

# Keālia Mauka Homesites

Draft Environmental Impact Statement

April 2018

Prepared For: Kealia Properties, LLC

Prepared By: HHF Planners



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## Draft Environmental Impact Statement

### Keālia, Kaua'i County

Prepared For: Kealia Properties, LLC

Prepared By: HHF Planners

This final environmental impact statement and all ancillary documents were prepared under the signatory's direction or supervision, and the information submitted, to the best of the signatory's knowledge, fully addresses document content requirements as set forth in Chapter 343, Hawai'i Revised Statutes, and Section 11-200-17, Hawai'i Administrative Rules.



Scott Ezer  
Vice President  
HHF Planners

4.25.18

Date

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- B Botanical Resources Assessment, LeGrande Biological Services, 2017
- C Faunal Surveys, Rana Biological Consulting, 2017
- D Draft Archaeological Literature Review and Field Inspection Report, Cultural Surveys Hawai'i, 2017
  - Land Use Commission correspondence to SHPD dated 2/27/2018
- E Cultural Impact Assessment, Cultural Surveys Hawai'i, 2018
- F Market and Econometric Studies, CBRE, 2017
- G Preliminary Engineering Report, Kodani & Associates Engineers, July 2017
- H Traffic Impact Analysis Report, Austin, Tsutsumi & Associates, Inc., 2017
- I Hydrogeological Letter Report, Tom Nance Water Resource Engineering, April 5, 2018

## Acronyms and Abbreviations

AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawai'i
AMP	Archaeological Monitoring Plan
APE	Area of Potential Effect
ATA	Austin, Tsutsumi & Associates
BFE	Base Flood Elevation
BMP	Best Management Practice
CAA	Clean Air Act
CC&Rs	Covenants, Conditions & Restrictions
CCD	Census County Division
CCR	Consumer Confidence Report
CEDS	Comprehensive Economic Development Strategy
CFR	Code of Federal Regulations
cfs	cubic feet per second
CIA	Cultural Impact Assessment
CSH	Cultural Surveys Hawai'i, Inc.
CWRM	State Commission on Water Resource Management
CZMA	Coastal Zone Management Area
CWA	Clean Water Act
CZO	Comprehensive Zoning Ordinance
DAR	Division of Aquatic Resources
dB	decibel
dBA	Sound pressure level ("A" weighting filter)
DBEDT	Department of Business, Economic Development and Tourism
DEIS	Draft Environmental Impact Statement
DHHL	Department of Hawaiian Home Lands
DLNR	State Department of Land and Natural Resources
DOE	State Department of Education
DOH	State Department of Health
EDA	Economic Development Administration
EIS	Environmental Impact Statement
EISPNA	Environmental Impact Statement Preparation Notice

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EKDP	East Kaua'i Development Plan
EMS	Emergency Medical Services
<b>Acronyms and Abbreviations (<i>continued</i>)</b>	

EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
FHWA	Federal Highway Administration
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FTE	full time equivalent
gpd	Gallons per Day
gpm	Gallons per Minute
HAR	Hawai'i Administrative Rules
HDOT	State Department of Transportation
HRS	Hawai'i Revised Statutes
HRS	Hawai'i Revised Statutes
HSA	Hawai'i Stream Assessment
HEER	Hazard Evaluation and Emergency Response
HUD	U.S. Department of Housing and Urban Development
HWP	Hawai'i Water Plan
IAL	important agricultural lands
ITE	Institute of Traffic Engineers
km/hr	kilometers per hour
KNIBC	Kaua'i/Ni'ihau Island Burial Council
KUIC	Kaua'i Island Utility Corporation
KRTDM	Kaua'i Regional Travel Demand Model
KWA	Kaua'i Watershed Alliance
KWS	Keālia Water System
Ldn	day-night average sound level
LEED	Leadership in Energy and Environmental Design
$L_{eq(h)}$	Maximum hourly equivalent sound levels
LLC	limited liability corporation
LOS	Level-of-Service
LRFI	Literature Review and Field Inspection
LSB	Land Study Bureau
LUC	State Land Use Commission
mgd	million gallons per day
MLTP	Multimodal Land Transportation Plan
mph	miles per hour
msl	mean seal level
MUTCD	Manual of Uniform Traffic Control Devices
MW	megawatts
NAAQS	National Ambient Air Quality Standards
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Services
NRHP	National Register of Historic Places
OEQC	Office of Environmental Quality Control
OHA	Office of Hawaiian Affairs
PAYT	Pay as You Throw

