

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



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

October 16, 2025

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

FROM: Ka'āina Hull, Director 
Planning Department

SUBJECT: Environmental Impact Statement Preparation Notice for the Hanamā'ulu Village Project, Hanamā'ulu, Island of Kaua'i, Hawai'i | Tax Map Key: (4) 3-7-003:001 & 028 and (4) 3-9-005:005

The Kaua'i County Planning Department requests the *Environmental Impact Statement Preparation Notice for the Hanamā'ulu Village Project (EISPN)* be published in the October 23, 2025 issues of the Environmental Review Program's periodic bulletin, *The Environmental Notice*.

The project will require a General Plan Amendment and an environmental review in accordance with Hawai'i Revised Statutes, Chapter 343-5(a)(6) and Hawai'i Administrative Rules (HAR) Chapter 11-200.1. The Kaua'i County Planning Department has determined that the proposed action is likely to have significant environmental impacts. An Environmental Impact Statement (EIS) is required, commencing with the preparation of an EISPN.

The determination is based on the following:

- The proposed action includes an amendment to the County General Plan that would result in land use designations other than agriculture, conservation, or preservation; and
- The nature, scope, and potential environmental effects of the project support the need for a full EIS.

In compliance with HAR §11-200.1-23, the Planning Department authorizes the preparation of an EISPN and requests the publication in the upcoming October 23, 2025 issues of the Environmental Review Program's periodic bulletin, *The Environmental Notice*. Pursuant to HAR §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.

From: dbedt.opsd.erp@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Thursday, October 16, 2025 4:51:54 PM

Action Name

Hanamāʻulu Village

Type of Document/Determination

Environmental impact statement preparation notice (EISPN)

HRS §343-5(a) Trigger(s)

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

Judicial district

Līhuʻe, Kauaʻi

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

(4) 3-7-003:001 & 028 and (4) 3-9-005:005

Action type

Applicant

Other required permits and approvals

Various - See Section 2.3

Discretionary consent required

An amendment to the County General Plan that would result in land use designations other than agriculture, conservation, or preservation

Agency jurisdiction

County of Kauaʻi

Approving agency

County of Kauaʻi Planning Department

Agency contact name

Marie Williams

Agency contact email (for info about the action)

mwilliams@kauai.gov

Email address for receiving comments

hanamaulu_village@g70.design

Agency contact phone

(808) 241-4050

Agency address

4444 Rice Street
Suite 473
Lihue, HI 96766
United States
[Map It](#)

Public Scoping Meeting information

November 3 / 5:30PM - Open House; 6:00PM - Scoping Presentation & Comment Outrigger Hotel - In Person

Accepting authority

County of Kaua'i Planning Department

Applicant

Somers West

Applicant contact name

Rachel Bardis

Applicant contact email

rbardis@somerswest.com

Applicant contact phone

(916) 565-6021

Applicant address

5241 Arnold Avenue
McClellan, CA 95652
United States
[Map It](#)

Is there a consultant for this action?

Yes

Consultant

G70

Consultant contact name

Jeff Overton

Consultant contact email

hanamaulu_village@g70.design

Consultant contact phone

(808) 523-5866

Consultant address

111 S. King Street
Suite 170
Honolulu, HI 96813
United States
[Map It](#)

Action summary

The Applicant is planning to develop a master planned residential community called Hanamāʻulu Village on approximately 442 acres of land located along the Hanamāʻulu bluff on the island of Kauaʻi. The village has been designed to meet the Island's critical need for housing. Housing in the village will be comprised of various typologies to provide housing opportunities inclusive of people of all generations, income levels, and backgrounds. Integrating principles of smart growth, the village interweaves the residential community with parks and courtyards, commercial centers, visitor accommodations, and large open natural areas along the bluff to foster community connection.

Attached documents (signed agency letter & EA/EIS)

- [Hanamaulu-Village-EISPN_2510162.pdf](#)
- [Letter-Hanamaulu-Village-EISPN-Authorize1.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. Audio files do not include transcripts, captions, or alternative descriptions. 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 email)."

Action location map

- [prj_parcel_2025_10162.zip](#)

Authorized individual

Kiralee Ramos

Authorized individual email

kirar@g70.design

Authorized individual phone

(808) 441-2132

Authorization

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

Hanamā'ulu Village

ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

HANAMĀ'ULU, ISLAND OF KAUA'I, HAWAI'I



PETITIONER/APPLICANT:

SOMERS
WEST

PREPARED BY:

G7O

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

OCTOBER 2025

HANAMĀ‘ULU VILLAGE

Hanamā‘ulu, Island of Kaua‘i, Hawai‘i

Tax Map Keys: (4) 3-7-003:001, 028 and (4) 3-9-005:005

Environmental Impact Statement Preparation Notice

Applicant:

Somers West

Accepting Authority:

County of Kaua‘i
Planning Department

Prepared By:



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

This environmental document is prepared pursuant to 343, Hawai‘i Revised Statutes and Chapter 200.1 of Title 11, Administrative Rules, Department of Health, Environmental Impact Statement Rules.

OCTOBER 2025

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Abbreviations

AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawai'i
ASYA	Aquifer System Area
BFE	Base Flood Elevation
BLNR	Board of Land and Natural Resources
BMPs	Best Management Practices
CAB	Clean Air Branch
CDP	Census Designated Place
CIA	Cultural Impact Assessment
DLNR	Department of Land and Natural Resources
DOFAW	Division of Forestry and Wildlife
DOE	Department of Education
DOH	Department of Health
DOT	Department of Transportation
DOW	Department of Water
DPW	Department of Public Works
EA	Environmental Assessment
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
ERP	Environmental Review Program
FEMA	Federal Emergency Management Agency
FONSI	Finding of No Significant Impact
GPD	Gallons per Day
GPM	Gallons per Minute
HAR	Hawai'i Administrative Rules
HRS	Hawai'i Revised Statutes
KIUC	Kaua'i Island Utility Cooperative
LUC	Land Use Commission
LSB	Land Study Bureau
MGD	Million Gallons per Day
Mph	Miles Per Hour
MSL	Mean Sea Level

NOAA National Oceanic and Atmospheric Administration
NPDES National Pollution Discharge Elimination System
NRCS Natural Resources Conservation Service
OPSD Office of Planning and Sustainable Development
SAAQS State Ambient Air Quality Standards
SHPD State Historic Preservation Division
TMK Tax Map Key
USACE U.S. Army Corps of Engineers
USGS U.S. Geological Survey
WUDP Water Use and Development Plan

Introduction

Chapter 1

Introduction

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared in accordance with the requirements of Hawai'i Revised Statutes (HRS), Chapter 343 and Hawai'i Administrative Rules (HAR), Chapter 11-200.1 in support of the Hanamā'ulu Village project.

1.1 Project Information Summary

Name of Action:	Hanamā'ulu Village
Applicant:	Somers West Contact: Rachel Bardis, Chief Operating Officer Phone: (916) 597-6437 Email: rbardis@somerswest.com
Landowner:	Kuhio Highway Investment, LLC 5241 Arnold Avenue McClellan, California 95652
Accepting Authority:	County of Kaua'i, Planning Department 4444 Rice Street, Suite 473 Lihue, HI 96766
Prepared By:	G70 111 S. King St., Suite 170 Honolulu, HI 96813 Contact: Jeff Overton, Principal Phone: (808) 523-5866
Project Location:	Hanamā'ulu, Kaua'i, Hawai'i (<i>Figure 1-1</i>)
Tax Map Keys (TMK):	(4) 3-7-003:001, 028 and (4) 3-9-005:005 (<i>Figure 1-2</i>)
Project Area:	Approximately 442 acres
State Land Use District:	Agricultural, Urban, and Conservation (<i>Figure 1-3</i>)
County of Kaua'i Zoning:	TMK (4) 3-7-003:001: Agricultural, Open, Open Space / Special Treatment – Ecological, and Conservation TMK (4) 3-7-003:028: Agricultural and Open TMK (4) 3-9-005:005: Agricultural and Open (<i>Figure 1-4</i>)

General Plan Land Use Designation:	TMK (4) 3-7-003:001: Agricultural, Residential Community, Neighborhood Center, and Natural TMK (4) 3-7-003:028: Agricultural TMK (4) 3-9-005:005: Agricultural (Figure 1-5)
Lihue Community Plan:	TMK (4) 3-7-003:001: Agricultural, Residential, Mixed Use and Natural TMK (4) 3-7-003:028: Agricultural TMK (4) 3-9-005:005: Agricultural (Figure 1-6)
Special Management Area:	Portions of TMK (4) 3-7-003:001 (Figure 1-7)
Flood Zone:	TMK (4) 3-7-003:001: Zone X, AE, and VE TMK (4) 3-7-003:028: Zone X TMK (4) 3-9-005:005: Zone X (Figure 1-8)

1.2 Project Background

Somers West (the Applicant) has been building sustainable residential communities throughout the West Coast for over 30 years. Driving from the principles of smart growth which aim to foster community connectivity through sustainable urban design, Somers West has developed elegantly designed residential communities that enhance the quality of life for residents and the surrounding community.

The Applicant is planning to develop a master planned residential community called Hanamā‘ulu Village (the project) on approximately 442 acres of land located along the Hanamā‘ulu bluff on the island of Kaua‘i. The village has been designed to meet the Island’s critical need for housing. Housing in the village will be comprised of various typologies to provide housing opportunities inclusive of people of all generations, income levels, and backgrounds. Integrating principles of smart growth, the village interweaves the residential community with parks and courtyards, commercial centers, visitor accommodations, and large open natural areas along the bluff to foster community connection.

The 442-acre project site is comprised of Tax Map Keys (TMKs) (4) 3-7-003:001, 028 and (4) 3-9-005:005 (Figure 1-2) owned by Kuhio Highway Investment LLC. The project site has remained vacant for decades since the closure of the Lihue Plantation and has since been utilized for cattle grazing. Prior to current ownership, in 2003, the project site was planned for the development of a golf course and residential community around 2003. The required land use entitlements for the golf community were not advanced. Under current ownership, the property owner plans to create Hanamā‘ulu Village to address the island’s critical need for housing in a sustainable manner.

1.3 Project Location

The project site is located in the town of Hanamā‘ulu, in the district of Līhu‘e on the of the Island of Kaua‘i (Figure 1-1). According to the Līhu‘e Community Plan, the Līhu‘e District is the county seat of Kaua‘i and the island’s major commercial and civic center. The towns of Hanamā‘ulu, Līhu‘e, and Puhi are the major regional centers within the Līhu‘e District. Hanamā‘ulu is predominantly residential, comprised of approximately 1,200 housing units.

The project parcels are comprised of TMKs (4) 3-7-003:001, 028 and (4) 3-9-005:005. The project parcels form a cone-shaped project area, with Parcel 001 serving as a wide base at the south end, and Parcels 028 and 005 tapering off, forming a tip pointing north toward Kapa'a (*Figure 1-2*). The project site is bordered by lands owned by the State to the north. East of the project site is the State owned but County operated Wailua Municipal Golf Course and Wailua Motocross Track, the Kauai Beach Resort and Beach Villas and the Pacific Ocean. Directly west of the project site are two square shaped parcels owned by a private landowner and the State. Further west of the site is Kapule Highway and residential homes and vacant land owned by Grove Farms and DR Horton. South of the project site is Hanamā'ulu Bay and the County owned and operated Hanamā'ulu Beach Park. *Figure 1-9* depicts existing land uses and owners adjacent to the project site.

1.4 Zoning & Land Use

State Land Use District

The project parcels are located in the State Land Use Agricultural, Urban, and Conservation District (*Figure 1-3*). The eastern boundary of Parcel 001 follows the coastal bluff portion of the property classified as State Conservation District. Immediately adjacent to the land area within the Conservation District is a narrow strip of land classified as State Urban District. The remaining major portion of Parcel 001 extending to the western property boundary along Kapule Highway is classified as State Agricultural District. *Figure 1-3* illustrates the State Land Use District Boundaries for Parcel 001. Parcels 028 and 005 are classified as State Agricultural District (*Figure 1-3*).

County Zoning, General Plan & Lihue Community Plan

In alignment with the State Land Use District Boundaries, the portion of Parcel 001 classified as State Conservation District is located in the County Conservation zone. The narrow strip of land classified as State Urban District is located in the County Open Space / Special Treatment – Ecological zone. The remaining portion of Parcel 001 is within the Agricultural and Open Space zones. *Figure 1-4* illustrates the County Zoning for Parcel 001. Parcels 028 and 005 are within the Agricultural and Open Space zones (*Figure 1-4*).

The General Plan locates the State and County Conservation portion of Parcel 001 within the Natural and Residential Community zone (*Figure 1-5*). Notably, a narrow strip of Parcel 001 located along Kapule Highway is located in the Neighborhood Center zone (*Figure 1-5*). The remaining portion of Parcel 001 is within the Agricultural zone. *Figure 1-5* illustrates the General Plan land use zoning designation for Parcel 001. Parcels 028 and 005 are located in the General Plan Agricultural zone (*Figure 1-5*).

In alignment with the General Plan, the portion of Parcel 001 within Natural and Residential Community zone is located in the Lihue Community Plan Natural and Residential zone (*Figure 1-6*). The narrow strip of land along Kapule Highway within General Plan Neighborhood Commercial zone is within the Lihue Community Plan Mixed Use zone (*Figure 1-6*). The remaining portion of Parcel 001 is located in the Agricultural zone. *Figure 1-6* illustrates the Lihue Community Plan land use zoning for Parcel 001. Parcels 028 and 005 are located in the Lihue Community Plan Agricultural zone (*Figure 1-6*).



