

# KAUA'I COUNTY HOUSING AGENCY

ADAM ROVERSI, DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
REIKO MATSUYAMA, MANAGING DIRECTOR

June 25, 2025

TO: Mary Alice Evans, Director  
Office of Planning and Sustainable Development

FROM: Adam Roversi, Director  
Kauai County Housing Agency

Adam Roversi

Digitally signed by Adam  
Roversi  
Date: 2025.06.25  
08:46:47 -10'00'

SUBJECT: Environmental Impact Statement Preparation Notice for the Hokua Place 201H Housing Project, Island of Kaua'i | Tax Map Key: (4) 4-3-003:001

The Kauai County Housing Agency requests the *Environmental Impact Statement Preparation Notice for the Hokua Place 201H Housing Project* (EISPN) be published in the July 8, 2025 issue of the Environmental Review Program's periodic bulletin, *The Environmental Notice*.

The Kauai County Housing Agency has authorized the applicant to conduct an Environmental Impact Statement (EIS)-level analysis pursuant to Hawai'i Revised Statutes (HRS) Chapter 343-5(e) and Hawai'i Administrative Rules (HAR) Title 11-200.1-14(d)(2). The applicant is HoKua Place Aina LLC and the project site is identified as Tax Map Key (TMK) (4) 4-3-003:001.

In 2019, a Final EIS for HoKua Place was accepted by the Land Use Commission on a portion of the same TMK parcel. This current EISPN announces a new environmental review for a Project that follows the provisions and procedures under HRS Title 13, 201H-38 (201H) housing development and the 2025 revised Kauai County Housing Agency Administrative Rules.

Pursuant to HAR Title 11-200.1-23(c), publication of the EISPN in *The Environmental Notice* initiates a 30-day public comment period for parties to provide comments regarding potential effects of the proposed action.

Cc: HoKua Place Aina LLC, Attn: Scott McQuarrie  
G70, Attn: Jeff Overton



**From:** [dbedt.opsd.erp@hawaii.gov](mailto:dbedt.opsd.erp@hawaii.gov)  
**To:** [DBEDT OPSD Environmental Review Program](#)  
**Subject:** New online submission for The Environmental Notice  
**Date:** Monday, June 30, 2025 4:03:18 PM

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**Action Name**

Hokua Place 201H Housing Project

**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
- (6) Propose any amendments to existing county general plans where the amendment would result in designations other than agriculture, conservation, or preservation

**Judicial district**

Kawaihau, Kaua'i

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

(4) 4-3-003:001

**Action type**

Applicant

**Other required permits and approvals**

HRS 201H-38 affordable housing exemptions; State Land Use District boundary amendment; NPDES permit; grading permit; subdivision approval; construction/building permits

**Discretionary consent required**

201H affordable housing exemption (County Council Resolution) from county general plan

**Agency jurisdiction**

County of Kaua'i

**Approving agency**

Kaua'i County Housing Agency

**Agency contact name**

Adam Roversi

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**Agency contact phone**

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**Agency address**

4444 Rice Street  
Suite 330  
Līhu'e, HI 96766  
United States  
[Map It](#)

**Public Scoping Meeting information**

July 15, 2025, 5 pm Kapa'a Middle School, 4867 Olohena Rd, Kapa'a, HI 96746

**Accepting authority**

Kaua'i County Housing Agency

**Applicant**

Hokua Place Aina LLC

**Applicant contact name**

Scott McQuarrie

**Applicant contact email**

[scott@hms-development.com](mailto:scott@hms-development.com)

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United States  
[Map It](#)

**Is there a consultant for this action?**

Yes

**Consultant**

G70

**Consultant contact name**

Jeff Overton

**Consultant contact email**

[HokuaPlace@g70.design](mailto:HokuaPlace@g70.design)

**Consultant contact phone**

(808) 523-5866

**Consultant address**

111 S. King St.  
Suite 170  
Honolulu, HI 96813  
United States

[Map It](#)

#### Action summary

Hokua Place is a planned mixed-use residential community comprised of affordable and market-rate housing, kūpuna (elderly) group housing, amenities and infrastructure improvements on approximately 163 acres located within the Kapa‘a Urban Fringe, mauka of Kūhiō Highway on the east side of Kaua‘i.

#### Attached documents (signed agency letter & EA/EIS)

- [HoKuaPlace\\_EISPN\\_2025.pdf](#)
- [HoKuaPlace\\_EISPN\\_2025\\_KCHA-Transmittal-AR.pdf](#)

#### ADA Compliance certification (HRS §368-1.5):

The authorized individual listed below acknowledges that they retain the responsibility for ADA compliance and are knowingly submitting documents that are unlocked, searchable, and may not be in an ADA compliant format for publication. The project files will be published without further ADA compliance changes from ERP, with the following statement included below the project summary in The Environmental Notice: "If you are experiencing any ADA compliance issues with the above project, please contact (authorized individual submitting the project at phone and/or email)."

#### Action location map

- [HokuaPlace\\_site.zip](#)

#### Authorized individual

Lila Youn Cheng

#### Authorized individual email

[lilac@g70.design](mailto:lilac@g70.design)

#### Authorized individual phone

(808) 441-3454

#### Authorization

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

# **HoKUA PLACE**

## **201H HOUSING PROJECT**

### **ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE**

**KAPA'A, ISLAND OF KAUA'I, HAWAI'I**



**PETITIONER/APPLICANT:**



**PREPARED BY:**



111 S. King Street, Suite 170  
Honolulu, Hawai'i 96813

**JUNE 2025**

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## Acronyms and Abbreviations

201H	Hawai'i Revised Statutes, Title 13, 201H-38 Housing development; exemption from statutes, ordinances, charter provisions, and rules	HDOT	Hawai'i Department of Transportation
ACS	American Community Survey	HEPA	Hawai'i Environmental Policy Act
AGL	above ground level	HRS	Hawai'i Revised Statutes
ALISH	Agricultural Lands of Importance to the State of Hawai'i	IAL	Important Agricultural Lands
AMSL	above mean sea level	KCHA	Kaua'i County Housing Agency
CAB	Clean Air Branch	KFD	Kaua'i Fire Department
CIA	Cultural Impact Assessment	KIUC	Kaua'i Island Utility Cooperative
CO	carbon monoxide	KPD	Kaua'i Police Department
CO <sub>2</sub>	carbon dioxide	LID	Low Impact Development
CWRM	Commission on Water Resource Management	LOS	level of service
dB	decibels	LSB	Land Study Bureau
DBEDT	Hawai'i State Department of Business & Economic Development	LUC	Land Use Commission
DLNR	Hawai'i State Department of Land and Natural Resources	NAAQS	National Ambient Air Quality Standards
DOE	Hawai'i State Department of Education	NHPA	National Historic Preservation Act
DOH	Hawai'i State Department of Health	NPDES	National Pollutant Discharge Elimination System
DOW	County of Kaua'i Department of Water	NO <sub>2</sub>	nitrogen dioxide
EA	Environmental Assessment	O <sub>3</sub>	ozone
EIS	Environmental Impact Statement	OPSD	Office of Planning and Sustainable Development
EISPN	Environmental Impact Statement Preparation Notice	Pb	lead
ERP	Environmental Review Program	PM <sub>2.5</sub>	particulate matter (measured less than or equal to 2.5 microns in diameter)
GHG	greenhouse gas	PM <sub>10</sub>	particulate matter (measured less than or equal to 10 microns in diameter)
HAR	Hawai'i Administrative Rules	SFHA	Special Flood Hazard Area
		SHPD	State Historic Preservation Division
		SLUD	State Land Use District
		SO <sub>2</sub>	sulfur dioxide

State	State of Hawai'i	USC	U.S. Code
TIAR	Traffic Impact Analysis Report	USCB	U.S. Census Bureau
TMK	Tax Map Key	USEPA	U.S. Environmental Protection Agency
U.S.	United States		
USACE	U.S. Army Corps of Engineers	USFWS	U.S. Fish and Wildlife Services

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## Chapter 1

# INTRODUCTION

### 1.1 Project Summary

Type of Document:	Environmental Impact Statement Preparation Notice (EISPN)
Project Name:	Hokua Place 201H Housing Project, Island of Kaua'i, Hawai'i
Applicant:	Hokua Place Aina, LLC
Agent:	G70 111 S. King St., Suite 170 Honolulu, HI 96813 Contact: Jeff Overton, AICP Phone: (808) 523-5866 Email: HokuaPlace@g70.design
Accepting Authority:	Kaua'i County Housing Agency
EISPN Triggers:	<ul style="list-style-type: none"><li>- Propose the use of State or County lands or the use of State or County funds [Hawai'i Revised Statutes (HRS) 343-5(1)];</li><li>- Propose any amendment to existing County General Plan where the amendment would result in designations other than Agriculture, Conservation, or Preservation [HRS 343-5(6)]</li></ul>
Project Location:	Kapa'a, Wailua, Island of Kaua'i, Hawai'i
Judicial District:	Kawaihau District
Tax Map Key & Acreage:	(4) 4-3-003:001 (Approximately 163 acres)
Landowners/Administrators:	Hokua Place Aina, LLC
State Land Use District:	Agricultural District and Urban District
County Development Plan Area:	East Kaua'i Planning District / Kapa'a-Wailua Development Plan Area
County Zoning Designation	Natural, Agriculture, Residential
Special Management Area (SMA)	Not within the SMA

<b>Proposed Action:</b>	Hokua Place is a planned mixed-use residential community comprised of affordable and market-rate housing, kūpuna (elderly) group housing, amenities and infrastructure improvements on approximately 163 acres located within the Kapa'a Urban Fringe, mauka of Kūhiō Highway on the east side of Kaua'i.
<b>Required Permits &amp; Approvals:</b>	HRS 201H-38 Affordable Housing Exemptions; State Land Use District Boundary Amendment; National Pollutant Discharge Elimination System (NPDES) Permit; Grading Permit; Subdivision Approval; Construction/Building Permits
<b>Agencies Consulted in Pre-Assessment Process:</b>	<p><b><u>Federal</u></b> U.S. Army Corps of Engineers U.S. Dept. of Commerce, National Oceanographic and Atmospheric Administration U.S. Dept. of the Interior, U.S. Fish and Wildlife Services, Pacific Islands Fish and Wildlife Office U.S. Environmental Protection Agency, Pacific Islands Office Region 9</p> <p><b><u>State</u></b> Dept. of Transportation, Highways Div.—Kaua'i Department of Agriculture Department of Health Department of Education Land Use Commission State Historic Preservation Division Dept. of Business, Economic Development and Tourism Office of Economic Development Office of Planning and Sustainable Development</p> <p><b><u>County of Kaua'i</u></b> Kaua'i County Housing Agency (KCHA) Planning Department Transportation Agency Department of Water Dept. of Public Works Building and Engineering Solid Waste Wastewater Div. Department of Parks and Recreation Kaua'i Fire Department Kaua'i Police Department</p>
<b>EISPN Scoping Meeting:</b>	A public Scoping Meeting for the Project in accordance with HAR Title 11-200.1-23, will be held on July 15, 2025, 5:00-7:00 pm at Kapa'a Middle School, 4867 Olohena Rd, Kapa'a, HI 96746. This meeting will also satisfy the community meeting requirement prior to the submittal of an HRS 201H-38 exemption application. See Chapter 8.

## 1.2 Project Background

This document is prepared in accordance with the requirements of Hawai'i's Environmental Protection Act (HEPA), Chapter 343, Hawai'i Revised Statutes as amended (HRS), and Chapter 11-200.1 Hawai'i Administrative Rules (HAR), the rules governing the Office of Planning and Sustainable Development (OPSD) Environmental Review Program (ERP).

