

U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Lima-Ola-Workforce-Housing-Development

HEROS Number: 900000010303557

Responsible Entity (RE): KAUAI COUNTY, 4193 Hardy St Lihue HI, 96766

RE Preparer: Steve Franco

State / Local Identifier:

Certifying Officer: Derek S.K. Kawakami

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: , Eleele, HI 96705

Additional Location Information:

The project area includes approximately 75 acres of land located in Eleele on the west side of Kauai. The project site is bound to the north by open land, to the east by Kaunualii Highway and Eleele Heights residential subdivision, to the west by Wahiawa

agricultural purposes. Trends likely to continue in the absence of the project include increased residential and commercial development within the area.

Maps, photographs, and other documentation of project location and description:

Map site Lima Ola.pdf

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

Signature page Lima Ola.pdf

**7015.15 certified by Certifying Officer
on:**

**7015.16 certified by Authorizing Officer
on:**

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
B-22-CP-HI-0293	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants

Estimated Total HUD Funded, Assisted or Insured Amount: \$7,437,235.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$55,000,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

		<p>activities. The major potential short-term air quality impacts would occur from the generation of fugitive dust. Applicable BMPs would be implemented during construction activities in order to control fugitive dust emissions. These BMPs would include watering active work areas and unpaved work roads; use of wind screens; establishment of a routine road cleaning and/or tire washing program; paving of parking areas; establishment of landscaping early in the construction schedule; and monitoring dust at the project boundary.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The Coastal Zone Management Program is promulgated by Chapter 205A, HRS. The objectives and policies of the program are administered by the State of Hawaii Office of Planning. Through the CZM Program, each County is required to establish Special Management Areas (SMAs) and shoreline setbacks within which permits are required for development. CZM regulations such as the SMA and Shoreline Setback provisions, which are administered by the Counties, may apply to HUD-assisted projects. Each County Planning Department should be consulted for the applicability of SMA and shoreline requirements. The proposed project is not located within the SMA. The proposed project is not anticipated to have an adverse impact on the coastal zone. The County of Kauai Planning Department will be consulted during the environmental review process for federal CZM consistency review.</p>

		<p>direct impacts to the Hawaiian hoary bat, the following control measures are recommended: * No trees taller than 15 feet within the project site should be trimmed or removed between June 1 and September 15 when non-volant juvenile bats (bats that cannot fly) may be roosting in the trees. * Any fences that are erected as part of the Proposed Action should have a barbless top-strand wire to prevent entanglements of the Hawaiian hoary bat on barbed wire. For existing fences at the project site, the top strand barbed wire should be removed or replace with barbless wire. The United States Fish and Wildlife Service (USFWS) will be consulted during the environmental review period in compliance with Section 7 of the Endangered Species Act. The USFWS also recommend that construction activities be coordinated closely with their agency during construction in order to avoid creating standing water and other attractive nuisances, such as standing water that could attract protected Hawaiian Waterbirds to unsafe construction</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or, "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act does not occur on the project site. The project is in compliance with the Farmland Protection Policy Act. The proposed project site is currently used for</p>