Figure 1-1

Project Location Map



Figure 1-2

Tax Map Key Map

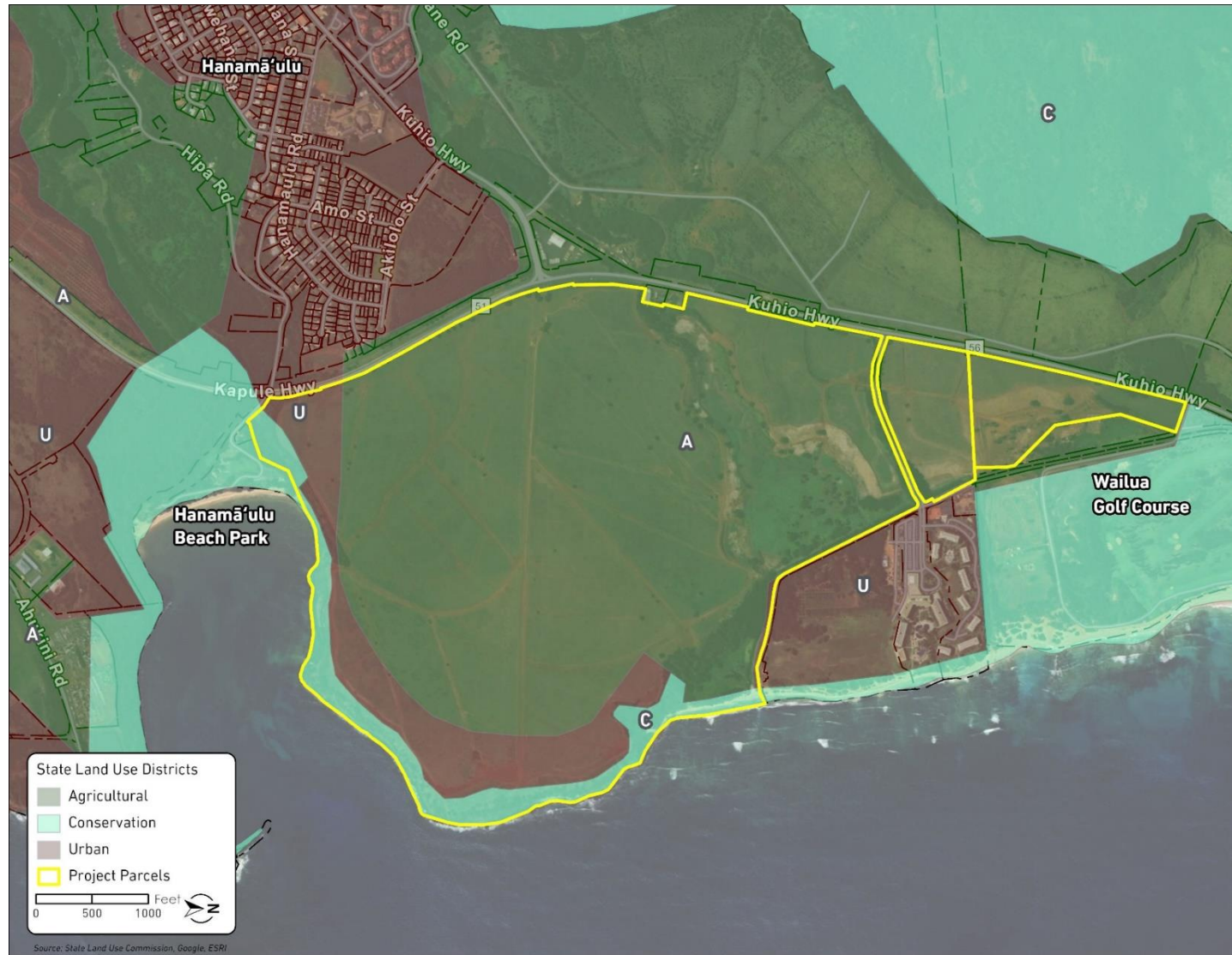


Figure 1-3

State Land Use District Map



Figure 1-4

County Zoning Map

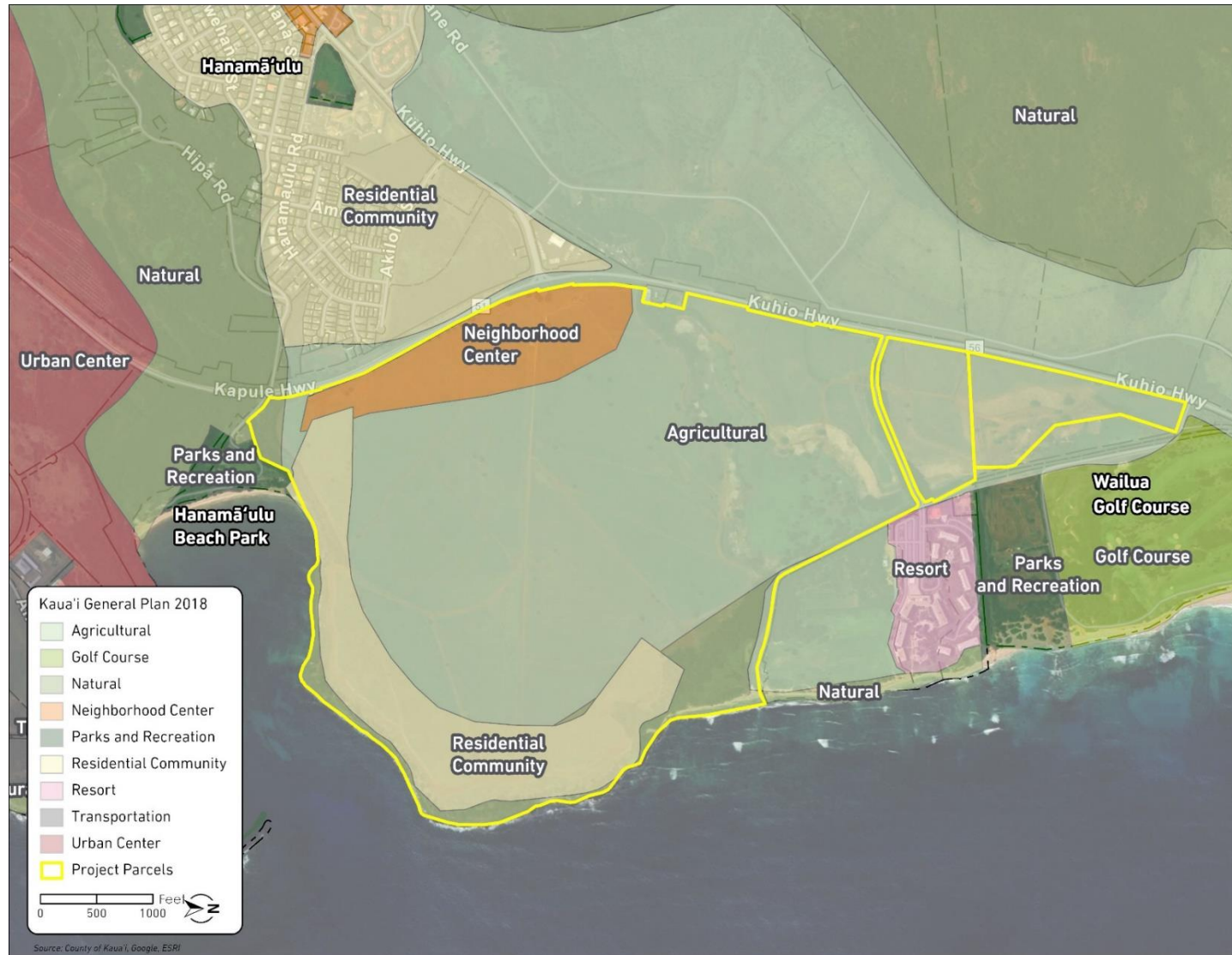


Figure 1-5

County General Plan Map

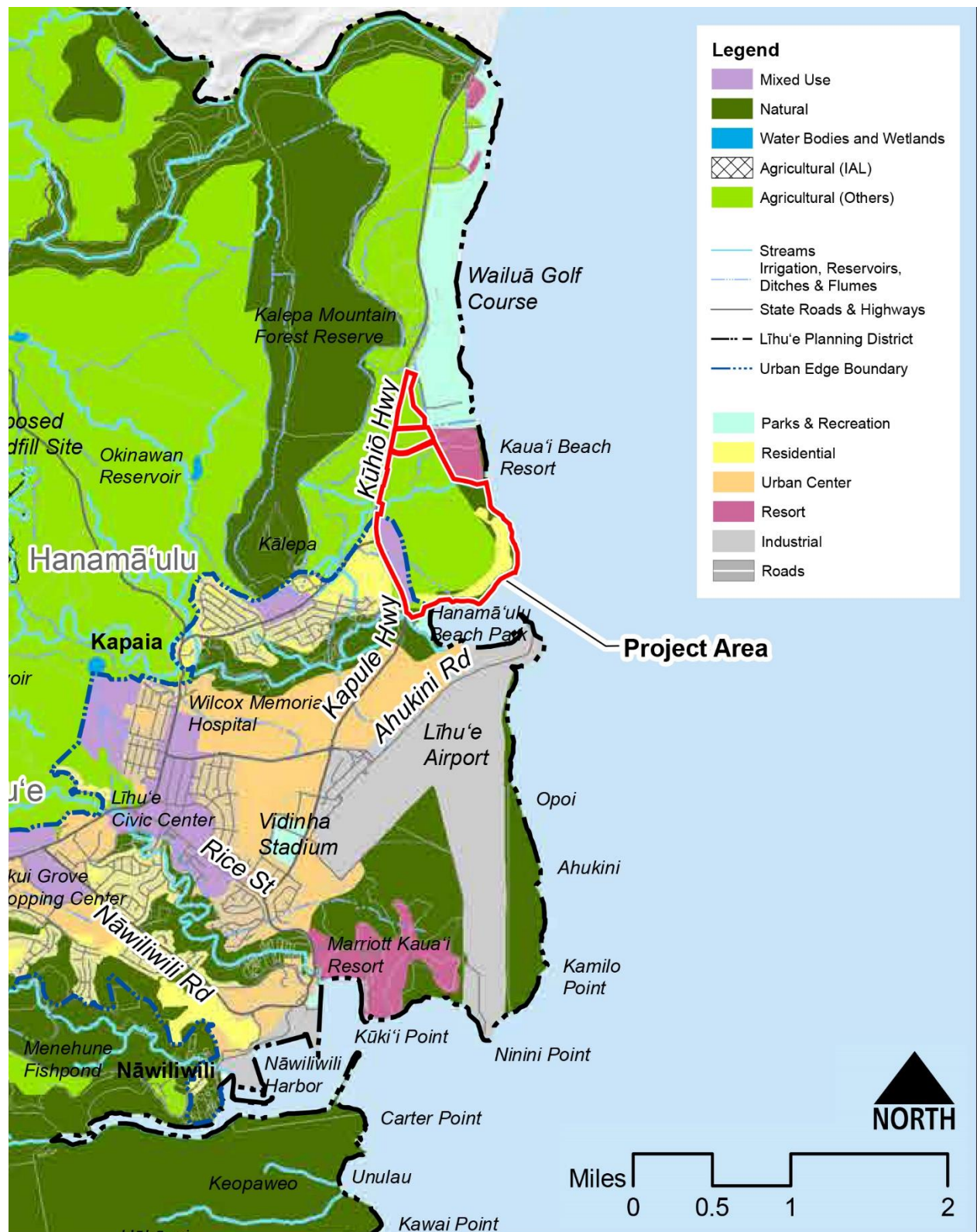


Figure 1-6

Lihue Community Plan Land Use Map

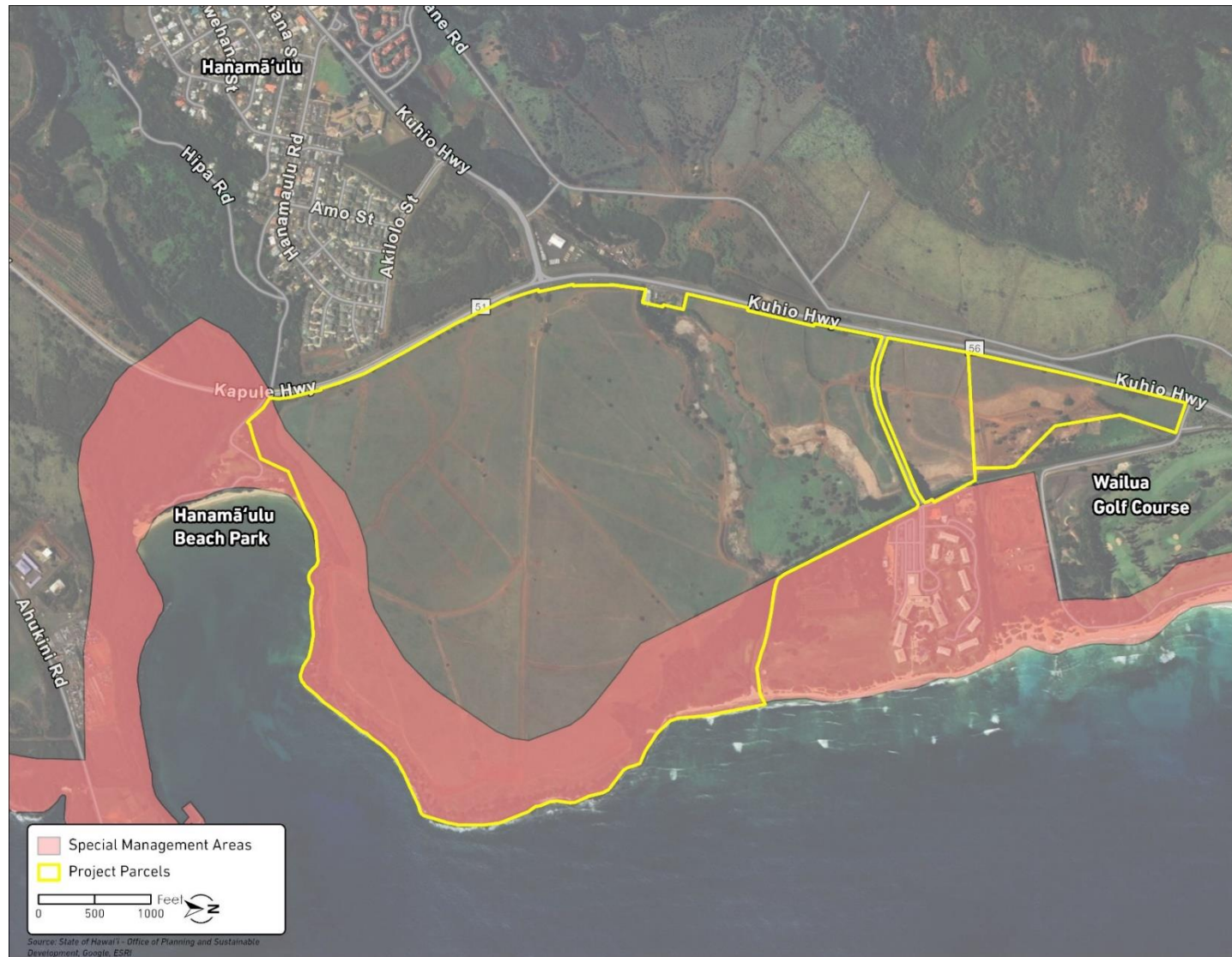


Figure 1-7

Special Management Area Map

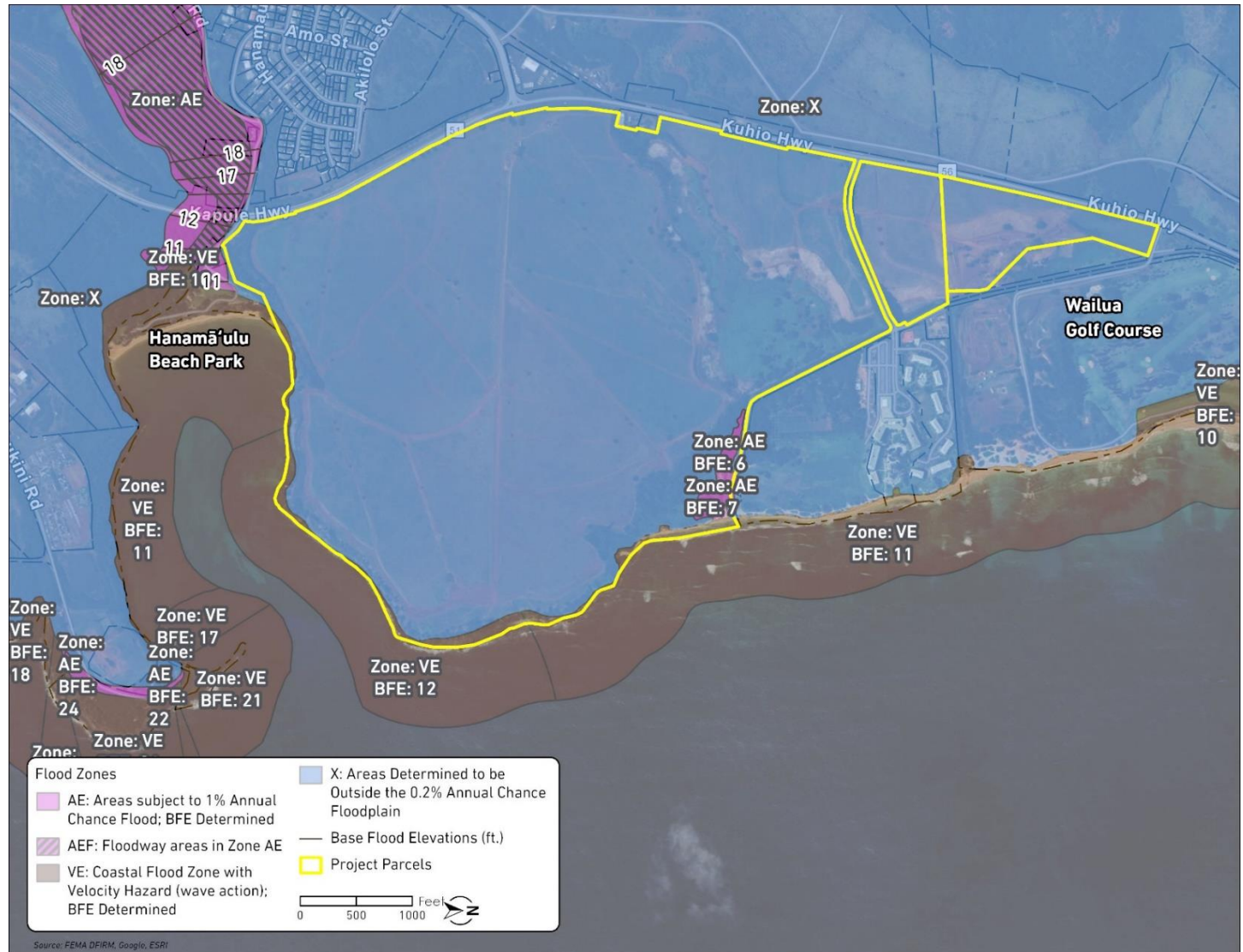


Figure 1-8

Flood Zone Map

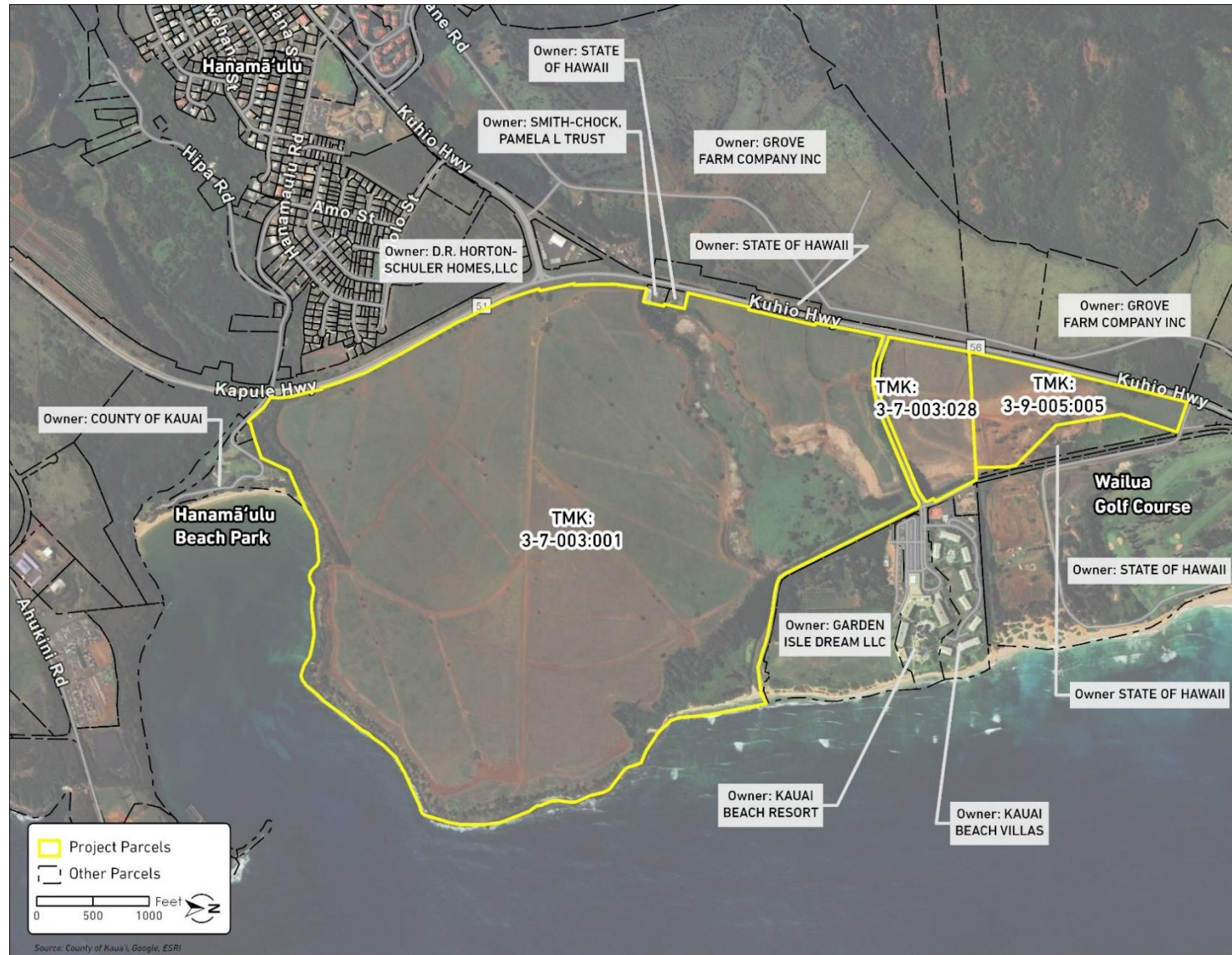


Figure 1-9

Adjacent Land Uses and Owners

Project Description

Chapter 2

Project Description

2.1 Purpose and Need for the Project

According to the 2024 Hawai'i Housing Planning Study, it is projected that the County of Kaua'i will need approximately 4,914 new housing units to meet the housing demand by 2027. More specifically, to meet this projected demand, approximately half of the housing units needed will need to be provided through homeownership opportunities.

In alignment with the State Housing Planning Study, the County General Plan and the Līhu'e Community Plan recognize that new housing communities are needed to support anticipated population growth. Plans and policies in the County of Kaua'i aim to locate new housing development in centrally located areas near job centers, specifically in the Līhu'e District. In alignment with this goal, the County General Plan and Līhu'e Community Plan locate a portion of the project site for the development of a new mixed-use residential community (*Figure 1-5 and 1-6*).

The Applicant is planning to fulfill the existing mixed-use residential designation and extend this use across the site to support the State's projected need for homeownership opportunities. The purpose of this project is to fulfill the anticipated housing gap, specifically homeownership opportunities for Kaua'i residents. Moreover, the project will provide housing in a centrally located area near existing job centers. Details of the residential mixed-use community are provided in *Section 2.3*.

2.2 Proposed Action

The Applicant plans to develop Hanamā'ulu Village, a thoughtfully planned residential mixed-use community that blends housing, commercial services, amenities, and job opportunities. The design of the village drives from the principles of smart growth which foster community connectivity through integration of large open spaces, parks and courtyards, and commercial areas. A conceptual plan for the village is shown in *Figure 2-1* and *Table 2-1*.



Figure 2-1

Conceptual Site Plan

Table 2-1: Hanamā‘ulu Village
Development Summary
1,250 Housing Units of which ~ 700 Deed Restricted