In 2019, a Final Environmental Impact Statement (EIS) for Hokua Place Project in Kapa'a, Kaua'i was completed (2019 Final EIS). The 2019 Final EIS, published on November 23, 2019, was accepted by the Land Use Commission (LUC) on December 17, 2019. The Applicant filed a petition with the LUC for a State Land Use District Boundary Amendment on August 27, 2020, and withdrew the application on June 18, 2021.

Since 2021, the Hokua Place residential development has evolved into an HRS Title 13, 201H-38 affordable housing (201H) project to accommodate new housing typologies focused on addressing local housing needs. The overall number of residential units has slightly increased from the previous 2019 Final EIS plan (i.e., 769 to a maximum of 773 dwelling units). The new 2025 plan includes the entire 163-acre parcel to create an integrated master-planned community experience. The current plan for Hokua Place includes more single-family residences (i.e. 623 units), the addition of a community center, senior or kūpuna living facility, and access to over 25 acres of open space, pocket parks and other recreational facilities as shown in **Table 1**.

Table 1: Project Plan	
Single-Family, Duplex, and 4-Plex Residential	623 units (318 units for 80-120% AMI households)
Kūpuna Assisted Living / Independent Living	Up to 150 rooms or units
Agricultural Farm Lots	23
Agricultural Area (including solar farm)	27+ acres
Commercial	3+ acres (mixed use, including live-work units)
Open Space	25+ acres
Total Parcel Acreage	163 acres

Per the Administrative Rules for the Kaua'i County Housing Agency (KCHA), at least 51 percent of the residential development units will be affordable housing for households earning 120 percent Area Median Income (AMI) and below. As a 201H project, the KCHA will be the accepting authority of this new EIS. HRS Section 343-5(e), enacted by Act 172 (2012), allows an applicant to prepare an EIS rather than an Environmental Assessment (EA) if the accepting authority determines, through its judgment and experience, that an EIS is likely to be required.

The State Land Use District Boundary Amendment (reclassifying a portion of the land from Agricultural to Urban) would follow after the County Council adoption of a 201H resolution. Per the 201H statute, the LUC has 45 days to make a decision to approve, approve with modification, or disapprove a Boundary Amendment.

## 1.3 Project Location

The Project site is located in the Kapa'a-Wailua region of East Kaua'i, identified as Tax Map Key No. (4) 4-3-003:001. The Project site is located to the north of the historic Kapa'a town and mauka of the County Kapa'a Beach Park (see **Figure 1**).

This area is identified by traditional Hawaiian land division classification as part of the Kapa'a ahupua'a within the Kawaihau district—the latter used to be known as the moku of Puna. The Kawaihau District encompasses ahupua'a ranging from Oloheua, bounded by the Wailua River, to Moloa'a—including the Kapa'a-Wailua basin, Keālia and Anahola. Kapa'a means “solid” and can refer to the land section, town, ditch, elementary school, weir and beach park of that area (HGKJV, 2019; Pukui, 1966).

## 1.4 Existing and Surrounding Uses

The Project site is primarily vacant and unused land including a 6.26-acre solar farm with goat farming. The Project site is partially bounded by Oloheua Road to the north, and Kapa'a By-Pass Road to the south and east. Kapa'a Middle School abuts the property to the north, and State-owned land (i.e., Hawai'i Department of Agriculture) and private land to the west. Private land is located to the south (i.e., Calvary Chapel Kaua'i), and to the east are State lands (i.e., Hawai'i Department of Agriculture, Mayor Bryan Baptiste Sports Complex) and private-owned land. The surrounding uses are characterized as rural and residential with former sugar plantation land and low-density housing. The County Kapa'a Beach Park is less than one mile makai of the Project site.





**Figure 1: Project Location and TMK, Kapa'a, Island of Kaua'i**

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## Chapter 2

# PROJECT DESCRIPTION

## 2.1 Project Need, Purpose and Objectives

There is a pressing affordable housing crisis in the State of Hawai‘i and Kaua‘i County, particularly in communities like Kapa‘a. The 2024 Hawai‘i Housing Planning Study projects that Kaua‘i County will require 4,914 additional housing units by 2027 to meet demand. Notably, approximately two-thirds of these units are needed for households earning 80 percent or less of the AMI. This shortage has led to over 56 percent of renters spending more than 30 percent of their income on housing, with nearly a quarter of households paying 50 percent or more. Furthermore, across the State, the need for senior housing and senior care facilities is critical. There is only one “bed” in a care home available for every three kūpuna (in the age 65+ category) in need of assisted living based on a 2021 survey (HHFDC, 2024; Tyndall, 2024).

In response, Governor Josh Green has issued a series of Emergency Proclamations aimed at expediting the development of affordable housing across the State. Governor Josh Green signed the Proclamation on Housing on July 17, 2023, followed by two other Proclamations Relating to Affordable Housing on September 15, 2023 and October 24, 2023, declaring a State of Emergency to accelerate the development of affordable housing units in the State. These proclamations streamline permitting processes and provide incentives for developers to produce affordable units. The goal is to build over 13,000 units for working-class families over the next three years (HIGOV, 2025).

Given these challenges and initiatives, there is a critical need for an affordable housing project in Kapa‘a to address the housing shortage on Kaua‘i, reduce the cost burden on residents, and support the community’s economic stability.

The purpose and objectives of the Hokuia Place Project is to provide much needed affordable housing to the people of Kaua‘i, with a compatible neighborhood form and support infrastructure which complements the Kapa‘a community.

## 2.2 Project Description

Hokuia Place 201H Project is a master-planned residential community located on approximately 163 acres in Kapa‘a, on the island of Kaua‘i (Project). Adjacent to existing residential neighborhoods, schools, and community facilities, the Hokuia Place Project is intended to address Kaua‘i’s critical need for housing, particularly affordable and workforce housing, consistent with the goals of the State of Hawai‘i and the County of Kaua‘i.

The Project proposes to develop up to 773 dwelling units, including a diverse mix of housing types to serve a range of income levels and household sizes. These include:

- Single-family large lot homes
- Single-family small lot homes

- Townhomes
- 4-plex multi-family units
- Mixed-use village center units
- Senior housing (i.e., assisted and/or independent living) facility
- Agricultural subdivision lots

In addition to residential uses, Hokua Place will feature community-oriented amenities such as:

- A village center with live-work spaces
- Community gardens
- Bike and pedestrian trails with connections to the Kapa'a bike path and regional beach trail
- Open space and drainage facilities
- Gathering areas and overflow parking
- Preserved agricultural transition zones

The Project footprint designated for urban development is confined within approximately 136 acres, with the remaining area reserved for roadway preservation, open space, agricultural subdivision, and future community uses (see **Figure 2**). The Project will require a range of approvals including the HRS Chapter 201H County Council resolution adoption to waivers of certain State and County fees and exemptions from General Plan and zoning standards to facilitate the timely development of affordable housing units.

This Preparation Notice is to announce the EIS being prepared pursuant to HRS Chapter 343 to evaluate potential environmental, cultural, infrastructure, and social impacts of the Project and to identify feasible mitigation measures. Further technical studies will be conducted in the EIS to inform agency decision-making and public review.

## 2.3 Preliminary Project Schedule

Hokua Place is seeking to proceed on an expedited timetable to provide needed affordable housing for the people of Kaua'i. The preliminary timetable for the Project implementation is planned as outlined below with the construction phase targeted to begin in 2027.

Environmental Impact Statement & Community Outreach	Q2 2025 – Q4 2026
201H Affordable Housing Application Submittal & Review	Q3 2025 – Q1 2026
Kaua'i County Council 201H Review & Approval	Q2 2026 – Q4 2026
State Land Use Commission Review & Approval	Q1 2027
Design & County Permitting	Q4 2026 – Q1 2027
Construction Phase	Q2 2027 – Q2 2029



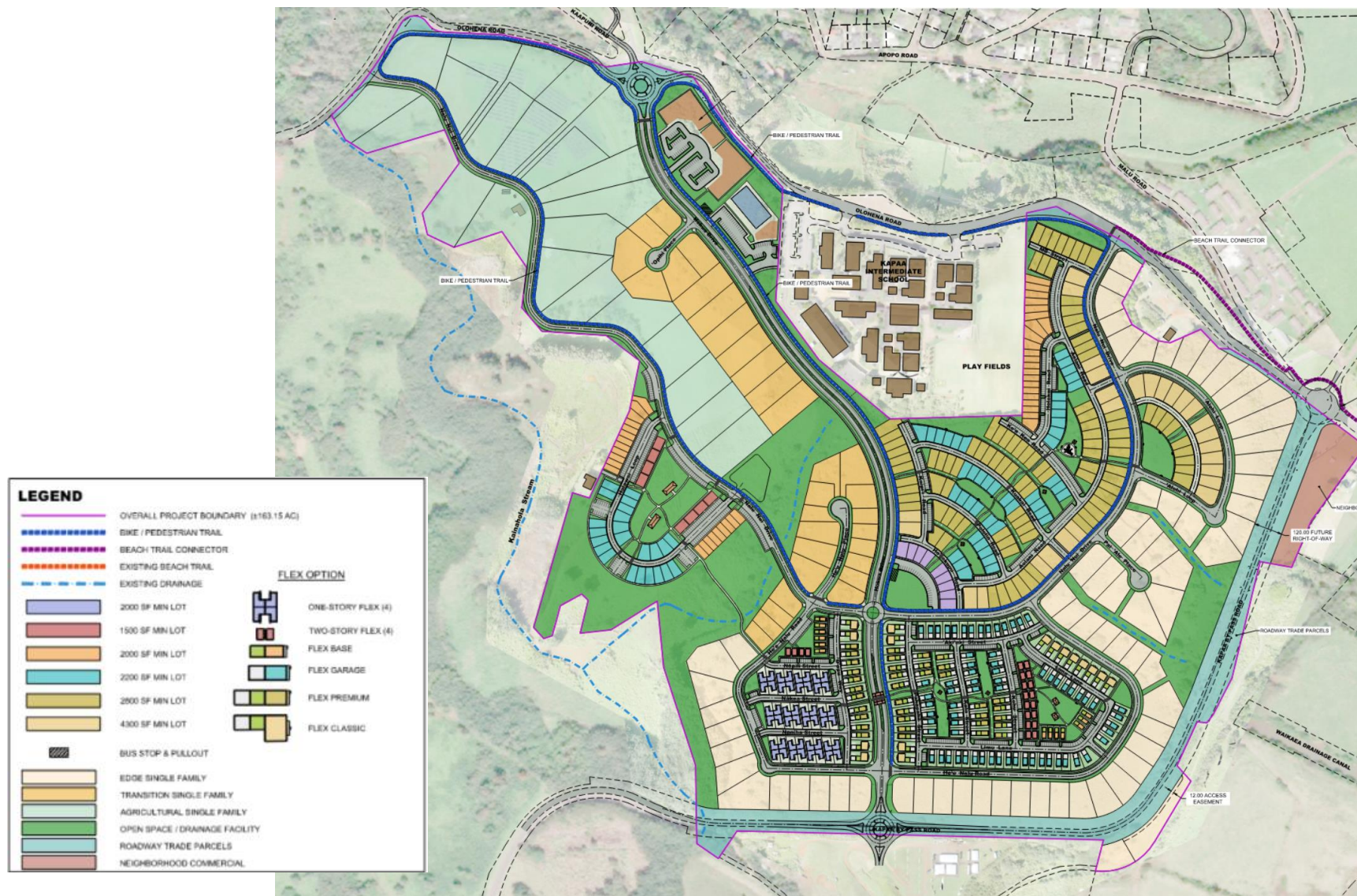


Figure 2: Project Site Plan

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## Chapter 3

# DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

This chapter provides an overview of the existing environmental conditions for the resources within the Project site. Further details on the existing conditions and potential impacts of the Proposed Action will be provided in the Draft EIS. Additionally, the EIS will include measures to minimize or mitigate potential impacts of the Project.

