mahelona Memorial Hospital TOD Master Plan

Environmental Impact Statement Preparation Notice

The surrounding State parcels include the Hale Hau'oli facility on TMK (4) 4-6-014:112, which was controlled by the State Department of Health (DOH) under Governor's Executive Order (EO) 4623 until December 2024. It is in the process of being transferred in fee via a Land Patent Grant to HHSC. The State Department of Land and Natural Resources (DLNR) owns TMK (4) 4-6-014:030 to the south of the hospital parcel. It contains the County's Kawaihau Elevated Boardwalk that provides pedestrian and bicycle access between Kawaihau Road and Kaumuali'i Highway within a 0.717-acre easement. The easement includes the eight-foot-wide elevated boardwalk and five feet of land on either side of the boardwalk, which the County maintains. The Proposed Action also includes a new connector road, which will provide a direct connection between the Mahelona campus and Kaumuali'i Highway within a portion of the Kaiākea Fire Station parcel, TMK (4) 4-6-014:026. This parcel is owned by DLNR but is under the control of the County via EO 4217 for fire station purposes. The Proposed Action also contains the Hawai'i Public Housing Authority's (HPHA) Hale Nana Kai O Kea elderly housing facility, which HPHA is considering redeveloping. The HPHA parcel TMK (4) 4-6-014:105 is held under a Declaration of Trust by the United States Department of Housing and Urban Development (HUD) and will remain under the control of HPHA. Mauka of the hospital parcel is a small triangular park, Gore Park, which is managed by the County for park purposes under EO 876, and a portion of Iwaena Road between Gore Park and the hospital parcel, which is owned by the County.

The Mahelona TOD MP (Figure 3) envisions a comprehensive wellness community that builds upon SMMH's existing health care, behavioral health, and long-term care services. It creates opportunities to provide a continuum of care for physical and mental wellness and aging in place. It also provides several community services and amenities such as transitional, affordable, and workforce housing, new locations for the Kapa'a Public Library, preschool classrooms, a County police substation, Ho'ōla Lāhui, and DOH Satellite Service Center, a senior center and general community center, medical office buildings for outpatient and wellness services, community paths, open spaces, a small amphitheater, and outdoor recreation. As noted, HPHA is also considering redeveloping the ~3.5-acre Hale Nana Kai O Kea property. The current concept is to integrate mixed-income residents within the community with up to 100 units; however, no plans are available at this time.

The Proposed Action will also improve roadway circulation and accessibility with a new campus loop road off Kawaihau Road that will be dedicated to the County and a new connector road to Kūhiō Highway between Mailihuna and Kawaihau Roads. A roundabout is proposed at its intersection with the highway as well as two mini roundabouts at the intersections of the loop road and Kawaihau Road. Additional transit stops with bus pullouts will also be provided in key locations around the loop road, in front of the hospital, and near Kapa'a Elementary School. The bus pullout near the elementary school can also support school buses during student drop offs and pick-ups. The short segment of Iwaena Road adjacent to Gore Park will be converted to park space in order to eliminate vehicle traffic and connect the park with the main campus. The recently constructed County sidewalk that connects to the boardwalk will remain. Traffic

Samuel Mahelona Memorial Hospital TOD Master Plan

Environmental Impact Statement Preparation Notice

calming and roadway improvements on Mimilo and Kawaihau Roads will be provided to support the change in traffic patterns in this area.

If fully implemented as conceptualized, the Mahelona TOD MP could provide approximately 126 additional healthcare beds and a mix of roughly 498 rental housing units. Following entitlements, the implementation of the Master Plan would occur in phases over approximately 20 years, subject to market conditions, funding availability, and other factors.

Project Name:	Samuel Mahelona Memorial Hospital TOD Master Plan
Location:	Kapa'a ahupua'a, Moku of Puna, Mokupuni of Kaua'i, Hawai'i. Figure 2 shows the location of the Proposed Action.
Judicial District(s):	Kawaihau
Tax Map Keys:	Table 1 contains a complete list of the Proposed Action's TMK parcels.
Landowners:	<p>Hawai'i Health Systems Corporation 3675 Kilauea Avenue Honolulu, Hawai'i 96816</p> <p>Department of Land and Natural Resources (DLNR) c/o DLNR Land Division Kaua'i State of Hawai'i 3060 'Eiwa Street, Room 208 Lihu'e, Hawai'i 96746</p> <p>Hawai'i Public Housing Authority 1002 North School Street Honolulu, Hawai'i 96817</p> <p>County of Kaua'i 4444 Rice Street, Suite 235 Lihu'e, Hawai'i 96766</p> <p>Department of Transportation, Highways - Kaua'i District 1720 Haleukana Street Lihu'e, Kaua'i 96766</p>

Samuel Mahelona Memorial Hospital TOD Master Plan

Environmental Impact Statement Preparation Notice

Proposing Agency:	Hawai'i Health Systems Corporation - Kaua'i Region 4800 Kawaihau Road Kapa'a, Hawai'i 96746 Contact: Lance Segawa Phone: (808) 338-9222 Email: planmahelona@gmail.com
Planning Consultant	PBR HAWAII & Associates, Inc. 1001 Bishop Street, Suite 650 Honolulu, Hawai'i 96813 Contact: Kimi Yuen, President Phone: (808) 521-5631 Email: planmahelona@gmail.com
Accepting Authority:	The Honorable Josh Green Governor, State of Hawai'i Executive Chambers State Capitol 415 South Beretania Street Honolulu, Hawai'i 96813 Phone: (808) 586-0034 https://governor.hawaii.gov/contact-us/contact-the-governor/
Land Area:	Approximately 77 acres
Existing Uses:	The Proposed Action is located entirely within the Urban State Land Use District and includes six State-owned parcels with various existing uses. The Samuel Mahelona Memorial Hospital (SMMH) occupies the largest parcel, which also has staff housing, the Kaua'i Police Activities League (KPAL) Youth Center, Ho'ōla Lāhui Hawai'i Community Health Center, warehouse and storage buildings, parking areas, and the old Physician's Residence, which is currently vacant. Adjacent to the SMMH parcel is the Hale Hau'oli parcel, which is in the process of being transferred from DLNR to HHSC. The Hale Hau'oli building is currently occupied by a DOH contractor, Easterseals Hawai'i, who will remain in a portion of the facility under a lease agreement with HHSC to continue their services to the community. The portion of the Kaiākea Fire Station Parcel where the future connector road will be constructed is currently undeveloped. The HPHA parcel contains the 38-unit Hale Nana Kai O Kea elderly housing complex. The large DLNR-owned parcel on the southern portion of the site includes the County boardwalk connecting Kawaihau Road to Kūhiō Highway but is otherwise undeveloped. Gore Park, the small triangular park

Samuel Mahelona Memorial Hospital TOD Master Plan

Environmental Impact Statement Preparation Notice

bounded by Kawaihau, Iwaena, and Mimilo Roads, is managed by the County under an EO and is grassed with a few trees and shrubs. Five of the parcels are zoned as R-1 Residential/ST-P Special Treatment District - Public Facilities, while Gore Park is zoned Open. The Proposed Action also involves improvements to existing area roadways including portions of Kawaihau, Iwaena, and Mimilo Roads and Kūhiō Highway.

Proposed Action:

The Mahelona TOD MP (Figure 3) envisions a comprehensive and integrated wellness village concept that builds upon SMMH's existing health care, behavioral health, and long-term care services. It creates opportunities to provide a continuum of care for physical and mental wellness and aging in place. It also provides several community services and amenities such as transitional, affordable, and workforce housing, new locations for the Kapa'a Public Library, preschool classrooms, a County police substation, Ho'ōla Lāhui, and DOH Satellite Service Center, a senior center and general community center, medical office buildings for outpatient and wellness services, open spaces, a small amphitheater, and outdoor recreation. It also includes related infrastructure and roadway improvements such as a new campus loop road and connector road between SMMH and Kūhiō Highway. These will be designed in line with TOD concepts with transit stops and multimodal paths throughout the campus. If fully implemented as conceptualized, the Proposed Action could provide approximately 126 healthcare beds and a mix of roughly 498 rental housing units. Following entitlements, the implementation of the Mahelona TOD MP would occur in phases over approximately 20 years, subject to market conditions, funding availability, and other factors.

HRS §343-5(a) Trigger: Use of State and County lands and funds

Land Use Designations: Please refer to Table 2.

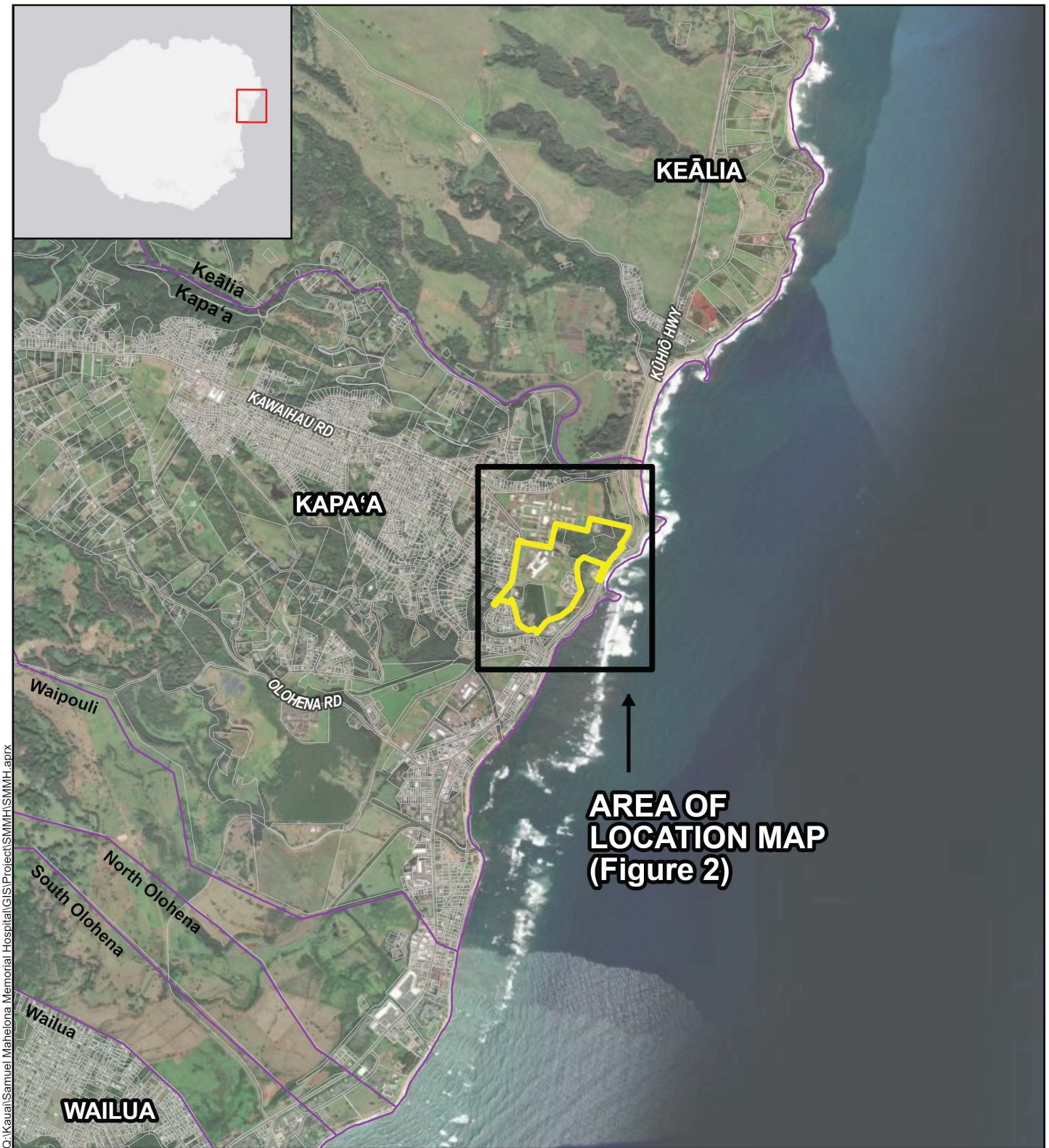
Major Permits/Approvals Anticipated and the Issuing Bodies/Agencies:

PERMIT/APPROVAL	ISSUING BODY/AGENCY
Chapter 343, HRS Compliance	Office of the Governor, State of Hawai'i (Accepting Authority)
Special Planning Area	Kaua'i Planning Commission and Kaua'i County Council (Developed in conjunction with the County Planning Department and the East Kaua'i Community and Circulation Plan (EKCCP))

