PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

FRANCIS DEGRACIA, CHAIR
GERALD AKO, VICE CHAIR
HELEN COX, MEMBER
GLENDA NOGAMI STREUFERT, MEMBER
JERRY ORNELLAS, MEMBER
LORI OTSUKA, MEMBER

25 APR -2 A11 :06

- **The Planning Commission Meeting will be at:**

  Līhu'e Civic Center, Moikeha Building
  Meeting Room 2A-2B
  4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

- **Oral testimony** will be taken on specific agenda items, **at the public meeting location** indicated on the meeting agenda.

- **Written testimony** indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item in writing to planningdepartment@kauai.gov or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be posted as testimony to the Planning Commission's website prior to the meeting (https://www.kauai.gov/Government/Boards-and-Commissions/Planning-Commission). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.

IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR ADAVIS@KAUAI.GOV AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.

PLANNING COMMISSION MEETING NOTICE AND AGENDA
Tuesday, April 8, 2025
9:00 a.m. or shortly thereafter
Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

RECEIVED
25 APR -2 A11 :06
COUNTY CLERK
COUNTY OF KAUA'I

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES OF THE MEETING(S) OF THE PLANNING COMMISSION

1. None for this meeting.

E. RECEIPT OF ITEMS FOR THE RECORD

F. HEARINGS AND PUBLIC COMMENT

1. **Continued Agency Hearing**

   a. None for this meeting.

2. **New Agency Hearing**

   a. **CLASS IV ZONING PERMIT (Z-IV-2025-10), USE PERMIT (U-2025-7) and SPECIAL PERMIT (SP-2025-4)** to allow construction of a new office facility, baseyard operation, associated site improvements on a parcel situated on the western side of Lele Road in Hanapēpē, located immediately across of the County of Kauai Hanapēpē Transfer Station, approximately one-quarter (1/4) mile south of the Lele Road/Kaumualii Highway intersection, Tax Map Key: (4) 1-8-008:020 (Por.) and affecting approximately 10 acres of a larger parcel = **STATE OF HAWAII, DEPARTMENT OF LAND & NATURAL RESOURCES. [Director's Report Received, 3/13/2025].**

      1. Director's Report pertaining to this matter.

3. **Continued Public Hearing**

   a. None for this meeting.

4. **New Public Hearing**

    a. **COUNTY ZONING AMENDMENT (ZA-2025-8)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14 acres from the Agriculture District (A) to the Plantation Camp District (PC) involving a parcel that is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

        1. Director's Report pertaining to this matter.
        2. Transmittal of agency comments to Planning Commission.

G. CONSENT CALENDAR

1. **Status Reports**

    a. 2024 Annual Status Report for Special Management Area Use Permit SMA(U)-2004-6, Project Development Use Permit PDU-2024-3, and Class IV Zoning Permit Z-IV-2004-35, Tax Map Keys: (4)2-5-015:025-037, 045-074, 081, Poipu, Kauai, **Poipu Beach Villas, LLC.**

        1. Director's Report pertaining to this matter.

2. **Director's Report for Project(s) Scheduled for Agency Hearing**

    a. None for this meeting.

3. **Class III Zoning Permits**

    a. None for this meeting.

H. GENERAL BUSINESS MATTERS

1. Presentation on the General Plan Progress Report and Six-Year Capital Improvement Plan.

2. Request to amend the Draft Urban Design Plan of the Līhu'e/Hanamā'ulu Master Plan Area, pursuant to Condition No. 6 of Ordinance No. PM-326-96, Zoning Amendment ZA-96-2, further identified as Tax Map Key: (4) 3-6-002:001 = **Visionary LLC. (formerly Līhu'e Plantation Co., Ltd. & Amfac/JMB)**.

    a. Director's Report pertaining to this matter.

I. COMMUNICATIONS

1. None for this meeting.

J. COMMITTEE REPORTS

1. Subdivision Committee Report.

   a. Subdivision Application No. S-2024-6
   Kukui'ula Parcel HH Subdivision
   BBCP Kukui'ula Infrastructure, LLC. /MP Kaua'i HH Development Fund, LLC.
   Proposed 3-Lot Consolidation and Resubdivision into 51-Lots
   TMKs: (4) 2-6-019: 026, 029, and 031
   Kōloa, Kaua'i

   b. Subdivision Application No. S-2025-2
   Kukui'ula Parcel Q Subdivision
   Makai Kōloa, LLC. Et. AL.
   Proposed 3-Lot Consolidation and Resubdivision into 20 lots
   TMKs: (4) 2-6-014: 041 and 046 / 2-6-015: 005
   Kōloa, Kaua'i

   c. Subdivision Application No. S-2025-3
   Manuel DeSilva Jr., Trust
   Proposed 4-Lot Subdivision
   TMK: (4) 4-6-007: 058
   Kapa'a, Kawaihau, Kaua'i

   d. Subdivision Application No. S-2025-4
   Po'ipū Kai Association / County of Kaua'i
   Proposed 2-Lot Subdivision
   TMK: (4) 2-8-027: 022
   Weliweli, Kōloa, Kaua'i

   e. Subdivision Application No. S-2025-5
   State of Hawai'i, Department of Hawaiian Home Lands
   Proposed 2-Lot Subdivision
   TMK: (4) 4-8-018: 009
   Anahola, Kawaihau, Kaua'i

   f. Subdivision Application No. S-2025-6
   Niu Pia Land Company Ltd.
   Proposed 2-Lot Consolidation
   TMKs: (4) 3-6-003: 017 and 061
   Kalapakī, Līhu'e, Kaua'i

   g. Subdivision Application No. S-2025-7
   Tink Tank, LLC.
   Proposed 2-Lot Boundary Adjustment
   TMKs: (4) 2-1-003: 016 and 031
   Ele'ele, Kōloa, Kaua'i

h. Subdivision Application No. S-2021-5
Lot 19 of Kukui'ula Parcel H Subdivision
Kukui'ula Vistas, LLC.
Proposed 8-Lot Subdivision
TMK: (4) 2-6-022: 055
Kōloa, Kaua'i

i. Subdivision Application No. S-2022-8
Kukui'ula Parcel X Subdivision
BBCP Kukui'ula Parcel X, LLC. Et Al.
Proposed 2-Lot Consolidation and Resubdivision into 4-Lots
TMKs: (4) 2-6-015: 010 and 011
Kōloa (Makai), Kōloa, Kaua'i

j. Subdivision Application No. S-2024-5
Thomas N. and Lisa D. Thompson
Proposed 2-Lot Subdivision
TMK: (4) 1-3-004: 023
Kekaha, Waimea, Kaua'i

k. Subdivision Application No. S-2022-7
Tink Tank, LLC.
Proposed 2-Lot Boundary Adjustment
TMKs: (4) 2-1-003: 016 and 031
Ele'ele, Kōloa, Kaua'i

K. UNFINISHED BUSINESS (For Action)

1. **GENERAL PLAN AMENDMENT (GPA-2025-2)** for a General Plan Future Land Use Map Amendment from "Agriculture" to "Plantation Camp" for a parcel located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

    a. Transmittal of agency comments to Planning Commission.

2. **STATE LAND USE DISTRICT BOUNDRY AMENDMENT (A-2025-2)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District for a parcel located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

    a. Transmittal of agency comments to Planning Commission.

3. **COUNTY ZONING AMENDMENT (ZA-2025-3)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel located immediately adjacent to the Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated on the makai side of Halewili Road in Wahiawa, further identified as Tax Map Key (TMK): (4) 2-2-001:001 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

    a. Transmittal of agency comments to Planning Commission.

4. **COUNTY ZONING AMENDMENT (ZA-2025-4)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-N-100 (Numila) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-P boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

    a. Transmittal of agency comments to Planning Commission.

5. **GENERAL PLAN AMENDMENT (GPA-2025-3)** for a General Plan Future Land Use Map Amendment from "Agriculture" to "Plantation Camp," affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025]. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

    a. Transmittal of agency comments to Planning Commission.

6. **STATE LAND USE DISTRICT BOUNDRY AMENDMENT (A-2025-3)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025]. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

    a. Transmittal of agency comments to Planning Commission.

7. **COUNTY ZONING AMENDMENT (ZA-2025-5)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel is located about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

    a. Transmittal of agency comments to Planning Commission.

8. **COUNTY ZONING AMENDMENT (ZA-2025-6)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements within to establish a Special Planning Area "Q", which shall be referred to as the "Ka'awanui Plantation Camp Walkable Mixed Use District", and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC-100 (Ka`awanui Camp) involving a portion of a property further identified as tax map key 1-7-006:006. The proposal also amends the Makaweli Town Plan Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-Q boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

    a. Transmittal of agency comments to Planning Commission.

L. NEW BUSINESS (For Action)

1. **CLASS IV ZONING PERMIT (Z-IV-2025-10), USE PERMIT (U-2025-7) and SPECIAL PERMIT (SP-2025-4)** to allow construction of a new office facility, baseyard operation, associated site improvements on a parcel situated on the western side of Lele Road in Hanapēpē, located immediately across of the County of Kauai Hanapēpē Transfer Station, approximately one-quarter (1/4) mile south of the Lele Road/Kaumualii Highway intersection, Tax Map Key: (4) 1-8-008:020 (Por.) and affecting approximately 10 acres of a larger parcel = **STATE OF HAWAII, DEPARTMENT OF LAND & NATURAL RESOURCES. [Director's Report Received, 3/13/2025].**

2. **COUNTY ZONING AMENDMENT (ZA-2025-8)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14 acres from the Agriculture District (A) to the Plantation Camp District (PC) involving a parcel that is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

M. EXECUTIVE SESSION

Pursuant to Hawaii Revised Statutes Sections 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with the County's legal counsel on questions, issues, status, and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

1. **CLASS IV ZONING PERMIT (Z-IV-2025-10), USE PERMIT (U-2025-7) and SPECIAL PERMIT (SP-2025-4)** to allow construction of a new office facility, baseyard operation, associated site improvements on a parcel situated on the western side of Lele Road in Hanapēpē, located immediately across of the County of Kauai Hanapēpē Transfer Station, approximately one-quarter (1/4) mile south of the Lele Road/Kaumualii Highway intersection, Tax Map Key: (4) 1-8-008:020 (Por.) and affecting approximately 10 acres of a larger parcel = **STATE OF HAWAII, DEPARTMENT OF LAND & NATURAL RESOURCES. [Director's Report Received, 3/13/2025].**

2. **COUNTY ZONING AMENDMENT (ZA-2025-8)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14 acres from the Agriculture District (A) to the Plantation Camp District (PC) involving a parcel that is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

3. 2025 Annual Report on the progress of compliance and conditions of the subject permits for COCONUT PLANTATION RESORT in accordance with Condition No. 8 of Special Management Area Use Permit SMA(U)-2006-5, Class IV Zoning Permit Z-IV-2006-10, Project Development Use Permit PDU-2006-7, Tax Map Keys: (4)4-3-007:027, Waipouli, Kauai = **COCONUT PLANTATION BEACH INVESTORS, LLC (FORMERLY COCONUT PLANTATION HOLDINGS, LLC)**

4. 2024 Annual Status Report for Special Management Area Use Permit SMA(U)-2004-6, Project Development Use Permit PDU-2024-3, and Class IV Zoning Permit Z-IV-2004-35, Tax Map Keys: (4)2-5-015:025-037, 045-074, 081, Poipu, Kauai, **Poipu Beach Villas, LLC.**

5. Presentation on the General Plan Progress Report and Six-Year Capital Improvement Plan.

6. Request to amend the Draft Urban Design Plan of the Līhu'e/Hanamā'ulu Master Plan Area, pursuant to Condition No. 6 of Ordinance No. PM-326-96, Zoning Amendment ZA-96-2, further identified as Tax Map Key: (4) 3-6-002:001 = **Visionary LLC. (formerly Līhu'e Plantation Co., Ltd. & Amfac/JMB)**.

7. Subdivision Application No. S-2024-6
   Kukui'ula Parcel HH Subdivision
   BBCP Kukui'ula Infrastructure, LLC. /MP Kaua'i HH Development Fund, LLC.
   Proposed 3-Lot Consolidation and Resubdivision into 51-Lots
   TMKs: (4) 2-6-019: 026, 029, and 031
   Kōloa, Kaua'i

8. Subdivision Application No. S-2025-2
   Kukui'ula Parcel Q Subdivision
   Makai Kōloa, LLC. Et. AL.
   Proposed 3-Lot Consolidation and Resubdivision into 20 lots
   TMKs: (4) 2-6-014: 041 and 046 / 2-6-015: 005
   Kōloa, Kaua'i

9. Subdivision Application No. S-2025-3
   Manuel DeSilva Jr., Trust
   Proposed 4-Lot Subdivision
   TMK: (4) 4-6-007: 058
   Kapa'a, Kawaihau, Kaua'i

10. Subdivision Application No. S-2025-4
    Po'ipū Kai Association / County of Kaua'i
    Proposed 2-Lot Subdivision
    TMK: (4) 2-8-027: 022
    Weliweli, Kōloa, Kaua'i

11. Subdivision Application No. S-2025-5
    State of Hawai'i, Department of Hawaiian Home Lands
    Proposed 2-Lot Subdivision
    TMK: (4) 4-8-018: 009
    Anahola, Kawaihau, Kaua'i

12. Subdivision Application No. S-2025-6
Niu Pia Land Company Ltd.
Proposed 2-Lot Consolidation
TMKs: (4) 3-6-003: 017 and 061
Kalapakī, Līhu'e, Kaua'i

13. Subdivision Application No. S-2025-7
Tink Tank, LLC.
Proposed 2-Lot Boundary Adjustment
TMKs: (4) 2-1-003: 016 and 031
Ele'ele, Kōloa, Kaua'i

14. Subdivision Application No. S-2021-5
Lot 19 of Kukui'ula Parcel H Subdivision
Kukui'ula Vistas, LLC.
Proposed 8-Lot Subdivision
TMK: (4) 2-6-022: 055
Kōloa, Kaua'i

15. Subdivision Application No. S-2022-8
Kukui'ula Parcel X Subdivision
BBCP Kukui'ula Parcel X, LLC. Et Al.
Proposed 2-Lot Consolidation and Resubdivision into 4-Lots
TMKs: (4) 2-6-015: 010 and 011
Kōloa (Makai), Kōloa, Kaua'i

16. Subdivision Application No. S-2024-5
Thomas N. and Lisa D. Thompson
Proposed 2-Lot Subdivision
TMK: (4) 1-3-004: 023
Kekaha, Waimea, Kaua'i

17. Subdivision Application No. S-2022-7
Tink Tank, LLC.
Proposed 2-Lot Boundary Adjustment
TMKs: (4) 2-1-003: 016 and 031
Ele'ele, Kōloa, Kaua'i

18. **GENERAL PLAN AMENDMENT (GPA-2025-2)** for a General Plan Future Land Use Map Amendment from "Agriculture" to "Plantation Camp" for a parcel located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

20. **STATE LAND USE DISTRICT BOUNDRY AMENDMENT (A-2025-2)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District for a parcel located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

21. **COUNTY ZONING AMENDMENT (ZA-2025-3)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel located immediately adjacent to the Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated on the makai side of Halewili Road in Wahiawa, further identified as Tax Map Key (TMK): (4) 2-2-001:001 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

22. **COUNTY ZONING AMENDMENT (ZA-2025-4)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-N-100 (Numila) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-P boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

23. **GENERAL PLAN AMENDMENT (GPA-2025-3)** for a General Plan Future Land Use Map Amendment from "Agriculture" to "Plantation Camp," affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025]. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

24. **STATE LAND USE DISTRICT BOUNDRY AMENDMENT (A-2025-3)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025]. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

25. **COUNTY ZONING AMENDMENT (ZA-2025-5)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel is located about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

26. **COUNTY ZONING AMENDMENT (ZA-2025-6)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements within to establish a Special Planning Area "Q", which shall be referred to as the "Ka'awanui Plantation Camp Walkable Mixed Use District", and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC-100 (Ka`awanui Camp) involving a portion of a property further identified as tax map key 1-7-006:006. The proposal also amends the Makaweli Town Plan Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-Q boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025].**

27. Pursuant to Hawai'i Revised Statues Section 92-5(a)(2 and 4), the purpose of this executive session is to discuss matters pertaining to the annual evaluation of the Planning Director. This session pertains to the evaluation of the Planning Director's work performance where consideration of matters affecting privacy will be involved. Further, to consult with legal counsel regarding powers, duties, privileges, and/or liabilities of the Planning Commission as it relates to the evaluation of the Planning Director.

N. ANNOUNCEMENTS

1. Topics for Future Meetings.

   The following regularly scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter, on May 13, 2025. The Planning Commission anticipates this meeting to be held in-person at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, Hawaii. The Commission will announce its intended meeting method via an agenda electronically posted at least six days prior to the meeting date.

O. ADJOURNMENT

SPECIAL MANAGEMENT AREA (SMA) Minor Determinations

Date (Action)	SMA Minor Permit number	Location (TMK)	Activity/ structure
2.27.2025 (Approved)	SMA(M)-2025-13	Hanalei (5-5-010:001)	Repair and extension/ Onsite IWS leach field.
2.24.2025 (Approved)	SMA(M)-2025-14	Hanalei (2-1-003:012)	Construction and grading/ Decking at entry lower level, stair to pool, swimming pool, concrete niche, pool equipment room, outdoor storage room, summer kitchen, sauna, outdoor shower, pavers, landscape walls, gravel trough, and a septic tank system installation.
2.27.2025 (Approved)	SMA(M)-2025-15	Anahola (4-9-014:001 CPR Unit1)	Construction/ New septic tank and leach field.

FEB 24 '25 PM12:00
PLANNING DEPT

West Kaua'i Field Operations Facility

Hanapēpē, Waimea, Kaua'i
TMK: (4) 1-8-008: 020 (por.)

Use Permit, Special Permit, & Class IV Zoning Permit

Applicant:

State of Hawai'i

Department of Land and Natural Resources

Prepared by:

SSFM International, Inc
501 Sumner Street, Suite 620
Honolulu, Hawai'i 96817

February 2025

F.2.a.
Apr 08 2025

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Table of Contents

Table of Contents i
List of Tables iii
List of Figures iii
1. Project Summary 4
2. Background Information 5
2.1. Project Checklist 5
2.2. Applicant and Property Information 6
2.3. Permits and Approvals 6
3. Project Description 9
3.1. Project Description 9
3.2. Location and Surrounding Uses 12
3.3. Project Phasing 14
3.4. Land Use History 14
3.5. West Kaua'i Field Operations Facility Master Plan 16
3.6. Community Outreach 16
Environmental Assessment 16
4. Existing Environment 18
4.1. Climate 18
4.2. Flora & Fauna 18
4.3. Geography, Topography, and Soils 20
4.4. Hydrology and Drainage 23
4.5. Natural Hazards 27
Flood 27
Tsunami 27
Earthquakes 27
Sea Level Rise 27
4.6. Noise 30
4.7. Air Quality 31
4.8. Hazardous Materials 32
4.9. Archaeological and Historic Resources 33
4.10. Cultural Resources – Ka Pa'akai Analysis 35

4.11. Visual Resources 37
4.12. Transportation Facilities 38
Vehicular Access 38
Existing Roadway Volumes 38
Transit 38
Airports 38
4.13. Water System 38
4.14. Solid Waste and Wastewater 39
4.15. Community Facilities 39
Medical Facilities 39
Educational Facilities 39
Emergency Responders 40
Community Parks and Recreational Resources 40
Airports 40
4.16. Socioeconomic Environment 43
4.17. Secondary Impacts 45
5. Conformance with Plans and Policies 46
5.1. Hawai'i State Plan 46
5.2. Hawai'i Revised Statutes Chapter 343 49
5.3. Hawai'i Coastal Zone Management Program 49
5.4. State Land Use Law 54
Special Permit 54
5.5. County of Kaua'i General Plan 58
5.6. West Kaüa'i Community Plan 62
5.7. County of Kaua'i Comprehensive Zoning Ordinance 62
5.8. Special Management Area 65
Exhibit A: Completed Zoning Permit Application 69
Exhibit B: Letter of Authorization 72
Exhibit C: Site Plans 75
Exhibit D: Floor Plans 79
Exhibit E: Site Photos 87
Exhibit F: West Kaua'i Field Operations Facility Master Plan 91
Exhibit G: West Kaua'i Field Operations Facility Final Environmental Assessment 218

Exhibit H: Ka Pa'akai Analysis 426

List of Tables

Table 1. Summary of Permits and Approvals Required 6
Table 2. Environmental Assessment Consultation 16
Table 3. Typical Noise Emission Levels for Construction Equipment 31
Table 4. Summary of Historic Properties Identified 33
Table 5. Population Growth 43
Table 6. Household Poverty 44
Table 7. Racial Demographics 44
Table 8. Summary of Applicability of HRS Chapter 226 to the Proposed Project 46

List of Figures

Figure 1. Project Location Map. 13
Figure 2. Site Phasing Plan 15
Figure 3. Project Site Geology 21
Figure 4. Project Site Soil Composition 22
Figure 5. Aquifer 25
Figure 6. National Wetland Inventory 26
Figure 7. Tsunami Evacuation Zone 28
Figure 8. Sea Level Rise Exposure Area, 3.2 ft. Scenario 29
Figure 9. Hawai'i Maximum Permissible Sound Levels for Various Zoning Districts 30
Figure 10. Aerial Photograph of the Project Area and Identified Historic Properties 34
Figure 11. Community Facilities 41
Figure 12. Schools 42
Figure 13. State Land Use Designation 56
Figure 14. Land Study Bureau, Detailed Agricultural Land Productivity Rating 57
Figure 15. Kaua'i General Plan Future Land Use Map 61
Figure 16. County of Kaua'i Zoning 64
Figure 17. Special Management Area 66

1. Project Summary

Project Name	West Kaua'i Field Operations Facility
Location	Waimea Ahupua'a, Kona Moku Hanapēpē, Waimea, Kaua'i (Figure 1)
District	West Kaua'i
Judicial District	Waimea
Tax Map Key	(4) 1-8-008: 020 (por.)
Project Site	Approximately 10-acre portion of the subject parcel
Landowners	State of Hawai'i Department of Land and Natural Resources
Project Site Existing Use	Vacant
Proposed Action	The project is described as the construction of a new, Department of Land and Natural Resources (DLNR) field operations baseyard in Hanapēpē, Waimea, Kaua'i. The proposed facility will include office space, a conference room, restrooms, showers, secured storage space for confiscated items, parking, fueling facilities, and a nursery to raise endangered plants, and a pen for endangered geese. A final Hawaii Revised Statutes (HRS) Chapter 343 Environment Assessment (EA) and Finding of No Significant Impact (FONSI) determination was published in November 2021. DLNR will be utilizing federal funding distributed by the U.S. Department of Defense (DOD) for this project.
Proposing Agency	State of Hawai'i Department of Land and Natural Resources Kalanimoku Building 1151 Punchbowl St. Honolulu, Hawai'i 96813
Project Site Permits/ Approvals Required	See **Table 1**.
State Land Use	Agriculture
County Zoning	Open
Kaua'i General Plan	Agriculture
Special Management Area (SMA)	Not within the SMA

2. Background Information

2.1. Project Checklist

1. **Pre-Application Meeting with the County of Kaua'i Planning Department**
   The applicant met with the County of Kaua'i Planning department staff for a pre-application meeting With Dale Cua on September 16, 2024.

2. **Completed Zoning Permit Application and Letters of Authorization**
   Please see ***Exhibit A: Completed Zoning Permit Application*** and ***Exhibit B: Letter of Authorization.***

3. **Fees**
   The anticipated fee(s) for this project are outlined below. A check for the required application fee is attached to the original application.

Service	Fee
Special Permit	$150.00
Use Permit	$300.00
Class IV Zoning Permit	$800.00
Total:	**$1,250.00**

4. **Project Description**
   The project description is included in Section 3 and is further defined throughout this document.

5. **Scaled Drawings**
   Civil engineering drawings were provided by INK Architects, LLC and include site existing conditions, a demolition and erosion control plan, a civil site plan, details on proposed best management practices, a grading plan, and detailed civil improvements to the site. (See **Exhibit C: Site Plans**).

   Detailed floor plans are provided in **Exhibit D: Floor Plans**.

6. **Photographs**
   See **Exhibit E: Site Photos.**

2.2. Applicant and Property Information

The project site is located on a larger state-owned parcel [TMK (4) 1-8-008: 020] that is currently leased to a private organization. In 2014, the State of Hawaii Board of Land and Natural Resources (BLNR) approved a DLNR request to set aside approximately ten (10) acres of the parcel to provide an area to construct a West Kaua'i Field Operations Facility.

Landowner/ Applicant: State of Hawai'i Department of Land and Natural Resources
Engineering Division
Kalanimoku Building
1151 Punchbowl St., Room 221
Honolulu, Hawai'i 96813

Lessee: Gay & Robinson inc.
P.O. box 690088,
Makaweli, HI 96769-0088

Consultant: INK Architects, LLC
SSFM International, Inc.

2.3. Permits and Approvals

Table 1. Summary of Permits and Approvals Required

Permit or Approval	Description	Regulation(s)	Administrative Authority	Status
Environmental Assessment and Finding of No Significant Impact (FONSI)	Required for projects that "trigger" environmental review, including those that propose the use of state or county lands and the use of state or county funds.	• Hawai'i Revised Statutes (HRS) 343, Environmental Impact Statements • Hawai'i Administrative Rules (HAR) 11-200.1, Environmental Impact Statement Rules	Office of Planning and Sustainable Development, Environmental Review Program	FONSI published on 11/23/2021
National Environmental Policy Act (NEPA) Categorical Exclusion Determination	Project falls under a category of actions that the agency has determined, in its agency NEPA procedures, normally do not have a significant effect on the human environment.	• Title 40 Code of Federal Regulations (CFR) 1507.3		

Historic Preservation	Applies to any project "which may affect historic property ... or a burial site"	• HRS Chapter 6E	Hawai'i State Historic Preservation Division	An Archaeological Inventory Survey was conducted in 2016 and will be updated and submitted to SHPD
National Pollutant Discharge Elimination System (NPDES) General Permit Coverage	Coverage under the NPDES General Permit required for stormwater discharge associated with construction activities over 1 acre.	• Clean Water Act, Section 401 • HAR Section 11-55	Department of Health (DOH) - Clean Water Branch (CWB)	
Ka Pa'akai Analysis	To protect the reasonable exercise of customarily and traditionally exercised rights of native Hawaiians to the extent feasible when granting a petition for reclassification of district boundaries.	• Article XII, §7 of the Hawai`i Constitution	Consultation with various State and County authorities	**Exhibit G: Ka Pa'akai Analysis**
Facility Access Plan Review	To review and provide recommendations on specifications for buildings, facilities, and sites in order to ensure that they are designed and constructed to be accessible to persons with disabilities.	• HRS Section 103-50 • Americans with Disabilities Act Accessibility (ADA) Guidelines, Title 36 CFR Part 1191	DOH Disability and Communication Access Board	
Street Usage Permit	Required to perform construction, maintenance, or engineering survey work on, adjacent to, above, below or near any street or highway, which may temporarily obstruct any portion of a roadway or sidewalk.	• HRS Chapter 264	State Department of Transportation (DOT) Highways Division	Roadway permit by Contractor when driveway work done.

Class IV Zoning Permit	A Class IV Permit shall be obtained for construction or development consisting of 51 or more units or for which a Class I, II, or III Permit would otherwise be obtainable except that a Variance Permit is required.	• County of Kaua'i Code Chapter 8 Comprehensive Zoning Ordinance	County of Kaua'i	In progress
Kaua'i County Use Permit	A permit allowing a certain use which is conditionally permitted for the particular district.	• County of Kaua'i Code Chapter 8 Comprehensive Zoning Ordinance	County of Kaua'i	In progress
Form 7460-1 Notice of Proposed Construction or alteration	Proximity to the Port Allen Airport.	• Title 1.4. CFR Part 77.9	Federal Aviation Administration (FAA)	
Building Permit	For the construction, alteration, equipment, moving or demolition of buildings or structures in the County of Kaua'i.	• County of Kaua'i Code Chapter 12 • International Building Code (2006 edition)	County of Kaua'i	
Application for Water Services	To conform to the rules and the construction standards of the Department of Water.	• Kaua'i County Water System Standards (as amended)	County of Kaua'i Department of Water	
Section 404 Pre-Construction Notification	For construction activity within proximity to a wetland recognized in the National Wetland Inventory.	• Section 404 of the Clean Water Act	United States Army Core of Engineers	In progress

3. Project Description

3.1. Project Description

The State of Hawai'i, Department of Land and Natural Resources (DLNR), is proposing to construct a new Field Operations base yard located in Hanapēpē on the Island of Kaua'i. The proposed project will be located on an existing State-owned parcel off of Lele Road and is identified as Tax Map Key (TMK): (4) 1-8-008: 020. The proposed project site consists of a 10-acre portion of parcel 020 which is currently vacant but was once cultivated for sugar cane.

The project is funded by the Department of Defense (DOD)'s Readiness and Environmental Protection Integration (REPI) Program which facilitates long-term, collaborative partnerships that improve resilience, preserve important habitats and natural resources, support sustainable and productive land uses, and promote resilient natural and working lands and waters and their surrounding communities.

The DLNR controls and manages the forest reserves, natural area reserves, and state parks. In addition to their value as forested watershed, these lands also harbor rare and endangered plant and animal species and areas where the native ecosystem remains relatively intact.

The DLNR also exercises regulatory authority over land use in the State Conservation District, which covers 55 percent of the island's land area. The Conservation District encompasses the Na Pali Coast and the mountainous interior of the island, as well as coastal mountains and major river courses such as those of Waimea and Wailua. The State has also applied the Conservation District to strips of coastal lands, including almost all of the Polihale-Nohili- Barking Sands dunelands and the lands seaward of most of the coastal bluffs that fringe the North Shore. Anyone wishing to build a single-family residence or a radio tower or to undertake any other land use in the Conservation District must apply to the DLNR for permission.

Additionally, DLNR plays other roles which are important in caring for natural resources and regulating uses.

- Through the Division of Boating and Ocean Recreation, the DLNR manages small boat harbors and regulates river and ocean commercial recreation activities.
- The DLNR's Aquatic Resources Division regulates fisheries and advocates for aquatic and marine resources, especially native species and coral reef ecosystems.
- The Division of Forestry and Wildlife, in addition to managing Forest Reserves and Natural Area Reserves, also administers the State endangered species statute. DOFAW also manages the Na Ala Hele Trail System, Game Management Areas, and other uses of forest reserve lands.
- The State Historic Preservation Division administers the Hawai'i Historic Preservation Act and staffs the island burial councils.
- The Commission on Water Resource Management, staffed by a division within DLNR, regulates the development of groundwater wells and diversion of streams.

In addition, the State controls the Public Land Trust, which includes ceded lands and submerged lands. These constitute most of the forest reserves and all marine lands. DLNR has the primary responsibility in administering these lands.

The DLNR does not have a field operation facility on the west side of Kaua'i. To provide a base for efficient and economical response to emergency incidents, as well as daily management operations, DLNR plans to build such a facility in Hanapēpē, on the west side of Kaua'i. The proposed facility will shorten the response time to emergencies and activities such as wildfire suppression, thereby improving safety in the region and reducing the overall costs of emergency response. Approximately 38 DLNR employees are anticipated to be at the site daily and approximately 140 other DLNR employees are anticipated to utilize the site on a periodic or emergency basis. The site will be in operations typically during normal business hours but also used in emergency situations on a 24-hour basis.

Several divisions of DLNR will use the proposed base to better serve Kaua'i's west side. These divisions and how they expect to use the base yard are as follows:

- **Division of Aquatic Resources (DAR):** Support the hatch/raise/release aquatic resource program; storage for signs, traps, and other necessary materials for the protection of native and resident aquatic species and their habitats.
- **Division of Conservation and Resources Enforcement (DOCARE):** Serve as logistical staging facility, briefing room and central operation for enforcement activity for land and sea undertakings; storage of criminal evidence material and firearms; staging for patrol vessels, jet skis, and equipment to hasten response times for enforcement of land and ocean activities on the west side, south and north shores of Kaua'i, and Ni'ihau.
- **Division of Forestry and Wildlife (DOFAW):** Storage of supply and materials, heavy maintenance equipment, fire fighting vehicles and equipment; maintenance and refueling area for vehicles used to manage State-owned forests such as the Kōke'e Forest Reserve; location of a new plant nursery for endangered species and the protection of the ecosystem through replanting after fires to mitigate soil erosion; location for a pen for endangered animal recovery, including support of the Nēnē Goose protection program.
- **Division of Boating and Ocean Recreation (DOBOR):** Office for public permitting that better serves the West Kaua'i community; colocation with enforcement division, storage of impounded ocean recreational vehicles.
- **Land Division:** Storage of signs, sign posts, and other materials to better manage State-owned lands.
- **Division of State Parks:** Office space for staff who serve the parks on the west side of Kaua'i; material storage, maintenance, landscaping, and facilities repair.
- **Engineering Division:** Storage of material and equipment for Dam Control and Rockfall Inspection Programs.
- **State Historic Preservation Division (SHPD):** Office space and storage for files and artifact findings. SHPD currently does not have an office or storage facility on Kaua'i.
- Other DLNR divisions may also have use of the site in the future.

The proposed facility will include office space for DLNR staff, a conference room, restrooms, showers, secured storage space for confiscated items, parking, and fueling facilities. A nursery to raise endangered plants and a pen for endangered geese will also be located on site. A single driveway off Lele Road will lead to an access roadway that circumnavigates the proposed buildings. Stormwater will be kept on the property in a landscaped detention pond adjacent to Lele Road. The animal pen and plant nursery will be located toward the rear of the property. A conceptual site plan is provided in **Exhibit C: Site Plans**.

The master plan was designed to strategically place buildings on the site based on its functionality. Public buildings will be located closer to the main road and private buildings will be located towards the back of the site. Animal pens will be in the corner so that winds will blow the odor away from the site and not affect the other buildings. In general, there will be three different types of buildings:

- **Office/Workspace Buildings:** The office/workspace buildings will be located near the site entrance. The main intent is to create an accessible location where the public can visit and pick up permits or view records.
- **Utilitarian Buildings:** These consist of storage and workshop buildings – storage is considered a private building. The workshops are open air buildings that allow workers to repair their equipment and vehicles.
- **Lab Buildings:** Labs will be for DOBOR, SHPD and DOFAW.

A continuous 8-foot-high chain link fence with barbed wire top will surround the entire property as a requirement to secure the perimeter. Additionally, continuous cattle fencing is also required to keep out livestock in the area. The cattle fencing will be the outer fence and the chain link security fence will be the inner fence to keep out trespassers.

Based on the 2016 West Kaua'i Field Operations Facility Master Plan prepared by INK Architects, the facility will also contain the following functional areas:

- Base yard and outdoor work areas
- Emergency services command center capabilities (base operations)
- Offices/training and conference/research
- Parking for personally owned vehicles (POV) and DLNR vehicles, such as boats/boat trailers, ATV trailers, construction equipment and trailers, flatbed trucks, construction vehicles and other vehicles
- Public service and outreach
- Storage for evidence, materials, equipment, tools, records, archival

Additional features include:

- Multipurpose building with a large meeting area
- Shared office building
- Shared workshop and maintenance building consisting of vehicle washdown facilities and areas for vehicle/equipment maintenance. Typically only wash down and light vehicle maintenance would be conducted at this base yard.

3.2. Location and Surrounding Uses

The project site is located on a larger state-owned parcel [TMK (4) 1-8-008: 020] that is currently leased out to a private organization. In 2014, the State of Hawaii Board of Land and Natural Resources (BLNR) approved a DLNR request to set aside approximately ten (10) acres of the parcel to provide an area to construct a West Kaua'i Field Operations Facility. See **Figure 1**.

The Proposed Project is located on the westernmost periphery of Hanapēpē Town where it is surrounded, for the most part, by agricultural farmlands. The site extends approximately 600 feet parallel to the western edge of Lele Road and approximately 730 feet west from the edge of the road. The site is part of a fallow sugar cane field. Kaua'i Veterans Cemetery is to the south, the Hanapēpē Refuse Station to the east, and Kaumuali'i Highway further north. Port Allen Airport is located directly south of the cemetery and Port Allen Harbor lies east of the project area, across Hanapēpē Bay. Several concrete buildings and residential housing are located to the southeast of the project area. Hanapēpē Park is located nearby with several athletic fields and recreational amenities. There is a gate and road entering the site at approximately the midpoint of the site boundary on Lele Road, but the road beyond the gate is overgrown by weeds and no longer distinguishable at ground level.

The project site is immediately bordered by Hanapēpē Park to the north, Lele Road to the east, Kaua'i Veterans Cemetery to the south, and open agricultural land to the west. Other neighbors include:

- To the north: Hanapēpē Hawaiian Cemetery, Kaua'i Habitat for Humanity, and Kaumuali'i Highway.
- To the east: Lele road, the Hanapēpē Transfer Station, Hanapēpē Park.
- To the south: residential housing to the southeast, Kaua'i Veterans Cemetery to the south, and Port Allen Airport farther to the south which borders Hanapēpē Bay and the Pacific Ocean.
- To the west: open agricultural land.

Overall, approximately 80% of the project area is located in former cane lands and is designated as Agricultural under State Land Use District (SLUD) classifications. The southeast corner of the project area is designated as Urban under SLUD classifications. The site is zoned as Open under the County of Kaua'i Comprehensive Zoning Ordinance. Land use in the proximal area includes businesses, residential, and agricultural.

Figure 1. Project Location Map.



3.3. Project Phasing

The project shall be separated in the following phases based on project funds available. Items within each phase may be adjusted during design based on budget and priority. Please see **Figure 2**.

Phase 1A: Central roadway with underground utilities (water, sewer, electrical conduits), and Water Fill Station, laydown area, and fencing.

Phase 1B: DOFAW Fire Response Building, DOFAW Storage Building, electrical transformer and distribution, and associated parking and circulation.

Phase 1C: Shared Workshop/Maintenance Building, DOCARE Building, Shared Office/Public Services Building, SHPD Storage Building, Shared Storage Building and secured parking area, Shared Lab Building, Shared Multipurpose Building, DOFAW Plant Nursery/Greenhouse, DOFAW Animal Area, DOFAW Fueling, secondary road, and associated parking and circulation.

3.4. Land Use History

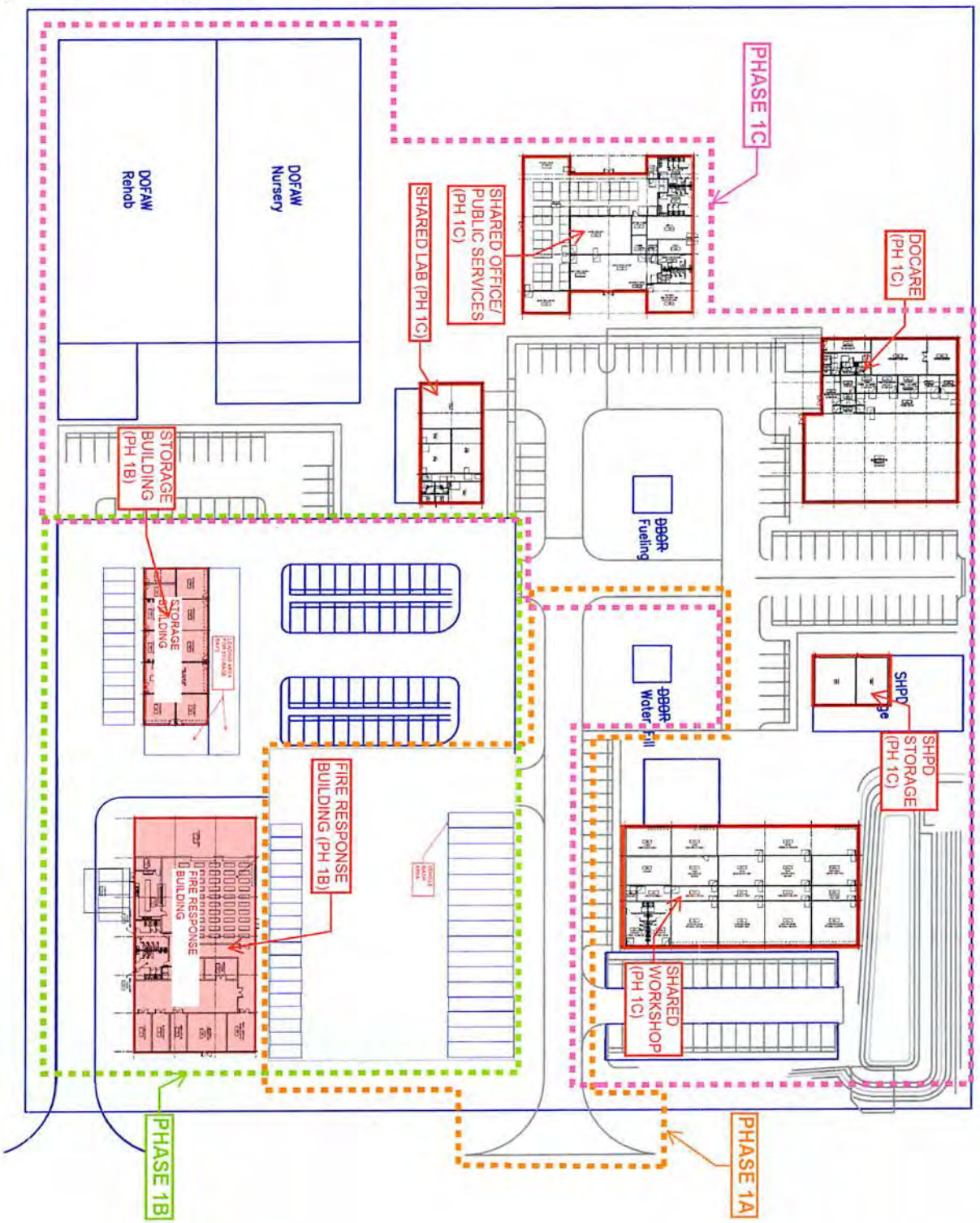
Prior to 1848, all land in Hawai'i belonged to akua (God), held in trust by the paramount chief and managed by subordinate chiefs. In 1948, Kamehameha II decreed a division of lands called the Māhele, which divided land for private land ownership in Hawaiian Society (Chinen, 1958; Kamai, Folk, and Hammatt, 2023). The project area and all other unclaimed lands in Hanapēpē were originally awarded to Miriam Kekauonohi, who immediately returned it to pay the commutation fee for the lands that she kept. The returned land became Crown Lands. No early surveys were ever made of Crown Lands, thus there are no Māhele records on land use for those areas. Therefore, it is unclear what 'ili the proposed project is located in (Kamai, Folk, and Hammatt, 2023). One Land Commission Award (LCA), LCA 3654, appears to document a portion of the project area and notes presence of a house and kula and three lo'I (Kamai, Folk, and Hammatt, 2023).

In the 1900's the lands of Hanapēpē was primarily cultivated for sugar cane. Records show that the project area was part of land deeded to the Kaua'i Railway Company that constructed a railroad system that ran through the middle of the project area in a rough east/west direction. This railway land was then deeded back to the Territory of Hawaii in 1949 by Kauai Terminal Ltd. The railway was discontinued in 1933 (Condé and Best 1973; Kamai, Folk, and Hammatt, 2023).

During World War II, Hanapēpē was part of the changes wrought by preparations for war. The subject property was part of a larger area that formed the Kaua'i Training Center (Klass, 1970; Kamai, Folk, and Hammatt, 2023). Photo records show structures built at the southeast corner of the project area in the 1940s during World War II. Once the war ended and the military pulled out of the majority of the Hanapēpē area, the building was abandoned. During the 1950s the property where the building stood was subleased to the Kawakami family, who used the building as the warehouse for the Big Save stores situated around the island. The Big Save warehouse was in use for a little over ten years. Although Gay and Robinson still had a lease on the project area, the building was abandoned until it was destroyed by Hurricane 'Iwa in 1982 (Kamai, Folk, and Hammatt, 2023).

The proposed project site consists of a 10-acre portion of parcel (4) 1-8-008: 020 which is currently vacant but was once cultivated for sugar cane.

Figure 2. Site Phasing Plan



3.5. West Kaua'i Field Operations Facility Master Plan

In December 2015, a the West Kaua'i Field Operations Facility Master Plan was drafted to lay the groundwork for the facility which would be shared by the eight State agencies listed in **Section 3.1 Project Description**. This master plan is referenced through this application and is located in **Exhibit F**.

3.6. Community Outreach

Environmental Assessment

A Draft Environmental Assessment (Draft EA) was published in the Office of Environmental Quality Control's Environmental Notice on March 8, 2021, and was followed by a 30-day public comment period. Agencies and stakeholders consulted during the Draft EA process are identified in **Table 2**. The Final Environmental Assessment for the project is located in **Exhibit G**.

Table 2. Environmental Assessment Consultation

Distribution	Pre-Assessment Consultation Recipient	Pre-Assessment Comments Received	Draft EA Publication Notice Recipient	Draft EA Comments Received
FEDERAL AGENCIES				
U.S. Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office	X	X	X	X
U.S. Department of Agriculture, Natural Resources Conservation Service	X		X	
U.S. Geological Survey, Pacific Islands Water Science Center	X	X	X	
National Park Service, Pacific West Region	X			
U.S. Army Corps of Engineers, Regulatory Branch			X	X
U.S. Department of Transportation Federal Highways Administration	X		X	
STATE OF HAWAI'I AGENCIES				
Agribusiness Development Corporation			X	X
Department of Accounting and General Services	X	X	X	
Department of Agriculture			X	
Department of Business, Economic Development & Tourism			X	
Office of Planning	X	X	X	
Department of Health, Environmental Planning Office	X	X	X	
Department of Health , Clean Air Branch	X		X	
Department of Health, Clean Water Branch	X	X	X	
Department of Health, Indoor and Radiological Health Branch	X	X	X	X

Department of Health, Office of Hazard Evaluation and Emergency Response	X		X	
Department of Land and Natural Resources, State Historic Preservation Division	X		X	
Department of Land and Natural Resources, Division of Aquatic Resources			X	X
Department of Land and Natural Resources, Division of Boating and Ocean Recreation			X	X
Department of Land and Natural Resources, Engineering Division			X	X
Department of Land and Natural Resources, Division of Forestry and Wildlife			X	X
Department of Land and Natural Resources, Land Division	X		X	
Department of Land and Natural Resources, Commission on Water Resource Management	X		X	
Department of Transportation	X	X	X	X
Office of Hawaiian Affairs	X	X	X	X
Department of Hawaiian Home Lands	X		X	
Senator Ronald Kouchi (Senate District 8)			X	
Representative Dee Morikawa (House District 16)			X	
COUNTY OF KAUA'I AGENCIES				
Office of the Mayor			X	
Kaua'i County Council	X		X	
Emergency Management Agency	X		X	
Public Works, Wastewater Management Division	X		X	
Department of Water	X	X	X	
Fire Department	X		X	
Department of Parks and Recreation	X		X	
Planning Department	X		X	
Police Department	X		X	
Office of Economic Development			X	
OTHER				
Gay & Robinson, Inc.	X			
Kauai Island Utility Cooperative	X		X	
Hawai'i Gas	X	X	X	
Oceanic Time Warner	X		X	

4. Existing Environment

In November 2021 the West Kaua'i Field Operations Facility project was issued a Finding of No Significant Impact (FONSI) following a thorough Environmental Assessment. The evaluation of the existing natural and social environment, along with any potential corresponding impacts are summarized and updated in this chapter.