100,000 Square Feet of Commercial Mixed-Use
160 Visitor Accommodation Units
171 Acres of Open Space

Village Neighborhood & Edge

The Village Neighborhood and Village Edge will be comprised of the majority of the Village’s approximately 1,250 new housing units to support the housing demand in the County of Kaua‘i. A mixture of low and medium density housing will be integrated throughout the Village Neighborhood and Village Edge, providing a range of housing opportunities for working individuals and families. Low and medium density housing includes, but is not limited to single-family homes, duplex, and multiplex units. Limited retail and service uses may be incorporated within the Village Neighborhood.

Approximately 700 housing units will be reserved for Kaua‘i residents via a deed restriction program. These housing units will contain a mix of single-family homes, duplex, and multiplex units providing a range of housing opportunities for working individuals and families.

The village drives from the principles of smart growth and prioritizes sustainable urban design. A network of sidewalks and bicycle pathways will connect the Village Neighborhood and Village Edge to the Village Center and Open Park Spaces, promoting walkability and community connectivity.

Village Center & Visitor Accommodation

The Village Center features commercial, retail, and overnight accommodation, providing future residents with day-to-day amenities within walking distance. Village Centers may also incorporate a limited number of residential units. Village Centers will be open to the public providing existing residents and individuals traveling to and from the central Līhu‘e area with much needed commercial services in the Hanamā‘ulu area.

As part of the planned village, a small inn and low-density sustainable resort will provide overnight accommodations in the central Līhu‘e District. The small inn and low-density sustainable resort will provide approximately 160 visitor units.

Open Space

A key element of smart growth is the integration of open space throughout the village. Open space networks offset the carbon footprint, reduce sprawl, and promote sustainable urban design. Moreover, through careful design, open space areas foster community connectivity, functioning as spaces for residents and the public to gather. The village will contain three types of open space networks, neighborhood community parks, open space buffer zones, and open space preserve areas. A network

of pedestrian and bicycle pathways will connect the Village Neighborhood, Village Edge, and Village Center to open space areas enhancing safety and connectivity throughout the entire village.

