

Hoomalu Project

MARYANNE W. KUSAKA  
MAYOR



MATILDA A. YOSHIOKA  
HOUSING ADMINISTRATOR

KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

COUNTY OF KAUAI  
HOUSING AGENCY

4193 Hardy Street  
Lihue, Hawaii 96766  
Development (808) 241-6444  
CDBG/V-TDD (808) 241-6455  
Section 8 (HUD) (808) 241-6440  
FAX (808) 241-6456

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OFF. OF ENVIRONMENTAL  
QUALITY CONTROL

July 17, 1998

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 S. Beretania Street  
State Office Tower Suite 702  
Honolulu, Hi 96813

Dear Mr. Gill:

Subject: Finding of No Significant Impact (FONSI) for Project Ho'omalu,  
TMK (4) 3-3-6-ROAD (portion), Lihue, Kauai, Hawaii

The Kauai County Housing Agency has reviewed your comment letter dated May 29, 1998 and we enclose the information you request. As approving agency the Kauai County Housing Agency recommends a Finding of No Significant Impact.

We also enclose a completed OEQC Bulletin Publication Form and four copies of the Environmental Assessment. Please contact Mr. Jim Seitzahl at 241-6812 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Matilda A. Yoshioka".

Matilda A. Yoshioka,  
Housing Administrator

encs  
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AN EQUAL OPPORTUNITY EMPLOYER

81

1998-08-23-KA-FEA-Hoomalu  
Project

AUG 23 1998

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**FINAL**

REC. OF  
QUALITY

FINAL ENVIRONMENTAL ASSESSMENT

KAUAI COUNTY HOUSING AGENCY

LIHUE, KAUAI, HAWAII

PROJECT HO'OMALU

Prepared by

Jim Seitzahl, Project Manager  
Kauai County Housing Agency  
Telephone 241-6812  
FAX 241-6815

August 3, 1998

MARYANNE W. KUSAKA  
MAYOR



MATILDA A. YOSHIOKA  
HOUSING ADMINISTRATOR

KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

**COUNTY OF KAUAI  
HOUSING AGENCY**

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August 3, 1998

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 S. Beretania Street  
State Office Tower Suite 702  
Honolulu, Hi 96813

Dear Mr. Gill:

**Subject:** Finding of No Significant Impact (FONSI) for Project Ho'omalua,  
TMK (4) 3-3-6-ROAD (portion), Lihue, Kauai, Hawaii

The Kauai County Housing Agency has reviewed your comment letter dated May 29, 1998 and following is the information you request.

**RESPONSES TO YOUR COMMENT LETTER**

1. **Contacts:** Copies of notification letters to neighboring landowners are enclosed as is letter to Lihue Public Library.



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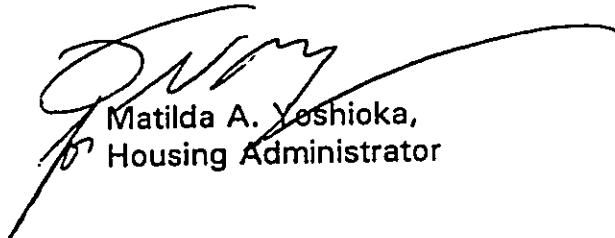
2. **Project Site:** The parcel size is 5.535 acres. State Land Use designation is "Urban" and county zoning is "Commercial General/Open/R-1/Special Treatment/Public". Current fee ownership is with Department of Transportation (DOT) and will be transferred to County of Kauai after subdivision and consolidation. This FONSI is a prerequisite for the subdivision and consolidation permit applications. Please see enclosed letters from DOT.  
  
The possibility of onsite hazardous materials is almost nill as no industrial or commercial activities have been conducted on this site. The comment was made in the context of the property being offered to the County in "as is" condition. If any hazardous materials should be discovered onsite, the County will comply with all state and federal environmental rules and requirements.
3. **Maps:** Area and regional maps are attached.
4. **Visual impacts:** Site now contains kukui and plumeria trees which will be relocated as required by construction and replanted. Additional shrub planting will be done around building upon completion. Our intention is to blend in with existing adjoining structures as fully as possible.
5. **Significance criteria:** see attached responses
6. **Permits and approvals:** Project Ho'omalulu will require consolidation and subdivision permits, class IV use permit, and rezoning prior to construction permitting. The consolidation application was filed on June 17, 1998, with the County Department of Planning. Approval is expected in about two months. Upon approval a subdivision of the parcel will be done. Use and Zoning applications will follow the subdivision application.
7. **Funding:** Total project funding is \$2,640,000 of which 50% is FEMA and 50% match from the County of Kauai and the private sector. Construction costs for the Center are budgeted at \$845,000.

Page Three  
OEQC  
August 3, 1998

As approving agency the Kauai County Housing Agency recommends a Finding of No Significant Impact.

We also enclose a completed OEQC Bulletin Publication Form and four copies of the Environmental Assessment. Please contact Mr. Jim Seitzzahl at 241-6812 if you have any questions.

Yours truly,



Matilda A. Yeshioka,  
Housing Administrator

encs  
c:\hoomalu\fonsi.lt2

OEQC BULLETIN PUBLICATION FORM

TITLE OF PROJECT: PROJECT HO'OMALU

LOCATION: ISLAND KAUAI DISTRICT LIHUE

TAX MAP KEY : (4) 3-3-6-ROAD (portion)

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PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY APPLICANT (OFFICE OF ENVIRONMENTAL QUALITY)

Applicable State or Federal Statute: X Chapter 343, HRS Chapter 205A, HRS NEPA (Federal Actions Only)

Type of Document: Draft Environmental Assessment (Negative Declaration anticipated) Draft EIS NEPA NOP; X Final Environmental Assessment (Negative Declaration) Final EIS NEPA Draft EIS; Final Environmental Assessment (EIS Preparation Notice) NEPA FONSI NEPA Final EIS

Type of Revision (if applicable): Revised Supplemental Addendum Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

APPROVING AGENCY OR ACCEPTING AUTHORITY: KAUAI COUNTY HOUSING AGENCY 4193 Hardy Street Lihue HI 96766

CONTACT: Jim Seitzzahl PHONE: 241-6812

PROPOSING AGENCY OR APPLICANT: KAUAI COUNTY HOUSING AGENCY 4193 Hardy Street Lihue HI 96766

CONTACT: Jim Seitzzahl PHONE: 241-6812

CONSULTANT: ADDRESS:

CONTACT: PHONE:

COMMENT PERIOD END DATE: June 8, 1998

BENJAMIN J. CAYETANO  
GOVERNOR



GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4100  
FACSIMILE (808) 586-4186

May 29, 1998

Matilda Yoshioka  
Kauai Housing Agency  
4193 Hardy Street  
Lihue HI 96766

Attn: Jim Seitzahl

Dear Ms. Yoshioka:

Subject: Draft Environmental Assessment (EA) for Project Ho'omalua, Lihue

A new administrative rule, signed into law 8-31-96, requires the applicant of any environmental assessment to place a copy in the public library closest to the project site. If this has been completed, indicate the date of document placement. If not yet done, please arrange to have this done as soon as possible, requesting library staff to place the document on reserve.

Note also that the term "negative declaration" has been replaced with Finding of No Significant Impact (FONSI). In addition please include the following in the final EA:

1. Contacts: Notify the nearest neighbors or neighboring landowners of the proposed project, allowing them sufficient time to review the draft EA and submit comments. Document all contacts in the final EA and include copies of any correspondence.
2. Project site: We have the following comments:
  - ▶ What is the parcel size?
  - ▶ What is the state Land Use designation and what is the county zoning?
  - ▶ Who is the fee owner? The 5-7-97 letter from the state Department of Transportation to Mayor Kusaka and her response make ownership of the parcel unclear.
  - ▶ The S-DOT letter of 5-7-97 also mentions the possibility of onsite hazardous materials. What is the status of this and what, if any are present,

May 29, 1998  
Matilda Yoshioka  
Page 2

corrective measures are planned?

3. Maps: In addition to the neighborhood map, include an area and a regional map.
4. Visual impacts: Include drawings or diagrams of the proposed buildings and any proposed landscaping that show the final appearance of the project.
5. Significance criteria: Include a discussion of findings and reasons, according to the significance criteria listed in HAR 11-200-12, that support the anticipated Finding of No Significant Impact (FONSI) determination. You may use the enclosed sample as a guideline.
6. Permits and approvals: List all required permits and approvals for this project and the status of each.
7. Funding: The total project cost is not given. Please disclose all state or county funds involved, including any federal funds flowing through the state or county.