<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. Based on the EPA sole source aquifer designation, the Island of Kauai does not have any sole source aquifers. The proposed action would be closely coordinated with the County of Kauai Department of Water. The availability of water should be not impacted or have adverse impacts to underlying aquifers. Therefore, no significant impact to drinking water sources are expected from the proposed action</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. An abandoned irrigation ditch (Pump No. 1 Ditch) located at the project site is classified as an intermittent, man-made riverine, which is occasionally flooded. There are no listed natural wetlands or wetland habitats within the project site, however there are wetlands that exist in close proximity to the project site. Hanapepe River is located approximately 1,000 feet to the northwest of the project site, and Wahiawa Stream is approximately 1,000 feet to the east of the project site. Loss or destruction of wetlands is not expected based on the distance of the wetlands to the project site. Runoff produced during construction activities would be controlled using silt fences and County of Kauai-approved BMPs to reduce the potential of sediment impact to wetlands</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. There are no designated wild and scenic rivers in the State of Hawaii. There are no anticipated compliance</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>above mean sea level, a has an average slope of four percent (4%) grade. The project site is bound by Kaumualii Highway to the northwest and west, Halewili Road to the south and agricultural lands to the east and northeast. (3) Erosion - The project site includes Makaweli silty clay loam. This soil type has a slight to moderate erosion hazard. Construction BMPs, including silt fences/barriers, and following the site NPDES construction permit would reduce erosion impacts during the construction period to a level of insignificance (3) Drainage/Storm Water Runoff - The Proposed Action would include the construction of additional impervious surfaces (paved roads and sidewalks) that would collect and convey stormwater runoff. Therefore, an on-site drainage system would be implemented. The drainage system would include vegetated drainage swales located along the internal roadways that would collect and bio-filer stormwater, which would then be deposited into subsurface reinforced concrete pipe culverts. The stormwater would then be channeled to an on-site detention basin that would allow collected surface water to percolate into the underlying aquifer.</p>	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	<p>Project construction will increase the possibility of safety issues, hazards and nuisances. The developer(s)/contractor(s) are responsible for addressing these issues through the incorporation of County of Kauai BMPs and adherence to state and federal worker safety regulations, including securing the work site from the public during working and non-working hours.</p>	
Energy Efficiency			
SOCIOECONOMIC			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		adversely impact solid waste collection services within the area.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Wastewater generated by the Proposed Action would be serviced by the County of Kauai Wastewater Management Division, Eleele WWTP. The proposed Action would require the design and installation of sewer lines at the project site. The proposed development would generate an average wastewater flow well within the treatment capacity of the Eleele Wastewater Treatment Plan. Therefore, the Proposed Action would have a less than significant impact on the County wastewater system.	
Water Supply (Feasibility and Capacity)	2	The Proposed Action would require the design and installation of potable water lines at the project site. Studies for the project Water Master Plan has shown that the underlying aquifer has enough capacity to supply the projected demand of the proposed development, without resulting in a significant impact to groundwater resources. Coordination with the County Department of Water will continue to ensure that the proposed water system is implemented in accordance with County standards.	
Public Safety - Police, Fire and Emergency Medical	2	Police - The Proposed Action would be included in the patrol area for the Kauai Police Department Waimea District, which provides police services from Halfway Bridge on Kaumualii Highway to the far westside of the island (Polihale) including Kokee State Park (Kauai Police Department 2014). Since the Proposed Action would be located within close proximity of existing towns that are currently patrolled (Eleele and Hanapepe), it would not represent a significant impact to existing law enforcement services. Fire - The Proposed Action would be in the response vicinity of Hanapepe Fire Station,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	3	No state or federally listed threatened, endangered, or candidate plant species, or rare native Hawaiian plant species were observed within the surveyed area, and no designated critical plant habitat occurs within the area. The endangered Hawaiian petrel (<i>Pterodroma sandwichensis</i>) and threatened Newell's shearwater (<i>Puffinus auricularis newelli</i>) may fly over the project site at night while traveling to and from their upland nesting sites to the ocean. The endangered Hawaiian hoary bat (<i>Lasiurus cinereus</i>) was detected at the project site. To prevent potential impacts to these special status species, along with other species listed in the EA that may be affected, control measures stated above will be implemented	
Other Factors 2			

Supporting documentation

Additional Studies Performed:

* Traffic Impact Analysis to document existing transportation roadway and intersection conditions, as well as anticipated impacts from the proposed project. * Biological Study to document existing biological resources within the project site. * Archaeological/Cultural Impact Analysis to document any existing archaeological/cultural resources within the project area. * Market Study: research for existing and projected real estate market trends in order to design the proposed project based on an area need and preference. * Noise Assessment to document projected noise impacts from the Proposed Action. * Air Quality Study to assess existing conditions, as well as project air impacts from the Proposed Action. * Preliminary Engineering Report to document the civil engineering components planned for the Proposed Action. * Water Master Plan to analyze the existing capacity of the existing potable water supply, as well as the projected impacts to the water supply from the Proposed Action.