Samuel Mahelona Memorial Hospital TOD Master Plan

Environmental Impact Statement Preparation Notice

PERMIT/APPROVAL	ISSUING BODY/AGENCY
Subdivision Approval	Kaua'i Planning Commission
Condominium Property Regime (CPR)	Hawai'i Real Estate Commission
Special Management Area (SMA) Permit (For the roundabout and highway improvements within the SMA)	Kaua'i Planning Commission
Zoning Permits (Class I, II, III, or IV, as needed)	County Planning Department or Kaua'i Planning Commission
201H, HRS Exemptions	Hawai'i Housing and Finance Development Corporation (HHFDC) and/or Kaua'i County Council
Chapter 6E, HRS	State Historic Preservation Division
Facility Accessibility Review	State Disability and Communication Access Board (DCAB)
Building Permits	County Department of Public Works (DPW)
Grading and Grubbing Permits	DPW
Roadway Permits	DPW
Driveway Permits	DPW
Electrical Permits	DPW
Plumbing Permits	DPW
Water Service Requests	County Department of Water (DOW)
Fire Code Permits and Reviews	County Fire Department
Recycled Water Reviews	State Department of Health (DOH) and County DPW
NPDES Permits	State DOH
Noise Permits	State DOH
Permit Application to Perform Work Upon State Highways	State Department of Transportation (DOT)
Lane Use / Occupancy Permits	DOT
National Environmental Policy Act (NEPA)	Depends on Federal Agency Issuing Funding or Approval



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LEGEND

- SMMH TOD Master Plan Area
- TMK Parcels
- Ahupua'a Boundaries

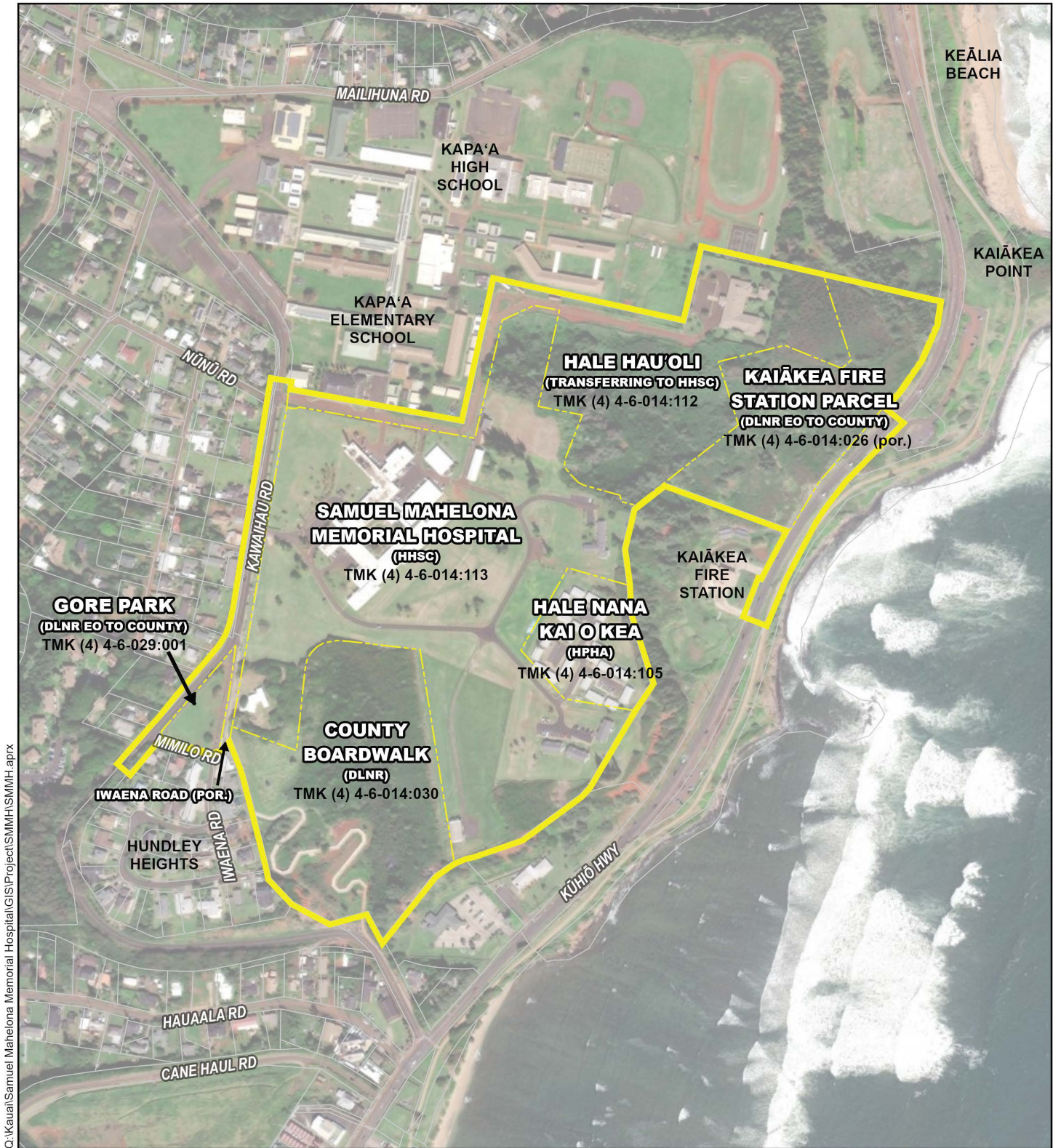
Source: County of Kaua'i, 2024. ESRI Online Basemap.
 Disclaimer: This graphic has been prepared for general planning purposes only.

Figure 1
 Regional Location Map

**SAMUEL MAHELONA
 MEMORIAL HOSPITAL
 TOD MASTER PLAN UPDATE**

Hawai'i Health Systems Corporation Island of Kaua'i

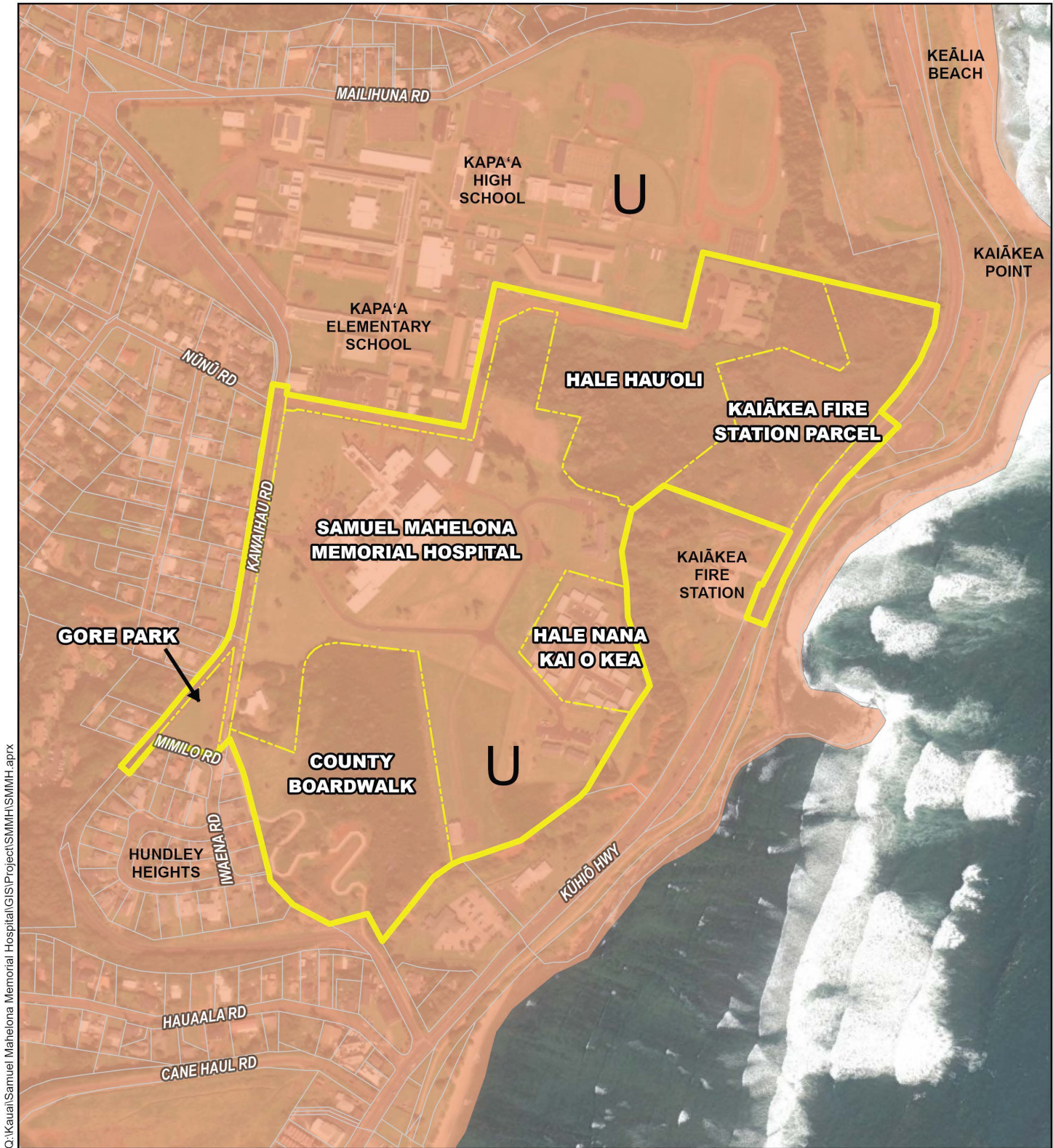
North Linear Scale (feet)
 0 1,500 3,000



Samuel Mahelona Memorial Hospital TOD Master Plan
Environmental Impact Statement Preparation Notice

Table 2: Existing Land Use Designations

PARCEL	Samuel Mahelona Memorial Hospital	Hale Hau’oli	Kaiākea Fire Station Parcel	Hale Nana Kai O Kea	Kawaihau Elevated Boardwalk	Gore Park	Portion of Iwaena Road	Portion of Kūhiō Highway	Portion of Kawaihau and Mimilo Roads
TMK	4-6-014:113	4-6-014:112	4-6-014:026 (por.)	4-6-014:105	4-6-014:030	4-6-029:001	No TMK	No TMK	No TMK
LAND AREA (ACRES)	33.74	13.58	~8.65	3.46	12.83	0.73	~0.24	~1.3	~2.1
STATE LAND USE DISTRICT (Figure 4)	Urban	Urban	Urban	Urban	Urban	Urban	Urban	Urban	Urban
COUNTY ZONING (Figure 5)	R-1 Residential/ST-P Special Treatment - Public	R-1 Residential/ST-P Special Treatment - Public	R-1 Residential/ST-P Special Treatment - Public	R-1 Residential/ST-P Special Treatment - Public	R-1 Residential/ST-P Special Treatment - Public	Open Space	None - Public Roadway	None - Public Roadway	None - Public Roadway
KAUA’I GENERAL PLAN (Figure 6)	Residential Community & Neighborhood General	Residential Community & Natural	Natural & Residential Community	Residential Community	Neighborhood General & Residential Community	Parks and Recreation	Residential Community & Neighborhood General	Natural	Residential Community & Neighborhood General
KAUA’I-WAILUA DEVELOPMENT PLAN (Figure 7)	Public	Public	Public	Public	Public	Residential Single Family Dwellings (Sfd)	None - Public Roadway	None - Public Roadway	None - Public Roadway
SPECIAL MANAGEMENT AREA (SMA) (Figure 9)	Outside the SMA	Outside the SMA	Portion Within the SMA	Outside the SMA	Outside the SMA	Outside the SMA	Outside the SMA	Within the SMA	Outside the SMA