4.1. Climate

Climate change is a long-term shift in patterns of temperature, precipitation, humidity, wind, and seasons. Scientific data show that earth's climate has been warming. This warming is mostly attributable to rising levels of carbon dioxide and other greenhouse gases (GHG) generated by human activity. These changes are already impacting Hawaii through rising sea levels, increasing ocean acidity, changing rainfall patterns, decreasing stream flows, and changing wind and wave patterns. While the earth's climate experiences natural change and variability over geologic time, the changes that have occurred over the last century due to human input of GHG into the atmosphere are unprecedented (Hawai'i Climate Change Mitigation and Adaptation Commission (HCCMAC), 2017).

Sea levels are rising at increasing rates due to global warming of the atmosphere and oceans and melting of glaciers and ice sheets (HCCMAC, 2017). These rising seas and the projection for more increased tropical storms in the Pacific Ocean would increase Hawaii's vulnerability from coastal inundation and erosion. The Proposed Action is far from the coastline and therefore not subject to the risk of sea-level rise, this is discussed in more detail in **Section 4.5**.

General temperature range in the project area is between 68 and 88 degrees F in the summer and 60 and 84 degrees F in the winter (Western Regional Climate Center, 2010). Summertime high temperatures can reach the low 90's. Wintertime low temperatures can reach the low 60's. This area is considered dry with an average of 40 inches of rain per year. Trade winds generally blow from the NE or ENE direction between 5 and 15 mph. Northeasterly trade winds prevail approximately 80 percent of the year and are particularly prevalent from April through November.

Project Impacts and Mitigation

The project is not anticipated to have any effect on the region's climate.

4.2. Flora & Fauna

A biological survey report and assessment was prepared for the project area in September 2015.

According to the survey, the area surrounding the project site is highly degraded and consists primarily of a variety of non-native plant species. Vegetation on the subject parcel is largely dominated by Guinea grass with areas of koa haole scrub. A single indigenous plant species, 'uhaloa, was identified, which is commonly throughout the state. The botanical survey identified 52 species of vascular plants in 22 families.



The fauna survey identified 14 bird species, comprising one indigenous and 13 nonnative species. Notably, the Hawaiian short-eared owl, a species listed as endangered on O'ahu, was observed during the survey. Among the nonnative birds, four are protected under the Migratory Bird Treaty Act, and seven are classified as injurious species by the state. The project site is highly disturbed and lacks suitable habitat for native nēnē and other waterbirds or seabirds. The open grassy fields are common and readily available for the Hawaiian short-eared owl to traverse through. Other animals included the observation of domestic cats and the expected sightings of house mice and rats. The survey also noted the presence of a domestic cat, with house mice and rats expected. Despite a search for the Hawaiian hoary bat, none were observed. It was noted however that Hawaiian hoary bats may occasionally roost in trees in and around the project side. In particular, a grove of tall 'opiuma trees, a single large java plum, and an African tulip tree were observed in the northeastern portion of the property and identified as a potential roosting site for the Hawaiian hoary bat.

No rare native Hawaiian plant species were observed on the project site during the survey. No listed threatened or endangered plants or animal species were found to be present.

Project Impacts and Mitigation

Consultation with the US Department of the Interior, Fish and Wildlife Services, Pacific Islands Fish and Wildlife Office, was undertaken during the Environmental Assessment process for the project. They provided a list of species that are most likely to occur in the vicinity of the project area. This list included one mammal species: the endangered Hawaiian Hoary bat (*Lasiurus cinereus semotus*); and four bird species: the Hawaiian Goose (*Branta sandvicensis*), endangered band-rumped storm-petrel (*Oceanodroma castro)*, endangered Hawaiian petrel (*Pterodroma sandwichensis),* and endangered Newell's shearwater (*Puffinus auricularis newelli*). It was noted that the project site has been highly disturbed, with the flora predominantly consisting of nonnative species. Mitigative measures were proposed to protect state-listed waterbird species and to prevent the introduction and spread of invasive species on the project site. The following mitigative measures are proposed to be included in the project during construction and operations:

1. If any Hawaiian waterbirds are present within or adjacent to the project area during construction, then all activities within 100 feet (30 meters) will cease, and the bird or birds will not be approached. Work may continue after the bird or birds leave the area of their own accord.
2. If a nest is discovered at any point, the Kaua'i Island Branch Department of Fish and Wildlife (DOFAW) Office will be contacted.

3. The contractor shall plan and implement best management practices (BMPs) to comply with the laws, standards, rules, and/or policies of county, state, or federal agencies in regard to water pollution and erosion control.
4. All waste materials shall be collected and stored in a securely lidded metal dumpster that does not leak. The dumpster shall meet all local and state solid waste management regulations. Best management practices (BMPs) will be implemented to minimize risk of siltation and pollution through stormwater runoff during construction.
5. All construction equipment and vehicles will be washed and inspected before entering the project area. All materials imported to the project site, including gravel, soil, rock, and sand, will be free of invasive plants. Invasive species found on the stockpile will be removed either chemically or mechanically.
6. The state listed Hawaiian Hoary Bat has the potential to occur in the vicinity of the project area and may roost in nearby trees. If any site clearing is required, this should be times to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). If this cannot be avoided, woody plants greater than 15 feet tall should not be disturbed, removed, or trimmed without consulting DOFAW. Barbed wire should be avoided for any construction because bat mortalities have been documented as a result of becoming ensnared by barbed wire during flight.
7. All outdoor lights will be shielded to prevent upward radiation to reduce the potential for seabird attraction and shall not be directed to travel across property boundaries toward the shoreline and ocean waters.
8. Only plants grown on Kaua'i will be used for landscaping purposes if possible. If locally grown plants are not available, imported plants may be used after thorough inspection or quarantine to ensure that they are free from invasive species, such as coqui frogs (Eleutherodactylus coqui), coconut rhinoceros beetle (Oryctes rhinoceros), little fire ants (Wasmannia auropunctata), and miconia (Miconia calvescens).
9. Only weed-free seed mixtures will be used for hydroseeding and hydromulching on the project site. Any species of plants other than those intended to be in the hydroseed/hydromulch will be removed. In particular, plant species that are not known to occur on Kaua'i and those that are actively being controlled on Kaua'i will be removed.

4.3. Geography, Topography, and Soils

The project site is underlain by the Koloa Volcanics formation, which was deposited during the Pleistocene age (see Figure 4). It is comprised of olivine basalts and ultrabasic rocks carrying nepheline and melilite. The lava formation encountered at the site appears to consist of both a'ā and pāhoehoe type flows which spread and ponded as they approached the ocean. The elevation of the project site ranges from approximately 30 to 50 feet above mean sea level. The soils at the project site consist of Makaweli Silty Clay Loam (2 to 12 percent slopes), Pakala clay loam, and Nonopahu clay soils. These are all well or moderately-well drained soils.

Figure 3. Project Site Geology

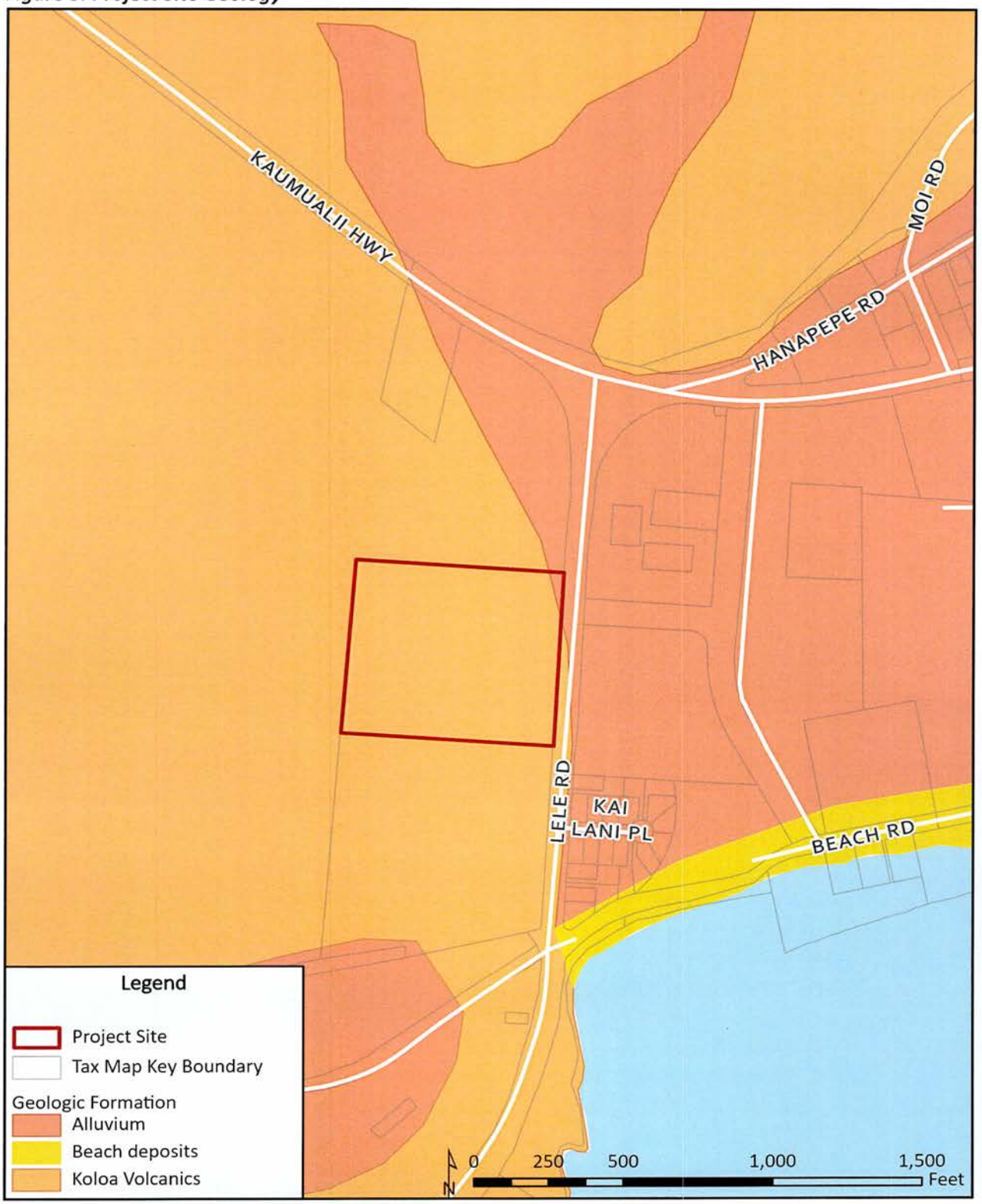
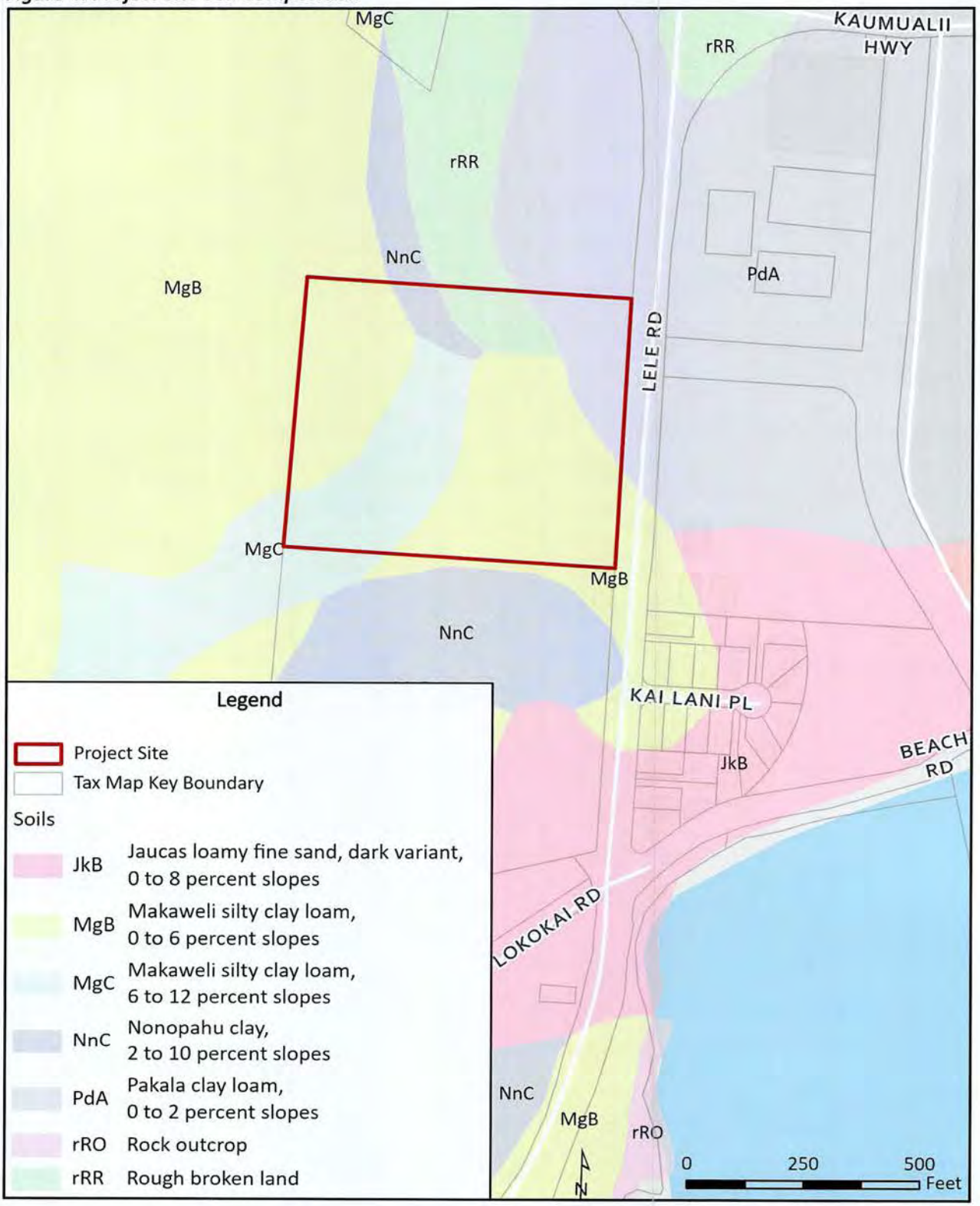


Figure 4. Project Site Soil Composition



In August of 2015 a geotechnical investigation of the site was conducted. The test borings indicated surface soil classified as reddish-brown clayey silt. The clayey silt was in a stiff condition and extended to depths ranging from about 2 to 8.5 feet below ground surface.

Project Impacts and Mitigation

Construction at the project site is not expected to substantially alter the overall existing geography and topography. The clayey slit underlying the property site and newly placed fill material would adequately support the proposed structure.

4.4. Hydrology and Drainage

The project site is located within the Hanapēpē aquifer. The Waimea sector has a sustainable yield of 99 million gallons per day (MGD); the Hanapēpē aquifer has a sustainable yield of 22 MGD. Withdrawal from the Makaweli aquifer system is estimated to be 0.06 MGD or 0.1% of the current sustainable yield (State of Hawai'i Commission on Water Resource Management, Water Resource Protection Plan, 2019).

There are no standing water bodies, streams or other surface water features on the project site. There are, however, some wetland areas in the general vicinity. The Hanapēpē River is approximately half a mile to the east of the project site and is one of the main rivers on Kaua'i island.

The National Wetland Inventory (NWI) indicates there is a riverine habitat on the northeast corner of the subject property. This area is described as a lower perennial subsystem that has a low gradient and no tidal influence. According to the NWI, water slowly flows through this area year-round except in years of extreme drought. This stream has not been visible on site for several years. As discussed in **Section 4.2**, this area also includes a grove of tall 'opiuma trees, a single large java plum, and an African tulip tree.

The existing storm drainage system in the area comprises of a series of ditches and basins which flow to a 24" storm culvert located near the northeastern corner of the project site. The culvert is installed under Lele Road and allows the drainage to flow east; eventually leading to the ocean. There is also an existing 24" storm main and series of catch basins on the eastern side of Lele Road which appear to outlet near the downstream end of the culvert.

The historic Hanapēpē Salt Ponds are a unique cultural site where the traditional Hawaiian practice of pa'akai (salt making) has been carried on for generations. These salt ponds are hand-dug, and families work together to harvest salt through a process deeply rooted in cultural heritage. Construction, increased water runoff, and pollutants from infrastructure can threaten the water quality and disrupt the balance needed for salt crystallization. These salt ponds are located approximately 0.4 miles from the proposed project site, and no impacts from construction activities are anticipated. Nonetheless, the project includes comprehensive best management practices designed to ensure any potential impacts are effectively mitigated.

Project Impacts and Mitigation

The proposed project will result in an increase of impervious surfaces. The proposed drainage will consist of sheet flow via grading, as well as a system of storm catch basins, swales, and pipes. The site drainage is planned to be directed toward the northeastern portion of the site to a new proposed detention basin. The detention basin will be designed to temporarily store excess storm runoff caused by the proposed development while meeting predevelopment peak discharge rates.

The final project design will include a storm water management plan to meet the requirements of the State of Hawai'i, Department of Health, Clean Water Branch (CWB), amended Hawai'i Administrative Rules Chapters 11-54 (Water Quality Standards), and 11-55 (Water Pollution Control). These measures will incorporate an on-site storm water retention basin with controlled release rates to help mimic the existing runoff conditions.

Best management practices may include, but not be limited to, the following measures:

- Watering or applying dust suppressants at active work areas and project access roads, as needed
- Installing dust screens or wind barriers around the construction site
- Installation of a filter sock, silt fence, or other perimeter controls adjacent and down slope from disturbed areas
- Cleaning nearby pavements and paved roads after construction
- Covering open trucks carrying construction materials and debris
- Limiting areas to be disturbed at any given time.

In addition, a suite of water quality enhancement measures may be explored and implemented as applicable to reduce sediment and pollutant loadings that are typically associated with urban runoff. The water quality enhancement measures may include elements such as grass-lined filter strips, bioswales, rain gardens, cisterns, and permeable pavers. The County of Kaua'i provides storm water quantity best management practices guidelines that will be used in the design process to assess the suitability, size, and selection of the most appropriate measures.

Previous correspondence with the U.S. Army Corps of Engineers indicated that further consultation would be necessary to determine if permits would be needed to address potential impacts to the stream. It is not anticipated that the proposed project will cause impacts to groundwater aquifers or surface waters. BMPs will be implemented to minimize the risk or siltation and pollution related to stormwater runoff caused by construction activity. Short-term mitigation efforts will be implemented during construction such as a silt fence, stabilized construction entrance, catch basins and inlets, and filter material. These will be replaced by permanent mitigation efforts such as re-grassing or hydromulching graded areas to prevent longterm impacts after construction is complete.

Figure 5. Aquifer

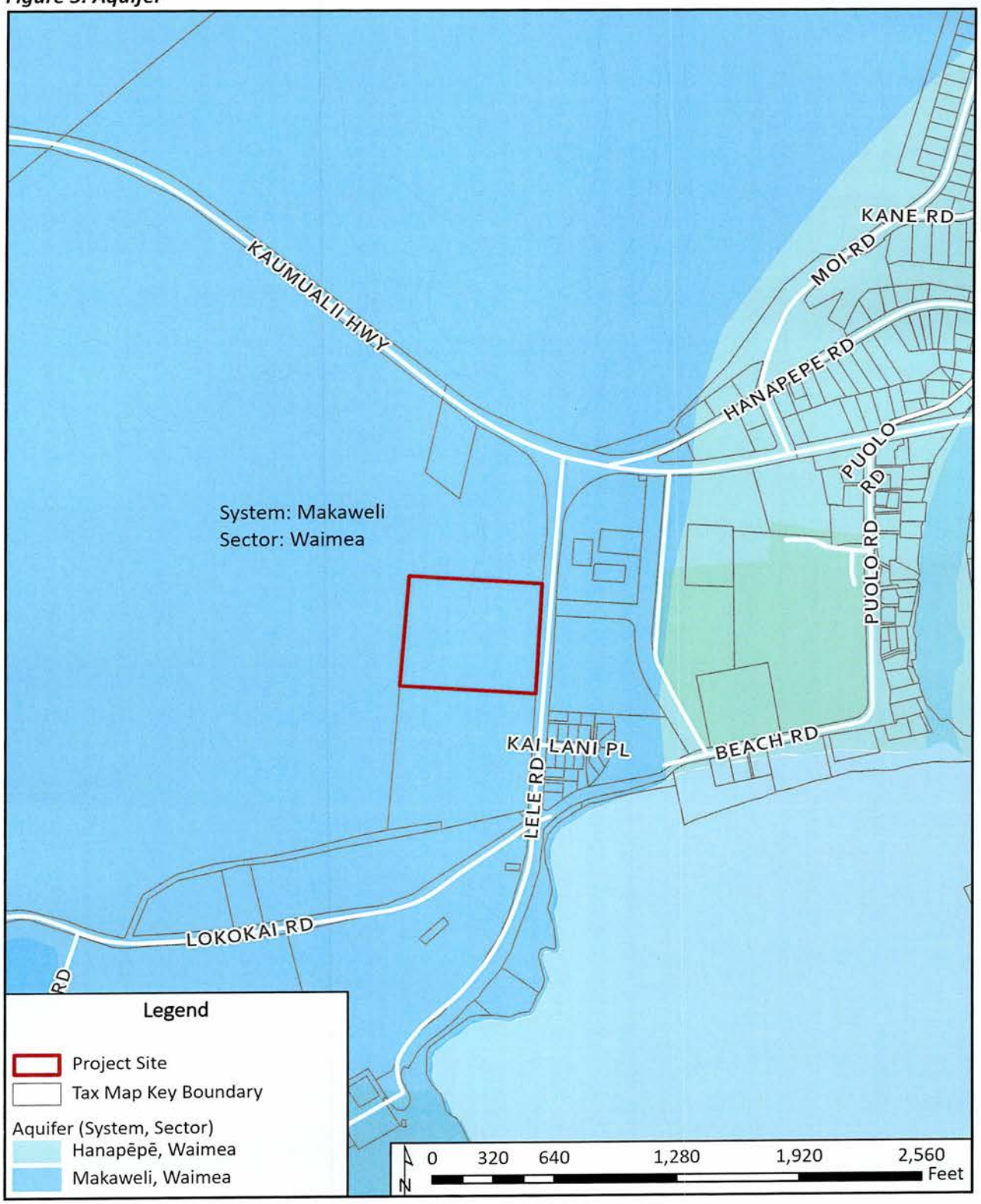
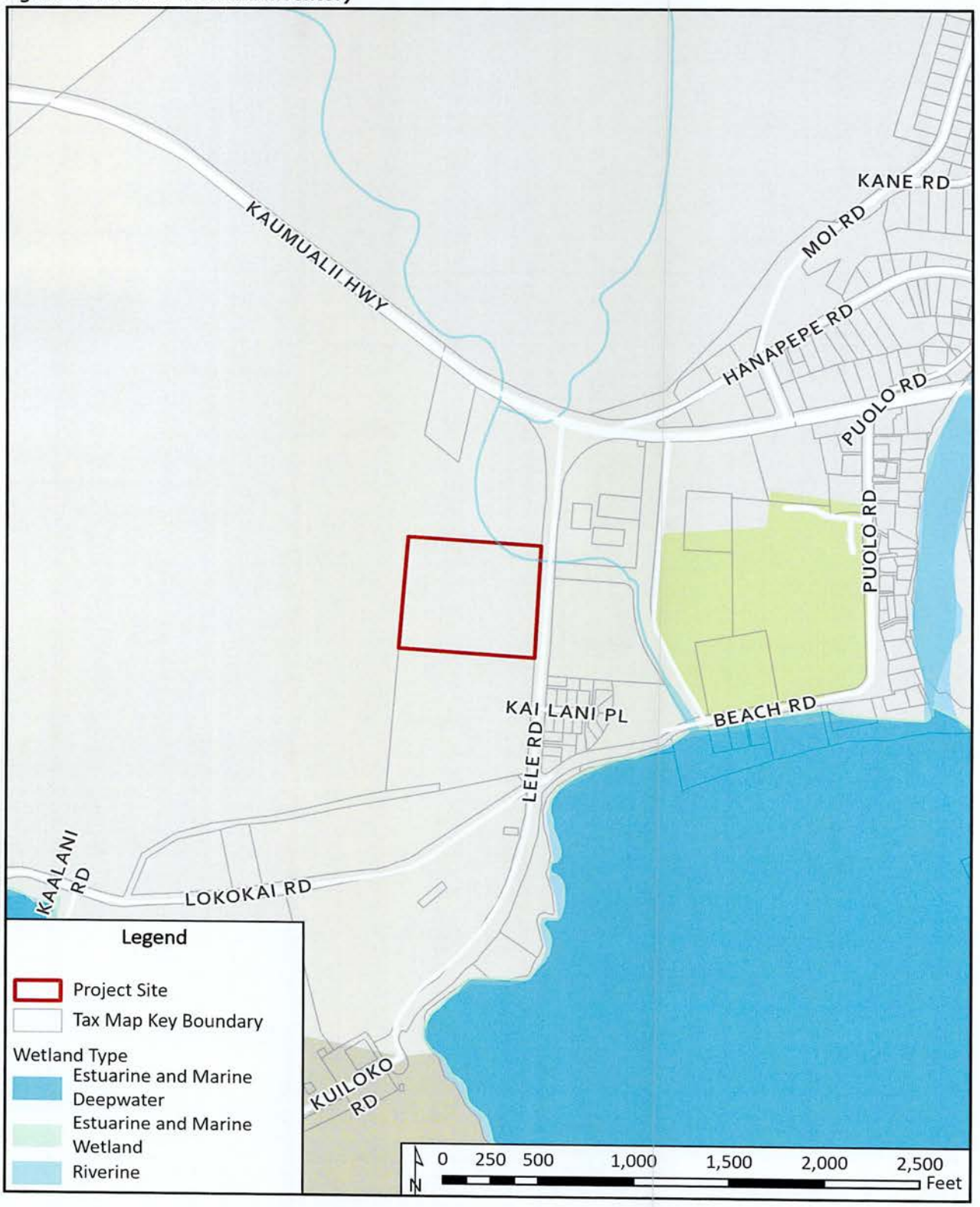


Figure 6. National Wetland Inventory



4.5. Natural Hazards

Flood
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the project site is located in Flood Hazard Zone X, or determined to be outside the 500-year floodplain.

Tsunami
The project site is not located within the tsunami evacuation zone.

Earthquakes
The National Earthquake Hazard Reduction Program (NEHRP) defined five soil types based on their shear-wave velocity. One contributor to shaking amplification is the velocity at which the rock or soils transmits shear waves. The soil classifications range from "A" to "E" with "A" equating to hard rock and E representing soft soils. The softer a soil is the more that it would amplify ground shaking and increase building damage and losses. Previous geotechnical research and test borings indicated that the subsurface soils on the project site can be characterized as a stiff soil, corresponding to a site class D.

Sea Level Rise
the Hawai'i Sea Level Rise Vulnerability and Adaptation Report (2017) adopted by the State of Hawai'i suggests that planning for a 3.2-foot sea level rise should happen now (HCCMAC, 2017). As such, the sea level rise exposure area (SLR-XA) has been developed for the State to model and determine the potential future exposure of each island to multiple coastal hazards as a result of sea level rise. The SLR-XA is the footprint of three coastal hazards: passive "bathtub" flooding, annual high wave flooding, and coastal erosion. The project site is located outside of the sea level rise exposure area with a 3.2 ft. projection, see **Figure 8**.

Project Impacts and Mitigation

The proposed project would be designed using the International Building Code (IBC), 2018 Edition as adopted and amended by the County of Kaua'i to ensure it can withstand potential impacts from natural hazards. It its not anticipated that this project is in an area particularly prone to natural disasters or would create conditions that would exacerbate natural hazards.

Figure 7. Tsunami Evacuation Zone

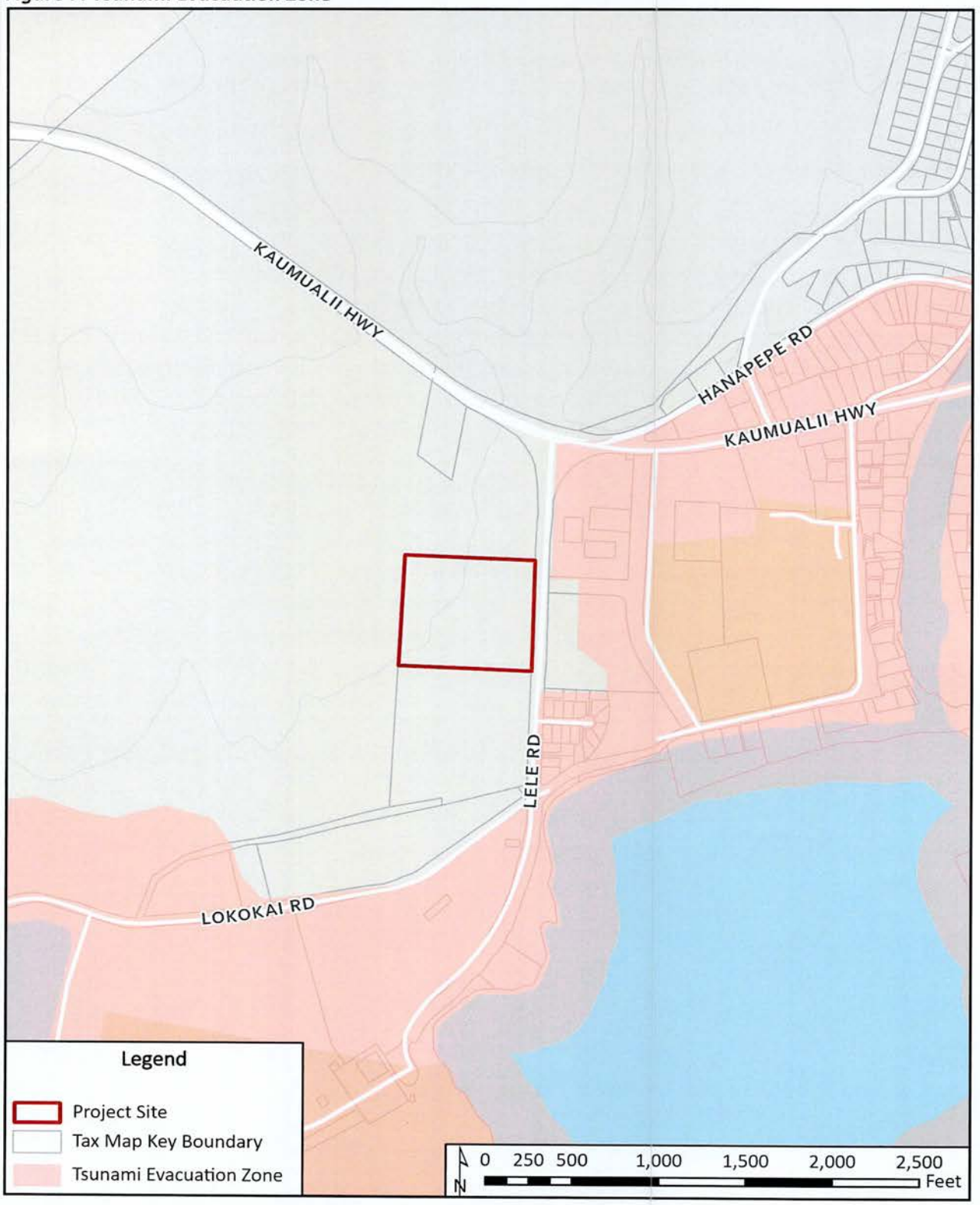
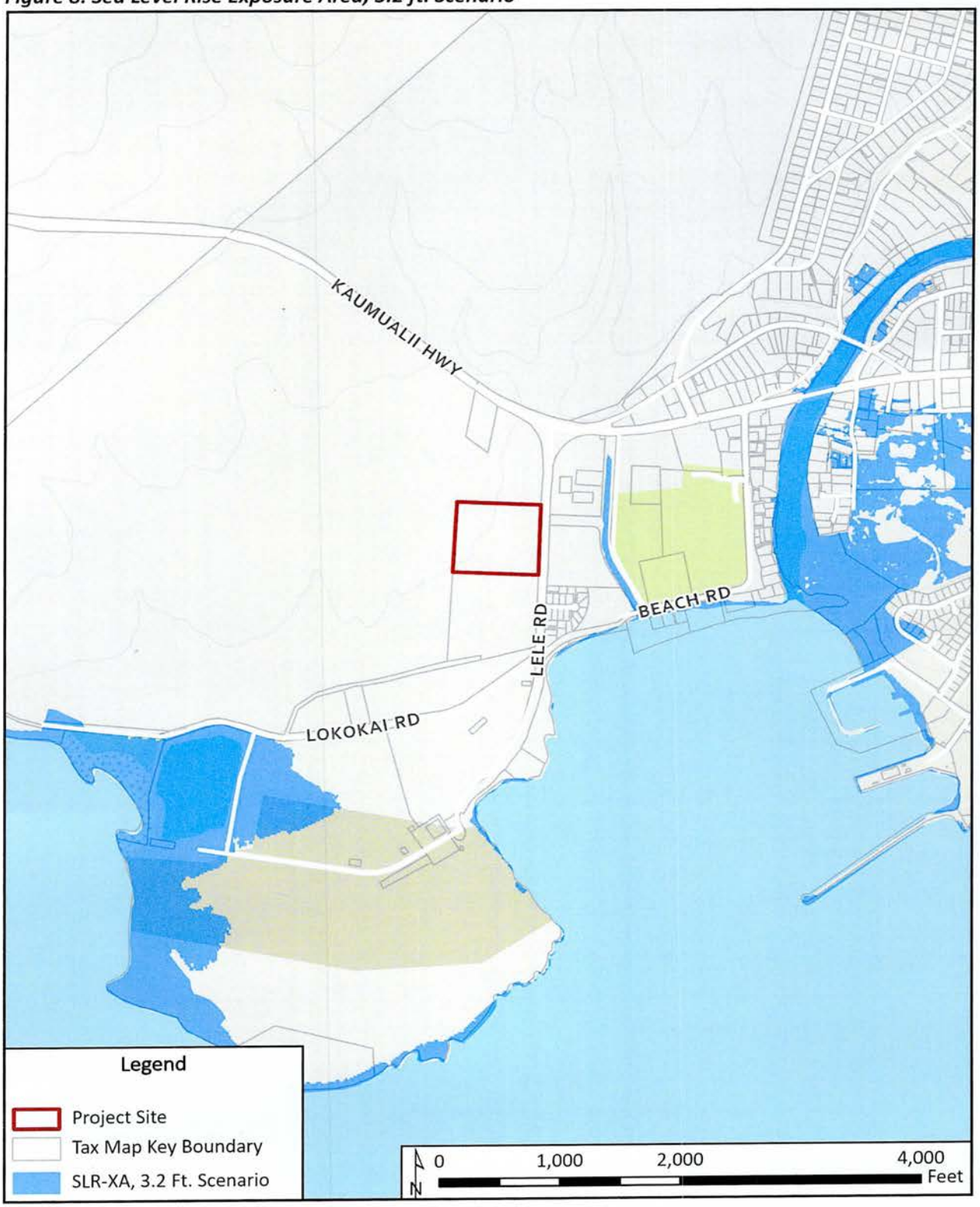


Figure 8. Sea Level Rise Exposure Area, 3.2 ft. Scenario

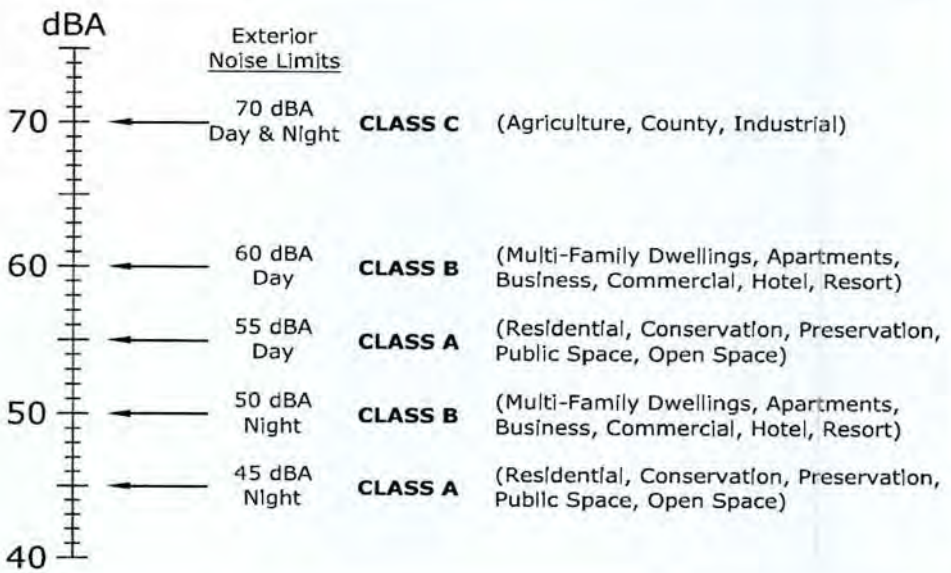


4.6. Noise

The State Department of Health (DOH) regulates the maximum permissible noise levels depending on the primary land use designation and time of day. DOH Community Noise Control rules, Hawai'i Administrative Rules Chapter 11-46, set specific determinations for the decibel level that would be considered "excessive noise" requiring a noise permit or variance.

Figure 9. Hawai'i Maximum Permissible Sound Levels for Various Zoning Districts

Zoning District	Day Hours (7 AM to 10 PM)	Night Hours (10 PM to 7 AM)
CLASS A Residential, Conservation, Preservation, Public Space, Open Space	55 dBA (Exterior)	45 dBA (Exterior)
CLASS B Multi-Family Dwellings, Apartments, Business, Commercial, Hotel, Resort	60 dBA (Exterior)	50 dBA (Exterior)
CLASS C Agriculture, Country, Industrial	70 dBA (Exterior)	70 dBA (Exterior)



Project Impacts and Mitigation

Table 1 displays typical noise emission levels for construction equipment. These noise emission levels are mitigated by distance from the emission source. Noise generated from short-term construction activities and the use of machinery would be minimized by requiring contractors to adhere to State and County noise regulations, including HRS Chapter 342F, Noise Pollution, and HAR Chapter 11-46, Community Noise Control. In the event that work occurs after normal working hours (i.e., at night or on

weekends), or if permissible noise levels are exceeded, appropriate permitting and monitoring, as well as development of administrative and engineering controls, would be initiated.

Table 3. Typical Noise Emission Levels for Construction Equipment

Equipment Type	Equipment Type
Air Compressor	81
Backhoe	80
Bulldozer	82
Chain Saw	85
Concrete/Grout Pumps	82
Crawler Service Crane (100-ton)	83
Dump Truck	88
Excavator	85
Front End Loader	80
Generator	81
Jackhammer (compressed air)	85
Lift Booms	85
Pick-Up Truck	55
Power-Actuated Hammer	88
Water Pump	76
Water Truck	55

Source: Federal Highway Administration, 2015

4.7. Air Quality

The Clean Air Act of 1972 and its 1990 Amendments (CAA) and subsequent legislation regulate air emissions from area, stationary, and mobile sources. Both the United States Environmental Protection Agency (USEPA) and the State of Hawai'i have instituted Ambient Air Quality Standards (AAQS) to maintain air quality in the interest of public health and secondary public welfare. In addition to the National AAQS and the State AAQS, the State of Hawai'i Department of Health (DOH) regulates fugitive dust. HAR Section 11-60.1-33, Fugitive Dust, states that no person shall cause or permit visible fugitive dust to become airborne without taking reasonable precautions, and no person shall cause or permit the discharge of visible fugitive dust beyond the property lot line on which the fugitive dust originates (DOH, 2014).

Prevailing winds throughout the year in Hawai'i are the northeasterly trade winds. These trade winds generally help maintain good air quality conditions. The DOH operates a network of air quality monitoring stations at various locations around the state. The closest DOH air quality monitoring station is located in Niumalu to the northeast. Air quality data from the Niumalu monitor consistently trends well below Federal air quality standards.

Project Impacts and Mitigation

Construction of the Proposed Action would have short-term and temporary impacts to air quality from the generation of dust or particulate matter and exhaust fumes from vehicular travel to and from the site and from equipment operations during construction activities. Construction activities would include grading and vehicle and equipment engine operations. There are some residential areas in the vicinity of the project site. However, because the level of criteria pollutants in Hawai'i are consistently below

Federal and State AAQS, and because air pollutants are rapidly dispersed by strong winds, increasing levels of criteria pollutants at the project site from construction activities are not expected to exceed the Federal of State AAQS. These potential impacts are expected to be short-term and temporary, and the ongoing operation of the project after construction is not expected to significantly impact air quality.

All construction activities would comply with the provisions of HAR Chapter 11-60.1, Air Pollution Control, and HAR Chapter 11.60.1-33, Fugitive Dust. A dust control plan would be developed and implemented to minimize fugitive dust during construction. Measures to control fugitive dust during construction may include, but not be limited to, the following:

- Watering of active work areas and project access roads, as needed
- Screening piles of materials from wind, if appropriate
- Covering open trucks carrying construction materials
- Limiting areas to be disturbed at any given time
- Mulching or chemically stabilizing inactive areas that have been disturbed
- Minimizing airborne, visible fugitive dust from shoulders and access roads

Additionally, contractors would be required to maintain equipment with emissions controls.

4.8. Hazardous Materials

A Phase I Environmental Site Assessment was conducted in August, 2015 which included site reconnaissance and a review of historical records for the project site to identify any recognized environmental conditions (RECs) in the area. The project site has a history of use as a sugar cane plantation. One REC was identified from the County of Kaua'i Hanapēpē Transfer Station which is located on the other side of Lele Rd, across the street from the project site. The transfer station handles several hazardous waste products and has a recorded history of regulatory violations.

Project Impacts and Mitigation

The proposed project includes a fueling station with space for two (2) above-ground tanks and space to fill two (2) hazmat cabinets in a shared storage building at the facility. The fuel dispensing systems and portions of the surrounding areas will be designed as Class I, Division 1 hazardous locations in accordance with 40 CFR 112 and the National Electrical Code (NEC). All electrical equipment and electrical installations within these hazardous locations will meet applicable NEC requirements. To avoid accidental release of fuels, the above-ground tanks will include:

- High liquid level alarms with an audible or visual signal
- High liquid level pump cutoff devices set to stop flow at a predetermined container content level
- Direct audible or code signal communication between the container gauge and the pumping station

The Hazmat cabinets will comply with 29 CFR 1910.106(e)(2)(ii)(b), 29 CFR 1910.106(d)(3)(i&ii), and NFPA Code 30, 3.3.19.

4.9. Archaeological and Historic Resources

An Archaeological Inventory Survey (AIS) was conducted for the project by Cultural Surveys Hawai'i in January 2016 and updated in 2023. The investigation was prepared in fulfillment of the requirements of HAR §13-13-276 and was conducted to identify, document, and make significance assessments of any historic properties. The process included a pedestrian survey and subsurface testing to identify archaeological resources on the project site as week as a literature review of previous archaeological studies in the area and historical documents, maps and photographs.

A total of four historic properties (were identified and documented during the current AIS investigation. The historic properties identified consist of two remnant cane haul roads (SIHP #s -2304 and -2306), a large concrete building foundation (SIHP # -2303), and a remnant plantation-era ditch (SIHP # -2305). All of the historic properties identified date from the historic era.

Table 4. Summary of Historic Properties Identified

SHIP #	Formal Type	Functional Interpretation	Temporal Interpretation
50-30-09-02303	Platform	Building foundation	Military historic era
50-30-09-02304	Road (remnant)	Cane haul road	Plantation historic era
50-30-09-02305	Ditch (remnant)	Irrigation	Plantation historic era
50-30-09-02306	Road (remnant)	Cane haul road	Plantation historic era

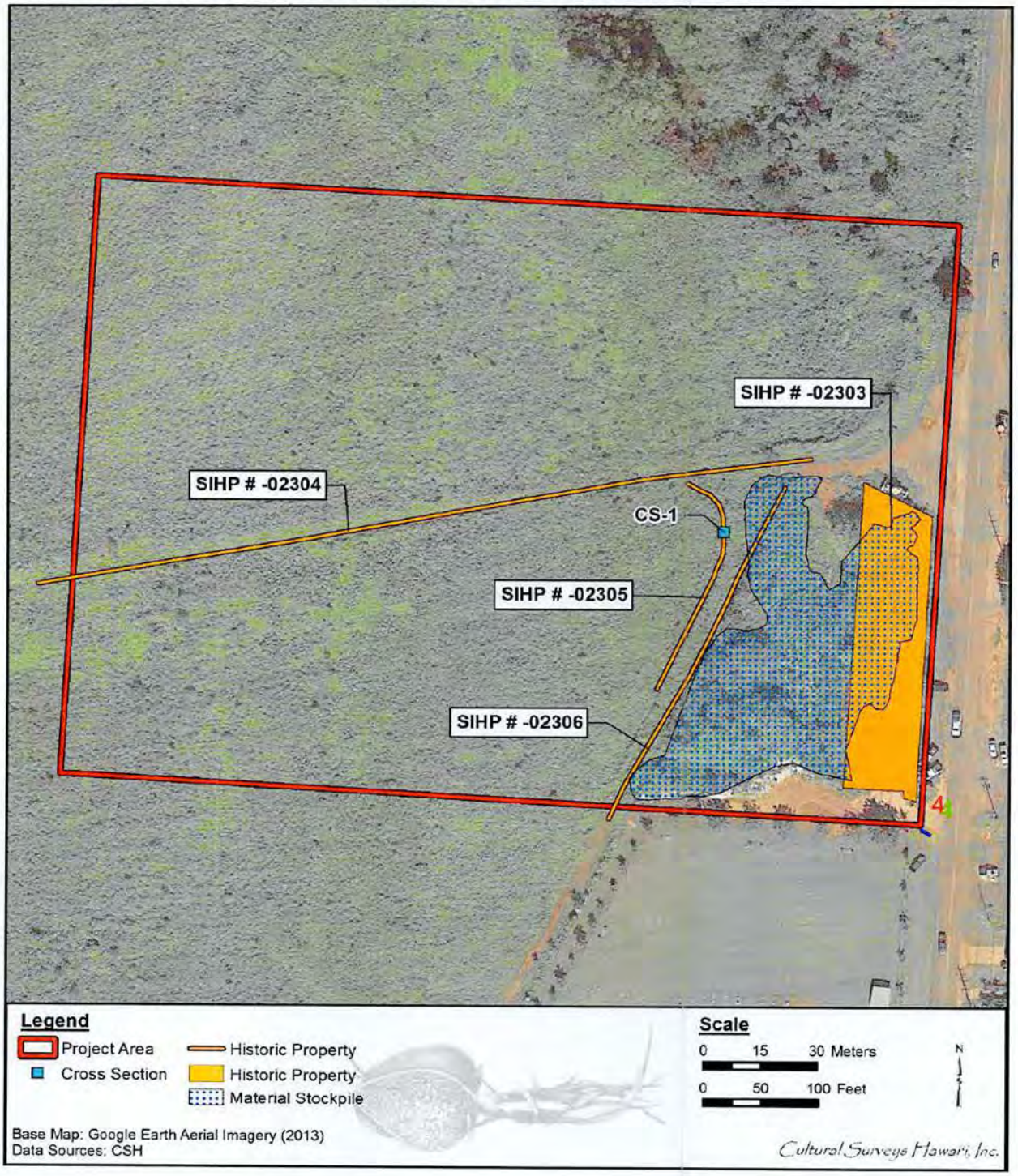
SIHP # 2303 consists of a roughly rectangular-shaped concrete platform measuring 86m in length by 18.6m in width with various heights from 0.02 m at the southern end of the structure to 1.19 m at the northern end. The entire structure is not visible due to stockpiling of soil, sand, gravel, concrete, small to large basalt angular and sub-angular cobbles and boulders as well as wood. The project site was part of a larger area which formed the Kaua'i Training Center during World War II (Creed et al. 1995) SIHP # -2303, located at the southeast corner of the project area, was built during World War II when the military was present in Hanapēpē. Background research gives no indication of the building's purpose.