Field Inspection [Optional]: Date and completed

by:

Community Planning and Engineering

6/1/2016 12:00:00 AM

Additional Studies Performed: * Traffic Impact Analysis to document existing transportation roadway and intersection conditions, as well as anticipated impacts from the proposed project. * Biological Study to document existing biological resources within the project site. * Archaeological/Cultural Impact Analysis to document any existing archaeological/cultural resources within the project area. * Market Study: research for existing and projected real estate market trends in order to design the proposed project based on an area need and preference. * Noise Assessment to document projected noise impacts from the Proposed Action. * Air Quality Study to assess existing conditions, as well as project air impacts from the Proposed Action. * Preliminary Engineering Report to document the civil engineering components planned for the Proposed Action. * Water Master Plan to analyze the existing capacity of the existing potable water supply, as well as the projected impacts to the water supply from the Proposed Action. Field Inspection (Date and completed by): June 2016 by Community Planning & Engineering

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
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Project Mitigation Plan

The archaeological inventory survey (AIS), conducted in support of the project involved a pedestrian survey, a vehicle windshield survey, and excavation of five backhoe trenches. The AIS identified a single surface historic property, a segment of a former plantation irrigation ditch (Pump 1 Ditch) system. The Pump 1 Ditch was designated as State Inventory of Historic Places [SIHP] Site 50-30-09-2219. The ditch was assessed significant under Hawaii Administrative Rules (HAR) s.13-275-6 Criterion d for its potential to provide information on the extensive McBryde Sugar Company's irrigation system and the development and successful plantation agriculture that dominated the area's landscape. The State Historic Preservation Division approved the removal of Pump Ditch 1 subject to mitigation commitments consisting of archaeological data recovery in the form of archaeological monitoring before and during construction, and historical data recovery in the form of archival research.

[Lima Ola Draft FINAL Mitigation Plan\(1\).pdf](#)

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project site is located approximately 1.6 miles northeast of the nearest airstrip and approximately 15 miles from the nearest airport. These distances are outside of the potential airport clear zone or accident potential zone of 2,500 ft.

Supporting documentation

[AIRPORT MAP LIMA OLA.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

2. Upload a FEMA/FIRM map showing the site here:

[FEMA LIMA OLA.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Screen Summary

Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. The project site is located in EPA attainment zones for the United States Environmental Protection Agency (EPA) National Ambient Air Quality Standards, for all criteria pollutants. The proposed project would result in less than significant short-term impacts to air quality

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The Coastal Zone Management Program is promulgated by Chapter 205A, HRS. The objectives and policies of the program are administered by the State of Hawaii Office of Planning. Through the CZM Program, each County is required to establish Special Management Areas (SMAs) and shoreline setbacks within which permits are required for development. CZM regulations such as the SMA and Shoreline Setback provisions, which are administered by the Counties, may apply to HUD-assisted projects. Each County Planning Department should be consulted for the applicability of SMA and shoreline requirements. The proposed project is not located within the SMA. The proposed project is not anticipated to have an adverse impact on the coastal zone. The County of Kauai Planning Department will be consulted during the environmental review process for federal CZM consistency review.