LEGEND

SMMH TOD Master Plan Area

Parcel Boundaries

TMK Parcels

State Land Use Districts

U: Urban District

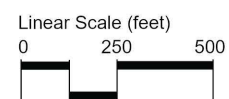
Figure 4

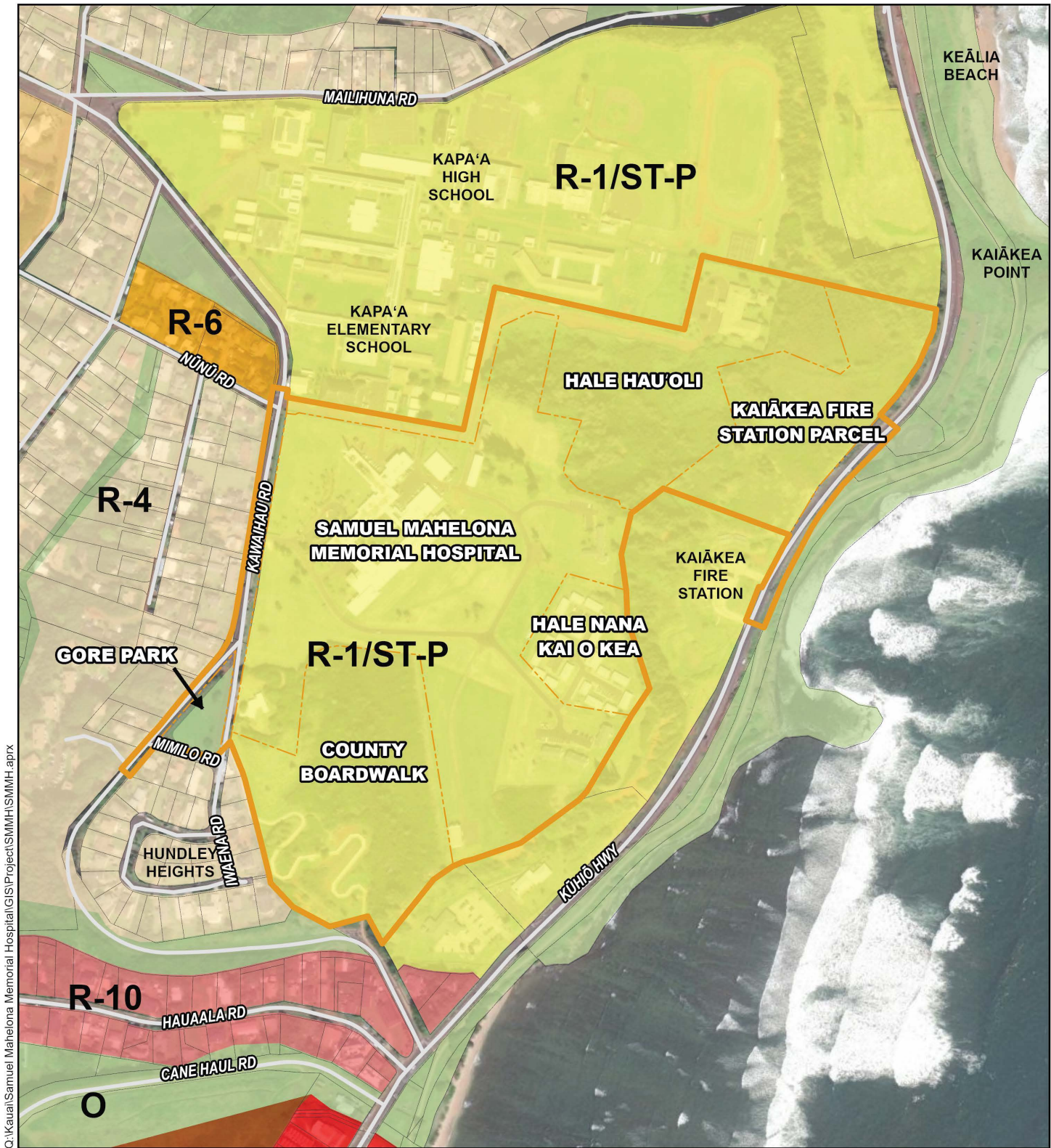
State Land Use Districts

SAMUEL MAHELONA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE

Hawai'i Health Systems Corporation

Island of Kaua'i





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LEGEND

- Parcel Boundaries
- SMMH TOD Master Plan Area
- TMK Parcels
- County Zoning**
- C-G Commercial General
- O Open Space
- R-1/ST-P Rural/Special Treatment - Public
- R-4 Residential
- R-4/ST-P Residential/Special Treatment - Public
- R-6 Residential
- R-10 Residential
- R-20 Residential

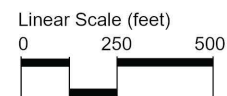
Figure 5

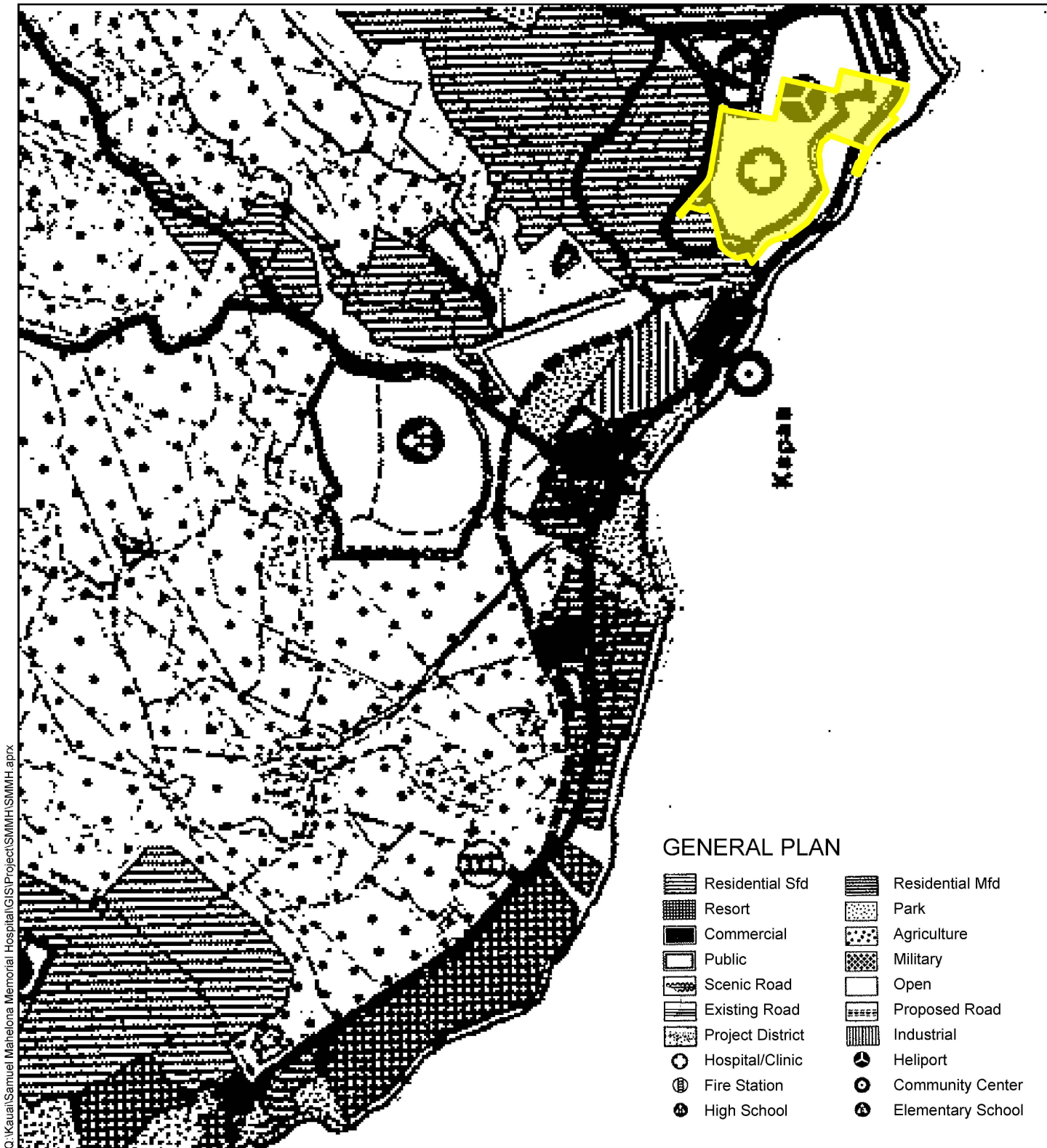
County Zoning

SAMUEL MAHELELONA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE

Hawai'i Health Systems Corporation

Island of Kaua'i





GENERAL PLAN

- | | |
|------------------|-------------------|
| Residential Sfd | Residential Mfd |
| Resort | Park |
| Commercial | Agriculture |
| Public | Military |
| Scenic Road | Open |
| Existing Road | Proposed Road |
| Project District | Industrial |
| Hospital/Clinic | Heliport |
| Fire Station | Community Center |
| High School | Elementary School |

LEGEND

SMMH TOD Master Plan Area

Figure 7

Kapa'a-Wailua Development Plan

SAMUEL MAHELONA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE

Hawai'i Health Systems Corporation

Island of Kaua'i

North



Linear Scale (feet)





Potential Land Use Changes:

- 1 The Samuel Mahelona Memorial Hospital is a major employment hub. Along with the Kapa'a Elementary and High Schools, this node can function in the future as a Neighborhood Center.
- 2 The Neighborhood General designation could be applied around this new center.
- 3 Saint Catherine's School could also serve as a new residential neighborhood with supporting commercial uses.

LEGEND

- SMMH TOD Master Plan Area
- Parcel Boundaries

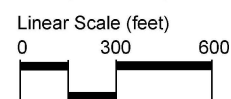
Figure 8

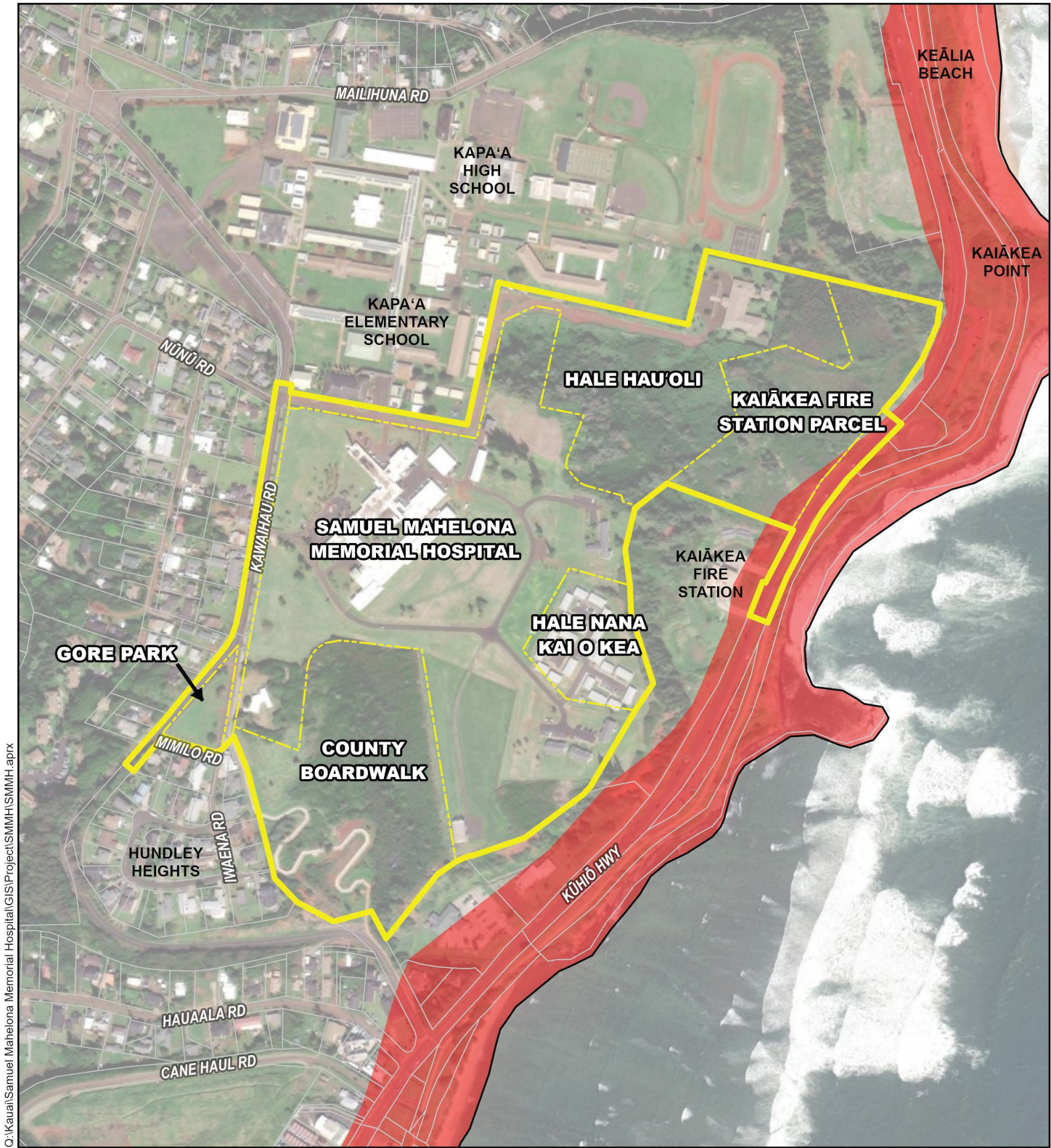
East Kaua'i Community and Circulation Plan
Mahelona: Opportunities

SAMUEL MAHELONA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE

Hawai'i Health Systems Corporation

Island of Kaua'i





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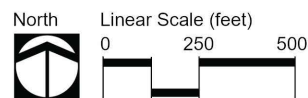
LEGEND

- SMMH TOD Master Plan Area
- Parcel Boundaries
- TMK Parcels
- Coastline
- Special Management Area

Figure 9
Special Management Area Map
**SAMUEL MAHELONA
MEMORIAL HOSPITAL
TOD MASTER PLAN UPDATE**

Hawai'i Health Systems Corporation

Island of Kaua'i



Samuel Mahelona Memorial Hospital TOD Master Plan

Environmental Impact Statement Preparation Notice

1 IDENTIFICATION OF THE PROPOSING AGENCY

The Proposing Agency is the Hawai'i Health Systems Corporation Kaua'i Region.

Contact: Lance Segawa, Chief Executive Officer
Hawai'i Health Systems Corporation, Kaua'i Region
4800 Kawaihau Road
Kapa'a, Hawai'i 96746
Phone: (808) 338-9222
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2 IDENTIFICATION OF ACCEPTING AUTHORITY

The Accepting Authority is the Governor of the State of Hawai'i.

Contact: The Honorable Josh Green
Governor, State of Hawai'i
Executive Chambers
State Capitol
415 South Beretania Street
Honolulu, Hawai'i 96813
Phone: (808) 586-0034
<https://governor.hawaii.gov/contact-us/contact-the-governor/>

3 IDENTIFICATION OF THE PLANNING CONSULTANT

The planning consultant is PBR HAWAII & Associates, Inc.