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,

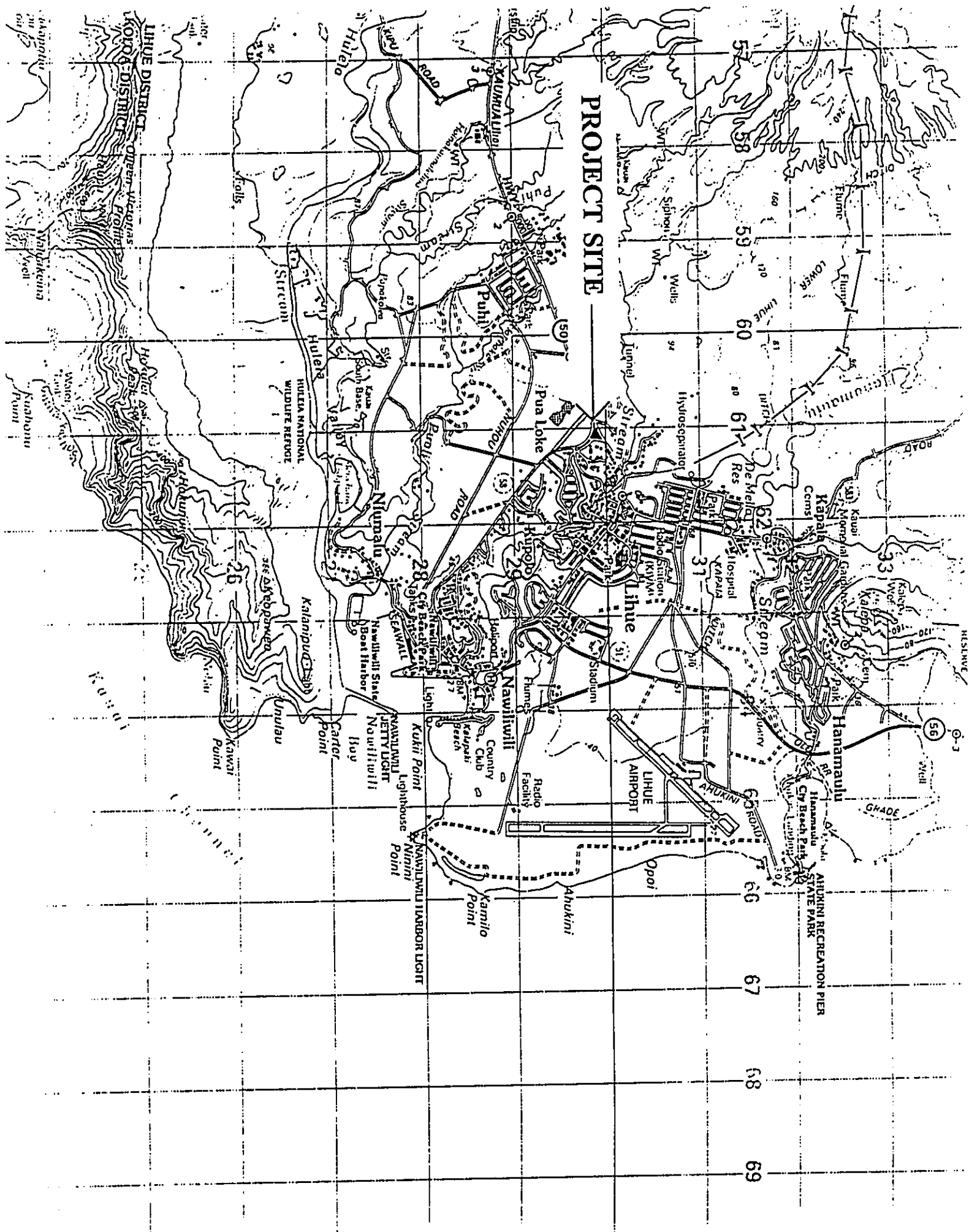


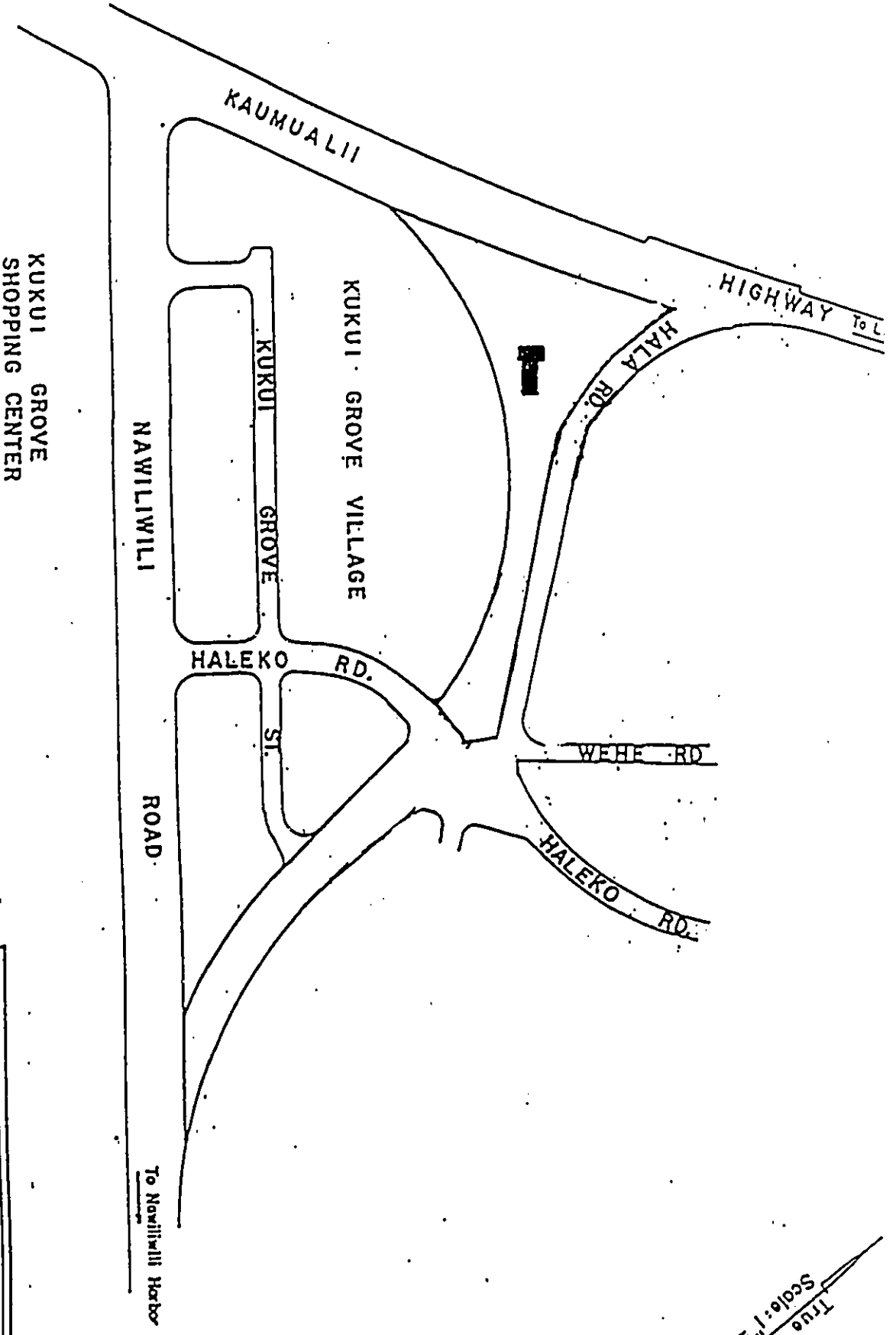
Gary Gill  
Director

enc.



PROJECT SITE





True North  
Scale: 1" = 300'

PROPOSED BUILDING LOCATION

|  |                                     |
|--|-------------------------------------|
| <p>COUNTY OF KAUAI<br/>DEPARTMENT OF PUBLIC<br/>Map Showing<br/>Portion of Old Nawiiliili<br/>Lihue, Kauai, Hawaii</p> | <p>SCALE: As Shown</p> <p>DA711</p> |
|--|-------------------------------------|

DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION  
SIGNIFICANCE CRITERIA

Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

As previously noted, no significant archaeological or historical sites are known to exist within the project area. Should any archaeologically significant artifacts, bones or other indicators of previous on-site activity be uncovered during the construction phase of development, their treatment will be conducted in strict compliance with the requirements of the Department of Land and Natural Resources (DLNR).

Curtails the range of beneficial uses of the environment.

Given the size and shape of the subject property, the fact that it has been used as a road for years, and that it is surrounded by commercial uses, the proposed project will increase the benefit to the environment. This will be due to reduced traffic and increased landscaped areas.

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 proposed development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National environmental Policy Act.

Substantially affects the economic or social welfare of the community or state;

The proposed project will provide a significant contribution to the safety of Kauai's citizens and their homes. The island has been struck by two large hurricanes in the past decade, with significant damage to property and the economy. The project will provide a resource center for the public, so they may be aware of available technologies and methods for hazard mitigation.