SIHP # 2304 is a remnant section of a plantation-era cane haul road. The remnant road measures 190m long by 4.0m in width and traverses in a rough northeast/southwest direction through the entire project area. The road parallels an earthen berm located to the north of the road.

SIHP # 2305 is a remnant section of a plantation irrigation ditch that measures 68.3m in length by 1.06m in width with an average depth of 0.85m. It is a simple soil ditch with no associated rock work and is overgrown with vegetation. Both ends of the ditch have been bulldozed.

SIHP # 2306 is a section of plantation-era cane haul road measuring 120m in length by 4.0m in width, and traverses the project area in a rough north/south direction. The road is located along the eastern boundary of the former cane lands within the project area. The road has been impacted by bulldozing and soil stockpiling.

Figure 10. Aerial Photograph of the Project Area and Identified Historic Properties



Project Impacts and Mitigation

All of the historic properties identified date from the historic era. The features identified during the AIS investigation date to the mid-twentieth century and are considered part of the Hawaiian Sugar Company and Olokele Plantation irrigation and transport system (SIHP #s -2304 through -2306) with an inclusion of military influence during war time with the construction of SIHP # -2303 and its reutilization from the 1950s and 1960s as a warehouse to store goods for a first chain of supermarkets on the island of Kaua'i.

No cultural, archeological, or historic materials were uncovered during the subsurface surveys. Under Hawai'i state historic preservation legislation, the two possible effect determinations for a given project under historic preservation review are "no historic properties affected" and "effect, with proposed mitigation commitments" (HAR §13-275-7). In the circumstance of the current project area, a total of four historic properties were documented within the current project area. All four historic properties have been assessed as significant under Criterion "D," meaning that each historic property has "yielded, or is likely to yield, information important for research on prehistory or history." The proposed project land uses are to remain generally consistent with present and past agricultural practices within the current field footprints and appropriate for an effect determination of "no historic properties affected." This is viewed as appropriate as the historic properties associated with commercial sugar cultivation will continue to be used in a manner consistent with their purpose and function.

4.10. Cultural Resources – Ka Pa'akai Analysis

Ka Pa'akai O Ka'aina v. Land Use Commission (94 Hawai'i 31), in which the Hawai'i Supreme Court established a three-part analytical framework to assist the State and Counties in fulfilling their constitutional obligation to preserve and protect traditional and customary practices exercised by Native Hawaiians, to the extent feasible.

In Ka Pa'akai vs Land Use Commission, 94 Hawai'i (2000) the Court held the following analysis must also be conducted:

1. The identity and scope of valued cultural, historical, or natural resources in the project area, including the extent to which traditional and customary Native Hawaiian rights are exercised in the project area;
2. The extent to which those resources—including traditional and customary Native Hawaiian rights—will be affected or impaired by the proposed action; and
3. The feasible action, if any, to be taken by the LUC to reasonably protect Native Hawaiian Rights if they are found to exist.

A Ka Pa'akai Analysis was conducted in June 2024 by Cultural Surveys Hawai'i (CSH). The study identified no ongoing customary cultural practices in the proposed DLNR WKFOF project area. However, ongoing cultural practices, such as marine and freshwater gathering practices, pa'akai (salt) making, and burial practices, occur within the vicinity of the project area. Background research was conducted through the review of cultural documents, primary and secondary cultural and historical sources, historic maps, and photographs for information pertaining to the study area.

In addition, consultation with Native Hawaiian organizations, agencies, and community members was conducted to further inform on and provide mitigation measures to protect cultural practices, and

resources. Community outreach letters were sent to 38 individuals or groups; seven responded and one letter of written testimony was provided from Mrs. Ku'ulei Gaisoa, a kama'āina and the Vice President of Hui Hana Pa'akai O Hanapēpē. Mrs. Gaisoa believes development or growth in the area could impact the salt beds in Hanapēpē. The dust from earth-moving activities and increased traffic has been an issue in the past and negatively impacts the quality of the pa'akai at the salt ponds.

Based on the results of community consultation and background research conducted as part of the Ka Pa'akai Analysis, CSH has identified the following cultural resources and practices within Hanapēpē Ahupua'a:

1. Freshwater Resources (gathering of freshwater resources ['o'opu (goby fish; Lentipes concolor), 'a'ama (Grapsus tenuicrustatus), 'ōpae (Atyoida bisulcata), Samoan crab(Scylla serrata), akule (Selar crumenophthalmus), limu(seaweed), 'opihi (Cellana exarata), previously mullet(Mugilidae), and now tilapia (Oreochromis niloticus)] along the Hanapēpē River, bridge, and up into the valley)
2. Gathering plant resources (laukahi [plantain; Plantago major] and various ferns) in the uplands for lā'au lapa'au(traditional herbal medicine)
3. Agricultural Practices (kalo [taro; Colocasia esculenta])
4. Marine Practices (fishing, ho'okupu [traditional offerings], cultural sites, and pa'akai)
5. Hula
6. Burial Practices (iwi kūpuna)
7. Wahi pana and mo'olelo

The results of community consultation, underscored by background research conducted for the Ka Pa'akai Analysis, inform the following mitigation possibilities promoting and preserving cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups:

1. Mrs. Gaisoa is against any development in the area surrounding the salt pans until there is a plan in place to protect the salt pans. She stated that the protection of the salt pans needs to be addressed first before any added infrastructure occurs in the area. Protections for the salt pans are discussed in **Section 4.4 Hydrology and Drainage** and **Section 4.7 Air Quality**, and are included later in this section as well.
2. Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and the State Historic Preservation Division (SHPD) will be notified pursuant to HAR §13-280-3. In the event that iwi kūpuna (ancestral remains) are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and Police Department will be notified pursuant to HAR §13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended.
3. In the event that iwi kūpuna and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a

reinterment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.

Based on information gathered from the cultural and historical background, no culturally significant resources were identified within the project area per se. At present, there is no documentation or testimony indicating traditional or customary Native Hawaiian rights are currently being exercised "for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778" (Hawai'i State Constitution, Article XII, Section 7) within the specific project area. The coast, Hanapēpē Bay, and stream is where ongoing fishing and gathering of marine and freshwater resources occur. Pa'akai making occurs at 'Ukulā, southwest of the project area and burial practices occur within the vicinity and surrounding the project area.

Mitigative measures are proposed in this project in the form of BMPs to prevent the impacts of fugitive dust on the surrounding salt pans. All construction activities would comply with the provisions of HAR Chapter 11-60.1, Air Pollution Control, and HAR Chapter 11.60.1-33, Fugitive Dust. A dust control plan would be developed and implemented to minimize fugitive dust during construction. Measures to control fugitive dust during construction may include, but not be limited to, the following:

- Watering of active work areas and project access roads, as needed
- Screening piles of materials from wind, if appropriate
- Covering open trucks carrying construction materials
- Limiting areas to be disturbed at any given time
- Mulching or chemically stabilizing inactive areas that have been disturbed
- Minimizing airborne, visible fugitive dust from shoulders and access roads

The complete Ka Pa 'akai Analysis for this project is provided in **Exhibit H: Ka Pa'akai Analysis**.

4.11. Visual Resources

The Kaua'i General Plan defines the areas' significant scenic resources as view planes/vistas of the mountains and oceans. In the vicinity of the project site, these resources include the mauka views from Kaumuali'i Highway toward Mount Waialeale and makai to the ocean and shoreline.

The project site's northern border is composed of tall, thorny 'opiuma trees (Pithecellobium dulce) and thick stands of guinea grass and koa haole shrubs in the understory, which provides a buffer between the project parcel and views from Kaumuali'i Highway. The project site will be visible when traveling in either direction along Lele Road.

Project Impacts and Mitigation

The project is not anticipated to have a significant negative impact on scenic views or scenic resources in the vicinity of Hanapēpē or Port Allen. The project structures will not be visible from Kaumuali'i Highway which is the major thoroughfare through the area. The project will be visible when traveling in either direction along Lele Road which connects the highway with the Port Allen Airport, but will not obstruct mauka or makai views from the road.

4.12. Transportation Facilities

A Traffic Impact Assessment Report (TIAR) was completed in 2016 for the drafting of the facility master plan for the project. It estimated no adverse impacts would be anticipated to roadways and traffic in the surrounding area. The project is designed to accommodate parking for both staff and visitors of the facility

Vehicular Access

Vehicular access to the project property from the north and south is provided by Lele Road. Lele road connects with Kaumuali'i Highway to the north, and with the Port Allen Airport to the south. Kaumali'i Highway is classified by HDOT as an urban minor arterial, oriented generally in an east-west direction near the project area.

Existing Roadway Volumes

Traffic along Kaumuali'i Highway through Hanapēpē is generally light. During the AM commuter period (05:00-09:00) there is a slight peak from 06:45 AM to 07:45 AM, and during the PM commuter period (15:00-19:00) there is a slight peak from 03:45 PM to 04:45 PM. Traffic during peak commuter periods experiences minor slowdowns.

Transit

Bus service in the region is provided by The Kaua'i Bus, which is operated by County of Kaua'i Transportation Agency. Routes 100, 100E, and 150 travel along Kaumuali'i Highway between Kekaha and Lihue, with stops in Hanapēpē within 0.3 miles of the project area.

Airports

The proposed project site is approximately 0.14 miles from the property boundary of Port Allen Airport (PAK) and approximately 3,037 feet from the end of the runway at PAK. All projects within five (5) miles from Hawai'i State airports are advised to review the State of Hawai'i Office of Planning Technical Assistance Memorandum (TAM-2016-1) on Federal Aviation Administration (FAA) Order 5190.6B. The TAM-2016-1 provides technical advice to projects which may impact the use of land adjacent to or in the immediate vicinity of Hawai'i's airports. This would ensure compatible land use near federally obligated airports such as PAK. Potential incompatible uses may involve hazard wildlife attractants, glint and glare hazards, and other obstruction hazards.

4.13. Water System

Water service to the Project Site is provided by the County of Kaua'i Department of Water (DOW). There is an existing 8" water main located in Lele Road. An underground system of pipes, fittings, hydrants, valves, and water structures will be installed to meet the various domestic and fire protection requirements. Previous coordination with the County of Kaua'i Department of Water (DOW) indicated that the existing system should be able to serve the anticipated demand generated by the proposed development, without causing an inadequate pressure drop in the existing water system. The estimated demand for fire protection is 550 gallons per minute (gpm).

Project Impacts and Mitigation

The water demand from the proposed project will not adversely affect the existing water system in the area. Preliminary analysis completed by DOW using a water system standard fire flow for the project at 2,000 gpm showed the existing system pressure would still be maintained above the DOW minimum. Prior to project construction, an Application for Water Services will be submitted to DOW that includes details of domestic service connections, fire service connections, and interior plumbing backflow prevention devices.

The Department of Land and Natural Resources (DLNR), Engineering Division submitted comments on the Draft EA dated May 20, 2021 requesting water demands for the project be included in the Final EA and submitted to the Engineering Division for State Water Project Plan Update projections. The potable water demands for the project is estimated at 40,000 gallons per day in accordance with guidelines for light industrial uses. This includes estimates for domestic and industrial uses. Proposed future water demands have been provided to DLNR, Engineering Division in March 2016 via email to Mr. Rodney Shiraishi within the Division's Project Planning Section.

4.14. Solid Waste and Wastewater

The wastewater generated by the proposed development will be managed using an onsite sewer conveyance system which will have a connection to the existing 8" sewer main sewer in Lele Road.

The Hanapēpē Transfer Station is a County operated solid waste transfer station and is located on Lele Road across the street from the project site.

Project Impacts and Mitigation

The wastewater generated by the proposed development will not adversely affect the existing sewer system in the area.

Construction, and grubbing material would not be deposited at any of the County transfer stations. All wastes generated by construction would be disposed of at an approved sanitary landfill.

4.15. Community Facilities

Medical Facilities

The region's primary medical facility, Wilcox Memorial Hospital is located about 18 miles northeast of the project site at 3-3420 Kuhio Hwy in Lihue. Wilcox Memorial Hospital offers emergency services and all levels of general acute patient care. Kaua'i Veterans Memorial Hospital in Waimea is approximately 7 miles to the west of the project site and offers 24 hour Emergency Services. Additionally there are two medical day-clinics in 'Ele'ele that are within 2 miles of the project site. See the map in **Figure 11**.

Educational Facilities

The Hawai'i Department of Education oversees public schools in the Kapa'a-Kaua'i- Waimea Complex Area. The Waimea Complex includes six (6) public schools in the area: three elementary (K-6) schools, one middle school (6-8), one high (9-12) school, and one combined elementary and high school (K-12). Primary education is available at the 'Ele'ele Elementary school in 'Ele'ele, approximately two miles from

the project site. Middle and high school education is provided by schools in Waimea, approximately 7 miles from the project site. See the map in **Figure 12**.

Emergency Responders

Emergency first response is available from the Hanapēpē Fire Station located at 1-3787 Kaumuali'i Highway, about 0.6 miles west of the project site. The closest police station is in Waimea, approximately 7 miles to the west of the project site. The main station for the Kaua'i Police department is in Lihue, approximately 18 miles to the northeast of the project site.

Community Parks and Recreational Resources

The County of Kaua'i, Department of Parks and Recreation manages and maintains a system of parks on the island of Kaua'i. The project site is located within the Waimea District. The closest public parks are Salt Pond Park located along the ocean about a mile away. Other public parks in the vicinity include Hanapēpē Stadium, Hanapēpē Town Park, Hanapēpē Heights Park, Hanapēpē Cliffside Park, and Hanapēpē Pavilion.

Airports

Port Allen Airport is approximately one mile south of Hanapēpē. The airport is an uncontrolled regional facility with a 2,450 foot runway oriented in an east/west direction. The facility is currently used for scenic helicopter tours, ultralight aircraft traffic, and skydiving.

Project Impacts and Mitigation

The proposed project is not expected to have significant negative impacts on community facilities because the facility will not increase population in the area.

Figure 11. Community Facilities

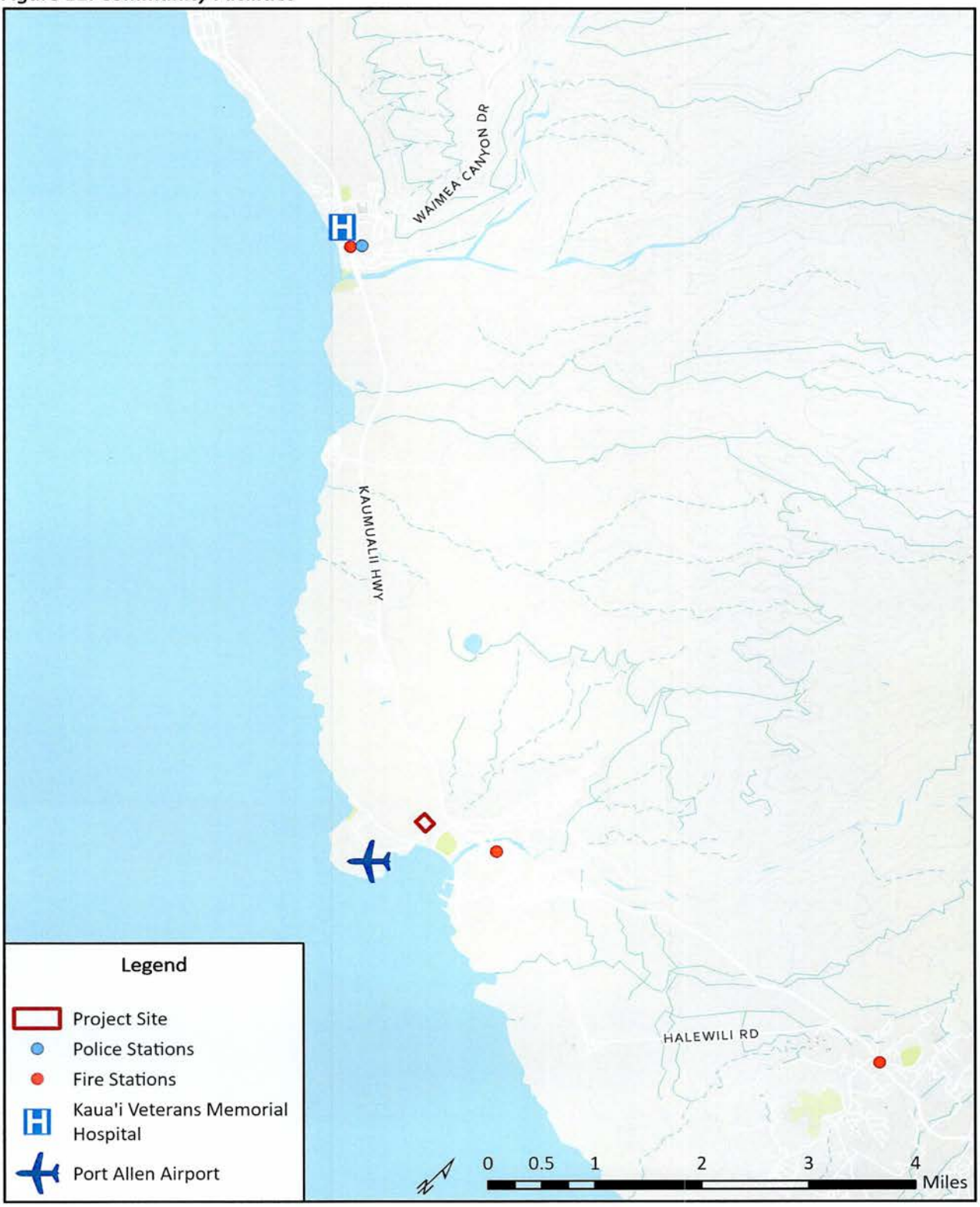
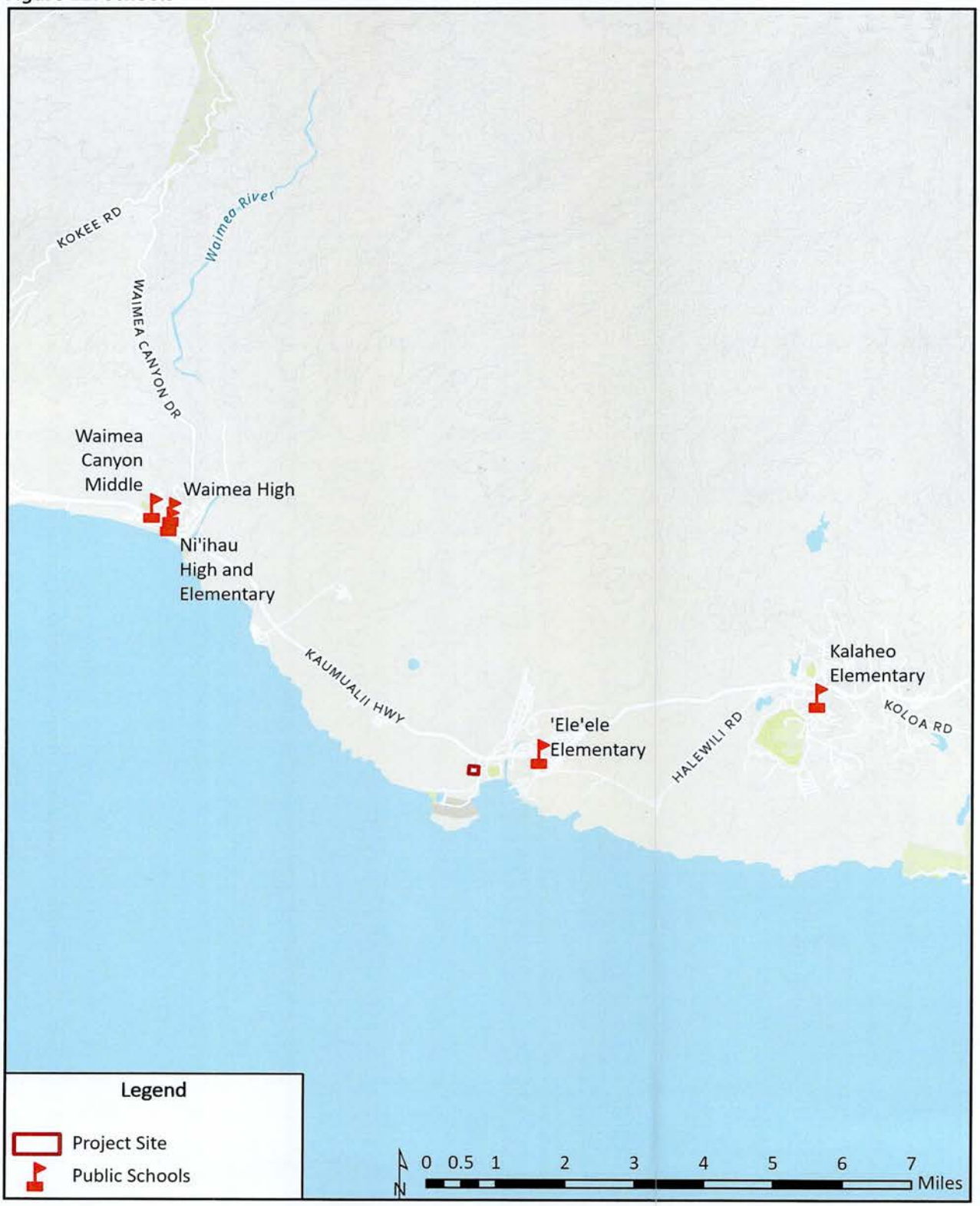


Figure 12. Schools



4.16. Socioeconomic Environment

The proposed project is located within the Waimea-Kekaha District of the island of Kaua'i. As of the 2020 Decennial Census, the Waimea district encompasses the Kaumakani-Hanapepe Census County Division (CCD) which consists of one census tract. Over the past few decades, the Kaumakani-Hanapepe CCD has experienced steady population growth, with the bulk of the growth occurring between 2000 and 2010. Since 2010 the CCD has experienced a slight decrease in population. The Kaumakani-Hanapepe CCD has not been among the faster growing CCDs in Kaua'i County and overall experiences less than the County and State population growth percentages since 2000.

Table 5. Population Growth

	2000	2010	Percent Change 2000-2010	2020	Percent Change 2010-2020
Kaumakani-Hanapēpē CCD	**3,438**	**3,771**	**8.83%**	**3,769**	**-0.05%**
'Ele'ele- Kalaheo CCD	7,441	8,403	11.45%	9,019	6.83%
Kōloa-Po'ipū CCD	5,404	5,683	4.91%	6,474	12.22%
Puhi-Hanamā'ulu CCD	6,860	8,740	21.51%	10,482	16.62%
Lihue CCD	5,162	5,943	13.14%	6,455	7.93%
Wailua-Anahola CCD	10,873	12,607	13.75%	13,967	3.48%
Kapa'a CCD	7,652	8,385	8.74%	8,970	7.31%
Hanalei CCD	6,348	7,828	18.91%	8,107	10.39%
Kekaha-Waimea CCD	5,130	5,561	7.75%	5,971	9.55%
Kaua'i County	**58,463**	**67,091**	**12.86%**	**73,298**	**8.47%**
Hawai'i State	**1,211,537**	**1,360,301**	**12.28%**	**1,455,271**	**6.98%**

Source: U.S. Decennial Census (2000, 2010, 2020)

Socioeconomic data indicates that in 2021 the Kaumakani-Hanapēpē CCD experienced the lowest relative poverty rate as compared to other Kaua'i County CCDs as well as the Count and State overall percentages. According to the 2021 American Community Survey (ACS), the Kaumakani- Hanapēpē CCD had among the lowest median household income levels of all Kaua'i County CCDs, falling below County and State averages by a small margin.

The Aloha United Way maintains a socioeconomic index called ALICE (Asset Limited, Constrained, Employed), specifically created to capture household financial hardship that may not be apparent when considering poverty rates alone. ALICE factors the location-specific cost of living and calculates the minimum household income necessary to cover basic survival expenses. Households that are below the ALICE threshold consistently struggle to make ends meet and potentially forego basic needs in the event of an unanticipated expense. In many ways, factoring in the cost of living paints a clearer image of the lived experiences for families. ALICE estimates indicate that 32% of households in the Kaumakani-Hanapēpē CCD do not meet the survival budget threshold. This percentage is slightly above Kaua'i County and State averages.

Table 6. Household Poverty

	% Households Below Poverty Line	% Households Below ALICE	Median Household Income*
Kaumakani-Hanapēpē CCD	**5%**	**32%**	**$79,688**
'Ele'ele- Kalaheo CCD	11%	29%	$87,250
Kōloa-Po'ipū CCD	9%	36%	$83,167
Puhi-Hanamā'ulu CCD	12%	27%	$89,730
Lihue CCD	8%	37%	$77,222
Wailua-Anahola CCD	12%	28%	$85,921
Kapa'a CCD	9%	30%	$95,462
Hanalei CCD	13%	29%	$87,019
Kekaha-Waimea CCD	12%	33%	$81,953
Kaua'i County	**12%**	**30%**	**$80,582**
Hawai'i State	**11%**	**30%**	**$84,857**

Source: Aloha United Way ALICE (2021)

**Source: ACS 2021 5-year estimates, 2021 inflation-adjusted dollars*

Racial demographic data from the 2021 ACS for the Kaumakani-Hanapēpē CCD present interesting findings regarding the racial profile of the area. The percentage of White populations is significantly lower than County and State averages. In return, the percentage of Asian population is roughly double the average for Kaua'i County, includes a slightly higher percentage of Native Hawaiian or Other Pacific Islander populations, and a marginally lower population of people who identify as representing Two or More Races.

Table 7. Racial Demographics

	White	Asian	Native Hawaiian or Other Pacific Islander	Two or More Races
Kaumakani-Hanapēpē CCD	8.58%	62.23%	11.83%	16.92%
Kaua'i County	30.30%	29.41%	9.83%	28.40%
State	23.69%	37.47%	10.56%	24.42%

Source: ACS 2021 5-year estimates

Project Impacts and Mitigation

Construction of the Proposed Project is not expected to increase the population of the area or have a substantial adverse effect on the economic or social welfare of the surrounding community. This project would utilize the local workforce which is expected to result in temporary, positive economic impacts in the form of construction jobs and local material procurements.

Improvements to the facility would provide a better environment for current DLNR staff and increased efficiency for the functions provided by the department. The project is not anticipated to have an adverse impact on the surrounding community.

4.17. Secondary Impacts

Secondary impacts are those effects that are caused by an action and are later in time or further removed in distance but are reasonably foreseeable. They may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related to effects on air and water or other natural systems.

The Proposed Project is not expected to increase population growth rates. It is anticipated to have beneficial economic and social welfare impacts through improved coordination for coastal recreational planning and management and improved field operations in west and south-west Kaua'i. Residents and visitors will benefit from increased support for daily operations and responses to emergencies for the western half of Kaua'i.

Cumulative impacts refer to the impact on the environment that results from the incremental impact of an 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 impacts taking place over time.

The Department of Hawaiian Home Lands recently received a Finding of No Significant Impact (FONSI) on a proposed residential development titled the Hanapēpē Homestead Community that is located along Lele Road and on the other side of Kaumuali'i Highway from the Project Site. This would offer 449 new residential lots and 111 agricultural lots, with additional community and commercial spaces. According to the Final Environmental Assessment, full build-out of this project is expected to take place over several years with three phases. Residential developments would be concentrated in areas east of the Kukamahu gulch, and adjacent to existing residential development in Hanapēpē. The proposed commercial area located on the other side of Lele Rd from the Proposed Project may include retail, office, public space, public services, and health care services.

The Proposed Project would expand DLNR services for West Kaua'i to support concentrating development around existing town centers, in alignment with the West Kaua'i Community Plan. While the Proposed Project is not expected to increase population growth or create cumulative impacts on its own, it would expand services to accommodate projected future population growth in the existing Hanapēpē town center.

5. Conformance with Plans and Policies

5.1. Hawai'i State Plan

The Hawai'i State Plan, codified as HRS Chapter 226, provides goals, objectives, policies, and priorities for the State. The Hawai'i State Plan also provides a basis for determining priorities, allocating limited resource, and improving coordination of State and County plans, policies, programs, projects, and regulatory activities. It establishes a set of themes, goals, objectives, and policies that are meant to guide the State's long-range growth and development activities. Applicable sections of HRS Chapter 226 to the Proposed Project are shown in **Table 8** and discussed below.

Table 8. Summary of Applicability of HRS Chapter 226 to the Proposed Project

HRS Chapter 226 Hawai'i State Planning Act	Applicability to Project
Part I. Overall Theme, Goals, Objectives, and Policies	
§226-5 Objective and policies for population	Not applicable
§226-6 Objectives and policies for the economy--in general	Not applicable
§226-7 Objectives and policies for the economy-- agriculture	Not applicable
§226-8 Objective and policies for the economy--visitor industry	Not applicable
§226-9 Objective and policies for the economy--federal expenditures	Not applicable
§226-10 Objective and policies for the economy--potential growth and innovative activities	Not Applicable
§226-10.5 Objectives and policies for the economy--information industry	Not applicable
§226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources	**Applicable**
§226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources	Not applicable
§226-13 Objectives and policies for the physical environment--land, air, and water quality	**Applicable**
§226-14 Objective and policies for facility systems--in general	Not applicable
§226-15 Objectives and policies for facility systems--solid and liquid wastes	Not applicable
§226-16 Objective and policies for facility systems--water	Not applicable
§226-17 Objectives and policies for facility systems--transportation	Not applicable
§226-18 Objectives and policies for facility systems--energy	Not applicable
§226-18.5 Objectives and policies for facility systems--telecommunications	Not applicable
§226-19 Objectives and policies for socio-cultural advancement--housing	Not applicable
§226-20 Objectives and policies for socio-cultural advancement--health	Not applicable
§226-21 Objective and policies for socio-cultural advancement--education	Not applicable
§226-22 Objective and policies for socio-cultural advancement--social services	Not applicable
§226-23 Objective and policies for socio-cultural advancement--leisure	Not applicable
§226-24 Objective and policies for socio-cultural advancement--individual rights and personal well-being	Not applicable
§226-25 Objective and policies for socio-cultural advancement--culture	Not applicable
§226-26 Objective and policies for socio-cultural advancement--public safety	Not applicable
§226-27 Objective and policies for socio-cultural advancement--government	**Applicable**
Part III. Priority Guidelines	
§226-103 Economic priority guidelines	**Applicable**
§226-104 Population growth and land resources priority guidelines	**Applicable**

§226-105 Crime and criminal justice	Not applicable
§226-106 Affordable housing	Not applicable
§226-107 Quality education	Note applicable
§226-108 Sustainability	Not applicable
§226-109 Climate change adaptation priority guidelines	**Applicable**

§226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources.

(a) Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:
  (1) Prudent use of Hawaii's land-based, shoreline, and marine resources.
  (2) Effective protection of Hawaii's unique and fragile environmental resources.

(b) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:
  (1) Exercise an overall conservation ethic in the use of Hawaii's natural resources.
  (2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.
  (3) Take into account the physical attributes of areas when planning and designing activities and facilities.
  (4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.
  (5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.
  (6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.
  (7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.
  (8) Pursue compatible relationships among activities, facilities, and natural resources.
  (9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes. [L 1978, c 100, pt of §2; am L 1986, c 276, §10]

§226-13 Objectives and policies for the physical environment--land, air, and water quality.

(a) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:
  (1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.
  (2) Greater public awareness and appreciation of Hawaii's environmental resources.

(b) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:
  (1) Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.
  (2) Promote the proper management of Hawaii's land and water resources.

(3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.
(4) Encourage actions to maintain or improve aural and air quality levels to enhance health and well-being of Hawaii's people.
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.
(6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.
(7) Encourage urban developments in close proximity to existing services and facilities.
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors. [L 1978, c 100, pt of §2; am L 1986, c 276, §12]

§226-27 Objectives and policies for socio-cultural advancement--government.

(a) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:
(1) Efficient, effective, and responsive government services at all levels in the State.
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.
(b) To achieve the government objectives, it shall be the policy of this State to:
(1) Provide for necessary public goods and services not assumed by the private sector.
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.
(3) Minimize the size of government to that necessary to be effective.
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaii.
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.
(6) Provide for a balanced fiscal budget.
(7) Improve the fiscal budgeting and management system of the State.
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible. [L 1978, c 100, pt of §2; am L 1986, c 276, §26]

Discussion: The Proposed Project would be designed to be compatible with the surrounding area and conform to the International Building Code, 2018 Edition (IBC, 2018) to ensure it can withstand potential impacts from natural hazards. The design would include drainage improvements, which are expected to eliminate flooding on the site and drainage off-site onto adjacent properties. The project is intended to promote the protection of natural resources and proper management of Hawai'i's land and water resources through increased DOBOR and DAR support for daily operations and responses to emergencies for the western half of Kaua'i. Activity on the Project Site would be consistent with surrounding or nearby land uses, and use of the new facility would not have adverse impacts to natural resources.

5.2. Hawai'i Revised Statutes Chapter 343

The Proposed Project utilizes State of Hawaii lands and funds and therefore is required to undergo a review in accordance with Chapter 343 of the Hawai'i Revised Statutes (HRS) and Title 11, Chapter 200.1 of the State Department of Health's Hawai'i Administrative Rules (HAR). An EA was prepared in 2021 that was issued a Finding of No Significant Impact (FONSI) in compliance with these requirements.

5.3. Hawai'i Coastal Zone Management Program

The National Coastal Zone Management (CZM) Program was created with the passage of the Coastal Zone Management Act of 1972 (CZMA). Hawai'i's CZM Program, established pursuant to HRS Chapter 205A, as amended, is administered by the State of Hawai'i Office of Planning and provides for the beneficial use, protection, and development in the State's coastal zone. The objectives and policies of the Hawai'i CZM Program encompass a wide array of concerns including impacts to recreational resources, historic and archaeological resources, coastal scenic resources and open space, coastal ecosystems, coastal hazards, and the management of development. The Hawai'i CZM area includes all lands within the State and the areas seaward to the extent of the State's management jurisdiction. Therefore, the Proposed Project is located within the CZM area.

The Proposed Project is consistent with the following objectives and policies of the Hawai'i CZM Program:

RECREATIONAL RESOURCES

Objective: Provide coastal recreational opportunities accessible to the public.

Policies:

1) Improve coordination and funding of coastal recreational planning and management.
2) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
    a) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas.
    b) Requiring replacement of coastal resources having significant recreational value including, but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable.
    c) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value.
    d) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation.
    e) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources.
    f) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters.
    g) Developing new shoreline recreational opportunities, where appropriate, such as artificial

lagoons, artificial beaches, and artificial reefs for surfing and fishing.

h) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of Hawai'i Revised Statutes, section 46-6.

Discussion: The proposed DLNR Field Operations Facility will improve coordination for coastal recreational planning and management by improving field operations in west and southwest Kaua'i through increased support for daily operations and responses to emergencies for the western half of Kaua'i, which includes Kōke'e, Waimea Canyon and Polihale State Park. Currently, DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions.

HISTORIC RESOURCES

Objective: Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

1) Identify and analyze significant archaeological resources.
2) Maximize information retention through preservation of remains and artifacts or salvage operations.
3) Support state goals for protection, restoration, interpretation, and display of historic resources

Discussion: The Proposed Project will be constructed in keeping with the guidelines and objectives of the aforementioned objective and policies. Archaeological test excavations were conducted on the project site and an Archaeological Inventory Survey (AIS) were completed in October 2015. A Cultural Impact Assessment was also conducted in 2015 and was reviewed and updated in 2023. The AIS concludes that per 13-275-8(a)(1)(D) historical data recovery has been completed by means of the AIS report, and that no further historic preservation work is needed for the four historic properties in the project area. This is discussed in greater detail in **Section 4.9**.

SCENIC AND OPEN SPACE RESOURCES

Objective: Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

1) Identify valued scenic resources in the coastal zone management area.
2) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline.
3) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources.
4) Encourage those developments that are not coastal dependent to locate in inland areas.

Discussion: The project is not anticipated to have a significant negative impact on scenic views or scenic resources in the vicinity of Hanapēpē or Port Allen. The project structures will not be visible from Kaumuali'i Highway which is the major thoroughfare through the area. The project will be visible when traveling in either direction along Lele Road which connects the highway with the Port Allen Airport, but will not obstruct mauka or makai views from the road. This is discussed in greater detail in **Section 4.11**.

COASTAL ECOSYSTEMS

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

1) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources.
2) Improve the technical basis for natural resource management.
3) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance.
4) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land water uses, recognizing competing water needs.
5) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Discussion: The proposed DLNR Field Operations Facility will protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems through increased support for daily operations and responses to emergencies for the western half of Kaua'i. Currently, DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions

ECONOMIC USES

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

1) Concentrate coastal development in appropriate areas.
2) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area.
3) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
   a) Use of presently designated locations is not feasible;
   b) Adverse environmental effects are minimized; and

c) The development is important to the State's economy.

Discussion: There are currently no DLNR facilities on the west side of Kaua'i that can support daily operations and responses to emergencies for the western half of Kaua'i. DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions.

When completed, the new facility will provide DLNR divisions with the infrastructure to enhance and expand current programs, extend public outreach and service and provide additional support facilities for emergency situations.

COASTAL HAZARDS
Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

1) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards.
2) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards.
3) Ensure that developments comply with requirements of the Federal Flood Insurance Program.
4) Prevent coastal flooding from inland projects.

Discussion: The design of the proposed project will conform to all regulatory requirements to ensure adequate and proper storm drainage and erosion control to the surrounding properties.

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the subject property is located in Zone "X" which is an area that has been determined to be outside the 0.2% annual chance floodplain and outside of the 500 year floodplain. According to the State Civil Defense Tsunami Evacuation Zone maps, the subject property is not within a tsunami evacuation zone.

MANAGING DEVELOPMENT
Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

1) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development.
2) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements.
3) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Discussion: The 2021 Environmental Assessment provided opportunities for public comment and review. There will be additional opportunities for public comment on the Proposed Project during the anticipated passage through Planning Commission. The CIA that was conducted for the Proposed Project

involved consultation with native Hawaiian organizations and cultural practitioners. This consultation will be continued during the Section 106 process for the project as well.

PUBLIC PARTICIPATION
Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

1) Promote public involvement in coastal zone management processes.
2) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities.
3) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Discussion: Providing a DLNR facility on the west side will significantly improve public access to information regarding wildfires, enforcement actions, and public safety.

BEACH PROTECTION
Objective: Protect beaches for public use and recreation.

Policies:

1) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion.
2) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities.
3) Minimize the construction of public erosion-protection structures seaward of the shoreline.
4) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor.
5) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.

Discussion: The proposed project will be consistent with these policies. The propose project is inland from the shoreline setback. According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the subject property is located in Zone "X" which is an area that has been determined to be outside the 0.2% annual chance floodplain and outside of the 500 year floodplain. According to the State Civil Defense Tsunami Evacuation Zone maps, the subject property is not within a tsunami evacuation zone.

MARINE RESOURCES
Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

2) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial.
3) Coordinate the management of marine and coastal resources and activities to improve

effectiveness and efficiency.

4) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone.
5) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources.
6) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Discussion: The proposed DLNR Field Operations Facility will protect marine resources and valuable coastal ecosystems through increased DOBOR and DAR support for daily operations and responses to emergencies for the western half of Kaua'i. Currently, DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions.

5.4. State Land Use Law

The State of Hawai'i Land Use Law, Chapter 205, Hawai'i Revised Statutes, classifies all lands in the State into four land use districts: Urban, Rural, Agricultural, and Conservation. The use of the subject property for the DLNR West Kaua'i Field Operations Facility would be consistent with the Urban designation. The existing State Land Use Designation on the subject site is Agricultural and Urban, see **Figure 13**.

The State Land Use Law is administered by the Land Use Commission. The Commission is "responsible for preserving and protecting Hawai'i's lands and encouraging those uses to which lands are best suited." The subject property is classified as Agricultural (approximately 80%) and Urban (approximately 20%) under the State Land Use District classifications. This project would result in the loss of approximately eight (8) acres of agricultural lands, however the Project Site is not currently being used for agricultural cultivation, and has not been utilized for agriculture for many years due to military and commercial use of the property.

Special Permit

HRS Section 205 outlines the rules of the State Land Use Commission, permissible uses in different land use designations, and the process for establishing uses that are otherwise not allowed. HAR Chapter 15-15 further establishes rules for the Land Use Commission pertaining to the processing of boundary amendments and special permits.

(1) The use shall not be contrary to the objectives sought to be accomplished by Chapters 205 and 205A, HRS, and the rules of the Land Use Commission;
A thorough review of HRS Chapters 205 and 205a was completed during the previous master plan for this project, the 2021 Environmental Assessment, and here in this application. This is discussed in more detail in **Section 5.4** of this application.

(2) The proposed use would not adversely affect surrounding property;
The Proposed Project is located on the westernmost periphery of Hanapēpē Town where it is surrounded, for the most part, by agricultural farmlands. Lele Road runs adjacent to the parcel.

Kaua'i Veterans Cemetery is to the south, the Hanapēpē Refuse Station to the east, and Kaumuali'i Highway further north. Several concrete buildings and residential housing are located to the southeast of the project area. Hanapēpē Park is located nearby with several athletic fields and recreational amenities. Port Allen Airport is located directly south of the cemetery and Port Allen Harbor lies east of the project area, across Hanapēpē Bay (Figure 2-1). Residential housing development is concentrated along the Hanapēpē River and north of the town at Hanapēpē Heights. Based on the surrounding land uses, there is not anticipated that the Proposed Project would have an adverse impact on surrounding properties. This is discussed in more detail in **Section 3.2**.

(3) The proposed use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection;
Public agencies and nearby utilities are discussed in **Section 4.15**. The Proposed Project would not require addition roads, water lines, or sewer pipes as these already exist under Lele Rd front the Project Site. It is not anticipated that the project would require increased use of police or fire protection services and is not expected to induce increased population resulting in impacts on nearby schools. Drainage needs can reasonably be implemented on the Project Site itself and would not require infrastructure improvements in the vicinity.

(4) Unusual conditions, trends, and needs have arisen since the district boundaries and rules were established; and
The Proposed Project does not require a district boundary amendment, nor have there been any significant district boundary changes in recent history for the area that would impact the interpretation of State Land Use law. There are no unusual conditions, trends, or needs that have arisen since the establishment of these boundaries and land use laws that would impact the ability for the project to conform to the intentions of such laws; and

(5) The land upon which the proposed use is sought is unsuited for the uses permitted within the district.
The Project Site is not located within an area identified by the State Land Use Commission as containing important agricultural lands. The Land Study Bureau's Detailed Agricultural Land Productivity Rating applies to non-urban areas of the State of Hawai'i. As such, the southeast corner of the subject site is not classified. The remaining portion on the west side of the property is classified as type A and type B, corresponding to the highest and second highest degree of productivity (see Figure x). This corresponds to a history of agricultural land use, namely sugarcane cultivation, in the land to the west side of Hanapēpē.

The use of the subject property for the DLNR West Kaua'i Field Operations Facility supports the protection of agricultural land because DLNR plays the preeminent role in managing natural resources. The DLNR controls and manages the forest reserves, natural area reserves, and state parks. In addition to their value as forested watershed, these lands also harbor rare and endangered plant and animal species and areas where the native ecosystem remains relatively intact.

Figure 13. State Land Use Designation

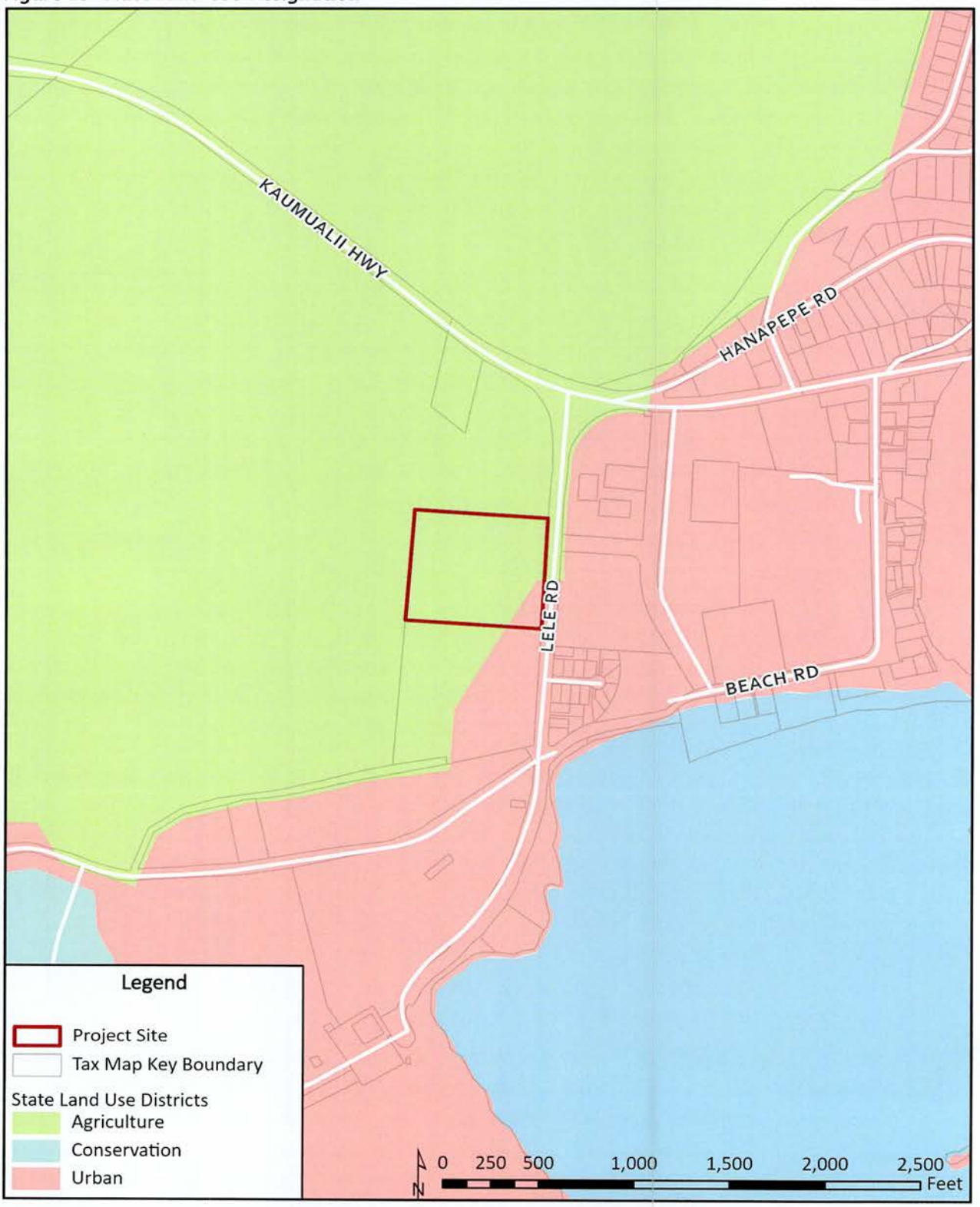
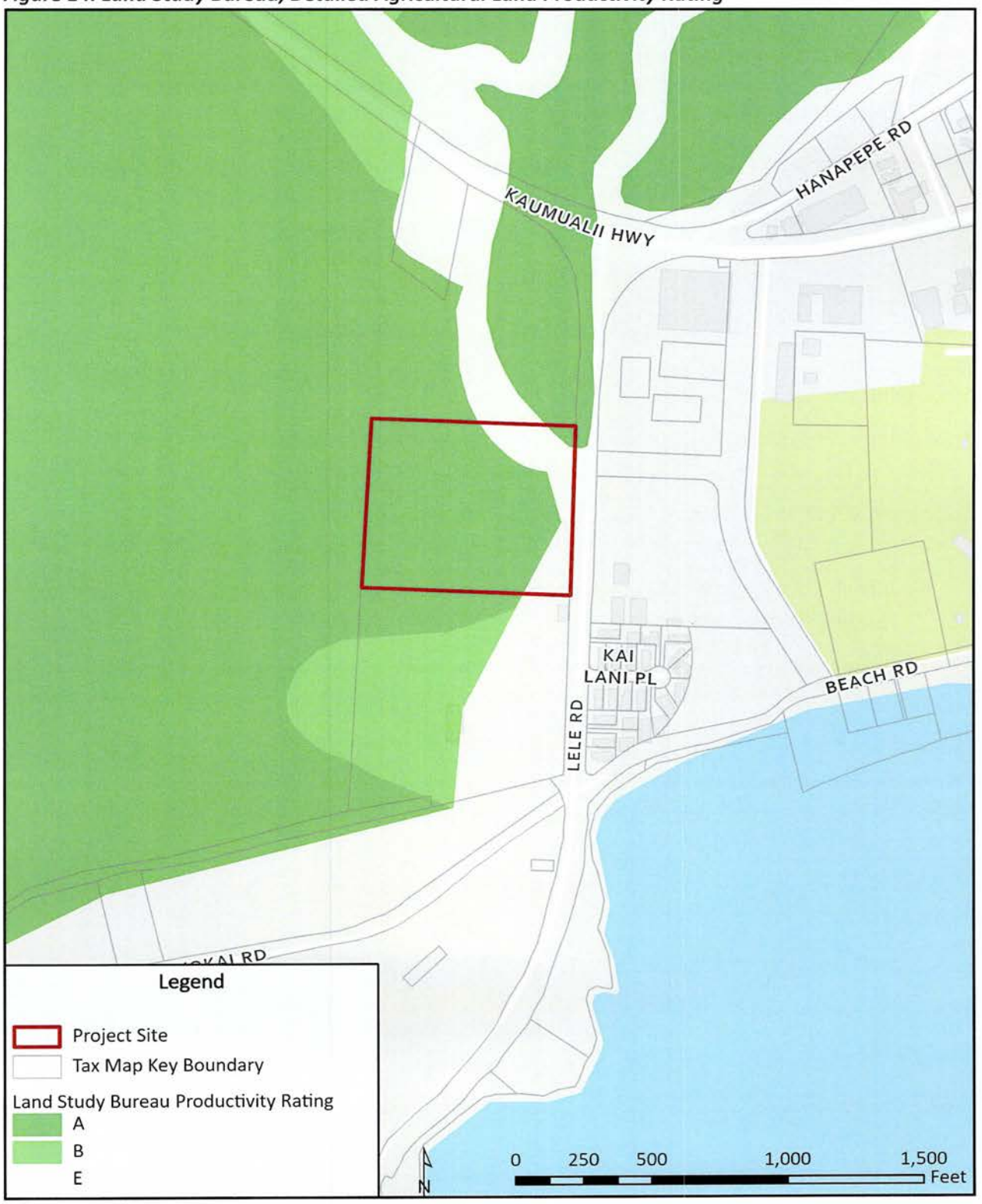


Figure 14. Land Study Bureau, Detailed Agricultural Land Productivity Rating



5.5. County of Kaua'i General Plan

The County of Kaua'i is legally mandated to prepare and adopt a General Plan by State law and the County Charter. Chapter 46 of the Hawaii Revised Statutes (HRS) grants the counties certain powers and responsibilities. Among them is the power to regulate land development through zoning. However, the law makes clear that zoning must be based on a general plan.