Contact: Kimi Yuen, President
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
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4 DESCRIPTION OF PROPOSED ACTION

4.1 Location and Existing and Surrounding Uses

The Proposed Action is located on the eastern side of Kaua'i within the ahupua'a of Kapa'a. It is bounded by Kūhiō Highway and the Kaiākea Fire Station downslope to the east, Kawaihau Road and single-family residential communities to the west and south, and Kapa'a Elementary and High Schools to the north (Figure 1). Also, to the southeast between SMMH and the highway is the Friendship House and the Kingdom Hall of Jehovah's Witnesses (Figure 2).

The Mahelona TOD MP includes six contiguous State-owned parcels totaling approximately 77 acres (Figure 3).

- **Samuel Mahelona Memorial Hospital (TMK (4) 4-6-014:113):**

This parcel contains the existing SMMH campus, which includes the hospital, occupational therapy clinic, staff housing, the KPAL Youth Center, the Ho'ōla Lāhui Hawai'i Community Health Center, warehouse and storage buildings, parking areas, and the old Physician's Residence, which is currently vacant.

- **Hale Hau'oli (TMK (4) 4-6-014:112):**

This parcel contains the Hale Hau'oli facility, which was originally developed by the State DOH and is currently leased to Easterseals Hawai'i (ESH). The title of the parcel is currently in the process of being transferred from DLNR to HHSC. The northwest portion of the parcel includes a driveway that provides access from Kawaihau Road to the Hale Hau'oli facility and is used by Kapa'a Elementary School for student pick-up/drop-off. Shoulder areas along the driveway are also used as informal parking areas for students and faculty. HHSC will continue lease roughly half of the Hale Hau'oli facility to ESH and is in the process of executing a lease with Liberty Dialysis for the remainder. Previously, the State DOH managed the parcel and facility under Governor's EO No. 4623 (dated February 12, 2020), which was cancelled by the Governor on December 13, 2024. Fee conveyance by Land Patent Grant will be issued to HHSC as an addition to the SMMH campus. In the interim, a Right-of-Entry (ROE) to HHSC Kaua'i Region for health and health systems purposes was issued on December 13, 2024.

- **Kaiākea Fire Station Parcel (TMK (4) 4-6-014:026 (por.)):**

TMK 4-6-014:026 is a 13.9-acre parcel upon which the Kaiākea Fire Station sits and is makai and downslope of the SMMH parcel. The northern portion of the parcel is undeveloped and overgrown. The State DLNR owns the parcel but under Governor's EO 4216 dated January 31, 2008, the County was granted control of it specifically for the fire station. In order to develop the proposed housing on the flat area makai of Hale Hau'oli and the connector road between the SMMH campus and Kūhiō

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Highway, the roughly 8.65-acre northern portion of the parcel is proposed to be incorporated into the Mahelona TOD MP.

- **Hale Nana Kai O Kea (TMK (4) 4-6-014:105):**

This 3.46-acre parcel is located to the east and makai of SMMH. Developed in 1977 as elderly housing, Hale Nana Kai O Kea is owned and managed by HPHA. It is held under a Declaration of Trust by HUD and therefore must remain separate from the rest of the properties and be used for public housing. However, HPHA is considering redeveloping the property with up to 100 units and including mixed-income residents.

- **County Kawaihau Elevated Boardwalk (TMK (4) 4-6-014:030):**

This DLNR-owned parcel lies to the south of the SMMH campus. It features a County boardwalk connecting Kawaihau Road with Kūhiō Highway within a 0.717-acre perpetual non-exclusive easement. The County maintains the boardwalk as well as ten feet on either side of the boardwalk. DLNR first granted an easement to the County on May 8, 2009, for a bike/pedestrian right-of-way, followed by another perpetual non-exclusive easement on May 22, 2019, specifically for the elevated bike/pedestrian boardwalk construction.

- **Gore Park (TMK (4) 4-6-029:001)**

This triangular County park sits on a parcel to the southeast of the SMMH campus opposite Iwaena Road. Known as Gore Park, it is grassed with a few trees and shrubs and fence on the downslope side along Kawaihau Road. DLNR owns the land and has transferred control and management of the parcel to the County under Governor's EO 876 for park purposes.

The wider surrounding area includes diverse community land uses such as single-family and multifamily residential, coastal recreational spaces (Keālia Beach, Kaiākea Point, and Ke Ala Hele Makalae Path), St. Catherine Church, School, and Cemetery, Kapa'a Jodo Mission, Kapa'a Town further to the south and Kapa'a Stream further to the north.

4.2 Regional Land Use History

Based on research initiated by Cultural Surveys Hawai'i for the Proposed Action, the SMMH is in the ahupua'a of Kapa'a in the district of Puna. The Puna district was changed to the Līhu'e district in 1840 for judicial, taxation, and educational reasons. In 1878 the districts were changed again and the area where SMMH lies was called Kawaihau, stretching from Oloheua on the South to Kīlauea on the North. Eventually, the northern boundary was amended to Moloa'a.

Early documentation of the ahupua'a of Kapa'a begins in 1830, when missionaries recorded the total population at 283. During the historic Mahele in 1848, Kapa'a was designated as Crown Lands, and some 'ili, small land divisions, were reserved as Government Lands. The land

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claims during this period show that only five individuals were awarded land parcels in the relatively large ahupua'a of Kapa'a. None of these land claims are located within the vicinity of the Proposed Action. Interestingly, the residential "village" of Kapa'a did not exist as a single entity but was probably a series of small settlements or compounds, perhaps even individual house lots that stretched along the shoreline of the ahupua'a. No land commission awards were identified in or within the immediate vicinity of the Proposed Action area.

Kapa'a has since transformed from a 20th century sugar and pineapple cultivation hub into Kaua'i's most populous town while preserving its distinctive historic plantation character. This unique charm has established it as a popular post-plantation era visitor destination. Today, an urban corridor stretches along Kūhiō Highway from Haleilio Road in Wailua to Kawaihau Road in Kapa'a, featuring local beaches, shops, hotels, and restaurants.

Built in 1917, SMMH stands as Kaua'i's oldest operating hospital. The Territorial Legislature initially designated 120 acres of ceded lands – former Crown or Government Lands from the Kingdom of Hawai'i – to establish a county farm and tuberculosis sanatorium (G70, 2020). The current hospital building was constructed in 1951.

In 1987, under Governor George Ariyoshi, the State subdivided these ceded lands, allocating 60 acres to the DOH for SMMH. In 1998, the Board of Land and Natural Resources (BLNR) transferred the current 34-acre SMMH campus to HHSC. The hospital became part of the Kaua'i Region of HHSC in 1996. The remaining portions returned to BLNR's land inventory for distribution to other State agencies (G70, 2020).

Today, the SMMH campus includes staff housing, a former private residence, Ho'ōla Lāhui Hawai'i – Kaua'i Community Health Center, and a KPAL facility. The hospital maintains strong community ties through traditional events such as bon dances and an annual Christmas tree lighting.

4.3 Statement of Purpose and Need

The purpose of the Proposed Action is to create an integrated mixed-use wellness community that expands healthcare services, offers affordable housing opportunities, and includes new or expanded community facilities and infrastructure improvements in alignment with the goals in the Mahelona TOD MP.

The proposed Mahelona TOD MP enhances the current state of SMMH and its ancillary facilities, providing room for expansion of healthcare services, which provides the County with an opportunity to implement the vision of its community health Kaua'i County General Plan (General Plan) goals. The Proposed Action integrates the existing hospital campus and facilities into a broader wellness village concept that supports a comprehensive approach to healthcare across the span of a patient's life. The Mahelona TOD MP also aims to serve the County's behavioral and mental health needs as part of a continuum of quality care that allows patients to transition from more intensive care to independent living.

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In addition, at a time where there is a critical need for affordable housing in the County, the Proposed Action helps to address a portion of the projected need of approximately 2,000 to 2,900 additional housing units between 2025 and 2035 throughout the County (DBEDT, 2024). Approximately 73% of the projected demand comes from households earning 140% of the Area Median Income (AMI) and below (HHFDC, 2019). Current market conditions make it virtually impossible for households earning less than 80% AMI to find suitable unregulated rental housing, and even households earning up to 140% AMI face significant challenges securing appropriate housing on the open market. The County's housing inventory has increased by only 47 units per year from 2010 to 2022, falling far short of the estimated 310 to 360 units needed annually to meet projected demand (U.S. Census, American Community Survey, 2010; U.S. Census, American Community Survey, 2022). By incorporating affordable housing components that target these underserved income groups, the Proposed Action aligns with County and State goals to address housing affordability and availability challenges facing Kaua'i residents.

The proximity of the Mahelona TOD MP to existing residential communities, schools, and churches as well as its elevated location well above anticipated sea level rise (SLR) impacts also provides a unique opportunity to create a new Neighborhood Center as described in the draft concepts for the County's East Kaua'i Community and Circulation Plan (EKCCP) centered around SMMH (Figure 8). The existing and proposed transit stops, multimodal paths, and new roadway connections also supports the State TOD goals by better connecting existing communities and new affordable housing to healthcare and wellness services, community/public services, commercial/retail services, and open space.

Several State and County agencies have also been searching for appropriate locations for new or expanded community facilities. This includes a new location for the Kapa'a Public Library, which has already been threatened by flooding from heavy rains and SLR in its current location along the coast, and additional preschool classrooms to support accessible pre-kindergarten early education for the community. The State DOH will also be able to better serve residents on the Eastside and North Shore with a new DOH Satellite Service Center so they do not have to travel to Līhu'e. Based on conversations with the Ho'ōla Lāhui team, they have outgrown their current building on the SMMH campus and appreciated the opportunity to be more integrated into the community and easily accessible at the front of the campus on Kawaihau Road. The County has also been searching for a permanent location for a police substation to serve the growing communities in East Kaua'i and is proposed to be located near the new connector road in the master plan.

4.4 Summary of the Proposed Action

4.4.1 Background

SMMH is the oldest operating hospital on Kaua'i and is a federally designated Critical Access Hospital. Founded in 1917 as a tuberculosis hospital, it received its name from a member of

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the Wilcox family who died of tuberculosis as a young man. In the 1960s, with a cure for tuberculosis well established, SMMH gradually transitioned to providing acute care, psychiatric care, skilled nursing care, and ancillary inpatient and outpatient services (Hawai'i Health System Corporation, 2025).

In 2019, the HHSC Kaua'i Region team embarked on a master planning effort to support upgrades and improvements to the aging hospital. It focused on the main 34-acre parcel and sought ways to generate income for SMMH as well as provide a continuum of care for mental wellness, healthcare services, and aging in place. G70 completed this version of the SMMH master plan in 2020. However, through this process, it became clear that there was a need to better integrate and engage the surrounding community in the development of the SMMH master plan.

4.4.2 TOD Master Plan Update Process

Therefore in 2021, PBR HAWAII & Associates, Inc. (PBR) was contracted to help update the SMMH master plan from a transit-oriented development (TOD) perspective and include extensive community engagement in the process. The updated Mahelona TOD MP also included the four surrounding State parcels initially, with a portion of the Kaiākea Fire Station parcel added later, in order to plan for the area holistically. Consideration for the adjacent elementary and high schools were also integrated into the updated Mahelona TOD MP given the circulation, safety, and access concerns voiced by the community.

As part of the effort, a Steering Committee was formed to help develop conceptual alternatives and provide input in refining the various drafts of the Mahelona TOD MP prior to engaging the broader community in activities such as workshops, meetings, and surveys. The Steering Committee consisted of area residents, public agency representatives, and healthcare experts. More recently, a broader Implementation Working Group (IWG) has been meeting monthly since September 2023 to shepherd the Mahelona TOD MP forward as it has been refined based on various agency and project updates. This IWG consists of area residents, public agency representatives, current and future SMMH campus lessees and tenants, the Kapa'a Elementary and High School principals, neighboring property representatives, mental health and healthcare experts, community organizations, and social workers. The Mahelona TOD MP has continued to be refined through input from the IWG and is described in more detail below.

The Mahelona TOD MP (Figure 3) envisions a comprehensive wellness community that builds upon SMMH's existing health care, behavioral health, and long-term care services and creates opportunities to provide a continuum of care for physical and mental wellness and aging in place. It also provides several community services, amenities, and infrastructure improvements to support the proposed master plan and community lifestyle. The following sections provide additional information on the proposed uses shown in the Mahelona TOD MP. The numbers in parentheses following each item correspond to the building numbers labeled in white in Figure 3.

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4.4.3 Healthcare Components

The proposed Mahelona TOD MP maintains most of the existing main hospital building (1) while adding key expansions to serve both mental and physical wellness needs as well as support spaces. The healthcare components proposed in the Mahelona TOD MP include:

- Addition of five acute care beds within the main hospital building (1)
- Addition of 25 long-term care (LTC) beds (8) with 60 LTC beds within the main hospital building (1)
- Renovation of the existing occupational therapy (OT) clinic building with the potential addition of a second floor on the existing building to house new hospital/clinic uses (2)
- Emergency room (ER) expansion (3)
- HHSC administrative offices on the second floor of a new wing with a senior day care center on the first floor (4)
- Café with additional outdoor seating (5)
- Expanded hospital entry (6)
- Renovation of the SMMH facilities/support wing where the existing back-up generator is located and addition of a new wing for operations and maintenance support (7)
- New in-patient behavioral health facility with separate wings for male and female patients (10 beds total) plus 2 stabilization beds (9)
- Renovation of the existing Ho'ōla Lāhui building into a residential behavioral health facility with approximately 24 beds (10)

If fully implemented as conceptualized in the master plan, these facilities could provide approximately 126 healthcare beds.

