

## **6.0 OTHER IMPACTS AND ISSUES**

### **6.1 RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY**

Short-term uses and long-term productivity weighs the limited, temporary effects of construction activities against the long-term socio-economic benefits of the Proposed Action. During construction of subdivision improvements, there will be short-lived construction-related impacts including dust generation, construction noise, vehicle and equipment emissions, and surface runoff. These short-term effects will be mitigated through the implementation of standard best management practices (BMP) for construction activities, as well as mitigation measures prescribed by State and County of Kaua'i rules and regulations. Measures to mitigate potential impacts to the natural and human made environment, including traffic and infrastructure impacts, can be successfully implemented, as discussed in Chapters 3 and 4 of this Draft EIS (DEIS).

Short-term benefits from the construction of subdivision improvements will accrue to the local economy via direct and indirect construction-related employment and direct spending through the purchase of construction materials and building-related services. Once the subdivision improvements are completed, the residential lots will be sold and individual purchasers will construct homes on the lots. During this period, there will again be direct construction spending, and employment opportunities for the local workforce.

Over the long term, there will be a loss of 53.4 acres of agricultural land that is currently used for cattle grazing. While the Petition Area is suitable for agricultural use, it represents only a small percentage of suitable agricultural land available in East Kaua'i. The existing grazing lessee has been given an additional 86 acres to compensate for the loss of the Petition Area acreage. There will be no long-term impact on their cattle raising operations.

Over the long term, the occupants of the Keālia Mauka subdivision will contribute to the local government economy through payment of property taxes. Most future residents of the 235-unit subdivision are currently Kaua'i residents, who are already contributing to the local economy through the payment of sales taxes and the purchase of goods and services from local businesses. New contributions to the local economy will be primarily through the approximately 42 "new" residents to the island.

The most significant enhancement of long term productivity is the provision of 235 residential house lots that are targeted to the local Kaua'i market. The housing opportunities created, particularly for the workforce housing segment of the housing market, will help alleviate the current and projected demand for single family housing in East Kaua'i. The East Kaua'i region extending from Līhu'e to Moloa'a is the economic center of the island and the fastest growing area in the County. Demand for housing far exceeds existing and currently planned inventory. Single family residential use is the most productive use of the property, will enhance the quality of life for local residents, and is supported by the County of Kaua'i, as evidenced by the General Plan Land Use Plan. The long-term productivity of the Proposed Action surpasses any short-term effects associated with construction.

## 6.2 CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are the combined effect of a proposed action and other past, present, and reasonably foreseeable future actions, regardless of who initiates the action. “Cumulative impact” is the impact on the environment, which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. Past, present, and reasonably foreseeable future projects in the East Kaua’i area were examined using currently available data.

Līhu‘e/East Kaua’i has evolved into a primary region for economic and activity and employment on the island, attracting significant development and capital investment over the past four plus decades. This trend is anticipated to continue over the long term (CBRE, 2017). Resident population in the Līhu‘e to Moloaa corridor, currently at about 38,000, is also expected to continue to grow steadily. By 2040, the resident population is projected to reach between 51,600 and 53,600 persons (ibid).

This economic and population growth within the region will continue to increase demand for additional housing for local residents. Currently, there are approximately 16,000 housing units in the Līhu‘e to Moloaa corridor available for standard residential (non-resort) use. Of these, about 82 percent are occupied by full time Kaua’i resident households, with the remaining 18 percent used by non-resident second/vacation home owners. The demand for new residential (not transient vacation unit) units in the region was projected at approximately 7,400 units through year 2040. Currently planned inventory falls well short of meeting this demand. Over the next 23 years, the shortfall in housing for East Kaua’i residents was projected at between 1,400 and 3,000 units (ibid). The Proposed Action is intended to address this anticipated housing shortfall by providing residential lots targeted for sale to island residents. Cumulatively, the provision of 235 house lots will have a positive impact in satisfying the demand for housing.

The Proposed Action responds to projected market demand for housing, but otherwise will not cumulatively affect demographic and economic trends. Population and economic growth in East Kaua’i will continue with or without the project. It is estimated that approximately 42 of the 700 future subdivision occupants will be non-residents. These additional 42 individuals will contribute to total population, but the Proposed Action will not affect in migration to the island. There will be no cumulative or indirect impact on real estate prices or property tax assessments, which are largely driven by larger market forces.

