

Maryanne W. Kusaka  
Mayor



Matilda A. Yoshioka  
Director

Kenneth N. Rainforth  
Executive on Housing

COUNTY OF KAUAI  
OFFICES OF COMMUNITY ASSISTANCE  
KAUAI COUNTY HOUSING AGENCY

'99 NOV 18 P2:38

November 17, 1999

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 S. Beretania Street  
State Office Tower Suite 702  
Honolulu, HI 96813

Dear Ms. Salmonson:

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

The Kauai County Offices of Community Assistance, Housing Agency has reviewed your comment letter dated October 4, 1999 and following is the information you request.

1. **Contacts:** Copies of notification letters to neighboring landowners are enclosed as is letter to Lihue Public Library. Agencies contacted during pre-consultation phase include County of Kauai Departments of Planning, Public Works, and Water.
2. **Permits and approvals:** Project Ho'omalua will require consolidation and subdivision permits, class IV use permit, and rezoning prior to construction permitting.



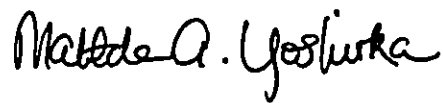
4193 Hardy Street, Lihue, Kauai, Hawaii 96766  
Section 8 (808) 241-6440 ■ Fax (808) 241-6456 ■ V-TDD (808) 241-6808  
Development (808) 241-6444 ■ Fax (808) 241-6815 ■ cok\_hsg@aloha.net

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OEQC  
November 17, 1999

As approving agency the Kauai County Offices of Community Assistance, Housing Agency recommends a Finding of No Significant Impact. We also enclose a completed OEQC Bulletin Publication Form and four copies of the Supplemental Environmental Assessment. Please contact Mr. Jim Seitzzahl at 241-6812 if you have any questions.

Yours truly,



Matilda A. Yoshioka,  
Director

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~~NOV 23 1999~~

**FILE COPY**

1999-12-23-KA-PEA-Hoomalu  
Project

DEC 23 1999

FINAL

**SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT**

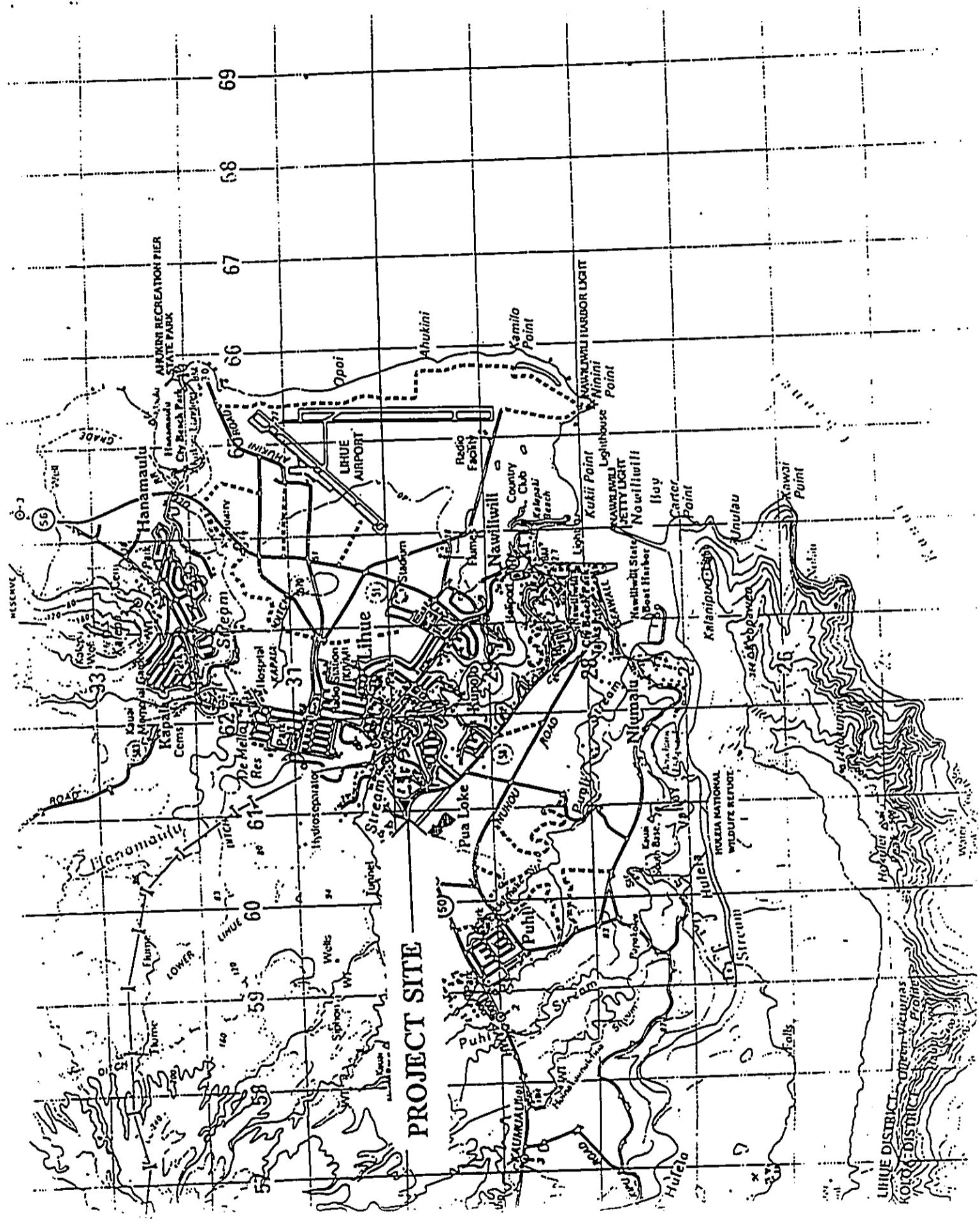
KAUAI COUNTY HOUSING AGENCY  
LIHUE, KAUAI, HAWAII