4.4.4 Public and Community Facilities

The Proposed Action also includes several public and community facilities that complement healthcare services. These are:

- New DOH Satellite Service Center, potentially including Adult Mental Health services and a new community center (11)
- Relocated Ho'ōla Lāhui Hawai'i facilities with expanded dental clinic (12)
- Renovation of the former physician's residence with a potential 1,000-square foot addition (13)
- Relocation of the Kapa'a Public Library (14)
- Retention of the existing KPAL facility (15)
- New Preschool with four classrooms (16)
- New Police Substation (17)

In addition, extensive community paths and open spaces will be provided to maintain public views of the ocean, support community celebrations and events, and encourage walking and

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biking throughout the plan area. The community already enjoys walking for health and wellness at Mahelona and the proposed master plan supports these continued activities by providing connected paths throughout the Proposed Action area and to the County boardwalk and back up the small ridge along the makai side of that parcel to the area by the KPAL building. Outdoor exercise equipment is recommended to be installed along the paths as well as benches and pavilions to provide shade and resting places. In addition, a small amphitheater and outdoor recreation spaces could be provided to support community activities. The grassed open space at the corner of Kawaihau and Nūnū Roads is purposefully maintained to support community activities as well as provide overflow parking for large gatherings or school events.

4.4.5 Medical Office Buildings

Two medical office buildings (18 and 19) off Kawaihau Road are proposed to provide leasable space for health and wellness-related services such as outpatient services, medical and dental offices, a dialysis center, fitness classes, community meeting spaces, convenience retail, and a pharmacy. The structures are envisioned as either one or two stories based on market demand, funding, and feasibility.

4.4.6 Housing

The Mahelona TOD MP envisions approximately 498 rental housing units, with flexibility for various types including affordable, workforce, transitional, medically and permanently supportive housing, Department of Hawaiian Home Lands (DHHL) housing, kūpuna or senior housing, assisted living, veterans housing, and medical workforce housing. Because the State properties are all ceded lands, no units would be for sale.

The specific mix and layouts of the housing are highly conceptual in the master plan in order to provide flexibility as the State and HHSC move through implementation. Conceptual unit types and building footprints in the master plan were based on a mix of studio to two-bedroom units, with unit sizes ranging between 190 to 1,100 square feet. Residential buildings are planned to be one to three stories tall, with some taller buildings in specific locations to mitigate view impacts and open up view corridors. Tuck-under parking is also proposed where existing topography and/or proposed grading can help minimize relative building heights and view impacts as well as minimize impervious surfaces.

As noted, HPHA is also considering redeveloping the ~3.5-acre Hale Nana Kai O Kea property. The total unit count incorporates the potential HPHA redevelopment of up to 100 units on the parcel through its Ka Lei Momi portfolio. The current concept is to integrate mixed-income residents within the community, expanding the capacity of the site from 38 dwelling units to up to 100 dwelling units. No plans for the expansion are available at this time. However, the redevelopment will maintain a low profile and view corridors of the ocean wherever possible.

4.4.7 Infrastructure

The Mahelona TOD MP also includes infrastructure improvements to support the proposed uses. The new internal loop road will be designed with underground trunk lines for water, wastewater, drainage, electrical, and telecommunication services. The roadway will also include on-street parking, bus pullouts, sidewalks, shade trees, and street-level amenities such as benches and dark skies/bird-friendly street lighting. The project team will design the loop road with the County DPW so that the loop road can be dedicated to the County. The Preliminary Engineering Report that will be prepared for the EIS will also determine if any offsite infrastructure improvements will be needed.

In addition, a new connector road between SMMH and Kūhiō Highway will be built to help alleviate area traffic. Based on discussions with the State DOT, it will be designed with a roundabout at its intersection with Kūhiō Highway. Proposed roadway improvements also include two mini roundabouts at the intersections of the loop road with Kawaihau Road and the removal of the section of Iwaena Road adjacent to Gore Park. Potential traffic calming measures such as raised crosswalks may be added near transit stops and the approaches to the SMMH campus along Kawaihau Road to enhance safety, particularly for children traveling to and from school on Kawaihau and Nūnū Roads. Because the section of Iwaena Road adjacent to Gore Park will be removed to connect the future community uses with the park, roadway modifications along Mimilo and Kawaihau Roads will be provided including a new right-turn lane from Mimilo Road to Kawaihau Road with potential line-of-sight improvements and traffic calming measures at the southern approach to the intersection.

Additional transit stops with bus pullouts will also be provided in key locations around the loop road, in front of the hospital, and near Kapa'a Elementary School. The bus pullout near the elementary school can also support school buses during student drop offs and pick-ups. As noted, the short segment of Iwaena Road adjacent to Gore Park will be converted to park space in order to eliminate vehicle traffic and connect the park with the main campus. The recently constructed County sidewalk that runs along Kawaihau Road and connects to the County boardwalk will remain.

5 DESCRIPTION OF THE ENVIRONMENT

The Proposed Action is located within the ahupua'a of Kapa'a. Pre-contact traditional settlement and land use in the region focused on agricultural cultivation of 'uala (sweet potato), niu (coconut), 'ulu (breadfruit), and kalo (taro) (G70, 2020). Post-contact commercial uses in the area included sugar and pineapple cultivation. Following the closure of the Līhu'e Plantation in the late-twentieth century, tourism took over as the main economic industry, supplanting the loss of the agriculture industry.

The climate in the region is generally warm and sunny throughout the year with moderate rainfall in the winter months. Average annual temperatures range between the low 70s to the low 80s. The Proposed Action is located on a bluff about 120 feet above mean sea level (amsl) and is exposed to tradewinds from the northeast. The annual rainfall in 2023 was 35.8 inches, measured at Līhu'e Airport (State of Hawai'i Data Book, 2023).

According to the Natural Resources Conservation Service Soil (NRCS) Map (Figure 10), the area of the Proposed Action consists of the following soil types: Līhu'e silty clay, 0-8% slopes (LhB) and Līhu'e silty clay, 25-40% slopes (LhE2), both of which belong to the Līhu'e soil series. This series consists of deep, well-drained soils that are formed from weathered igneous rock. They are typically found on upland areas on the island of Kaua'i. (U.S. Department of Agriculture, Soil Conservation Service, 1972).

The United States Fish and Wildlife Service (USFWS) identifies a freshwater emergent wetland (PEM1C) in the vicinity of the Proposed Action in its National Wetlands Inventory. This is a small inland, nontidal (palustrine) wetland located down the bluff to the east of the SMMH parcel and south of the Kaiākea Fire Station parcel (Figure 11). It is modified by a Seasonally Flooded (C) designation, meaning that surface water is present for extended periods of time, usually early in the growing season. The water table is highly variable, ranging from saturation at the surface to well below the ground surface. (United States Fish and Wildlife Service, 2022).

The National Oceanic and Atmospheric Administration (NOAA) and USFWS critical habitat areas for the Hawaiian Green Sea Turtle and Hawaiian Monk Seal, respectively, are shown in Figure 12. No federal critical habitats overlap any of the Proposed Action area.

The Kaua'i County General Plan (2018) Hazards Map identifies the Proposed Action area as "High" under its Wildfire Risk Rating (Figure 13). As outlined in the General Plan, the Hazard Maps serve as planning tools to guide responsible decision-making about future land use and capital investments. These maps identify areas vulnerable to natural hazards including flooding, wildfires, and tsunamis, and could be used to situate future development and critical facilities in safer areas. While the maps are representational rather than precise, they help identify areas that may need further analysis or protection and SMMH will work with the County to help mitigate wildfire risk to the campus.

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The Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) classifies the majority of the area of the Proposed Action as Zone X (Figure 14). Zone X is defined as areas outside the 0.2% annual chance floodplain, or outside of the 500-year floodplain. A small portion of the southeastern corner of the Kaiākea Fire Station Parcel is within Zone VE, defined as areas within special flood hazard areas subject to inundation by the 1% annual chance flood. Base flood elevations have been determined to be 17 feet amsl and the highway in this area is above 30 feet amsl. Further, a majority of the Proposed Action area is outside of both the tsunami evacuation zone as well as the extreme tsunami evacuation zone except for the future connector road, which enters the extreme tsunami evacuation zone and tsunami evacuation zone as it approaches Kūhiō Highway (Figure 15). In addition, a small portion of the southeastern corner of the County Boardwalk parcel is within the extreme tsunami evacuation zone. The Proposed Action area is outside of the 3.2-foot SLR Exposure Area (SLR-XA) and areas of anticipated coastal erosion due to 3.2 feet of SLR (Figure 16) as well as the modeled inundation areas of the NOAA 6-foot SLR scenario (Figure 17).

The County General Plan Heritage Resources Map identifies the Proposed Action area as outside of any designated heritage resource area and there are no registered historic sites on the property (Figure 18). The original buildings on the neighboring Kapa'a schools, however, are on the Hawai'i Register of Historic Places (Site Number 30-08-9391, listed August 31, 1991). The Heritage Resources Map documents important natural, scenic, and historic features throughout the island, including registered historic sites, cultural features, traditional cultivation areas, ahupua'a boundaries, and scenic corridors. These maps are intended to help conserve resources important to the County and guide land use decisions, though the mapping is representational rather than precise.

Regional access to Kapa'a is serviced by Kūhiō Highway, a State highway that runs along the northeastern Kaua'i coast. The majority of regional trips to SMMH arrive via Kūhiō Highway at Kawaihau Road, which runs along the west side of the SMMH campus. To the north, Nūnū Road connects to an internal driveway east of Kawaihau Road, which provides access to Hale Hau'oli and small parking areas within Kapa'a Elementary School and the agricultural area in Kapa'a High School. The County General Plan's Transit Map, which presents the Kaua'i Bus Long-Term Vision, shows continued service to the Proposed Action area via the Kapahi-Wailua Local Shuttle. The Hanalei-Līhu'e Peak Express Route bypasses the site and stays on Kūhiō Highway. One of the proposed Recreation-Oriented Shuttles serves the East Side along Kūhiō Highway as well and does not show a connection to the SMMH campus (Figure 19).

The County General Plan Infrastructure Map identifies the locations of existing infrastructure systems for water, wastewater, electrical power generation, and solid waste (Figure 20). The Proposed Action area is serviced by the County of Kaua'i Department of Water (DOW) system. In addition, the Proposed Action area is serviced by the Wailua Wastewater Treatment Plant (WWTP), which is located approximately 3.5 miles south of the SMMH campus. Regarding solid waste, Figure 20 indicates that the closest drop-off recycling center, refuse transfer station, and green waste diversion site are all located within two miles of the Proposed Action.

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The Draft EIS will also include more detailed discussion with regards to the following environmental aspects.

Natural Environmental Considerations:

- Climate
- Geology and Topography
- Soils
- Water Resources
 - Hydrology and Groundwater
 - Surface Water
 - Wetlands
- Flora and Fauna
- Natural Hazards
 - Special Flood Hazard Areas
 - Tsunami
 - SLR and Climate Change
 - Hurricanes
 - Wildfires
 - Volcanic Activity
 - Earthquakes