**Substantially affects public health**

Impacts to public health may consist of some air and noise problems during the construction period only. The long-term impacts will be positive, as strengthened homes and buildings will mitigate injuries or loss of life in the event of a major storm.

**Involves substantial secondary impacts, such as population changes or effects on public facilities**

The proposed project will have no secondary impacts on the Island population. There may be some positive effects on public facilities, in the sense that any "hardening" to reduce storm damage will be a benefit to the community.

**Involves a substantial degradation of environmental quality;**

The proposed project will have no negative effect on the environmental quality. The site is currently a partially paved roadway, with some landscaping. After completion of construction there will be less paving and more landscaping, which will improve the quality of the environment.

**Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;**

The proposed project is a single structure which will be adequate for its intended purpose for an indefinite length of time. There are no plans to expand the facility.

**Substantially affects a rare, threatened or endangered species or its habitat;**

No endangered plant or animal species are located within the project site.

**Detrimentially affects air or water quality or ambient noise levels;**

After construction is completed there will be no negative effect on air or water quality, or noise levels. There will be in fact a reduction of noise, as the street will be closed and not reopened. There will be an increase in permeable surface area to accommodate storm water absorption.

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, freshwater, or coastal waters.

Development of the property is compatible with the above criteria since there are not environmentally sensitive areas associated with the project and the physical character of the site has been previously disturbed by urban uses. As such, the property no longer reflects a "natural environment". Shoreline, valleys or ridges will not be impacted by the project.

Substantially affects scenic vistas and view planes identified in county or state plans or studies;

The proposed project will not impact any viewplanes in the area. The visual character of the site will change from existing roadway to a landscaped area surrounding the two story structure. The required parking for the project is already in place. The subject property is located outside the County's Special Management Area (SMA). The surrounding uses are parking, shopping, movie theater, and several office buildings.

Views of the area to be developed are not significant. The site is flat, and surrounded by existing structures. No scenic vistas or view planes will be impacted.

Requires substantial energy consumption.

Construction of the project will not require substantial energy consumption relative to other similar projects. After construction the facility will use substantially less energy than similar buildings, as it is planned to be a showcase for energy efficient fixtures, appliances, and methods of construction.

BENJAMIN J. CAYETANO  
GOVERNOR



98-06-05A11:00 RCVD

KAZU HAYASHIDA  
DIRECTOR  
DEPUTY DIRECTORS  
BRIAN K. MINAAI  
GLENN M. OKIMOTO

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
HIGHWAYS DIVISION  
RIGHT-OF-WAY BRANCH  
888 MILLANI STREET, SUITE 502  
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

HWY-RM  
3.73247

JUN 3 1998

Mr. Jim Seitzzahl  
Kauai County Housing  
4193 Hardy Street  
Lihue, Hawaii 96766

Dear Mr. Seitzzahl:

Subject: Lihue Road, WPGS Project No. 24-A and  
Wilcox Road, FASP No. S-254 (1)  
Request for Sample Quitclaim Deed

As requested, please find the attached sample of an approved  
Quitclaim Deed.

We are also confirming that the State will be updating the title  
search for the subject parcels and we will notify you of any  
encumbrances that should be added to the Quitclaim Deed. Once we  
have received the executed Quitclaim Deed, we will have our Legal  
Section review the document to approve as to form and then on to  
the Director for signature. Evidence of subdivision and  
consolidation application will be required before final  
recordation is submitted.

Should you have any questions or require further assistance,  
please call me at 587-2022.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dean K. Yogi".

DEAN K. YOGI  
Property Management Section

BENJAMIN J. CAYETANO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

JUN 16 1998

KAZU HAYASHIDA  
DIRECTOR

DEPUTY DIRECTORS  
BRIAN K. MINAII  
GLENN M. OKIMOTO

IN REPLY REFER TO:

HWY-RM  
3.73193

Ms. Matilda A. Yoshioka  
Housing Administrator  
County of Kauai  
4193 Hardy Street  
Lihue, Hawaii 96766

Dear Ms. Yoshioka:

Subject: Lihue Road, WPGS Project N. 24-A and  
Wilcox Road, FASP No. S-254 (1)  
Request to Extend Time for Site Transfer

Your request for an additional six-month extension to  
November 7, 1998, is approved.

Should you have any questions or require further assistance,  
please call Dean K. Yogi of my staff at 587-2022.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA  
Director of Transportation

c: Mayor Maryanne W. Kusaka

MARYANNE W. KUSAKA  
MAYOR



MATILDA A. YOSHIOKA  
HOUSING ADMINISTRATOR

KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

COUNTY OF KAUAI  
HOUSING AGENCY

4103 Hardy Street  
Lihue, Hawaii 96766  
Development (808) 241-6444  
CDBG/V-TDD (808) 241-6455  
Section 8 (HUD) (808) 241-6440  
FAX (808) 241-6456

June 15, 1998

Lihue Public Library  
4344 Hardy Street  
Lihue, Hi 96766

RE: Draft Environmental Assessment (EA) for Project Ho'omalua

Dear Sir:

Enclosed please find a copy of the Housing Agency's Draft EA for the referenced project. We request your staff place the document "on reserve".

Thank you for your assistance and if you have any questions please call me at 241-6812.

Yours truly,

Jim Seitzzahl,  
Project Manager

enc

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AN EQUAL OPPORTUNITY EMPLOYER



MARYANNE W. KUSAKA  
MAYOR



MATILDA A. YOSHIOKA  
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KENNETH N. RAINFORTH  
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FAX (808) 241-6456

June 15, 1998

Management Office  
Kukui Grove Center  
3-2600 Kaumualii Highway  
Suite 3001  
Lihue, HI 96766

Attn: Angela Morehead

RE: Draft Environmental Assessment (EA) for Project Ho'omaluu

Dear Ms. Morehead:

Enclosed please find a copy of the Housing Agency's Draft EA for the referenced project. Administrative rules of the Office of Environmental Quality Control require the Housing Agency notify nearest neighbors of our proposed project. Please review and if you have any questions or comments call me at 241-6812.

Yours truly,

Jim Seitzzahl,  
Project Manager

enc

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AN EQUAL OPPORTUNITY EMPLOYER

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FAX (808) 241-6456

June 15, 1998

Department of Water  
Lihue, Hi 96766

Attn: Bill Eddy

RE: Draft Environmental Assessment (EA) for Project Ho'omalu

Dear Bill:

Enclosed please find a copy of the Housing Agency's Draft EA for the referenced project. Please review and if you have any questions or comments please call me at 241-6812.

Yours truly,

A handwritten signature in cursive script that reads "Jim Seitzzahl".

Jim Seitzzahl,  
Project Manager

enc

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AN EQUAL OPPORTUNITY EMPLOYER

MARYANNE W. KUSAKA  
MAYOR



MATILDA A. YOSHIOKA  
HOUSING ADMINISTRATOR  
KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

COUNTY OF KAUAI  
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FAX (808) 241-6456

June 16, 1998

Department of Land  
and Natural Resources  
3060 Eiwa Street  
Lihue, Hi 96766

ATTN: Sam Lee

RE: Draft Environmental Assessment (EA) for Project Ho'omaluu

Dear Mr. Lee:

Enclosed please find a copy of the Housing Agency's Draft EA for the referenced project. We propose building a Resource Center on the road remnant parcel between Kukui Grove and the Department of Water in Lihue.

The administrative rules of the Office of Environmental Quality Control require we notify the neighboring landowners of this proposed activity. Please review and if you have any questions or comments please call me at 241-6812.

Yours truly,

  
Jim Seitzahl,  
Project Manager

enc

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AN EQUAL OPPORTUNITY EMPLOYER

MARYANNE W. KUSAKA  
MAYOR



MATILDA A. YOSHIOKA  
HOUSING ADMINISTRATOR  
KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

COUNTY OF KAUAI  
HOUSING AGENCY  
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CDBG/V-TDD (808) 241-6455  
Section 8 (HUD) (808) 241-6440  
FAX (808) 241-6456

June 15, 1998

Kaumualii Investment Co.  
2970 Kress Street  
Lihue, Hi 96766

RE: Draft Environmental Assessment (EA) for Project Ho'omalu

Dear Sir:

Enclosed please find a copy of the Housing Agency's Draft EA for the referenced project. We propose building a Resource Center on the road remnant parcel between Kukui Grove and the Department of Water in Lihue.

The administrative rules of the Office of Environmental Quality Control require we notify the neighboring landowners of this proposed activity. Please review and if you have any questions or comments please call me at 241-6812.