KAUAI COMMUNITY KITCHEN  
(PROJECT HO'OMALU)

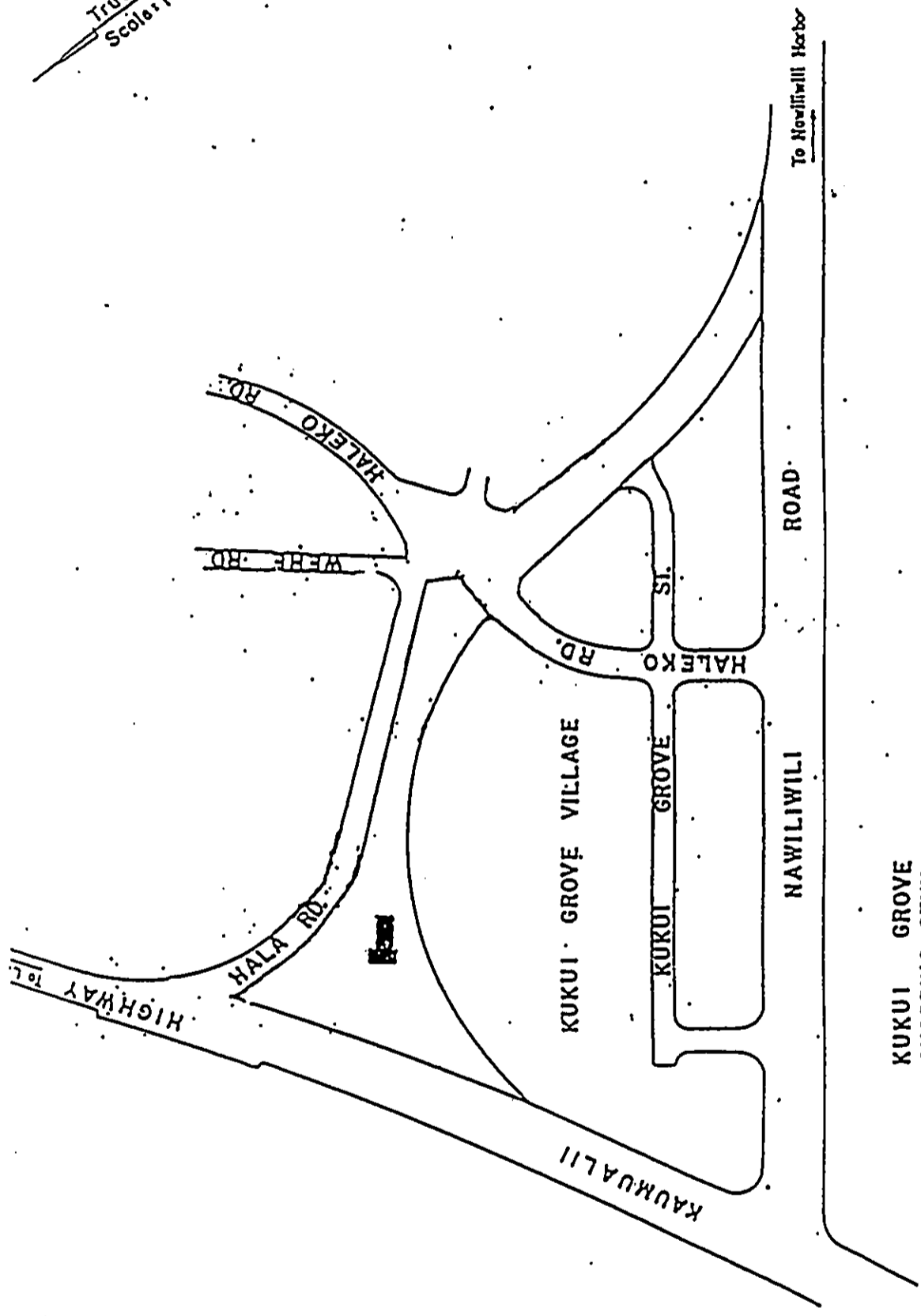
Prepared by

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

September 17, 1999



True North  
Scale: 1" = 300'



KUKUI GROVE  
SHOPPING CENTER

PROPOSED BUILDING LOCATION

COUNTY OF KAUAI
DEPARTMENT OF PUBLIC
Map Showing
Portion of Old Nawiliwili
Lihue, Kauai, Hawaii
SCALE: As Shown
DATE:

## KAUAI COMMUNITY KITCHEN

### INTRODUCTION

The Kauai Community Kitchen (KCK), to be located in Lihue, is being created to assist aspiring food entrepreneurs become established in the market. Many potential food product producers are currently unable to enter the marketplace because of either the high cost of constructing a licensed kitchen facility or the lack of a suitable rental facility.

The KCK will offer an affordable, shared kitchen, with expert assistance and support from others in the food business. Our mission is to stimulate small businesses and micro enterprises on Kauai and assist them in becoming successful. This mission is targeted at both the production of the food product and the marketing success of the client's venture.

Anecdotal evidence indicates a substantial interest in the food preparation business from occasional fund raising, to permanent on-going activities that include products for both local consumption and export. It has also been indicated that there is a lack of a co-ordinated effort in assisting startup businesses in the food preparation arena.

KCK intends to fill this void by providing an educational experience that will assist the startup or micro enterprise not only to efficiently and safely prepare their product but also to successfully market the product. KCK will partner with Department of Health (DoH), Kauai Community College (KCC), established food professionals, and business experts to provide our clients with a substantial food preparation/marketing education that will allow them to maximize their chance of success. KCK will also encourage/support clients to go to micro-enterprise assistance organizations such as KBAC, KCC, KCC/SBA, to learn accounting, bookkeeping, personnel management, inventory control, and other necessary skills for a successful business venture.