A preliminary overview of existing conditions relevant to the analysis of the Proposed Action is presented in this chapter and includes land use and zoning; geology, topography and soils; physical and natural hazards; groundwater and surface water resources; biological resources; air quality and greenhouse gases (GHGs); noise; historic and archaeological resources; cultural resources; agricultural resources; visual and aesthetic resources; traffic; demographic, market and fiscal analysis; transportation and traffic, public services/facilities (i.e., police, fire, medical, school, recreational); and infrastructure and utilities.

### 3.1 Land Use and Zoning

The Project site, identified as TMK (4) 4-3-003:001, is located within the ahupua'a of Kapa'a in the moku of Puna on the island of Kaua'i. The property encompasses approximately 163 acres of land currently designated under multiple overlapping land use classifications and regulatory frameworks at the State and County levels.

The Project area has a mixed designation in the State Land Use Agricultural District and State Land Use Urban District. The majority of the site is classified in the Agricultural District while the northwest of the Project site (approximately 7 acres) is classified Urban. The surrounding area to the north and west are classified Urban extending to the coastline (see **Figure 3**). The Project seeks to reclassify a portion of the property from the State Agricultural District to the Urban District with the objective of providing a planned community of affordable and market-rate housing, kūpuna (elderly) group housing, community-serving amenities, and related infrastructure improvements.

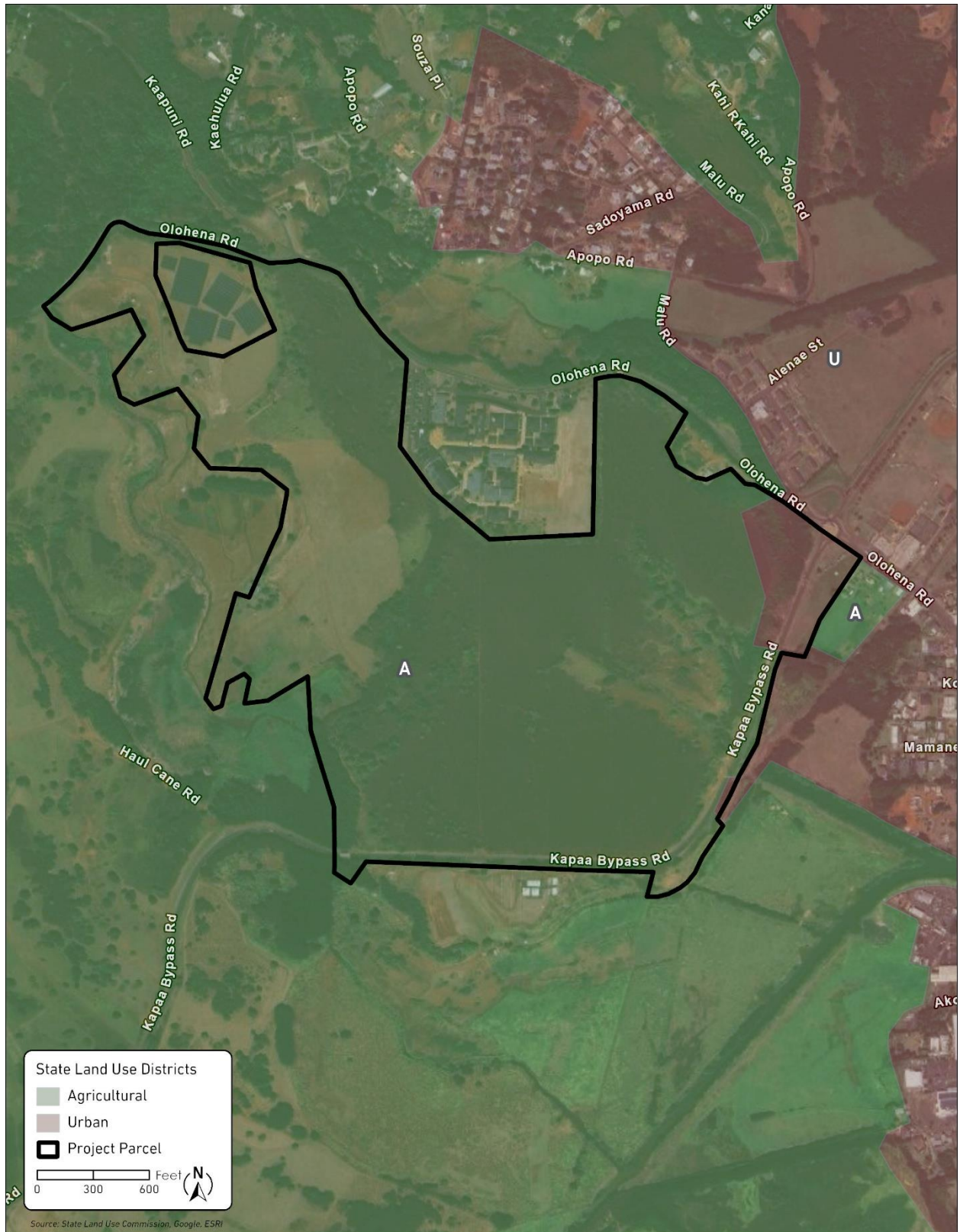
Under the Kaua'i County General Plan (2018), the parcel lies within an area designated for Neighborhood General and Neighborhood Center use. These designations encourage compact, walkable neighborhoods with a mix of housing types and proximity to services and transportation corridors. Current efforts are in place by the Kaua'i Planning Department to engage the community in workshops to update the Kapa'a-Wailua Development Plan (1973) with an East Kaua'i Community and Circulation Plan to address long-range planning concerns around issues such as land use, transportation, infrastructure, and housing.

Under the current Kaua'i County Zoning Ordinance, the subject property is zoned (A) Agricultural and (O) Open Space (see **Figure 4**). An exemption through the 201H process will be requested to allow for the residential subdivision in order to proceed with the development.

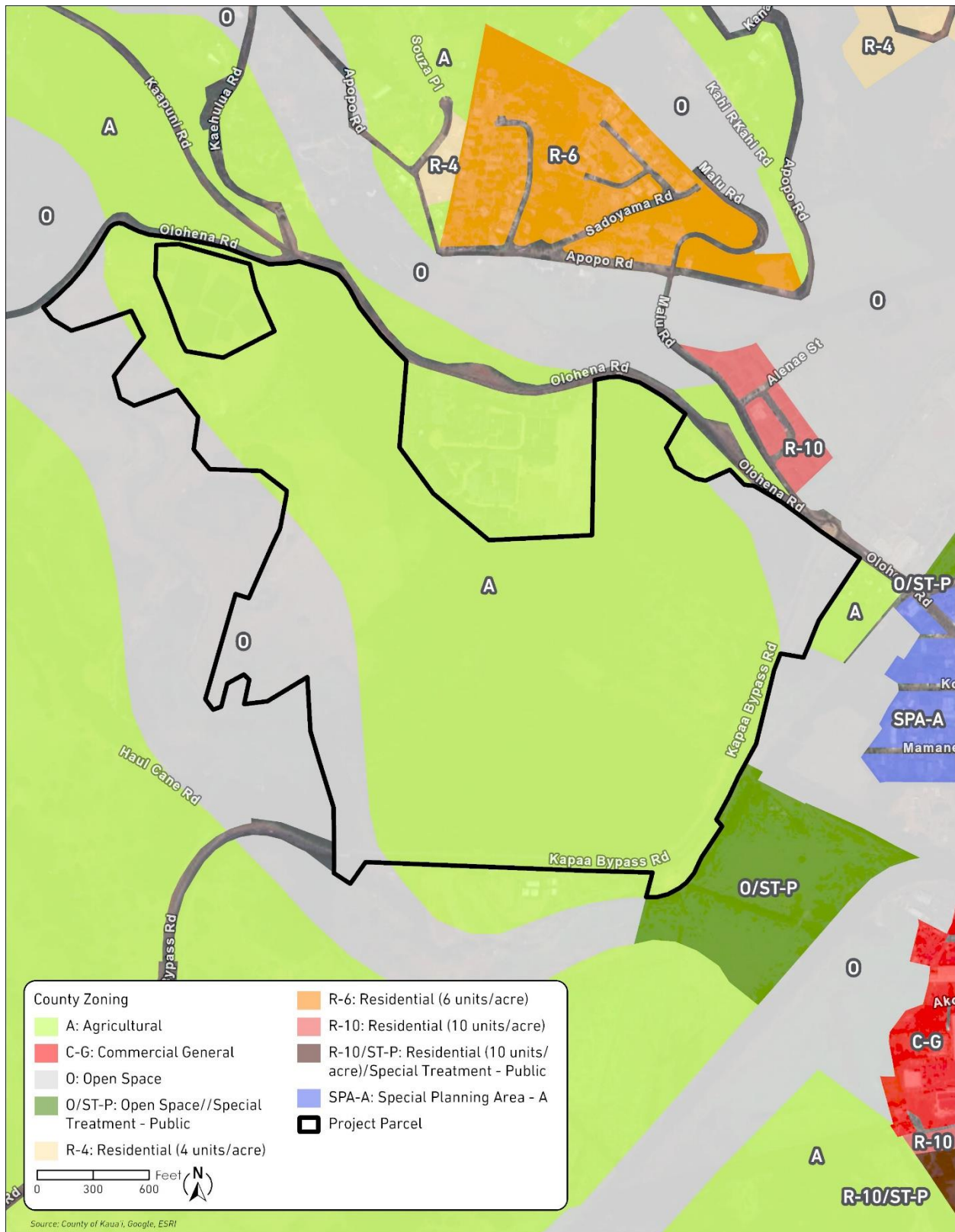
Hokua Place Aina, LLC intends to utilize the 201H expedited review and exemption provisions, which allow qualifying affordable housing projects to bypass certain County zoning and General Plan amendment requirements, subject to approval by the County Council and consultation with relevant State and County agencies. Through this process, the Project may seek exemptions from zoning density limits, minimum lot sizes, and other land use restrictions, provided that it demonstrates alignment with the State and County housing goals and does not significantly impact public resources or community character.

The forthcoming EIS will analyze potential land use impacts, including consistency with the Kaua'i General Plan, compatibility with adjacent uses, and implications of requested land use exemptions. The EIS will also assess cumulative land use effects in the context of regional growth, infrastructure capacity, and natural resource conservation.





**Figure 3: State Land Use Districts**



**Figure 4: County Zoning Districts**

## 3.2 Geology, Topography and Soils

The Project area is located within the ahupua'a of Kapa'a, moku of Puna, on the eastern side of the island of Kaua'i. Kaua'i is the oldest of the main Hawaiian Islands, formed approximately five million years ago by volcanic activity associated with the Hawaiian hotspot. The island was built primarily by the Kaua'i shield volcano, which generated extensive basaltic lava flows. As volcanic activity ceased, prolonged exposure to wind, rain, and time has deeply eroded the original volcanic landform, resulting in the distinctive landscape seen today—characterized by rugged mountain interiors, deeply incised valleys, and coastal plains.

The Kapa'a Highlands are situated on the eastern flank of the island, comprising gently sloping uplands and low ridges that transition toward the coastal plain. The Project site topography generally slopes mauka (inland) to makai (toward the ocean). There is an approximate 100-foot difference between the highest point on the parcel at 140 feet above mean sea level (AMSL) to the lowest point at 40 feet AMSL. Natural surface drainage follows this gradient, with existing features including minor swales and ephemeral drainageways.