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PER	Preliminary Engineering Report
REC	Recognized Environmental Condition
<b>Acronyms and Abbreviations (<i>continued</i>)</b>	

ROW	Right-of-Way
SF	Square Feet or Square Foot
SGR	student generation rate
SHPD	State Historic Preservation Division
SIHP	State Inventory of Historic Places
SLR	sea level rise
SLH	Session Laws of Hawai‘i
SMA	Special Management Area
TIAR	Traffic Impact Analysis Report
TMK	Tax Map Key
TVR	transient vacation rentals
UBC	Uniform Building Code
UH	University of Hawai‘i
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WUDP	Water Use and Development Plan
WWTP	Wastewater Treatment Plan

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## 1.0 INTRODUCTION

This document has been prepared in support of a Petition by Keālia Properties, LLC to the State of Hawai‘i Land Use Commission (LUC) to amend the Agricultural Land Use District Boundary into the Urban Land Use District (Docket No. A17-803). The Petition Area is comprised of approximately 53.4 acres of land at Keālia, Kawaihau, Puna, Island of Kaua‘i, State of Hawai‘i. The Petition Area is identified as TMK (4) 4-7-004: por. 001.

The Petitioner, Keālia Properties, LLC proposes to develop a residential subdivision within the Petition Area, consisting of approximately 235 lots ranging in area from about 5,600 SF to 7,300 SF (Figures 1 and 2). The Proposed Action includes installation of utility infrastructure (e.g., potable water, drainage, wastewater, electrical power, and telecommunications systems) and transportation improvements to serve the new subdivision. Improved, construction-ready house lots will available for sale to the public.

The Petition Area (also referred to as the “Project Site”) (Figure 3) is located adjacent to an existing 38-lot residential subdivision in Keālia. The Petition Area is agriculturally-zoned land formerly part of the Līhu‘e Plantation holdings, and was formerly utilized for sugar cane cultivation. The site and surrounding lands are currently used for cattle grazing.

### 1.1 PROJECT SUMMARY

<b>Project Name:</b>	Keālia Mauka Homesites
<b>Location:</b>	Keālia Ahupua‘a, Kawaihau District, Island of Kaua‘i, Hawai‘i
<b>Petitioner/Owner:</b>	Keālia Properties, LLC c/o Ms. Moana Palama Hawaii Management Services LLC P.O. Box 1630 Kōloa, HI 96756
<b>Accepting Agency:</b>	State of Hawai‘i Land Use Commission (LUC) Department of Business, Economic Development & Tourism P.O. Box 2359 Honolulu, HI 96804-2359
<b>Tax Map Key/ Coordinates:</b>	(4) 4-7-004: por. 001 Coordinates: 22° 6' 22" N, 159° 18' 19" W
<b>Petition Area:</b>	53.4 acres
<b>Existing Use:</b>	Agriculture (cattle grazing)
<b>Proposed Use:</b>	Residential

<b>Proposed Action:</b>	Subdivision of 53.4 acres of grazing lands adjacent to an existing 38-lot residential subdivision, into approximately 235 single-family house lots ranging in size from about 5,600 square feet (SF) to 7,300 SF. Each house lot to be served by municipal and private utilities and infrastructure, including potable water, stormwater drainage, wastewater, electrical power, and telecommunications systems.
<b>Land Use Designations:</b>	<p><b>State Land Use District:</b> Agricultural (see Figure 5-1)</p> <p><b>Kaua'i General Plan:</b> Residential Community (see Figure 5-2)</p> <p><b>County Zoning:</b> Agriculture (see Figure 5-3)</p> <p><b>Special Management Area (SMA):</b> Not in SMA (see Figure 5-3)</p>
<b>Flood Zone Designation:</b>	Zone X, Area of minimal flood hazard, outside the 500-year flood (see Figure 3-2)
<b>Permits Required:</b>	<p><b>State of Hawai'i</b></p> <p>Department of Health</p> <ul style="list-style-type: none"> <li>• National Pollutant Discharge Elimination System (NPDES) Permit</li> <li>• Construction Noise Permit</li> </ul> <p>Department of Land and Natural Resources, State Historic Preservation Division</p> <ul style="list-style-type: none"> <li>• Historic Preservation Review, Chapter 6E, HRS</li> </ul> <p>Department of Transportation</p> <ul style="list-style-type: none"> <li>• Permit to Perform Work Upon State Highway</li> <li>• Private Storm Drain Connection and/or State Highways Division Storm Drain System</li> </ul> <p><b>County of Kaua'i</b></p> <p>County Council</p> <ul style="list-style-type: none"> <li>• Zoning Amendment</li> </ul> <p>Planning Commission</p> <ul style="list-style-type: none"> <li>• Subdivision Approval</li> </ul> <p>Department of Public Works</p> <ul style="list-style-type: none"> <li>• Grading, grubbing, and stockpiling permits, building permit</li> </ul>
<b>Chapter 343 HRS Determination:</b>	Under the provisions of Act 172 (12), the State Land Use Commission (LUC) has determined at the outset that the proposed action requires the preparation of an environmental impact statement (EIS), based on the significance criteria set forth in Chapter 200, Title 11, State of Hawai'i Department of Health. The proposed action may meet the criterion for "potential curtailment of the range of beneficial uses of the environment" and because it may "involve substantial secondary impacts, such as effects on public facilities" (HAR §11-200-12 [b][2] and [6]). (See discussion in Chapter 5).

