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LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai'i

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October 18, 2018

Scott Glenn, Director
Office of Environmental Quality Control
Department of Health, State of Hawaii
235 S. Beretania Street, Room 702
Honolulu, Hawaii 96813

RE: LUC Docket No. A11-791
Proposed HoKua Place Project
Second Draft Environmental Impact Statement (2nd DEIS)
Kawaihau District, Wailua, Kaua'i, State of Hawai'i
TMK: (4) 4-3-03:por. 01

Dear Mr. Glenn:

With this letter, the Hawai'i State Land Use Commission, hereby transmits the package for the Second Draft Environmental Impact Statement ("2nd DEIS") for HoKua Place situated at TMK: (4) 4-3-03:por. 01 in the Kawaihau District on the island of Kauai for publication of a notice of availability for public comment for 45-days in the November 8, 2018 edition of the Environmental Notice. The First Draft Environmental Impact Statement ("1st DEIS") included copies of all written comments received during the early consultation period and during the 30-day public consultation period for the EA-EISPN.

Enclosed is a distribution list for the verification by the Office of Environmental Quality Control ("OEQC"), a completed OEQC Publication Form, an electronic copy of the publication in MS Word, two hard copies of the 2nd DEIS, and two electronic copies of the 2nd DEIS. Simultaneous with this letter, we have submitted the summary of the action in a text file by electronic mail to your office.

If there are any questions, please contact Scott Derrickson at (808) 587-3921, or HoKua Place's consultant, Ron Agor of Agor Architects LLC at (808) 947-2467.

Sincerely,

Riley K. Hakoda
Chief Clerk- LUC

APPLICANT PUBLICATION FORM

Project Name:	HoKua Place
Project Short Name:	HoKua Place
HRS §343-5 Trigger(s):	Use of State or County Lands
Island(s):	Kauai
Judicial District(s):	Kawaihau
TMK(s):	(4) 4-3-03:por. 01
Permit(s)/Approval(s):	State Land Use District Boundary Amendment (Agricultural to Urban); County zone change (Agriculture to Residential); Subdivision Approval
Approving Agency:	State of Hawaii Land Use Commission ("LUC")
<i>Contact Name, Email, Telephone, Address</i>	Daniel E. Orodenker, Executive Director State of Hawai'i Land Use Commission 235 S. Beretania Street, Room 406, Honolulu, HI 96813 808-587-3822 daniel.e.orodenker@hawaii.gov
Applicant:	HG Kaua'i Joint Venture LLC
<i>Contact Name, Email, Telephone, Address</i>	Jake Bracken 460 Ena Road, Suite 303, Honolulu, HI 96815 844-404-3261 jake@hgoffice.com
Consultant:	Agor Jehn Architects LLC
<i>Contact Name, Email, Telephone, Address</i>	Ron Agor, Agor Jehn Architects LLC 460 Ena Road, Suite 303, Honolulu, HI 96815 808-947-2467 ron@agorjehnarch.com

Status (select one)

DEA-AFNSI

Submittal Requirements

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

FEA-FONSI

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

FEA-EISPN

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

Act 172-12 EISPN
("Direct to EIS")

Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

DEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

FEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

FEIS Acceptance
Determination

The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.

FEIS Statutory
Acceptance

The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS

under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.

Supplemental EIS Determination The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.

Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.

Other Contact the OEQC if your action is not one of the above items.

Project Summary

HG Kaua'i Joint Venture, LLC proposes a residential subdivision on 97 acres at Kawaihau District, Kaua'i, Hawai'i. HoKua Place (the "Project") will include a mix of single family lots and homes (7,500 to 10,000 square feet in size), as well as multifamily lots of varying size. A total of 683-multi-family units and 86-single family lots and homes are planned (with market and affordable prices) with complementary uses.

This 97-acre development seeks to fill the housing needs of Kapa'a within the Neighborhood General designation, consistent with the Updated Kaua'i General Plan approved in 2018. HoKua Place is proposed to be a sustainable community that preserves the rural-like character of Kapa'a while meeting its growing housing needs.

Affordable housing will be built on-site and will conform to Kaua'i County Ordinance No. 860. In addition, the adjoining HoKua Farm Lots that are to remain an Agricultural District will share some of the Project infrastructure.

Agencies and Organizations who were sent the Section 343-5e HRS Draft 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 Control
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
Likookalani Maltin
Sierra Club – Kauai Group of the Hawaii Chapter
Wailua-Kapaa Neighborhood Association