Supporting documentation

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

Yes

Screen Summary

Compliance Determination

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Lima-Ola-Workforce-
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Yes

✓ No

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[RE_EA QUESTIONS AT LIMA OLA .pdf](#)

[Acceptable Separation Distance \(ASD\) Electronic Assessment Tool - HUD Exchange.pdf](#)

[Lima Ola Hazards Separation Figure.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

The project includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act does not occur on the project site. The project is in compliance with the Farmland Protection Policy Act. The proposed project site is currently used for commercial agricultural purposes. However, important farmlands would not be significantly impacted by the proposed residential use due to the adequate amount of available agricultural lands surrounding the project site, and within the County of Kauai.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

✓ Association of Hawaiian Civic Clubs	Response Period Elapsed
✓ Au Puni O Hawai'i	Response Period Elapsed
✓ Council for Native Hawaiian Advancement	Response Period Elapsed
✓ DLNR Aha Moku Advisory Committee	Response Period Elapsed
✓ Historic Hawai'i Foundation	Response Period Elapsed
✓ Ho'okipa Network	Response Period Elapsed
✓ Kaiulu Papaloa	Response Period Elapsed
✓ Kapa'a Missionary Church	Response Period Elapsed
✓ Kaua'i Historical Society	Response Period Elapsed
✓ Kaua'i-Ni'ihau Island Burial Council	Response Period Elapsed
✓ Kauai Historic Preservation Review Commission	Response Period Elapsed
✓ Kaumuali'i Hawaiian Civic Club	Response Period Elapsed
✓ Na Kuleana o Kanaka 'Oiwi	Response Period Elapsed
✓ Na Mo'okupuna O Wailua	Response Period Elapsed
✓ Queen Deborah Kapule Hawaiian Civic Club	Response Period Elapsed
✓ Royal Hawaiian Academy of Traditional Arts	Response Period Elapsed
✓ Royal Order of Kamehameha, Kaumuali'i Chapter 3	Response Period Elapsed
✓ State of Hawaii, Department of HI Home Lands	Response Period Elapsed
✓ State of HI, Office of Hawaiian Affairs	Response Period Elapsed
✓ The I Mua Group	Response Period Elapsed
✓ Wailua-Kapa'a Neighborhood Association	Response Period Elapsed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

Kauai County utilized the expertise of our consultant and information shared from other Kauai County agencies that are required to follow Section 106 to ensure that all Native Hawaiian and community organizations were included in the consultation process. Parties were consulted via the mail.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Ditch 1 subject to mitigation commitments consisting of archaeological data recovery in the form of archaeological monitoring before and during construction, and historical data recovery in the form of archival research.

No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

No Adverse Effect

✓ Adverse Effect

**Document reason for finding; upload the criteria with summary and justification.
Criteria of Adverse Effect 36 CFR 800.5.**

The archaeological inventory survey (AIS), conducted in support of the project involved a pedestrian survey, a vehicle windshield survey, and excavation of five backhoe trenches. The AIS identified a single surface historic property, a segment of a former plantation irrigation ditch (Pump 1 Ditch) system. The Pump 1 Ditch was designated as State Inventory of Historic Places [SIHP] Site 50-30-09-2219. The ditch was assessed significant under Hawaii Administrative Rules (HAR) s.13-275-6 Criterion d for its potential to provide information on the extensive McBryde Sugar Company's irrigation system and the development and successful plantation agriculture that dominated the area's landscape. The State Historic Preservation Division approved the removal of Pump Ditch 1 subject to mitigation commitments consisting of archaeological data recovery in the form of archaeological monitoring before and

Based on Section 106 consultation the project will have an Adverse Effect on historic properties. With mitigation, as identified in the MOA or SMMA, the project will be in compliance with Section 106. Satisfactory implementation of the mitigation should be monitored.

Supporting documentation

[Archaeological Survey Lima Ola.pdf](#)

[Lima Ola Draft FINAL Mitigation Plan.pdf](#)

[Lima Ola MOA Bwtn KCHA and SHPO - Final signed 6-20-2022.pdf](#)

[Historical Preservation Lima Ola.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. There are no major roads within 1000 feet and there are no railroads on the island of Kauai, HI. The nearest airport is greater than 15 miles away (see map). Less than significant short-term noise impacts from construction activities would occur. BMPs (e.g., construction scheduling; insulation/muffling; reduced power options; equipment substitution, selection, retrofit, and maintenance; utilization of staging areas; and non-permanent noise barriers) would be implemented to reduce or eliminate noise. Further, buffer zones between construction activities and residential areas would be created, and construction work would be limited to hours between 7:30 am and 3:30 pm on weekdays. As a result, short-term impacts from construction activities would be less than significant to the surrounding environment.