Yours truly,

  
Jim Seitzahl,  
Project Manager

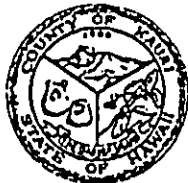
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AN EQUAL OPPORTUNITY EMPLOYER

MARYANNE W. KUSAKA  
MAYOR



MATILDA A. YOSHIOKA  
HOUSING ADMINISTRATOR

KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

COUNTY OF KAUAI  
HOUSING AGENCY  
4193 Hardy Street  
Lihue, Hawaii 96766  
Development (808) 241-6444  
TDD (808) 241-6808  
Section 8 (HUD) (808) 241-6440  
FAX (808) 241-6456

April 24, 1998

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 S. Beretania Street  
State Office Tower Suite 702  
Honolulu, Hi 96813

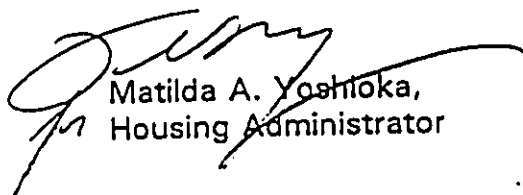
Dear Mr. Gill:

Subject: Draft Environmental Assessment (EA) for Project Ho'omaluu, TMK (4)  
3-3-6-ROAD (portion), Lihue, Kauai, Hawaii

The Kauai County Housing Agency has reviewed the draft environmental assessment for the subject project, and anticipates a negative declaration determination. Please publish notice of availability for this project in the May 8, 1998 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the draft EA. Please contact Mr. Jim Seitzzahl at 241-6812 if you have any questions.

Yours truly,

  
Matilda A. Yoshioka,  
Housing Administrator

encs  
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AN EQUAL OPPORTUNITY EMPLOYER

OEQC BULLETIN PUBLICATION FORM

TITLE OF PROJECT: PROJECT HO'OMALU

LOCATION: ISLAND KAUAI DISTRICT LIHUE

TAX MAP KEY : (4) 3-3-6-ROAD (portion)

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY APPLICANT

Applicable State or Federal Statute:

X Chapter 343, HRS Chapter 205A, HRS NEPA (Federal Actions Only)

Type of Document:

X Draft Environmental Assessment (Negative Declaration anticipated) Draft EIS NEPA NOP
Final Environmental Assessment (Negative Declaration) Final EIS NEPA Draft EIS
Final Environmental Assessment (EIS Preparation Notice) NEPA FONSI NEPA Final EIS

Type of Revision (if applicable):

Revised Supplemental Addendum Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

APPROVING AGENCY OR ACCEPTING AUTHORITY:

KAUAI COUNTY HOUSING AGENCY

ADDRESS:

4193 Hardy Street
Lihue HI 96766

CONTACT:

Jim Seitzzahl PHONE: 241-6812

PROPOSING AGENCY OR APPLICANT:

KAUAI COUNTY HOUSING AGENCY

ADDRESS:

4193 Hardy Street
Lihue HI 96766

CONTACT:

Jim Seitzzahl PHONE: 241-6812

CONSULTANT:

ADDRESS:

CONTACT:

June 8, 1998

COMMENT PERIOD END DATE:

PHONE:

CONDITIONS WHICH TRIGGERED THE EIS LAW: PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Use of State or County lands or funds<br>HRS 343-5(a)(1) | <input type="checkbox"/> Use of lands in the Waikiki Special District<br>HRS 343-5(a)(5)          |
| <input type="checkbox"/> Use of Conservation District Lands<br>HRS 343-5(a)(2)               | <input type="checkbox"/> Amendment to a County General Plan<br>HRS 343-5(a)(6)                    |
| <input type="checkbox"/> Use of Shoreline Setback Area<br>HRS 343-5(a)(3)                    | <input type="checkbox"/> Reclassification of Conservation Lands<br>HRS 343-5(a)(7)                |
| <input type="checkbox"/> Use of Historic Site or District<br>HRS 343-5(a)(4)                 | <input type="checkbox"/> Construction or modification of helicopter facilities<br>HRS 343-5(a)(8) |

OTHER CONDITIONS:

- Use of Special Management Area (City & County of Honolulu)
- Other\* \_\_\_\_\_

\* If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

---

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

The proposed project would involve construction of a building to serve as a Resource Center to house the Ho'omaluu program. The Resource Center would be constructed using products and techniques that exhibit and demonstrate sound and retrofitting techniques to avoid storm damage. "Open" construction techniques would be used that leave exposed framing and other structures in portions of the Resource Center to clearly demonstrate how construction and retrofitting should occur. To this end, the Resource Center itself would serve as a demonstration feature that is integral to the proposed education and training program. The Resource Center would also provide facilities for exhibiting and demonstrating products, demonstrating alternative construction methods, and providing training sessions and seminars. It would also be used for providing information related to incentives for use of sound construction and retrofitting techniques, information for consumers and professionals, information from recent and ongoing research and development, information on energy efficiency, and information on termite mitigation. The Resource Center building would have offices, a library, classrooms, and a display area. It would provide handicap access to all facilities. The Resource Center would be staffed by private industry with hours of operation convenient for public inspection. It would be located in the City of Lihue on the Island of Kauai at a site to be transferred to the County of Kauai from the State of Hawaii, Department of Transportation at the intersection of Kaumualii Highway, Old Nawiliwili Road, and Hala Road.

NOTE: Since the deadline for EIS submittal is so close to the publication date for the OEQC Bulletin, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.

**DRAFT**

**DRAFT ENVIRONMENTAL ASSESSMENT**

**KAUAI COUNTY HOUSING AGENCY**

**LIHUE, KAUAI, HAWAII**

**PROJECT HO'OMALU**

**Prepared by**

**Jim Seitzahl, Project Manager  
Kauai County Housing Agency  
Telephone 241-6812  
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**April 24, 1998**



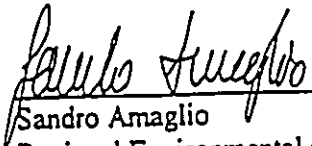
FINDING OF NO SIGNIFICANT IMPACT  
County of Kauai Housing Agency  
Ho'omalu (Blue Sky Hawaii) Project  
FEMA-0961-DR-HI  
Hazard Mitigation Grant Program-07

The County of Kauai Housing Agency, through the State of Hawaii, has applied to the Federal Emergency Management Agency (FEMA), Region IX, Hazard Mitigation Grant Program (HMGP) for assistance under Presidential Disaster (FEMA 0961-DR-HI). The purpose of the proposed project is to provide an educational program to increase public awareness and provide training in sound construction and retrofitting methods to withstand high winds and other natural hazards.

The proposed project would involve construction of a building to serve as a Resource Center to house the Ho'omalu program. The Resource Center would be constructed using products and techniques that exhibit and demonstrate sound construction and retrofitting techniques to avoid storm damage. "Open" construction techniques would be used that leave exposed framing and other structures in portions of the Resource Center to clearly demonstrate how construction and retrofitting should occur. To this end, the Resource Center itself would serve as a demonstration feature that is integral to the proposed education and training program. The Resource Center would also provide facilities for exhibiting and demonstrating products, demonstrating alternative construction methods, and providing training sessions and seminars. It would also be used for providing information related to incentives for use of sound construction and retrofitting techniques, information for consumers and professionals, information from recent and ongoing research and development, information on energy efficiency, and information on termite mitigation. The Resource Center building would have offices, a library, classrooms, and a display area. It would provide handicap access to all facilities. The Resource Center would be staffed by private industry with hours of operation convenient for public inspection. It would be located in the City of Lihue on the Island of Kauai at a site to be transferred to the County of Kauai from the State of Hawaii, Department of Transportation at the intersection of Kaumualii Highway, Old Nailiwili Road, and Hala Road.

Based upon the conditions of the information contained in the attached Environmental Assessment of potential impacts resulting from the above described project, and in accordance with FEMA's regulations in 44 CFR Part 10, environmental considerations, and Executive Orders 11988, 11990, and 12898, the following is concluded:

A Finding of No Significant Impact. An environmental impact statement will not, therefore, be prepared based on the fact that there will be no long-term adverse impacts on the natural environment resulting from this project. This Finding of No Significant Impact is based upon the conditions contained in the final Environmental Assessment.

 10/28/97  
Sandro Amaglio Date  
Regional Environmental Officer  
Region IX

**County of Kauai**

**Housing Agency**

**Ho'omalu (Blue Sky Hawaii) Project**

**FEMA 0961-DR-HI, HMGP 07**

**Environmental Assessment**

**Prepared by**

**The Federal Emergency Management Agency**

**Region IX**

**Presidio of San Francisco**

**Building 105**

**San Francisco, CA 94129**

**October 27, 1997**

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## 1.0 INTRODUCTION

The County of Kauai Housing Agency has applied to the State of Hawaii through the Federal Emergency Management Agency (FEMA), Region IX, Hazard Mitigation Grant Program (HMGP) for assistance under Presidential Disaster (FEMA 0961-DR-HI). This Environmental Assessment (EA) has been prepared according to the requirements of the National Environmental Policy Act (NEPA), in compliance with the Code of Federal Regulations (CFR) 44, Part 10. This section of the CFR requires that the FEMA take into account environmental considerations when authorizing or approving major actions and apply the NEPA guidelines for environmental studies.