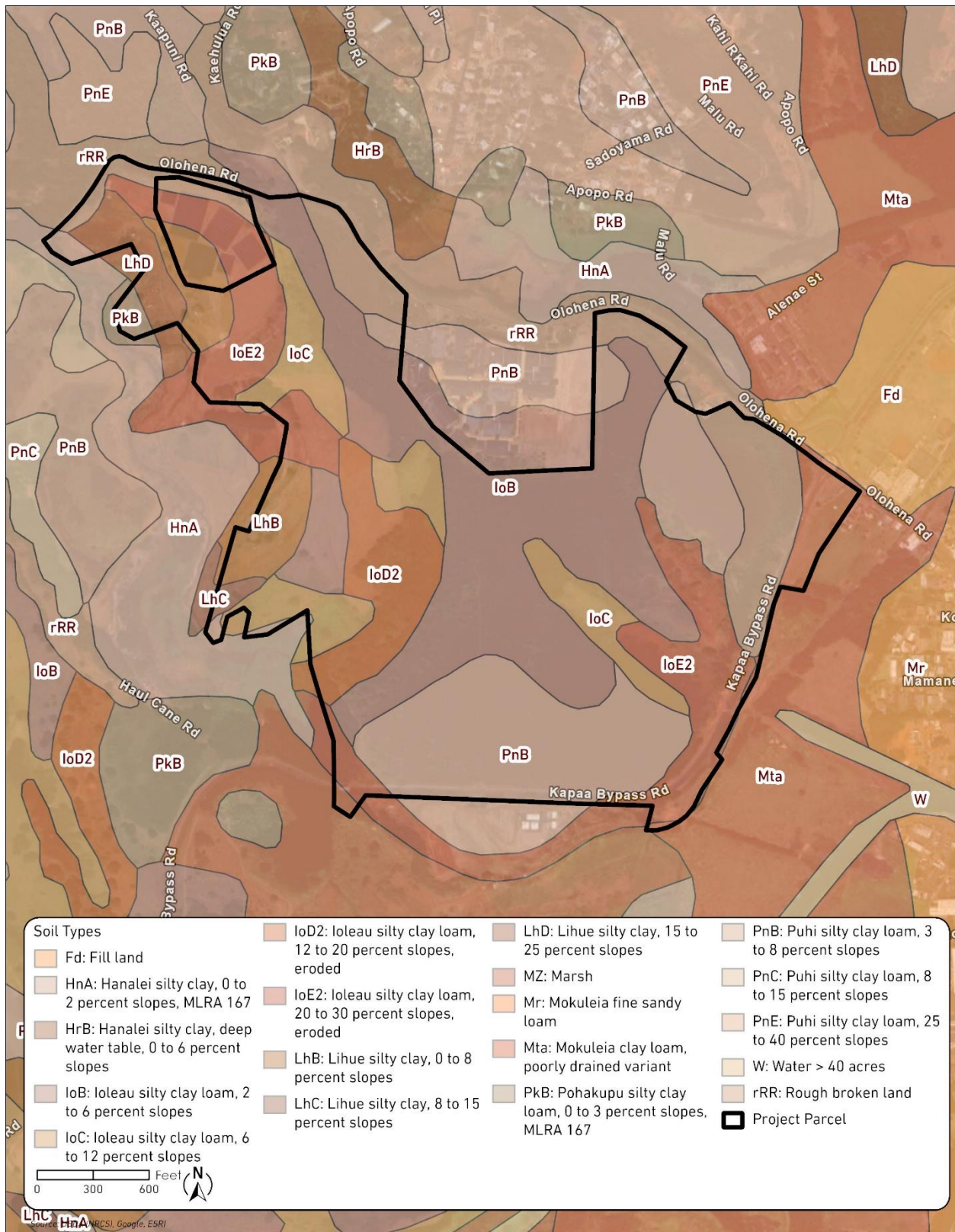
The Project site is underlain by weathered basalt flows attributed to the Koloa Volcanic Series, which represents a later stage of volcanism following the shield-building phase. Soils within the area are derived from these basaltic parent materials and are generally classified as well-drained clay loams (see **Figure 5**), supporting historic agricultural uses, including sugarcane cultivation and cattle grazing.

The region's topographic and geologic context will inform site grading, erosion control, and drainage design, and will be further assessed in the EIS to evaluate potential impacts related to soil stability, stormwater runoff, and long-term landform modification.

## 3.3 Physical and Natural Hazards

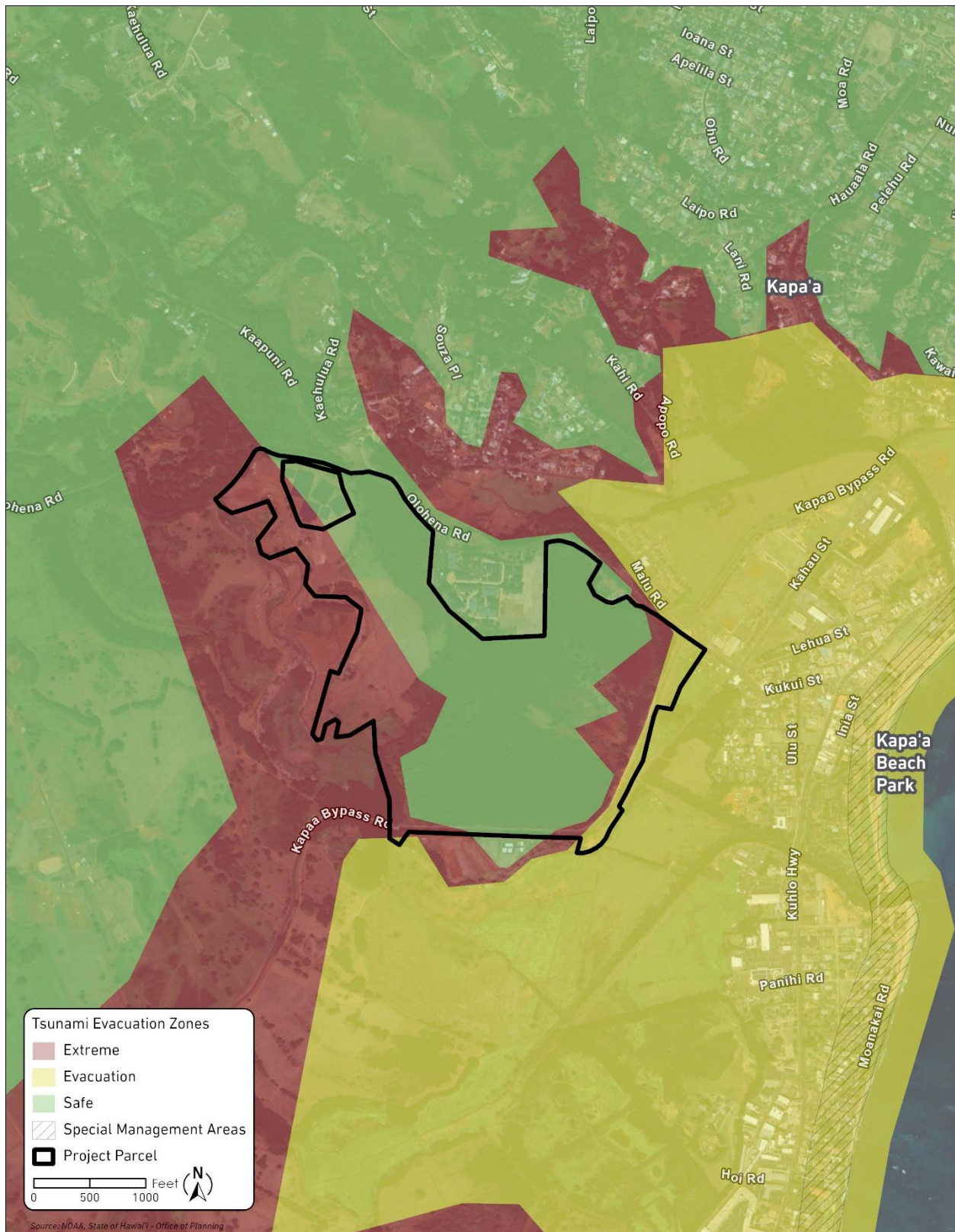
The subject property located in Kapa'a, Kaua'i, is subject to several physical and natural hazards that are typical of the island's windward environment. The development area lies outside of the tsunami evacuation zone, and it is within Flood Zone X (areas of minimal flood hazard), according to FEMA Flood Insurance rate Maps, though localized ponding during intense rainfall events is possible (see **Figures 6 and 7**). The site is not located within a mapped Special Flood Hazard Area (SFHA). The property is also situated in Wind Exposure Category C, indicating a moderately open terrain with scattered obstructions that may be subject to high wind events during tropical storms or hurricanes. Additionally, the site is located in Seismic Zone 2, signifying moderate earthquake risk. Wildfire risk is generally low, as the parcel is situated within an area of previous agricultural use with limited flammable vegetation, though unmanaged grasslands could pose some ignition potential during dry seasons. The EIS will further evaluate these hazards, including applicable mitigation measures related to climate resilience, emergency preparedness, and compliance with State and County building codes.





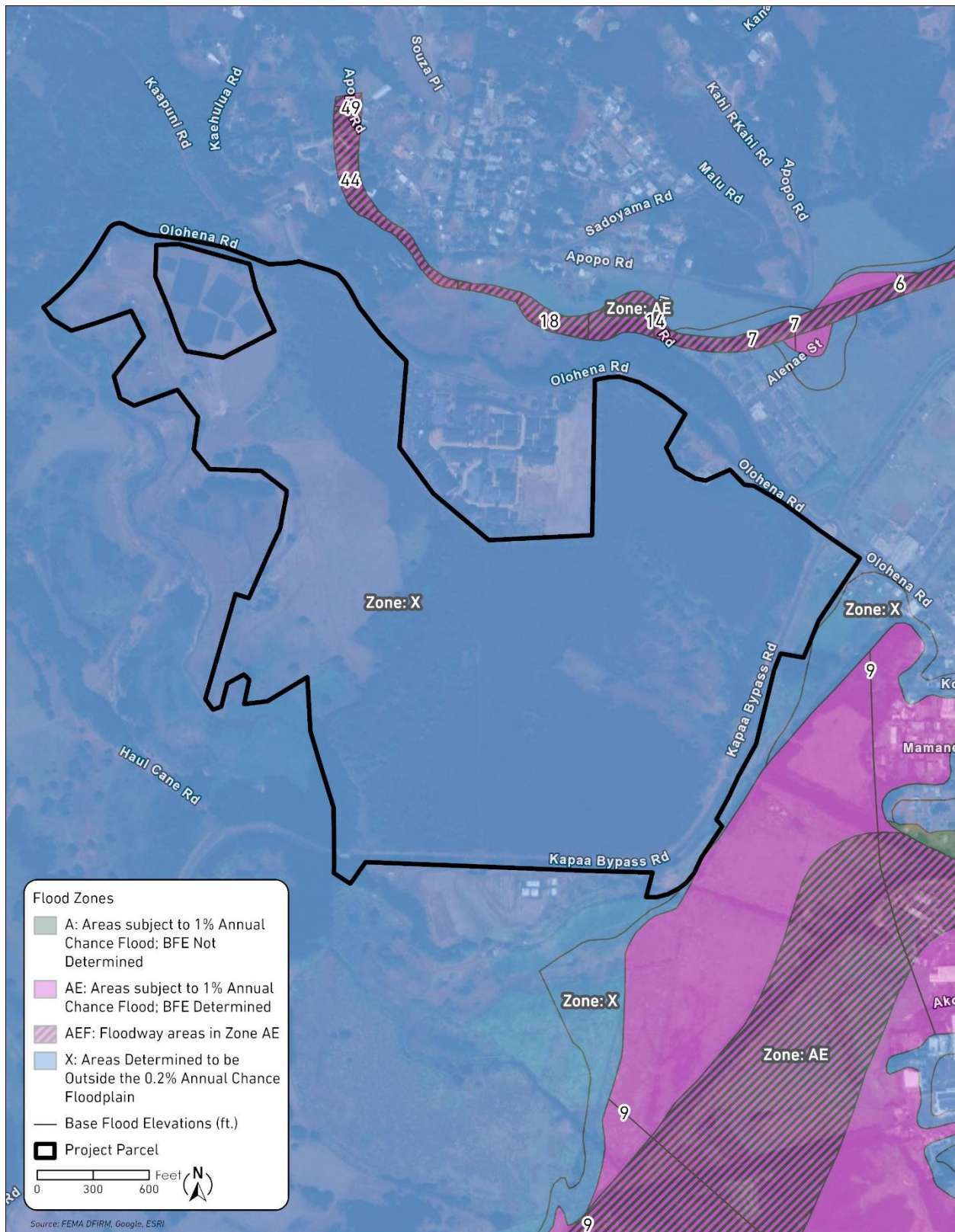
**Figure 5: Soil Types**





**Figure 6: Tsunami Evacuation Zones**





**Figure 7: Flood Zones**

### 3.4 Groundwater and Surface Water Resources

The Commission on Water Resource Management (CWRM), under DLNR, is the primary steward of the public trust water resources and has broad powers and responsibilities to protect and manage Hawai'i's water resources. Hydrologic units for groundwater and surface water have been defined by CWRM for all islands in the State. The Project site is situated within the Wailua Groundwater Aquifer Sector, part of the Puna Hydrologic Unit. The Wailua Aquifer system is a volcanic basal aquifer that supplies potable water to Kapa'a and adjacent communities. Groundwater levels are relatively shallow in this region, and development must consider potential impacts to recharge, contamination risk, and wellhead protection areas. One well is situated on the southwest portion of the parcel, and additional off-site municipal wells are located within the service area.