## 1.2 PETITIONER

Keālia Properties, LLC is the Petitioner and Ms. Moana Palama is their authorized representative.

**Contact:** Keālia Properties, LLC  
c/o Ms. Moana Palama  
Hawaii Management Services LLC  
P.O. Box 1630  
Kōloa, HI 96756  
Phone: (808) 742-9784  
Email: [moana@mskauai.com](mailto:moana@mskauai.com)

## 1.3 ACCEPTING AUTHORITY

The State of Hawai'i Land Use Commission (LUC) is the accepting authority for EIS.

**Contact:** Daniel E. Orodenerker, Executive Officer  
State of Hawai'i Land Use Commission (LUC)  
Department of Business, Economic Development & Tourism  
P.O. Box 2359  
Honolulu, HI 96804-2359  
Phone: (808) 587-3822  
Email: [Daniel.e.orodenker@hawaii.gov](mailto:Daniel.e.orodenker@hawaii.gov)

## 1.4 ENVIRONMENTAL PLANNING CONSULTANT

HHF Planners is the Applicant's environmental planning consultant.

**Contact:** Scott Ezer, Principal  
HHF Planners  
733 Bishop Street, Suite 2590  
Honolulu, HI 96813  
Phone: (808) 457-3158  
Email: [sezer@hhf.com](mailto:sezer@hhf.com)

## 1.5 COMPLIANCE WITH HAWAII ENVIRONMENTAL REVIEW LAWS

This Draft Environmental Impact Statement (DEIS) was prepared in accordance with the requirements of Hawai'i Revised Statutes (HRS) §343 and Chapter 200 of Title 11, Hawai'i Administrative Rules (HAR) in support of a State Land Use District boundary amendment to reclassify lands at Keālia, Kawaihau District, Island of Kaua'i, Hawai'i from the State Agricultural District to the State Urban District. This HRS 343 environmental review is required due to the project's proposed use of State of Hawai'i and County of Kaua'i lands associated with infrastructure improvements within public roadways, including Kūhiō Highway (State Route 56) and Keālia Road.

Use of State or County land is an action which triggers an environmental assessment under HRS §343-5(a)(1).

Act 172, Session Laws of Hawai‘i (SLH) signed by the Governor on June 27, 2012 (Act 172 [12]), allows an agency to determine from the outset that the project may have a “significant impact” and an Environmental Impact Statement (EIS) is likely to be required. The applicant may then proceed directly to prepare the EIS. The determination of whether the project will likely have a significant impact is measured by the significance criteria under §11-200-12(b) of the HAR.

The Proposed Action will provide approximately 235 residential lots on approximately 53.4 acres of currently vacant land. The Proposed Action would result in the loss of the natural landscape as it currently exists, may substantially affect the economic and social welfare of the community or State, and may involve secondary impacts such as population change or effects on public facilities. (See HAR §11-200-12 (b)(1), (4) and (6), respectively).

Based on its review of the significance criteria and through its judgment and experience, the LUC, as Accepting Authority, determined on November 8, 2017 that the Proposed Action may have a significant effect on the environment and that an EIS should be prepared. An Environmental Impact Statement Preparation Notice (EISPN) was prepared and published in *The Environmental Notice*, the Office of Environmental Quality Control’s (OEQC) bimonthly bulletin on November 23, 2017. The 30-day public consultation period ended on December 26, 2017.

## **1.6 STUDIES CONTRIBUTING TO THIS DEIS**

The information in this document has been obtained from site visits, print and online reference sources, previously completed reports and technical studies, and the following technical studies that were prepared for this Proposed Action. The technical studies are included in the Appendix.