The General Plan of the County of Kaua'i is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of island residents and shapes the strategies and actions needed to achieve them. The General Plan was adopted in 1971 and most recently amended in 2018. It is the first level of a comprehensive planning process that addresses physical, social, economic, and environmental concerns.

The County of Kaua'i General Plan projected steady growth in the Hanapēpē-'Ele'ele District amounting to approximately 9% of the total population growth of the County through 2040. As such, it is not anticipated to be among the faster growing districts of the island.

The following Kaua'i Kākou General Plan Goal has been identified as in alignment with the proposed project and the functions of the DLNR more generally:

GOAL 1: A SUSTAINABLE ISLAND
"Growing responsibly to meet the needs of current and future generations without depleting resources.

- Kaua'i is a sustainable island, rooted in principles of aloha and mālama 'āina, and remarkable in its thriving ecosystems.
- Kaua'i is a place where conservation and restoration of land and water resources provide the foundation of sustainable policies for land use, energy, infrastructure, society, and economy."

This Kaua'i Kākou General Plan goal aligns with the central mission of the DLNR which is to

"Enhance, protect, conserve and manage Hawaii's unique and limited natural, cultural and historic resources held in public trust for current and future generations of the people of Hawaii nei, and its visitors, in partnership with others from the public and private sectors."

In addition, the mission statement of the DLNR Division of Forestry and Wildlife and the Division of Aquatic Resources are respectively as follows:

"To protect, manage, and restore natural and cultural resources in collaboration with the people of Hawai'i."

"To work with the people of Hawai'i to manage, conserve and restore the state's unique aquatic resources and ecosystems for present and future generations."

The following Kaua'i Kākou General Plan Policies have also been identified as in alignment with the proposed project:

"POLICY #5: MAKE STRATEIC INFRASTRUCTURE INVESTMENTS. New government investment should support growth areas and include priority projects as identified in Community Plans"

The new baseyard facility would support the important functions that the DLNR provides in caring for natural resources and regulating uses on Kaua'i island. The proposed facility will shorten the response time to emergencies and activities such as wildfire suppression, thereby improving safety in the region and reducing the overall costs of emergency response. It would provide the following important functions (among others):

- **Division of Aquatic Resources (DAR):** Support the hatch/raise/release aquatic resource program; storage for signs, traps, and other necessary materials for the protection of native and resident aquatic species and their habitats.
- **Division of Conservation and Resources Enforcement (DOCARE):** Serve as logistical staging facility, briefing room and central operation for enforcement activity for land and sea undertakings; storage of criminal evidence material and firearms; staging for patrol vessels, jet skis, and equipment to hasten response times for enforcement of land and ocean activities on the west side, south and north shores of Kaua'i, and Ni'ihau.
- **Division of Forestry and Wildlife (DOFAW):** Storage of supply and materials, heavy maintenance equipment, fire fighting vehicles and equipment; maintenance and refueling area for vehicles used to manage State-owned forests such as the Kōke'e Forest Reserve; location of a new plant nursery for endangered species and the protection of the ecosystem through replanting after fires to mitigate soil erosion; location for a pen for endangered animal recovery, including support of the Nēnē Goose protection program.
- **Division of Boating and Ocean Recreation (DOBOR):** Office for public permitting that better serves the West Kaua'i community; colocation with enforcement division, storage of impounded ocean recreational vehicles.
- **Land Division:** Storage of signs, sign posts, and other materials to better manage State-owned lands.
- **Division of State Parks:** Office space for staff who serve the parks on the west side of Kaua'i; material storage, maintenance, landscaping, and facilities repair.
- **Engineering Division:** Storage of material and equipment for Dam Control and Rockfall Inspection Programs.
- **State Historic Preservation Division (SHPD):** Office space and storage for files and artifact findings. SHPD currently does not have an office or storage facility on Kaua'i.
- Other DLNR divisions may also have use of the site in the future.

"POLICY #8: PROTECT KAUA'I'S SCENIC BEAUTY. Protect the island's natural beauty by preserving the open space and views between towns."

The DLNR controls and manages the forest reserves, natural area reserves, and state parks. Supported by the proposed facility, the DLNR's Division of Forestry and Wildlife (DOFAW), would be better positioned to manage Kaua'i's Forest Reserves and Natural Area Reserves, which contribute significantly to the island's scenic beauty. Thoughtful facility design would further ensure minimal impact on surrounding landscapes.

"POLICY #14: PREPARE FOR CLIMATE CHANGE. Prepare for impacts to the island economy, food systems, and infrastructure that will be caused by climate change."

The proposed facility would provide crucial support for proactive climate adaptation implemented by the DLNR. The Division of Aquatic Resources would be equipped to closely monitor Kaua'i's coral reefs and aquatic systems, assessing and responding to climate impacts such as coral bleaching, ocean acidification, and changes in fish populations. DOFAW could also expand its management of endangered species habitats and forest health, protecting the island's ecosystems and food systems from climate threats. Local resources for DLNR's Commission on Water Resource Management would facilitate improved monitoring and regulation of groundwater wells and stream diversions, among other functions.

"POLICY #15: RESPECT NATIVE HAWAIIAN RIGHTS AND WAHI PANA. Perpetuate traditional Native Hawaiian rights and protect public trust resources and cultural sites in all land use development and activities."

DLNR's State Historic Preservation Division (SHPD) currently does not have an office or storage facility on Kaua'i. The proposed facility would allow SHPD to more effectively protect cultural and historical sites by administering the Hawai'i Historic Preservation Act, staffing island burial councils, and ensuring respectful treatment of sacred locations. With this local presence, DLNR could provide more timely responses to land use and development activities affecting wahi pana and public trust resources.

Future Land Use Map:
According to the Kaua'i Kākou General Plan: "The General Plan policy maps are spatial representations of existing and envisioned land uses, resources, and facilities across the island. The maps show the locations of existing resources, constraints, and development. They also identify areas that may be appropriate for future development." The proposed project would be located within land designated as Agriculture (see **Figure 19**).

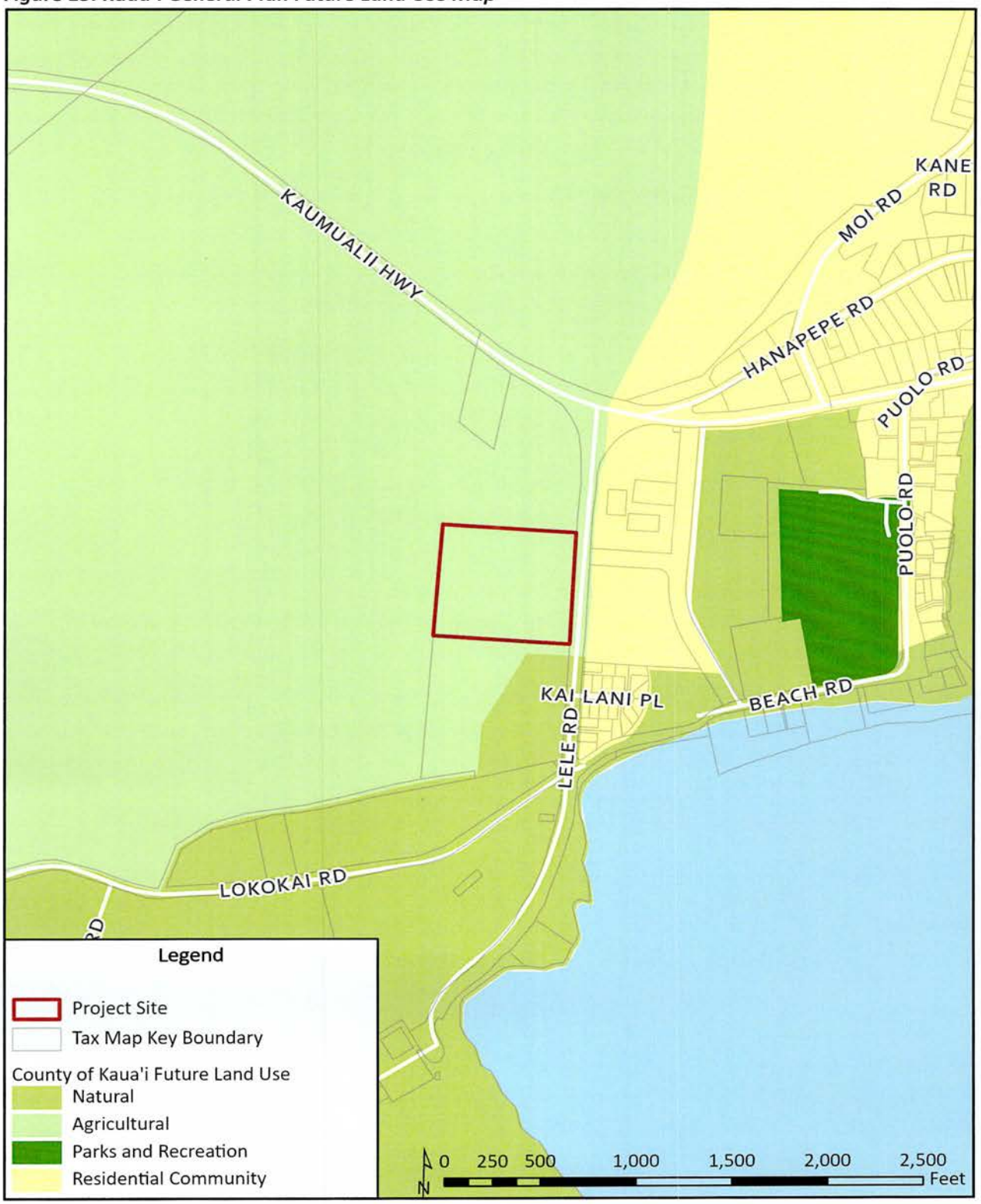
The General Plan recognizes that residential development on agricultural lands is an unsustainable trend, and emphasizes preserving agricultural lands in intact form while limiting other uses. When development does occur, it should be clustered so as to minimize the requirements for new infrastructure and the impacts on open space and adjacent land uses.

The proposed DLNR baseyard facility's location on agricultural land at the fringe of would create value as it complements nearby urban areas while staying consistent with surrounding land uses. Although situated on agricultural land, this site is not within an Important Agricultural Land (IAL) designation. It would allow the DLNR to efficiently serve and support the community with minimal land use impact.

Hanapēpē Town Plan:
II. GOAL: Maintain the character of Hanapēpē as a historic town and a thriving center for residents, artists, craftspeople, farmers, and small businesses.

The proposed DLNR baseyard facility would be thoughtfully located on the outskirts of Hanapēpē, away from the historic town center, ensuring it does not interfere with the town's unique character. The project would support the town's continued development as a center for creative activities while minimizing any potential visual or spatial impact on the town's historic aesthetic and community feel.

Figure 15. Kaua'i General Plan Future Land Use Map



5.6. West Kaua'i Community Plan

The West Kaua'i Community Plan (WKCP) represents the County's land use policy at the regional level. It is also one of five community plans that guide the County's land use decisions and infrastructure investment priorities, while also advancing the goals of the General Plan. The final WKCP was officially adopted by the Kaua'i County Council in December 2020. The plan updated the Hanapēpē – 'Ele'ele Development Plan (1974) and the Waimea – Kekaha Development Plan (1978).

The proposed development relates to the following goal and objective identified in the WKCP:

Community Design

2. *Revitalize the Western Portion of Hanapēpē Town.*
    a. *Encourage the State to develop its vacant and underutilized properties in the area.*

The proposed development will utilize a vacant and undeveloped portion of State land in the western portion of Hanapēpē Town to provide support of DLNR's daily operations and responses to emergencies for the western half of Kaua'i. The location is designated as agriculture on the Hanapēpē Town Plan Map (COK, 2020). DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions. Providing a DLNR facility on the west side will significantly improve public access to information regarding wildfires, enforcement actions, and public safety.

5.7. County of Kaua'i Comprehensive Zoning Ordinance

The County of Kaua'i Comprehensive Zoning Ordinance regulates land use in a manner that will encourage orderly development in accordance with the General Plan and Development Plans.

The County of Kaua'i adopted the Comprehensive Zoning Ordinance (CZO) in September 1972. Since its adoption, the County of Kaua'i has approved several amendments to specific provisions of the CZO. On December 3, 2012, the County approved the first phase of the CZO Update by adopting Ordinance No. 935. Ordinance No. 935 is the newly adopted zoning code for the County of Kaua'i and will serve as the official zoning code until the County of Kaua'i completes the second phase of the project.

The Comprehensive Zoning Ordinance (CZO) lists within each zoning district of the County, those uses, development, and activities, that are "generally permitted" and those which may be allowed only after obtaining a Use Permit. The primary purpose of the Use Permit procedure is to assure that a particular activity or use of land can be integrated into and be compatible with its immediate surroundings.

The subject property is classified as Open under the Comprehensive Zoning Ordinance (see **Figure 20**). Resource Management facilities pertaining to forest products, minerals, and other natural resources are permitted under CZO 935, Section 8-2.4(s)8. This project also includes office space that would be utilized by several divisions under the DLNR, which are discussed in **Section 3.1. Project Description**. Coordination with the County of Kaua'i, Department of Planning determined that a Use Permit is required for this project.

In accordance with Section 8-3.2(e) of the Kaua'i County Comprehensive Zoning Ordinance, *a Use Permit may be granted only if the Planning Commission finds that the establishment, maintenance, or operation*

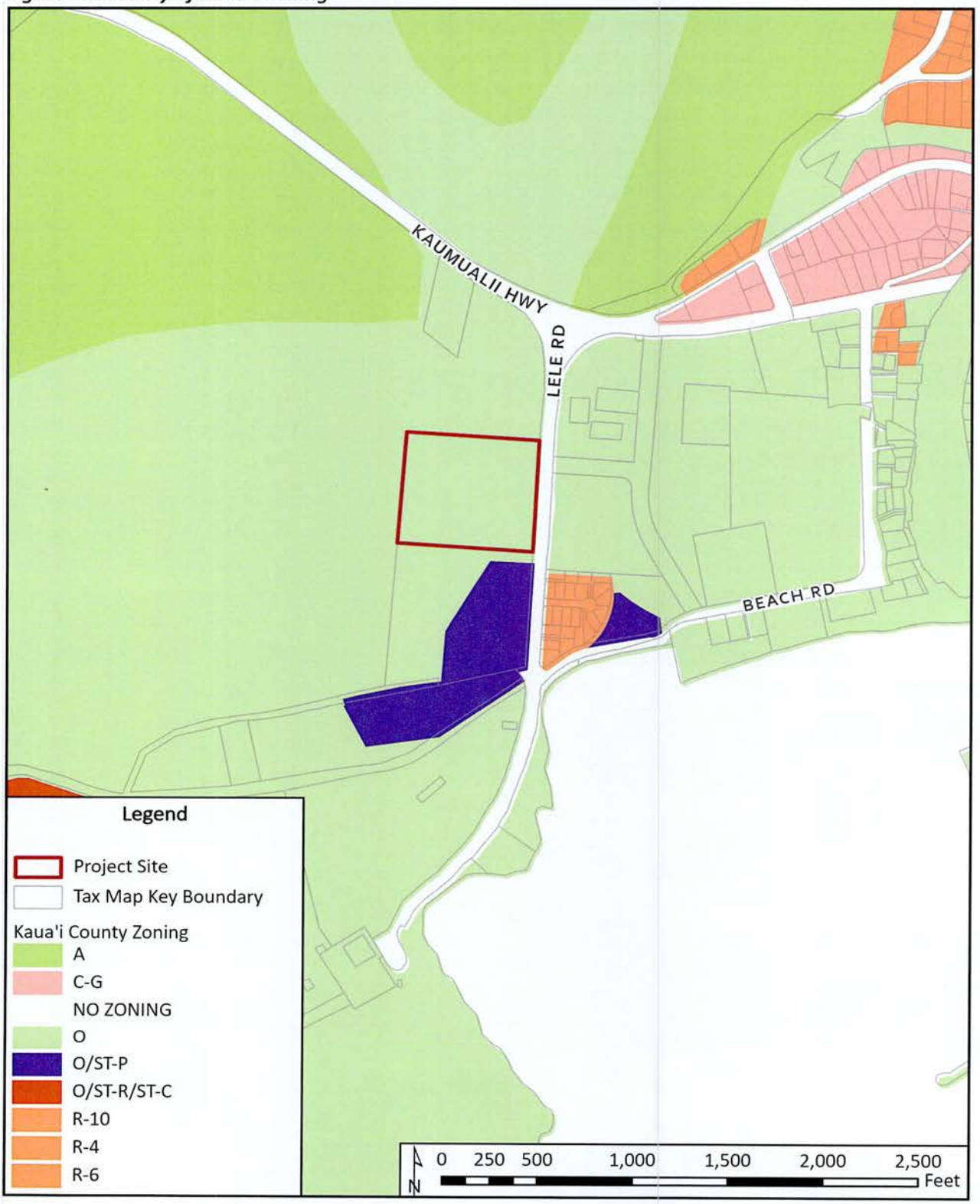
of the construction, development, activity or use in the particular case is a compatible use and is not detrimental to health, safety, peace, morals, comfort and the general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the community, and will not cause any substantial harmful environmental consequences on the land of the applicant or on other lands or waters, and will not be inconsistent with the intent of this Chapter and the General Plan.

The DLNR plays a crucial role in protecting and managing Hawai'i's natural and cultural resources. Establishing a field operations base yard in Hanapēpē would enhance the DLNR's ability to protect forest reserves, natural habitats, waterways, and historical sites, particularly on the west side of Kaua'i. The need for office space is integral to these functions, as DLNR personnel require space to coordinate daily operations and collaborate across divisions.

The proposed use for this project, which includes office areas, storage/workshops, a plant nursery, and other resource management spaces, would be compatible with surrounding large-lot and agricultural uses. Because the land was historically used for agriculture, the addition of this baseyard, plant nursery, and animal pens would be compatible with a semi-rural, low-density setting.

The proposed West Kaua'i Field Operations Facility would be a compatible and beneficial use that consolidates DLNR services closer to the communities they serve. The integrated office space is important for enabling administrative coordination and rapid emergency response. Careful site design and environmental management strategies would ensure that the project will not adversely affect public health, safety, or welfare, nor will it produce detrimental environmental consequences. In addition, it would provide a resource to protect natural and cultural resources which the DLNR believes is in alignment with the spirit and intent of the zoning code.

Figure 16. County of Kaua'i Zoning



5.8. Special Management Area

The Special Management Area (SMA) is the area of the island that is in close proximity to the shoreline. The SMA permit was established in 1975 with the enactment of Act 176, Shoreline Protection Act. Pursuant to HRS Chapter 205A, all state and county agencies shall enforce the CZM objectives and policies defined in HRS Section 205A-2 (see Section 4.1.3).

As shown in **Figure 17**, the Proposed Project is not located within the SMA.

Figure 17. Special Management Area

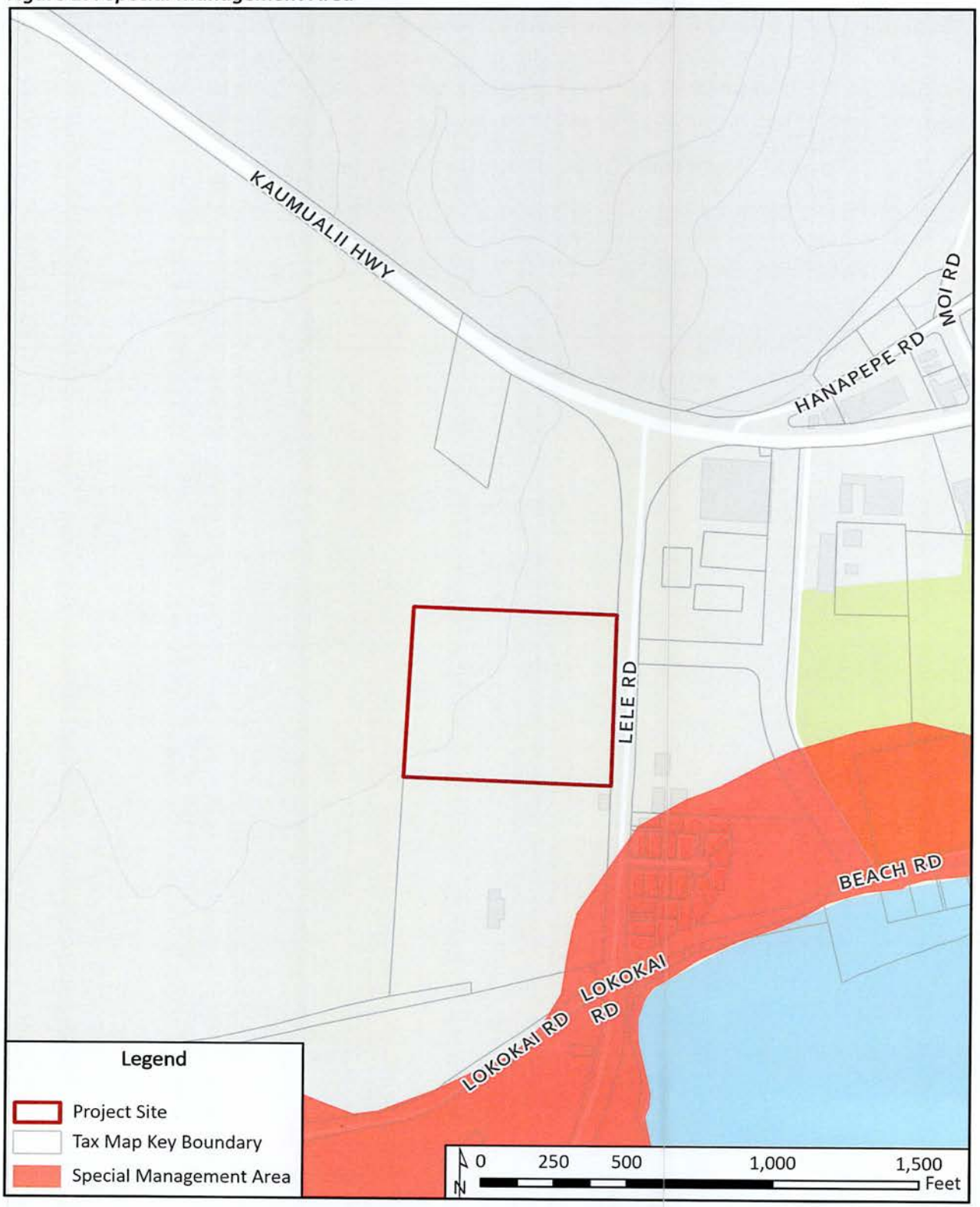


Exhibit A: Completed Zoning Permit Application

DEPARTMENT OF PLANNING
STANDARD ZONING PERMIT APPLICATION

One (1) original; if providing plans, five (5) sets, including original, required.
Fees vary based on permits required and range from $30 to over $1000.
Proof of 100% fee ownership rights or authorized agent must be attached.

DEPARTMENT USE ONLY				
Zoning				Intake By:
Use				
Variance				Intake Date:
SMA				
PDU				Acceptance Date/By:
TOTAL FEE:				
Additional Fees:				
Receipt Number				
Building Permit No.				
Associated Permits (e.g. SSD)				

Check One: ☐ Paper Plans ☑ Electronic Plans

This application shall be filled out by all seeking Zoning, Use, Variance, SMA Use, or PDU permits pursuant to the Kauai County Code, Hawai'i Revised Statutes Chapter 205A and all relevant rules and regulations of the Planning Commission and Department. Supplemental information may be attached to form. SMA Applications may also require additional SMA assessment forms.

Permitting fees may be made via cash or check. All checks shall be made out to: **"Director of Finance"**

Complete Information Below			
Tax Map Key Number	(4) 1-8-008:020 (por.)	Condominium Number	
Applicant Name(s)	DLNR Division of Forestry and Wildlife		
Property Address	Kaumuali'i Highway, Hanapepe, HI 96716		
Mailing Address	1151 Punchbowl St #325, Honolulu, HI 96813		
Parcel Area	20-acre portion of 373 acre parcel	Contact Phone	(808) 628-5843
Zoning Designation	Agriculture	Contact Email (if applicable)	hbartlett@ssfm.com

Applicant Declarations (incorrect responses may slow your permit review)

Please place an "X" under Yes or No under the following:

		YES	NO	Staff Verification
1	Is this property located in the Special Management Area (SMA)?		✔	
2	Is this property part of a Condominium Property Regime (CPR)?		✔	
3	Is this property within 500 feet of the shoreline?		✔	
4	Is this property within the Agriculture Zoning District?	✔		
5	Is there a structure on the property that is 50 years old or older?		✔	
6	Do you have an Additional Dwelling Unit Certificate?		✔	
7	Is this a permit for an after-the-fact construction or activity?		✔	
8	I hold at least a 100% property interest in the property.	✔		
9	Are you an agent for the property owner?	✔		
10	Has a similar application been previously denied?		✔	
11	Are there known burials on the site?		✔	
12	Will the project involve ground disturbance?	✔		
13	Are you using water not provided by a domestic water system?		✔	
14	Does existing grade under building footprint change by 2' or more in any direction?	✔		
15	The proposed residential unit is a Multi-Family Dwelling Unit?		✔	
16	Is this a conversion of a legally existing single-family dwelling unit into a multi-family two dwelling unit?		✔	
17	Is this structure a guest house?		✔	
18	Does guest house contain a kitchen?		✔	

1. What is the proposed construction and/or intended use of the structure or parcel (may attach additional info)? DLNR Field Operations Facility (see project description in application)
2. If this is not the first dwelling unit on the subject property identified on this application, please state how many dwelling units presently exist: Not applicable

Submittal Checklist

Please **INITIAL** under "Yes" or not applicable "N/A" regarding each of the statements:

		YES	NA	Staff Verification
1	All plot plans I have submitted are drawn to scale.	x		
2	I have ensured all TMK numbers are visible on all plan sheets.	x		
3	Any plans I have submitted clearly show all structures and setback dimensions.	x		
4	My plans provide lot coverage calculations		x	
5	I have ensured kitchens are marked with the 8' radii required by the Planning Department's Administrative Rules.		x	
6	Because this application involves a CPR, the plot plan shows all existing structures.		x	
7	Building plate does not exceed 20 feet from the finished grade at entry.		x	

Acknowledgements - Please **INITIAL** next to each of the statements:

I UNDERSTAND:	Initial Here
Additional fees and/or the submittal of other application forms may be necessary to complete this application for acceptance and processing.	HB
Tender of fees by the County does not imply acceptance of this application.	HB
Errors in self-declaration or missing or incomplete information will delay acceptance and processing of your application.	HB
Any purposeful misrepresentations in this application may result in delay, denial, permit revocation, violations, fines and even criminal prosecution.	HB

The owner and/or authorized representative is hereby made aware that the construction, work, use or activity approved in this permit shall be subject to inspection by the Planning Department personnel. The applicant is advised that inspection may occur prior to or during construction and use to ascertain the activity is conducted in compliance with the law. Further, I am a duly authorized agent or have 100% ownership rights.

WARNING: if you are a property owner of a Unit within a Condominium Property Regime (CPR), you are obligated to acknowledge and understand your rights and duties under the documents governing your SPR. The Kaua'i County Planning Department (Department) has no duty or obligation to enforce CPR Documents. By submitting this application [or, authorization for], you hereby indemnify and hold harmless the Department from any and all liability arising from disputes or actions resulting from the interpretation or enforcement of your CPR documents.

OWNER/AGENT SIGNATURE: Heather Bartlett DATE: 12/30/2024

FOR PLANNING DEPARTMENT USE ONLY (THIS CONSTITUTES PERMIT IF FILLED OUT BY DEPT.):

APPROVED ☐ DENIED ☐ BY: _____ DATE: _____

DIRECTOR'S CONDITIONS OF APPROVAL (staff to **initial** next to applicable conditions):

This permit shall expire if no building is issued within one (1) year after the approval date and/or if construction does not start within one (1) year of building permit issuance.	
Director's standard conditions for non-residential agricultural structures (attach)	
Should any archaeological or historic resources be discovered during ground disturbing/construction work, all work in the area of the find shall immediately cease and the Applicant shall contact the State Department of Land and Natural Resources, Historic Preservation Division and the Planning Department to determine mitigation measures.	
Additional Conditions (State):	

Exhibit B: Letter of Authorization

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

ENGINEERING DIVISION
P.O. BOX 373
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Dec 25, 2024

Mr. Ka'āina S. Hull
Planning Director
County of Kaua'i
Planning Department
4444 Rice Street, Ste. A473
Lihue, HI 96766

Dear Mr. Hull,

Authorization for Ink Architects LLC. And SSFM International Inc. to Act as Agent for Necessary Permits for the Proposed Division of Forestry and Wildlife West Kaua'i Field Operations Facility (TMK (4) 1-8-008:020 (POR.))

With this letter, the Department of Land and Natural Resources, Engineering Division (ENG), on behalf of Division of Forestry and Wildlife, authorizes our consultants, INK Architects LLC. (INK Arch), and its subconsultant, SSFM International Inc., to transmit necessary permit applications and supporting documents for the proposed West Kaua'i Field Operations Facility. The ENG also authorized INK Arch to communicate with Planning Department regarding the permitting process on behalf of the ENG. The contact information for INK Arch is provided below:

Margaret Mok
INK Arch, LLC
650 Iwilei Road, Suite 288
Honolulu, Hawaii 96817
(808) 356-5906
mmok@inkarch.com

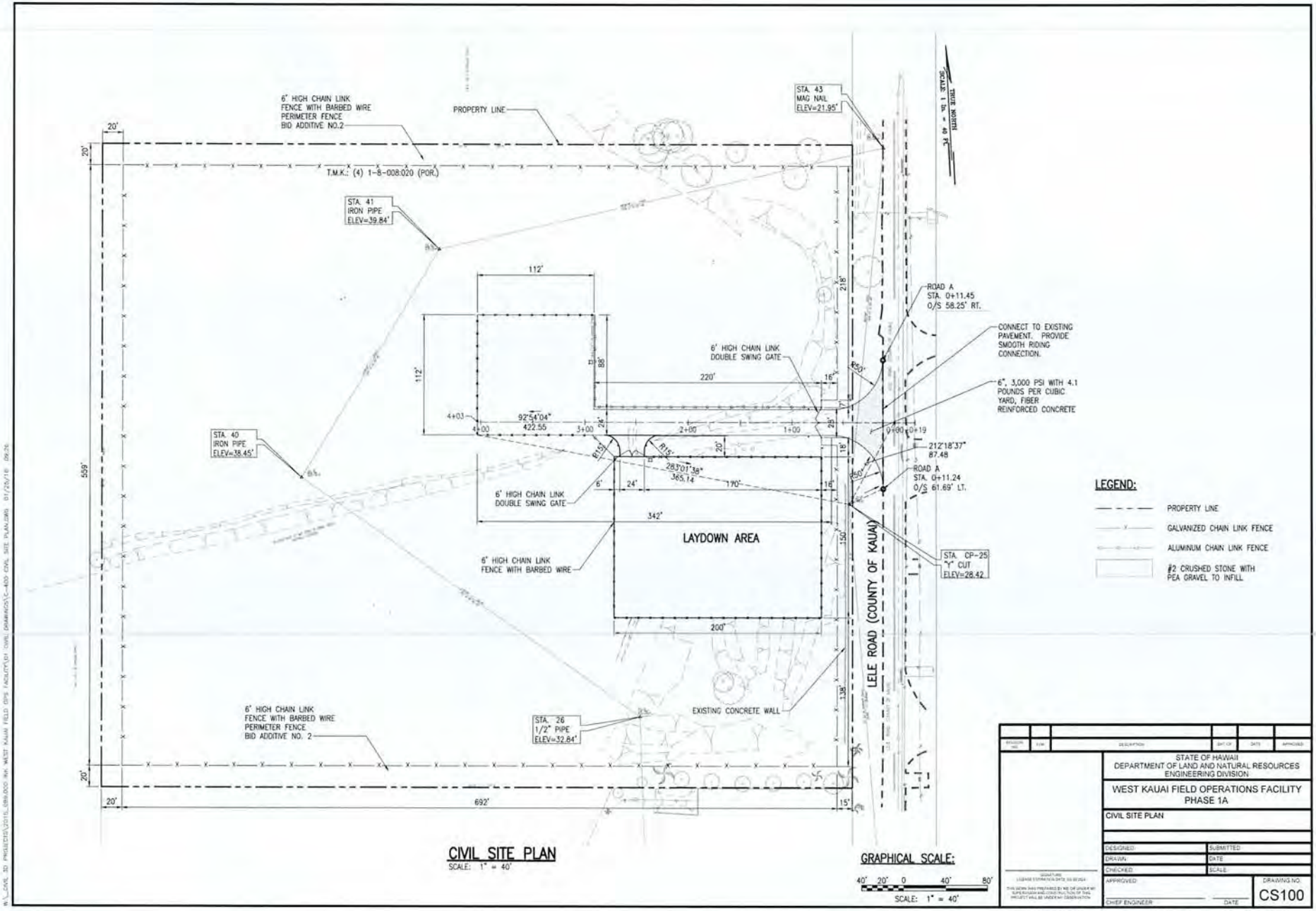
Heather Bartlett
SSFM International Inc.
99 Aupuni Street, Suite 220
Hilo, Hawaii 96720
(808) 628-5843
hbartlett@ssfm.com

Should you have any questions, please contact Dani Yoo of my staff at 587-0258 or via email at dani.yoo@hawaii.gov.

Sincerely,

CARTY S. CHANG
Chief Engineer

Exhibit C: Site Plans



CIVIL SITE PLAN

SCALE: 1" = 40'

GRAPHICAL SCALE:

40' 20' 0 40' 80'

SCALE: 1" = 40'

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

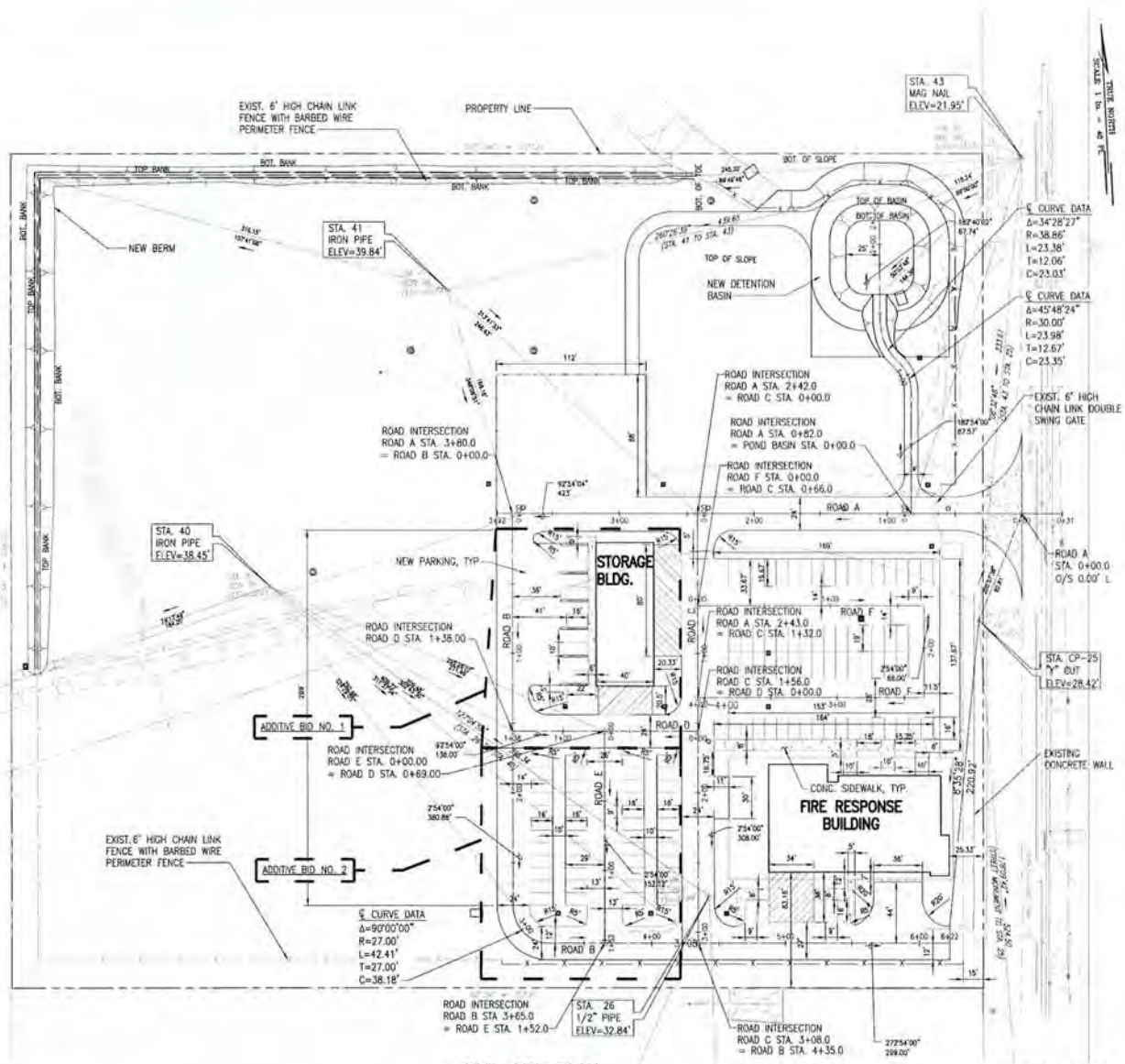
WEST KAUAI FIELD OPERATIONS FACILITY
PHASE 1A

CIVIL SITE PLAN

DESIGNED: SUBMITTED:
DRAWN: DATE:
CHECKED: SCALE:
APPROVED: DRAWING NO. CS100
CHIEF ENGINEER DATE

JOB NO. J43CK30A SHEET NO. --- OF X SHEETS

W:_CIVIL_3D PROJECTS\2015_089.000 WKF WEST KAUAI FIELD OPS FACILITY\01 CIVIL DRAWINGS\C-400 CIVIL SITE PLAN.DWG 01/26/16 09:26



CIVIL SITE PLAN

SCALE: 1" = 40'

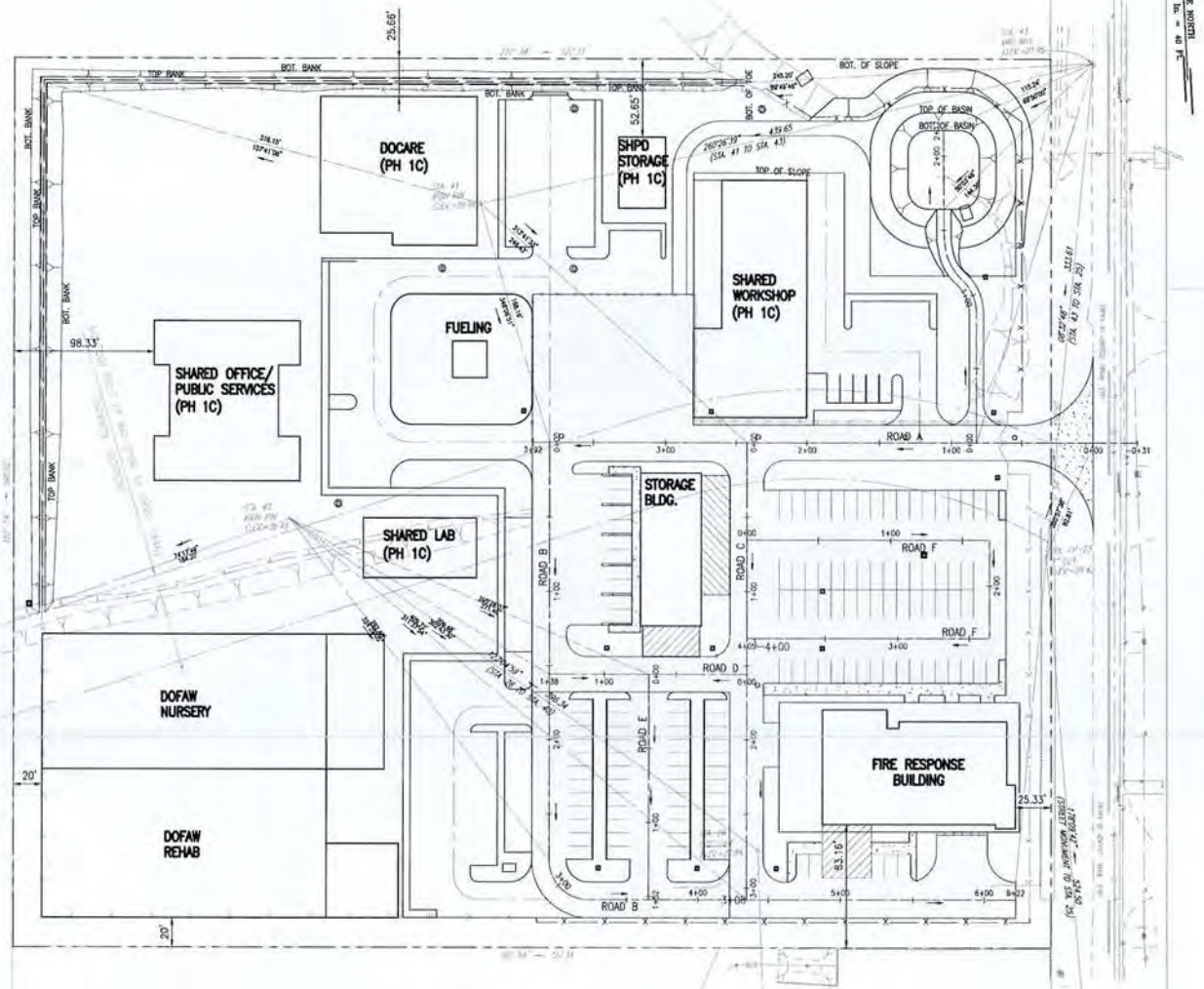
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

WEST KAUA'I FIELD OPERATIONS FACILITY
PHASE 1B

SITE PLAN

DESIGNED: KF	SUBMITTED: PRELIMINAL
DRAWN: KK	DATE: APRIL 2024
CHECKED: KF	SCALE: AS NOTED
APPROVED: CHIEF ENGINEER DATE	DRAWING NO. CS100

JOB NO. J43CK30A SHEET NO. 7 OF X SHEETS



PHASE 1C CIVIL SITE PLAN
SCALE: 1" = 40'

LEGEND:

- PROPERTY LINE
- AC PAVEMENT
- CONCRETE

GRAPHICAL SCALE:

40' 20' 0 40' 80'
SCALE: 1" = 40'

APPROVED:

COUNTY ENGINEER, DEPT. OF PUBLIC WORKS
COUNTY OF KAUA'I

DATE

REVISION NO.	BY	DESCRIPTION	UNIT OF	DATE	APPROVED

STATE OF HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

WEST KAUA'I FIELD OPERATIONS FACILITY
PHASE 1C

SITE PLAN

DESIGNED	RT	SUBMITTED	PREFINAL
DRAWN	XX	DATE	APRIL 2004
CHECKED	XX	SCALE	AS NOTED

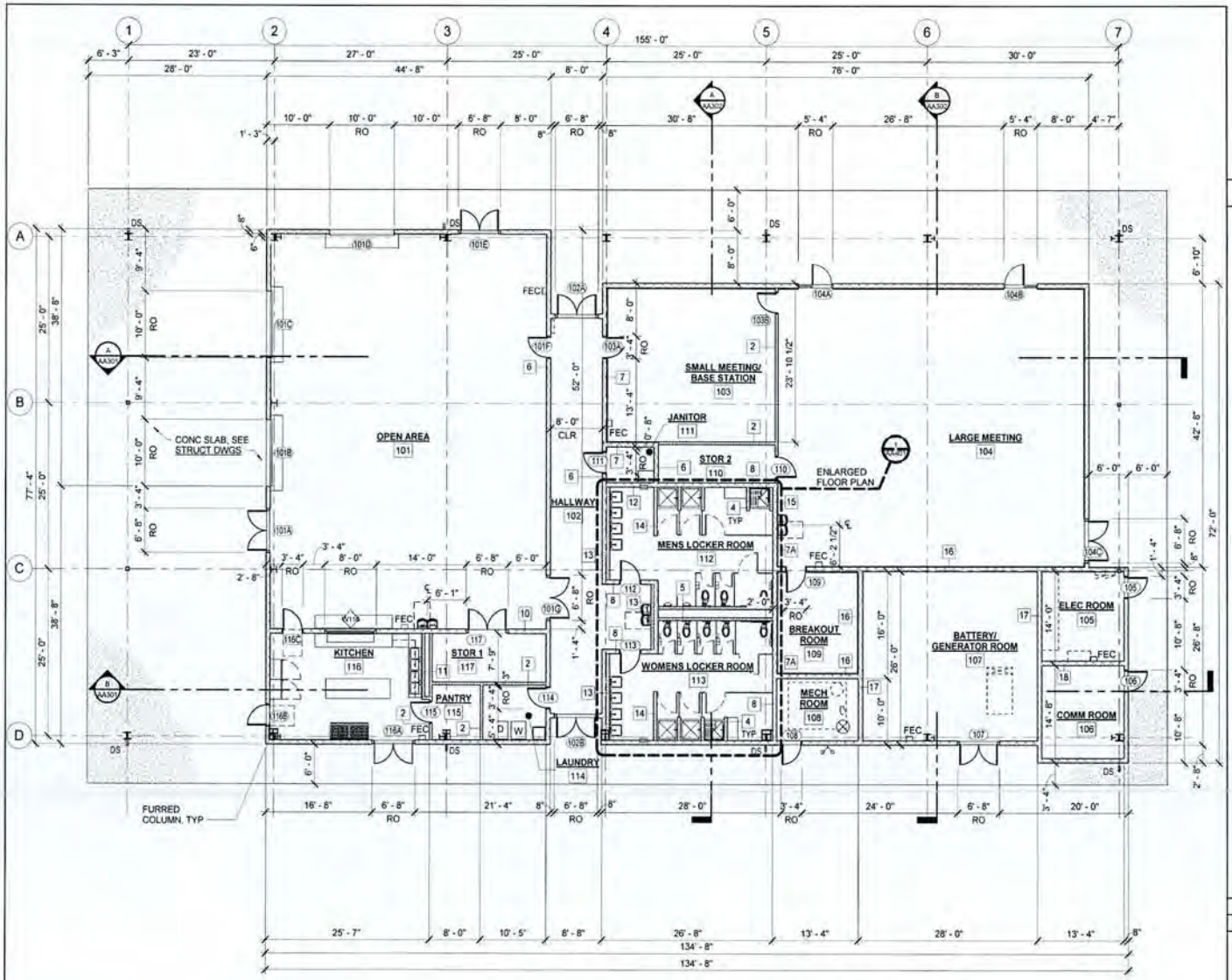
APPROVED:
CHIEF ENGINEER DATE

DRAWING NO.
CS100

JOB NO. J43CK30A SHEET NO. 7 OF X SHEETS

W:_CIVIL_2D PROJECTS\2015_089.000 INH WEST KAUAI FIELD OPS FACILITY\01 CIVIL DRAWINGS\C-400 CIVIL SITE PLAN.DWG 01/25/16 09:25

Exhibit D: Floor Plans



LEGEND

- 8" CMU. SEE STRUCT DWGS
- 8" CMU W/ FURRED INTERIOR, SEE STRUCT DWGS
- METAL STUD WALL/ FURRED COLUMN
- RIGID FRAME COLUMN, SEE STRUCT DWGS
- FLUSH PANEL DR AS SCHEDULED
- FLUSH PANEL PAIR DR AS SCHEDULED
- OVERHEAD COILING DOOR AS SCHEDULED
- WINDOW AS SCHEDULED
- FIRE EXTINGUISHER CABINET, SEE FIRE PROTECTION DWGS

KEY TO INTERIOR ELEVS.