Project Ho'omaluu (Blue Sky Hawaii) is intended to enhance public awareness and provide training for hazard resistant construction and retrofitting, especially to residents of the County/Island of Kauai, which received substantial damages from high winds resulting from Hurricane Iniki in September, 1992 (FEMA 0961-DR-HI). The goals of Project Ho'omaluu are to provide safer housing for citizens of the County of Kauai and protection of the State and County economic bases through mitigation of potential damage from future disasters by ensuring that residential structures are built or retrofitted in the best possible way to resist hazards such as high winds, fire, and floods. To meet these goals, the project would provide educational materials, training, and demonstration facilities on the Island of Kauai. Demonstration facilities would provide for exhibit of products and examples of their use, and exhibit of other methods for construction and retrofitting of existing structures to avoid storm damage. Training programs and seminars would also be provided in conjunction with these exhibits. Other key features of the program would include information referral services to sources of information and publications related to these goals, information on incentives to sound construction and retrofitting, consumer information, ongoing research and development, energy efficiency, and other issues such as termite mitigation.

## 2.0 PURPOSE AND NEED

The purpose of this project is to provide an educational program to increase public awareness and provide training in sound construction and retrofitting methods. This project is necessary because the Hawaiian Islands are subject to hurricanes and other strong storms with high winds and heavy rains. Hurricane Iwa struck the islands in November, 1981, and most recently, Hurricane Iniki struck the islands in September, 1992. Hurricane Iniki's damages were heavily focused on the Island of Kauai, resulting in substantial losses of personal property and threats to life. Much of the damage was the result of inappropriate construction that was subject to destruction by high winds. As a result of the likelihood of such storms in the future and ongoing, continuing repairs since Hurricane Iniki, there is a need to educate the public in methods of sound construction and retrofitting of existing structures to ensure that damages will be reduced or eliminated in similar, future storm situations. A broad-based program that provides for demonstration of products and techniques for sound construction and retrofitting, training in the application of these techniques, access to consumer information, data referral services and ongoing research, and access to related information that is directly or indirectly related to these types of mitigating measures would best meet these needs.

### 3.0 ALTERNATIVES ANALYSIS

Three alternatives have been identified for the proposed project: the no action alternative and two action alternatives. The no action alternative is Alternative 1. The County of Kauai Housing Agency's Proposed Action is Alternative 2.

#### 3.1 Alternative 1 - No Action

No action or implementation of any program would result under the No Action Alternative; therefore, proactive public education and training to reduce storm hazards would not occur. New construction within the County of Kauai would continue to comply with local Codes and Standards; however, the proposed education and training would not be readily available to the residents of Kauai. As a result, an increased threat to public safety and property would remain among the unformed public.

#### 3.2 Alternative 2 - County of Kauai Proposed Action

Alternative 2 (the Proposed Action) would involve construction of a building to serve as a Resource Center to house the Ho'omaluu program. The Resource Center would be constructed using products and techniques that exhibit and demonstrate sound construction and retrofitting techniques to avoid storm damage. "Open" construction techniques would be used that leave exposed framing and other structures in portions of the Resource Center to clearly demonstrate how construction and retrofitting should occur. To this end, the Resource Center itself would serve as a demonstration feature that is integral to the proposed education and training program.

The Resource Center would also provide facilities for exhibiting and demonstrating products, demonstrating alternative construction methods, and providing training sessions and seminars. It would also be used for providing information related to incentives for use of sound construction and retrofitting techniques, information for consumers and professionals, information from recent and ongoing research and development, information on energy efficiency, and information on termite mitigation.

The Resource Center building would have offices, a library, classrooms, and a display area. It would provide handicap access to all facilities. The Resource Center would be staffed by private industry with hours of operation convenient for public inspection. It would be located in the City of Lihue on the Island of Kauai at a site to be transferred to the County of Kauai from the State of Hawaii, Department of Transportation. This site is identified as Parcel S-1 adjacent to Kaunualii Highway and Old Nawiliwili Road on Figure 1. This site has already been disturbed by previous highway construction and use. Access to the site would be provided from Old Nawiliwili Road and/or the Plaza behind the parcel and across from Hala Road (Hala Road will be abandoned according to existing State of Hawaii, Department of Transportation plans).

### 3.3 Alternative 3 – Create Demonstration Facilities at Existing Buildings and Offices

This alternative is similar to Alternative 2; however, an existing, damaged building would be reconstructed and retrofitted in lieu of construction of a Resource Center. Examples of some structural methods for construction and retrofitting would be left exposed or otherwise made available for viewing by the public. Exhibit, demonstration, and training facilities would occur at existing County of Kauai offices. This alternative would allow for all of the features proposed under Alternative 2, but would not provide for complete integration of these features because they would occur at a variety of locations.

A specific location or building has not been identified for the reconstruction and retrofitting work. A building would be selected from available structures on the market that best met financial considerations for acquisition, location and access, and ability to serve as a demonstration facility. The building and project under this alternative would be selected so that it is not within a floodway, wetlands, or coastal hazard zone pursuant to FEMA guidelines. Structures on or eligible for the National Register of Historic Sites should not be considered for this program under Alternative 3. Use of existing office facilities of the County of Kauai would require scheduling and other logistical considerations to avoid conflicts with existing operations at those facilities.

## 4.0 AFFECTED ENVIRONMENT AND IMPACTS

The three alternatives are unlikely to result in substantial adverse impacts on the human or natural environment because they represent actions that would result in no or only minor physical disturbance of land in predisturbed sites with little or no direct impact offsite. The low level of disturbance further ensures that little or no indirect impacts would occur. This EA focuses on those resource areas where some, although minor level of impact may result, including Biological Resources; Geology, Seismicity, and Soils; Water Resources; Cultural Resources; and Socioeconomic/Safety issues. No other resource areas have been identified that would require further evaluation pursuant to NEPA because no other potentially significant effects have been identified.

### 4.1 Biological Resources

#### 4.1.1 Alternative 1 – No Action

The no action alternative would not directly affect biological resources, including threatened and endangered or otherwise sensitive species or habitats. This alternative could result in continuation of unsound construction techniques that are subject to damage by tropical storms, and therefore, result in indirect impacts on biological resources if existing structures are damaged by such storms. For example, these types of damages could result in projectiles from structures that could directly harm biological resources and that would not occur if the buildings were able to withstand the storms. Additional indirect adverse impacts on biological resources could result if erosion and sedimentation occurs from areas exposed and destabilized by damages to structures during storm

events. Although this would represent the status quo or existing condition on the Island of Kauai, the no action alternative does not provide an opportunity to improve conditions.

#### 4.1.2 Alternative 2 - County of Kauai Proposed Action

This alternative would result in construction of a facility, the Resource Center, on existing disturbed land in Lihue City (Figure 1). Historically, this area was pastureland. This land is a triangular-shaped parcel located between Kaumualii Highway, Old Nawiliwili Road, and Hala Road. The parcel is in a disturbed state supporting barren ground and ruderal (weedy) or otherwise general species that are not considered to be rare or otherwise sensitive. This site does not contain jurisdictional wetlands or other sensitive biological habitats. This alternative is unlikely to adversely affect any Federal or State-listed threatened or endangered species because no such species are expected to occur in this existing disturbed area. Therefore, this alternative would not result in adverse or significant impacts on biological resources.

#### 4.1.3 Alternative 3 - Create Demonstration Facilities at Existing Buildings and Offices

This alternative would involve the use of existing facilities for the most part, which would generally not adversely affect biological resources. Selection of a site with a building for reconstruction and retrofitting is unlikely to result in adverse impacts on biological resources because the site would have already been subject to disturbance when the original structure was built. Use of best management practices for construction would further ensure that indirect impacts on biological resources do not occur. It would be necessary to evaluate a specific location under this alternative prior to commitment of Federal funds with the potential need for a supplemental EA to confirm that no significant impacts on biological resources occur.

### 4.2 Geology, Seismicity, and Soils

#### 4.2.1 Alternative 1 - No Action

No action or implementation is proposed under the No Action Alternative; therefore, no potential short or long-term effects on geology or soils, or from seismicity would result from this alternative.

#### 4.2.2 Alternative 2 - County of Kauai Proposed Action

The Island of Kauai is of volcanic origin. The soil at the project site is classified as Lihue silty clay (LhB) (USDA, Soil Conservation Service 1972). This soil type is characterized as occurring on the tops of broad interfluvies in uplands. The surface layer is acid and the sublayer is slightly acid to neutral. Permeability is moderately rapid and runoff is low. The potential for seismic activity is considered to be low on Kauai; although more seismically active portions of the Hawaiian Island chain occur over 200 miles to the south on and near the Island of Hawaii (Armstrong 1983). This project will not adversely affect underlying geologic structures and it is unlikely to be adversely affected by seismic activity. Soil disturbance will be limited to the

predisurbed site and will not affect areas offsite. Therefore, no significant impacts on geology and soils, or from seismicity are expected to result from this alternative.