- Biological Surveys (Flora and Fauna)
- Archaeological Literature Review and Field Inspection
- Cultural Impact Assessment
- Market and Econometric Studies
- Preliminary Engineering Report
- Traffic Study
- Hydrogeological letter report



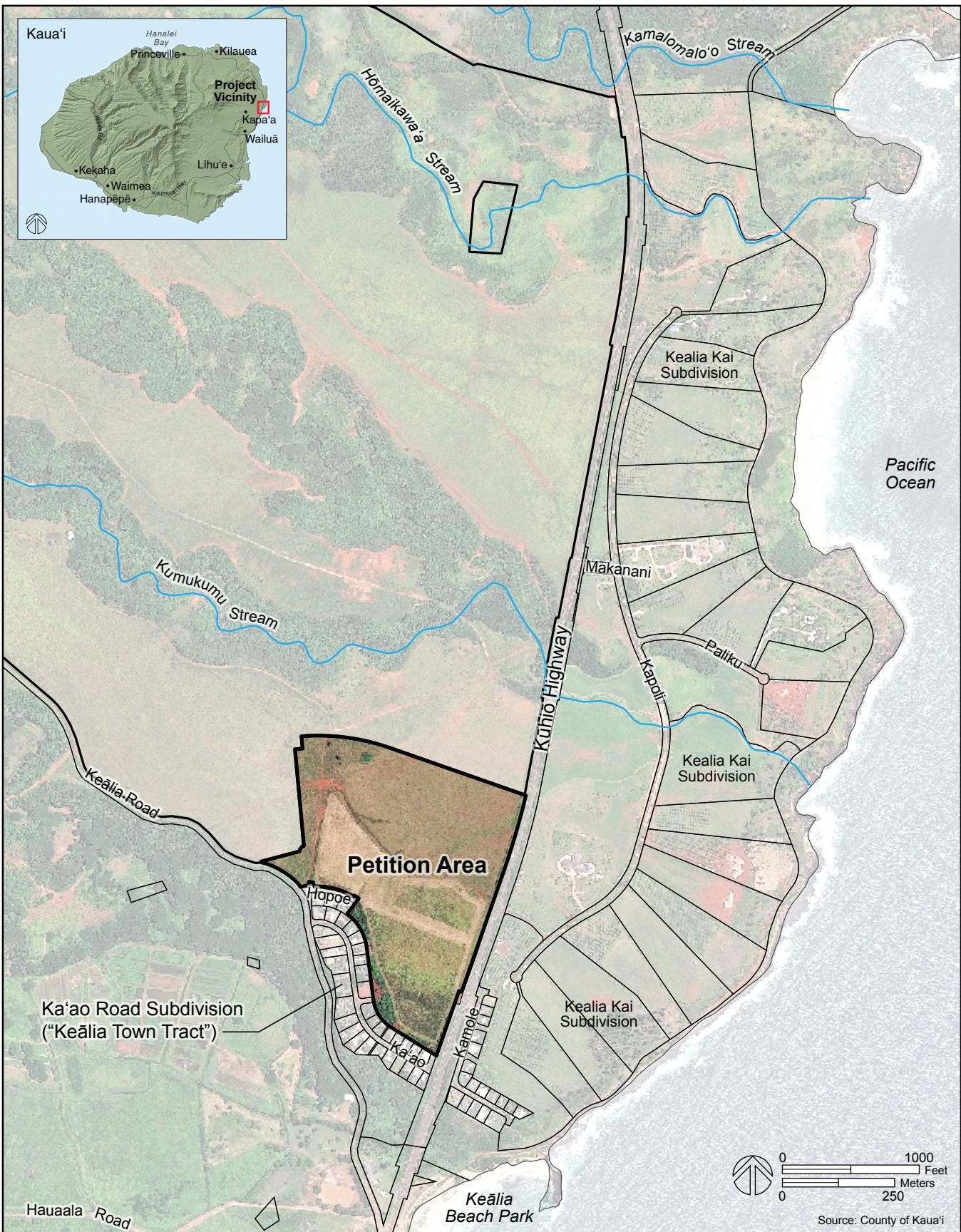
## Regional Location Map

Keālia Mauka Homesites

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**Figure 1-1**



## Project Vicinity Map

### Keālia Mauka Homesites

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**Figure 1-2**



## Tax Map Key Map

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**Figure 1-3**

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