According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory data and County mapping, the Project site includes: Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, and Riverine systems (see **Figure 8**). While no large perennial streams are identified as flowing directly through the Project site, the surrounding area includes intermittent and seasonal drainageways that may carry surface runoff toward downstream wetland or estuarine environments. The EIS will present the presence, boundaries, and jurisdictional status of wetlands or stream features through a wetland delineation and hydrologic assessment.

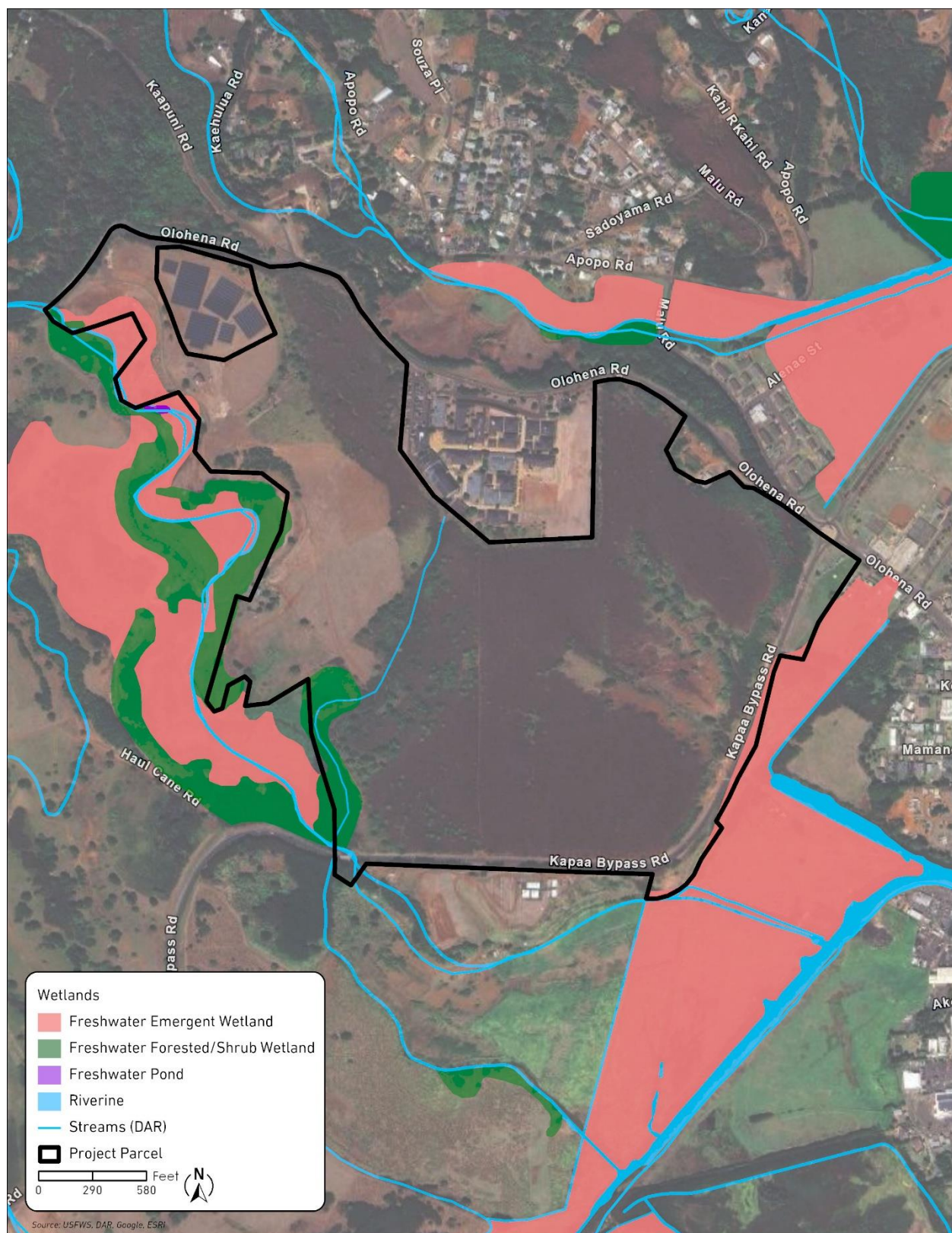
The EIS will include:

- A wetland delineation survey and stream assessment in coordination with the U.S. Army Corps of Engineers and Hawai'i DLNR.
- A drainage and stormwater management plan compliant with County of Kaua'i and State of Hawai'i regulations.
- An evaluation of potential impacts to groundwater recharge and water quality, particularly with respect to proximity to known aquifers or wellhead zones.

These assessments will guide mitigation strategies to protect the region's critical surface and groundwater resources.

The Kapa'a region receives an average of approximately 60 to 80 inches of rainfall annually, with the heaviest precipitation typically occurring during winter months. Given the sloping terrain and moderate rainfall, stormwater runoff management will be a key design consideration to avoid downstream flooding or erosion.





**Figure 8: Wetlands and Streams**



## 3.5 Biological Resources

The Project site is not located within a federally designated critical habitat; however, designated critical habitats for several endangered plant and bird species exist in the upland areas of East Kaua'i. The Hokua Place site is situated on previously disturbed agricultural lands, with current vegetation dominated by non-native grasses and invasive species. While no listed species were observed during biological surveys, the site lies within an ecologically sensitive region that contributes to watershed health and habitat connectivity. Given the proximity to critical habitat boundaries, further evaluation is warranted to assess potential impacts from stormwater runoff, erosion, and increased human activity. The EIS will include updated biological surveys, coordination with the USFWS, and a review of the most current critical habitat mapping to seek compliance with applicable State conservation guidelines. Appropriate mitigation measures will be developed if risks to nearby habitats or species are identified.

## 3.6 Air Quality and Greenhouse Gases

The EIS will provide information for the affected environment related to the type and amount of pollutants emitted into the atmosphere, GHGs, and the prevailing meteorological and weather conditions associated with the Project site.

### 3.6.1 Air Quality

The Hawai'i Department of Health (DOH), Clean Air Branch (CAB) regulates and monitors air pollutants under HAR Chapter 11-59, *Ambient Air Quality Standards*, and HAR Chapter 11-60.1, *Air Pollution Control*. The CAB has established its own ambient air quality standards for the criteria pollutants, and these standards are stricter than the U.S. Environmental Protection Agency (USEPA) has established national ambient air quality standards (NAAQS) for some pollutants. The pollutants typically monitored, referred to as criteria pollutants, are sulfur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), carbon monoxide (CO), ozone (O<sub>3</sub>), suspended particulate matter (measured less than or equal to 10 microns in diameter [PM<sub>10</sub>] and less than or equal to 2.5 microns in diameter [PM<sub>2.5</sub>]), and Pb.

Based on ambient air monitoring results, the island of Kaua'i is currently designated unclassified/attainment for all criteria pollutants by the USEPA, which means the criteria pollutants are and historically have been within the ambient air quality standards or have not been evaluated. Kaua'i has relatively good air quality due to persistent northeast trade winds. The CAB currently operates an air quality monitoring stations in Hawai'i to measure CO, SO<sub>2</sub>, NO<sub>2</sub>, O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> to monitor air quality. The closest air monitoring station is located in Nawiliwili, approximately 13 miles away, and measures only SO<sub>2</sub>, particulate levels, and windspeed. Other satellite sources provide real time data on related air quality index levels and meteorological conditions (Accuweather, 2025).

Sources of air emissions from the Project would be primarily from vehicles and short-term construction activities. Appropriate measures will be developed to mitigate impacts on the community related to air quality.

### 3.6.2 Greenhouse Gases

GHGs are compounds that trap and convert sunlight into infrared heat within the Earth's atmosphere. Increased levels of GHGs have been correlated to global climate change. The most common GHGs emitted from natural processes and human activities include carbon dioxide (CO<sub>2</sub>), methane, and nitrous oxide. CO<sub>2</sub> is the primary GHG emitted by human activities in the U.S., with the largest source

generated from fossil fuel combustion. Some GHGs are also considered criteria pollutants by the USEPA as discussed under *Air Quality*—e.g., carbon monoxide, nitrogen dioxide, and sulfur dioxide.

A GHG report was prepared using the CalEEMod projection model in 2020 (HGKJV, 2020) and will be supplemented by an additional study conducted for mobile sources (i.e., motorized vehicles) associated with the traffic impact analysis report for the EIS. The emissions generated from the use of energy in buildings would be largely dependent on the source of power generating facilities projected by the State. Other factors that are taken into consideration are changes to the area of disturbance which will be adjusted to the new Project area from the previous study. This assessment will be included in the EIS and incorporate applicable mitigation measures to offset GHG emissions and associated impacts.

### **3.7 Noise**

Sound is defined by vibration of air, a term used to describe pressure variations that are sensed by humans and animals. Sound is measured in decibels (dB) with the average human hearing ranging between 0 dB and 140 dB. Sound measurements are frequently filtered, known as A-weighting, to adjust for human ear functions. Noise is generally defined as unwanted sound and can negatively affect the health and well-being of humans and wildlife. Human and wildlife noise responses vary depending on multiple factors including noise level, distance, noise regularity, noise perception, and species sensitivity.

Noise control standards are enforced by the State, the DOH Indoor and Radiological Health Branch regulates noise in accordance with HAR Chapter 11-46, *Community Noise Control*. HAR Section 11-46-3 defines maximum permissible sound levels for three classifications of land use, by zoning district, and provides for the abatement and control of excessive noise sources.

The primary source of noise from the Project will likely be from short-term construction activity, and a long-term minor increase in noise from vehicular traffic associated with the new residential units (HGKJV, 2019). The Project commits to complying with all applicable noise regulations, including the HAR Title 11, Chapter 46, which governs community noise control. Should noise levels approach or exceed the "maximum permissible" property-line noise levels, consultation with the DOH will be undertaken to mitigate impacts on the community.

### **3.8 Historic, Archaeological and Cultural Resources**

An archaeological assessment was conducted and accepted in accordance with the State Historic Preservation Division (SHPD) guidelines. The pedestrian survey and subsurface testing revealed no surface or subsurface historic properties within the Project area. The land's prior use for agriculture, particularly sugarcane cultivation and grazing, contributed to the disturbance and absence of intact cultural deposits. Based on these results, the report recommended "no further archaeological work," although it supported the implementation of a construction monitoring program to protect inadvertent discoveries during ground disturbance (HGKJV, 2019).