#### **4.2.3 Alternative 3 – Create Demonstration Facilities at Existing Buildings and Offices**

The use of existing facilities would not adversely affect geology or soils because there would not be any land disturbance. Although a specific location has not been identified, construction and retrofitting of an existing building would occur within the general footprint of the original building and is not expected to adversely affect geology or soils. As discussed above, this alternative is not expected to be in a seismic hazard area or subject to adverse impacts from seismicity. Although no significant impacts on geology or soils, or from seismicity are expected to result from this project, it would be necessary to evaluate a specific location under this alternative prior to commitment of Federal funds with the potential need for a supplemental EA to confirm that no significant impacts occur.

### **4.3 Water Resources**

#### **4.3.1 Hydrology/Water Quality**

##### **4.3.1.1 Alternative 1 - No Action**

No action or implementation is proposed under the No Action Alternative; therefore, no potential short or long-term effects on water resources, hydrology or water quality would result from this alternative.

##### **4.3.1.2 Alternative 2 - County of Kauai Proposed Action**

The Resource Center site consists of moderately permeable soils with slow runoff potential (USDA, Soil Conservation Service 1972). No surface water features exist onsite. Groundwater in this area is either basal water floating on salt water or water perched on ash, soil or alluvium and underlain with basal water (Armstrong 1983). The surrounding area has been largely developed with substantial paved areas and impermeable surfaces. Development of this site is not expected to substantially reduce groundwater recharge considering its small size and the extent of development surrounding the site. Surface water runoff would represent a minor contribution to the existing stormwater collection system and is not expected to result in adverse impacts on or offsite. Therefore, no significant impacts on water resources, hydrology or water quality are expected to result from this alternative.

##### **4.3.1.3 Alternative 3 – Create Demonstration Facilities at Existing Buildings and Offices**

The use of existing facilities would not adversely affect water resources, hydrology or water quality because there would not be any land disturbance. Although a specific location has not been identified, construction and retrofitting of an existing building would occur within the



general footprint of the original building and is not expected to adversely affect water resources, hydrology or water quality. Although no significant impacts on water resources, hydrology or water quality are expected to result from this alternative, it would be necessary to evaluate a specific location under this alternative prior to commitment of Federal funds with the potential need for a supplemental EA to confirm that no significant impacts occur.

#### **4.3.2 Executive Order 11988 - Floodplain Management**

##### **4.3.2.1 Alternative 1 - No Action**

In compliance with FEMA policy implementing Executive Order 11988, Floodplain Management, it has been determined that the no action alternative would not result in short or long-term effects associated with occupancy of or modification to floodplains, and in the direct or indirect support of development in a floodplain.

##### **4.3.2.2 Alternative 2 - County of Kauai Proposed Action**

The proposed action is not within or near a known coastal flooding area or a floodplain. Therefore, this alternative will not adversely affect a floodplain or result in adverse effects to other property or structures within a floodplain. In compliance with FEMA policy implementing Executive Order 11988, Floodplain Management, it has been determined that the proposed action would not result in short or long-term effects associated with occupancy of or modification to floodplains, and in the direct or indirect support of development in the floodplain.

##### **4.3.2.3 Alternative 3 - Create Demonstration Facilities at Existing Buildings and Offices**

Consideration of Executive Order 11988 for Alternative 3 would require a specific location. It is expected that a specific existing building would be readily available and selected that is not within a floodplain or coastal hazard zone. Therefore, in compliance with FEMA policy implementing Executive Order 11988, Floodplain Management, it has been determined that Alternative 3 would not result in short or long-term effects associated with occupancy of or modification to floodplains, and in the direct or indirect support of development in the floodplain as long as the specific site meets the above stated criteria. Selection of a site within a floodplain or other hazard zone would require additional review by FEMA pursuant to NEPA.

#### **4.3.3 Executive Order 11990 - Protection of Wetlands**

##### **4.3.3.1 Alternative 1 - No Action**

In compliance with FEMA policy implementing Executive Order 11990, Protection of Wetlands, it has been determined that the no action alternative would not result in short or long-term effects associated with the destruction or modification to wetlands and direct or indirect support of construction in wetlands, because wetlands would not be affected by no action.

#### 4.3.3.2 Alternative 2 - County of Kauai Proposed Action

In compliance with FEMA policy implementing Executive Order 11990, Protection of Wetlands, it has been determined that the proposed action would not result in short or long-term effects associated with the destruction or modification to wetlands and direct or indirect support of construction in wetlands, because wetlands are not present in the project area.

#### 4.3.3.3 Alternative 3 - Create Demonstration Facilities at Existing Buildings and Offices

Consideration of Executive Order 11990 for Alternative 3 would require a specific location. It is expected that a specific existing building would be readily available and selected that does not affect wetlands. In compliance with FEMA policy implementing Executive Order 11990, Protection of Wetlands, it has been determined that Alternative 3 would not result in short or long-term effects associated with the destruction or modification to wetlands and direct or indirect support of construction in wetlands, because wetlands would not be present in the project area. Selection of a site with wetlands that may be affected would require additional review by FEMA pursuant to NEPA.

#### 4.4 Cultural Resources

##### 4.4.1 Alternative 1- No Action

No action, implementation or construction is proposed under the No Action Alternative; therefore, no potential short or long-term adverse effects on cultural resources would occur under this alternative.

##### 4.4.2 Alternative 2 - County of Kauai Proposed Action

The proposed project site has been highly disturbed by previous activities and is unlikely to affect significant historic or cultural resources. A letter confirming this conclusion from the State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division is included in Appendix A. Therefore, this alternative is not expected to result in adverse effects on cultural or historic resources.

Should historic properties or cultural resources be encountered during construction, work should stop on the project, and FEMA and the State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division should be contacted to determine appropriate measures to mitigate for potential significant impacts prior to recommencing the work.

#### 4.4.3 Alternative 3 – Create Demonstration Facilities at Existing Buildings and Offices

The use of existing facilities would not adversely affect cultural or historic resources because there would not be any land disturbance. Although a specific location has not been identified, construction and retrofitting of an existing building would occur within the general footprint of the original building and is not expected to adversely affect cultural resources. If the property were a historic property, FEMA and the State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division should be contacted to determine its potential significance and the need for appropriate mitigation measures. Although no significant impacts on cultural or historic resources are expected to result from this alternative, it would be necessary to evaluate a specific location under this alternative prior to commitment of Federal funds with the potential need for a supplemental EA to confirm that no significant impacts occur.

A building for retrofitting should not be selected if it occurs on or is eligible for listing on the National Register of Historic Sites. Should historic properties or cultural resources be encountered during construction, work should stop on the project, and FEMA and the State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division should be contacted to determine appropriate measures to mitigate for potential significant impacts prior to recommencing the work.

#### 4.5 Socioeconomic/Safety

##### 4.5.1 Executive Order 12699 - Seismic Safety

###### 4.5.1.1 Alternative 1 - No Action

In compliance with Executive Order 12699, Seismic Safety, it has been determined that the no action alternative would not result in short or long-term adverse effects beyond the existing project baseline from seismic events because structures would not be affected by no action.

###### 4.5.1.2 Alternative 2 - County of Kauai Proposed Action

In compliance with Executive Order 12699, Seismic Safety, it has been determined that the proposed action would not result in short or long-term adverse effects beyond the existing project baseline from seismic events. This alternative would result in beneficial effects in that the new facility would be built to meet or exceed current codes to withstand seismic hazards, and it would demonstrate these methods to the general public in support of sound development and retrofitting elsewhere.

###### 4.5.1.3 Alternative 3 - Alternative Site Plan

In compliance with Executive Order 12699, Seismic Safety, it has been determined that Alternative 3 would not result in short or long-term adverse effects beyond the existing project baseline from seismic events. This alternative would result in beneficial effects in that the new

structures would be built to meet or exceed current codes to withstand seismic hazards, and it would demonstrate these methods to the general public in support of sound development and retrofitting elsewhere.

#### 4.5.2 Executive Order 12898 - Environmental Justice

##### 4.5.2.1 Alternative 1 - No Action

In compliance with FEMA policy implementing Executive Order 12898, Environmental Justice, the socioeconomic conditions and potential effects related to the no action alternative have been reviewed. The no action alternative would not differentially affect anyone in the project area and would not result in socioeconomic inequities to any groups or individuals.

##### 4.5.2.2 Alternative 2 - County of Kauai Proposed Action

In compliance with FEMA policy implementing Executive Order 12898, Environmental Justice, the socioeconomic conditions and potential effects related to the proposed action have been reviewed. The proposed action would not differentially affect anyone in the project area and would not result in socioeconomic inequities to any groups or individuals.