The preservation and integration of open space throughout the village promotes sustainable design and will seamlessly integrate the village into the natural lush setting on Kaua'i. Open space areas will be landscaped with native and Polynesian introduced species that are found on Kaua'i. With careful selection of landscaping, open space areas will continue to sustain the natural lush character of Kaua'i.

Infrastructure and Roadways

Several infrastructure improvements will be completed to support the village. Water services in the Hanamā'ulu and greater Līhu'e area will be expanded with the construction and development of wells and storage systems. Additionally, an on-site wastewater treatment plant will be constructed to service the village. On-site infrastructure which includes circulation roadways, water transmission lines, wastewater collection lines, drainage systems, and electrical/communication systems will be completed. Highway connections to the village will be established to provide safe and efficient access and operation.

To proceed with the project, the Applicant will petition to reclassify the State Land Use Agricultural portion of the site to the State Urban District. The Applicant will then proceed to petition the State Land Use Urban portions of the site to the County's Special Planning Area to develop a Form-Based Code manual that will guide the development of the residential mixed-use community. Hanamā'ulu Village is a thoughtfully designed residential mixed-use community that will address housing needs on the island of Kaua'i. Guided by the principles of smart growth, the residential community blends housing with commercial services, amenities, and job opportunities in the centrally located Līhu'e district. The residential mixed-use community embraces sustainable design that integrates the natural environment into the residential village, promoting walkability and quality of life for future residents. Through the integration of the natural environment, the residential mixed-use community will seamlessly integrate into the natural lush setting of Kaua'i. Overall, the project will provide positive social, economic, and environmental benefits within the Hanamā'ulu area and the greater County of Kaua'i. The residential mixed-use community will be built in incremental phases. It is anticipated that the project will be built out over the next 10-15 years.

2.3 List of Anticipated Required Permits and Approvals

A list of the anticipated permits and approvals for the construction of the Hanamā'ulu Village project is identified in *Table 2-1*.

Table 2-2: List of Anticipated Permits and Reviews	
Agency	Permits and Reviews
Federal	
U.S. Army Corps of Engineers (USACE)	Clean Water Act, Section 404, Water Quality, Section 401, Rivers and Harbors Act, Section 10,
State of Hawai'i	
Land Use Commission (LUC)	State Land Use District Boundary Amendment
Department of Land and Natural Resources, State Historic Preservation Division (SHPD)	Historic Preservation Review, Chapter 6E
Board of Land and Natural Resources (BLNR)	Conservation District Use Permit
Department of Health (DOH)	Wastewater Treatment System, National Pollution Discharge Elimination System (NPDES) Permit, Construction Noise Permit, Fugitive Dust
Department of Transportation (DOT)	Highway Improvements
County of Kaua'i	
Planning Department, Planning Commission, County Council	Environmental Impact Statement, General Plan Amendment, Community Plan Amendment, Zoning Amendment, Form-Based Code, Special Management Area Use Permit, Zoning Permit (Class IV), Use Permit
Department of Water (DOW)	County Water Supply
Department of Public Works (DPW)	Grading Permit, Subdivision Permit, Construction/Building Permits

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Alternatives Considered

Chapter 3

Alternatives Considered

Alternatives to the Hanamā'ulu Village project will be evaluated in the Draft EIS. The following presents brief summaries of alternatives that will be evaluated. The alternatives presented in this Chapter will be evaluated on their ability to meet the project objectives, potential environmental effects and benefits, and compliance with applicable State and County land use plans and policies.

3.1 No Action Alternative

Under the No Action Alternative, the master planned residential community would not be built, and the project site would remain in its current state as vacant and open space land. The No Action Alternative serves as the baseline for environmental review purposes.

The Draft EIS will evaluate environmental conditions without the construction of the project. There would be no construction-related short-term impacts with the No-action Alternative, nor would there be long-term impacts associated with urban development. Land management for agricultural grazing use would continue with limited stormwater runoff control, ongoing soil erosion, and habitat dominated by invasive plant species. This large centrally positioned land would not be developed according to the Kaua'i General Plan and Lihue Community Development Plan, and its ongoing undeveloped state would provide few future benefits to the County of Kaua'i.

3.2 Alternative Project Buildout – 2002 Golf Course & Residential Community

Under the Alternative Project Buildout, the Applicant would pursue the development of the previously planned golf course and residential community. In comparison to the master planned residential community, the 2002 plan calls for an 18-hole golf course, golf clubhouse, driving range, and tennis facility alongside a residential community comprised of single-family homes and condos.

The Draft EIS will evaluate environmental conditions which would result with the previously planned golf course community. There would be construction-related short-term impacts and long-term impacts associated with urban development. Land management would introduce stormwater runoff control, limit soil erosion in a landscaped golf community. The project would involve water use, wastewater generation, traffic and community access control. This large centrally positioned golf community would satisfy some elements of the Kaua'i General Plan and Lihue Community Development Plan. Limited new residential development and the golf course would provide some benefits to the County of Kaua'i.

3.3 Alternative Location

The Applicant currently owns the project site and plans to increase homeownership opportunities in the central Līhu'e District. The Alternative Location option would seek an alternative location on Kaua'i to develop the master planned residential community. An effort to identify an alternative location would eliminate the applicant from continuing interest in achieving the objective of introducing new homeownership opportunities in the central Līhu'e District. This alternative would delay the County's efforts to provide critical housing in the coming decade in the vicinity of the central Līhu'e District.

The Draft EIS will evaluate environmental conditions which would result from the Alternative Location. There would be no on-site construction-related short-term impacts and long-term impacts associated with urban development, as these would occur at a different site. At an Alternative Location, the project would involve water use, wastewater generation, traffic and community access control. The Alternative Location would not implement the guiding policies of the Kaua'i General Plan and Līhu'e Community Development Plan which call for a mixed-use community at the current site. The alternative residential development would provide benefits to the County of Kaua'i, depending upon the location.

3.4 Deferred Action

The Deferred Action Alternative would delay the start of construction for the Hanamā'ulu Village project. Under this alternative, the delivery of critical housing in the central Līhu'e District would be delayed, and new housing units would not be available on the market and for residents until a later undetermined date. The alternative would eliminate the Applicant from continuing interest in achieving the objective of introducing significant new homeownership opportunities in the central Līhu'e District.

The Draft EIS will evaluate environmental conditions which would result from the Deferred Action Alternative. There would be no on-site construction-related short-term impacts in the near term, and no long-term impacts associated with urban development, as these would occur at a different time in the future. The Deferred Action Alternative would provide benefits to the County of Kaua'i in the future.

Environmental Setting

Chapter 4

Environmental Setting

This chapter provides an overview of the existing environmental setting within and in the vicinity of the project site. The Draft EIS will carefully analyze potential impacts to the existing environmental setting and identify mitigation measures to minimize potential impacts stemming from the project.

4.1 Climate

The climate on the Island of Kaua'i can be characterized as mild and subtropical. Overall, the conditions in Hanamā'ulu are warm and muggy, with extreme variability. The temperatures at the project site are very moderate with an average annual temperature of approximately 75 °F. The annual low temperature is typically 66 °F in February. The annual high temperature is around 84 °F in August.

The windward and northern regions of the Island of Kaua'i are typically wetter than the western and southern regions. The average annual rainfall at the project site is approximately 39 inches. Rainfall data at the project site identified June as the driest month, recording approximately 1 inch of rainfall and January being the wettest month, recording approximately 5.3 inches of rainfall. The winds on the Island of Kaua'i consist of primarily trade winds from the east, with average wind speed in the project site being 13-16 miles per hour (mph) (Weather Spark, 2025).

4.2 Geology, Topography, Soils

The project site is located in Hanamā'ulu on the Island of Kaua'i. The Island of Kaua'i is comprised of a single, now-extinct volcano, known as Mount Wai'ale'ale. According to the U.S. Geological Survey (USGS) Geology and Groundwater of Kaua'i, Mount Wai'ale'ale became extinct approximately 3.8 million years ago. As Mount Wai'ale'ale approached the extinction stage, and lava supply began to decrease and eruptions became less frequent, the summit of the shield collapsed and formed a broad caldera that is the largest recorded caldera throughout the Hawaiian Islands. As volcanic activity decreased, the island was exposed to long periods of erosion that led to the creation of rugged mountain interiors, deeply incised valleys, and coastal plains that can be seen in the landscape today (Macdonald, 1960).

The project site is located along the Hanamā'ulu bluff with a cliff forming the edge of the property. The upland portion of the project site is generally flat, ranging in elevations from approximately 95 feet above mean sea level (msl) at the edge of Kapule Highway and gently slopes down to approximately 50 feet above msl at the edge of the coastal bluff. The face of the bluff contains a steeper slope and descends approximately 40 feet above msl to sea level. The overall slope of the project site is approximately 1-5%, with the steepest slopes forming the bluff along the edge of the Hanamā'ulu Beach Park. *Figure 4-1* shows the topography of the site.

4.3 Soils

The physical attributes of Hawai'i's soils and the relative productivity of different Hawai'i soil types for agricultural production purposes are addressed in three (3) studies: (1) the U.S. Department of Agriculture Natural Resource Conservation Services (NRCS) Soil Survey, (2) the University of Hawai'i Land Study Bureau (LSB) Detailed Land Classification; and (3) the State of Hawai'i Department of Agriculture's, Agricultural Lands of Importance to the State of Hawai'i (ALISH) system. Soil information for the project site is summarized below.

Natural Resource Conservation Service Soil Survey:

According to the NRCS Soil Survey for the Island of Kaua'i, the project site is comprised of the following soil series (see *Figure 4-1*):

- **Līhu'e silty clay.** The Līhu'e silty clay series covers the majority of the project site. The soil series consists of deep, well drained soils that formed in material weathered from basic igneous rock. Soils are located on low elevations from sea level to 800 feet on uplands northeast of Līhu'e town. Soils have slow to rapid runoff depending on slope and moderately rapid permeability. Typically, the Līhu'e series is utilized in sugarcane production. Other uses include pineapple, pasture, truck crops and orchard agriculture.
- **Mokulē'ia clay loam.** The Mokulē'ia clay loam series consists of well drained soils that formed in recent alluvium deposited over coral sand. However, the Mokulē'ia clay loam soils covering the wetlands area of project site are poorly draining soils, leading to the marshy conditions expected for this area.
- **Koloa stony silty clay.** The Koloa series consists of moderately deep, well drained soils with low to medium runoff. These soils were historically utilized to produce irrigated sugarcane.
- **Mokulē'ia fine sandy loam.** The Mokulē'ia sandy loam series consists of well drained soils that formed in recent alluvium deposited over coral sand. These soils are found on the coastal plans of the Islands of O'ahu and Kaua'i. Historically, the soils were utilized for irrigated sugarcane, truck crops, and pasture.
- **Fill land.** Fill land is material used to fill in low spots, holes, or change the elevation of land.
- **Rock outcrop.** Rock outcrop is a visible exposure of bedrock or other geologic formations at the Earth's surface. The rock outcrop is found along the south end of the site, along the bluff.
- **Hanalei silty clay.** The Hanalei series consists of somewhat poorly drained to poorly drained soils. Within the project site, Hanalei silty clay soils are found under the wetlands. The poor drainage of the soil allows for the marshy conditions of the wetlands (USDA, 2001).
- **Beaches.** The Beaches soils consist of excessively drained soils overlapping with beach landforms.
- **Rough broken land.** Rough broken land is a term used to designate the areas of steep and broken slopes (Smies, E.H. and Bean., W.C., 1915). These lands are found along the south end of the project site, along the bluff.

Land Study Bureau Detailed Land Classification:

The LSB classification system classifies soils based on a productivity rating. Letters indicate class of productivity with A representing the highest class and E the lowest. The project site contains lands primarily classified as B- or C-rated soils, with small portions classified as D- and E-rated soils (*Figure 4-2*).

Agricultural Lands of Importance to the State of Hawai'i:

The ALISH system classifies important agricultural lands as Prime, Unique, or Other Important Agricultural Land. The project site contains lands classified as “Prime” and “Other Important Agricultural Land” (*Figure 4-3*). Prime lands are defined as “land which has the soil quality, growing season, and moisture supply needed to produce sustained high yield of crops economically when treated and managed according to modern farming methods”. Other Important Agricultural Land is defined as “land other than Prime or Unique Agricultural Land that is also of statewide or local importance to agricultural use” (USDA, 2008).