A Cultural Impact Assessment (CIA), including ethnographic interviews with community members, cultural practitioners, or lineal descendants, will be included in the EIS. In the past, interviewees have expressed concerns about the cumulative loss of cultural landscape, access to traditional practices, and preservation of local character. While no specific traditional cultural properties were identified on the parcel itself, the study emphasized the importance of considering cultural continuity, community

values, and traditional land stewardship. Participants highlighted a broader kūleana (responsibility) to safeguard cultural identity amidst rapid development.

In compliance with the Hawai'i Supreme Court's ruling in *Ka Pa'akai o ka 'Āina v. LUC* (2000) and Act 50 (Session Laws of Hawai'i 2000), the forthcoming CIA will include an updated Ka Pa'akai analysis that will:

- Identify valued cultural, historical, or natural resources in the project area, including the extent to which traditional and customary Native Hawaiian rights are exercised in the project area;
- Analyze the extent to which those resources—including traditional and customary Native Hawaiian rights—will be affected or impaired by the proposed action; and
- Present the feasible action, if any, to be taken to reasonably protect Native Hawaiian rights if they are found to exist.

This updated analysis will incorporate additional consultation, archaeological monitoring planning, and compliance with HRS Chapter 6E.

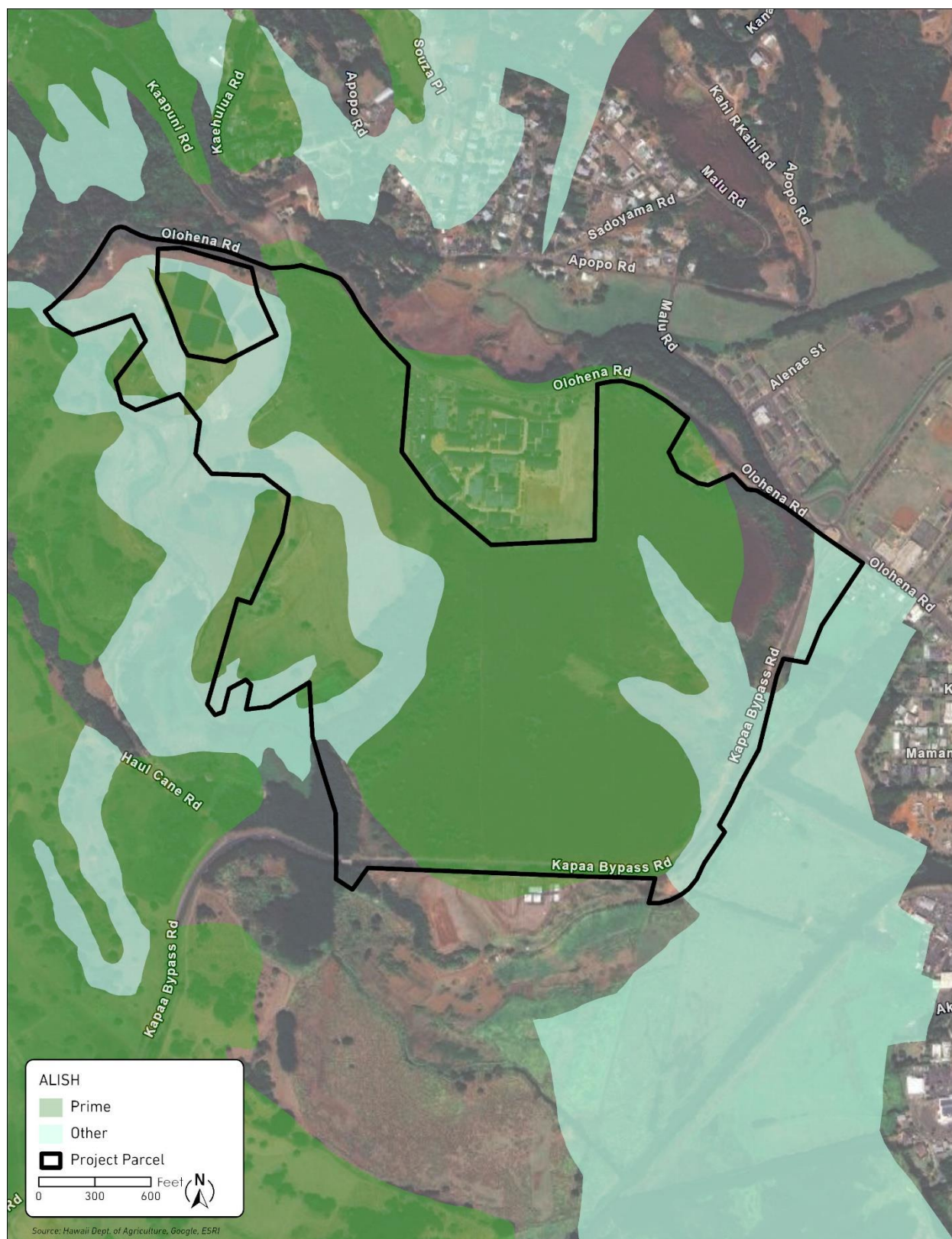
### 3.9 Agricultural Resources

The Project site has historically been used for sugarcane cultivation and, more recently, livestock grazing. According to an agricultural suitability assessment, the climate and soils are not ideal for growing most commercially viable crops due to poor soil, strong trade winds, and atmospheric salinity (i.e., salt spray from the ocean). Much of the productivity has been diminished by prolonged monoculture from the former plantation use and subsequent fallow conditions (HGKJV, 2019).

The property is not designated as Important Agricultural Lands (IAL) capable of supporting viable agricultural production and contributing to the State's economy and future agricultural expansion. According to the Agricultural Lands of Importance to the State of Hawai'i (ALISH) system, some of the land is designated "prime" (see **Figure 9**); however, per the Land Study Bureau (LSB) classification system, the parcel contains a mix of soil classes ranging from Class B to E (see **Figure 10**), where:

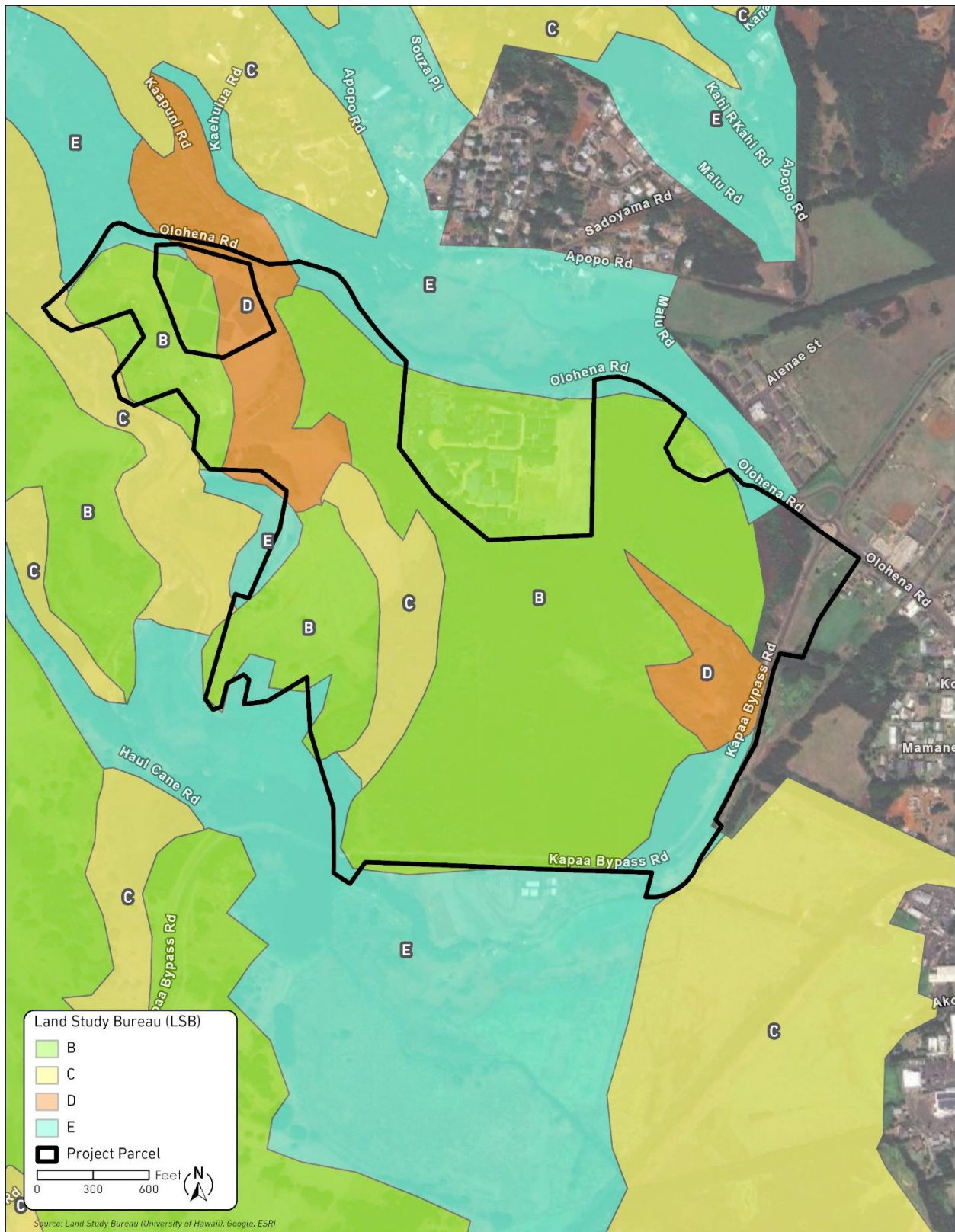
- Class B is considered "good" agricultural land,
- Class C is "fair," and
- Classes D and E are of lower productivity.

Kaua'i County's General Plan and existing zoning designate the area as Agricultural, but its long-term use has shifted away from active food production, and the soils are currently fallow or under minimal grazing. The EIS will include an agricultural master plan and impact assessment to further evaluate potential agricultural uses on the land integrated with the community, and balance the residential development with the agricultural legacy of the region.



**Figure 9: Agricultural Lands of Importance to the State of Hawai'i**





**Figure 10: Land Study Bureau Soil Ratings**

### 3.10 Visual Resources

The Hokua Place Project site is characterized by gently sloping uplands situated west of the Kapa'a Bypass Road in Kapa'a, Kaua'i. The site sits at elevations raised above surrounding development and road corridors. Due to its elevated position and proximity to existing public roadways and residential areas, the Project has the potential to be visible from multiple public vantage points, including the Kapa'a Bypass Road, Kūhiō Highway, and nearby neighborhoods.

Currently, the Project area consists of open fields and grasslands with minimal built structures, contributing to a pastoral and semi-rural visual character. The introduction of new infrastructure—including residential buildings, roadways, and drainage features—has the potential to alter the visual profile of the site, especially when viewed from lower elevation areas to the east and southeast.

The forthcoming EIS will include a visual impact assessment to evaluate potential effects on scenic resources and public views. This assessment will:

- Document existing visual conditions through photo documentation and GIS-based elevation modeling;
- Identify key public viewpoints, including segments of the Kapa'a Bypass Road, nearby trails, and residential streets;
- Simulate anticipated visual changes from selected vantage points;
- Analyze the Project's compatibility with surrounding land use character, including building scale, design, and landscape buffers; and
- Propose mitigation strategies such as grading techniques, vegetative screening, building height limits, and site design adjustments to minimize adverse aesthetic impacts.

The EIS will assess visual integrity and scenic quality—important components of Kaua'i's rural identity—are carefully considered in the planning and design of the Project.