##### 4.5.2.3 Alternative 3 - Create Demonstration Facilities at Existing Buildings and Offices

In compliance with FEMA policy implementing Executive Order 12898, Environmental Justice, the socioeconomic conditions and potential effects related to Alternative 3 have been reviewed. Alternative 3 would not differentially affect anyone in the project area and would not result in socioeconomic inequities to any groups or individuals.

## 5.0 CONSULTATIONS, COORDINATION AND PERMITS

As discussed in Section 4.1, Biological Resources, the Proposed Action is not expected to affect threatened or endangered species, wetlands, waters of the United States, or other sensitive biological resources. Therefore, no coordination was deemed necessary with the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, or state agencies regarding these matters. The project is also not within the coastal zone and no coastal zone permits are required for it.

Copies of relevant correspondence from agencies and individuals consulted are provided in Appendix A. Coordination letters, phone communication or informal consultation were conducted with the following agencies:

State of Hawaii

Mr. Michael D. Wilson  
State Historic Preservation Officer  
Department of Land and Natural Resources  
State Historic Preservation Division  
33 South King Street, 6<sup>th</sup> Floor  
Honolulu, HI 96813

Mr. Kazu Hayashida  
Director of Transportation  
State of Hawaii  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

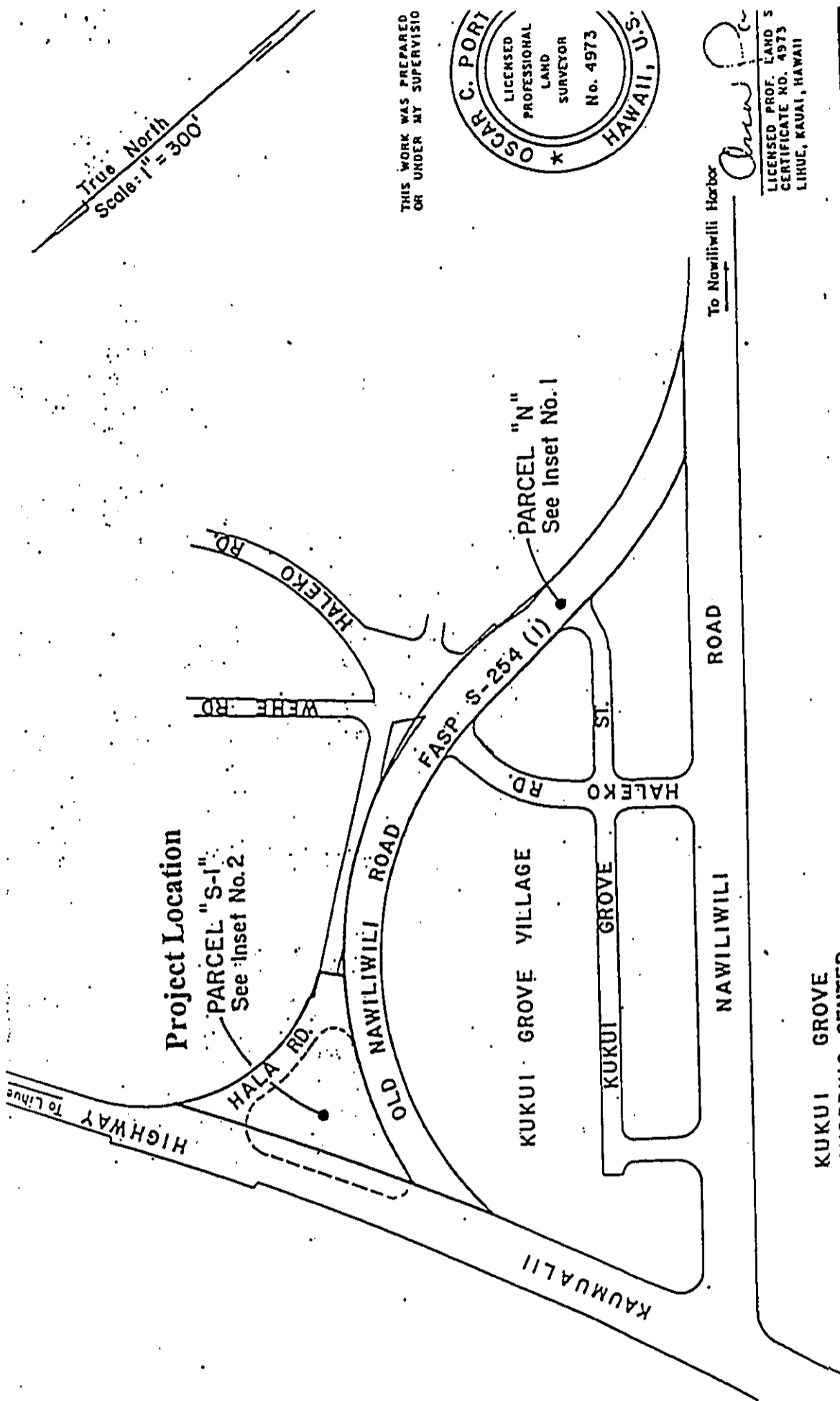
Local

Mr. Jim Seitzahl, Project Manager  
County of Kauai  
Housing Agency  
4193 Hardy Street  
Lihue, Hawaii 96766

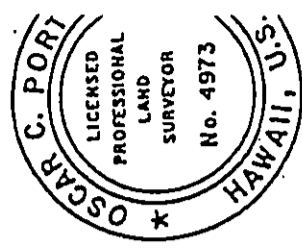
**6.0 REFERENCES**

Armstrong, R.W., Editor. 1983. Atlas of Hawaii, Second Edition. University of Hawaii Press.

U.S. Department of Agriculture, Soil Conservation Service. 1972. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. The Soil Conservation Service is now the Natural Resources Conservation Service.



THIS WORK WAS PREPARED  
OR UNDER MY SUPERVISIO



*[Signature]*  
LICENSED PROF. LAND S  
CERTIFICATE NO. 4973  
LIHUE, KAUAI, HAWAII

COUNTY OF KAUAI  
DEPARTMENT OF PUBLIC W

Map Showing  
Portion of Old Nawiliwili R  
Lihue, Kauai, Hawaii

SCALE: As Noted  
DATE: Jul

Figure 1. Project Location

APPENDIX A  
CORRESPONDENCE FROM AGENCIES  
AND INDIVIDUALS CONSULTED

EMMANUEL J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY  
Gilbert Coloma-Agaran

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

June 12, 1997

David N. Kennard  
Mitigation Specialist  
FEMA  
Building T-112 Stop 120  
Honolulu, HI 96858-5000

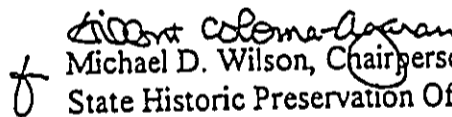
LOG NO: 19621 ✓  
DOC NO: 9706NM02

Dear Mr. Kennard:

SUBJECT: National Historic Preservation Act Review, Section 106 Compliance  
FEMA-00961-DR-HI, HMGP #0007  
Project Ho'omalu (Blue Sky- Hawaii)  
Lihue, Kauai

Thank you for submitting the information on this project. The area has been highly disturbed. Therefore, we concur with your determination that this project will have "no effect" on significant historic sites. If you have any questions, please call Nancy McMahon 742-7033.

Aloha,

  
Michael D. Wilson, Chairperson and  
State Historic Preservation Officer

NM:els



MARYANNE W. KUSAKA  
MAYOR



COUNTY OF KAUAI  
HOUSING AGENCY  
4103 Hardy Street  
Lihue, Hawaii 96768  
Development (808) 241-6444  
CDBG/V-TDD (808) 241-6455  
Section 8 (HUD) (808) 241-8440  
FAX (808) 241-6456

*original in -----  
faxed 5/9/97 9:13 am  
copy for file*

MATILDA A. YOSHIOKA  
HOUSING ADMINISTRATOR

KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

May 9, 1997

Dee Crowell, Planning Director  
Department of Planning  
County of Kauai

re: Project Ho'omalua

attn: Keith Nitta

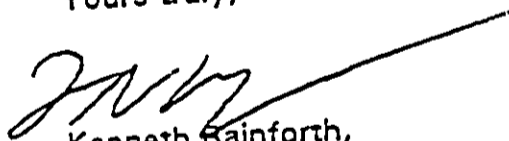
We are pleased to inform your office that the County of Kauai has finally been offered the old Nawiliwili Road property by the State Department of Transportation. I am enclosing a copy of their correspondence to the Mayor's office.

The Housing Agency will move forward as rapidly as possible to comply with the terms of the May 7 letter. We have initiated discussions with the County Engineer regarding the survey requirements.

We would appreciate your review and comments, especially for item number 5.