### APPLICATION

Food producers wishing to become tenant companies at KCK must first complete an application and attend a series of classes designed to educate the client about food safety, marketing, and KCK policies. KCK will assist clients in formulating a business plan for their proposed operations and will monitor their use of the facility.

## PARTICIPATION REQUIREMENTS

All clients must attend orientation session(s) to become acquainted with the KCK policies, operating procedures, and admission requirements. A partial list of admission requirements includes:

1. A completed application.
2. An approved business and marketing plan.
3. Food safety training, food handling, etc. (DoH).
4. Appropriate business license(s), (GET).
5. Appropriate business and product liability insurance, as determined by KCK.

## KITCHEN OPERATIONS

All users of the kitchen will be required to complete appropriate food safety training and applicable classes before they may use the facility. Appropriate DoH and insurance certificates must be current and on file at the facility.

## SCHEDULING

The KCK manager (Housing Agency or designated party) will schedule kitchen use on space available, first come, first reserved basis. Scheduling will reflect availability of time and space in the appropriate area. To maximize useage of the facility, the KCK will be designed to assist multiple users at the same time by "departmentalizing" functions such as frying, baking and packaging. The intent is to prevent one client or a group of clients from monopolizing the facility or all of the preferred time periods.

## SANITATION

A KCK Inspection/Cleanliness checklist will be used by all tenant companies to monitor cleaning activities in the kitchen. The checklist will record conditions at the beginning of a clients work period and the conditions at the end of the work period. The KCK will also be subject to regular, invited and random inspections by the DoH. Tenants and employees will take responsibility to ensure kitchen cleanliness and safety. Before departing, the entire area must be thoroughly cleaned and sanitized. Any tenant not fully complying with sanitation standards will be fined and may be denied future use of the facility.