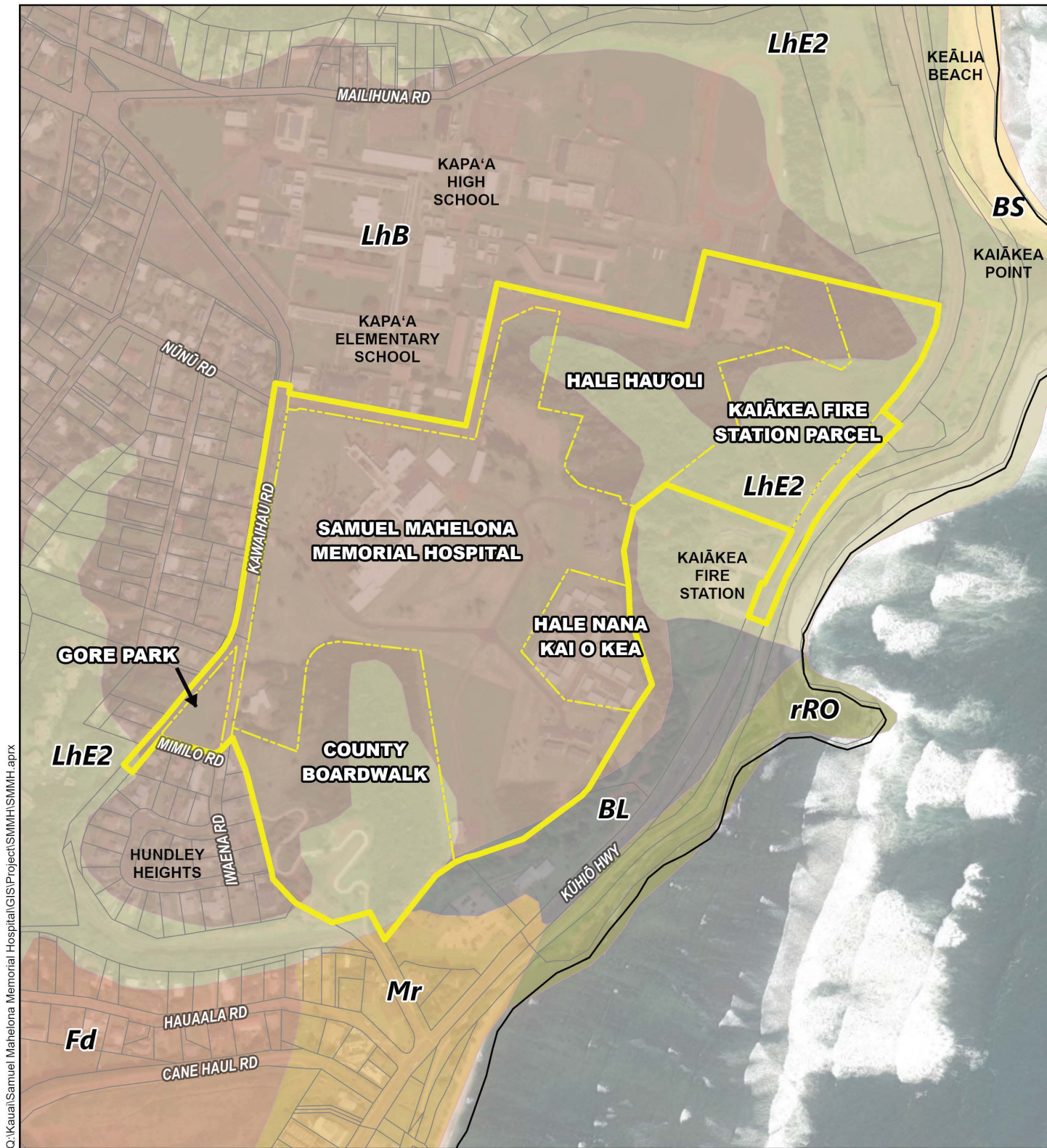
Human Environmental Considerations:

- Archaeological and Historic Resources
- Cultural Resources
- Transportation and Mobility
 - Roadways
 - Traffic Analysis
 - Pedestrian Accessibility
 - Bicycle Accessibility
 - Transit
- Infrastructure and Utilities
 - Water
 - Wastewater
 - Drainage
 - Electrical Power and Telecommunications
 - Solid Waste
- Environmental Noise
- Air Quality and Greenhouse Gas Emissions
- Visual Resources

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- Social and Economic Characteristics
 - Population and Housing
 - Market Study
 - Economic and Public Fiscal Impacts
- Public Services and Facilities
 - Public Schools
 - Police, Fire, and Medical Services
 - Parks and Recreational Facilities



LEGEND

 SMMH TOD Master Plan Area	 Fd: Fill land
 Parcel Boundaries	 LhB: Lihue silty clay, 0-8% slopes
 TMK Parcels	 LhE2: Lihue silty clay, 25 to 40 percent slopes, eroded
 Coastline	 Mr: Mokuleia fine sandy loam
NRCS Soil Classification	 PnE: Puhi silty clay loam, 25 to 40 percent slopes
 BL: Badland	 rRO: Rock outcrop
 BS: Beaches	 rRR: Rough broken land

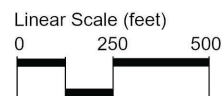
Figure 10

NRCS Soil Survey

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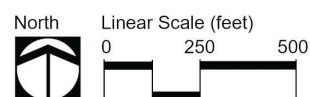
Wetland Classification

- Estuarine & Marine Deepwater (M1UBL, M1RFL)
- Estuarine & Marine Wetland (M2USM, M2RSN, M2RSP)
- Freshwater Emergent Wetland (PEM1C)
- Riverine (R2UBH)

Figure 11
USFWS National Wetlands Inventory
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LEGEND

- SMMH TOD Master Plan Area
- Parcel Boundaries
- TMK Parcels
- Coastline
- Hawaiian Green Sea Turtle Habitat
- Hawaiian Monk Seal Habitat

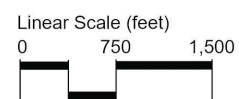
Figure 12

Critical Habitats

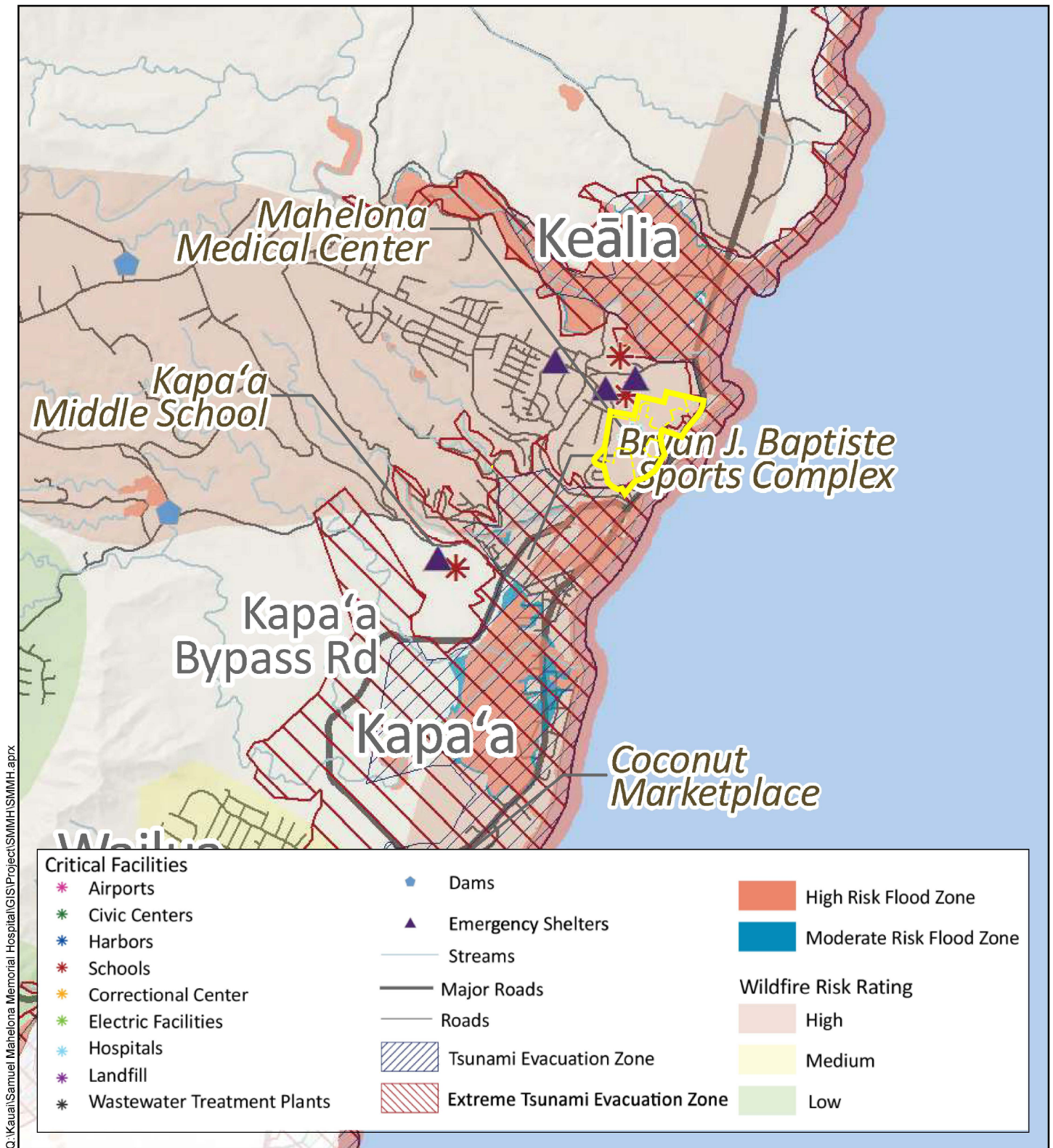
SAMUEL MAHELENA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE

Hawai'i Health Systems Corporation

Island of Kaua'i



Source: County of Kaua'i, 2024. NOAA, 2015. USFWS, 2024. ESRI Online Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only.



LEGEND

- SMMH TOD Master Plan Area
- - - Parcel Boundaries

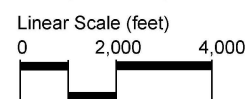
Figure 13

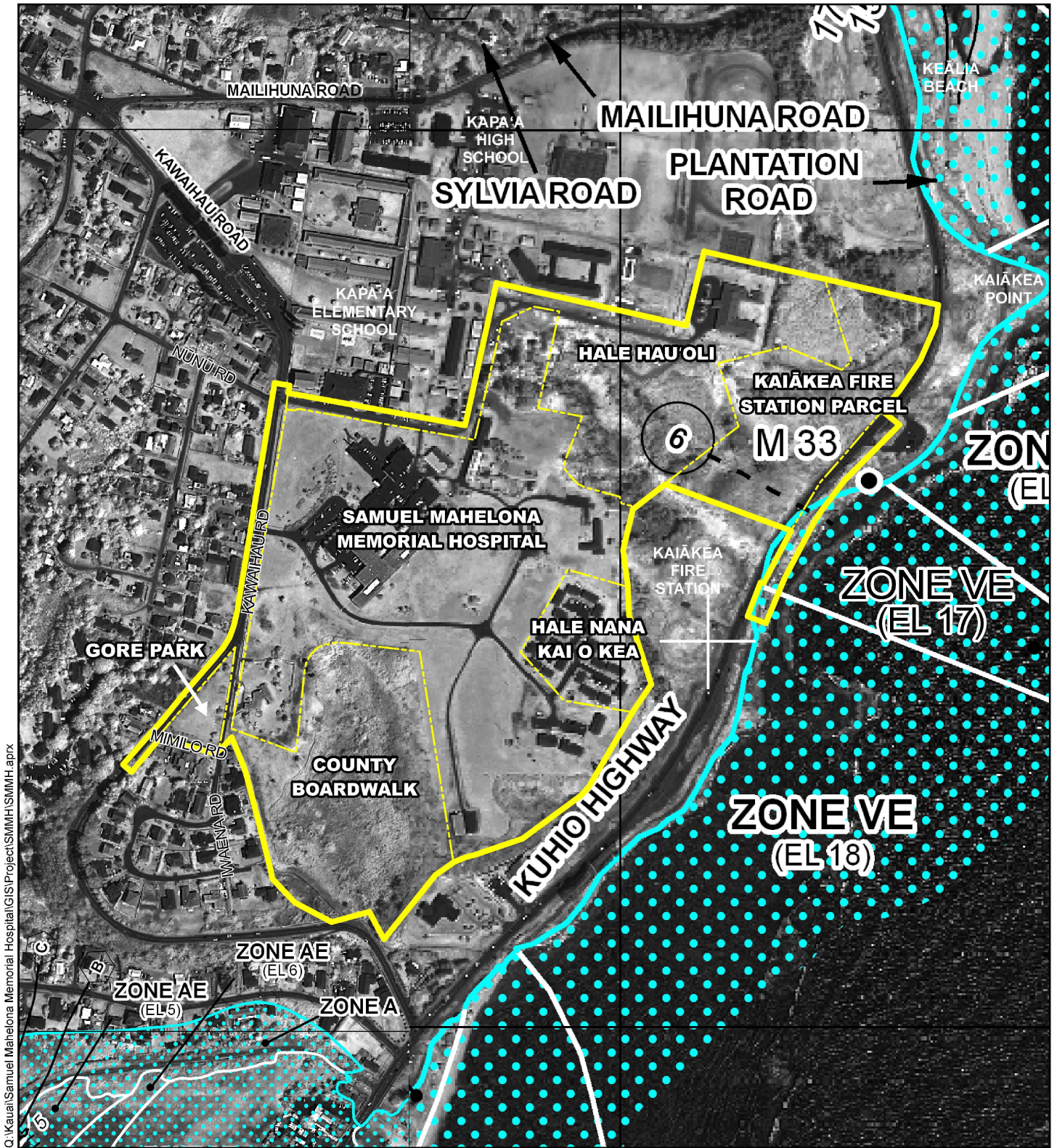
Kaua'i General Plan Hazards Map

SAMUEL MAHELELONA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE

Hawai'i Health Systems Corporation

Island of Kaua'i





LEGEND

- SMMH TOD Master Plan Area
- Special Flood Hazard Areas
Subject to Inundation by the 1%
Annual Chance Flood

Zone A: No Base Flood Elevations determined.
Zone AE: Base Flood Elevations determined.
Zone VE: Coastal flood zone with velocity hazard;
 Base Flood Elevations determined.