Supporting documentation

[AIRPORT MAP LIMA OLA\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

action would be closely coordinated with the County of Kauai Department of Water. The availability of water should be not impacted or have adverse impacts to underlying aquifers. Therefore, no significant impact to drinking water sources are expected from the proposed action

Supporting documentation

[SSAquifer Lima Ola.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. An abandoned irrigation ditch (Pump No. 1 Ditch) located at the project site is classified as an intermittent, man-made riverine, which is occasionally flooded. There are no listed natural wetlands or wetland habitats within the project site, however there are wetlands that exist in close proximity to the project site. Hanapepe River is located approximately 1,000 feet to the northwest of the project site, and Wahiawa Stream is approximately 1,000 feet to the east of the project site. Loss or destruction of wetlands is not expected based on the distance of the wetlands to the project site. Runoff produced during construction activities would be controlled using silt fences and County of Kauai-approved BMPs to reduce the potential of sediment impact to wetlands

Supporting documentation

[Wetlands Map Lima Ola.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Lima-Ola-Workforce-Housing-Development

HEROS Number: 900000010303557

Project Location: , Eleele, HI 96705

Additional Location Information:

The project area includes approximately 75 acres of land located in Eleele on the west side of Kauai. The project site is bound to the north by open land, to the east by Kaunualii Highway and Eleele Heights residential subdivision, to the west by Wahiawa Stream and to the South by Halewili Road, and the Port Allen industrial/commercial area further to the south.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Proposed Action is the development of a County of Kauai affordable workforce housing project that would provide the growing County population much needed affordable housing. Lima Ola would include approximately 550 residential units (single family, multi-family, and senior resident units) designed with green sustainable energy efficiency features, a community center, vegetated drainage swales, landscaped areas, a water shortage tank, and bike and pedestrian paths.

Funding Information

Grant Number	HUD Program	Program Name
B-22-CP-HI-0293	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants

Estimated Total HUD Funded Amount: \$7,437,235.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$55,000,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Historic Preservation	The archaeological inventory survey (AIS), conducted in support of the project involved a pedestrian survey, a vehicle windshield survey, and excavation of five backhoe trenches. The AIS identified a single surface historic property, a segment of a former plantation irrigation ditch (Pump 1 Ditch) system. The Pump 1 Ditch was designated as State Inventory of Historic Places [SIHP] Site 50-30-09-2219. The ditch was assessed significant under Hawaii Administrative Rules (HAR) s.13-275-6 Criterion d for its potential to provide information on the extensive McBryde Sugar Company's irrigation system and the development and successful plantation agriculture that dominated the area's landscape. The State Historic Preservation Division approved the removal of Pump Ditch 1 subject to mitigation commitments consisting of archaeological data recovery in the form of archaeological monitoring before and during construction, and historical data recovery in the form of archival research.
Permits, reviews, and approvals	This project is authorized under Hawai'i Revised Statutes section 201H-38, which generally exempts qualified affordable housing projects from standard zoning and subdivision requirements. Future construction of housing within the project site will adhere to the building code.

Project Mitigation Plan

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[Lima Ola Draft FINAL Mitigation Plan\(1\).pdf](#)

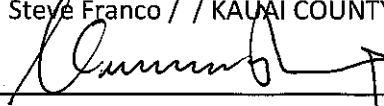
Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
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<input type="checkbox"/>	Finding of Significant Impact
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Preparer Signature:  Date: 2/1/23

Name / Title / Organization: Steve Franco / / KAUAI COUNTY

Certifying Officer Signature:  Date: 2/1/23

Name / Title: MICHAEL A. DAHLIG, MANAGING DIRECTOR

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).