

## Table of Contents

<b>Chapter 1 - Introduction .....</b>	<b>8</b>
1.1 Overview & Background.....	8
1.2 Purpose & Need .....	8
1.3 Proposed Actions .....	12
1.4 Responsible Agencies & Funding .....	14
1.5 Project Development Status & Implementation Schedule .....	14
1.6 Required Permits & Approvals .....	15
<b>Chapter 2 - Project Description.....</b>	<b>16</b>
2.1 Project Location .....	16
2.2 Project Description.....	19
<b>Chapter 3 - Environmental Impact Statement Alternatives.....</b>	<b>22</b>
3.1 Alternative 1 - No Action .....	22
3.2 Alternative 2 - Agricultural Subdivision - Existing Zoning .....	22
3.3 Alternative 3 - Residential Lot Subdivision Alternative .....	23
3.4 Alternative 4 - Proceed with Project as Described - Preferred Alternative .....	24
<b>Chapter 4 - Environmental Setting, Impact &amp; Mitigation .....</b>	<b>25</b>
<b>4.1 Introduction.....</b>	<b>25</b>
4.1.1 Environmental Setting .....	25
4.1.2 Potential Environmental Impacts & Mitigation Measures .....	25
4.1.3 Level of Impact after Mitigation .....	27
4.1.4 Potential Project Impacts in Context with Applicable Requirements & Mitigation Measures..	27
<b>4.2 Archaeological, Historic and Cultural Resources .....</b>	<b>29</b>
4.2.1 Environmental Setting .....	29
4.2.2 Potential Environmental Impacts & Mitigation Measures .....	50
4.2.3 Level of Impact after Mitigation .....	51
<b>4.3 Biological Resources.....</b>	<b>52</b>
4.3.1 Environmental Setting .....	52
4.3.2 Potential Environmental Impacts & Mitigation Measures .....	60
4.3.3 Level of Impact after Mitigation .....	61
<b>4.4 Visual &amp; Aesthetic Resources .....</b>	<b>62</b>
4.4.1 Environmental Setting .....	62
4.4.2 Potential Environmental Impact & Mitigation Measures .....	63
4.4.3 Level of Impact after Mitigation .....	63
<b>4.5 Geology, Soils &amp; Slope Stability .....</b>	<b>64</b>
4.5.1 Environmental Setting .....	64
4.5.2 Potential Environmental Impacts & Mitigation Measures .....	68
4.5.3 Level of Impact after Mitigation .....	69
<b>4.6 Water Resources &amp; Wastewater.....</b>	<b>70</b>
4.6.1 Environmental Setting .....	70
4.6.2 Potential Environmental Impact & Mitigation Measures .....	87
4.6.3 Level of Impact after Mitigation .....	90
<b>4.7 Solid Waste &amp; Material Management.....</b>	<b>92</b>
4.7.1 Environmental Setting .....	92
4.7.2 Potential Environmental Impact & Mitigation Measures .....	93
4.7.3 Level of Impact after Mitigation .....	93