The Proposed Action will bring more cars to the Keālia area, and will have a cumulative impact on traffic and intersection level of service (LOS). The impact of the Proposed Action, as well as other residential developments proposed over the next twenty years were evaluated in the Traffic Impact Analysis Report (TIAR) (Appendix H). Most of the future growth in traffic will occur independent of the Proposed Action.

The project’s positive economic and social benefit will also have a cumulative and indirect impact. Combined with other regional economic growth, the Proposed Action will generate construction-related expenditures, support short-term construction jobs, and in the longer term, contribute to discretionary spending by residents. Because most Keālia Mauka residents are currently living on Kaua’i, the only “new” spending will come from the estimated 42 non-resident second home owners and their guests. Indirectly, the associated wages, profits, and expenditure will have a ripple or multiplier effect on the economy.

There will be a cumulative increase in demand on utilities and public services when combined with other projected residential and commercial developments in East Kauaʻi. Given the 20-year projected population growth in the region, additional demands on fire, police, and schools are inevitable.

### **6.3 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES**

Completion of the Proposed Action will result in the irreversible and irretrievable commitment of natural and fiscal resources. The project site will be transformed from a grazing pasture with potential for future agricultural use to a residential area. Other resource commitments include labor; development capital; construction materials; nonrenewable electric energy; and nonrenewable resources (fossil fuels, natural gas, metals, and minerals). The Proposed Action will permanently modify the visual landscape and alter views of the area from Kūhiō Highway, from Keālia Road, and the adjacent Kaʻao subdivision. The commitment of these resources must be weighed against the socio-economic benefits that would be derived by the provision of 235 residential lots, offering homeownership opportunities to local Kauaʻi residents.

### **6.4 PROBABLE ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED**

Chapters 3 and 4 of this DEIS have addressed potential adverse environmental effects associated with the proposed project. All potentially adverse can be minimized or mitigated to levels that are less than significant. For example, construction period impacts such as noise, dust, and the presence of construction vehicles can be mitigated through construction best management practices and compliance with federal, state and County rules and regulations. Long-term impacts such as increased traffic will be mitigated through signalization at the Kūhiō Highway and Keālia Road intersection. The loss of agricultural land will be offset by the availability of similar quality lands for grazing nearby. The visual character of the Petition Area as seen from Kūhiō Highway and Keālia Road will change. An open grazing area will be replaced by an urbanized neighborhood. The unobstructed *mauka* views from the Kaʻao residential lots will be permanently altered. The visual impact will be most severe for the three residential lots on Kaʻao Road, which will directly face several new house lots. The residents of the 22 lots that back onto Kūhiō Highway will be impacted by highway noise. These noise impacts can be mitigated through measures such as berming, sound walls, use of double glazed window, and sound proofed exterior walls. However, noise impacts on these residents cannot be avoided.

### **6.5 UNRESOLVED ISSUES**

As discussed in Section 4.8, there is the potential for ground disturbing activities to encounter areas with existing soil contamination due to historic use of herbicides. The potential presence of hazardous substances, including arsenic, could pose health concerns for future residential use. As recommended by the Department of Health (DOH) Hazard Evaluation and Emergency Response (HEER) Office, soil testing will be conducted in Petition Areas proposed for residential or recreational use. A soil sampling plan identifying chemicals of concern and proposed testing methodology will be developed and submitted to DOH HEER for review and approval prior to testing. If identified, contaminated soils and materials will be remediated to levels appropriate for residential use prior to construction.

The Petitioner is currently awaiting confirmation from the State Historic Preservation Division (SHPD) that the requirements of HRS Section 6E, Historic Preservation have been met. The Petition Area was part of a prior Archaeological Inventory Survey (AIS) that recommended no further archaeological work. On February 27, 2018, the State Land Use Commission sent a letter to the SHPD, with the Literature Review and Field Inspection Report (CSH, 2017), requesting confirmation that Section 6E requirements have been met. While not an “unresolved issue,” this is a pending inquiry that is currently awaiting completion. It is anticipated that this will be completed during the DEIS review period.