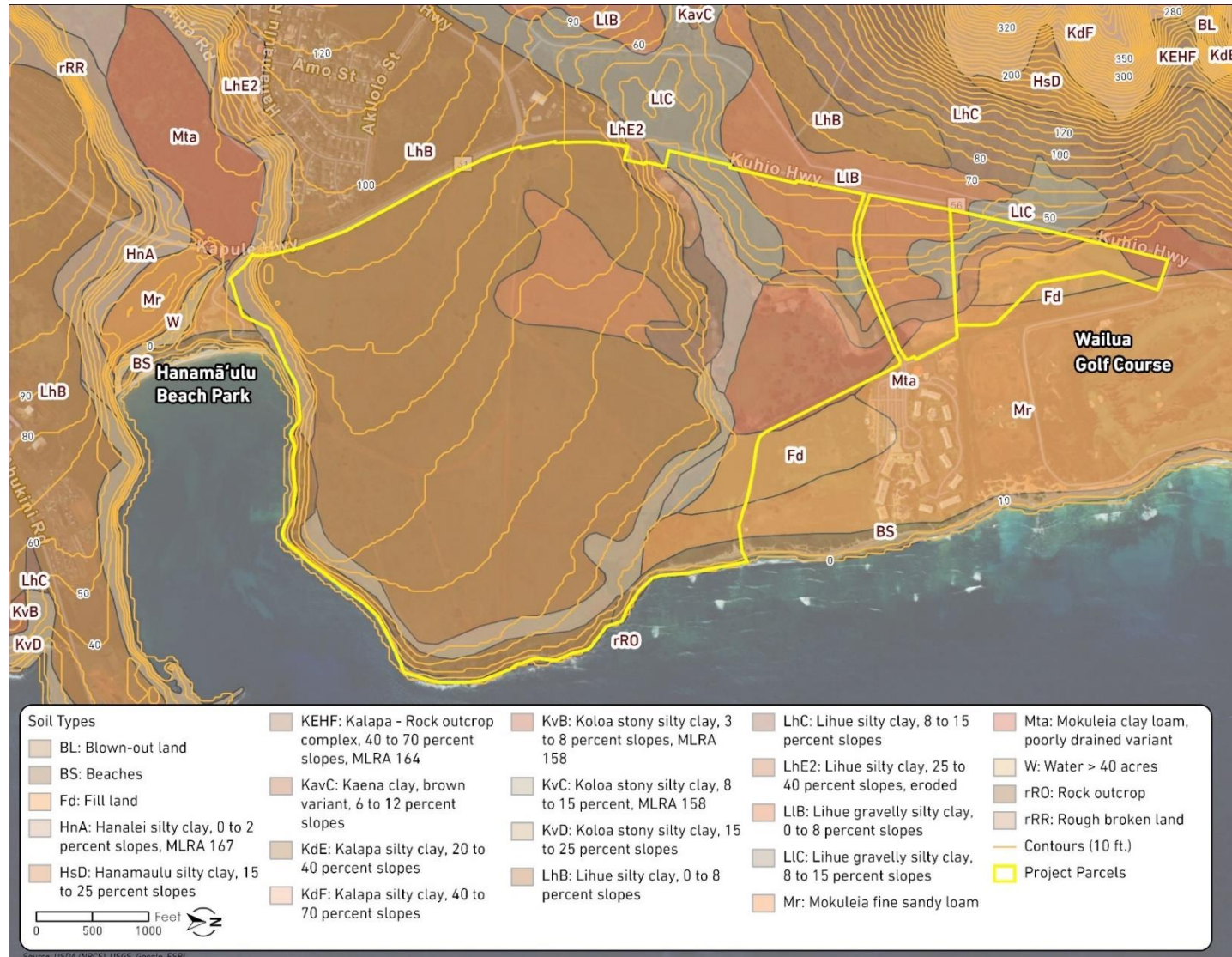


Figure 4-1

Topography and Soils



Figure 4-2

Land Study Bureau Soils Ratings



Figure 4-3

Agricultural Lands of Importance to the State of Hawai'i (ALISH)

4.4 Surface Waters & Drainage

A Surface Water Quality Assessment was completed by AECOS in March 2025. The project site was previously owned by the Lihue Plantation Company and utilized as sugar cane and pastureland. Today, the project site is fallow or used for cattle and horse pasture. The former irrigation system which diverted water from the Wailua River, Kapa'a Stream, Anahola Stream, and the Hanalei River has fallen into a state of disrepair although some features have been repurposed to manage stormwater runoff.

Kawailoa Stream (State ID No. 22010) flows east to west through the project site (*Figure 4-4*). The upper reaches of Kawailoa Stream is located in the uplands of the Kalepa Range and flows through the project site to Nukoli'i Beach, north of Hanamā'ulu Bay. Portions of the stream are surrounded by marshy wetland areas that formed from the construction of berms used to isolate sugar cane fields from stream runoff (*Figure 4-5*). A man-made ditch was constructed adjacent to Kauai Beach Road and discharges water from Kawailoa Stream into the Pacific Ocean at Nukoli'i Beach (*Figure 4-6*). Coastal wetlands and ponds form to the south of the manmade ditch (*Figure 4-7*).

The Draft EIS will evaluate potential effects on surface waters. If fill in or near the identified surface waters is required, a Department of the Army permit issued by the USACE may be required and jurisdictional boundaries will be determined.

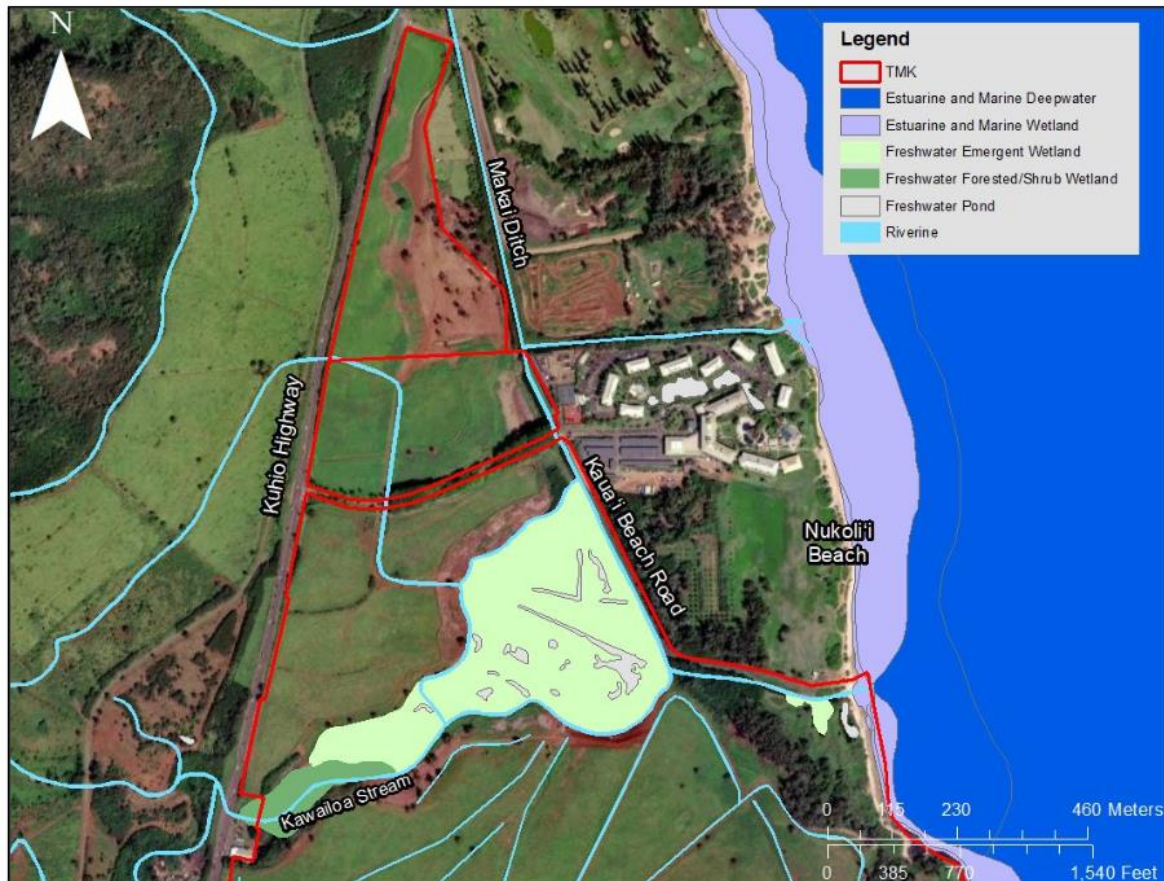


Figure 4-4

National Wetlands Inventory Map - Kawailoa Stream



Figure 4-5

Berms Confining Flow From Kawaiioa Stream



Figure 4-6

Manmade Ditch Along Boundary at Kauai Beach Road



Figure 4-7 Coastal Wetland and Ponds Along Boundary at Kauai Beach Road

4.5 Groundwater Resources/Hydrogeology

On the Island of Kaua'i, rainfall is the source of fresh water, and much of the rainfall infiltrates into the ground due to the island's underlying volcanic rock and residual soils. Therefore, most of the drinking water on the Island of Kaua'i comes from large groundwater bodies. Groundwater on Kaua'i occurs as basal groundwater, groundwater restrained between impermeable vertical rock structures (dikes), and perched groundwater on horizontal impermeable beds. The most extensive is the basal freshwater lens, which floats on seawater under much of the island.

The County of Kaua'i DOW adopted by ordinance the Water Use and Development Plan Update (WUDP) dated June 2024. The WUDP provides an integrated approach to land use planning and water resource development and provides an estimate of anticipated future water demand projections based on County land use/zoning policies and water use rates for the Aquifer System Areas (ASYA) on the Island of Kaua'i.

On the east side of the island, the Hanamā'ulu ASYA (20102) serves the communities of Līhu'e, Hanamā'ulu, and Puhi. The Hanamā'ulu ASYA is bound by the south fork of the Wailua River and Kilohana Crater on the north, the Pacific Ocean on the east, and the Hā'upu Mountain Range on the south. Average annual rainfall over the Hanamā'ulu ASYA ranges from 50 inches per year along the coast to 160 inches in the mountains, and the sustainable yield is 27 million gallons per day (MGD). There are 27 production wells in the ASYA: one agriculture, 13 municipal, two domestical, three industrial, and eight irrigation wells. With current production wells, there is approximately 1.27 MGD being pumped from Hanamā'ulu ASYA, approximately 4.7% of the sustainable yield. Most reported pumping from the Hanamā'ulu ASYA is from the perched zone, followed by the basal zone.

In 2004, in support of the previous project, an on-site well was constructed and tested (EWM 1, Well ID: 2-0020-003). Test results revealed a sustainable yield of 300 gallons per minute (gpm) with a maximum draw of 400,000 gallons per day (gpd). In 2023, the well was retested for water quality and capacity and revealed the well has a probable maximum sustainable yield of 250 gpm for 20 hours each day, with a total of 300,000 gpd. The WUDP categorizes the on-site well for Agriculture – Livestock & Pasture and no pumpage has been reported. According to the DOW records, the project site is not served by the County water system.

According to the WUDP, by the year 2035, the water demand in the Hanamā‘ulu ASYA is projected to increase to approximately 6.35 MGD, approximately 24% of the sustainable yield. The projected water demand indicates that there is availability for more water to be pumped from the aquifer without impairing the utility or the quality of the water resource.

To support the project, the existing well and additional water source capacity will need to be developed. Preliminary plans evaluate the construction of two new potable on-site wells. Two new on-site wells will ensure the village is equipped with sufficient water for both domestic and fire water storage and as backup for emergency purposes. The location and designs of new wells will be carefully analyzed to consider water supply reliability and quality, feasibility, environmental and cultural impacts, and water rights. Further discussion of the water source and evaluation of groundwater resources will be addressed in the Draft EIS.

4.6 Natural and Manmade Hazards

Earthquakes:

Throughout the State of Hawai‘i, earthquakes are a result from volcanic activity occurring on the Island of Hawai‘i (HVO, 2023). In the case of a large earthquake (magnitude of 5.0 or higher), the Island of Kaua‘i may experience some of the residual effects from seismic tremors, including ground shaking or settlement. The most recent earthquake activity was recorded on February 9, 2024, with the Island of Kaua‘i experienced shaking due to a 5.9 magnitude earthquake on the Island of Hawai‘i (Napuunooa, 2024). Overall, the risk of damages due to earthquakes on the Island of Kaua‘i is low, and it is more likely the island experiences mild shaking or tremors as a result of earthquakes occurring on Hawai‘i Island.

Hurricanes and Tropical Storms:

Hurricanes and tropical storms are both categorized as tropical cyclones, which are warm-core storms that originate over tropical waters with well-defined centers of closed surface wind circulation. A hurricane is a tropical cyclone that sustains surface winds of 64 knots (74 mph) or more. Tropical storms are categorized as an organized system of strong thunderstorms with defined circulation and maximum sustained winds of 39-73 mph (NOAA, 2015).

Hurricanes are considered to be relatively rare events in the Hawaiian Islands. Records reveal that strong wind storms have struck all major Hawaiian Islands. The first officially recognized hurricane in Hawaiian waters was Hurricane Hiki in August 1950. Since that time, five hurricanes have caused serious damage in Hawai‘i: Nina (1957), Dot (1959), ‘Iwa (1982), Estelle (1986), and ‘Iniki (1992).

Hurricane ‘Iniki is considered one of the most destructive hurricanes in the history of the United States. On September 11, 1992, Hurricane ‘Iniki moved northward over the Hawaiian Islands to cross the Kaua‘i Coast in the Waimea area. While each of the Hawaiian Islands were affected by heavy surf and

strong winds, the Island of Kaua'i suffered the brunt of the damages, with almost the entire island being affected. An estimated 14,350 homes were damaged, with 5,152 suffering major damage and 1,421 being destroyed. 100 individuals were injured and there were seven casualties. Total economic destruction is estimated to be \$1.8 billion dollars (DOC, 1993).

Hurricanes and tropical storms in recent years have not caused damage on a similar magnitude in Hawai'i. However, with rising global temperatures, Hawai'i could experience a higher incidence of tropical storm events. In 2016, Tropical Storm Howard caused heavy rainfall on the Island of Kaua'i. In 2018, Hurricane Lane passed by the Hawaiian Islands as a weakening Category 5 hurricane, causing torrential rainfall on the Island of Kaua'i, resulting in flooding.