### 3.11 Traffic

The Project site is primarily accessed from the Kapa'a Bypass Road, which forms the southern and eastern boundary of the property, and Olohena Road, which abuts the northern boundary. These roads are essential components of the East Kaua'i transportation network and serve as key corridors for local and regional traffic, including access to schools, commercial areas, and residential communities.

The Kapa'a Bypass Road functions as a vital alternative to Kūhiō Highway (Route 56), particularly for through-traffic bypassing the congested Kapa'a town center. Olohena Road, a two-lane local collector road, provides direct access to the Project area and surrounding neighborhoods. Both roads currently experience peak-hour congestion, and increases in traffic from new development may contribute to existing operational challenges (HGKJV, 2019).

The proposed development of up to 773 residential units (including potential independent living units for kūpuna), along with associated infrastructure and community amenities, is anticipated to generate a substantial number of new vehicle trips, which is anticipated to affect intersection performance, roadway capacity, and traffic safety. The Traffic Impact Analysis Report (TIAR) addresses the current Project scope and phasing assumptions.

To address this, the forthcoming EIS will include a comprehensive, updated TIAR. The updated TIAR will:

- Reassess trip generation and distribution based on the current site plan and proposed unit mix;
- Evaluate existing and projected levels of service (LOS) at key intersections and road segments;
- Analyze impacts to multi-modal transportation, including pedestrian, bicycle, and public transit access;
- Identify necessary mitigation measures, such as roadway improvements, intersection controls, or signalization;
- Consider phased construction impacts and long-term traffic performance.

The Project development team will also coordinate with the County of Kaua'i Planning Department, Public Works, Transportation Agency and State Department of Transportation (HDOT) Highways Division to align proposed improvements with regional mobility goals and address safety, accessibility, and operational conditions in East Kaua'i.

### **3.12 Demographics, Market and Fiscal Analysis**

According to the U.S. Census Bureau (2020) and Hawai'i Department of Business, Economic Development & Tourism (DBEDT) projections, the population of Kaua'i County was estimated at 69,813 in 2020, with modest annual growth projected through 2050 (DBEDT 2023). The East Kaua'i region, including Kapa'a, is the island's most populous area and serves as a hub for commercial, educational, and public services. The 2024 Hawai'i Housing Planning Study identified East Kaua'i as a critical area of unmet housing need, particularly for households earning less than 100 percent of AMI.

The American Community Survey (ACS) data and Kaua'i County planning reports state that:

- Over 40 percent of renter households in East Kaua'i are considered cost-burdened, spending more than 30 percent of their income on housing.
- Many residents work in low- to moderate-income sectors such as hospitality, healthcare, retail, and public education.
- There is a high incidence of overcrowding and multigenerational households, indicating an unmet need for workforce and affordable housing.
- The region is home to many long-standing Native Hawaiian families with strong genealogical and cultural ties to the land.

As of 2023, Kaua'i's labor force participation rate was approximately 59.4 percent, with key employment sectors including tourism, healthcare, retail, construction, and government. The introduction of new housing in Kapa'a may support workforce retention and reduce commuter stress by locating homes near employment centers. The Project will also stimulate short-term construction jobs and long-term service sector employment (HHFDC, 2024; Tyndall, 2024; HUD, 2017).

The EIS will include a market and fiscal impact analysis to evaluate:

- Demographic characteristics of likely future residents;

- Housing demand and affordability trends;
- Labor force capacity and employment effects;
- Projected tax revenues and costs to public services, such as schools, roads, police, and utilities;
- Alignment with County of Kaua'i General Plan and the Affordable Housing Policy (Ord. No. 860).

This section of the EIS will take into consideration how the Project integrates into broader demographic and economic trends and how it contributes to community resilience, affordability, and fiscal sustainability.

### **3.13 Police and Fire Protection**

Police and fire protection services for the proposed Hokua Place Project, located in Kapa'a, Kaua'i, are provided by the County of Kaua'i through the Kaua'i Police Department (KPD) and the Kaua'i Fire Department (KFD). The area is currently served by the Kapa'a Police Substation, located approximately 1.5 miles north of the Project site in the Kapa'a town center; and the Kapa'a Fire Station, located nearby on Olohena Road, also within close proximity.

The KPD is responsible for law enforcement, emergency response, and public safety operations throughout the island. The KFD provides fire suppression, emergency medical response, and rescue services, with jurisdiction over both urban and wildland areas. Both departments have defined response protocols for residential developments, and their coverage includes the Kapa'a Bypass Road and surrounding neighborhoods.

The development of up to 773 residential units will likely result in a modest increase in demand for emergency services due to increased population, vehicular traffic, and building density. While existing facilities are generally considered adequate for current conditions, further analysis will be conducted to determine whether additional resources, staffing, or equipment are needed to maintain acceptable response times and service levels.

The EIS will include:

- Consultation with the Kaua'i Police and Fire Departments regarding existing service capacity, response times, and projected impacts;
- Evaluation of emergency access and circulation within the Project design, including fire lanes, hydrant placement, and egress routes;
- Assessment of the Project's conformance with applicable fire safety codes, police response protocols, and County emergency management guidelines;
- Identification of mitigation measures, such as developer contributions, on-site emergency infrastructure, or coordination with civil defense planning.

This assessment will address preservation and enhancement of public safety services as the community grows, and that Hokua Place is developed in a way that supports the health and security of future residents.



### 3.14 Medical Services and Facilities

The Kapa'a community is served by a range of medical and healthcare facilities operating under both public and private systems. The nearest full-service hospital is Wilcox Medical Center, located in Līhu'e, approximately 10 miles south of the Project site. Wilcox Medical Center is the largest hospital on Kaua'i and offers emergency services, inpatient and outpatient care, surgery, and diagnostic imaging.

Within closer proximity, the Samuel Mahelona Memorial Hospital, located just north of the site in Kapa'a, provides long-term care, behavioral health services, and limited emergency services. In addition, Kapa'a is home to several medical clinics, dental offices, urgent care centers, and pharmacy services, many of which serve the East Kaua'i population.

The increase in population density from this Project may place additional demand on existing healthcare infrastructure, particularly for primary care, emergency services, and mental health support. These services are already constrained by limited staffing, aging facilities, and workforce shortages that affect many rural island communities.

The forthcoming EIS will assess:

- The capacity of existing medical facilities to serve the anticipated population increase;
- Emergency medical service response times to the Project site;
- Potential strain on community clinics, long-term care, and specialty services;
- Access to healthcare, particularly for vulnerable populations such as seniors and low-income households;
- Opportunities for on-site or nearby medical facilities, such as community health centers, wellness programs, or mobile services.

Mitigation strategies will be explored in coordination with Kaua'i District Health Office, DOH, and healthcare providers to identify service needs; planning for future integration of telehealth infrastructure, public transportation to medical centers, and partnerships with community care organizations. This analysis will seek to consider medical services and public health systems in a holistic manner alongside the Project's growth impacts.

### 3.15 Schools

The proposed Hokua Place development, located in Kapa'a, Kaua'i, falls within the East Kaua'i Complex Area of the Hawai'i State Department of Education (DOE). Public school facilities—Kapa'a Elementary School and Kapa'a High School are within close proximity, each approximately 1.5 miles from the Project site; and Kapa'a Middle School campus is even closer, abutting the property to the north.

These schools currently serve students from Kapa'a, Wailua, and other parts of the eastern region of the island. The complex supports a wide range of academic and extracurricular programs, but like many public schools in rural areas, it may face challenges related to enrollment capacity, staffing, transportation access, and facility upgrades.

The addition of approximately 700 new households in the area is expected to result in an increase in school-aged children entering the public education system. This has the potential to affect school

enrollment capacity, classroom size, student-teacher ratios, and transportation demand (bus routing and traffic near schools).

The forthcoming EIS will:

- Estimate the number of school-aged children expected to reside in the new housing units, based on demographic multipliers used by the DOE;
- Evaluate the capacity of nearby public schools to accommodate additional students;
- Assess potential impacts on transportation routes, including school bus operations and pedestrian safety near schools;
- Consult with the DOE to determine any anticipated capital improvement needs or operational concerns;
- Consider impacts to private or charter schools in the area, where applicable.

The developer will coordinate with DOE on fair share contributions or infrastructure funding to support additional classroom space; take into consideration safe design routes to school, such as sidewalks, bike paths, and traffic calming; recommendations for phased development timing to align with school capacity planning; and support for community-based or after-school education services to relieve system pressure. The EIS will assess educational infrastructure for future residents of Hokua Place in order to enable reliable access to high-quality education without straining existing public resources.

### **3.16 Recreational Facilities**

East Kaua'i is well-served by a network of public and community recreational facilities that support both active and passive recreational use for residents and visitors. Existing facilities in the vicinity of the Hokua Place Project include:

- Kapa'a Beach Park and Ke Ala Hele Makālae (the coastal multi-use path), offering ocean access, walking, cycling, and scenic recreation;
- Kapa'a Neighborhood Center, providing indoor space for community programs, events, and youth activities;
- Bryan J. Baptiste Sports Complex, a major public recreational hub featuring sports fields, courts, and facilities for league play;
- Multiple public beach access points, coastal parks, and informal green spaces within a 1–2 mile radius of the Project site.

Despite these assets, many facilities in the area are heavily used and may face maintenance or capacity constraints due to regional growth and increasing demand.

The Project site is approximately 1.5 miles away from Nounou Forest Reserve, and less than 5 miles away from Kealia Forest Reserve and Wailua Game Management areas. Recreational hiking trails managed by DLNR as part of the Nā Ala Hele Trail & Access program exist within the reserve areas, but not in the immediate vicinity of the Project site.

The Hokua Place Project is designed to integrate recreation and open space as a core part of community development. The proposed site plan includes more than 15 acres of dedicated parks, open space, and recreational amenities, including:

- Bike and pedestrian trails that connect internally and link to existing regional trail systems;
- Community gardens, gathering areas, and green buffers;
- Designated open space corridors for visual relief, drainage, and passive recreation.

These features are intended to serve both future residents and the broader community. The 201H exemptions allow for park dedication fees to be waived; however, the Project development team will coordinate with the Planning Department, Real Property Division, and Department of Parks and Recreation. The EIS will take into account the demand generated by the Project and evaluate to what degree on-site amenities would offset impacts on public parks and recreation areas to assess whether the 201H park dedication exemption would need to be utilized for this Project. Also, public community facilities will be developed in coordination with the Department of Parks and Recreation to address compatibility with regional recreational planning and maintenance resources.

The EIS will seek to address recreational needs and contribute positively to the health and well-being of the Kapa'a community.

### **3.17 Infrastructure and Utilities**

The EIS will provide information on infrastructure and utilities that will support the Project (e.g., water, wastewater, stormwater drainage, electricity, communications, and solid waste management).

#### **3.17.1 Water System**

Potable water service for the Hokua Place Project will be provided by the County of Kaua'i Department of Water (DOW). The Project site lies within the East Kaua'i Water System service area. The availability of water meters, existing system capacity, and off-site infrastructure improvements will be assessed in coordination with DOW. The EIS will include a water service plan evaluating demand and pressure zones to address water supply for residential, irrigation, and fire protection needs.

#### **3.17.2 Wastewater System**

The Project will connect to the existing County wastewater collection system, with treatment at the Wailua Wastewater Treatment Plant. The EIS will evaluate the capability of the regional wastewater system to accommodate projected flows from the planned development. It will also assess alternatives for on-site or decentralized treatment if required, and identify necessary off-site improvements or mitigation measures in coordination with the Department of Public Works, Wastewater Division.