KEY TO EXTERIOR ELEVS.

SCALE: 1/8" = 1'-0"

PLAN NORTH

1 AA101 FIRE RESPONSE FLOOR PLAN
1/8" = 1'-0"

REVISION NO.	SYM	DESCRIPTION	SHEET	DATE	APPROVED

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

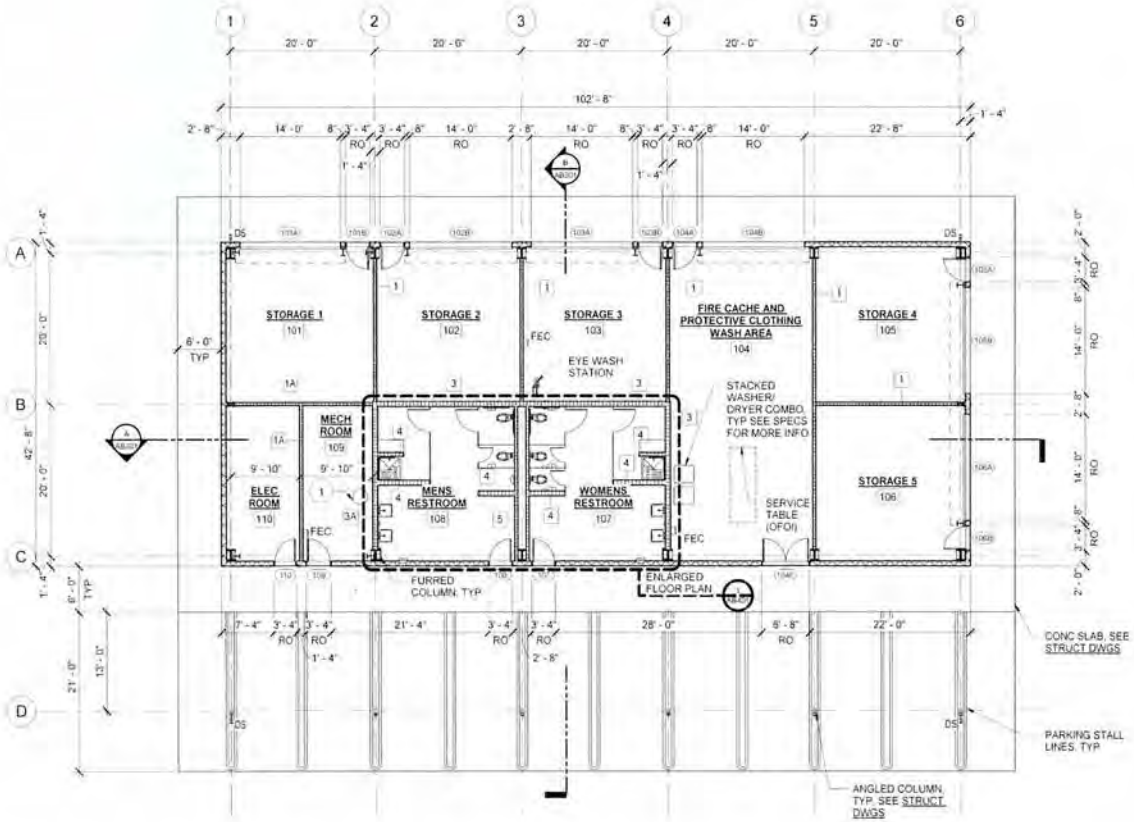
WEST KAUAI FIELD OPERATIONS FACILITY
PHASE 1B

FIRE RESPONSE BUILDING - FLOOR PLAN

DESIGNED: INK	SUBMITTED: DESIGN DEVELOPMENT
DRAWN: DK	DATE: JUNE 2024
CHECKED: MM	SCALE: AS NOTED
APPROVED	DRAWING NO: AA101
CHIEF ENGINEER	DATE

JOB NO. J43CK30B

NOTE:
ALL ITEMS SHOWN ON THIS SHEET ARE RELATED TO ADDITIVE BID NO. 1.



SHEET KEYNOTES (FOR THIS SHT ONLY)

1. EWH, SEE PLUMB DWGS

LEGEND

- 8" CMU W/ INSULATED SIDING PANEL ABOVE. SEE STRUCT DWGS
- METAL STUD WALL/ FURRED WALL
- RIGID FRAME COLUMN. SEE STRUCT DWGS
- ANGLED COLUMN. SEE STRUCT DWGS
- FLUSH PANEL DR AS SCHEDULED
- FLUSH PANEL PAIR DR AS SCHEDULED
- OVERHEAD COILING DOOR AS SCHEDULED
- LIGHT FIXTURE. SEE ELEC DWGS
- MECHANICAL EQUIPMENT. SEE MECH DWGS
- FIRE SPRINKLER. SEE FIRE PROTECTION DWGS
- ACCESS HATCH. SEE ELEC DWGS
- FIRE EXTINGUISHER CABINET. SEE FIRE PROTECTION DWGS
- ADDITIVE BID ITEM

KEY TO INTERIOR ELEVS

KEY TO EXTERIOR ELEVS

SCALE: 1/8" = 1'-0"

1 STORAGE FLOOR PLAN
AB101 1/8" = 1'-0"

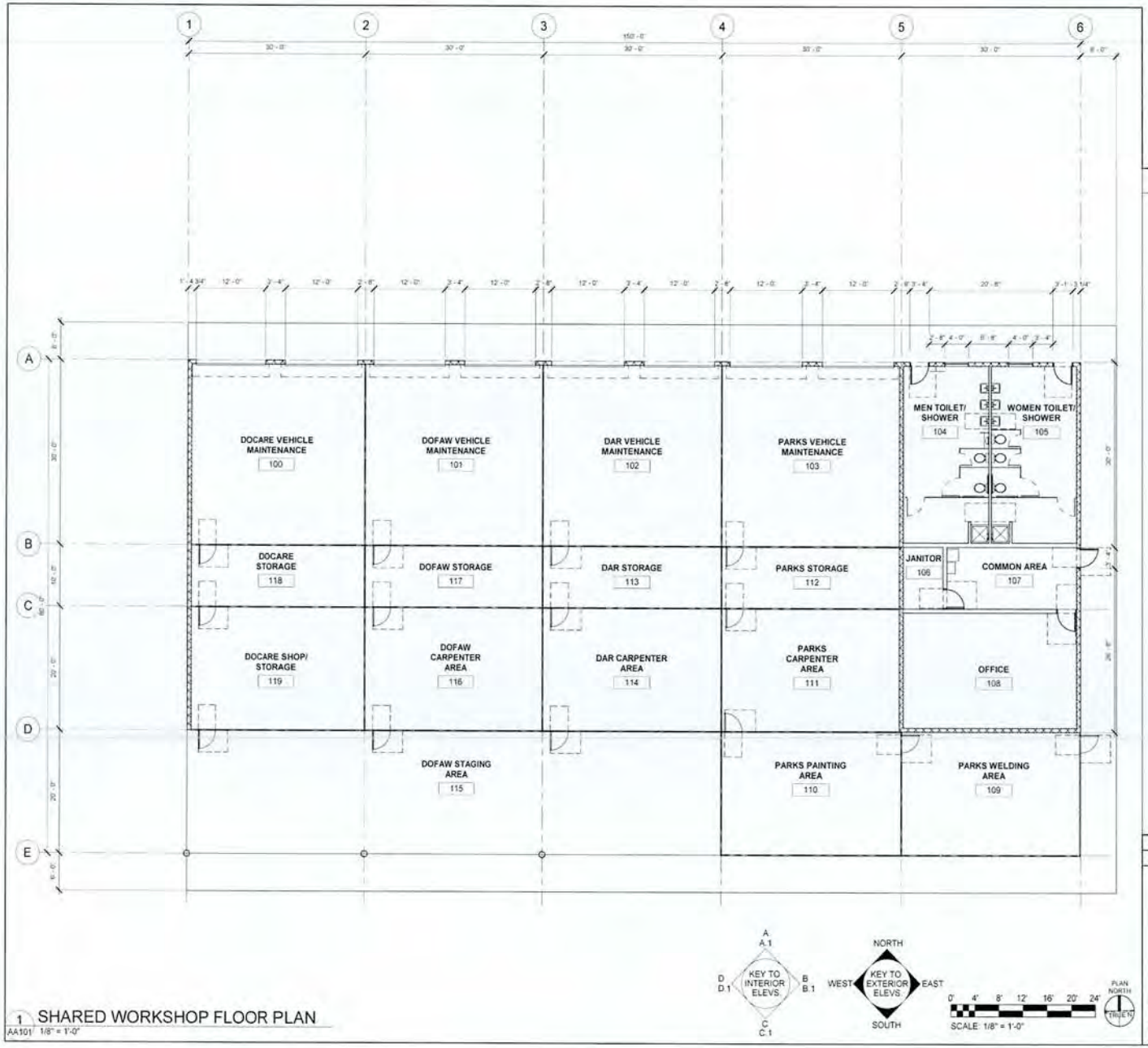
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

WEST KAUAI FIELD OPERATIONS FACILITY
PHASE 1B

STORAGE BUILDING - FLOOR PLAN

DESIGNED: INK	SUBMITTED: DESIGN DEVELOPMENT
DRAWN: DK	DATE: JUNE 2024
CHECKED: MM	SCALE: AS NOTED
APPROVED:	DRAWING NO: AB101
CHIEF ENGINEER	DATE

JOB NO. J43CK30B SHEET NO. 66 OF 118



1 SHARED WORKSHOP FLOOR PLAN
AA101 1/8" = 1'-0"

KEYNOTES

REVISION NO.	BY	DESCRIPTION	APP'D	DATE	APPROVED

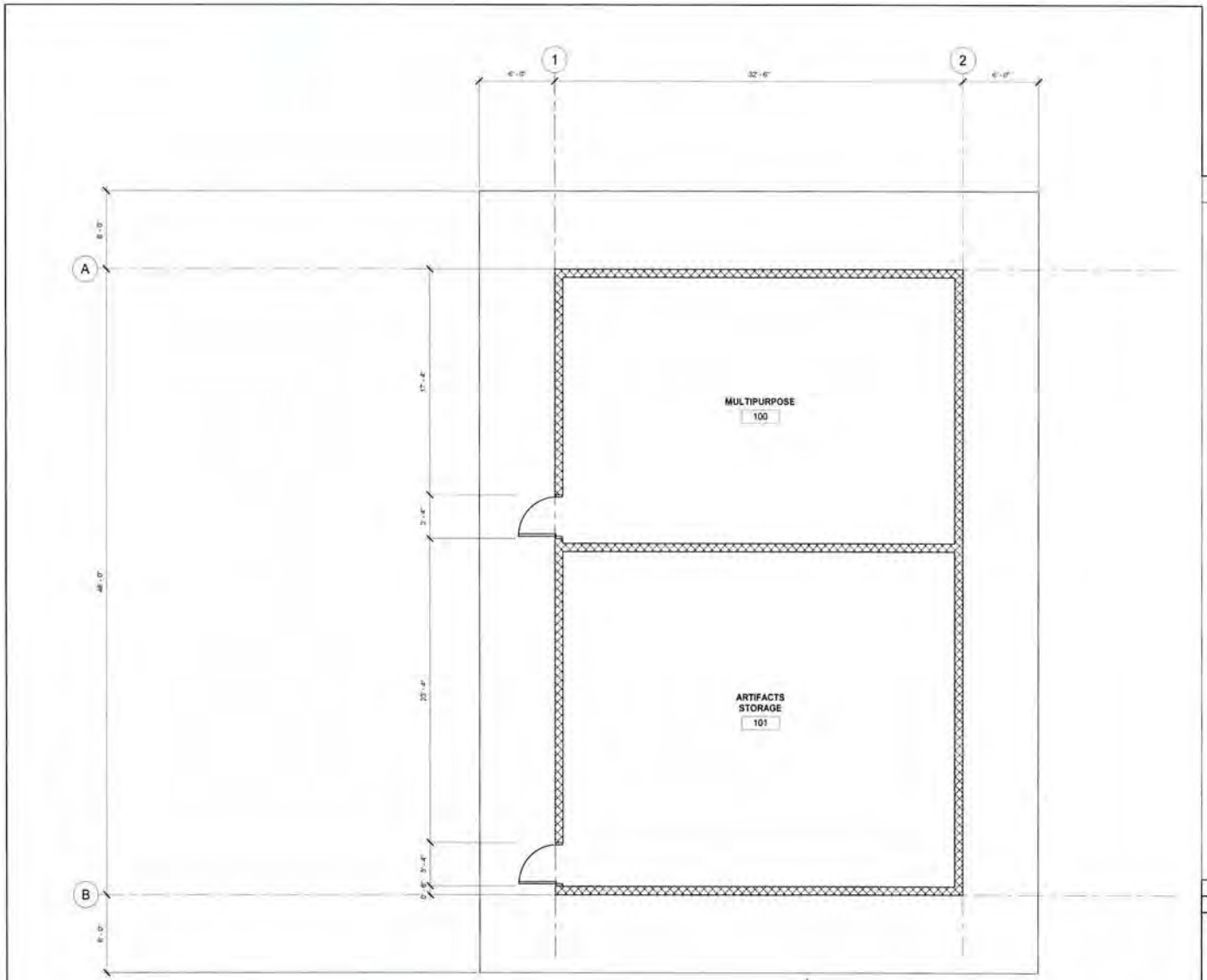
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

WEST KAUAI FIELD OPERATIONS FACILITY
PHASE 1C

SHARED WORKSHOP FLOOR PLAN

DESIGNED	RK	SUBMITTED	15% DESIGN
DRAWN	DK	DATE	NOVEMBER 2024
CHECKED	MM	SCALE	AS NOTED
APPROVED			DRAWING NO. AA101
CHIEF ENGINEER		DATE	

JOB NO. J43CK30C SHEET NO. OF SHEETS



1 SHPD FLOOR PLAN
AB101 1/4" = 1'-0"

KEY TO INTERIOR ELEVS.

KEY TO EXTERIOR ELEVS.

SCALE: 1/4" = 1'-0"

PLAN NORTH

KEYNOTES

REVISION NO.	BY	DESCRIPTION	CHK'D	DATE	APPROVED

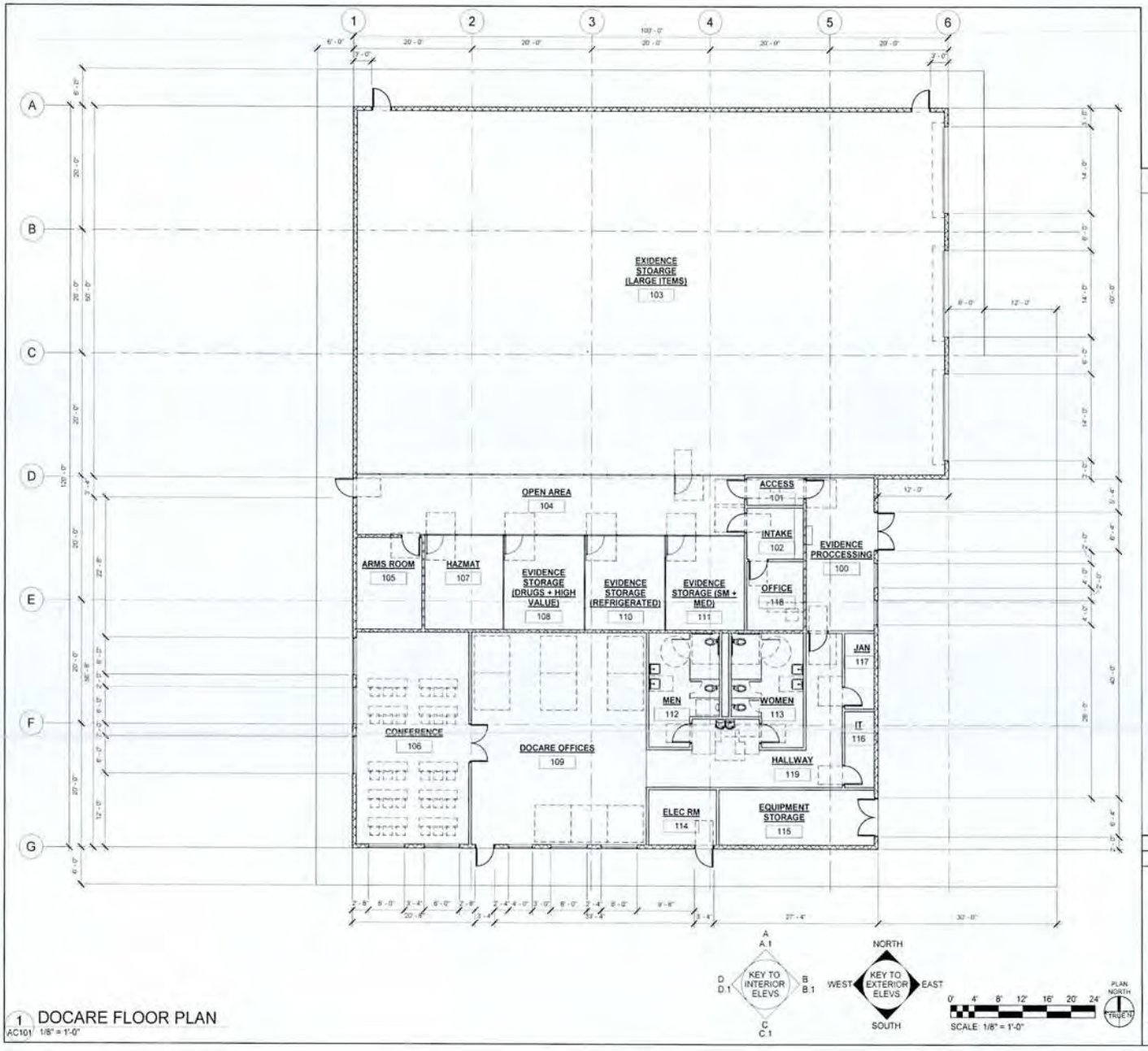
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

WEST KAUAI FIELD OPERATIONS FACILITY
PHASE 1C

SHPD FLOOR PLAN

DESIGNED INK	SUBMITTED 15% DESIGN
DRAWN DH	DATE NOVEMBER 2024
CHECKED MM	SCALE AS NOTED
APPROVED	DRAWING NO. AB101
CHIEF ENGINEER	DATE

JOB NO. J43CK30C SHEET NO. OF SHEETS



1 DOCARE FLOOR PLAN
AC101 1/8" = 1'-0"

KEYNOTES

NO.	BY	DESCRIPTION	APP'D	DATE	APPROVED

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

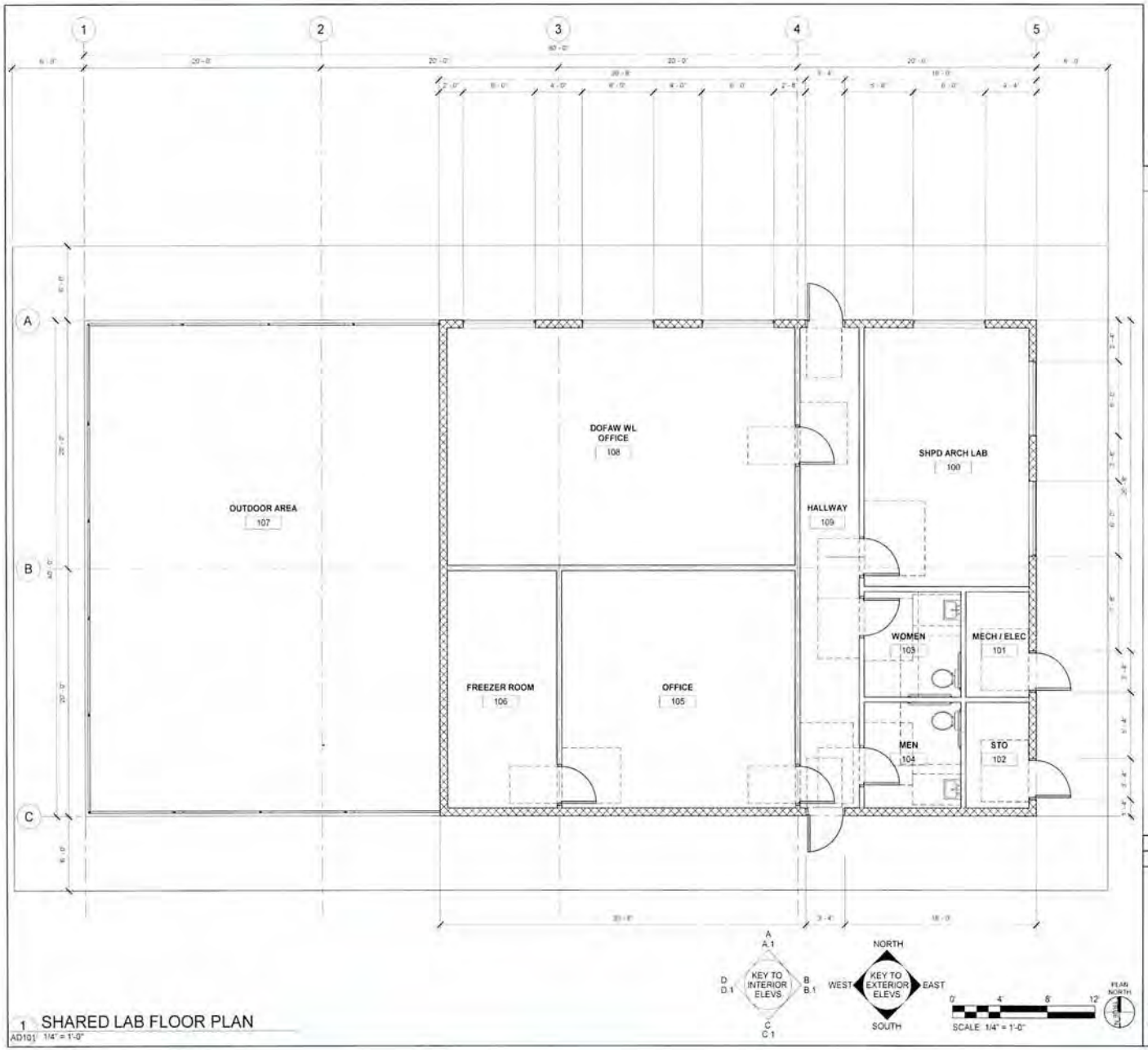
WEST KAUAI FIELD OPERATIONS FACILITY
PHASE 1C

DOCARE FLOOR PLAN

DESIGNED NK	SUBMITTED 15% DESIGN
DRAWN DK	DATE NOVEMBER 2024
CHECKED MM	SCALE AS NOTED
APPROVED	DRAWING NO. AC101
CHIEF ENGINEER	DATE

SIGNATURE
LICENSE EXPIRATION DATE: 04/30/2026
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDERTAKEN UNDER MY SUPERVISION

JOB NO. J43CK30C SHEET NO. OF SHEETS



1 SHARED LAB FLOOR PLAN
AD101 1/4" = 1'-0"

KEYNOTES

REVISION NO.	DWG	DESCRIPTION	BY/DR	DATE	APPROVED

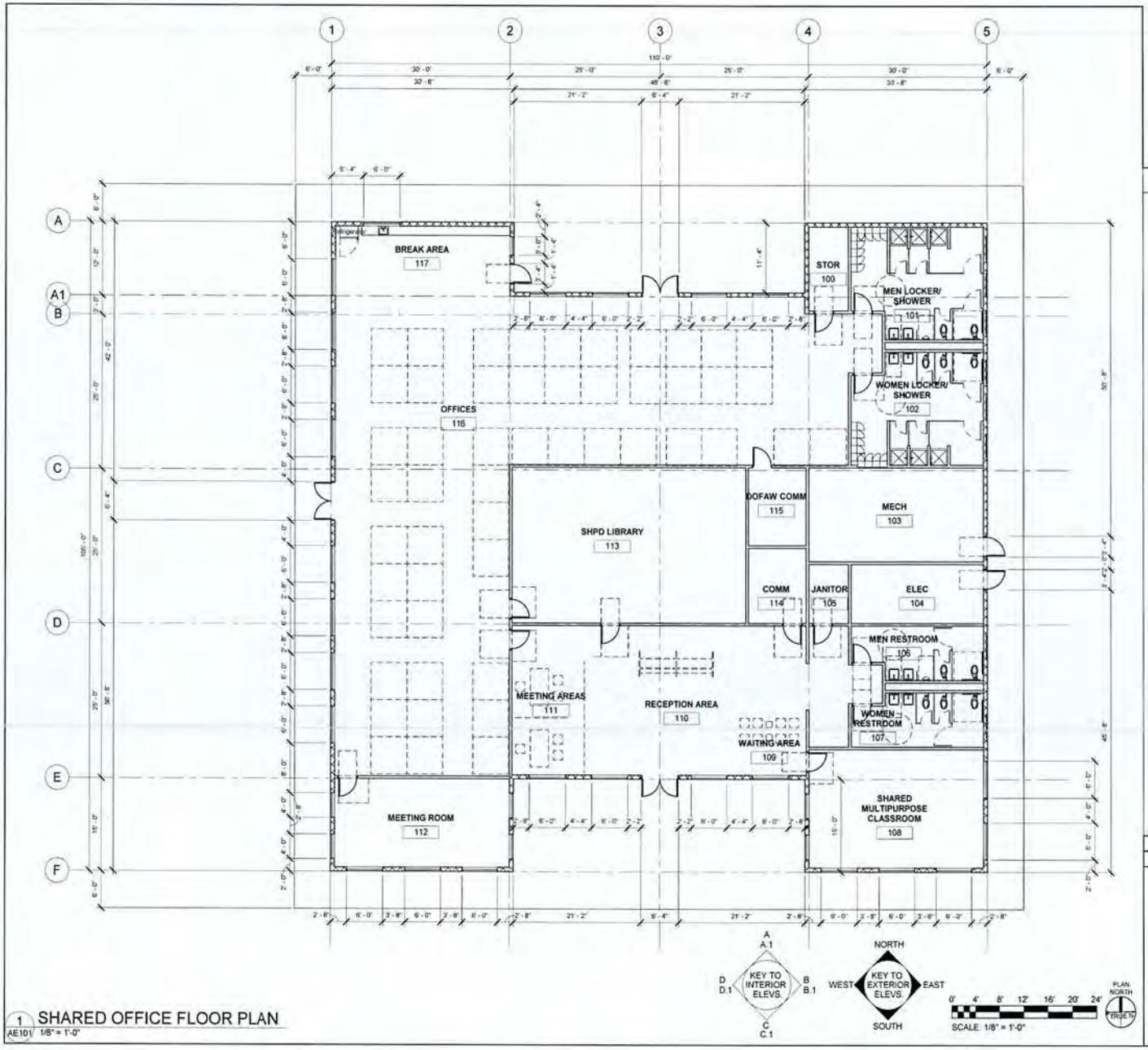
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

WEST KAUAI FIELD OPERATIONS FACILITY
PHASE 1C

SHARED LAB FLOOR PLAN

DESIGNED: MK	SUBMITTED: 65% DESIGN
DRAWN: DK	DATE: NOVEMBER 2024
CHECKED: MN	SCALE: AS NOTED
APPROVED:	DRAWING NO. AD101
CHIEF ENGINEER	DATE

JOB NO J43CK30C SHEET NO OF SHEETS



1 SHARED OFFICE FLOOR PLAN
AE101 1/8" = 1'-0"

KEYNOTES

REVISION NO.	BY	DESCRIPTION	APP. OF	DATE	APPROVED

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

WEST KAUAI FIELD OPERATIONS FACILITY
PHASE 1C

SHARED OFFICE FLOOR PLAN

DESIGNED: INK	SUBMITTED: 15% DESIGN
DRAWN: DK	DATE: NOVEMBER 2024
CHECKED: MM	SCALE: AS NOTED
APPROVED	DRAWING NO. AE101
CHIEF ENGINEER DATE	

SIGNATURE
LICENSE EXPIRATION DATE: 04/30/2026
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

JOB NO. J43CK30C SHEET NO. OF SHEETS

Exhibit E: Site Photos



View from Lele Road facing north



View from Lele Road facing south



View facing east



View facing south



View facing south



View facing north from adjacent Kaua'i Veterans Cemetery property

Exhibit F: West Kaua'i Field Operations Facility Master Plan



WEST KAUAI FIELD OPERATIONS FACILITY MASTER PLAN

JOB NO. J43CK30A | DECEMBER 2015

FOR THE STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES

INK ARCHITECTS

INK ARCH, LLC
650 IWILEI ROAD, SUITE 288
HONOLULU, HAWAII 96817

TABLE OF CONTENTS

PROJECT BACKGROUND 4
INTRODUCTION 5
STAKEHOLDERS 5
SITE CONDITIONS 9
OVERVIEW 10
CLIMATE 10
ISLAND MAP 11
VICINITY MAP 12
LOCATION MAP 13
WATER SUPPLY 14
POWER AND TELECOMMUNICATIONS 14
PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT 14
TOPOGRAPHIC SURVEY 14
PROPERTY DATA, CODES, AND REFERENCES 19
PROPERTY DATA 20
PLANNING REQUIREMENTS 20
CODES 22
FUNCTIONAL PROGRAM 23
OVERVIEW 24
FUNCTIONAL PROGRAM REQUIREMENTS BY STAKEHOLDER 24
PROGRAMMING 34
OVERVIEW 35
PROGRAMMING PROCESS 35
GENERAL FACILITY REQUIREMENTS 35
PERIMETER FENCING REQUIREMENTS 36
PROJECT GOALS AND SCOPE 36
CONCEPTUAL DESIGN OPTIONS 36
PROPOSED FACILITIES 42
SUMMARY OF FACILITIES 43

BREAKDOWN OF FACILITIES 44
SITE WORK 48
PARKING 57
FACILITIES 60
PROJECT PHASING 77
CONSTRUCTION COST OVERVIEW 78
PHASE 1 79
PHASE 2 79
PHASE 3 AND BEYOND 80
DESIGN DIRECTION 82
OVERVIEW 83
INSPIRATIONAL PHOTOGRAPHY 84
EXTERIOR MATERIALS 85
APPENDIX A: PRELIMINARY GEOTECHNICAL INVESTIGATION 86

PROJECT BACKGROUND

INTRODUCTION

The Department of Land and Natural Resources ("DLNR") was provided a 10-acre site by the State of Hawaii to be used in the development of a West Kauai Field Operations Facility ("WKFOF"). Presently, there is no DLNR facility on the west-side of Kauai that can provide a base for efficient and economical response to emergency incidents as well as daily management operations or activities.

Personnel, equipment, and supplies need to travel 50 miles and 2 hours to respond to any incident on the west-side of the island. Staging of personnel and equipment at a west-side facility will significantly reduce response times and improve public service. An Incident Command Post ("ICP") would be established at this facility to maintain command and control of resources that would provide for employee safety during emergency operations.

The proposed facility will provide departmental divisions with office space and storage areas to allow shortened response time to emergencies, thereby reducing the overall cost of staff travel time or expense, and of activities such as wildfire suppression. The proposed facility could temporarily shelter DLNR personnel during a major emergency incident and would also provide for refueling of equipment, restocking of supplies, and reduce driver fatigue safety issues.

The proposed facility will provide secured storage, office space, conference room, restrooms, showers, native bird holding area, plant nursery, parking, and fueling facilities. Perimeter security fencing will encompass the site.

STAKEHOLDERS

The WKFOF will be shared by eight State agencies serving multiple programs:

DIVISION OF AQUATIC RESOURCES ("DAR")

DAR manages the State's marine and freshwater resources through programs in commercial fisheries and aquaculture; aquatic resources protection, enhancement and education; and recreational fisheries. Major program areas include projects to maximize commercial fishery and aquaculture productivity, protecting native and resident aquatic species and their habitat, and providing facilities and opportunities for recreational fishing consistent with the interests of the State. DAR issues fishing licenses.

Contact:
1151 Punchbowl Street, Room 330, Honolulu, Hawaii 96813
Phone 808-587-0100, FAX 808-587-0115
Website: http://dlnr.hawaii.gov/dar

DIVISION OF BOATING AND OCEAN RESOURCES ("DOBOR")

DOBOR is responsible for the management and administration of statewide ocean recreation and coastal areas programs pertaining to the ocean waters and navigable streams of the State (exclusive of commercial harbors) which include 21 small boat harbors, 54 launching ramps, 13 offshore mooring areas, 10 designated ocean water areas, 108 designated ocean recreation management areas, associated aids to navigation throughout the State, and beaches encumbered with easements in favor of the public. DOBOR registers small vessels.

Contact:
333 Queen Street, Room 300, Honolulu, Hawaii 96813
Phone 808-587-1966, FAX 808-587-1977
Website: http://dlnr.hawaii.gov/dobor

DIVISION OF CONSERVATION AND RESOURCES ENFORCEMENT ("DOCARE")

DOCARE effectively upholds the laws that serve to protect, conserve and manage Hawaii's unique and limited natural, cultural and historic resources held in public trust for current and future generations of visitors and the people of Hawaii. The division, with full police powers, enforces all State laws and rules involving State lands, State Parks, historic sites, forest reserves, aquatic life and wildlife areas, coastal zones, Conservation districts, State shores, as well as county ordinances involving county parks. The division also enforces laws relating to firearms, ammunition, and dangerous weapons.

Contact:
1151 Punchbowl Street, Room 311, Honolulu, Hawaii 96813
Phone: (808) 587-0400
Website: http://dlnr.hawaii.gov/docare

DIVISION OF FORESTRY AND WILDLIFE ("DOFAW")

DOFAW is responsible for the management of State-owned forests, natural areas, public hunting areas, and plant and wildlife sanctuaries. Program areas cover watershed protection; native resources protection, including unique ecosystems and endangered species of plants and wildlife; outdoor recreation; and commercial forestry. DOFAW issues hunting permits.

Contact:
1151 Punchbowl Street, Room 325, Honolulu, Hawaii 96813
Phone 808-587-0166, FAX 808-587-0160
Website: http://www.dofaw.net/

DIVISION OF STATE PARKS ("PARKS")

Manages and administers 52 state parks encompassing nearly 25,000 acres on the 5 major islands. These parks offer varied outdoor recreation and heritage opportunities. The park environments range from landscaped grounds with developed facilities to wildland areas with trails and primitive facilities. This division issues camping permits.

Contact:
1151 Punchbowl Street, Room 310, Honolulu, Hawaii 96813
Phone 808-587-0300, FAX 808-587-0311
Website: http://dlnr.hawaii.gov/dsp/

ENGINEERING DIVISION

Engineering Division provides engineering services and technical assistance to other Departmental divisions and other State agencies to implement capital improvement or repair and maintenance projects and administer programs for Water and Land Development, Mineral Resources development, and prevention of Natural Disasters.

Contact:
1151 Punchbowl Street, Room 221, Honolulu, Hawaii 96813
Phone 808-587-0230, FAX 808-587-0283
Website: http://dlnreng.hawaii.gov/

LAND DIVISION ("LD")

Land Division is responsible for the management of State-owned lands in ways that will promote the well-being of Hawaii's people and insure that these lands are used in accordance with the goals, policies and plans of the State. Lands that are not set aside for use by other government agencies come within the direct purview of the division. The division also serves as an office of record and maintains a central repository of all government documents dating back to the "Great Mahele" of 1848.

Contact:
1151 Punchbowl Street, Room 220, Honolulu, Hawaii 96813
Phone 808-587-0414, FAX 808-312-6357
Website: http://dlnr.hawaii.gov/ld/

STATE HISTORIC PRESERVATION DIVISION KAUAI ("SHPD")

SHPD works to preserve and sustain reminders of earlier times which link the past to the present. SHPD's three branches, History and Culture, Archaeology, and Architecture, strive to accomplish this goal through a number of different activities. The division's statewide Inventory of Historic Properties contains information on more than 38,000 historic sites in Hawaii. Reviews of development projects are the primary means of lessening the effects of change on our historic and cultural assets.

The Burial Sites Program, the Certified Local Government Program, the Historic Preservation Program, maintenance of the Hawaii and National Register of Historic Places, SHPD's Information and Education Program, and Inter-agency Archaeological Services, are designed to promote the use and maintenance of historic properties for the education, inspiration, pleasure and enrichment of Hawaii's citizens and visitors.

Contact:
601 Kamokila Boulevard, Kapolei, Hawaii, 96707
Phone 808-692-8015, FAX 808-692-8020
Website: http://dlnr.hawaii.gov/shpd

ADDITIONAL PROGRAMS

The facility would also be used to support the following programs:

1. Avian Predator Control Project ("APCP")
2. Kauai Endangered Seabird Recovery Project ("KESRP")
3. Kauai Forest Bird Recovery Project ("KFBRP")

SITE CONDITIONS

OVERVIEW

The 10-acre project site is located on the south side of the island of Kauai in Hanapepe, Waimea. The site is immediately bordered by Hanapepe Park to the north, Lele Road to the east, Kauai Veterans Cemetery to the south, and open agricultural land to the west. Other neighbors include:

- To the north: Hanapepe Park, Hanapepe Hawaiian Cemetery, Kauai Habitat for Humanity, and Kaumualii Highway.
- To the east: Lele road and the county dump across the street.
- To the south: residential housing to the southeast, Kauai Veterans Cemetery to the south, and Port Allen Airport farther to the south which borders Hanapepe Bay and the Pacific Ocean.
- To the west: open agricultural land.

The site extends approximately 600 feet parallel to the western edge of Lele road and approximately 730 feet west from the edge of the road. The site is part of a fallow sugar cane field. There is a gate and road entering the site at approximately the midpoint of the site boundary on Lele road, but the road beyond the gate is overgrown by weeds and no longer distinguishable at ground level. South of that gate, there is a concrete foundation of a former building approximately 250 feet long parallel to Lele road. Another accessible path to the site is along the southern boundary of the site adjacent to a neighboring veteran's cemetery. The site is overgrown with grass and brush, and desiccated cane plants are also visible throughout the site. The site generally slopes from southwest to northeast, and there is an area of lower elevation in the northeast corner. On the basis of historical resources, the site was used for sugar cane cultivation throughout the last century.

CLIMATE

TEMPERATURE:	General temperature range in Hawaii is between 85 and 71 degrees F in the summer and 78 and 62 degrees F in the winter. Summertime high temperatures can reach the mid 90's. Wintertime low temperatures can reach the low 60's.
RAINFALL:	This area is considered dry with an average of less than 40 inches of rain per year.
WINDS:	Trade winds generally blow from the NE or ENE direction between 5 and 15 mph.
SUN DIRECTION:	The sun generally follows an overhead (from the south) path during the summer and a lower angle path to the south in the winter.

ISLAND MAP



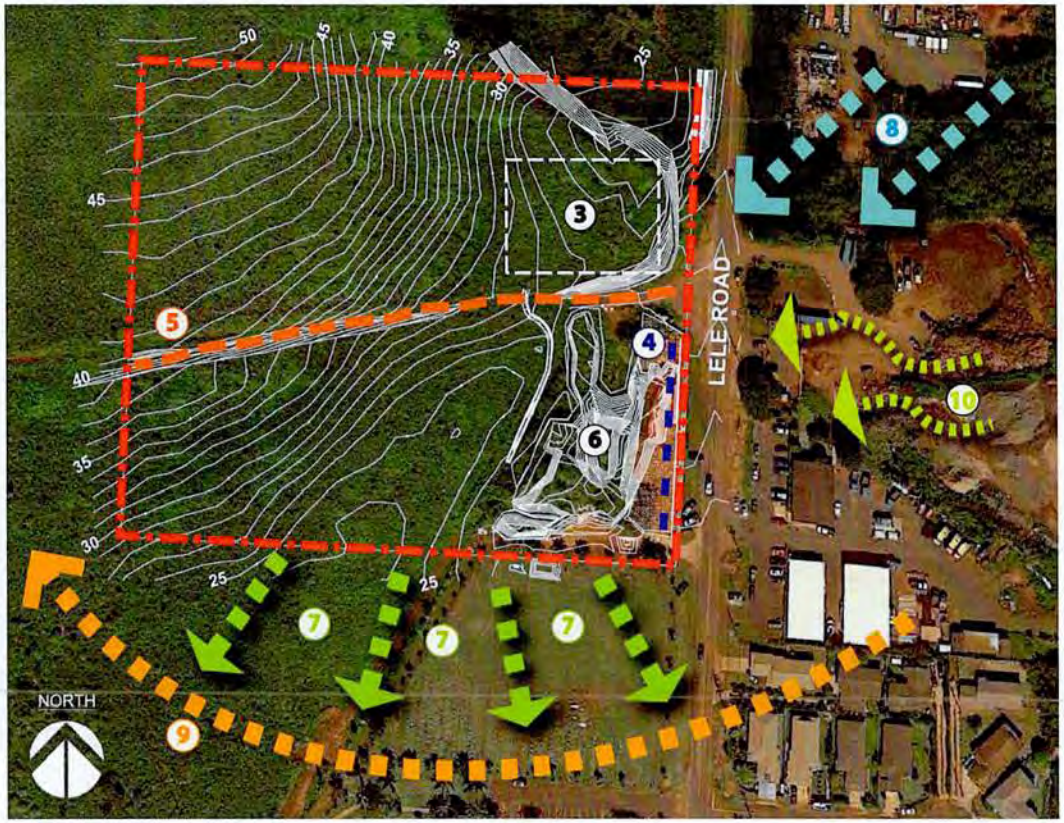
Island map of Kauai showing project location.

VICINITY MAP



Vicinity map showing regional proximity.

LOCATION MAP



Location map showing immediate area.

SEE FIG. 3	DESCRIPTION	COMMENTS
-	TOPOGRAPHY:	The site generally slopes from the northwest down towards the south and northeast. The northwest corner has an elevation of about 50. The low elevation on the south side is about 24. The low elevation on the northeast side of is about 15.
-	FLORA:	Most if the site is covered in tall grasses and tall bushes. There are some small trees on the northeast and southeast sides of the property.
3	PROPOSED DETENTION BASIN:	Proposed area for detention basin on the ENE side of the property.
4	LOW WALL BARRIER:	There is an existing low concrete wall/barrier on the ESE side of the property.
5	RIGHT OF WAY:	There is an existing 60-foot right of way (por. Of grant 7846) dirt road which extends from the east side of the property from Lele Road to the west side of the property into open agricultural lands of the adjacent property.
6	DIRT MOUNDS:	There are dirt mounds on the southeast corner of the property.
7	VIEWS:	The site has a clear view of the ocean on the south side of the property.
8	WIND PATH:	Wind reaches the site from the northeast side of the property.
9	SUN PATH:	The sun travels from the southeast to southwest of the property.
10	ODOR	Unpleasant odor from dump site reaches the site from the east side of the property.

WATER SUPPLY

Water service will be provided via an existing 8" water main located in Lele Road. An onsite water distribution system will connect to the existing main in Lele Road and provide service to the proposed buildings and site infrastructure. An underground system of pipes, fittings, hydrants, valves, and water structures will be installed to meet the various domestic and fire protection requirements. Early coordination with the department of water ("DOW") indicated that the existing system should be able to serve the anticipated demand generated by the proposed development, without causing an inadequate pressure drop in the existing water system. The estimated demand for fire protection is 550 gpm. Preliminary analysis done by DOW using a water system standard fire flow for the project at 2,000 gpm showed the existing system pressure would still be maintained above the DOW minimum.