Flooding:

The project site is located in the Federal Emergency Management Agency's (FEMA) Flood Zone X, AE, and VE (*Figure 1-8*). The majority of the project site is located in Zone X, which represents areas with minimal flood hazards. Zone X is defined as areas determined to be outside the 500-year flood plain. A small portion along the northeastern boundary of Parcel 001, near the shoreline, is located in Zone AE. Zone AE indicates areas within the 100-year flood plain with a determined base flood elevation (BFE). The BFE represents the computed elevation to which floodwater is anticipated to rise. The BFE in this portion of the project site is seven feet closest to the shoreline and six feet further inland (*Figure 4-5*). The coastal bluff of Parcel 001 is located in Zone VE. Zone VE is defined as "areas subject to inundation by the 1-percent annual chance flood event with additional hazards due to storm-induced velocity wave action. The BFE for Zone VE is 11 feet.

Tsunami:

According to the Hawai'i Emergency Management Agency Tsunami Evacuation Zones map, the coastal edge of the project site is located in the tsunami evacuation zone and the low-lying areas surrounding Kawaihoa Stream is located in the extreme tsunami evacuation zone (*Figure 4-8*). The upper portion of the project site, closest to Kapule Highway, is located in the safe zone (*Figure 4-8*).

Since 1812, nine tsunamis have recorded significant damage on the Island of Kaua'i, with the most severe tsunami occurring in 1946, causing damage along Kaua'i's north shore (USGS, 2002). The Island of Kaua'i was most recently affected by a tsunami generated from Tohoku, Japan on March 11, 2011.

Wildfire:

In the State of Hawai'i, wildfires are most prominent in developed areas, alongside roadways, and near infrastructure that abuts undeveloped areas. Most wildfires that break out are caused by human error or arson especially near developed areas, power line right of ways, roadsides, and sprawling dry nonnative grasslands surrounding communities. Once ignited, wildfires can spread rapidly through and around residential areas, threatening both property and life. Wildfires in lesser developed areas, fallow agricultural lands, and in areas of higher elevation can also spread and threaten natural areas and native and protected species. (Hawai'i Wildfire Management Organization, 2018).

According to the Department of Land and Natural Resources (DLNR), Division of Forestry and Wildlife (DOFAW) Fire Management Program, the project site does not contain a wildfire risk rating (*Figure 4-9*).

Climate Change and Sea Level Rise:

Rapid anthropogenic climate change is a well-established fact within the scientific community. As a result of climate change, ice sheets are melting, adding volumes of warm water to the ocean driving up levels of the ocean (Sweet et. al, 2022). Nearly 30% of the population in the U.S. lives in coastal areas where sea level rise plays an active role in flooding, storm hazards, and beach narrowing and beach loss due to erosion. The impacts from anomalous sea level events (e.g., king tides, mesoscale eddies, storm surge) are also likely to increase with climate change.

In 2022, the National Oceanic and Atmospheric Administration (NOAA) published the Global and Regional Sea Level Rise Scenarios for the United States to update sea level rise projections through 2100 with up-to-date scientific research and measurements (Sweet et al. 2022). This report was an update to the 2017 Task Force report with projections of global mean sea level rise. In accordance with the updated NOAA report, the State of Hawai'i updated the Hawai'i Sea Level Rise Vulnerability and Adaptation Report in 2022 to incorporate updated research and projections to address sea level rise in Hawai'i. The Hawai'i Sea Level Rise Vulnerability and Adaptation Report identifies a range of sea level rise scenarios based on differing GHG emission pathways in the near-term and long-term future.

The coastal edge of the project site may experience flooding with 3.2 feet of sea level rise (*Figure 4-10*).

The Draft EIS will further evaluate the hazards described in this section, including applicable mitigation measures related to climate resilience, emergency preparedness, and compliance with County building codes.



Figure 4-8

Tsunami Inundation Zones



Figure 4-9

Wildfire Risk Rating



Figure 4-10

Sea Level Rise Exposure Area

4.7 Botanical Resources

A biological survey was completed by AECOS in February of 2025. The survey was conducted to identify flora and faunal resources within the project area. Results from the survey are summarized below.

4.7.1 Flora

The project area is comprised of four different vegetation zones: coastal strand, pasture, forest, and wetland (Figure 4-11). The coastal strand is dominated by 'aki'aki (*Sporobolus virginicus*), naupaka (*Scaevola taccada*), with an abundance of milo (*Thespesia populnea*) and tree heliotrope (*Tournefortia argentea*). Pasture areas are dominated by Guinea grass (*Megathyrsus maximus*), ruderal plants, and sparse occurrences of trees, mainly Java plum (*Syzygium cuminii*). The forest area, located between the pasture and the coastal vegetation, is comprised of species from both vegetation zones. The most common shrubs and trees in the forest area are ironwood (*Casuarina equisetifolia*), *Pluchea indica*, macaranga (*Macaranga tanarius*), milo, and naupaka. The wetland area is comprised of an interior zone and a makai zone (Figure 4-12). The interior zone is dominated by California grass (*Urochloa mutica*), with scattered umbrella sedge (*Cyperus involucratus*) and 'ahu'awa (*Cyperus javanicus*). The makai zone is dominated by a coastal wetland area comprised of 'aki'aki, seashore paspalum (*Paspalum vaginatum*), 'ae'ae (*Bacopa monnieri*), pickleweed (*Batis maritima*), kaluhā (*Bolboschoenus maritimus*), and hau (*Talipariti tiliaceum*).

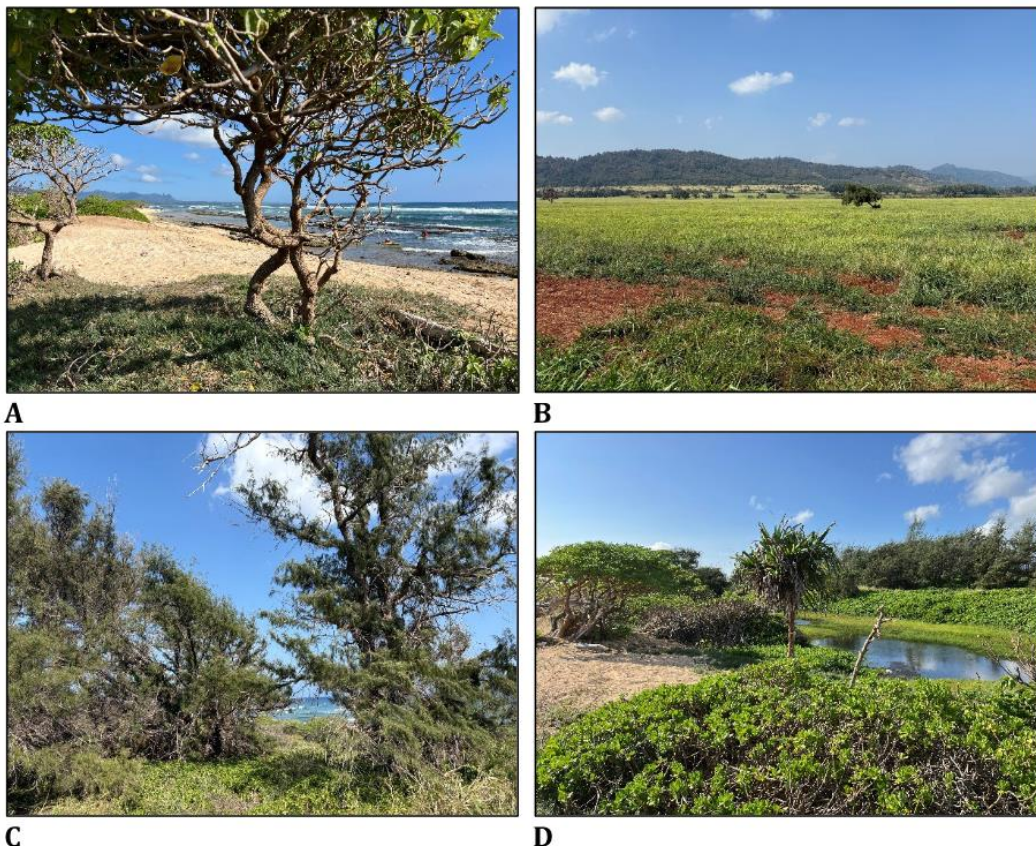


Figure 4-11 **Vegetation Zones: A) Coastal Strand; B) Pasture; C) Forest; D) Wetlands**
(Source: AECOS, 2025)

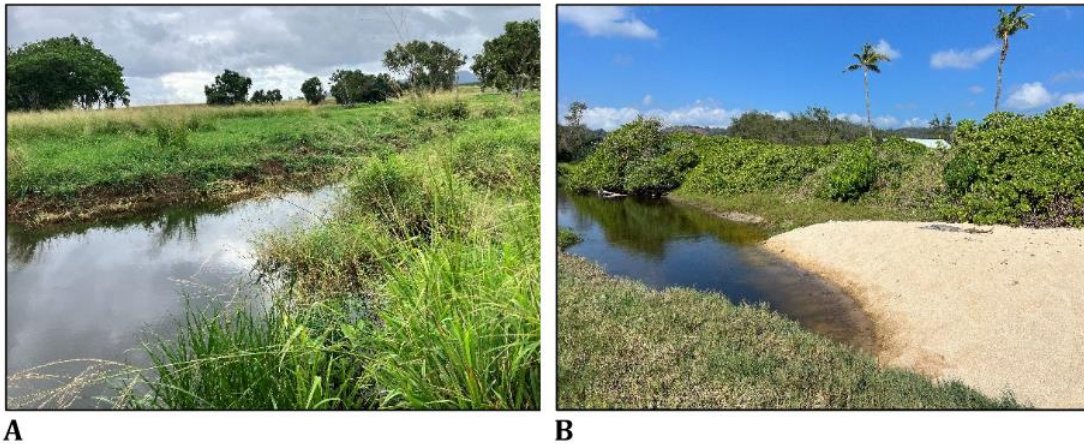


Figure 4-12

**Wetland Zones: A) Interior; B) Makai
(Source: AECOS, 2025)**

4.7.2 Fauna

Surface water features on the project site provide habitation for native estuarine animals and waterbirds. Native estuarine animals include the Liberty/Mexican molly (*Poecilia salvatoris*), Blackchin tilapia (*Sarotherodon melanotheron*), Rock crabs (*Cancridae*), and 'O'opu nākea (*amphidromous goby*), which are typically found in streams. Waterbirds observed foraging near the coastal wetlands include the Hawaiian duck or Koloa maoli (*Anas wyvilliana*), the Black-necked stilt or Ae'o (*Himantopus mexicanus knudseni*), 'Ālae ke'o ke'o or Hawaiian coot (*Gallinula galeata sandvicensis*), 'Auku'u or Black-crowned night heron (*Nycticorax nycticorax hoactli*), and the Hawaiian goose or Nēnē (*Branta sandvicensis*). These three waterbird species are endemic to Hawai'i and are protected under both the Federal and State endangered species statutes.

The upper portion of the project site provide habitation for mammalian species including the European house mouse (*Mus musculus domesticus*), Domestic dog (*Canis lupis familiaris*), Domestic horse (*Equus c. caballus*), Feral pig (*Sus s. scrofa*), and Domestic cattle (*Bos taurus*). None of the identified mammalian species are listed on the Federal and State endangered species list.

Bird species observed overflying the project site include a total of 240 individual birds from 27 different bird species and 20 separate families. Bird species include seabirds, waterbirds, and migratory birds. Bird species protected under the Federal and State endangered species statutes includes waterbirds identified as the Hawaiian duck or Koloa maoli (*Anas wyvilliana*), the Black-necked stilt or Ae'o (*Himantopus mexicanus knudseni*), 'Ālae ke'o ke'o or Hawaiian coot (*Gallinula galeata sandvicensis*), 'Auku'u or Black-crowned night heron (*Nycticorax nycticorax hoactli*), and the Hawaiian goose or Nēnē (*Branta sandvicensis*), a migratory bird, the Kōlea or Pacific golden-plover (*Pluvialis fulva*), and one seabird, the 'Ā (*sula*).

The Draft EIS will further evaluate potential effects to flora and fauna resources and identify appropriate mitigation measures to threatened and endangered resources.

4.8 Air Quality

The U.S. Environmental Protection Agency (EPA) established the National Ambient Air Quality Standards (NAAQS) per the requirements of the Clean Air Act (last amended in 1990) to protect public health and welfare and prevent the significant deterioration of air quality. These standards account for seven major air pollutants: carbon monoxide (CO), nitrogen oxides (NO_x), ozone (O₃), particulate matter smaller than 10 microns (PM₁₀), particulate matter smaller than 2.5 microns (PM_{2.5}), sulfur oxides (SO_x), and lead (Pb). The State of Hawai'i, Department of Health (DOH), Clean Air Branch (CAB) has also established State Ambient Air Quality Standards (SAAQS) for six of these air pollutants to regulate air quality statewide. The SAAQS for carbon monoxide and nitrogen dioxide are more stringent than NAAQS. Hawai'i also has a stringent standard for hydrogen sulfide (H₂S), which is a common odorous pollutant associated with wastewater treatment facilities.