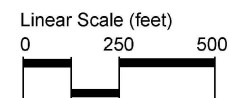
Figure 14

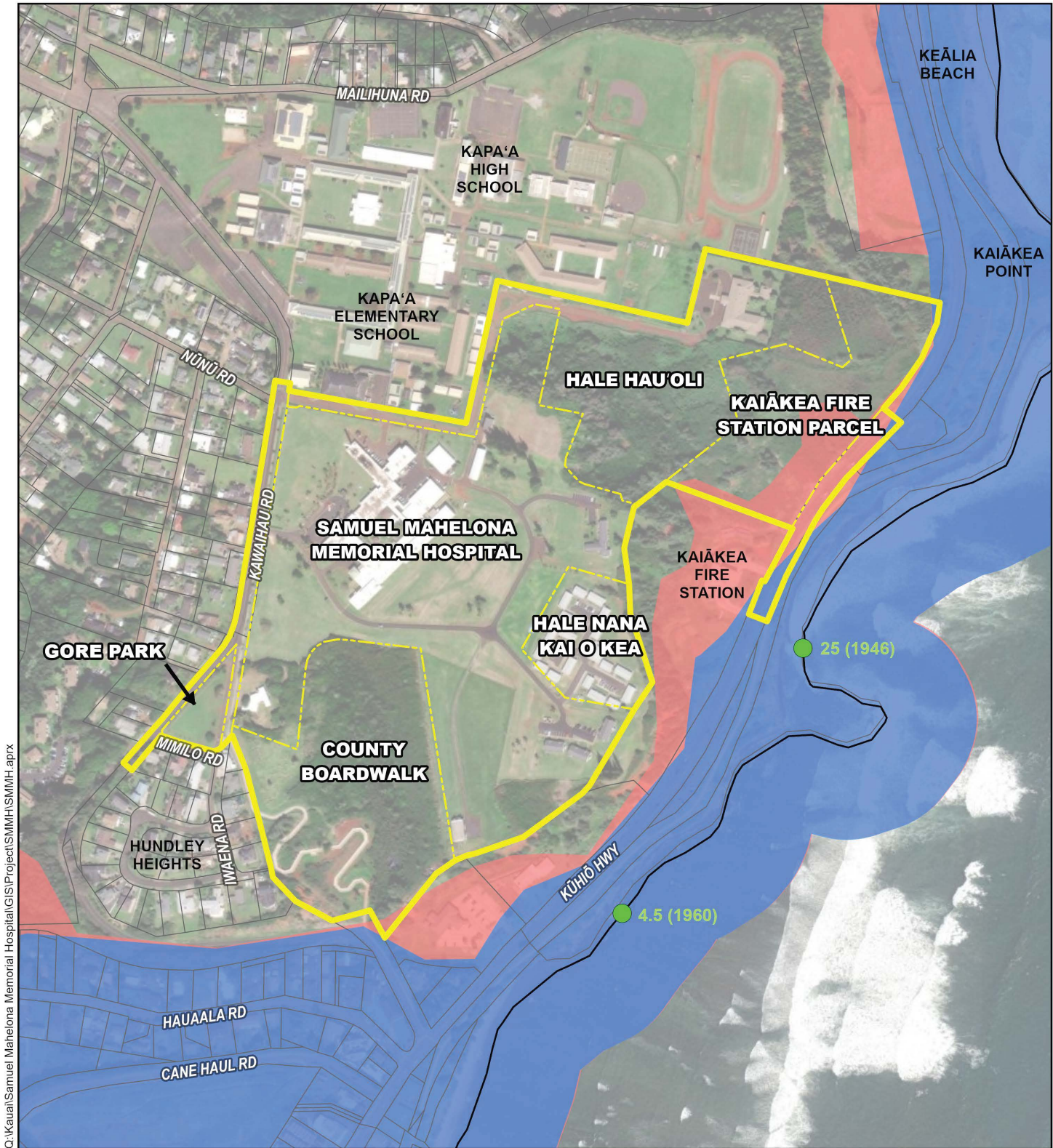
Flood Insurance Rate Map

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LEGEND

- SMMH TOD Master Plan Area
- Parcel Boundaries
- TMK Parcels
- Coastline
- Tsunami Wave Height in Feet (Year Recorded)
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone

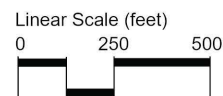
Figure 15

Tsunami Evacuation Zones Map

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Island of Kaua'i



Source: County of Kaua'i, 2016, 2024. Tsunami Wave Runup Heights in Hawaii, Loomis, 1976. ESRI Online Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only.



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LEGEND

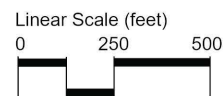
- SMMH TOD Master Plan Area
- Parcel Boundaries
- TMK Parcels
- Coastline
- Coastal Erosion Line (3.2 ft)
- Sea Level Rise Exposure Area (3.2 ft)

Figure 16
Sea Level Rise Exposure Area
3.2-ft Scenario

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LEGEND

- SMMH TOD Master Plan Area
- Parcel Boundaries
- TMK Parcels
- Coastline
- 6-Foot SLR Scenario
- Low Confidence Area

Water Depth

 Deeper

Shallower

Figure 17
Sea Level Rise
NOAA 6-ft Rise Scenario

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North

Linear Scale (feet)

0
250

500

Source: County of Kaua'i, 2024. NOAA, 2022. ESRI Online Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only.



LEGEND

- SMMH TOD Master Plan Area
- Parcel Boundaries

Figure 18

Kaua'i General Plan Heritage Resources Map

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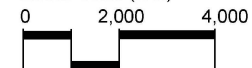
Hawai'i Health Systems Corporation

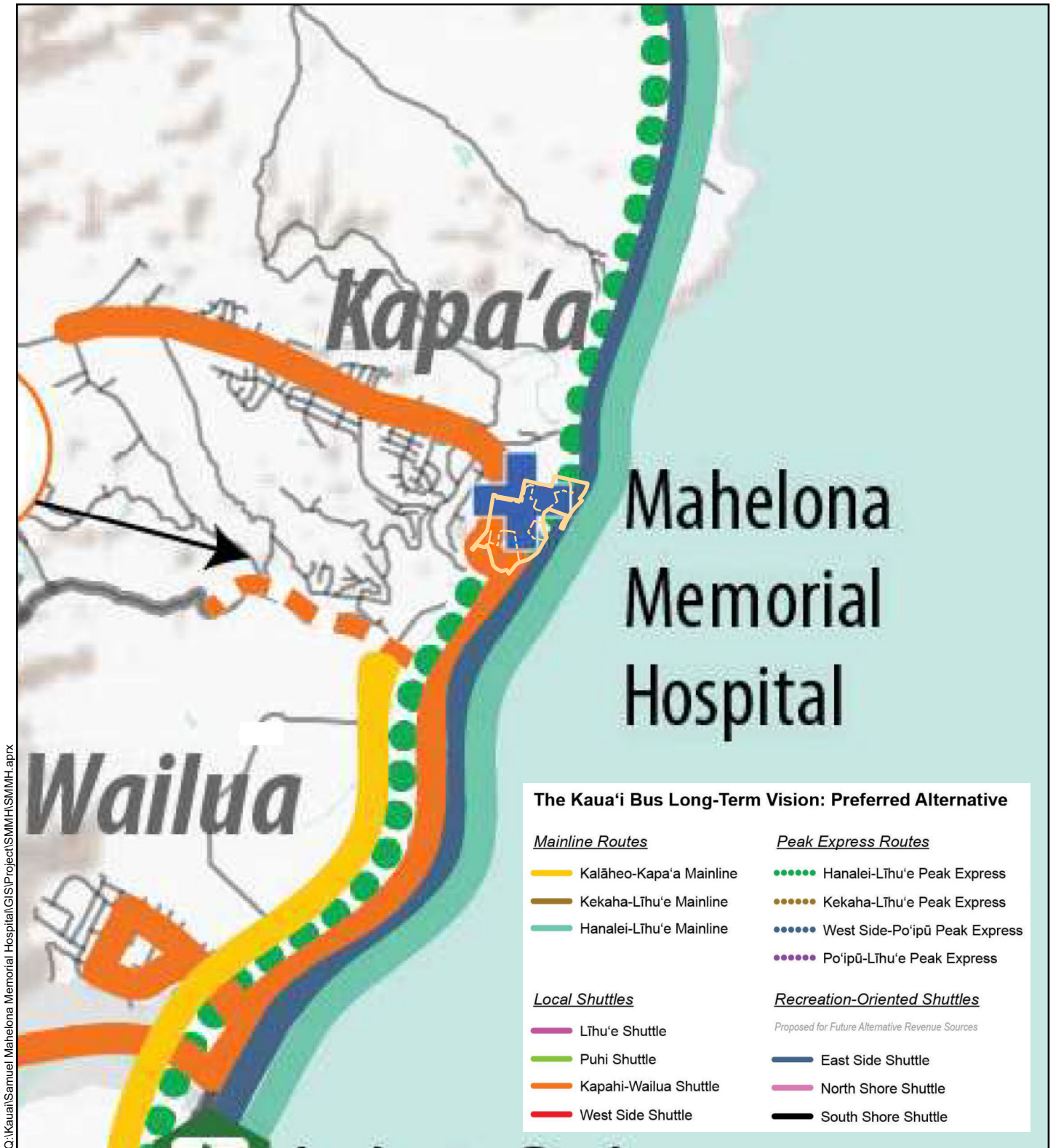
Island of Kaua'i

North



Linear Scale (feet)





LEGEND

- SMMH TOD Master Plan Area
- Parcel Boundaries

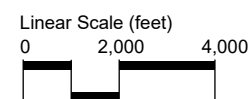
Figure 19

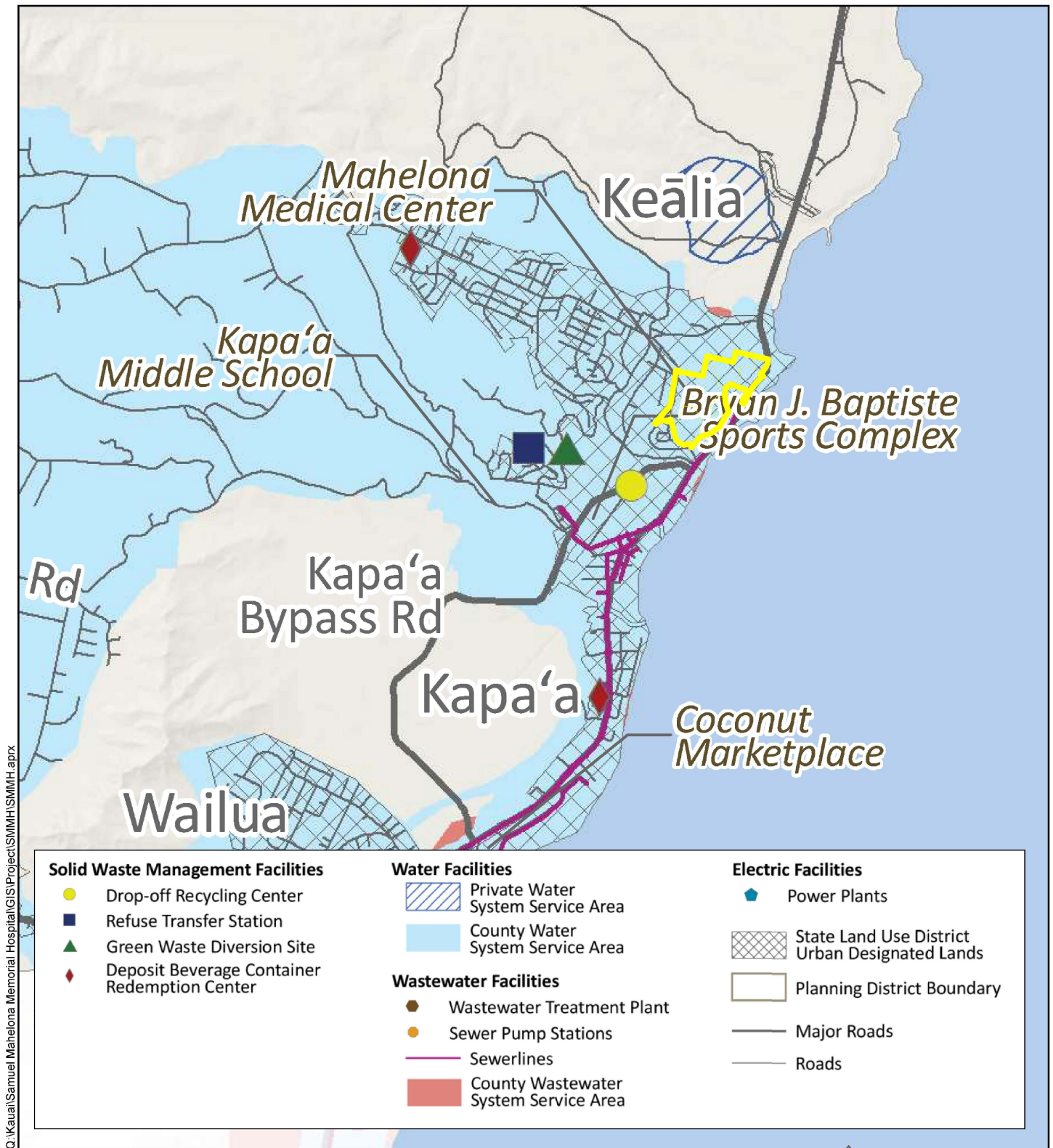
Kaua'i General Plan Transit Map

SAMUEL MAHELONA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE

Hawai'i Health Systems Corporation

Island of Kaua'i





LEGEND

- SMMH TOD Master Plan Area
- Parcel Boundaries

Figure 20

Kaua'i General Plan Infrastructure Map

SAMUEL MAHELONA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE

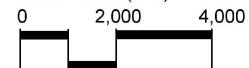
Hawai'i Health Systems Corporation

Island of Kaua'i

North



Linear Scale (feet)



6 PLANNING HORIZON

The planning horizon for the Proposed Action is ongoing and is contingent upon EIS acceptance and permit approvals. However, construction is anticipated to be completed in phases, following entitlements, over the next twenty years. The forthcoming Draft EIS will assess both short-term and long-term potential impacts of the Proposed Action as well as discuss its potential incremental and cumulative impact in context with other known actions that may occur in the area within the reasonably foreseeable future.