POWER AND TELECOMMUNICATIONS

Based on preliminary discussions with the respective utility companies, the following existing power and telecommunications distribution facilities in the area have sufficient spare capacity to support this project:

- Kauai Island Utility Cooperative ("KIUC") overhead 12.47kv lines
- Hawaiian Telcom overhead lines
- Oceanic Time Warner Cable overhead lines

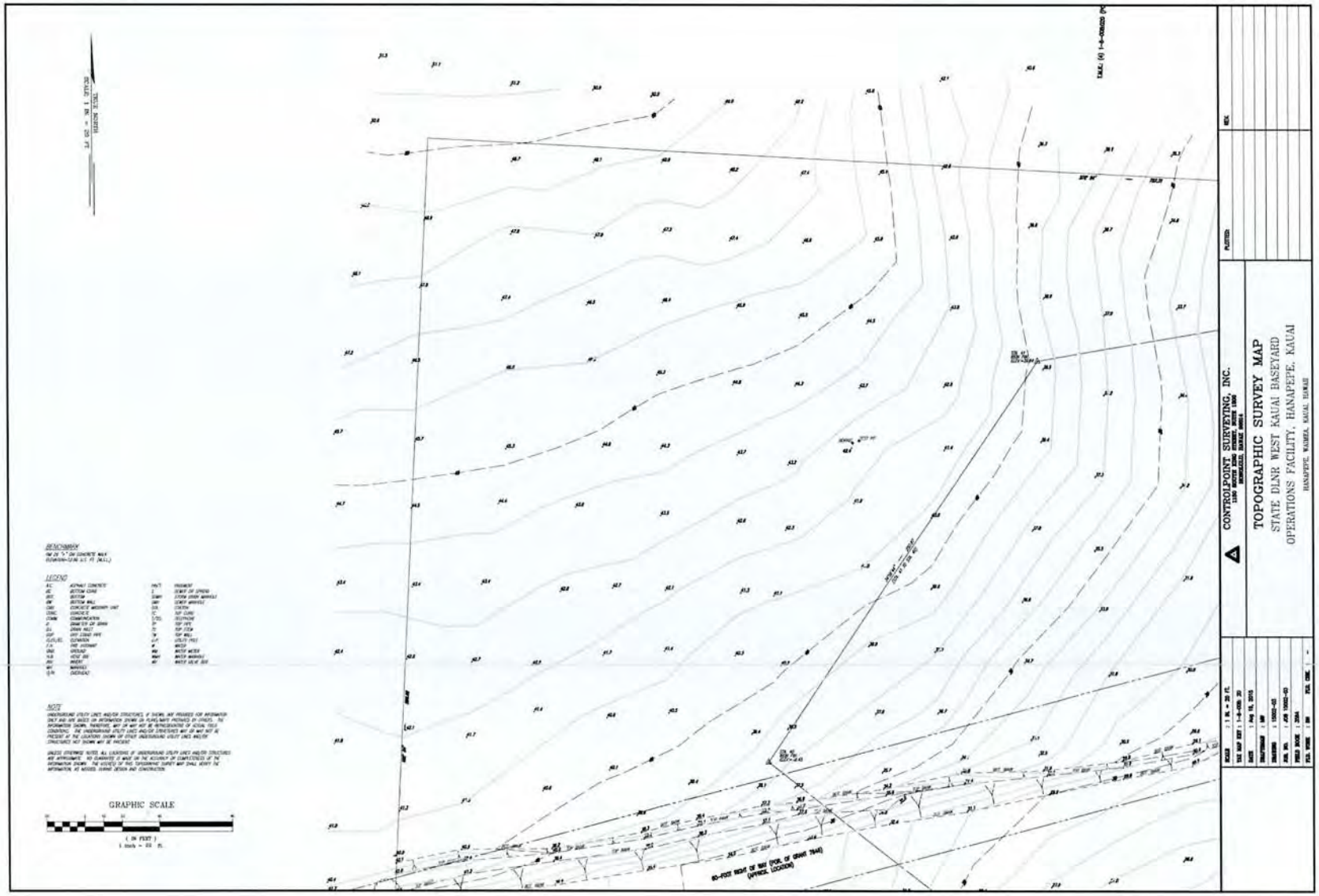
The existing power and telecommunications distribution facilities are located on the opposite side of Lele Road and will need to be extended to the project site.

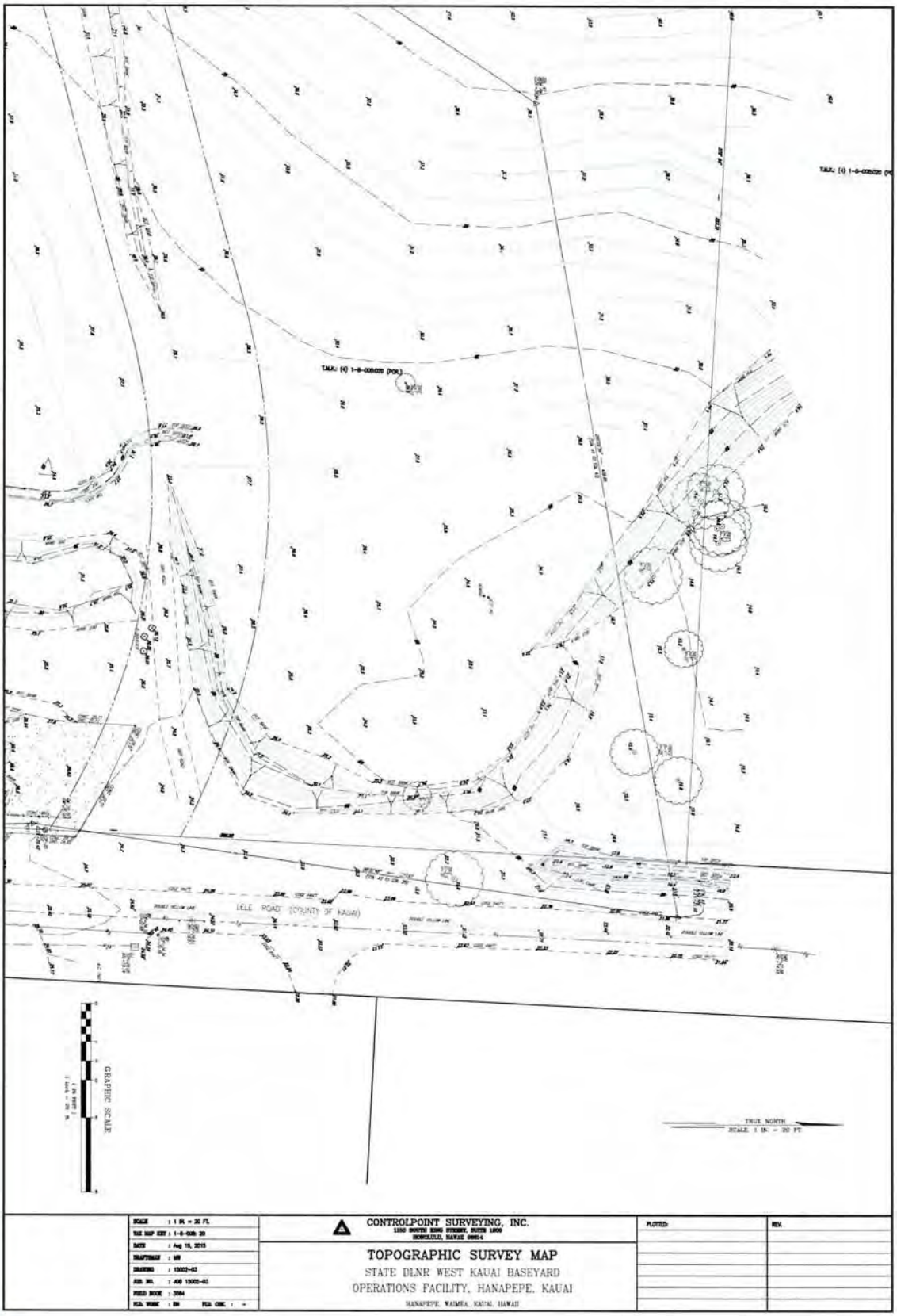
PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT

A copy of the Preliminary Geotechnical Investigation report dated October 7, 2015 is provided in Appendix A.

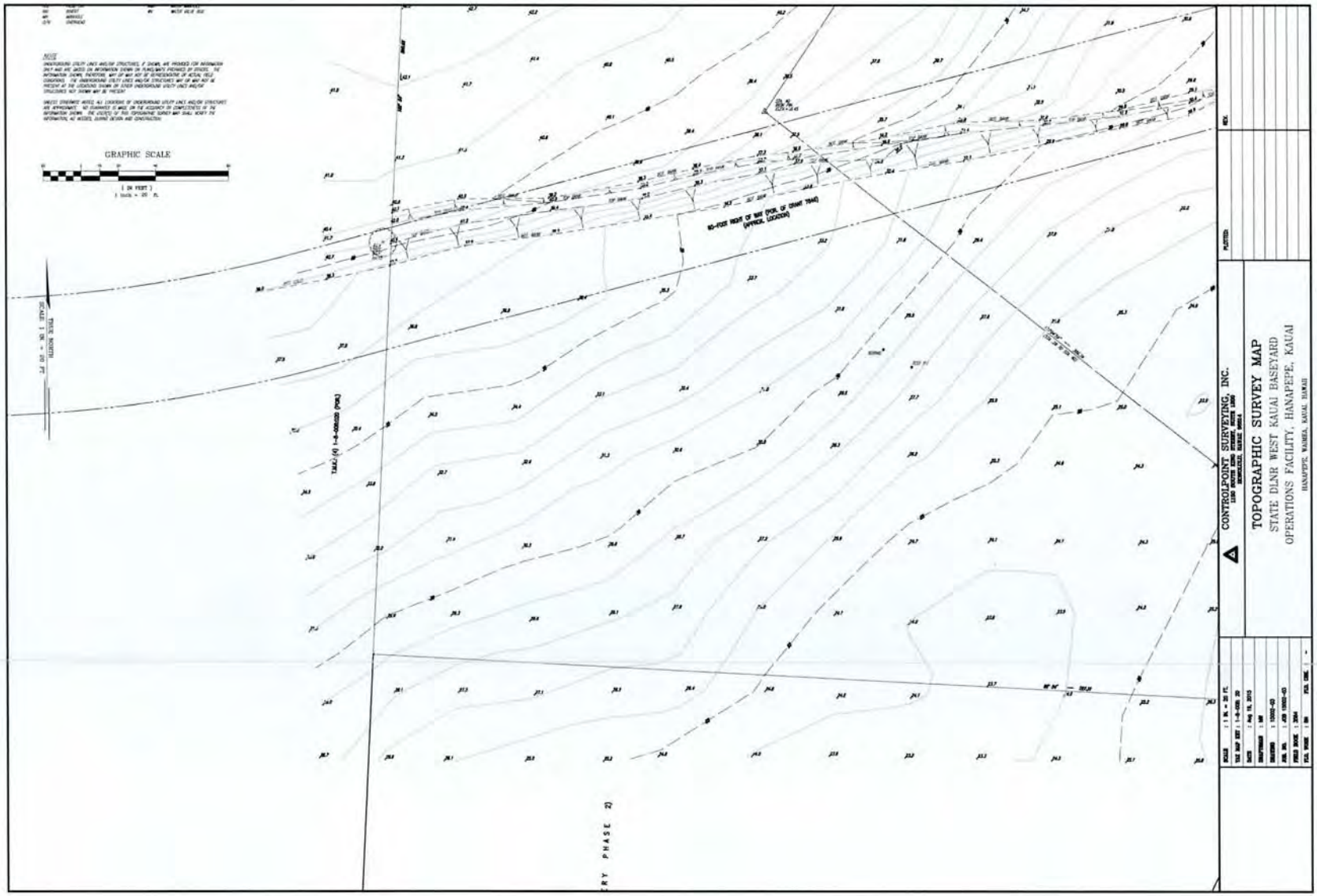
TOPOGRAPHIC SURVEY

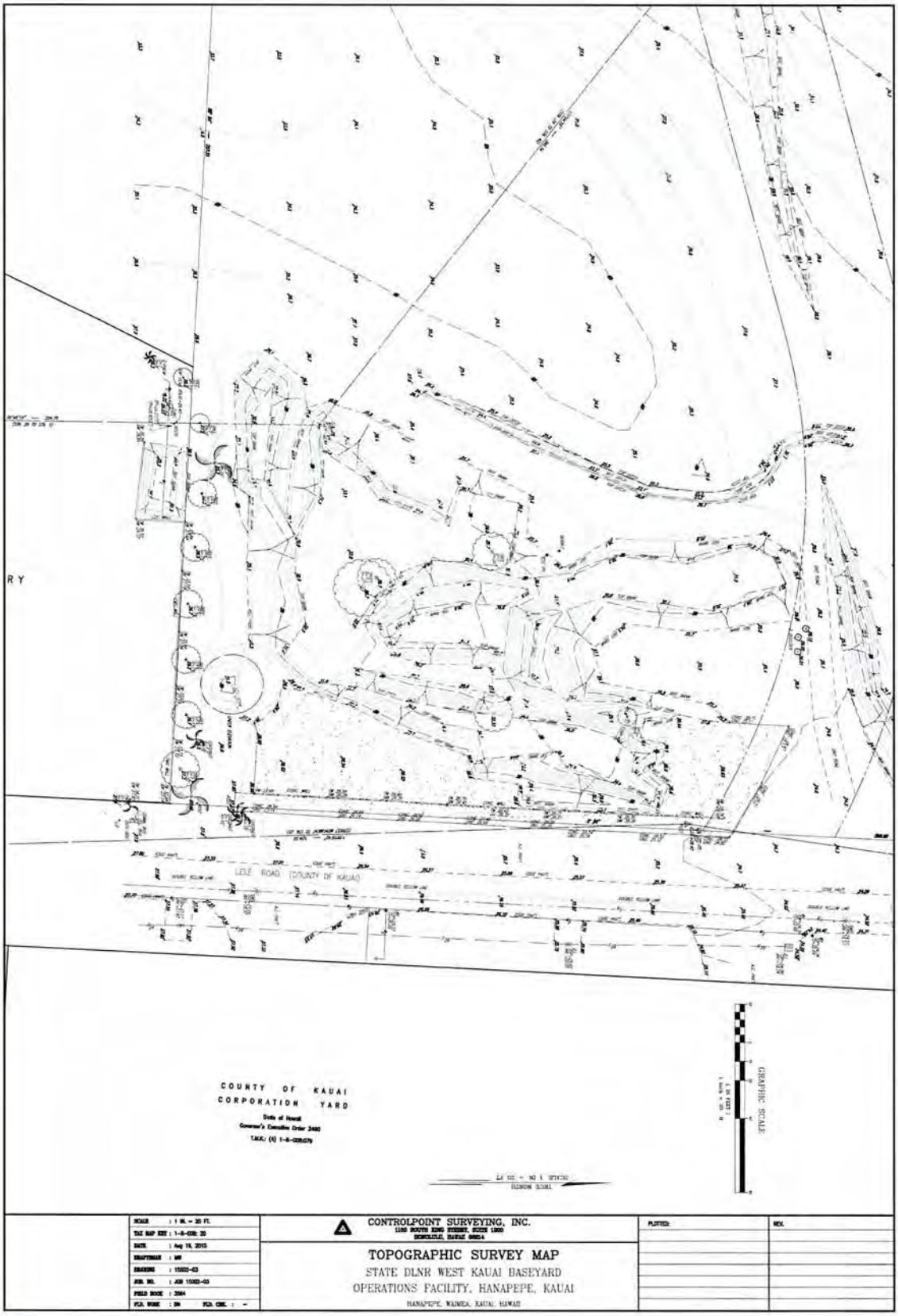
A topographic survey was completed in October 2015 and is attached on the following pages for reference. These drawings are not to scale.


TOPOGRAPHIC SURVEY MAP
STATE DLNR WEST KAUAI BASEYARD
OPERATIONS FACILITY, HANAPEPE, KAUAI
HANAPEPE, WAIMEA, KAUAI, HAWAII
CONTROLPOINT SURVEYING, INC.
GRAPHIC SCALE
60-FOOT RIGHT OF WAY (PUBL. OF GRANT 7648)
(APPROX. LOCATION)



SCALE : 1 IN. = 20 FT. TAX MAP KEY : 1-6-008: 20 DATE : Aug 16, 2013 DRAFTSMAN : MR DRAWING : 13002-03 JOB. NO. : 400 13002-03 FIELD BOOK : 2084 FLD. WORK : RH FLD. CHK. : -	CONTROLPOINT SURVEYING, INC. 1286 SOUTH KING STREET, SUITE 1200 HONOLULU, HAWAII 96814 TOPOGRAPHIC SURVEY MAP STATE DLNR WEST KAUAI BASEYARD OPERATIONS FACILITY, HANAPEPE, KAUAI HANAPEPE, WAIMEA, KAUAI, HAWAII	PLOTTED:	REV.


GRAPHIC SCALE
CONTROLPOINT SURVEYING, INC.
TOPOGRAPHIC SURVEY MAP
STATE DLNR WEST KAUAI BASEYARD
OPERATIONS FACILITY, HANAPEPE, KAUAI
HANAPEPE, WAIMEA, KAUAI, HAWAII


LELE ROAD (COUNTY OF KAUAI)
COUNTY OF KAUAI
CORPORATION YARD
State of Hawaii
Governor's Executive Order 3480
TMK: (4) 1-8-020:079
GRAPHIC SCALE
CONTROLPOINT SURVEYING, INC.
1100 SOUTH KING STREET, SUITE 1300
HONOLULU, HAWAII 96814
TOPOGRAPHIC SURVEY MAP
STATE DLNR WEST KAUAI BASEYARD
OPERATIONS FACILITY, HANAPEPE, KAUAI
HANAPEPE, WAIMEA, KAUAI, HAWAII
PLOTTED:
REV.

PROPERTY DATA, CODES, AND REFERENCES

PROPERTY DATA

OWNER'S NAME:	STATE OF HAWAII
OWNER'S ADDRESS:	DEPARTMENT OF LAND AND NATURAL RESOURCES 1151 PUNCHBOWL STREET, ROOM 221, HONOLULU, HI 96813
PROJECT NAME:	WEST KAUAI FIELD OPERATIONS FACILITY
PROJECT ADDRESS:	LELE ROAD (NO ADDRESS ASSIGNED YET)
TAX MAP KEY:	(4) 1-8-008:020
PROPERTY AREA:	10 ACRES

PLANNING REQUIREMENTS

PLANNING ORDINANCE:	COUNTY OF KAUAI COMPREHENSIVE ZONING ORDINANCE ("CZO")
CZO DISTRICT TYPE:	OPEN DISTRICT (CZO ARTICLE 9)
STATE LAND USE DISTRICT:	AGRICULTURE
SPECIAL MANAGEMENT AREA:	NO
FEMA FLOOD DESIGNATION:	ZONE X
TSUNAMI EVACUATION ZONE:	NO
DAM EVACUATION ZONE:	NO
LAND COVERAGE:	10% OF THE LOT OR PARCEL AREA (CZO SEC. 8-9.2)
DEVELOPMENT STANDARDS:	CZO SEC. 8-4.3 BY REFERENCE FROM SEC. 8-9.2 (D) (1)
HEIGHT LIMIT:	30 FEET (CZO SEC. 8-4.3)
STREET SETBACK:	CZO SEC. 8-4.3 (B): (1) NO BUILDING MAY BE CLOSER THAN TEN (10) FEET TO RIGHT-OF-WAY LINE OF A PUBLIC THOROUGHFARE OR THE PROPERTY LINE OF A PRIVATE STREET OR THE PAVEMENT LINE OF A DRIVEWAY OR PARKING LOT SERVING MORE THAN THREE DWELLING UNITS. (2) NO GARAGE, CARPORT OR STORAGE BUILDING MAY BE CLOSER THAN TEN (10) FEET TO THE RIGHT-OF-WAY LIE OF A PUBLIC THOROUGHFARE. (3) NO BUILDING SHALL BE CLOSER TO A SIDE PROPERTY LINE THAN FIVE (5) FEET OR ONE-HALF THE TOTAL HEIGHT OF THE HIGHEST BUILDING WALL FROM THE GROUND LEVEL NEAREST THE PROPERTY LINE, WHICHEVER IS GREATER. (4) NO EAVE, ROOF OVERHANG, OR OTHER APPURTENANCE TO A

BUILDING, OTHER THAN A FENCE UNDER SIX (6) FEET IN HEIGHT, SHALL PROJECT INTO ANY SETBACK MORE THAN ON-HALF THE DISTANCE OF THE SETBACK, OR FOUR (4) FEET, WHICHEVER IS LESS.

(5) NO BALCONIES, OVERHEAD WALKWAYS, DECKS, CARPORTS OR OTHER EXTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY ABOVE THE GROUND FLOOR OF ANY BUILDING, SHALL PENETRATE THE SETBACK AREA.

(6) NO BUILDING SHALL BE CLOSER THAN TEN (10) FEET TO THE REAR PROPERTY LINE. ACCESSORY BUILDINGS AND GARDEN OR SERVICE SHELTERS NOT HIGHER THAN SEVEN (7) FEET NOR COVERING MORE THAN FOUR HUNDRED (400) SQUARE FEET, NOR EXCEEDING TWENTY PERCENT (20%) OF THE REAR PROPERTY LINE IN THE LONGEST DIMENSION FACING THE REAR PROPERTY LINE, MAY BE BUILT WITHOUT SETBACK. ACCESSORY BUILDINGS HIGHER THAN SEVEN (7) FEET SHALL NOT BE SET BACK LESS THAN FIVE (5) FEET FROM THE REAR PROPERTY LINE OR ONE-HALF (112) THE TOTAL HEIGHT OF THE BUILDING WALL NEAREST THE PROPERTY LINE MEASURED FROM THE GROUND LEVEL TO THE WALL PLATE LINE, WHICHEVER IS GREATER.

(7) THE FRONT SIDE OF ANY BUILDING SHALL NOT BE CLOSER THAN TEN (10) FEET FROM ANY PROPERTY LINE, AND THE REAR SIDE OF ANY BUILDING SHALL NOT BE CLOSER THAN FIFTEEN (15) FEET FROM ANY PROPERTY LINE.

(8) GREATER SETBACKS BECAUSE OF TOPOGRAPHIC, DRAINAGE, SUN EXPOSURE OR PRIVACY CONDITIONS MAY BE REQUIRED AND MADE A CONDITION FOR A ZONING PERMIT.

PAVED PARKING SETBACK:	5 FEET MINIMUM FROM PUBLIC RIGHT-OF WAY LINES
MINIMUM DISTANCE BETWEEN BUILDINGS:	10 FEET (CZO 8-4.3 (C) (2))

CODES

BUILDING CODE:	2006 INTERNATIONAL BUILDING CODE ("IBC") WITH LOCAL AMENDMENTS
ELECTRICAL CODE:	2008 NATIONAL ELECTRICAL CODE ("NEC") WITH LOCAL AMENDMENTS
ENERGY CONSERVATION CODE:	2006 INTERNATIONAL ENERGY CONSERVATION CODE ("IECC") WITH LOCAL AMENDMENTS
FIRE CODE:	2012 NFPA 1, FIRE CODE WITH LOCAL AMENDMENTS
PLUMBING CODE:	2006 UNIFORM PLUMBING CODE ("UPC") WITH LOCAL AMENDMENTS
ACCESSIBILITY:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
SUSTAINABILITY:	LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN ("LEED") CERTIFICATION NOT REQUIRED

ADDITIONAL REFERENCE DOCUMENTS

1. *Phase I Environmental Site Assessment, West Kauai Field Operations Facility, Hawaii Department of Natural Resources* by EnvironMETeo Services, Inc. Dated august 28, 2015.
2. *Preliminary Geotechnical Investigation, DLNR West Kauai Baseyard Facility, Hanapepe, Kauai* by Hirata & Associates, Inc. Dated October 7, 2015.
3. *State of Hawaii Office Of Planning Technical Assistance Memorandum* issued 12/03/2013, subject: priority guidelines and principles to promote sustainability.

FUNCTIONAL PROGRAM

OVERVIEW

From June to October 2015, INK worked with DLNR and project stakeholders through a series of project questionnaires, meetings, and design charrette. The purpose of this process was to collect, analyze, and understand the program requirements provided by division representatives. The detailed results of this process are summarized in this section.

FUNCTIONAL PROGRAM REQUIREMENTS BY STAKEHOLDER

The following pages show function and space requirements provided by each stakeholder during the programming process. This functional program was then analyzed and used to develop the PROPOSED FACILITIES in the next section.

KEY TO CHARTS ON THE FOLLOWING PAGES:

CHART HEADING	DESCRIPTION
NO.	Item number
FUNCTION	Name of space defined by the stakeholder
AREA (SF)	Required area of the function
COMMENTS	Additional information and description related to the function provided by the stakeholder
PROPOSED BUILDING OR AREA NAME	Cross reference to the proposed building or area name in the PROPOSED FACILITIES section of this report

DIVISION OF AQUATIC RESOURCES (DAR) FUNCTIONAL PROGRAM

NO.	FUNCTION	AREA (SF)	COMMENTS	PROPOSED BUILDING OR AREA NAME
1	CARPENTER SHOP	500		SHARED WORKSHOP / MAINTENANCE BUILDING
2	CONFERENCE ROOM (WITH TELECONFERENCING)	162		SHARED MULTIPURPOSE BUILDING
3	COVERED BOAT & TRAILER PARKING	600	SPACE FOR 2 BOATS AND TRAILERS (12 FT BOAT AND TRAILER, 8 FT INFLATABLE BOAT AND TRAILER)	SHARED PARKING (HEAVY DUTY)
4	COVERED PASSENGER VEHICLE PARKING	364	SPACE FOR 2 VEHICLES (4X4 TRUCKS)	COVERED PARKING AREA
5	COVERED VEHICLE MAINTENANCE AREA	960	SPACE FOR 2 VEHICLES OF ESTIMATED 16' X 30' SIZE	SHARED WORKSHOP / MAINTENANCE BUILDING
6	EQUIPMENT STORAGE	96		SHARED STORAGE BUILDING
7	FISH TANKS	400	20' X 20' SPACE FOR 4 FISH TANKS W/ CHILLER ROOM AND BACKUP GENERATOR AND STORAGE FOR 100 GALLONS NON-CHLORINATED WATER	SHARED LAB BUILDING
8	HAZMAT STORAGE	12	2 HAZMAT CABINETS, ACTUAL SIZE TBD	SHARED STORAGE BUILDING
9	MATERIAL STORAGE	400		SHARED STORAGE BUILDING
10	OFFICES	160		SHARED OFFICE/PUBLIC SERVICES BUILDING
11	RECEPTION AREA	162		SHARED OFFICE/PUBLIC SERVICES BUILDING
12	TOILETS, PUBLIC	TBD	ASSUME MALE AND FEMALE SINGLE USER RESTROOMS	
13	TOILETS, STAFF	TBD		
	TOTAL	**3,816**		

Special requirements and considerations:

1. 1 daily staff and periodic use by 16 personnel
2. Security cameras

DIVISION OF BOATING AND OCEAN RESOURCES (DOBOR) FUNCTIONAL PROGRAM

NO.	FUNCTION	AREA (SF)	COMMENTS	PROPOSED BUILDING OR AREA NAME
1	CLASSROOM/TESTING ROOM	80	PUBLIC ACCESS, AVERAGE OF 3-4 PEOPLE PER MONTH TESTING	SHARED OFFICE/PUBLIC SERVICES BUILDING
2	CONFERENCE ROOM (WITH TELECONFERENCING)	412	TRAINING OF 40 STAFF MINIMUM OF ONCE PER WEEK	SHARED MULTIPURPOSE BUILDING
3	COVERED BOAT & TRAILER PARKING	600	SPACE FOR 2 BOATS AND TRAILERS WITH 12 FT HEIGHT CLEARANCE (22 FT BOAT AND TRAILER, 27 FT BOAT AND TRAILER)	SHARED PARKING (HEAVY DUTY)
4	COVERED PASSENGER VEHICLE PARKING	364	SPACE FOR 2 VEHICLES (4X4 TRUCKS)	COVERED PARKING AREA
5	HAZMAT STORAGE	12		SHARED STORAGE BUILDING
6	IMPOUND YARD	5,000	TYPICALLY LARGER ITEMS SUCH AS BOATS ARE IMPOUNDED ON SITE (I.E. AT THE HARBOR). THE IMPOUND YARD DOES NOT HAVE TO BE COVERED, BUT IT NEEDS TO BE SECURED TO PREVENT VANDALISM.	DOBOR IMPOUND YARD
7	LOCKER ROOM - DRESSING AREA	56	ASSUME SEPARATE MALE/FEMALE (1 EACH)	SHARED OFFICE/PUBLIC SERVICES BUILDING
8	LOCKER ROOM - SHOWERS	24	ASSUME SEPARATE MALE/FEMALE (1 EACH)	SHARED OFFICE/PUBLIC SERVICES BUILDING
9	MULTIPURPOSE AREA	400	FOR USE AS TEMPORARY OVERNIGHT BUNKING FOR STAFF. BECAUSE BOATS NORMALLY HAVE TO BE PREPPED AND LAUNCHED EARLY IN THE MORNING, FACILITIES FOR STAFF TO ARRIVE THE NIGHT BEFORE AND STAY OVERNIGHT ARE IDEAL. THIS WOULD BE NEEDED AT LEAST 3X/WEEK. DEDICATED LODGING (ROOMS) IS NOT REQUIRED, ONLY SPACE TO SET UP BEDS, ETC. AND ACCESS TO TOILETS AND SHOWERS.	SHARED MULTIPURPOSE BUILDING
10	MULTIPURPOSE/CONFERENCE ROOM (FOR PUBLIC HEARINGS)	200	PUBLIC ACCESS, SPACE FOR UP TO 20 PEOPLE, MEETINGS NEED TO BE RECORDED SO AN ENCLOSED ROOM IS PREFERRED.	SHARED OFFICE/PUBLIC SERVICES BUILDING
11	OFFICES	160	BASED ON DAGS FORM 501	SHARED OFFICE/PUBLIC SERVICES BUILDING
12	TOILETS	TBD		
13	TOILETS, PUBLIC	TBD	ASSUME MALE AND FEMALE SINGLE USER RESTROOMS	
14	VEHICLE WASH FACILITIES	480	16' X 30' ESTIMATED SIZE. BOAT WASH ON SITE IDEAL, BUT ONLY A BASIC FACILITY IS REQUIRED (E.G. CONCRETE PAD AND HOSE BIB). ANY EXTENSIVE CLEANING WOULD BE DONE AT THEIR OTHER FACILITIES.	SHARED WORKSHOP / MAINTENANCE BUILDING
	TOTAL	**7,788**		

Special requirements and considerations:

1. No daily staff, weekly use by 44 personnel, periodic use by 26 personnel
2. Security cameras
3. Secure Impound Yard to prevent theft and vandalism.
4. Permit issuing would be done at their main office in Lihue.

DIVISION OF CONSERVATION AND RESOURCES ENFORCEMENT (DOCARE) FUNCTIONAL PROGRAM

NO.	FUNCTION	AREA (SF)	COMMENTS	PROPOSED BUILDING OR AREA NAME
1	ARMS ROOM	144	ASSUME 12' X 12' ROOM	DOCARE BUILDING
2	CONFERENCE/TRAINING ROOM	212	BASED ON DAGS FORM 501 FOR CONFERENCE ROOMS	SHARED MULTIPURPOSE BUILDING
3	COVERED BOAT PARKING	300	SPACE FOR 1 BOAT AND TRAILER (26 FT BOAT AND TRAILER)	SHARED PARKING (HEAVY DUTY)
4	COVERED PASSENGER VEHICLE PARKING	364	SPACE FOR 2 VEHICLES (1 4X4 TRUCK, 3 ATV AND TRAILERS)	
5	COVERED VEHICLE MAINTENANCE AREA	480	16' X 30' ESTIMATED SIZE, LIGHT VEHICLE MAINTENANCE, MAJOR VEHICLE MAINTENANCE IS OUTSOURCED	SHARED WORKSHOP/MAINTENANCE BUILDING
6	EQUIPMENT	320		DOCARE BUILDING
7	EVIDENCE PROCESSING	100		DOCARE BUILDING
8	EVIDENCE STORAGE - DRUGS/HIGH VALUE	144	ASSUME 12' X 12' ROOM	DOCARE BUILDING
9	EVIDENCE STORAGE - LARGE ITEMS	6,000	12 FT CLEARANCE, ASSUMING 20 VEHICLES	DOCARE BUILDING
10	EVIDENCE STORAGE - REFRIGERATED	144	ASSUME 12' X 12' ROOM	DOCARE BUILDING
11	EVIDENCE STORAGE - SMALL/MEDIUM ITEMS	144	ASSUME 12' X 12' ROOM	DOCARE BUILDING
12	HAZMAT STORAGE	12		DOCARE BUILDING
13	LOCKER ROOM - DRESSING AREA	56	ASSUME SEPARATE MALE/FEMALE (4 STAFF)	SHARED OFFICE/PUBLIC SERVICES BUILDING
14	LOCKER ROOM - SHOWERS	49	ASSUME SEPARATE MALE/FEMALE (4 STAFF)	SHARED OFFICE/PUBLIC SERVICES BUILDING
15	OFFICES	1,280	BASED ON DAGS FORM 501	SHARED OFFICE/PUBLIC SERVICES BUILDING
16	SECURE COMMUNICATIONS ROOM	40	CONNECT TO REPORTING SYSTEM	DOCARE BUILDING
17	STAGING AREA	900	FOR LAW ENFORCEMENT OPERATIONS	DOCARE BUILDING
18	TOILETS	TBD		
19	VEHICLE WASH FACILITIES	480	16' X 30' ESTIMATED SIZE, WASH DOWN VEHICLES DAILY. ABILITY TO WASH DOWN THE BOAT ON SITE (VERSUS AT THE HARBOR). THEIR BOAT IS NORMALLY STORED OUT OF WATER IN THE BASE YARD	SHARED WORKSHOP/MAINTENANCE BUILDING
	TOTAL	**11,169**		

Special requirements and considerations:

1. Daily use by 16 personnel and weekly use by 20 personnel
2. 1 helicopter (Hughes MD 500). If needed, aircraft would be on temporarily stored to secure aircraft and equipment. Not kept at the project site on a permanent basis. DLNR does not currently own a helicopter. Helicopter use/time is rented from commercial companies.
3. Requirements will need to be researched, but an open area can be provided on site for future helicopter facilities. Possibly use UFC requirements. It was noted that the project site should be within the Port Allen Airport landing strip clear zone (south of project site).

4. Port Allen Airport contains a landing strip and helicopter facility, but if these facilities are used, DLNR would need the capability to secure the helicopter and equipment.
5. Secure communications, security cameras
6. Intrusion detection system with capability to contact Kauai Police Department if cost allows.
7. Access control at DOCARE fence gate and evidence areas.
8. Area restriction: Law enforcement spaces should be separate and restricted to law enforcement personnel.
9. Due to limited area at their current facility, DOCARE would prefer that this base yard be the primary evidence storage site.
10. The evidence recovery area should be enclosed. A secured fenced in area is ok.
11. Evidence storage requirements differ depending on the size of the evidence.
12. Refrigerated evidence storage (small amounts) is required. They have used meat locker type refrigerated evidence lockers before.
13. Gun locker(s) are required. A full armory is not necessary. But guns and ammunition should be in a CMU/concrete enclosure.
14. Secure communications to access their report writing system is required. DLNR IT will provide requirements for this capability.

DIVISION OF FORESTRY AND WILDLIFE (DOFAW) FUNCTIONAL PROGRAM

NO.	FUNCTION	AREA (SF)	COMMENTS	PROPOSED BUILDING OR AREA NAME
1	APCP COVERED PASSENGER VEHICLE PARKING	400	SPACE FOR 2 VEHICLES	
2	APCP EQUIPMENT STORAGE	400	ESTIMATED 20' X 20'	SHARED STORAGE BUILDING
3	APCP OFFICE	400		SHARED OFFICE/PUBLIC SERVICES BUILDING
4	CARPENTER SHOP	320		SHARED WORKSHOP/MAINTENANCE BUILDING
5	COMM ROOM FOR EMERGENCY BASE STATION	40		SHARED OFFICE/PUBLIC SERVICES BUILDING
6	CONFERENCE ROOM (WITH TELECONFERENCING)	512		SHARED MULTIPURPOSE BUILDING
7	COVERED HEAVY EQUIPMENT PARKING	4,500	SPACE FOR 15 VEHICLES (1 DOZER, 1 GRADER, 1 BACK HOE, 1 DUMP TRUCK, 3 (1-TON) FORESTRY FIRE TRUCKS, 1 WATER TRUCK (CONSTRUCTION TYPE), 1 TRACTOR MOWER, 1 TRACTOR WITH LOW-BOY TRAILER, 3 18' TRAILERS, 1 FORKLIFT, 1 WOOD CHIPPER). HEAVY EQUIPMENT CAN BE STORED UNCOVERED IN THE BASE YARD. IDEAL TO HAVE CEMENT PAVING WHERE EQUIPMENT STORED. LARGE VEHICLES ARE STORED OFF OF THE TRAILERS, SO SPACE TO ALLOW LOADING/UNLOADING OF TRAILERS IS NEEDED.	SHARED PARKING (HEAVY DUTY)
8	COVERED PASSENGER VEHICLE PARKING	2,904	SPACE FOR 16 VEHICLES (9 4X4 TRUCKS, 3 SUV, 2 ATV, 2 UTV (SIDE-BY-SIDE))	
9	COVERED VEHICLE MAINTENANCE AREA	480	16' X 30' ESTIMATED SIZE. MAJOR VEHICLE MAINTENANCE IS TYPICALLY DONE AT A MECHANIC SHOP IN LIHUE, BUT THEY WOULD LIKE AN AREA FOR VEHICLE MAINTENANCE WITH A SERVICE PIT OR VEHICLE LIFT.	SHARED WORKSHOP/MAINTENANCE BUILDING
10	EQUIPMENT STORAGE	1,000		SHARED STORAGE BUILDING
11	EQUIPMENT WASH & PROTECTIVE CLOTHING LAUNDRY FACILITIES	250	BASED ON UFC REQUIREMENTS FOR FIRE STATIONS	SHARED STORAGE BUILDING
12	FIRE CACHE	1,000		SHARED STORAGE BUILDING
13	FUELING STATION (UNLEADED & DIESEL)	600	ESTIMATED SPACE FOR 2 ABOVE GROUND TANKS AND SPACE TO FILL 2 VEHICLES AT A TIME	DOFAW FUELING AND WATER FILL STATION
14	HAZMAT STORAGE	12	2 HAZMAT CABINETS. FOR FUEL AND HERBICIDES.	SHARED STORAGE BUILDING
15	KESRP COVERED PASSENGER VEHICLE PARKING	918	SPACE FOR 6 VEHICLES	
16	KFBRP FIELD STAFF OFFICE	400		SHARED OFFICE/PUBLIC SERVICES BUILDING
17	KFBRP WILDLIFE BIOLOGIST OFFICE	400		SHARED OFFICE/PUBLIC SERVICES BUILDING
18	KITCHEN	140	BASED ON UFC REQUIREMENTS FOR FIRE STATIONS. USED DURING EMERGENCIES TO FEED ALL THE ADDITIONAL PERSONNEL.	SHARED MULTIPURPOSE BUILDING
19	LOCKER ROOM - DRESSING AREA	140	ASSUME SEPARATE MALE/FEMALE, SPACE FOR 10 STAFF	SHARED OFFICE/PUBLIC SERVICES BUILDING
20	LOCKER ROOM - SHOWERS	123	ASSUME SEPARATE MALE/FEMALE, SPACE FOR 10 STAFF	SHARED OFFICE/PUBLIC SERVICES BUILDING
21	MATERIAL STORAGE	1,000		SHARED STORAGE BUILDING

NO.	FUNCTION	AREA (SF)	COMMENTS	PROPOSED BUILDING OR AREA NAME
22	MULTIPURPOSE SPACE	2,500	PRIMARILY FOR BUNKING, SPACE FOR 50 EMERGENCY PERSONNEL	SHARED MULTIPURPOSE BUILDING
23	OFFICES	800	3 FORESTRY AND 7 REGULAR TECHNICIANS	SHARED OFFICE/PUBLIC SERVICES BUILDING
24	PLANT NURSERY AREA WITH PROPAGATION BUILDING(S)	21,780	INCLUDE FACILITIES TO WASH SEEDS, A MIST HOUSE, STORAGE AREAS FOR POTS, AND SEED STORAGE. THE EXACT NEEDS WILL BE PROVIDED BY A DOFAW BOTANIST.	DOFAW ANIMAL AREA (18,180 SF) DOFAW PLANT NURSERY/GREENHOUSE (3,600 SF)
25	STAGING AREA	300	FOR WILDLAND FIRE SUPPRESSION ACTIVITIES, COVERED AREA WITH OPEN SIDES	SHARED WORKSHOP/MAINTENANCE BUILDING
26	SUPPLY STORAGE	1,500		SHARED STORAGE BUILDING
27	TOILETS	TBD		
28	VEHICLE WASH FACILITIES	480	16' X 30' ESTIMATED SIZE. TYPICALLY ONLY WASH DOWN AND LIGHT VEHICLE MAINTENANCE WOULD BE CONDUCTED AT THIS BASE YARD. IT WAS NOTED THAT THE WASH DOWN AREA NEEDS TO BE ABLE TO HANDLE A LOT OF MUD. THEY WILL TYPICALLY WASH DOWN 6 VEHICLES AT A TIME AT THE END OF EACH WEEK.	SHARED WORKSHOP/MAINTENANCE BUILDING
29	WATER TRUCK FILL STATION	580	ESTIMATED SPACE FOR PUMP HOUSE AND SPACE FOR 1 TANKER	DOFAW FUELING AND WATER FILL STATION
30	WILDLIFE COVERED PASSENGER VEHICLE PARKING	6,000	ESTIMATED 40' X 150'	
31	WILDLIFE OFFICE	400		SHARED LAB BUILDING
32	WILDLIFE PHEASANT REARING PEN & BROODING AREA	2,500	ESTIMATED 50' X 50', RAISE CHICKS TO ADULTS. IT SHOULD BE LOCATED OFF TO THE SIDE AND AWAY FROM OTHER FACILITY USERS.	DOFAW ANIMAL AREA
33	WILDLIFE REHAB PEN AREA	20,000	ESTIMATED 100' X 200', FOR CARE OF INJURED WILDLIFE LIKE NENE GOOSE, COVERED PEN WITH GRASS	DOFAW ANIMAL AREA
34	WILDLIFE SECURED EQUIPMENT & SUPPLY STORAGE	3,600	ESTIMATED 60' X 60'	SHARED STORAGE BUILDING
35	WILDLIFE SPECIMEN FREEZER ROOM	225	ESTIMATED 15' X 15', 24" – 36" WIDE UPRIGHT FREEZERS (RESIDENTIAL TYPE)	SHARED LAB BUILDING
36	WILDLIFE BIOLOGIST OFFICE	400		SHARED LAB BUILDING
	TOTAL	**77,004**		

Special requirements and considerations:

1. Daily use by 18 personnel, weekly use by 12 personnel, periodic use by 58 personnel, emergency use by 50 personnel
2. Emergency base station for 2-way radios with hardened telecom
3. Backup power for the emergency base station. Provide a transfer switch to provide backup power to the emergency base station from a portable generator.
4. 220V power
5. Intrusion detection system with capability to contact Kauai Police Department, if cost allows.
6. Security camera system
7. Access control at fence gate
8. The ability to mobilize all vehicles at once in the event of a fire would be ideal and would reduce response time.
9. DOFAW currently fuels vehicles daily at their existing Lihue base yard. They use both diesel (1,000 gallons above ground tank) and unleaded (1,200 gallon above ground tank). Tanks are typically refilled every month. Fuel is provided by Senter Petroleum, Inc (SPI).
10. The largest amount of fire fighters that have had to be accommodated during an emergency to date is 73 people from different areas/islands. It's estimated that out of that, 50 people at a time would need accommodations for temporary bunking. This space could be a large covered multipurpose space similar to a gym/cafeteria that could be used to set up cots, etc. Storage space would be required to store cots, etc. when not in use.

11. Accommodations for both male and female are required (i.e. separate men's and women's toilets and showers).
12. Ice maker is required and used daily.
13. They conduct annual and refresher training. Class sizes are typically over 40 people. Training includes classroom & field training. Field training can be done outside, but classroom space is needed.
14. The existing emergency communication base station is located in Lihue. But for redundancy, a second base station with the ability to hook up to the State communication system is desired. The room that houses the base station should be hardened to withstand severe natural disasters and have provision to run off of a portable generator if needed. A dedicated (fixed in place) backup generator is not required. Personnel do not need access to the room to use the system. The level of hardening required needs to be determined.
15. Fencing material, etc. can be stored outside. But they would like racks similar to lumber yard racks. Examples of fencing material would be 5'x16' wire panels and 8ft hog wire panels.
16. The buildings should have provision for irrigation, good drainage, be able to provide a sanitized growing environment and the ability to propagate different species at one time.

DIVISION OF STATE PARKS (PARKS) FUNCTIONAL PROGRAM

NO.	FUNCTION	AREA (SF)	COMMENTS	PROPOSED BUILDING OR AREA NAME
1	CARPENTER SHOP	500	EQUIPMENT: LARGE WORK TABLE, TABLE SAW, CHOP SAW, DRILL PRESS, AIR COMPRESSOR, DUST COLLECTION (IF BUDGET ALLOWS)	SHARED WORKSHOP/MAINTENANCE BUILDING
2	COVERED BOAT, TRAILER & HEAVY EQUIPMENT PARKING	3,300	SPACE FOR 11 VEHICLES (2 FLAT BED TRUCKS, 1 20 FT LONG BACK HOE, 1 DUMP TRUCK, 2 TRACTOR MOWERS, 3 20 FT TRAILERS, 1 SKID STEER LOADER, 1 20 FT BOAT AND TRAILER)	SHARED PARKING (HEAVY DUTY)
3	COVERED PASSENGER VEHICLE PARKING	1,452	SPACE FOR 8 VEHICLES (7 PICKUP TRUCKS, 1 PASSENGER VAN)	
4	COVERED VEHICLE MAINTENANCE AREA	480	16' X 30' ESTIMATED SIZE, SERVICE RIDING MOWERS AND SMALL VEHICLES	SHARED WORKSHOP/MAINTENANCE BUILDING
5	HAZMAT STORAGE	12	2 HAZMAT CABINETS	SHARED STORAGE BUILDING
6	LOCKER ROOM - DRESSING AREA	112	ASSUME SEPARATE MALE/FEMALE, SPACE FOR 8 STAFF	SHARED OFFICE/PUBLIC SERVICES BUILDING
7	LOCKER ROOM - SHOWERS	49	ASSUME SEPARATE MALE/FEMALE, SPACE FOR 4 STAFF	SHARED OFFICE/PUBLIC SERVICES BUILDING
8	MATERIAL STORAGE	400	STORE PAINT AND WOOD, MATERIAL IS NORMALLY BOUGHT AS NEEDED. PIPING FOR PLUMBING IS TYPICALLY IN 21 FT LENGTHS.	SHARED STORAGE BUILDING
9	MEETING ROOM	162	BASED ON DAGS 501, DAILY BRIEFINGS FOR 10 STAFF	SHARED MULTIPURPOSE BUILDING
10	OFFICES	160	BASED ON DAGS 501	SHARED OFFICE/PUBLIC SERVICES BUILDING
11	PAINTING AREA	250	BRUSH AND ROLLER, NO SPRAYING	SHARED WORKSHOP/MAINTENANCE BUILDING
12	STAFF/BREAK ROOM	40	BASED ON DAGS 501	SHARED OFFICE/PUBLIC SERVICES BUILDING
13	VEHICLE WASH FACILITIES	480	TRUCKS AND MOWERS, BOATS ARE WASHED AT THE HARBOR	SHARED WORKSHOP/MAINTENANCE BUILDING
14	WELDING AREA	250	FOR METAL FABRICATIONS OF GATES FOR PARKS, PLUMBING. 220V OUTLETS REQUIRED, WELDING SMOKE AND FUME EXTRACTION IS ALSO DESIRED.	SHARED WORKSHOP/MAINTENANCE BUILDING
	TOTAL	**7,647**		

Special requirements and considerations:

1. Daily use by 2 personnel, periodic use by 10 personnel, 7 persons total on a normal basis.
2. Power for welding, 220V
3. Ice maker is required.
4. Clear and turning radius for height for vehicles and equipment
5. Any fuel storage is handled with 5 gallon containers. An on-site fueling station is not required.
6. Need to be able to store vehicle light maintenance fluids (i.e. oil, coolant, etc.)
7. Equipment and material storage areas should be fenced and obscured from view.
8. Training is typically conducted at the union buildings or at other locations.