Air quality in the State of Hawai'i is generally characterized as relatively clean and low in pollution. According to the State of Hawai'i Annual Summary 2023 Air Quality Data, air quality monitoring data compiled by the DOH indicates that the established air quality standards for all monitored parameters are consistently met throughout the State and on the Island of Kaua'i (DOH, 2024). DOH-CAB regularly samples ambient air quality at monitoring stations throughout the State and annually publishes this information. The DOH has one monitoring station on the Island of Kaua'i, in Niumalu, approximately 6.0 miles south of the project site, which monitors the air quality impacts from cruise ships. Air quality from the Niumalu Station suggests that all National and State air quality standards are currently being met.

Present air quality at the project site is primarily affected by natural, industrial, agricultural, and/or vehicular sources. As part of the Draft EIS, a greenhouse gas analysis will be prepared to evaluate the potential impacts on air quality and identify measures to mitigate impacts on the greater region.

4.9 Noise

Existing background ambient noise levels within the project site are largely attributed to motor vehicle traffic along the highways bordering the project site, including Kapule Highway on the west. The Wailua Motocross Track lies on the northeast border of the project site, across makai ditch, and is likely to produce background ambient vehicular noise. The noise levels around the project site are consistent with noise levels found in typical residential and school areas. As part of the Draft EIS, a noise study will be conducted to evaluate noise levels with the implementation of the project. Should noise levels approach or exceed the "maximum permissible" property-line noise levels, the Department of Health will be consulted with to mitigate potential impacts on the community.

4.10 Utilities and Infrastructure

A preliminary infrastructure assessment was completed by G70 in June 2025 to evaluate existing infrastructure capacity to serve the project. Existing infrastructure services are summarized below.

4.10.1 Water

According to the County DOW, the project site is not served by the County water system. The project site is equipped with an on-site well that is currently not in production. The well was constructed in 2004, in support of the previous project, and has a sustainable yield of 300 gpm with a maximum draw of 400,000 GPD. Most recent test results reveal that the well has a probable maximum sustainable yield of 250 gpm for 20 hours each day, with a total of 300,000 GPD.

To support the project, the existing well and additional water source capacity will need to be developed. Preliminary plans evaluate the construction of two new potable on-site wells. Two new on-site wells will ensure the village is equipped with sufficient water for both domestic and fire water storage and as backup for emergency purposes. The location and designs of new wells will be carefully analyzed to consider water supply reliability and quality, feasibility, environmental and cultural impacts, and water rights. Further discussion of the water source and offsite improvements including transmission, storage, and distribution will be analyzed in the Draft EIS.

4.10.2 Wastewater

According to the County of Kaua'i, Wastewater Management Division, the project site is not connected with the County wastewater system, and there are no existing sewer mains running beneath Kapule Highway. Notably, the Kauai Beach Resort, adjacent to the project site, is served by a private onsite WWTP.

A private onsite WWTP is planned to serve the project. The Draft EIS will further analyze the wastewater infrastructure to support the project.

4.10.3 Power and Communication System

Electrical overhead power lines powered by Kaua'i Island Utility Cooperative (KIUC) and telephone, and cable television lines operated by Spectrum and Hawaiian Telcom extend across the project site along Kūhiō Highway. The overhead lines are located on the project site side of the highway from.

The Draft EIS will further evaluate the availability of electrical power supply and communication systems to serve the project.

4.11 Traffic and Mobility Analysis

Access to the project site is provided via Kapule Highway and Kūhiō Highway (*Figure 4-13*). Kapule Highway is a two-way, two-lane arterial highway connecting the towns of Hanamā'ulu and Līhu'e. The highway is signalized at the intersection of Kūhiō Highway, where it continues north as Kūhiō Highway. Kūhiō Highway is a two-way arterial highway that extends from Līhu'e to East Kaua'i. Notably, Kūhiō Highway extends north at the intersection of Kapule Highway as a three-lane highway, with two lanes in the northbound direction and one lane in the southbound direction (*Figure 4-13*). During the morning peak hours, Kūhiō Highway is coned to provide a southbound contra-flow lane, resulting in two lanes in the southbound and one in the northbound.

The primary project driveway is located at the intersection of Kapule Highway and Kūhiō Highway (*Figure 4-13*). Kūhiō Highway (north and west legs) intersects Kapule Highway (south leg) along the project site. The east leg of the intersection serves as the driveway to the site (*Figure 4-13*).

The second point of access is from Kauai Beach Drive (*Figure 4-13*). Kauai Beach Drive is a two-lane local road extending west from Kūhiō Highway. The roadway is a stop-controlled T-intersection at the intersection of Kūhiō Highway. An exclusive left-turn storage lane and a median left-turn shelter lane is provided on the southbound route of Kūhiō Highway. Traveling northbound, a right-turn deceleration lane is provided along Kūhiō Highway. Notably, this roadway provides access to the Kauai Beach Resort and Nukoli'i Beach.

Roadways providing access to the project site do not contain sidewalks or bicycle facilities. Public transit services throughout the County of Kaua'i is provided by the County. Bus transit services operate from Hanalei to Kekaha, passing through the Līhu'e and Hanamā'ulu area, Monday through Saturday. Bus stops are located along Kūhiō Highway, west of the project site.

The Draft EIS will include a traffic assessment with updated traffic count data to evaluate traffic conditions and improvements, including but not limited to an additional driveway and highway improvements along Kapule and Kūhiō Highway to serve the project and existing Hanamā'ulu area. Coordination with the County Planning Department, DPW, Transportation Agency, and State DOT, Highway Division will be conducted to coordinate traffic improvements in alignment with regional mobility goals and address safety, accessibility, and operational conditions in the Līhu'e and Hanamā'ulu areas.



Figure 4-13

Existing Roadways

4.12 Demographics, Market, and Fiscal Analysis

The U.S. Census reported that the population of the County of Kaua'i was 73,298 in 2020 (USCB, 2020). The overall population increased by approximately 8% between 2010 and 2020 according to the 2020 U.S. Census. The project site is located in the U.S. Census Bureau's Hanamā'ulu Census Designated Place (CDP). In 2020, the Hanamā'ulu CDP population was 4,994 compared to 3,835 in 2010.

Table 4-1 below summarizes the population and characteristics of the Hanamā'ulu CDP compared to the County and State. The median age for the Hanamā'ulu CDP is 39.6. The 2023 5-year estimate reported 1,300 households in the Hanamā'ulu CDP with an average of 3.9 persons per household. The permanent population of Hanamā'ulu is very ethnically diverse, with about 12% of the population being Native Hawaiian or other Pacific Islander. The median income for a household in the Hanamā'ulu CDP was reported as \$80,094.

Table 4-1: Population Characteristics				
Area	Population (2020)	Median Age (Years)	Persons/ Household	Ethnicity (percent)
Hanamā'ulu CDP	4,994	39.6	3.9	White: 8.5% Asian: 54% Hawaiian: 12% Other/Mixed: 25%
County of Kaua'i	73,298	43.2	3.5	White: 31% Asian: 29% Hawaiian: 9.9% Other/Mixed: 30%
State of Hawai'i	1,455,271	41.4	3.38	White: 23% Asian: 37% Hawaiian: 11% Other/Mixed: 29%

Source: (USCB, 2023b)

According to the 2020 U.S. Census, the local economy within the Hanamā'ulu CDP is primarily based on accommodation and food services, followed by retail trade, educational services, public administration, transportation/warehousing/utilities, and finance/insurance/real estate. Within the Hanamā'ulu CDP, approximately 57% of the population is employed, 3.9% unemployed, and 37% not in the labor force (based upon the employment status of the population 16 years or older).

The Draft EIS will further evaluate how the project integrates into broader demographic and economic trends and how it contributes to community resilience, affordability, and fiscal sustainability.

4.13 Public Facilities and Services

Educational Facilities:

The State of Hawai'i Department of Education (DOE) runs the State's public schools. The Hanamā'ulu area is part of the DOE Kapa'a-Kaua'i-Waimea Complex subsection.

The following Kapa'a-Kaua'i-Waimea Complex, DOE public schools service the project site:

- Nawaikini New Century Public Charter School located at 3-1821 Kaumualii Highway in Puhi
- King Kaumuali'i Elementary School located at 4380 Hanamaulu Road in Hanamā'ulu
- Wilcox Elementary School located at 4319 Hardy Street in Līhu'e
- Chiefess Kamakahelei Middle School located at 4431 Nuhou Street in Puhi
- Kaua'i High School located at 3577 Lala Road in Līhu'e

Recreational Facilities:

There are many recreational facilities and public parks in the greater Hanamā'ulu region. They are run by the U.S. National Park Service, State DLNR, or County of Kaua'i Parks and Recreation.

Some of the parks closest to the project site are:

- Hanamā'ulu Beach Park to the south on Hehi Drive.
- Ahukini Recreational Pier State Park to the south on Ahukini Road.
- Peter Rayno Ballpark to the west near King Kaumuali'i Elementary School.
- Nukoli'i Beach Park off Kaua'i Beach Road.
- Kalepa Mountain Forest Reserve to the west and north.
- Hillcrest Park located to the south on Oni Oni Street.

Police Services:

The project site is located in the Kaua'i County Police Department, Līhu'e District. The Līhu'e District encompasses the south to the east side of the Island of Kaua'i, starting at Maluhia Tree Tunnel to Kukui Street in Kapa'a Town (a 16-mile stretch of roadway) and everything mauka to makai. Its officers operate from a central station in Līhu'e, located at 3990 Kaana Street, Līhu'e. The station is approximately 3.0 miles south of the project site.

Fire Services:

The Kaua'i County Fire Department protects the County from fire and fire hazards. The Department also provides emergency medical services, rescue services, extrication services, and emergency hazardous material mitigation. The Līhu'e Fire Station, Kaua'i County Fire Station #3, is located at 4223 Rice Street, Līhu'e, approximately 4.0 miles south from the project site.

Emergency Medical Services:

The Wilcox Medical Center services the Līhu'e-Hanamā'ulu community and is located in Līhu'e, approximately 2.5 miles south of the project site. Other health care facilities in the vicinity of the project site include The Queen's Health Care Center approximately 2.5 miles to the south, and Kaua'i Urgent Care approximately 4.0 miles to the south.

Solid Waste Management:

The County of Kaua'i Solid Waste Division operates one County landfill, Kekaha Landfill in Kekaha. There are also two solid waste transfer stations located around the island. The nearest transfer station is the Hanapēpē Transfer Station in Hanapēpē, located approximately 19 miles southwest from the project site.

The Draft EIS will analyze potential impacts to existing public facilities and services serving the Līhu'e and Hanamā'ulu area. Mitigation strategies to minimize disruptions to existing public facilities and services will be identified.

4.14 Archaeological Resources

A supplementary Archaeological Inventory Survey (AIS) will be conducted by Keala Pono to evaluate historic archaeological resources. As part of the AIS, Keala Pono completed a historical overview of land use and archaeology in Hanamā'ulu and Wailua ahupua'a in June of 2025. The report provides a historical background, a description of the study area, and presents the results of previous archaeological studies within and near the project site.

Several archaeological studies have been conducted within the vicinity of the project site as listed *Table 4-2*. Previous archaeological investigations identified precontact and early historic sites that are associated with transportation, opportunistic and more formalized agriculture, temporary and permanent habitation, burials, and ceremonial features. Collectively, the findings of previous archaeological and cultural investigations conducted within and in the general vicinity of the project site allow for a holistic portrayal of past land use and settlement patterns for lands within the Hanamā'ulu and Wailua ahupua'a and other contributing factors to the overall cultural landscape. Previously identified archaeological sites are shown in *Figure 4-14*.

Table 4-2: Previous Archaeological and Cultural Studies Conducted		
Year	Author	Type of Study
1931	Bennet	Survey
1990	Rosendahl	Archaeological Inventory Survey
1990	Walker and Rosendahl	Archaeological Inventory Survey
1991	Walker et al.	Archaeological Inventory Survey*
1994	Franklin and Walker	Archaeological Inventory Survey
1997	Hammatt et al.	Archaeological Inventory Survey
1999	Creed et al.	Archaeological Inventory Survey
2002	Corbin et al.	Archaeological Inventory Survey*
2003	Dega and Powell	Archaeological Monitoring
2003	Tome and Dega	Archaeological Monitoring
2004	Yorck et al.	Archaeological Inventory Survey
2006	Bell et al.	Archaeological Inventory Survey
2006	Creed et al.	Archaeological Inventory Survey
2014	Soltz et al.	Archaeological Inventory Survey
2015	Filimoehala et al.	Archaeological Inventory Survey

* Previous Archaeological and Cultural Studies Conducted within the project site.

In support of the previous plan for the construction of the golf course and residential community, an AIS was completed in 2002. The 2002 survey recorded several historic properties in the vicinity of the project site, with eight located within the project site (*Figure 4-14*). These historic resources are identified as apre-contact wall and terrace (SIHP 01839), a historic retaining wall (SIHP 01840), a historic road (SIHP 01841), remnants of Kou Wharf (SIHP 01843), a railroad bridge (SIHP 01846), a drainage ditch (SIHP 02235), a habitation complex (SIHP 02066), and a historic trash dump (SIHP 02068). Other historic plantation-era sites such as an irrigation complex, cemetery, Ahukini Landing, and a railroad bridge have been documented throughout the region and a pre-contact dune burial area is also located nearby.

The 2002 AIS report is pending approval by SHPD. A supplementary AIS will be completed in support of Draft EIS.