7 ALTERNATIVES

The Draft EIS will include a comprehensive discussion of alternatives to the Proposed Action, including a No Action Alternative that examines the environmental conditions that would result if no changes occurred across the proposed master plan area. Other alternatives will include different design scenarios such as the conceptual master plan prepared by G70 in 2020 and the three conceptual alternatives that were developed and vetted by the community for the current Mahelona TOD MP effort. The alternatives analysis may also evaluate variations in the density and massing of residential structures, open space allocation, and community amenities. Each alternative will be assessed for its ability to meet the Proposed Action's purpose and need while potentially reducing or exacerbating environmental, social, and economic impacts.

8 DETERMINATION TO PREPARE AN EIS

Preparation of an EIS is being undertaken to address requirements of Chapter 343, HRS and Title 11, Department of Health, Chapter 200.1, Environmental Impact Rules, HAR. Section 343-5(a), HRS, establishes nine "triggers" that require compliance with the State EIS law. The trigger for the Proposed Action is the use of State and County lands and funds.

Section 343-5(b), HRS and Section 11-200.1-14(d)(2), HAR state that an agency may determine through its judgment and experience that an EIS shall be required rather than an environmental assessment. Due the scope of the Mahelona TOD MP, the number of public agencies involved, the varied uses and facilities proposed, and the potential impacts of all the elements in the Proposed Action, the HHSC Kaua'i Region has determined that an EIS is likely to be required and therefore this EISPN has been prepared.

The Draft EIS will include an assessment of anticipated benefits, impacts, and proposed mitigation measures to minimize any potential adverse impacts. Government agencies and the public will be provided with the opportunity to comment on the Draft EIS, and a Final EIS will be prepared to incorporate and address all comments. When completed, the Final EIS will provide the Accepting Authority with 1) information about anticipated impacts of the Proposed Action; 2) proposed mitigation measures to address potential impacts; and 3) the basis for which to accept the Final EIS.

9 STUDIES ANTICIPATED TO BE INCLUDED IN THE EIS

The forthcoming Draft EIS will include several technical reports and studies prepared by experts in the respective fields. These include:

- Air Quality and Greenhouse Gas Impact Assessment
- Archaeological Literature Review and Field Inspection
- Architectural Reconnaissance Level Survey
- Cultural Impact Assessment
- Environmental Noise Study
- Flora/Fauna Biological Survey
- Market Overview and Public Fiscal Economic Impact Assessment
- Multimodal Assessment including a Traffic Impact Analysis Report
- Preliminary Engineering Report
- Rough Order-of-Magnitude Cost Estimates
- Visual Impact Analysis

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10 REQUIRED PERMITS AND APPROVALS

The major permits and approvals anticipated to be required for the Proposed Action, and the corresponding issuing body are listed below in Table 3.

Table 3: Required Permits and Approvals

PERMIT/APPROVAL	ISSUING BODY/AGENCY
Chapter 343, HRS Compliance	Office of the Governor, State of Hawai'i (Accepting Authority)
Special Planning Area	Kaua'i Planning Commission and Kaua'i County Council (Developed in conjunction with the County Planning Department and the EKCCP)
Subdivision Approval	Kaua'i Planning Commission
Condominium Property Regime (CPR)	Hawai'i Real Estate Commission
SMA Permit (For the roundabout and highway improvements within the SMA)	Kaua'i Planning Commission
Zoning Permits (Class I, II, III, or IV, as needed)	County Planning Department or Kaua'i Planning Commission
201H, HRS Exemptions	HHFDC and/or Kaua'i County Council
Chapter 6E, HRS	State Historic Preservation Division
Facility Accessibility Review	DCAB
Building Permits	DPW
Grading and Grubbing Permits	DPW
Roadway Permits	DPW
Driveway Permits	DPW
Electrical Permits	DPW
Plumbing Permits	DPW
Water Service Requests	DOW
Fire Code Permits and Reviews	County Fire Department
Recycled Water Reviews	DOH and DPW
NPDES Permits	DOH
Noise Permits	DOH
Permit Application to Perform Work Upon State Highways	DOT
Lane Use / Occupancy Permits	DOT
NEPA	Depends on Federal Agency Issuing Funding or Approval

11 PUBLIC SCOPING PROCESS AND CONSULTATION

11.1 Scoping Meeting

An in-person public scoping meeting is scheduled on Wednesday, May 14, 2025, at 4:30 PM at the SMMH Auditorium located at 4800 Kawaihau Road, Kapa'a, Hawai'i 96746. It will be held to gather comments from the public, government agencies, citizen groups, or individuals and will be conducted according to the requirements of Section 11-200.1-23, HAR.

For those who are not able attend in person, written comments can be submitted via email to planmahelona@gmail.com or mailed to the Proposing Agency and/or Planning Consultant as noted above.

11.2 Consultation

Pursuant to the requirements of Section 11-200.1-23(b), HAR, a notice of availability of this EISPN and forthcoming Draft EIS will be sent to all appropriate agencies having jurisdiction or expertise, as well as those citizen groups, and concerned individuals who are believed to be affected, and the Proposing Agency will consult with interested parties regarding the Proposed Action. Cultural practitioners will also be consulted as part of the cultural consultation process for the forthcoming Cultural Impact Assessment. Additional parties of interest may be identified during the review period of the EISPN.

The distribution list for the EISPN is provided below:

Federal Agencies

- U.S. Army Corps of Engineers (USACE)
- USACE - Pacific Ocean Division
- U.S. Fish and Wildlife Service (USFWS)
- USFWS - Pacific Islands Fish and Wildlife Office
- USFWS - Pacific Islands Fish and Wildlife Office, O'ahu and Kaua'i
- National Marine Fisheries Service
- Federal Aviation Administration (FAA)
- Federal Transit Administration (FTA)
- Federal Highway Administration (FHA)
- U.S. Department of Agriculture - Natural Resources Conservation Service
- Department of the Interior U.S. Geological Survey - Pacific Islands Water Science Center
- U.S. Coast Guard
- Environmental Protection Agency (EPA)
- EPA Region 9 Office
- Federal Emergency Management Agency (FEMA)
- FEMA - Certified Floodplain Branch
- National Parks Service (NPS)

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- Veterans' Affairs Supportive Housing (VASH)
- U.S. Department of Housing and Urban Development (HUD)

State Agencies

- Department of Accounting and General Services (DAGS)
- DAGS - Archives Division
- DAGS - Kaua'i District Office
- Department of Agriculture
- Department of the Attorney General
- Department of the Attorney General, Commerce and Economic Development Division
- Department of Business, Economic Development & Tourism (DBEDT)
- DBEDT - Hawai'i State Energy Office / Strategic Industries Division
- DBEDT - Land Use Commission
- DBEDT - Office of Planning & Sustainable Development (OPSD)
- DBEDT - Research Division Library
- Department of Corrections and Rehabilitation
- Department of Defense - Engineering Office
- Department of Education (DOE)
- Department of Hawaiian Home Lands (DHHL)
- Department of Health (DOH)
- DOH - Clean Air Branch
- DOH - Clean Water Branch
- DOH - Environmental Health Administration
- DOH - Environmental Health Services Division
- DOH - Environmental Management Division
- DOH - Hazard Evaluation & Emergency Response Office
- DOH - Indoor and Radiological Health Branch
- DOH - Safe Drinking Water Branch
- DOH - Sanitation Branch
- DOH - Solid & Hazardous Waste Branch
- DOH - State Laboratories Division
- DOH - Vector Control Branch
- DOH - Wastewater Branch
- Department of Human Services
- Department of Land and Natural Resources (DLNR)
- DLNR - Land Division
- DLNR - Land Division, Kaua'i District Office
- DLNR - Commission on Water Resource Management (CWRM)
- DLNR - Division of Aquatic Resources (DAR)
- DLNR - DAR Kaua'i
- DLNR - Division of Boating & Ocean Recreation

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- DLNR – Division of Forestry and Wildlife (DOFAW)
- DLNR – DOFAW Kauaʻi
- DLNR – DOFAW Na Ala Hele
- DLNR – DOFAW Na Ala Hele Trails & Access
- DLNR – Engineering Division
- DLNR – Office of Conservation & Coastal Lands (OCCL)
- DLNR – State Historic Preservation Division (SHPD)
- DLNR – SHPD Kauaʻi
- DLNR – SHPD Kauaʻi-Niʻihau Island Burial Council
- Department of Law Enforcement
- Department of Transportation (DOT)
- DOT – Airports Division - Engineering Branch
- DOT – Harbors
- DOT – Highways
- DOT – Highways Division, Planning Branch
- DOT – Highways, Kauaʻi District
- DOT – Statewide Transportation Planning Office
- Hawaiʻi Housing Finance and Development Corporation (HHFDC)
- Hawaiʻi Public Housing Authority (HPHA)
- Hawaiʻi Tourism Authority (HTA)
- State Judiciary - Office of the Administrative Director of Courts
- Office of Hawaiian Affairs (OHA)
- OHA – Kauaʻi Office
- Hawaiʻi Health Systems Corporation (HHSC)

County Agencies

- Fire Department
- Housing Agency
- Department of Parks and Recreation
- Planning Department
- Kauaʻi Historic Preservation Review Commission
- Department of Public Works (DPW)
- DPW, Engineering Division
- Department of Water
- Office of Economic Development
- Police Department
- Transportation Agency
- Agency on Elderly Affairs

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Elected Officials

- U.S. Senator Brian Schatz
- U.S. Senator Mazie Hirono
- U.S. Representative Jill Tokuda
- U.S. Representative Ed Case
- Governor Josh Green, State of Hawai'i (Accepting Authority)
- State Senator Ronald Kouchi, Senate President
- State Representative Nadine Nakamura, Speaker of the House
- State Representative Dee Morikawa, Majority Floor Leader
- State Representative Luke Evslin
- Mayor Derek Kawakami, Kaua'i County
- Kaua'i County Councilmembers

University of Hawai'i

- University of Hawai'i (UH) System
- UH Marine Program
- UH Office of Multicultural Student Services
- UH Thomas H. Hamilton Library
- UH Maui College Library
- UH at Hilo Edwin H. Mo'okini Library
- UH Kaua'i Community College Library

Libraries

- Hawai'i State Library - Hawai'i Documents Center
- Kapa'a Public Library

News & Media

- The Garden Island
- Honolulu Star Advertiser
- Honolulu Civil Beat

Utilities

- Hawaiian Telcom
- Kaua'i Island Utility Cooperative
- Spectrum
- Hawai'i Gas

Community and Native Hawaiian Organizations and Individuals

- Aha Moku / Puna Moku Akau
- Community Coalition Kaua'i
- Easterseals Hawai'i

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- Friendship Club Kaua'i
- Hawai'i Ecotourism Association
- Ho'ōla Lāhui
- Jesus Saves Mission Church
- Kalihi Adventist School
- Kamehameha Schools, Kaua'i – Preschool at St Catherine's
- Kapa'a Business Association
- Kapa'a Jodo Mission
- Kapa'a Neighborhood Center
- Kapa'a Elementary School
- Kapa'a Middle School
- Kapa'a High School
- Kaua'i Council of Hawaiian Civic Clubs (Moku o Manokalanipō)
- Kaua'i Planning and Action Alliance
- Ke Akua Mana
- Kingdom Hall of Jehovah's Witnesses
- Kua'āina Ulu 'Auamo (KUA)
- Na Kuleana O Kanaka 'Ōiwi
- Pihana Ke Ikena O Kaua'i
- Queen Deborah Kapule Hawaiian Civic Club
- Rotary Club of Kapa'a
- St. Catherine of Alexandria Parish
- Wailua-Kapa'a Neighborhood Association
- Milton Ching
- Jerry Nakasone
- Beverly Muraoka

SMMH - TOD MP Update Implementation Working Group

- Hawai'i Health Systems Corporation, Kaua'i Region
- Speaker of the House, State Legislature
- State - DBEDT OPSD
- State - DOE Kapa'a Elementary School Principal
- State - DOE Kapa'a High School Principal
- State - DLNR Land Division, Kaua'i
- State - DOH
- State - DOH - Adult Mental Health Division (AMHD)
- State - DOH - Child & Adolescent Mental Health Division (CAMHD)
- State - DOH - Kaua'i District Health Officer
- State - DOH - Kaua'i Public Health Program
- State - DOH - Kaua'i AMHD Friendship House
- State - HPHA

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- State - Hawai'i State Public Library System
- State - HHFDC
- County Housing Agency
- County Planning Department
- County DPW
- County Police Department
- County Office of the Prosecuting Attorney (OPA)
- Easterseals Hawai'i
- Ho'ōla Lāhui
- Douglas Haigh
- Dottie Bekeart
- Faith Shiramizu

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