

HoKua Place

Section 343-5e HRS Preparation Notice

Environmental Impact Statement



Prepared for:
Accepting Authority
State of Hawai'i Land Use Commission
&
Petitioner
HG Kaua'i Joint Venture

Prepared by:
Ho`okuleana LLC
... to take responsibility ...

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HoKua Place - Section 343-5e HRS - Preparation Notice Environmental Impact Statement

HoKua Place is the name of this project. It was previously identified as Kapa'a Highlands. The reader will note that several of the studies and references in this document carry the project's former name.

Under the provisions of Section 343-5e HRS, the applicant, HG Kauai Joint Venture, and the accepting authority, State Land Use Commission, have determined at the outset that an environmental impact statement is required for the HoKua Place Project situated at (4) 4-3-003: 001 (portion) in Kapa'a of the Kawaihau District on the island of Kauai.

Pursuant to the requirements of Section 11-200-3, Hawaii Administrative Rules, and Section 11-200-15, Hawaii Administrative Rules, this document serves as the preparation notice for subsequent draft and final Environmental Impact Statements. After publication in the Environmental Notice there will be a thirty-day public comment period.

This document is not the EIS; it is a preparation notice for the subsequent Environmental Impact Statement. However, the reader will find that the project is described in relative detail and several studies have been prepared addressing the proposed project. In addition, during consideration of an environmental assessment rather than an environmental impact statement, this preparation notice includes some of those earlier findings and conclusions.

This EISPN document presents reviewers with the goals and objectives of the proposed action, alternatives considered, review of the project impacts and anticipated impacts of the preferred alternative, including the studies prepared to assess potentially significant impacts.

Reviewers will have the opportunity to comment on the type of information they feel should be included in the subsequent Draft EIS to comply with the content requirements established by Hawai'i Administrative Rules (HAR) Section 11-200-16.

Following publication of the Draft EIS, reviewers will have an opportunity to comment on its contents toward the preparation of the Final EIS. The purpose of the EIS process is to disclose to government agencies, the general public, stakeholders and decision-makers the anticipated impacts of a project and to identify feasible actions that might be taken to mitigate potential impacts.

The following studies have already been conducted to determine the potential impacts which may result from the proposed project and identify appropriate mitigation measures. They are included in this preparation notice. (Note that there was a project name change after the preparation of the studies - the project did not change - these reports address the proposed Hokua Place project.)

- Kapa'a Housing Market Study
- Kapa'a Highlands II Sustainability Plan
- Kapa'a Highlands Agricultural Master Plan
- Preliminary Engineering Report Drainage Improvements
- Preliminary Engineering Report Wastewater Improvements
- Traffic Impact Assessment Report
- Botanical Survey
- Biological Surveys
- Archaeological Assessment with Subsurface Testing
- Cultural Impact Assessment

Project Name: HoKua Place
(The project was formerly referred to as Kapa‘a Highlands.)

Applicant & Property Owner: HoKua Place
HG Kaua‘i Joint Venture
9911 S. 78th Avenue
Hickory Hills, IL 60457

Approving Agency: State of Hawai‘i Land Use Commission

Project Location: Kawaihau District, Wailua, Kaua‘i, Hawai‘i

TMK: (4) 4-3-003: 001 (portion)

Land Use Classification: County Zoning: Agriculture
General Plan: Urban Center
State Land Use Designation: Agriculture

Land Area: Approximately 97-acres
Portions of the remainder of parcel (4) 4-3-003:001 will be used for well and water system uses

EIS Trigger: Use of County Lands

Approvals Required: LUC Boundary Amendment; County Class IV Zoning & Use Permits; County Council Approval for Zoning Change; Subdivision Approval; Building Permits

Summary:

HoKua Place is mix of lots, single-family and multi-family residential (with market and affordable prices) with complementary uses. This 97-acre development seeks to fill the housing needs of Kapa‘a within the Urban Center, consistent with the Kaua‘i General Plan, as well as local planning. HoKua Place is proposed to be a sustainable community that preserves the rural-like character of Kapa‘a while meeting its growing housing needs.

Approximately 97-acres will be subdivided into single family and multifamily lots providing for an approximate total of 683-multi-family units and 86-single family lots and homes; affordable housing will be built on-site and will conform to Kaua‘i County Ordinance. In addition, HoKua Farm Lots shares some of the project infrastructure and is included in this analysis.

The project includes open space encompassing 14.3-acres; a 3.1-acre park adjacent to the existing Kapa‘a Middle School with an area for the county’s proposed relocation of the Kapa‘a county swimming pool; and 1.4-acres for commercial use. Transportation improvements will include a channelized intersection on Kapa‘a Bypass Road, bus stops, sidewalks and bike and walking paths to the existing Kapa‘a Middle School.

The direct, indirect, secondary and cumulative impacts associated with the project would be localized or short-term, occurring during the construction phase.

Agencies and Organizations who were sent the Section 343-5e HRS Preparation Notice for the Environmental Impact Statement for comments:

State of Hawai'i

Department of Agriculture
Department of Accounting & General Services
Department of Business, Economic Development & Tourism
Department of Business, Economic Development & Tourism – Technology Division
Department of Business, Economic Development & Tourism - Office of Planning
Department of Business, Economic Development & Tourism - Land Use Commission
Department of Education - Planning Branch
Department of Education - Hawai'i State Library, Kapa'a Library
Department of Hawaiian Home Lands
Department of Health
Department of Health - Office of Environmental Quality
Department of Land & Natural Resources
Department of Land & Natural Resources - State Historic Preservation Division
Department of Transportation
University of Hawai'i - Environmental Center
University of Hawai'i - Water Resources Research Center
University of Hawai'i - Kaua'i Community College Library
Office of Hawaiian Affairs

County of Kaua'i

Office of the Mayor
Department of Parks & Recreation
Department of Planning
Department of Public Works
Department of Transportation
Department of Water
Fire Department
Police Department

Federal

Department of the Interior Fish and Wildlife Service

Other

The Garden Island Newspaper