#### **3.17.3 Drainage/Stormwater**

Given the site's sloping topography and proximity to sensitive ecosystems, the EIS will include a Drainage Master Plan to seek compliance with the County's Stormwater Best Management Practices Manual. The Project will incorporate Low Impact Development (LID) strategies such as detention basins, vegetated swales, and permeable surfaces to manage runoff volumes and water quality. The plan will address post-development runoff so it does not exceed pre-development levels to protect downstream properties and water bodies.

### **3.17.4 Electrical**

Electrical service to the Project will be provided by the Kaua'i Island Utility Cooperative (KIUC). The EIS will assess system capacity, distribution line improvements, and potential for renewable energy integration such as photovoltaic systems. Coordination with KIUC will assess reliable and sustainable electrical service, with consideration of energy efficiency and grid impacts.

### **3.17.5 Communications**

Broadband, telephone, and cable television services will be extended to the Project site by private communication providers such as Spectrum and Hawaiian Telcom. The EIS will document the availability of existing infrastructure and identify required extensions or upgrades. The Project plans to integrate high-speed internet infrastructure to support remote work and education.

### **3.17.6 Solid Waste**

Solid waste collection and disposal services will be provided by the County of Kaua'i Solid Waste Division or private haulers. The EIS will assess anticipated solid waste generation, availability of landfill capacity (currently Kekaha Landfill), and opportunities for waste reduction, recycling, and green waste diversion. Construction-related debris management and compliance with County ordinances for waste handling will also be addressed.

Utility components will be analyzed in the EIS to address infrastructure adequacy, regulatory compliance, and sustainability of Hokua Place.



## Chapter 4

# RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

The EIS will include a discussion on the Project's conformance with relevant federal, State, and County land use plans, policies, and controls, with the intent to provide the public and decisionmakers with a comprehensive overview of the regulatory compliance framework associated with the Proposed Action.

### County of Kaua'i

County General Plan

Kapa'a-Wailua Development Plan

Comprehensive Zoning Ordinance

Kaua'i Economic Development Plan Update

### State of Hawai'i

Hawai'i State Plan, HRS Chapter 226

State Land Use Law, HRS Chapter 205

Coastal Zone Management Act, HRS Chapter 205A

Environmental Review, HRS Chapter 343 and HAR Section 11-200.1

State Environmental Policy, HRS Chapter 344

### Federal

Clean Water Act

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## Chapter 5

# ALTERNATIVES TO THE PROPOSED ACTION

In accordance with the Hawai'i Environmental Policy Act (HEPA) and Chapter 343, HRS, the EIS for the Hokuia Place Project will examine a reasonable range of alternatives to the proposed action. This analysis will consider varying development scenarios that meet the Project's purpose and need while evaluating potential environmental, cultural, social, and infrastructure impacts.

### 5.1 Other Alternatives Considered

- **Alternative 1: No-Build Alternative**  
Under this alternative, no development would occur on the Project site, and the land would remain in its current condition as mostly fallow agricultural land and open space. This alternative serves as a baseline for environmental comparison, allowing for an evaluation of the potential impacts of Project implementation versus maintaining the status quo. The No-Build scenario will consider implications for housing availability, land use planning, and infrastructure investment in the region.
- **Alternative 2: 2019 Project Plan**  
This alternative represents the development of approximately 769 residential units on a portion of the 163-acre parcel, with a mixed-use layout that includes parks, open space, community amenities, and internal infrastructure for the development of a residential community that meets the Kaua'i County requirements for market-rate homes with 20 percent of the units being allocated toward affordable housing and the inclusion of limited amenities.
- **Alternative 3: Different Project Location**  
The applicant owns this site and it is defined in the East Kaua'i Development Plan map as a neighborhood use. Developing at a different location on Kaua'i would not serve the Kapa'a community or provide a centrally located community in the East Kaua'i region.
- **Alternative 4: Delayed Project Action**  
This alternative considers delaying plans to provide affordable housing at Hokuia Place over the next 10 years.
- **Alternative 5: Low-Density Agricultural Development**  
This alternative would consider the development of a low-density agricultural subdivision with a limited number of market-priced lots with home sites, active agricultural uses and no affordable housing provision.

Each alternative will be evaluated based on its ability to meet Project objectives, minimize adverse environmental effects, and comply with applicable land use, infrastructure, and housing policies.

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## Chapter 6

# REQUIRED PERMITS AND APPROVALS

The Hokuia Place Project will require a range of federal, State, and County permits and approvals prior to development. At the State level, the Project is anticipated to proceed under the 201H process, which allows for streamlined review and exemption from certain State and County development standards for qualifying affordable housing projects.

County-level approvals are expected to include General Plan and zoning exemptions, subdivision approval, grading and building permits, and an assessment of compliance with park dedication and impact fee requirements administered by the County of Kaua'i Planning Department taking into consideration 201H exemptions. Additional reviews will involve the Department of Public Works, Department of Water, Department of Parks and Recreation, and SHPD. If wetlands or streams are determined to be jurisdictional, federal permits under the Clean Water Act (Section 404 and 401) may be required from the U.S. Army Corps of Engineers and DOH, respectively. The EIS will detail the permitting process and agency coordination needed to advance the Project through final entitlement and construction. See **Table 2** below for the anticipated list of permits and reviews.

Table 2: Anticipated Permits and Reviews	
Permits and Reviews	Agency
<b>Federal</b>	
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health
<b>State</b>	
Hawai'i Historic Preservation Review HRS Chapter 6E-8 and HAR Chapter 13-275	State Historic Preservation Division
Hawai'i State Land Use District Boundary Amendment	Land Use Commission
<b>County</b>	
HRS Title 13, 201H-38 <i>Housing development exemptions</i>	Kaua'i County Housing Agency
Grading Permit	Department of Public Works
Subdivision Approval	Planning Department
Construction/Building Permits	Department of Public Works

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## Chapter 7

# SUMMARY OF POTENTIAL IMPACTS

## 7.1 Summary of Potential Impacts to be Presented in the Draft EIS

Hokua Place is anticipated to generate beneficial impacts to the local economy and improve housing availability to address the current housing shortage. Short-term impacts associated with construction activities and long-term effects from population growth, including increased demand on utilities and public services, will also be considered. A list of exemptions that will be requested through the 201H housing development application will be included in the Draft EIS.

The Hokua Place is expected to contribute additional vehicle trips to the surrounding roadway network. In conjunction with State and County agency recommendations, improvements to the roadway system will be analyzed and mitigation measures to minimize traffic impacts will be proposed.

Hokua Place will implement mitigation strategies and compliance with applicable regulatory requirements to address potential short-term effects and long-term operations of the Project.

## 7.2 Significance Criteria

The following is an initial assessment based on criteria established in Title 11 HAR, Chapter 200.1 EIS Rules, Section 12.

- 1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource:** The EIS will include an updated biological assessment and a Ka Pa‘akai Analysis to assess the potential effects to natural resources and cultural practices in the Project vicinity.
- 2. Curtails the range of beneficial uses of the environment:** It is anticipated that the range of beneficial uses of the environment will not be significantly curtailed by the Project.
- 3. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders:** The Project is expected to be consistent with and support the policies, goals, and guidelines of HRS Chapter 344, the purpose of which is to “encourage productive and enjoyable harmony between man and his environment, promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man, and enrich the understanding of the economical systems and natural resources important to the people of Hawai‘i.

4. **Substantially affects the economic or social welfare of the community or State:** It is anticipated that the Project's development will provide economic and social benefits from opportunities for home ownership in close proximity to the neighborhood center, increased employment and tax revenues.
5. **Substantially affects public health:** The potential for the Project to affect public health will be identified in the EIS.
6. **Involves substantial secondary impacts, such as population changes or effects on public facilities:** Impacts of the Project on public facilities will be identified in the EIS.
7. **Involves a substantial degradation of environmental quality:** It is anticipated that the Project will not degrade the environmental quality. The Project design will aim to improve the effects of current soil erosion, stormwater discharge and runoff, water quality, and the terrestrial environment.
8. **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions:** The EIS will include an assessment of reasonably foreseeable actions and cumulative effect of the Project on the East Kaua'i region.
9. **Substantially affects a rare, threatened, or endangered species, or its habitat:** The EIS will include a survey of the flora and fauna associated with the site, including wetlands delineation.
10. **Detrimentially affects air or water quality or ambient noise levels:** It is anticipated that the Project will not significantly impact air or water quality or ambient noise levels. The EIS will address short-term construction-related effects, and long-term operations effect, with planned mitigative measures.
11. **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters:** The Project site is not within a flood plain, tsunami evacuation zone or the Special Management Area. Further studies will be conducted for the EIS to determine sensitive habitats, wetlands or other areas of hazard that relate to the Project.
12. **Substantially affects scenic vistas and view planes identified in county or state plans:** The EIS will include view studies for the planned development including perspectives from public vantage points.
13. **Requires substantial energy consumption:** Energy consumption associated with the Project will be analyzed in the EIS.

## Chapter 8

# CONSULTED PARTIES FOR PREPARATION OF THE EIS

This EISPN has been prepared per the requirements codified in HAR Section 11-200.1-23. Following the publication of the EISPN, the scoping period begins. Scoping serves as an opportunity to obtain input from the community regarding issues and resources they would like to see addressed or analyzed throughout the EIS process. In this regard, it helps to define the scope of issues and analyses addressed in the EIS. The intent of the scoping process for this EISPN is to start the communication process early and engage a broad range of stakeholders with the purpose of informing, eliciting input, building relationships, and minimizing misinterpretations. The public is invited to the 30-day scoping period to participate in the public scoping meeting and/or provide input during this comment period. Comments received during this scoping period will be responded to in accordance with HEPA requirements.

### 8.1 Agency and Stakeholders Pre-Consultation

The following list of agencies, organizations, and individuals (see **Table 3**) to be contacted in the early consultation phase, including invitation to a public scoping meeting, and/or will receive a copy of the EISPN during the 30-day scoping period. Additional stakeholders may be identified during the scoping period.

<b>Table 3: Parties Contacted for Early Consultation</b>
<b>Federal Agencies</b>
U.S. Army Corps of Engineers, Honolulu District
U.S. Department of Commerce, National Oceanographic and Atmospheric Administration
U.S. Department of the Interior, U.S. Fish and Wildlife Service Pacific Islands Fish and Wildlife Office
U.S. Environmental Protection Agency, Pacific Islands Office Region 9
<b>State of Hawai'i Agencies</b>
Department of Transportation Highways Division
Department of Agriculture
Department of Health
Department of Education

<b>Table 3: Parties Contacted for Early Consultation</b>
Land Use Commission
State Historic Preservation Division
Department of Business, Economic Development & Tourism,
Office of Economic Development
Office of Planning and Sustainable Development
Office of Hawaiian Affairs
<b>Kaua'i County Departments</b>
Kaua'i County Housing Agency
Planning Department
Transportation Agency
Department of Water
Department of Public Works
Building and Engineering
Solid Waste
Wastewater
Department of Parks and Recreation
Kaua'i Fire Department
Kaua'i Police Department
<b>Elected Officials</b>
The Honorable Josh Green, Governor of the State of Hawai'i
Senate District 8, Ron Kouchi
House District 15, Nadine Nakamura
House District 16, Luke Evslin
Kaua'i County Council Members
Mel Rapoza (Chair)
KipuKai Kualii
Addison Buloson
Bernard Carvalho, Jr.
Felicia Cowden
Fern Holland

<b>Table 3: Parties Contacted for Early Consultation</b>
<b>Community Institutions and Organizations</b>
Kapa'a Neighborhood Association
Kapa'a Business Association
Kaua'i Housing Development Corporation
Permanent Affordable Living Kaua'i
Kaua'i Path (Ka Ala Hele Makālae)
East Kaua'i Water Users' Cooperative
Kaua'i Watershed Alliance
<b>Public Repositories</b>
Hawai'i State Library, Hawai'i Documents Center
Kapa'a Public Library



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## Chapter 9

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