## EQUIPMENT/UTENSILS

The equipment located in the KCK will be new and state of the art and designed to provide maximum efficiency in food preparation. Tenant companies agree not to damage or misuse the equipment and to report immediately any malfunctions. Every individual user of each piece of motorized equipment shall be trained and certified in its safe operation. The KCK will have large pots, pans, kettles, etc available for client use. Clients will be responsible for their own general use knives, small pots and pans, utensils, and containers.

## STORAGE

Individual secured storage space will be available for rent to tenant companies. This will include walk-in freezer, cooler, and dry storage. Tenant companies may affix their own locks on each rented area, but the KCK assumes no responsibility for the security of any items stored at the KCK. Tenant companies agree to provide duplicate keys to the kitchen manager.

## ACCESS

Tenant companies and employees will access the facility thru the designated entry. Access will be monitored and keyed. Tenant companies must also sign in/out when entering the facility. Tenant companies are liable for all employees accessing or exiting the facility.

## MANUFACTURED PRODUCTS

Only items intended for human consumption will be appropriate for manufacture at KCK. Tenant agrees that all food products will be prepared at KCK and under no circumstances will tenant companies prepare food products outside KCK, or at their homes.

## OTHER REGULATIONS

Other regulations and requirements such as, but not limited to, appropriate clothing and hair restraint, appropriate footwear, jewelry, appropriate cleansers and detergents, drugs or alcohol policy, trash disposal, and safety will be developed prior to start of KCK operations.

## RENTAL FEES

Fees for the use of the facility will be based on areas needed, time of day required, and frequency of use per month. It is KCK intention to keep the fees as affordable as possible so as to not discourage prospective clients. Estimated hourly rental fee is \$15.00.



No facility debt is anticipated since KCK will be receiving grant monies from the Community Development Block Grant Program for construction and equipment. KCK's major operating costs will be utilities, equipment replacement allowances, and management personnel.

The Resource Center which will house the KCK will be hazard resistant and hardened to withstand hurricane force winds which will minimize any storm repairs and insurance premiums. Additionally, the Resource Center will be as energy efficient as practicable which will minimize utility costs.

#### MANAGEMENT

Prior to completion of construction for the Resource Center (and KCK) the Housing Agency will select an operator/manager for the Center. The operating organization will oversee the daily operations of the KCK and hazard mitigation programs of the Center and the Housing Agency will provide oversight and help coordinate the educational and marketing aspects discussed previously. The Housing Agency will also monitor KCK to insure that low/moderate income clients are receiving benefit from the operation of the facility.

With the anticipated success of KCK, a community based management group may be installed at the KCK. Our operator/manager would enroll clients of the KCK into a co-operative that will elect a board of directors and establish additional rules and procedures for the kitchen. Dues may be collected in addition to the usual fee schedule. It may be beneficial for the co-operative to use their pooled resources to buy insurance, raw products, packaging materials, etc. that will benefit all members.

#### ADDITIONAL INFORMATION

The KCK will utilize about 1800 square feet of the Center for kitchen operations. Additional space totaling about 1700 square feet will be required for management, storage, and rest rooms.

Estimated number of clients that will use the KCK:	12 to 20
Estimated number of client employees:	24 to 40
Estimated hours of operation per week, (year 1):	24 to 50
Estimated hours of operation per week, (subsequent):	40 to 80
Estimated client hourly rental charge	\$15.00

Anticipated products include; lau lau, dried fruits, dried fish, taro, bakery items, packaged spices and seasonings, dried meat products, and tofu.

## SCHEDULE

Construction of the Resource Center is expected to begin in the third quarter of 2000. Completion should occur in the second quarter of 2001. Kitchen equipment purchase is anticipated in 2001.

With public and private support in place, we are optimistic about the future of food preparation and marketing on Kauai. Thank you for your time and assistance.

## IDENTIFICATION OF IMPACTS AND PROPOSED MITIGATION MEASURES

1. Biological Resources:

No endangered or threatened species are in subject area. For more information please refer to original Environmental Assessment (EA).

2. Drainage Patterns:

Unchanged from original EA.

3. Water Resources:

No significant impact expected, please refer to original EA.

4. Floodplain Management:

Project site is not located within a floodplain or coastal hazard zone.

5. Wetlands protection:

Wetlands are not present within project area.

6. Cultural Resources:

Due to extensive grading, etc. with prior road construction no cultural resources are anticipated on site. Should historic or cultural resources be encountered we will comply with all requirements of Department of Land and Natural Resources.