ENGINEERING DIVISION FUNCTIONAL PROGRAM

NO.	FUNCTION	AREA (SF)	COMMENTS	PROPOSED BUILDING OR AREA NAME
1	STORAGE	100	DAM CONTROL AND ROCK FALL CONTROL	SHARED STORAGE BUILDING
	TOTAL	**100**		

LAND DIVISION (LD) FUNCTIONAL PROGRAM

NO.	FUNCTION	AREA (SF)	COMMENTS	PROPOSED BUILDING OR AREA NAME
1	SECURED STORAGE	200	APPROXIMATELY 10' X 20' X 10' HIGH FOR POLES, SIGNS, NETTING, ETC.	SHARED STORAGE BUILDING
	TOTAL	**200**		

Special requirements and considerations:

1. Their main storage area is the main base yard in Lihue.
2. Offices and vehicle facilities are not required at this base yard.
3. They will need access to this base yard every other week. Vehicles that would need access are pickup trucks and SUV's.

STATE HISTORIC PRESERVATION DIVISION KAUAI (SHPD) FUNCTIONAL PROGRAM

NO.	FUNCTION	AREA (SF)	COMMENTS	PROPOSED BUILDING OR AREA NAME
1	ARCHAEOLOGIST OFFICE	80	AREA BASED ON DAGS FORM 501	SHARED OFFICE/PUBLIC SERVICES BUILDING
2	ASSIST. ARCHAEOLOGIST OFFICE	65	AREA BASED ON DAGS FORM 501	SHARED OFFICE/PUBLIC SERVICES BUILDING
3	BURIAL SITE SPECIALIST OFFICE	65	AREA BASED ON DAGS FORM 501	SHARED OFFICE/PUBLIC SERVICES BUILDING
4	CLIMATE CONTROLLED STORAGE	800	HOUSE ARTIFACTS INCLUDING IWI (ANCIENT HAWAIIAN REMAINS)	SHPD STORAGE BUILDING
5	LAB	400	ARCHEOLOGICAL LAB WITH SINK, CLIMATE CONTROLLED	SHARED LAB BUILDING
6	LOCKER ROOM - DRESSING AREA	42		SHARED OFFICE/PUBLIC SERVICES BUILDING
7	LOCKER ROOM - SHOWERS	12	1 SHOWER	SHARED OFFICE/PUBLIC SERVICES BUILDING
8	OFFICES	1,500		SHPD STORAGE BUILDING
9	RECORDS LIBRARY	640	PUBLIC ACCESS REQUIRED FOR REPORTS AND FILES WITH A COPY MACHINE. ASSUMED AREA REQUIRED BASED ON 2 SHIPPING CONTAINERS.	SHARED OFFICE/PUBLIC SERVICES BUILDING
10	STORAGE	800		SHPD STORAGE BUILDING
	TOTAL	**4,404**		

Special requirements and considerations: Daily use by 3 personnel

PROGRAMMING

OVERVIEW

On September 30, 2015, the design team met with DLNR Stakeholders on Kauai for a design charrette. The purpose of the meeting was to confirm and validate the design concept, budget and cost, and to meet program requirements as described by division representatives. It was a design-oriented meeting that involved all divisions to help create a facility that satisfies Stakeholder's needs.

The goals of the charrette were:

1. Program confirmation
2. Agreement on master plan concept
3. Agreement on project phasing
4. Agreement on scope of work for Phase 1 of the project

PROGRAMMING PROCESS

The process and methodology used at the design charrette were:

1. UNDERSTAND
    a. Mission
    b. Functional requirements
2. IDENTIFY
    a. Facility requirements
    b. Issues and actions to overcome them
3. DEVELOP
    a. Program
    b. Schematic / concepts
    c. Materials and systems
    d. Construction budget and cost savings

GENERAL FACILITY REQUIREMENTS

The design team identified the following major categories requirements for this project:

1. Base yard and outdoor work areas
2. Emergency services command center capabilities (base operations)
3. Offices/training and conference/research
4. Parking for personally owned vehicles (POV) and DLNR vehicles
5. Public service and outreach
6. Storage for evidence, materials, equipment, tools, records, archival

Additional design criteria and considerations are:

1. Multipurpose building with a large meeting area
2. Shared office building
3. Public outreach – permit issuance, meetings, classes
4. Emergency services – basecamp/headquarters during operations

PERIMETER FENCING REQUIREMENTS

A continuous 8-foot high chain link fence with barbed wire top (check code restrictions) around the entire property is required to secure the perimeter. In addition to this, continuous cattle fencing is also required to keep out livestock in the area. The cattle fencing will be the outer fence and the inner fence will be the chain link security fence to keep out trespassers.

PROJECT GOALS AND SCOPE

The goals of the WKFOF include the following:

1. Increase DLNR's capabilities in West Kauai.
2. Reduce commute time for field personnel servicing West Kauai.
3. Add storage facilities to assist in logistics.
4. Increase storage for all divisions.
5. Bring archeological archival storage into compliance with laws.
6. Provide a basecamp/headquarters for response to emergencies in West Kauai.
7. Provide office space for DLNR programs/divisions that do not currently have permanent space.
8. The new facilities will increase the capabilities of the Stakeholders by providing the necessary infrastructure to conduct full operations in West Kauai and vicinity.

CONCEPTUAL DESIGN OPTIONS

At the design charrette, the design team presented 3 conceptual design schemes to the Stakeholders. The three schemes were 1) separate facilities plan 2) consolidated facilities plan and 3) partial consolidation shared plan. Each scheme is described below.

SCHEME ONE – SEPARATE FACILITIES PLAN

This scheme is based on separation of Stakeholder into individual facilities and no shared facilities.

PROS

- Designated spaces for each division allows easier operations
- Less conflicts with other divisions
- Opportunity for individual divisions to utilize or expand their space as needed

CONS

- Duplication of similar-type facilities (i.e. restrooms, meeting rooms, etc.) which may not be fully utilized
- Requires the most utility and site infrastructure for each division's area
- Most expensive project and ongoing costs

Additional comments made at the charrette included:

1. Partial build outs would occur for each division.
2. Each division will prioritize what is most important to build first. This layout increases utility costs because it spreads out the design.

SCHEME TWO – CONSOLIDATED FACILITIES PLAN

This scheme is based on a maximum amount of grouped functions into shared facilities.

PROS

- Closer and easier to coordinate with other divisions
- Higher use of common areas
- Less utility and site infrastructure required due to focused facilities
- Less project and ongoing maintenance costs
- Higher flexibility for future master planning

CONS

- Potential user conflicts within common spaces
- Restricted individual division expansion

Additional comments made at the charrette included:

1. Larger divisions are able to "lift up" smaller divisions due to shared resources.
2. Shared resources may be better for funding purposes.
3. Two story structures require an elevator. Costs for elevator could be split among divisions. This would allow more space for future development.
4. Sustainable design will be part of the design process, though it is not a requirement.
5. All divisions agree with consolidated facilities.

SCHEME THREE – PARTIAL CONSOLIDATION SHARED PLAN

This scheme is based upon a moderate grouping of common functions into shared buildings. Functions which cannot be shared are separated into different facilities.

PROS

- Closer to other divisions, yet potential for some separation and future expansion
- Opportunity to limit utility and site infrastructure through planned common areas
- Reduced project and ongoing costs

CONS

- Potential for user conflicts of common areas
- Most planning and coordination effort amongst the divisions
- Though reduced, still may require substantial utility and site infrastructure

See the following pages for diagrams of each scheme presented at the design charrette.

SELECTED SCHEME

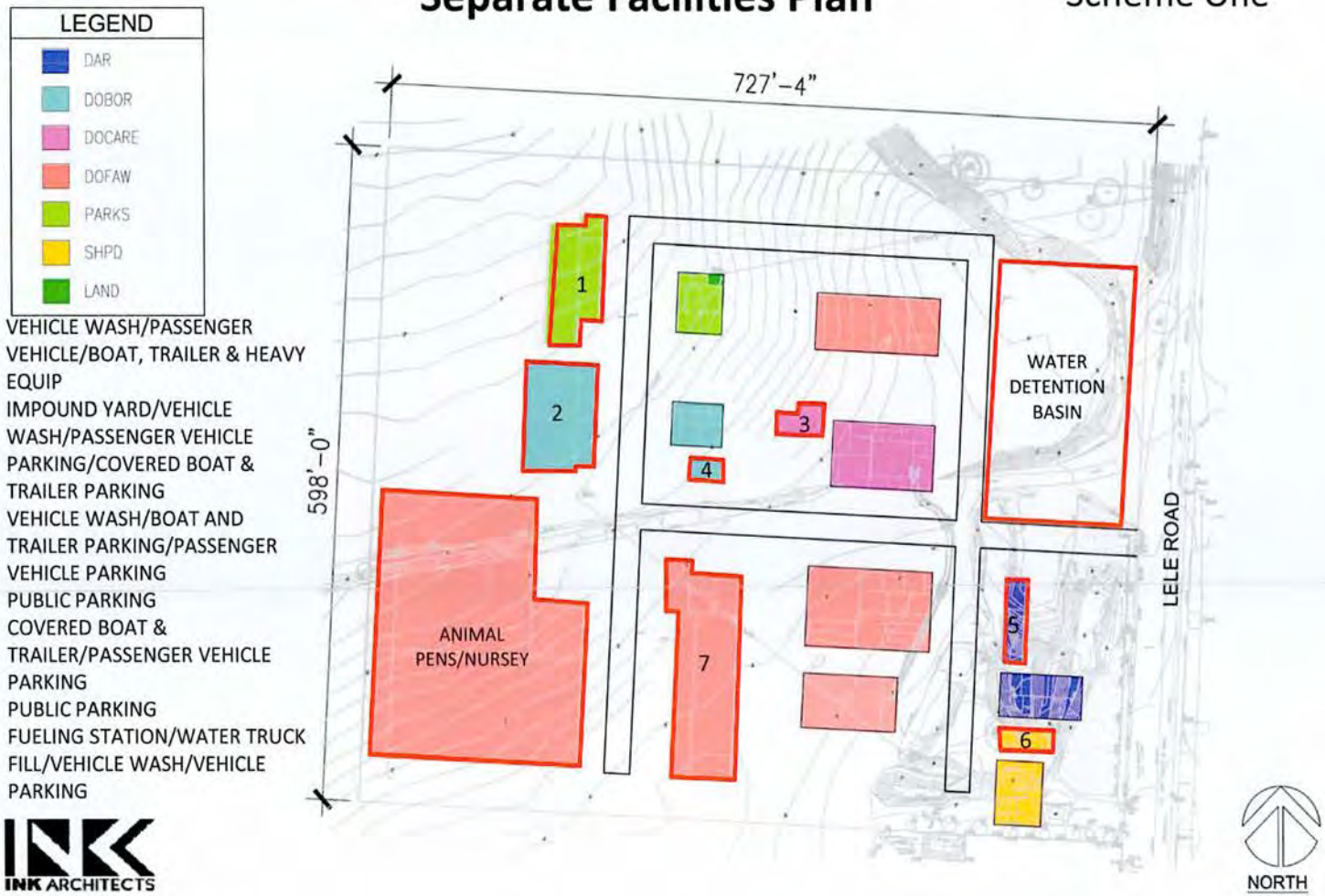
The three schemes were vetted by Stakeholders at the design charrette and Scheme Two was agreed upon and endorsed. The Stakeholders and design team agreed that:

- Grouping multiple, similar functions into fewer facilities (as much as possible) will save on costs.
- Shared facilities will better utilize shared common areas such as restrooms, showers, meeting rooms, etc.
- Shared facilities will result in less utility and site infrastructure required due to focused facilities.
- Shared facilities will result in less ongoing maintenance costs.
- This scheme offers greater flexibility for future master planning.
- Shared resources may be better for funding purposes.
- Although all Stakeholders are divisions of DLNR, they work mostly independently from each other.

Conceptual Design

Separate Facilities Plan

Scheme One



1 VEHICLE WASH/PASSENGER VEHICLE/BOAT, TRAILER & HEAVY EQUIP
2 IMPOUND YARD/VEHICLE WASH/PASSENGER VEHICLE PARKING/COVERED BOAT & TRAILER PARKING
3 VEHICLE WASH/BOAT AND TRAILER PARKING/PASSENGER VEHICLE PARKING
4 PUBLIC PARKING
5 COVERED BOAT & TRAILER/PASSENGER VEHICLE PARKING
6 PUBLIC PARKING
7 FUELING STATION/WATER TRUCK FILL/VEHICLE WASH/VEHICLE PARKING

INK ARCHITECTS

Conceptual Design – Scheme One

Conceptual Design

Consolidated Facilities Plan

Scheme Two

LEGEND

- DAR
- DOBOR
- DOCARE
- DOFAW
- PARKS
- SHPD
- LAND
- COMMON SPACE

1 IMPOUND YARD
2 COVERED BOAT, TRAILER & HEAVY EQUIPMENT
3 COVERED PASSENGER VEHICLE PARKING
4 VEHICLE WASH
5 PUBLIC PARKING
6 WASHFUELING/VEHICLE/WATER TRUCK FILL STATION



INK ARCHITECTS

Conceptual Design – Scheme Two

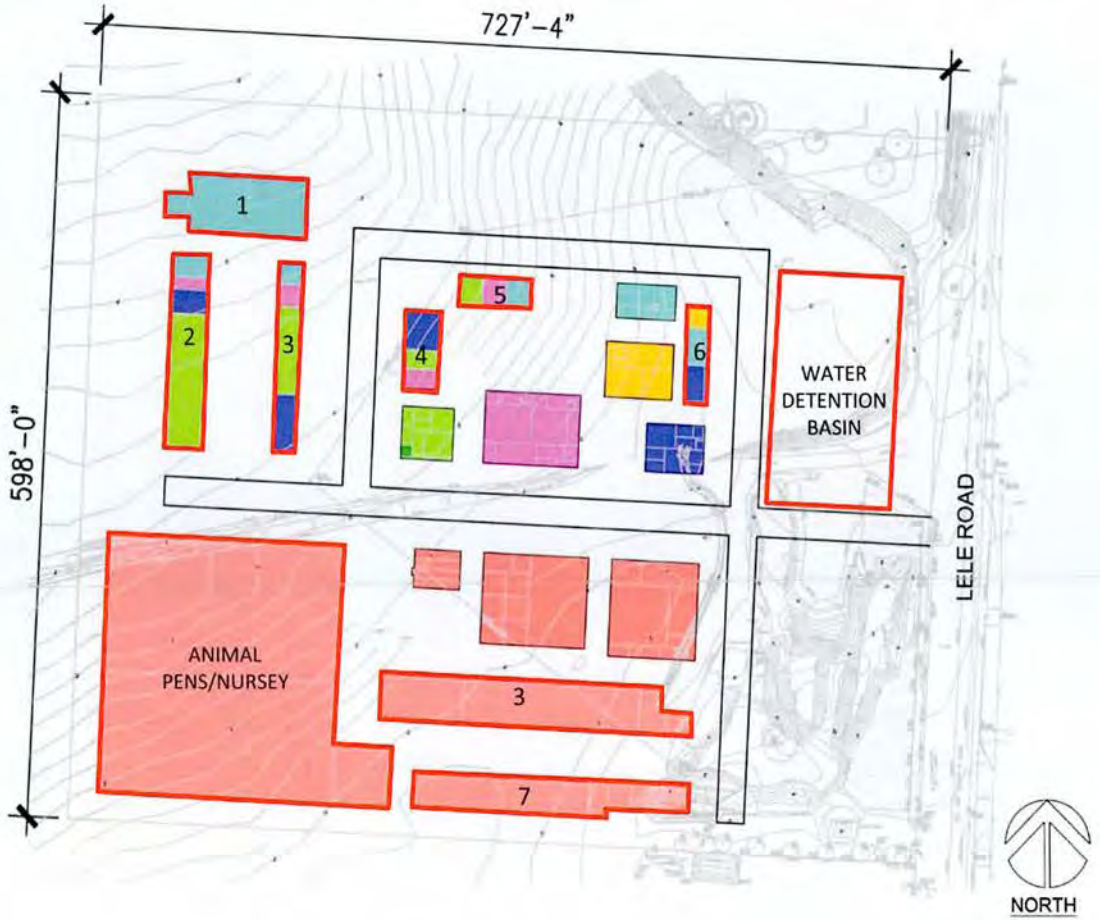
Conceptual Design

Partial Consolidation/ Shared Plan Scheme Three

LEGEND

- DAR
- DOBOR
- DOCARE
- DOFAW
- PARKS
- SHPD
- LAND

1 IMPOUND YARD
2 COVERED BOAT, TRAILER & HEAVY EQUIPMENT
3 COVERED PASSENGER VEHICLE PARKING
4 COVERED VEHICLE MAINTANCE AREA
5 VEHICLE WASH
6 PUBLIC PARKING
7 FUELING/VEHICLE WASH/MAINT AREA/HEAVY EQUIP PARKING



INK ARCHITECTS

Conceptual Design – Scheme Three

PROPOSED FACILITIES

SUMMARY OF FACILITIES

Based on the selection of the Consolidated Plan (Scheme Two) during programming, the design team proceeded to group the facilities by function. As a recap from the PROGRAMMING section, the general facility functional groupings are:

1. Base yard and outdoor work areas
2. Emergency services command center capabilities (base operations)
3. Offices/training and conference/research
4. Parking for personally owned vehicles (POV) and DLNR vehicles
5. Public service and outreach
6. Storage for evidence, materials, equipment, tools, records, archival

Additional design criteria and considerations are:

1. Multipurpose building with a large meeting area
2. Shared office building
3. Public outreach – permit issuance, meetings, classes
4. Emergency services – basecamp/headquarters during operations

Buildings are strategically placed on the site based on its functionality. The public buildings will be closer to the main road and private buildings will be towards the back end of the site. The animal pens are placed in the corner so that the winds will blow the odor away from the site and not affect the other buildings. There are three different types of buildings:

OFFICE/WORKSPACE BUILDINGS

The office/ workspace buildings are located near the site entrance. The main intent is to create an accessible location that the public can visit and pick up permits or view records.

UTILITARIAN BUILDINGS

Utilitarian buildings are storage and workshop buildings. The storage is a private building. The workshops are open air buildings that allow workers to repair their equipment and vehicles.

LAB BUILDINGS

The lab is for DOBOR, SHPD, and Wildlife Division. They require their own laboratory according to the program.

BREAKDOWN OF FACILITIES

This section lists the general space requirements for each building/area but does not include allocations for potential mechanical, electrical, and other support spaces which may need to be included during design.

OVERVIEW

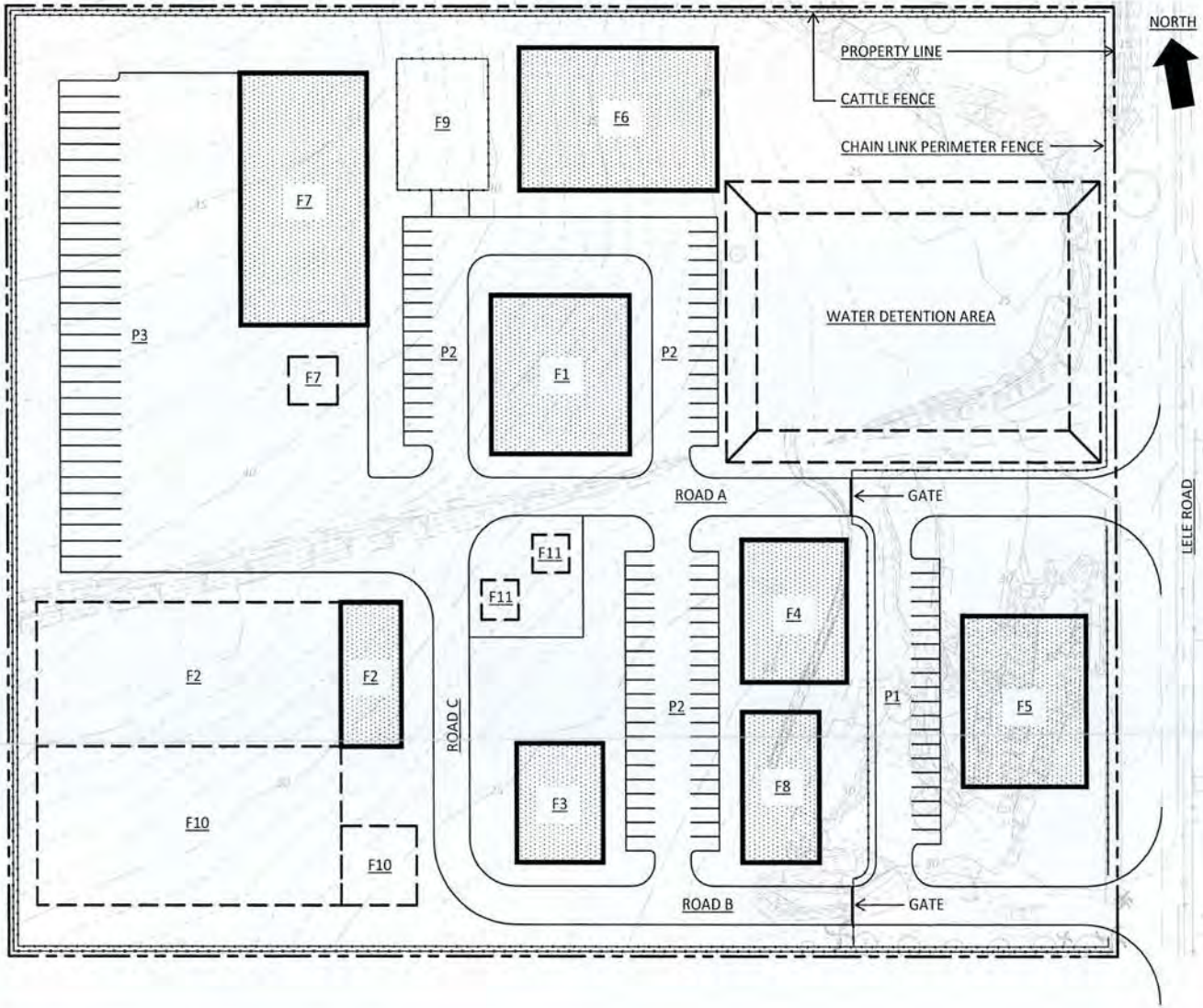
Areas listed below are conceptual and may be subject to change.

SITE AND PARKING

NO.	PROPOSED BUILDING OR AREA NAME	AREA OR PARKING STALLS
SITE	SITE WORK	10 ACRES
P1	PUBLIC PARKING (UNCOVERED)	20 STALLS
P2	SHARED PARKING (COVERED)	73 STALLS
P3	SHARED PARKING (HEAVY DUTY)	31 STALLS
	TOTAL	**10 ACRES WITH 124 STALLS**

FACILITIES

NO.	PROPOSED BUILDING OR AREA NAME	AREA (SF)
F1	DOCARE BUILDING	9,140
F2	DOFAW PLANT NURSERY/GREENHOUSE	21,780
F3	SHARED LAB BUILDING	3,807
F4	SHARED MULTIPURPOSE BUILDING	5,405
F5	SHARED OFFICE/PUBLIC SERVICES BUILDING	7,029
F6	SHARED STORAGE BUILDING	11,493
F7	SHARED WORKSHOP/MAINTENANCE BUILDING	14,582
F8	SHPD STORAGE BUILDING	3,795
F9	DOBOR IMPOUND YARD	5,000
F10	DOFAW ANIMAL AREA	22,500
F11	DOFAW FUELING AND WATER FILL STATION	1,180
	TOTAL	**105,711**



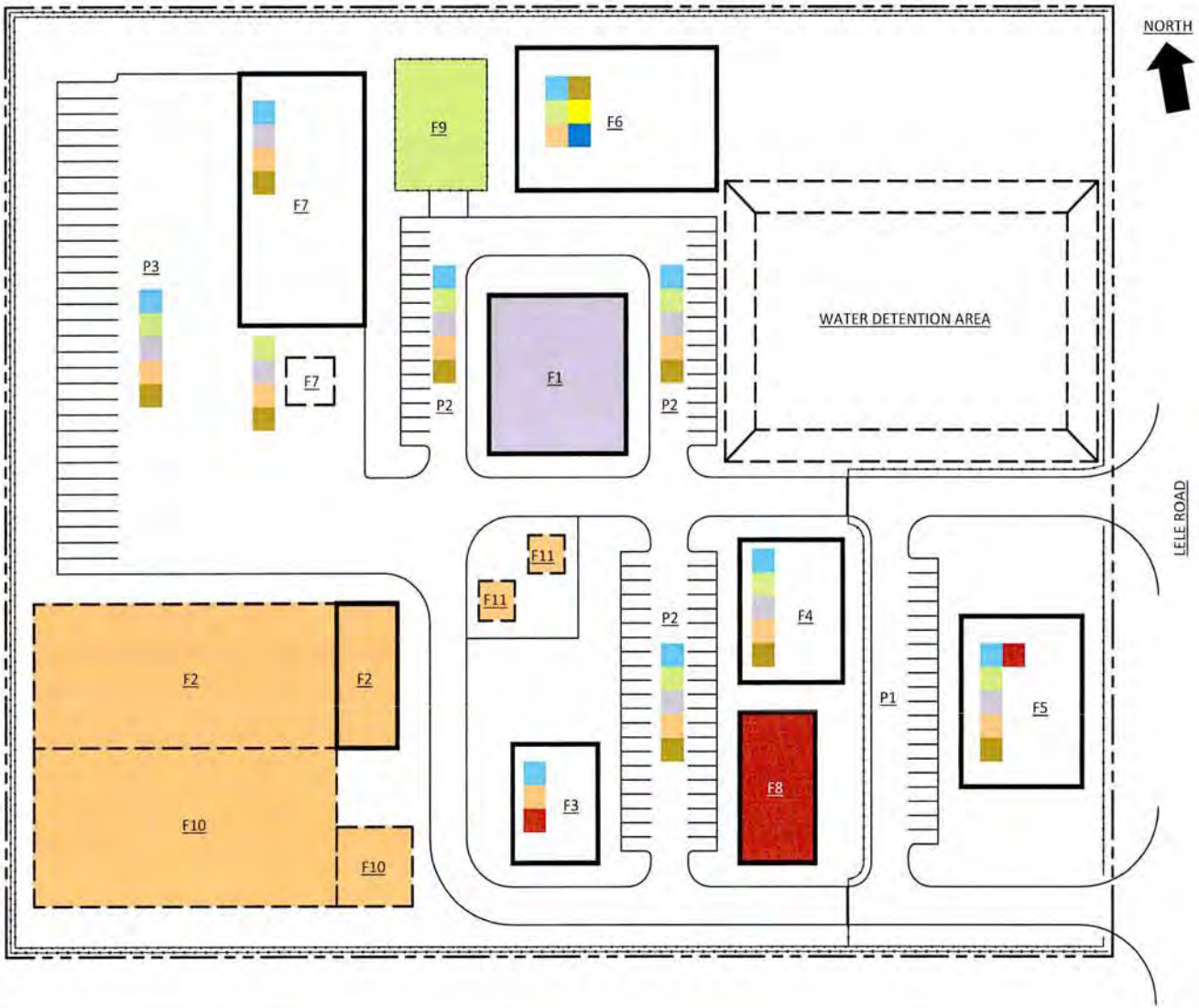
SITE PLAN

KEY	PARKING
P1	PUBLIC PARKING (UNCOVERED)
P2	SHARED PARKING (COVERED)
P3	SHARED PARKING (HEAVY DUTY)

KEY	FACILITY
F1	DOCARE BUILDING
F2	DOFAW PLANT NURSERY/GREENHOUSE
F3	SHARED LAB BUILDING
F4	SHARED MULTIPURPOSE BUILDING
F5	SHARED OFFICE/PUBLIC SERVICES BUILDING
F6	SHARED STORAGE BUILDING
F7	SHARED WORKSHOP/MAINTENANCE BUILDING
F8	SHPD STORAGE BUILDING
F9	DOBOR IMPOUND YARD
F10	DOFAW ANIMAL AREA
F11	DOFAW FUELING AND WATER FILL STATION

Notes:

- Site plan is not to scale.
- Solid lines for facilities indicate buildings.
- Dashed lines for facilities indicate non-building or open outdoor areas.
- Numbers in *grey italics* indicate topographic site elevations.

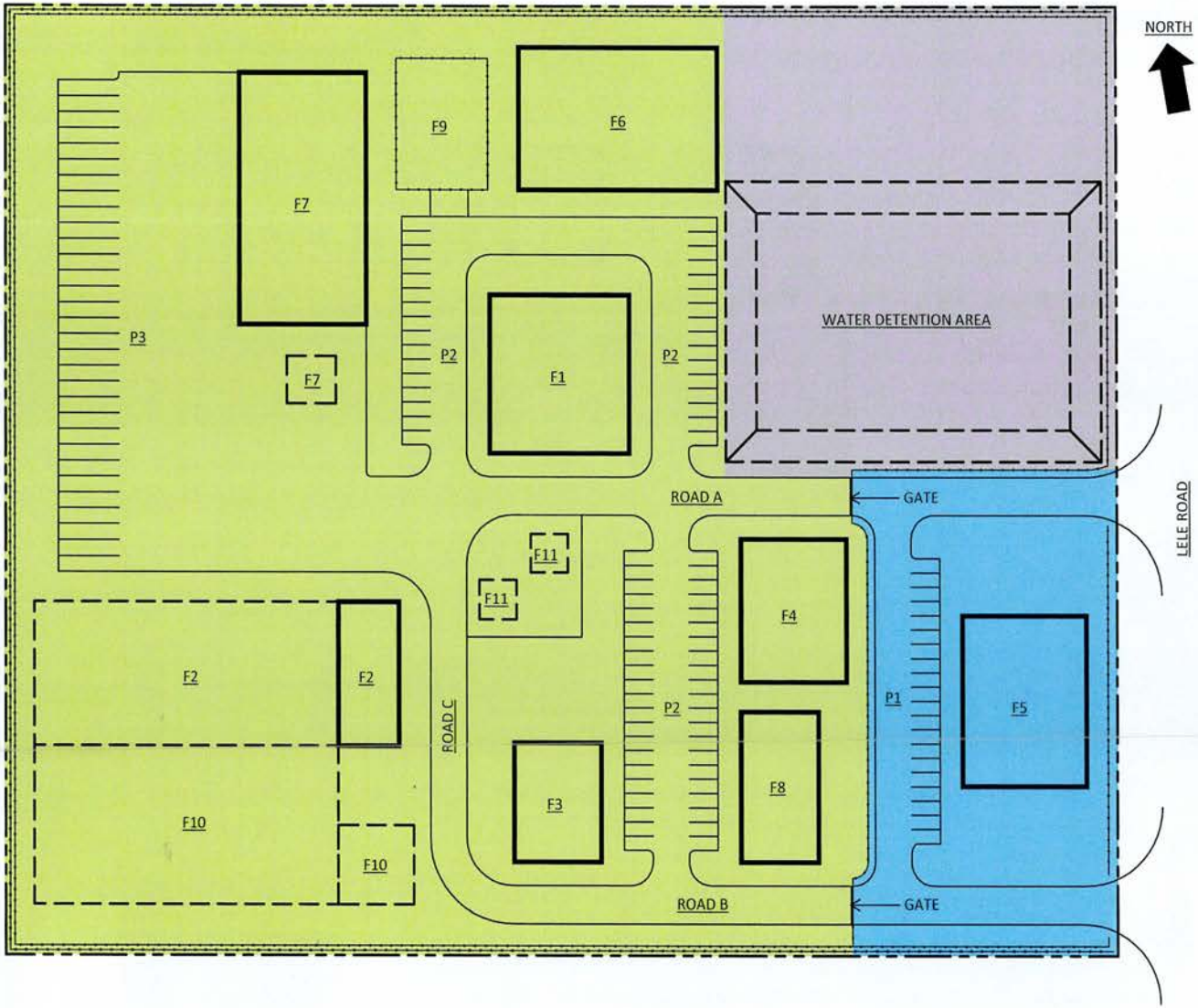


STAKEHOLDER PLAN

KEY	STAKEHOLDER
	DAR
	DOBOR
	DOCARE
	DOFAW
	ENGINEERING
	LAND DIVISION
	PARKS
	SHPD

Notes:

- Site plan is not to scale.
- For facilities with only one Stakeholder, the entire facility is colored keyed to that Stakeholder.
- For facilities with multiple Stakeholders, multiple colored squares are used to indicate presence. Colored squared to not reflect relative percentages of use in any facility.



SITE DIVISION PLAN

KEY	DIVISION TYPE
	PUBLIC AREA
	NON-PUBLIC AREA
	NON-PUBLIC / NO BUILDING AREA

Notes:

- Site plan is not to scale.
- Public Area is accessible to general public.
- Non-Public Area is not accessible to the general public, only to Stakeholders.
- Non-Public / No Building Area is a portion of the site which is not accessible to the general public and building facilities in this area is not recommended due to site drainage and related conditions.

SITE WORK

CIVIL SERVICES

1. Site design

    a. Access – due to the need for the public to access certain parts of the facility, separation between areas accessible by the public and areas for DLNR staff only has been designated by security gates at the access road within the site. The public will be restricted to specified parking areas and building rooms.

    b. Vehicular – to accommodate the different types of functions planned for the project, the site roads, parking, and storage areas will be designed for heavy trailers, trucks, equipment, and other vehicles specified in the programming section. Pavement design will account for heavy vehicular loads. Large radii at the corners of the main access roads will be designed to account for long trailers and large vehicle wheel paths. Generous lane widths and parking area spacing are designed to allow efficient circulation of equipment trailers and large vehicles. A looped site road with two access points onto the site is designed to alleviate any potential congestion due to the volume and type of vehicles using the facility.

    c. Parking and loading – there are three main parking areas for use on the site. A heavy equipment parking area will be located at the northwest corner of the site to allow the storage of heavy equipment, trailers, and large vehicles. The drive isle and parking stall dimensions will be oversized to accommodate the type of traffic utilizing this area. Parking located in the middle of the site will be designated for DLNR staff only and is designed for regular passenger vehicles. Parking near the east edge of the site will also be for passenger vehicles and be accessible by the public. A loading/unloading area will be provided for the storage facilities. There will be a small number of parking stalls near the storage facilities as well.

2. Grading

    a. Mass grading operations are needed to allow the construction of buildings, roads, parking, and storage areas. The proposed site will follow the general topography of the existing land, however cut and/or fill will be required for building pads, roads, parking, storm drainage, and overall functionality. Building access and site amenities that are required to meet ADA standards shall be designed within code tolerances. Other areas will be graded to achieve the desired function and allow proper drainage to the proposed storm system.

3. Storm drainage

    a. The existing storm drainage system in the area comprises of a series of ditches and basins which flow to a 24" storm culvert located near the northeastern corner of the project site. The culvert is installed under Lele Road and allows the drainage to flow east; eventually leading to the ocean. There is also an existing 24" storm main and series of catch basins on the eastern side of Lele Road; which appear to outlet near the downstream end of the culvert.

    b. The proposed drainage will consist of sheet flow via grading, as well as a system of storm catch basins, swales, and pipes. The site drainage is planned to be directed toward the northeastern portion of the site to a new proposed detention basin. The detention basin will be designed to temporarily store excess storm runoff caused by the proposed development while meeting pre-development peak discharge rates into the existing system.

4. Wastewater

    The wastewater generated by the proposed development will be managed using an onsite sewer conveyance system which will have a connection to the existing sewer system in Lele Road. There exists an 8" sewer main in Lele Road.

MECHANICAL SERVICES

1. HVAC

    a. The following buildings will be provided with air conditioning:

        i. DOCARE Building (approximately 15% of the building)

        ii. DOFAW Plant Nursery/Greenhouse (seed propagation attachment only)

        iii. Shared Lab Building

        iv. Shared Multipurpose Building

        v. Shared Office/Public Services Building

        vi. Shared Storage Building (approximately 15% of the building)

        vii. Shared Workshop/Maintenance Building (each shop will have an office which will be conditioned)

        viii. SHPD Storage Building

    b. Air conditioning for all the building will be provided by VRF split systems. Central condensing units on the roof or exterior condenser yard will serve indoor evaporator units

throughout the building. Dedicated outdoor air systems will also be provided where feasible for improved humidity and comfort. A central system was considered to serve all buildings, but it will not be life cycle cost effective due to the size of the system, location of the buildings, and varying operating periods.

c. The DOFAW Plant Nursery/Greenhouse will be served by side wall exhaust fans and will not require any environmental controls.

d. The Shared Lab Building will not require any exhaust hoods.

e. The Shared Workshop/Maintenance Building will have a dust collection system consisting of a cyclone or cartridge filter system. The dust collection system will connect to user provided shop equipment including drill presses, grinders, table saws, etc.

f. The vehicle maintenance shop in the Shared Workshop/Maintenance Building will require a tail pipe exhaust system to allow vehicles to be operated in the building while being serviced. The number of vehicle maintenance stations will need to be verified to determine the required system capacity. General ventilation will also be provided throughout the shop areas to maintain thermal comfort and indoor air quality.

g. The SHPD Storage Building will require 24 hour air conditioning in the climate controlled storage area, including temperature and humidity control. A dehumidifier will also be provided in this space to maintain desired relative humidity levels.

2. PLUMBING

a. The following buildings will be provided with bathrooms:

i. DOCARE Building

ii. Shared Lab Building

iii. Shared Multipurpose Building

iv. Shared Office/Public Services Building

v. Shared Storage Building

vi. Shared Workshop/Maintenance Building

vii. SHPD Storage Building

b. The water filling station will have a 2" water connection and overhead filling station with hose for filling of water trucks.

c. The Vehicle Maintenance Shop in the Shared Workshop/Maintenance Building will have a central compressed air system, a lube and waste oil distribution and collection system, and a vehicle tail pipe exhaust system. A welding hood will be provided in the Welding Area.

d. The Shared Workshop/Maintenance Building will have an overhead wash rack and pressure washers, but will not require a recycled wash water system

e. The fish tanks in the Shared Lab Building will be provided with a central filtration and pump circulation system. Requirements will need to be coordinated with the lab so that circulation rates and filtration requirements can be identified.

FIRE PROTECTION SERVICES

1. FIRE SPRINKLER

   a. Based on the proposed occupancies, none of the buildings will require a fire sprinkler systems based on building code requirements since all buildings will be of non-combustible type ii-b construction. However, fire sprinklers should be considered for buildings with high value items such as the archive area or should reductions in fire insurance premiums be considered. Further evaluation will be conducted during the detailed design phase to determine if fire sprinkler protection will be provided in any of the proposed buildings.

   b. Should fire sprinklers be provided, the current water supply does appear to be adequate to support a fire sprinkler system for any of the proposed buildings. A fire pump will not be required for this site.

   c. Fire hydrants will be spaced to provide required overages based on Hawaii State Fire Code requirements.

2. FIRE ALARM

   a. Based on proposed occupancies, none of the buildings will require a fire alarm system since the occupant loads in each building are below the minimum occupant load to require a fire alarm system. However, fire alarm systems should be considered for buildings with high value items such as the archive area or should reductions in fire insurance premiums be considered. Further evaluation will be conducted during the detailed design phase to determine if fire alarm systems will be provided in any of the proposed buildings.

   b. Should fire sprinklers be provided, a fire alarm system would be required and would be installed in accordance with NFPA 72.

ELECTRICAL SERVICES

1. PRIMARY EXTERIOR ELECTRICAL SYSTEM

   a. Primary power will be derived from the existing Kauai Island Utility Cooperative primary distribution system located on the opposite side of Lele Road. A primary underground ductline and handhole system will be utilized to intercept the existing KIUC overhead circuit at Lele Road and extend it to the proposed KIUC service transformer on the project site.

b. Project will provide a concrete equipment pad for the pad-mounted transformer. Procurement and installation of primary cabling and the equipment is the responsibility of KIUC. All work related to the primary electrical distribution system will be coordinated with KIUC.

2. SECONDARY EXTERIOR ELECTRICAL SYSTEM

a. Secondary power for the new facilities will originate from a new KIUC pad-mounted transformer. The transformer will supply power to the facilities at 480Y/277, 3 phase, 4 wire, 60 hertz or 208Y/120 volts, 3 phase, 4 wire, 60 hertz depending on the magnitude of the electrical load that needs to be served. Secondary service electrical feeders will be routed from the pad-mounted transformer to an outdoor metering switchboard located adjacent to the KIUC transformer pad.

b. Secondary feeders from the outdoor metering switchboard will be utilized to distribute power to the buildings. Secondary feeders will consist of concrete encased underground ducts, electrical handholes and type XHHW/use conductors.

3. EMERGENCY POWER

a. An emergency generator will be provided for the project. The generator will be sized to support only the portion of the load required for "critical" operating scenarios and not 100% of facilities loads. Loads required for "critical" operating scenarios are assumed to include portions of the administration areas, fuel dispensing systems, portions of the maintenance areas and sufficient site lighting to safely move vehicles within the yard during hours of darkness. The loads that are required to be supported for "critical" operating scenarios will need to be coordinated with the state.

b. The generator will be diesel fueled and located within a dedicated room or within a free-standing weatherproof enclosure. Emergency power will be generated at 480Y/277 volts, 3 phase, 4 wire or 208Y/120 volts, 3 phase, 4 wire depending on the magnitude of the load that need to be supported. The fuel supply requirements will need to be coordinated with the state.

c. An automatic transfer-isolation/bypass switch will be used to control the availability of emergency power. The automatic transfer-isolation/bypass switch will be integrated into the main switchboard and facilities requiring emergency power will be energized from a separate emergency distribution section within the switchboard lineup.

4. EXTERIOR TELECOMMUNICATIONS SYSTEMS

a. Telecommunications service will be derived from the existing Hawaiian Telcom ("HT") overhead distribution facilities on the opposite side of Lele Road. The existing overhead telecommunications lines will be intercepted at an existing utility pole with conduit risers and a new ductline extended to the telecommunications entrance facility which will probably be located in one of the administration spaces. A telecommunications cabinet

may need to be provided in Phase 1 to support telecommunications service until the telecommunications entrance facility is built in a later phase.

b. Exterior telecommunications system will consist of underground handholes and empty concrete encased conduits with muletape to each of the buildings requiring telecommunications connectivity.

c. Telecommunications service entrance cables to be provided by HT. Inter-building telecommunications cabling requirements will need to be coordinated with the state.

5. EXTERIOR CABLE TELEVISION SYSTEM

a. Cable television ("CATV") service will be derived from the Oceanic Time Warner Cable ("OTWC") overhead distribution facilities on the opposite side of Lele Road. The CATV service overhead lines will be intercepted at an existing utility pole with conduit risers and new ductline extended to the telecommunications entrance facility which will probably be located in one of the administration spaces. A CATV cabinet may need to be provided in Phase 1 to support CATV service until the telecommunications entrance facility is built in a later phase.

b. Exterior CATV system will consist of underground handholes and empty concrete encased conduits with pullstring to each of the buildings with TV outlets.

c. CATV service entrance cables to be provided by OTWC.

6. EXTERIOR LIGHTING

a. All exterior doorways will be illuminated with energy efficient light emitting diode ("LED") luminaires for safety, security and general illumination. LED luminaires will also be provided along walkways between the new buildings for safety and general illumination.

b. LED pole mounted lights will be provided for illumination of all driveways and vehicle parking areas. Target lighting level will be an average of 0.5 footcandles maintained illumination.

c. Site and building mounted exterior lights will be operated by lighting contactors with time switch or photocell controls.

7. INTERIOR WIRING SYSTEM

a. Electrical wiring systems will consist of insulated copper conductors in raceways.

b. Raceways will consist of galvanized rigid steel conduit for all exposed work. EMT conduit will be permitted above grade slab where cast into concrete and within concealed wall and ceiling spaces. PVC conduit will be utilized underground and under on-grade floor slabs.

c. Electrical equipment enclosures will be NEMA Type 1 for totally enclosed interior locations and NEMA Type 4X for exterior locations and locations under eaves or roofs that are not totally enclosed.

8. SWITCHBOARDS AND PANELBOARDS

a. The switchboard and panelboards will have copper bussing.

b. Switchboard main circuit breaker will be of the molded case type with adjustable trip settings. Switchboard feeder circuit breaker and all circuit breakers within panelboards will be equipped with bolt-on, molded-case circuit breakers with fixed trip settings. The main switchboard will have an outdoor weatherproof enclosure with provisions for KIUC metering.

c. Panelboard(s) will be industrial type, furnished with copper busses with bolt-on type circuit breakers. The circuit breakers will be molded plastic case with toggle-operated mechanism and thermal-magnetic overload trips. Panelboard(s) will be furnished with spare breakers and spare capacity to accommodate future loads.

9. RECEPTACLES AND EQUIPMENT CONNECTIONS

a. Convenience receptacles will be provided throughout the facilities. Each habitable room will have a minimum of one receptacle. Dedicated receptacles will be provided for appliances, copy machine, equipment and laser printers.

b. Ground fault circuit interrupter ("GFCI") receptacles will be provided at countertops with sinks, toilets, and exterior walls throughout the facilities. All exterior receptacles will be provided with lockable weatherproof while-in-use covers.

c. Electrical support and equipment connections will be provided to all equipment requiring power. Electrical support will consist of providing power to the equipment/motors and raceways to support control wiring provided by others.

10. INTERIOR LIGHTING

a. Target footcandle levels will be as recommended by the IESNA Lighting Handbook. The following target footcandle lighting levels will be used.

DESIGN ILLUMINATION LEVELS

ROOM USAGE	(MAINTAINED FOOTCANDLES)	LAMP TYPE
CONFERENCE ROOMS	50	FLUORESCENT OR LED
MAINTENANCE/CUSTODIAL	20	FLUORESCENT OR LED
LOUNGES	30	FLUORESCENT OR LED

OFFICES	50	FLUORESCENT OR LED
TOILET FACILITIES	20	FLUORESCENT OR LED
ELECTRICAL/SIGNAL ROOM	50	FLUORESCENT OR LED
MULTI-PURPOSE ROOMS	50	FLUORESCENT OR LED
CORRIDORS	20	FLUORESCENT OR LED
STORAGE AREAS	20	FLUORESCENT OR LED (INTERIOR) / LED (EXTERIOR)

b. General interior illumination will be provided by energy efficient fluorescent luminaires utilizing T-8 lamps and electronic ballasts or led luminaires except as otherwise noted. Luminaires will be equipped with standard A-12 acrylic prismatic lenses and be recessed into the ceiling whenever possible.

c. Multi-level and/or zone switching will be provided in large rooms for energy conservation and selectivity for task illumination. Occupancy sensors will be provided in classrooms, offices, and conference rooms to meet energy efficiency standards.

d. Exit signs will consist of thermoplastic housing with led lamps and maintenance free battery back-up system. Exit signs will be provided at all building exits and other areas as required to comply with NFPA 101.

e. Emergency lighting will consist of battery pack integral with the ceiling wall mounted fixtures and/or wall mounted battery pack units. The emergency lighting will comply with the Life Safety Code 101.

11. INTERIOR TELECOMMUNICATIONS DISTRIBUTION SYSTEM

a. Telecommunications spaces (e.g. entrance facility, telecommunications rooms, telecommunications closets, etc.) To support the buildings will be sized per TIA/EIA standards.

b. Interior telecommunications distribution systems will consist of cable trays, raceways, outlet boxes, device plates, pullboxes, and connections to the respective building grounding system. Telecommunications raceways will consist of 1" minimum diameter conduits.

c. Telecommunications outlet locations and intra-building telecommunications cabling requirements will need to be coordinated with the state.

d. Active telecommunications equipment including but not limited to servers, switches, wireless access points, computers, equipment and instruments will be by the State.

12. CABLE TELEVISION RACEWAY SYSTEM

a. Empty CATV raceway system will be provided for the project. CATV equipment, cables, jacks, and terminations are anticipated to be provided by the OTWC. State will need to contract directly with OTWC to activate CATV service.

b. Interior CATV raceway system will consist of empty raceways with pullstring, outlet boxes with blank device cover plates, pullboxes, backboards, and ground. CATV raceways will consist of 1" minimum diameter conduit with pullstring.

c. All CATV backboards will be provided with isolated ground convenience receptacles nearby.