<b>4.8 Socioeconomic Conditions &amp; Public Service Facilities</b> .....	<b>94</b>
4.8.1 Environmental Setting .....	94
4.8.2 Potential Environmental Impact & Mitigation Measures .....	104
4.8.3 Level of Impact after Mitigation .....	107
<b>4.9 Traffic</b> .....	<b>108</b>
4.9.1 Environmental Setting .....	108
4.9.2 Environmental Impacts & Mitigation Measures .....	111
4.9.3 Level of Impact after Mitigation .....	121
<b>4.10 Power &amp; Communication</b> .....	<b>122</b>
4.10.1 Environmental Setting .....	122
4.10.2 Environmental Impacts & Mitigation Measures .....	123
4.10.3 Level of Impact after Mitigation .....	125
<b>4.11 Noise</b> .....	<b>126</b>
4.11.1 Environmental Setting .....	126
4.11.2 Environmental Impacts & Mitigation Measures .....	126
4.11.3 Level of Impact after Mitigation .....	127
<b>4.12 Climate, Air Quality &amp; Lighting</b> .....	<b>128</b>
4.12.1 Environmental Setting .....	128
4.12.2 Environmental Impacts & Mitigation Measures .....	128
4.12.3 Level of Impact after Mitigation .....	129
<b>4.13 Natural Hazards</b> .....	<b>130</b>
4.13.1 Environmental Setting .....	130
4.13.2 Potential Environmental Impact & Mitigation Measures .....	130
4.13.3 Level of Impact after Mitigation .....	131
<b>4.14 Site Preparation &amp; Construction</b> .....	<b>132</b>
4.14.1 Potential Environmental Impacts .....	132
4.14.2 Mitigation Measures .....	132
4.14.3 Level of Impact after Mitigation .....	136
<b>4.15 Secondary &amp; Cumulative Impacts</b> .....	<b>137</b>
14.15.1 Summary of Potential Contribution of the Preferred Alternative to Cumulative Effects....	137
14.15.2 Irreversible & Irrecoverable Commitments of Resources .....	139
14.15.3 Conclusion .....	139
<b>Chapter 5 – Laws, Regulations, Land Use Plans &amp; Policies</b> .....	<b>140</b>
<b>5.1 County of Kauaʻi</b> .....	<b>140</b>
5.1.1 County General Plan .....	140
5.1.2 Kapaʻa-Wailua Development Plan .....	145
5.1.4 Kauaʻi Economic Development Plan Update .....	146
<b>5.2 State of Hawaiʻi</b> .....	<b>148</b>
<b>5.3 Sustainability Principles</b> .....	<b>179</b>
<b>5.4 Agricultural Uses</b> .....	<b>189</b>
<b>5.5 Federal “Cross-Cutting” Authorities</b> .....	<b>190</b>
5.5.1 Environmental Authorities .....	190
5.5.2 Economic Authorities .....	197
<b>Chapter 6 - Agency &amp; Public Participation</b> .....	<b>199</b>
<b>6.1 Comment Letter, Scoping Letters &amp; Letters of Support</b> .....	<b>199</b>
<b>6.2 Meetings with Governmental Agencies &amp; Other Entities</b> .....	<b>200</b>
<b>6.3 Section 343-5e HRS Preparation Notice EIS Recipients</b> .....	<b>201</b>

**Chapter 7 - List of Preparers .....202**  
**Chapter 8 – References.....203**

- Exhibit A - Kapa‘a Housing Market Study**
- Exhibit B - Kapa‘a Highlands II Sustainability Plan**
- Exhibit C - Kapa‘a Highlands Agricultural Master Plan**
- Exhibit D - Department of Water, County of Kaua‘i Managers Report 12-10**
- Exhibit E - Irrigation Supply for the Kapa‘a Highlands Agricultural Subdivision Water Master Plan**
- Exhibit F - Preliminary Engineering Report Drainage Improvements Kapa‘a Highlands Phase II**
- Exhibit G - Preliminary Engineering Report Wastewater Improvements Kapa‘a Highlands Phase II**
- Exhibit H - Traffic Impact Assessment Report Kapa‘a Highlands Subdivision Kapa‘a, Kaua‘i, Hawaii TMK: (4) 4-3-03:01**  
 -Comments from State of Hawaii Department of Transportation and Responses Relative to TIAR Submitted December 9, 2013  
 -Review of Traffic Impact Assessment Report for Kapaa Highlands Subdivision Kauai, Kapaa, TMK: (4) 4-3-003:001 dated March 26, 2014  
 -Traffic Consultant Response to HWY-PS 2.6887, Traffic Impact Assessment Report (December 9, 2013), Kapaa Highlands Subdivision, Kapaa, Kauai TMK: (4) 4-3-003:001 dated June 6, 2014
- Exhibit I - Kapa‘a Highlands Legal Description and Map**
- Exhibit J - Botanical Survey Kapa`a Highlands Phase II, TMK (4) 4-3-003:001 Kaua`i, Hawai`i April-May 2012**
- Exhibit K - Biological Surveys Conducted on the Kapa‘a Highlands Phase II Project Site, TMK: (4) 4-3-003:001, Island of Kaua‘i, Hawai‘i**
- Exhibit L - An Archaeological Assessment with Subsurface Testing for the Proposed Kapa‘a Highlands Phase II Project, Kapa‘a Ahupua‘a, Kawaihau District, Kaua‘i TMK (4) 4-3-3: 1**
- Exhibit M - A Cultural Impact Assessment for the Proposed Kapa‘a Highlands Phase II, Kapa`a Ahupua‘a, Kawaihau District, Kaua‘i**
- Exhibit N - Comment Letters, Scoping Letters & Letters of Support**
- Exhibit O - Kaua‘i County Planning Commission Tentative Subdivision Approval for HoKua Farm Lots, June 19, 2014**