Figure 4-14

Previously Recorded Archaeological Sites

4.15 Cultural Resources

4.15.1 Cultural Impact Assessment

A Cultural Impact Assessment (CIA) was prepared by PHRI Inc. in 2001 in support of the previously planned project. Cultural practices identified within and immediately adjacent to the project site were associated with the immediate shoreline area and inshore waters. These practices primarily involve a variety of marine resource exploitation activities and recreational activities including:

- (a) Collection of shoreline resources such as hā'uke'uke (edible sea urchins), limu (edible seaweeds), and 'opihi (limpets),
- (b) Different forms of fishing for a variety of species, and
- (c) Collection of shoreline, or strand, resources such as pili grass and wild spinach.

Traditionally, native Hawaiians often buried the dead in sand. Given the location of the site along shoreline, informants identified the potential for intact or previously disturbed burials to be present along the project shoreline.

An updated CIA will be completed for the Hanamā'ulu Village project. The Draft EIS will present the findings of the CIA to identify and evaluate potential impacts on cultural resources of Native Hawaiians or other ethnic group.

4.15.2 Ka Pa'akai O Ka 'Aina Analysis:

A Ka Pa'akai O Ka 'Aina Analysis, will be completed to examine the project's potential effect on or impairment of valued cultural, historical, or natural resources in the project site, including traditional and customary native Hawaiian rights. The Ka Pa'akai Analysis is based on the Hawai'i Supreme Court's decision in *Ka Pa'akai v. Land Use Commission*, 94 Hawai'i 31, 74, 7 P.3d 1068, 1084 (2000), which sets forth the State's (and its agencies') duty to protect traditional and customary practices and resources under the Hawai'i Constitution. Under the *Ka Pa'akai v. Land Use Commission*, prior to an agency taking action that may impact native Hawaiian traditional and customary practices, the agency must make specific findings of fact and conclusions of law as to:

1. *The identity and scope of valued cultural, historical, or natural resources in the subject land, including the extent to which traditional and customary native Hawaiian rights are exercised in the subject land;*
2. *The extent to which those resources, including traditional and customary native Hawaiian rights, will be affected or impaired by the proposed action; and*
3. *The feasible action, if any, to be taken by the agency to reasonably protect native Hawaiian rights if they are found to exist.*

A Ka Pa'akai Analysis will be completed as part of the Draft EIS. The Ka Pa'akai Analysis will carefully evaluate potential impacts on native Hawaiian traditional and customary practices.

4.16 Visual Resources

The project site does not contain scenic viewplanes or corridors. However, notable sites of natural beauty in the vicinity of the project site include the Kālepa Mountain Forest Reserve north of the project site and views of the coastline and ocean to the east of the project site. An expanded discussion on visual resources will be evaluated in the Draft EIS, including any potential impacts and mitigative measures

Potential Impacts and Mitigation Measures

Chapter 5

Potential Impacts and Mitigation Measures

The Draft EIS will include a description of the environment in the vicinity of the project as it exists before the project commencement. Potential effects to the natural and/or human environment from the project will be considered, along with indirect and cumulative impacts. Technical studies and investigations will describe existing conditions and provide an evaluation of potential impacts to the natural environment including flora and fauna resources, archaeological and cultural resources, and infrastructure including drainage, water, wastewater, and traffic. Public services and economic conditions will also be analyzed in the forthcoming Draft EIS. Potential impacts will be described as short-term, long-term and cumulative.

5.1 Short-Term Impacts

Short-term impacts will occur during the construction period. Noise from construction equipment, dust from grading, and erosion from grading and excavation are typical short-term construction related impacts. The ability to stage and store construction equipment and trucks on-site will help to minimize traffic impacts stemming from construction.

Short-term economic benefits anticipated during construction would include direct, indirect, and induced employment opportunities, material costs and excise taxes. These short-term economic benefits will extend over several years of project construction and will increase when multiplier effects are considered.

The Draft EIS will carefully evaluate the probable short-term impacts. Construction-generated impacts will be minimized and mitigated through adherence to Best Management Practices (BMPs), NPDES and construction permit requirements, and other relevant regulations. The types of BMPs and controls to be implemented during construction periods will be described in the forthcoming Draft EIS.

5.2 Long-Term Impacts

Long-term impacts are those probable changes that will occur during future occupancy of new homes and project operations at Hanamā'ulu Village. For each environmental and human resource category, the Draft EIS will include evaluate potential long-term impacts and identify mitigation measures to minimize potential impacts. The Draft EIS will more specifically assess the probable long-term impacts of the project.

Potential long-term effects to environmental resources and human resources will be addressed in the Draft EIS for numerous categories. The EIS assessment will cover the subjects of: climate; geology, topography and soils; surface waters, drainage and wetlands; groundwater resources/hydrogeology; natural and man-made hazards; archaeology and cultural resources; terrestrial biological resources; marine biology and ocean water quality; air quality and noise; traffic and transportation; civil infrastructure (roads, water supply, wastewater, drainage, utilities). As required, the Draft EIS will include supporting technical investigations prepared by subject matter experts.

5.3 Indirect and Cumulative Impacts

Cumulative effects are impacts that result from the incremental effects of an activity when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertake such other actions. Indirect impacts or secondary effects are impacts that are associated with an activity but do not result directly from the activity. Projects that exist or are planned in the region will be assessed for the potential to add to the direct and indirect (secondary) impacts resulting from the project. The Draft EIS will more specifically assess the probable indirect and cumulative impacts of the project.

Land Use Plans, Policies, and Controls



Chapter 6

Land Use Plans, Policies, and Controls

The EIS will include a discussion on the Hanamā‘ulu Village 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 project.

Federal

- Coastal Zone Management Act
- Title III of the American with Disabilities Act

State of Hawai‘i

- Environmental Review, HRS Chapter 343
- State Land Use Law, HRS Chapter 205
- Hawai‘i State Plan, HRS Chapter 226
- Coastal Zone Management Act, HRS Chapter 205A
- Hawai‘i Sustainability Plan

County of Kaua‘i

- Comprehensive Zoning Ordinance
- County General Plan
- Lihue Community Plan
- Kaua‘i Economic Development Plan Update

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Determination and Rationale

Chapter 7

Determination and Rationale

This EISPN has been prepared in support of the applications for State and County land use approvals for the Hanamā‘ulu Village project. The project will require amendments to the Līhu‘e Community Plan, Kaua‘i General Plan, County Zoning designation, and State Land Use District Boundary. Pursuant to HRS §343-5, the Applicant must first comply with the State of Hawai‘i environmental review procedures, before the County can act on an amendment to an existing County General Plan where the amendment would result in designations other than Agriculture, Conservation, or Preservation.

Often the environmental review process begins with the preparation of a draft environmental assessment (EA) and concludes in one of two ways. If the approving agency determines that a proposed action is not likely to have a significant effect on the environment, it issues a “finding of no significant impact” (FONSI) and directs the applicant to file the FONSI and a final EA with the Environmental Review Program (ERP). If the approving agency determines that a proposed action may have a significant effect, it instructs the applicant to prepare an EISPN and complete the environmental review process through the preparation and processing of an EIS.

However, as a result of the Hawai‘i State Legislature's passage of Act 172 in 2012, an approving agency may authorize an applicant to proceed directly to the preparation of an EISPN where the agency determines, through its judgment and experience, that an EIS is likely to be required.

HRS §343-5(e) provides that: “Whenever an applicant proposes an action specified by subsection (a) that requires approval of an agency and that is not a specific type of action exempt under Section 343-6, the agency initially receiving and agreeing to process the request for approval shall require the applicant to prepare an environmental assessment of the proposed action at the earliest practicable time to determine whether an environmental impact statement shall be required; provided that if the agency determines, through its judgement and experience, that an environmental impact statement is likely to be required, the agency may authorize the applicant to choose not to prepare an environmental assessment and instead prepare an environmental impact statement that begins with the preparation of an environmental impact statement preparation notice as provided by the rules. The final approving agency for the request for approval is not required to be the accepting authority.”

HAR §11-200.1-14(d) similarly permits an approving agency to authorize an applicant to proceed directly to the preparation of an EISPN where the agency determines, through its judgment and experience, that an EIS is likely to be required.

To determine whether a proposed action may have a significant effect on the environment, and therefore require an EIS, an agency must review the proposed action under the significance criteria set forth in HAR §11-200.1-13(b). In most instances, a proposed action will be determined to have a significant effect or impact on the environment if it is anticipated to cause one or more of the following:

- (1) Irrevocably commit a natural, cultural, or historic resource;

- (2) Curtail the range of beneficial uses of the environment;
- (3) Conflict with the State's environmental policies or long-term environmental goals established by law;
- (4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;
- (5) Have a substantial adverse effect on public health;
- (6) Involve adverse secondary impacts, such as population changes or effects on public facilities;
- (7) Involve a substantial degradation of environmental quality;
- (8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;
- (9) Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;
- (10) Have a substantial adverse effect on air or water quality or ambient noise levels;
- (11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;
- (12) Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies; or
- (13) Require substantial energy consumption or emit substantial greenhouse gases.

HAR §11-200.1-13(b).

Hanamā'ulu Village will meet the Island's critical need for housing inclusive of people of all generations, income levels, and backgrounds. In doing so, the project will provide over a thousand new housing units, neighborhood amenities, and supporting infrastructure. Given the scale of the project, the project could result in secondary impacts such as population changes or effects on public facilities and services including roadways, police and emergency services, and recreational facilities. The County of Kaua'i Planning Department has determined that the project may have a significant effect on the environment, and has directed the Applicant to prepare an EIS, and initiate the HRS Chapter 343 environmental review process through the preparation of this EIS Preparation Notice and conduct the required EIS Public Scoping Meeting.

Public Scoping Process

Chapter 8

Public Scoping Process

Pursuant to HAR §11-200.1-23, the public scoping process provides opportunities for agencies having jurisdiction or expertise and interested parties and individuals that may be affected by the Hanamā‘ulu Village project to review and comment on the potential environmental effects. Scoping serves as an opportunity to obtain input from the community, agencies and other stakeholders regarding the issues and resources they would like to see addressed and analyzed throughout the EIS process.

Publication of this EISPN in the State Office of Planning and Sustainable Development (OPSD) ERP *The Environmental Notice* initiated a 30-day public review and comment period. Agencies, organizations and individuals have an opportunity to make written comments regarding the scope of the Draft EIS and potential environmental effects from the development of the Hanamā‘ulu Village project. Substantive comments (defined as those pertaining to the scope of the EIS) will be responded to and included in the Draft EIS. Information collected during the scoping process will be incorporated into the Draft EIS to help to identify potential impacts and measures to mitigate impacts.

HAR §11-200.1-23 also requires the applicant to conduct a Public Scoping Meeting to be held during the 30-day EISPN comment period. The Public Scoping Meeting will be held on November 3, 2025 at the Outrigger Kauai Beach Resort & Spa. As part of the Public Scoping Meeting, the public is invited to attend the presentation on the project site to gain information on the project and provide comments on the scope of the EIS. Notification of Public Scoping Meeting was published and announced with the publication of this EISPN and in local news.

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Agencies and Parties Consulted

Chapter 9

Agencies and Parties Consulted

The following agencies, organizations, elected officials, and individuals have been notified of the EISPN publication and opportunity to provide written comments or attend the Public Scoping Meeting for the Hanamā'ulu Village project. Additional stakeholders may be identified during the scoping period. Comments received will be incorporated into the preparation of the Draft EIS.

Table 9-1: Parties Contacted for Early Consultation	
Federal Agencies	
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	
State of Hawai'i Agencies	
Department of Transportation, Highways Division, Kaua'i District	
Department of Transportation, Airports Division, Kaua'i District	
Department of Agriculture	
Department of Health, Clean Air Branch	
Department of Health, Clean Water Branch	
Department of Health, Safe Drinking Water Branch	
Department of Health, Solid and Hazardous Waste Branch	
Department of Health, Wastewater Branch	
Department of Hawaiian Home Lands	
Department of Education	
State of Hawaii Land Use Commission	
Department of Land and Natural Resources, Commission on Water Resource Management	
Department of Land and Natural Resources, Division of Forestry and Wildlife	
Department of Land and Natural Resources, Engineering Division	

Table 9-1: Parties Contacted for Early Consultation
Department of Land and Natural Resources, Land Division
Department of Land and Natural Resources, Land Division – Kaua'i District Office
Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Department of Land and Natural Resources, Historic Preservation Division
Department of Business, Economic Development & Tourism, Office of Economic Development
Department of Business, Economic Development & Tourism, Office of Planning and Sustainable Development
Office of Hawaiian Affairs
Kaua'i County Departments
Kaua'i County Housing Agency
Planning Department
Transportation Agency
Department of Water
Department of Public Works, Building and Engineering
Department of Public Works, Solid Waste
Department of Public Works, Wastewater
Department of Parks and Recreation
Kaua'i Fire Department
Kaua'i Police Department
Elected Officials
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; Arryl Kaneshiro
Community Institutions and Organizations
Hanamā'ulu Neighborhood Association (or equivalent named org)
Hanamā'ulu Business Association (or equivalent named org)
Kaua'i Housing Development Corporation

Table 9-1: Parties Contacted for Early Consultation
Permanent Affordable Living Kaua'i
Kaua'i Path (Ka Ala Hele Makālae)
Public Repositories
Hawai'i State Library, Hawai'i Documents Center
Lihue Public Library
Adjacent Landowners
DR Horton
Grove Farm
Kauai Beach Resort & Villas
Garden Isle Dream LLC
Kauai Fruit & Family Co

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Chapter 10

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