7. Traffic Impact:

Total traffic impact will lessen as Hala Road will be closed to thru traffic. Additional traffic to and from the Resource Center due to community kitchen usage is anticipated to be 5 to 10 vehicles per day, no mitigation measures are planned.

**DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION SIGNIFICANCE CRITERIA**

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

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 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 community kitchen will provide a significant contribution to Kauai's economy as previously mentioned. The inclusion of the kitchen in a "hardened" facility will provide additional benefits to Kauai's citizens by allowing for mass feeding and food preparation in the event of a disaster.

**Substantially affects public health;**

Impacts to public health may consist of some air and noise pollution during the construction period only. The long-term impacts will be positive, as start-up and micro enterprises will be exposed to proper food handling techniques and procedures.

**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.

**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 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.

Maryanne W. Kusaka  
Mayor



Matilda A. Yoshioka  
Director

Kenneth N. Rainforth  
Executive on Housing

COUNTY OF KAUAI  
OFFICES OF COMMUNITY ASSISTANCE  
KAUAI COUNTY HOUSING AGENCY

September 28, 1999

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

RE: Supplemental Environmental Assessment (SEA) for Project Ho'omaluku

Enclosed please find a copy of the Housing Agency's Supplemental Environmental Assessment 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,

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

Jim Seitzzahl,  
Project Manager

enc

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4193 Hardy Street, Lihue, Kauai, Hawaii 96766  
Section 8 (808) 241-6440 ■ Fax (808) 241-6456 ■ V-TDD (808) 241-6808  
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COUNTY OF KAUAI  
OFFICES OF COMMUNITY ASSISTANCE  
KAUAI COUNTY HOUSING AGENCY

September 28, 1999

Department of Water  
Lihue, Hi 96766

Attn: Bill Eddy

RE: Supplemental Environmental Assessment (SEA) for Project Ho'omalua

Dear Bill:

Enclosed please find a copy of the Housing Agency's Supplemental Environmental Assessment for the referenced project. Please review and if you have any questions or comments 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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COUNTY OF KAUAI  
OFFICES OF COMMUNITY ASSISTANCE  
KAUAI COUNTY HOUSING AGENCY

September 28, 1999

Kaumualii Investment Co.  
2970 Kress Street  
Lihue, HI 96766

RE: Supplemental Environmental Assessment for Project Ho'omaluu

Dear Sir:

Enclosed please find a copy of the Housing Agency's Supplemental Environmental Assessment 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 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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COUNTY OF KAUAI  
OFFICES OF COMMUNITY ASSISTANCE  
KAUAI COUNTY HOUSING AGENCY

September 28, 1999

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

ATTN: Sam Lee

RE: Supplemental Environmental Assessment for Project Ho'omaluu

Dear Mr. Lee:

Enclosed please find a copy of the Housing Agency's Supplemental Environmental Assessment 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.

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Jim Seitzahl,  
Project Manager

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COUNTY OF KAUAI  
OFFICES OF COMMUNITY ASSISTANCE  
KAUAI COUNTY HOUSING AGENCY

September 28, 1999

Lihue Public Library  
4344 Hardy Street  
Lihue, Hi 96766

RE: Supplemental Environmental Assessment (SEA) for Project Ho'omaluku

Dear Sir:

Enclosed please find a copy of the Housing Agency's Supplemental Environmental Assessment 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,

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

Jim Seitzzahl,  
Project Manager

enc

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COUNTY OF KAUAI  
OFFICES OF COMMUNITY ASSISTANCE  
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November 17, 1999

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 S. Beretania Street  
State Office Tower Suite 702  
Honolulu, Hi 96813

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

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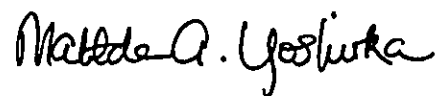


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Yours truly,



Matilda A. Yoshioka,  
Director

encs  
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BENJAMIN J. CAYETANO  
GOVERNOR



10-6-99  
GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186

October 4, 1999

Matilda Yoshioka  
Kauai Housing Agency  
4193 Hardy Street  
Lihue HI 96766

Attn: Jim Seitzahl

Dear Ms. Yoshioka:

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

Please include the following in the final EA:

1. Contacts: List state agencies, county agencies and any community groups contacted during the pre-consultation phase of this EA as well as those receiving a copy of the draft EA. Document all contacts in the final EA and include copies of any correspondence.
2. Permits and approvals: List all required permits and approvals for this project and the status of each.

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

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Salmonson".

GENEVIEVE SALMONSON  
Director