Please call me or Jim Seitzzahl (X812) if additional information is needed.  
Thanking you in advance,

Yours truly,

  
Kenneth Rainforth,  
Executive Assistant

enc

c:\hoomalu\plngsite.ltr



AN EQUAL OPPORTUNITY EMPLOYER

BENJAMIN J. CAYETANO  
GOVERNOR



COUNTY OF KAUAI  
HOUSING

KAUAI PLANNING  
DIRECTOR

DEPUTY DIRECTORS  
JERRY M. MATSUDA  
GLENN M. OKIMOTO

STATE OF HAWAII 07 MAY -9 AM 11:07  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097  
MAY 7 1997

IN REPLY REFER TO:  
HWY-RM  
3.17833

The Honorable Maryanne W. Kusaka  
Mayor, County of Kauai  
Mo'ikeha Building  
4444 Rice Street, Suite 235  
Lihue, Hawaii 96766

Dear Mayor Kusaka:

Lihue Road, WPGS Project No. 24-A and  
Wilcox Road, FASP No. S-254(1)  
Tax Map Key (4) 3-3-6-Road (portion)  
Project Ho'omaluu

We are pleased to be a part of the County of Kauai's Project Ho'omaluu and propose to transfer portion of the Old Nawiliwili Road as cross hatched on the enclosed tax map.

The proposed transfer is subject to the following conditions:

1. We must obtain approval from the Board of Land and Natural Resources.
2. The County shall comply with all applicable statutes, ordinances, rules, and regulations of the Federal, State, and County governments.
3. A minimum of a 120-foot right-of-way, as indicated on the enclosed tax map, must be maintained along Kaunualii Highway for future widening.
4. No direct vehicular access will be permitted from the subject portion of the old road to Kaunualii Highway.
5. The County shall be responsible for the subdivision and consolidation of the parcels, and for the preparation of the Land Court petition and the Quitclaim Deed.

The property is being offered "as is" and will be conveyed by Quitclaim Deed and relinquished subject to any encumbrances now of record. The State makes no warranty or representation about the suitability of the property for any particular use, the presence of any hazardous materials on, under or about the same, and the physical condition of the property and any improvements thereto.

The Honorable Maryanne W. Kusaka  
Page 2  
MAY 7 1997

HWY-RM  
3.71833

Furthermore, the State makes no warranties about its marketability and will not be responsible for clearing the property of occupants, structures, vegetation, and debris. Also, should the County no longer need the parcels for the use specified in the Quitclaim Deed, "roadway and hazard mitigation project," then the parcels will revert to the State.

This offer is also contingent upon the successful recordation of the Quitclaim Deed within one year from the date of this letter.

This offer to transfer the subject property is good for thirty (30) days from the date of this letter. If we do not receive your signed acceptance within the specified thirty (30) days time limit, then this offer will be null and void without any action on our part.

If this offer is acceptable, please have all owners of record sign the acceptance portion of this letter.

Please have your County Housing Agency coordinate with our Highways Division, Kauai District Office to define the boundaries of the property by contacting Mr. Steven Kyono, District Engineer, at 274-3115.

If you have any questions, please call Ms. Ann Shiigi at 587-2022 (Honolulu).

Very truly yours,



KAZU HAYASHIDA  
Director of Transportation

CERTIFIED MAIL-RETURN RECEIPT REQUESTED

Enclosure

c: County Housing Agency w/enclosure

Maryanne W. Kusaka  
Mayor



Robert D. Mullins  
Administrative Assistant

OFFICE OF THE MAYOR

VH0097.02

June 4, 1997

Mr. Kazu Hayashida  
Director of Transportation  
State of Hawaii  
Department of Transportation  
869 Punchbowl Street  
Honolulu, HI 96813-5097

Dear Mr. Hayashida:

Subject: Project Ho'omalua, Site Transfer  
Lihue Road, WPGS Project N. 24-A and  
Wilcox Road, FASP No. S-254 (1)  
Tax Map Key: (4) 3-3-6-Road (portion)

Thank you for your letter of May 7, 1997, with your conditional offer to transfer a portion of the Old Nawiliwili Road for the County's Project Ho'omalua. We have reviewed all five (5) conditions listed and desire to accept the offer to convey the property from the State of Hawaii to the County of Kauai.

Your letter requests that "all owners of record sign the acceptance portion of this letter" within the thirty (30) day time period you provided. We trust that my signature as Mayor is sufficient for you for the purpose of establishing the County's intent and commitment to acquire the property for our proposed Project Ho'omalua site. However, our acceptance must be contingent on the following limitations:

1. The County has concerns regarding Condition No. 4 which states "No direct vehicular access will be permitted from the subject portion of the old road to Kaunualii Highway." Mr. Steve Kyono, of your Kauai District Office, clarified that this condition will require the closure of the existing Hala Road. We request that this condition be reconsidered.
2. Pursuant to the Charter of the County of Kauai, the disposition of land is under the authority of the Kauai County Council. Your May 7, 1997, offer of conveyance was timely submitted by the Kauai County Housing Agency to the Council for introduction and consideration at the next available Council meeting

Mo'ikeha Building • 4444 Rice Street, Suite 235, Lihue, Kauai, Hawaii 96766  
Phone (808) 241-6300 • Fax (808) 241-6877

Mr. Kazu Hayashida  
June 4, 1997  
Page 2

held on May 28, 1997, see copy attached. The Council referred the conveyance matter to their June 4, 1997, Housing Committee Meeting where concerns regarding the closure of Hala Road were expressed. The matter of accepting your offer of conveyance was approved, provided that the administration request the State's reconsideration of Condition No. 4. The matter now moves back to the full Council for their final consideration at the next Council meeting scheduled for June 9, 1997.

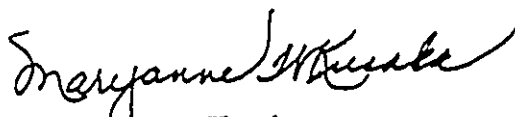
For the conveyance of land, both the Mayor and County Clerk execute deeds on behalf of the County of Kauai. However, the County Clerk cannot execute documents related to the conveyance of land until the Council has approved such conveyance. Therefore, the County Clerk is not able at this time to execute the offer acceptance portion of your May 7, 1997 letter.

Please accept my signature as adequate commitment for the County to proceed with the conveyance of the property. In addition, please provide the County with additional information regarding Condition No. 4 to permit us to understand your concerns for closing Hala Road and to work toward a mutually acceptable solution.

Please call Mr. Kenneth N. Rainforth of our Housing Agency at (808)241-6455 if you have any questions.

Thank you for your assistance with this matter.

With warmest aloha,



Maryanne W. Kusaka  
Mayor

cc: County Housing Agency

MARYANNE W. KUSAKA  
MAYOR



MATILDA A. YOSHIOKA  
HOUSING ADMINISTRATOR  
KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

COUNTY OF KAUAI  
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Development (808) 241-6444  
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Section 8 (HUD) (808) 241-6440  
FAX (808) 241-6456

WHOO 97.01

May 16, 1997

Honorable Chairperson Mary Thronas  
and Council Members  
Kauai County Council  
4396 Rice Street  
Lihue, Kauai, Hawaii 96766

Attention: Housing Committee Chair Kaipo Asing

Dear Chairperson Thronas:

SUBJECT: Request to Accept Project Ho'omalu Site From State of Hawaii

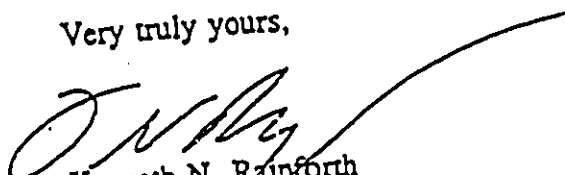
Ho'omalu, the County's hazard mitigation project associated with North Carolina's "Project Blue Sky," continues to move toward reality and gain both public and private support. Provided that FEMA approves the grant for matching funds (submitted via State Civil Defense in October 1996), the Housing Agency is confident that Project Ho'omalu will be developed and become a showplace to promote wind resistant construction technology and techniques, as well as energy efficient and termite resistant construction.

Attached is a letter from the State of Hawaii Department of Transportation indicating the terms of conveyance for the Nawiliwili Roadway remnant that the County desires to acquire as the site for the Project Ho'omalu Resource Center. Also attached is a reference map of the proposed site. The Housing Agency has requested assistance from Public Works and Planning to address the terms of conveyance.

The Kauai County Housing Agency requests the Kauai County Council to approve the transfer of title from the State to the County for the Nawiliwili Roadway remnant and to authorize the County Clerk to sign documents related to the transfer.

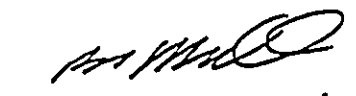
Thank you for your continued support of Project Ho'omalu.

Very truly yours,

  
Kenneth N. Rainforth  
Executive Assistant

CONCUR:



  
for Maryanne W. Kusaka  
Mayor

C-287-97  
AN EQUAL OPPORTUNITY EMPLOYER