13. GROUNDING SYSTEMS

a. All exterior lighting poles will be grounded and bonded.

b. A separate ground bus will be provided within each switchboard and panelboard.

c. Emergency generator power supply to be grounded and bonded.

d. A telecommunications grounding system, which consists of ground busses and bonding conductors, will be provided for the telecommunications room. The telecommunications grounding system will be connected to the electrical service ground.

14. MISCELLANEOUS SYSTEMS AND REQUIREMENTS

a. Hazardous (classified) locations. The fuel dispensing systems and portions of the surrounding areas will be Class I, Division 1 hazardous (classified) locations in accordance with the National Electrical Code. All electrical equipment and electrical installations including but not limited to disconnect switches, pushbutton stations, ductbanks, raceways, junction boxes and branch circuiting within these hazardous (classified) locations will meet applicable NEC requirements.

b. Radio system infrastructure requirements. Infrastructure consisting of empty raceways with pullstring will be provided to facilitate connectivity between rooftop mounted antenna(s) and radio base station(s). Connectivity requirements including raceway sizes and locations of antenna(s) and base station(s) will need to be coordinated with the state.

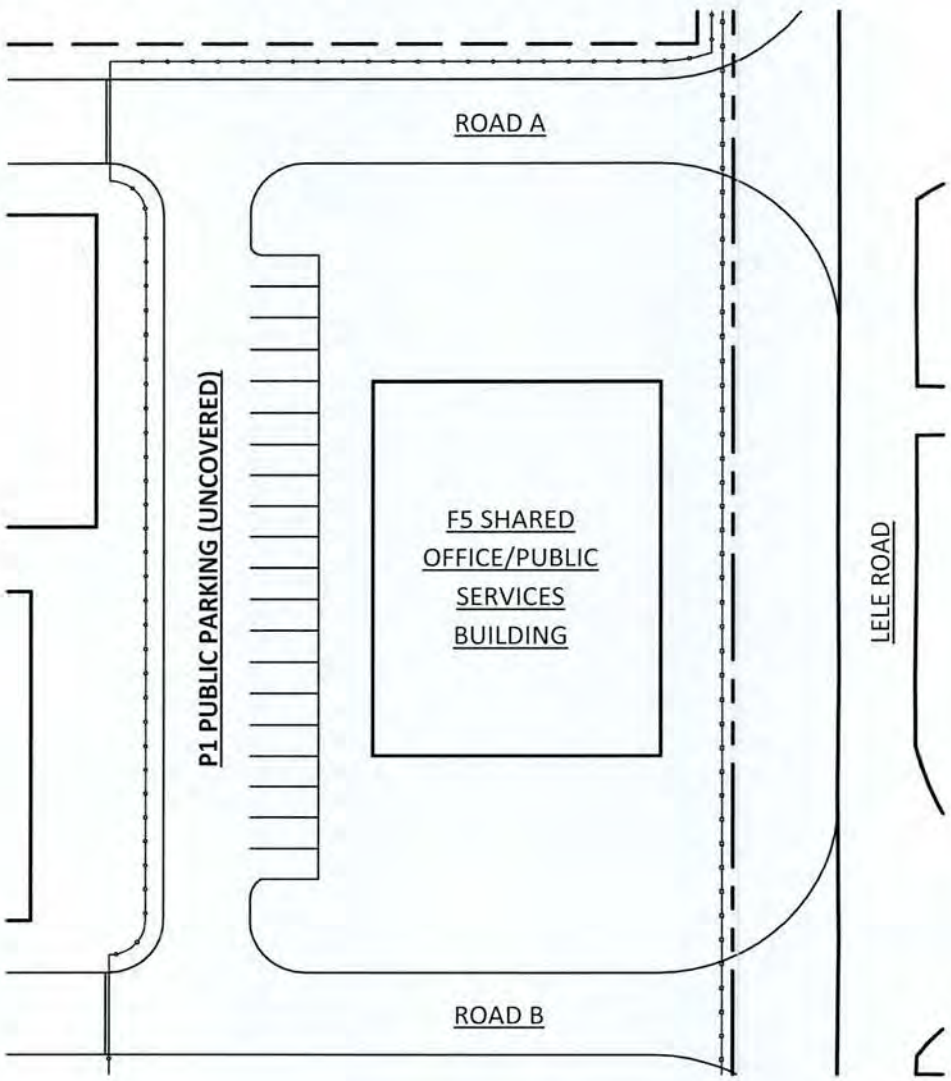
c. Public address ("PA") and paging system. A PA and paging system are assumed to be required for the interior and exterior areas of the buildings. Paging station locations, coverage areas and paging zones will need to be coordinated with the state.

PARKING

P1 / PUBLIC PARKING (UNCOVERED)

NO.	STAKEHOLDER	FUNCTION	# OF STALLS
1	PUBLIC	PARKING	20
		TOTAL	**20**
		AREA FOR PARKING STALLS ONLY (@171 SF PER STALL)	**3,420**

The public parking area will be in close proximity to Lele Road and have capacity for 20 standard size parking stalls. This area will support the Shared Office/Public Services Building in the public area of the site. This parking area is uncovered.



P2 / SHARED PARKING (COVERED)

NO.	STAKEHOLDER	FUNCTION	# OF STALLS
1	DAR	COVERED PASSENGER VEHICLE PARKING	2
2	DOBOR	COVERED PASSENGER VEHICLE PARKING	2
3	DOCARE	COVERED PASSENGER VEHICLE PARKING	2
4	DOFAW	APCP COVERED PASSENGER VEHICLE PARKING	2
5	DOFAW	COVERED PASSENGER VEHICLE PARKING	16
6	DOFAW	KESRP COVERED PASSENGER VEHICLE PARKING	6
7	DOFAW	WILD LIFE COVERED PASSENGER VEHICLE PARKING	35
8	PARKS	COVERED PASSENGER VEHICLE PARKING	8
		TOTAL (74 STALLS PROVIDED)	**73**
		AREA FOR PARKING STALLS ONLY (@171 SF PER STALL)	**12,483**

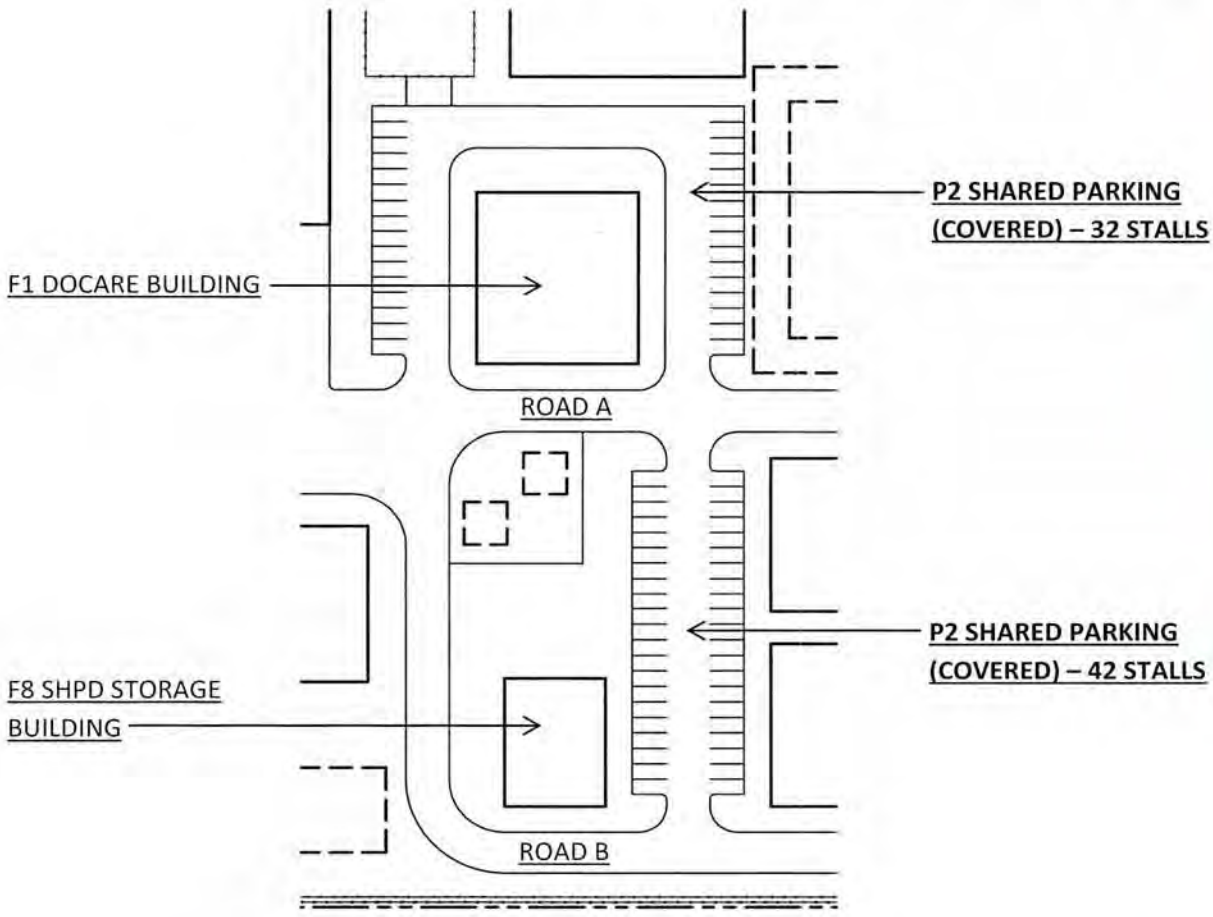


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P3 / SHARED PARKING (HEAVY DUTY, COVERED)

NO.	STAKEHOLDER	FUNCTION	# OF STALLS
1	DAR	COVERED BOAT AND TRAILER PARKING	2
2	DOBOR	COVERED BOAT AND TRAILER PARKING	2
3	DOCARE	COVERED BOAT PARKING	1
4	DOFAW	COVERED HEAVY EQUIPMENT PARKING	15
5	PARKS	COVERED BOAT, TRAILER, & HEAVY EQUIPMENT PARKING	11
		TOTAL	**31**
		AREA FOR PARKING STALLS ONLY (@300 SF PER STALL)	**9,300**

All divisions will utilize an area that will be used to park heavy duty and large equipment. The area will also have water an ancillary structure that will provide water and storage.

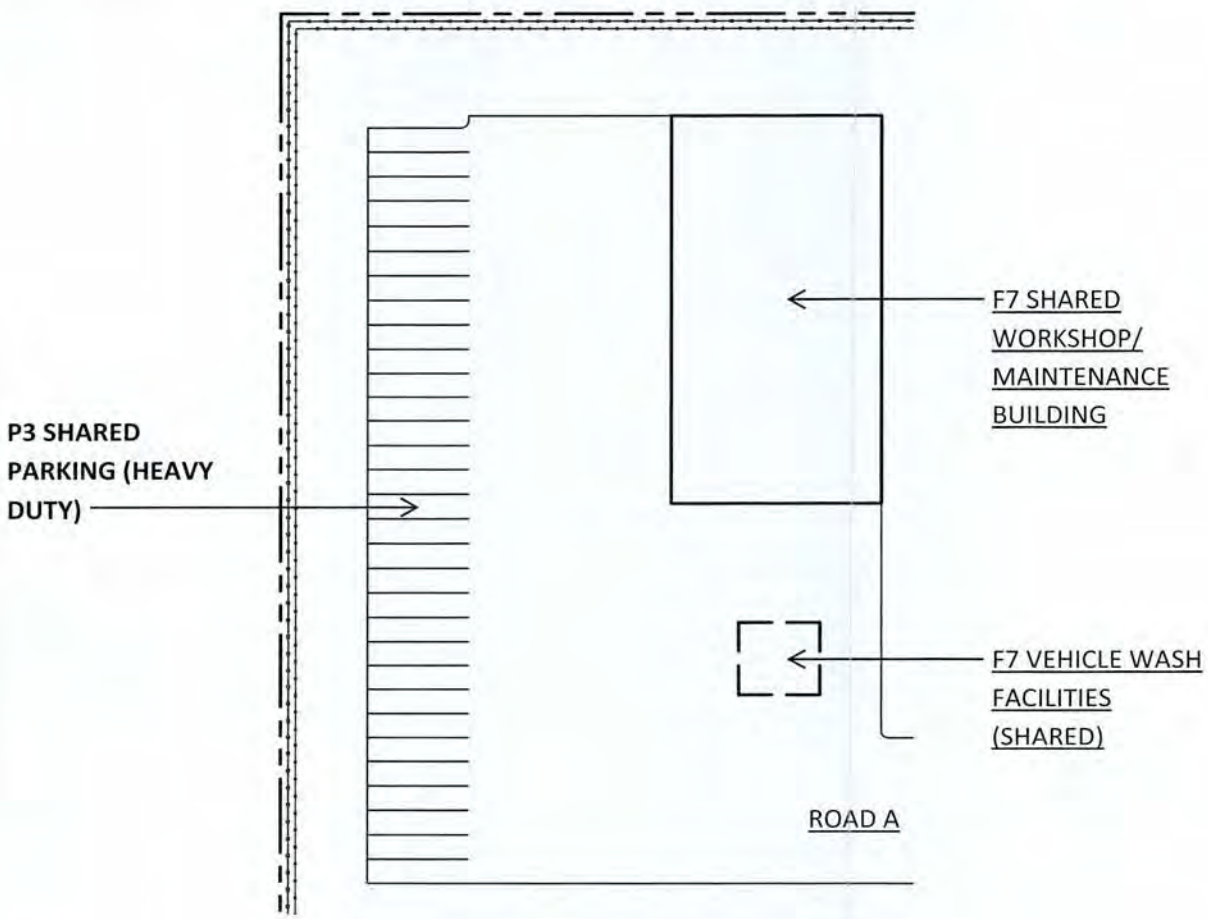


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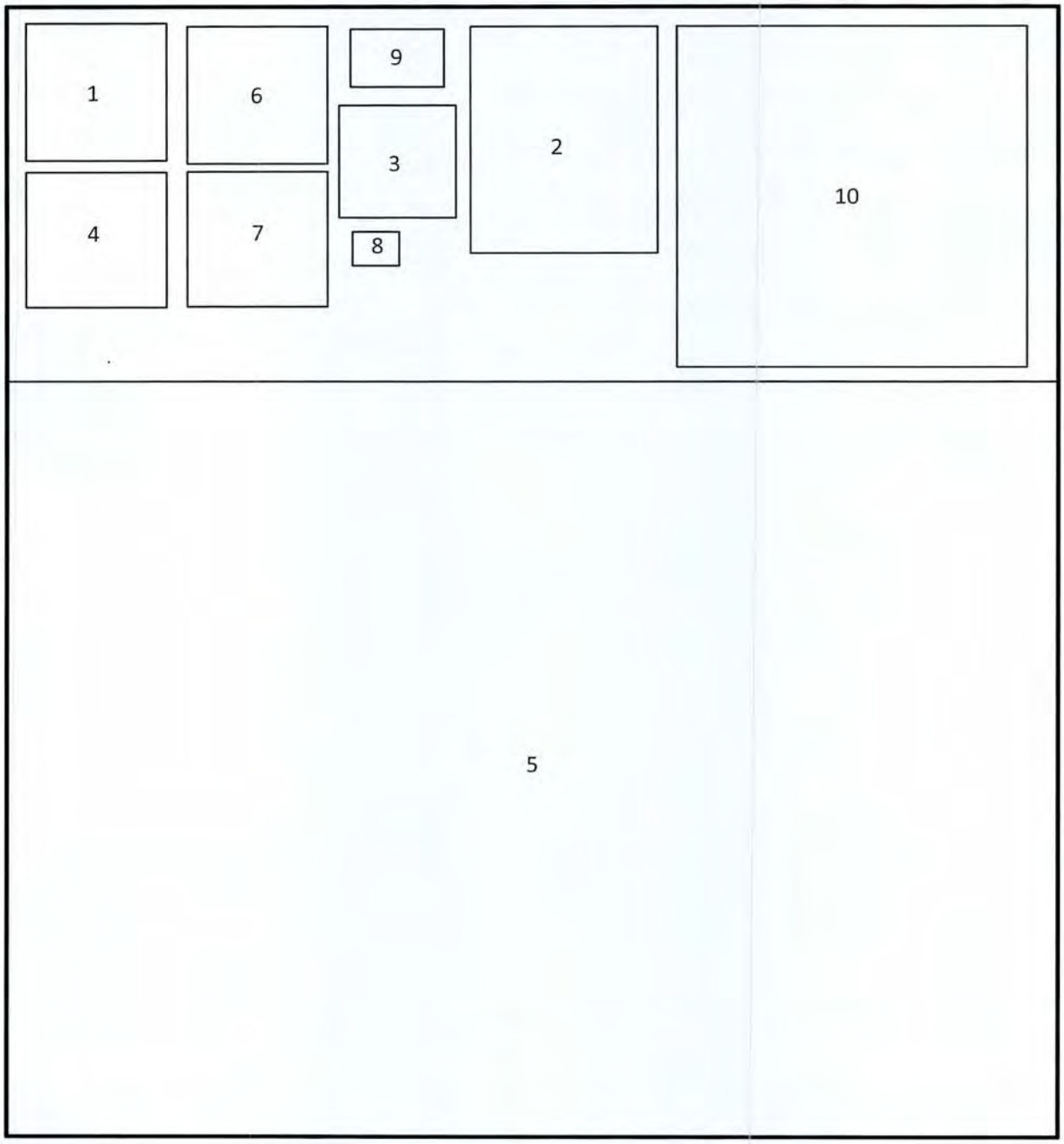
FACILITIES

F1 / DOCARE BUILDING

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DOCARE	ARMS ROOM	144
2	DOCARE	EQUIPMENT	320
3	DOCARE	EVIDENCE PROCESSING	100
4	DOCARE	EVIDENCE STORAGE - DRUGS/HIGH VALUE	144
5	DOCARE	EVIDENCE STORAGE - LARGE ITEMS	6,000
6	DOCARE	EVIDENCE STORAGE - REFRIGERATED	144
7	DOCARE	EVIDENCE STORAGE - SMALL/MEDIUM ITEMS	144
8	DOCARE	HAZMAT STORAGE	12
9	DOCARE	SECURE COMMUNICATIONS ROOM	40
10	DOCARE	STAGING AREA	900
		SUBTOTAL	**7,948**
		CIRCULATION (15%)	1,192
		TOTAL	**9,140**

As the enforcement branch of DLNR, DOCARE will require a space for its field officers to prepare for regular enforcement tasks and planning for special joint missions. The building should also include lockers/showers, document storage, meeting/interview rooms, break room, and restrooms. Adjacent to the building DOCARE will have a secured vehicle evidence storage lot.

The building can be generally described as tilt-up concrete or masonry structure.



F1 DOCARE Building. Image is not to scale. See chart on previous page for room numbers indicated above. Spaces shown are for relative sizing only. Functional relationships shall be worked out and finalized during design phase.

F2 / DOFAW PLANT NURSERY/GREENHOUSE

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DOFAW	PLANT NURSERY AREA (OUTDOOR OPEN AREA)	18,180
2	DOFAW	PLANT NURSERY PROPAGATION GREENHOUSE BUILDING	3,600
		TOTAL	**21,780**

As part of the reforestation and preservation mission of DOFAW these facilities will allow the cultivation and preparation of endangered native plants to be planted. The Greenhouse Building will have a climate controlled area, wet and dry planting areas, equipment storage, seed storage, restroom, showers, planting medium/fertilizer storage and greenhouse/shaded planting area. The building will also have irrigation hookups and for connecting to irrigation lines.

The building can be generally described as a pre-engineered greenhouse agricultural building. The Plant Nursery Area will generally be an open outdoor space with some minor structures as required by the user.

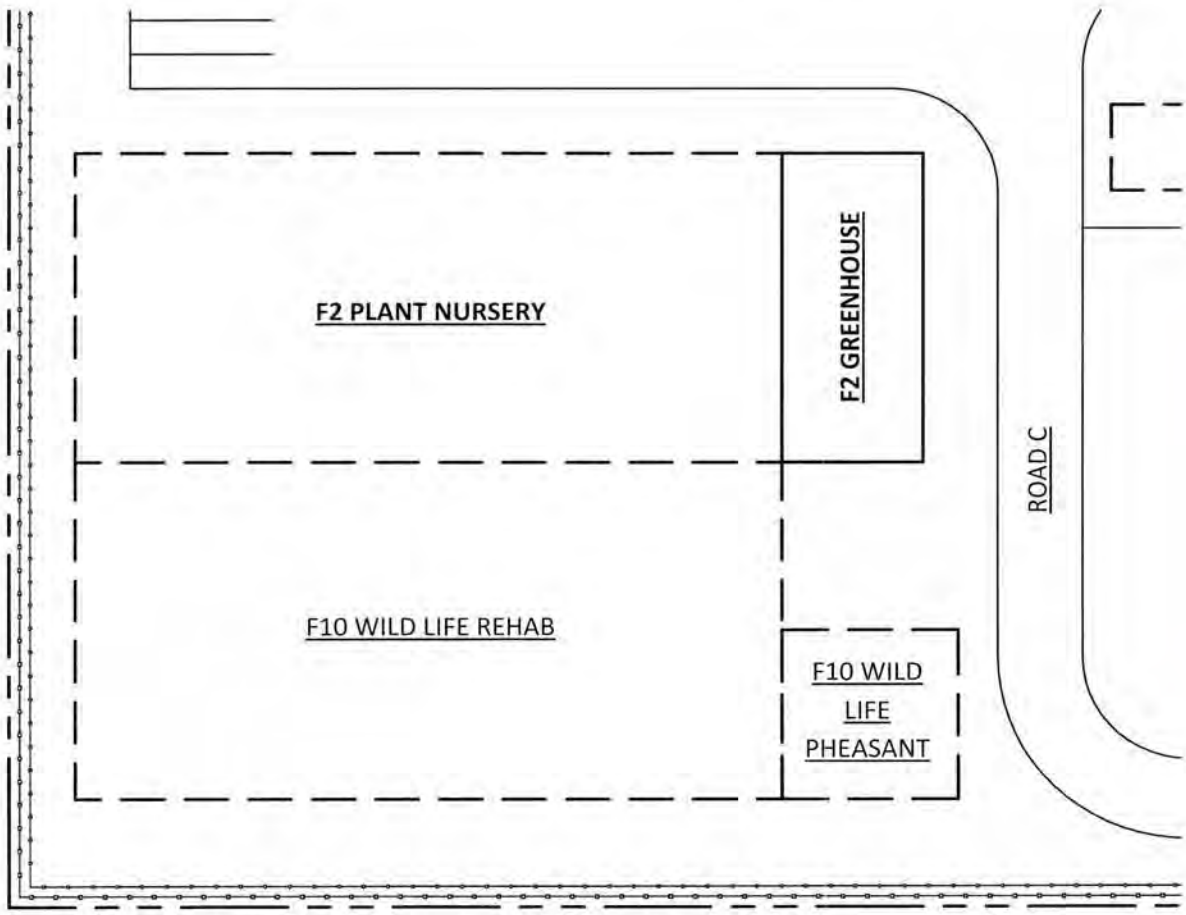


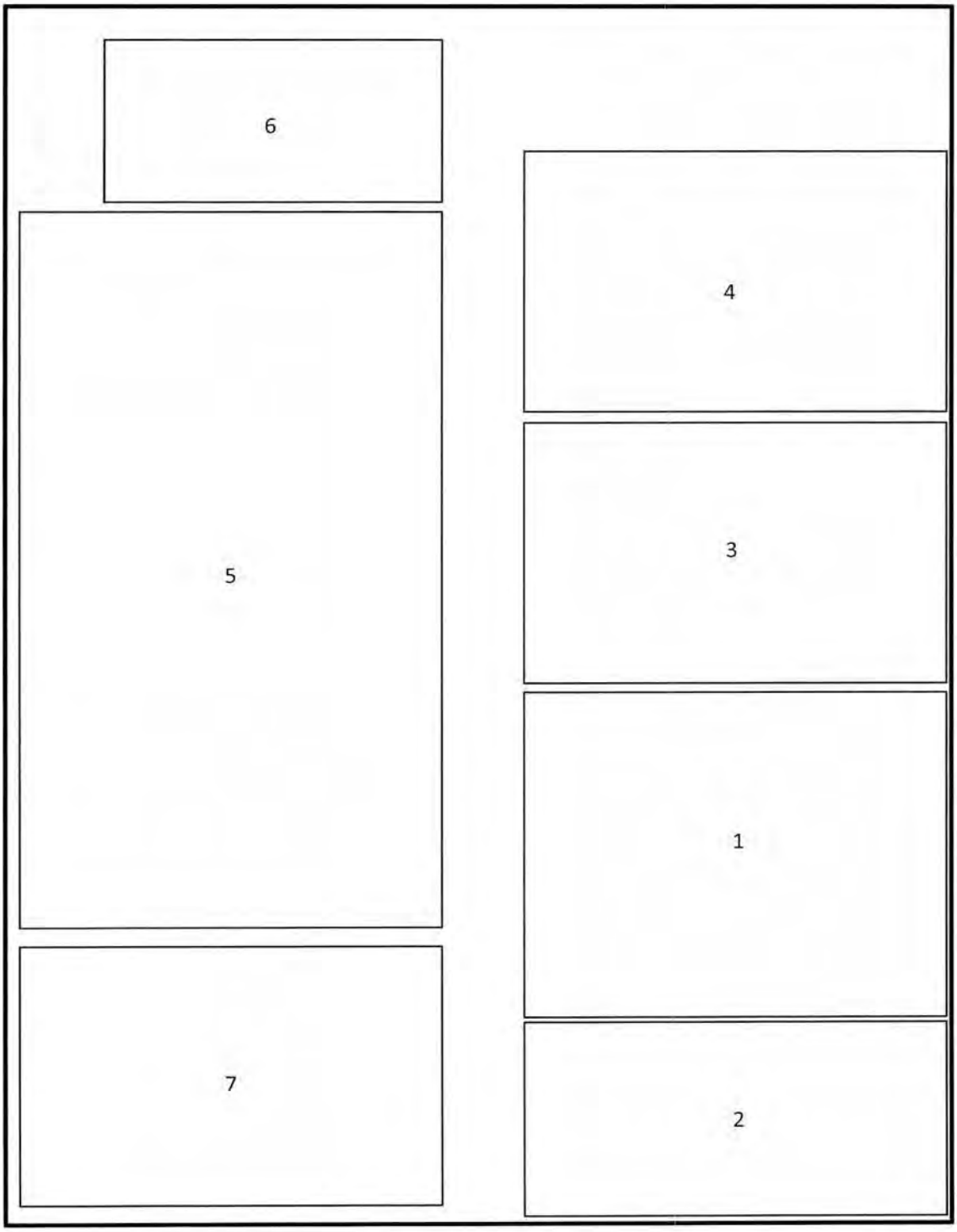
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F3 / SHARED LAB BUILDING

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DAR	FISH TANKS	500
2	DOFAW	WL SPECIMEN FREEZER ROOM	300
3	DOFAW	WL OFFICE	400
4	DOFAW	WL WILDLIFE BIOLOGIST OFFICE	400
5	SHARED	ADDITIONAL SPACE	1,110
6	SHARED	RESTROOM	200
7	SHPD	LAB	400
		SUB TOTAL	**3,310**
		CIRCULATION (15%)	497
		TOTAL	**3,807**

The Shared Lab Building will serve as the research facilities for endangered species, laboratory testing/ workspace for archeologist, and provide facilities for DAR's freshwater fish aquatic research and educational outreach program. The building will have approximately four (4) labs spaces, equipment storage, restrooms, breakrooms, small meeting rooms, outdoor covered areas for fish tanks/ work requiring outdoor environment, and other related spaces to support the functional use and support the operations programs stationed at the facilities. The final program and design of the space will be during the detailed design phase. The building will maintain the general design aesthetic of the complex.

The building can be generally described as a modified pre-engineered metal building.



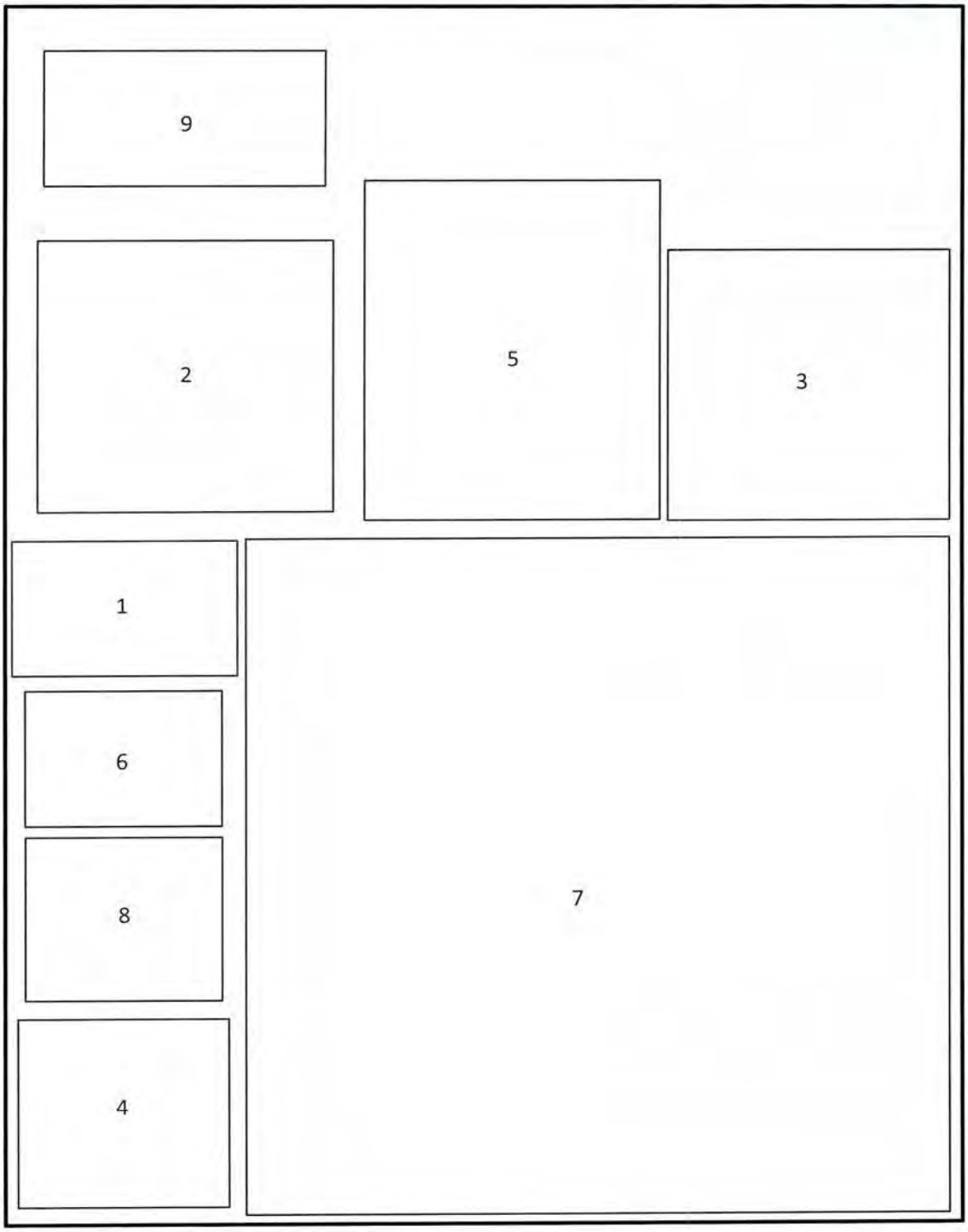
F3 Shared Lab Building. Image is not to scale. See chart on previous page for room numbers indicated above. Spaces shown are for relative sizing only. Functional relationships shall be worked out and finalized during design phase.

F4 / SHARED MULTIPURPOSE BUILDING

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DAR	CONFERENCE ROOM (WITH TELECONFERENCING)	162
2	DOBOR	CONFERENCE ROOM (WITH TELECONFERENCING)	412
3	DOBOR	MULTIPURPOSE AREA	400
4	DOCARE	CONFERENCE/TRAINING ROOM	212
5	DOFAW	CONFERENCE ROOM (WITH TELECONFERENCING)	512
6	DOFAW	KITCHEN	140
7	DOFAW	MULTIPURPOSE SPACE	2,500
8	PARKS	MEETING ROOM	162
9	SHARED	RESTROOM	200
		SUB TOTAL	**4,700**
		CIRCULATION 15%	705
		TOTAL	**5,405**

The Multipurpose Building is envisioned as a large space for large functions which can also be divided into smaller spaces. The building will also be accessible to an adjoining outdoor space that will increase its capacity for larger functions. The spaces will be used to host public meetings, public announcements, regular training classes, emergency exercises, hosting of emergency wildfire response personnel, and in the event of major crisis can be used as triage facility by DLNR. The building should be located in close proximity to the shared office/ public services building.

The building could be a masonry or tilt-up concrete structure, but will need to have long span for large open spaces.



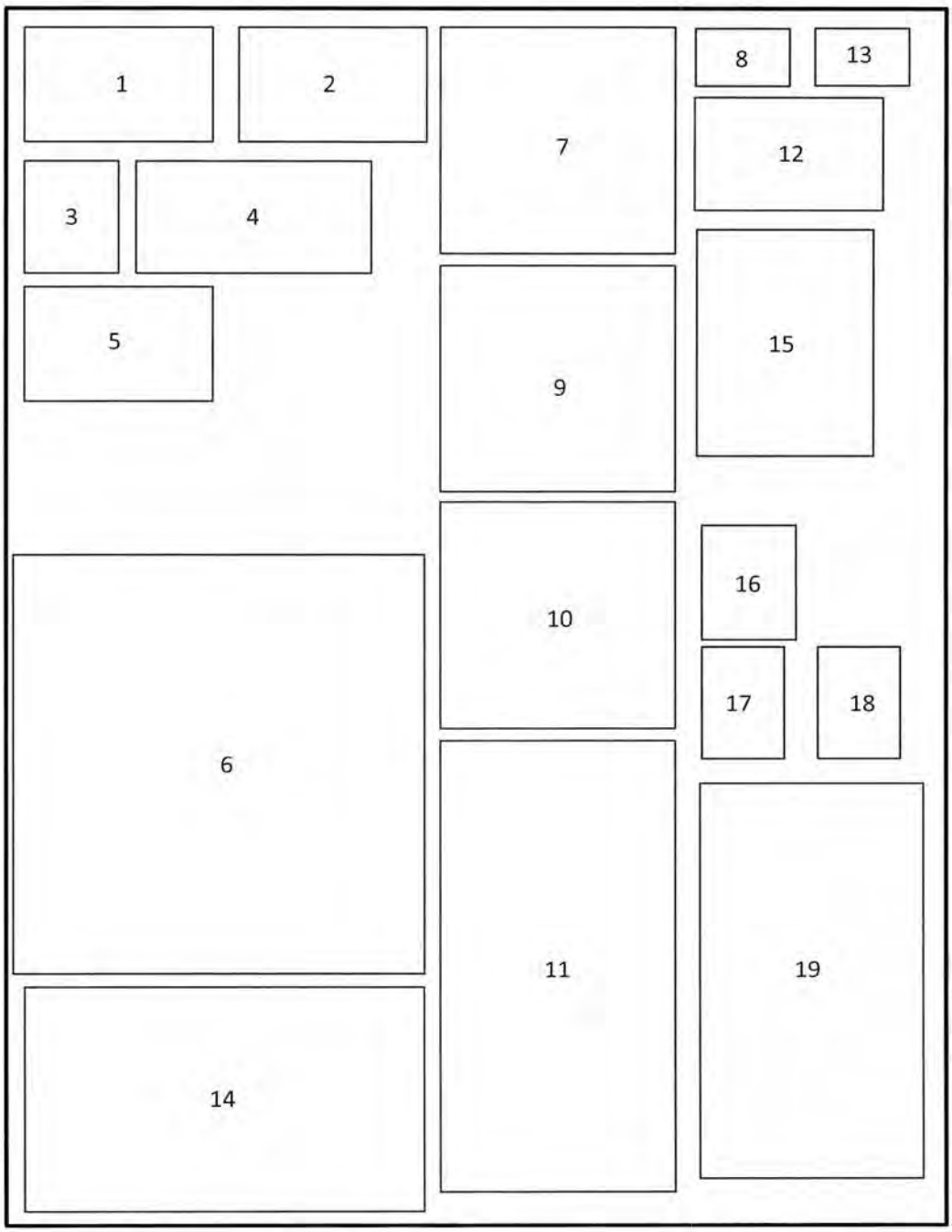
F4 Shared Multipurpose Building. Image is not to scale. See chart on previous page for room numbers indicated above. Spaces shown are for relative sizing only. Functional relationships shall be worked out and finalized during design phase.

F5 / SHARED OFFICE/PUBLIC SERVICES BUILDING

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DAR	OFFICES	160
2	DAR/ SHPD	RECEPTION AREA	162
3	DOBOR	CLASSROOM/TESTING ROOM	80
4	DOBOR	MULTIPURPOSE/CONFERENCE (FOR PUBLIC HEARINGS)	200
5	DOBOR	OFFICES	160
6	DOCARE	OFFICES	1,280
7	DOFAW	APCP OFFICE	400
8	DOFAW	COMM ROOM FOR EMERGENCY BASE STATION	40
9	DOFAW	KFBRP FIELD STAFF OFFICE	400
10	DOFAW	KFBRP WILDLIFE BIOLOGIST OFFICE	400
11	DOFAW	OFFICES	800
12	PARKS	OFFICES	160
13	PARKS	STAFF/BREAK ROOM	40
14	SHARED	LOCKER ROOM/SHOWER	680
15	SHARED	PUBLIC RESTROOM	300
16	SHPD	ARCHAEOLOGIST OFFICE	80
17	SHPD	ASSIST. ARCHAEOLOGIST OFFICE	65
18	SHPD	BURIAL SITE SPECIALIST OFFICE	65
19	SHPD	RECORDS LIBRARY	640
		SUB TOTAL	**6,112**
		CIRCULATION (15%)	917
		TOTAL	**7,029**

As part of increasing the services of DLNR to West Kauai each division included as part of this project will be allowed an office space within this building. The general function for this facility is to provide comparable office spaces and capabilities that are only currently available in Lihue. The planned spaces will be flexible office space with demising walls based on more detailed design discussions with the divisions in the future. The building will also extend the public service mission of DLNR by providing a location in west Kauai to issue and renew permits. This will be conducted at a shared public service desk area. In order to minimize the footprint of the building a preferred design could be a two-story structure.

The type of construction should be similar to the multipurpose building due to its close proximity and functional relationship.



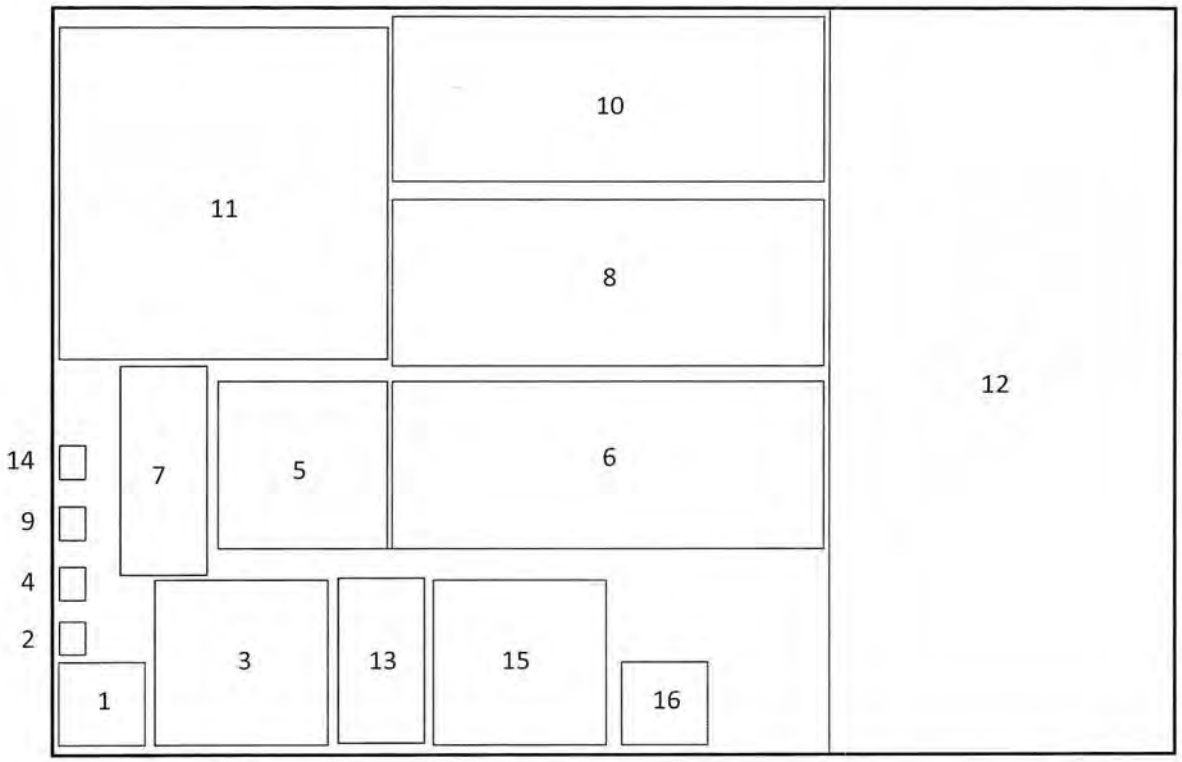
F5 Shared Offices/Public Services Building. Image is not to scale. See chart on previous page for room numbers indicated above. Spaces shown are for relative sizing only. Functional relationships shall be worked out and finalized during design phase.

F6 / SHARED STORAGE BUILDING

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DAR	EQUIPMENT STORAGE	96
2	DAR	HAZMAT STORAGE	12
3	DAR	MATERIAL STORAGE	400
4	DOBOR	HAZMAT STORAGE	12
5	DOFAW	APCP EQUIPMENT STORAGE	400
6	DOFAW	EQUIPMENT STORAGE	1,000
7	DOFAW	EQUIPMENT WASH & PROTECTIVE CLOTHING LAUNDRY	250
8	DOFAW	FIRE CACHE	1,000
9	DOFAW	HAZMAT STORAGE	12
10	DOFAW	MATERIAL STORAGE	1,000
11	DOFAW	SUPPLY STORAGE	1,500
12	DOFAW	WL SECURED EQUIPMENT & SUPPLY STORAGE	3,600
13	LD	SECURED STORAGE	200
14	PARKS	HAZMAT STORAGE	12
15	PARKS	MATERIAL STORAGE	400
16	ENGINEERING	STORAGE	100
		SUBTOTAL	**9,994**
		CIRCULATION (15%)	1,499
		TOTAL	**11,493**

In general, each division has requested the ability to increase their storage capacity. During planning and discussions, a large warehouse internally separated by security fencing will meet this requirement. The building will have a secured entrance, roll up doors, and security fencing on the interior provided for each requesting division.

The building construction recommended is a pre-engineered metal building.



F6 Shared Storage Building. Image is not to scale. See chart on previous page for room numbers indicated above. Spaces shown are for relative sizing only. Functional relationships shall be worked out and finalized during design phase.

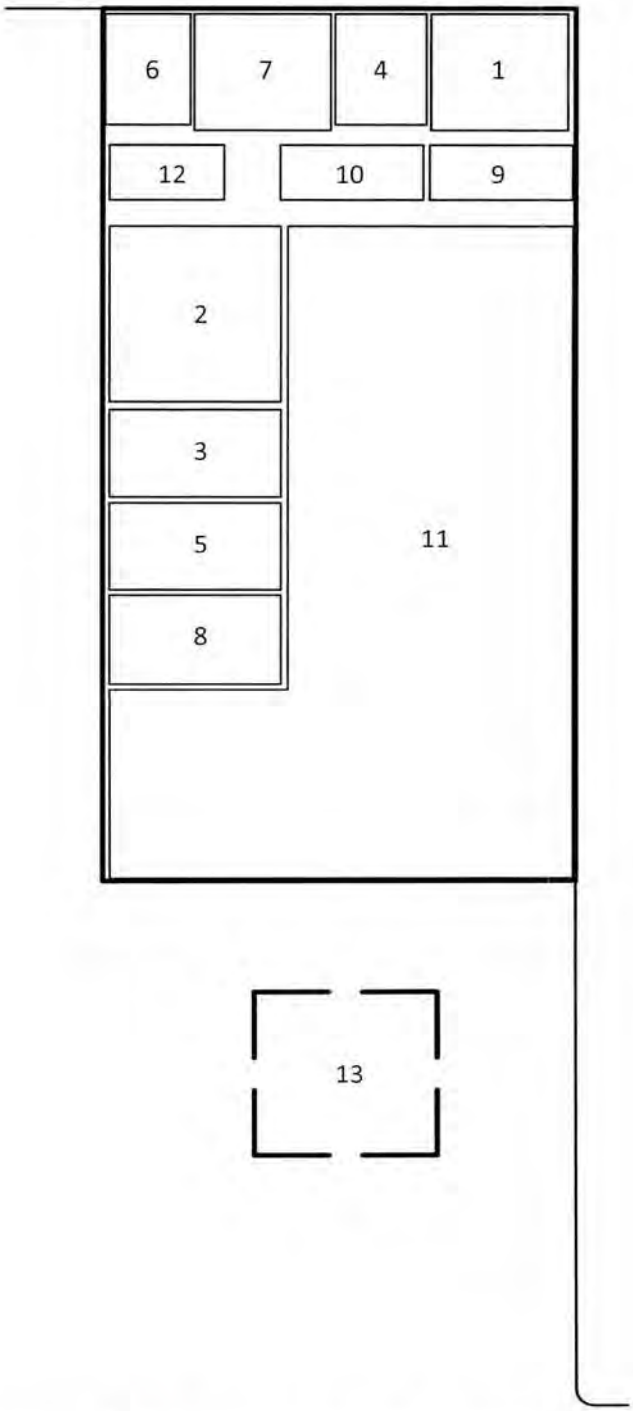
F7 / SHARED WORKSHOP/MAINTENANCE BUILDING

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DAR	CARPENTER SHOP	500
2	DAR	COVERED VEHICLE MAINTENANCE AREA	960
3	DOCARE	COVERED VEHICLE MAINTENANCE AREA	480
4	DOFAW	CARPENTER SHOP	320
5	DOFAW	COVERED VEHICLE MAINTENANCE AREA	480
6	DOFAW	STAGING AREA	300
7	PARKS	CARPENTER SHOP	500
8	PARKS	COVERED VEHICLE MAINTENANCE AREA	480
9	PARKS	PAINTING AREA	250
10	PARKS	WELDING AREA	250
11	SHARED	STORAGE AREA	7,000
12	SHARED	RESTROOM	200
		SUBTOTAL	**11,720**
		CIRCULATION (15%)	1,748
		SUBTOTAL	**13,478**
13	SHARED	VEHICLE WASH FACILITIES (SHARED OUTDOOR AREA ADJACENT TO THIS BUILDING) SUPPORTING DOBOR, DOCARE, DOFAW, AND PARKS REQUIREMENTS	960
		TOTAL	**14,438**

The Shared Workshop/Maintenance Building will support all divisions with the exception except for DAR and SHPD (as they did not have functions that required this type of facilities). The main use of the space will be regular equipment and vehicle maintenance/ repair, light construction to support parks, workshop for carpenters and facility maintenance of DLNR facilities. The functional uses of the facility requires high bay, overhead, and long spans, due to the request to be able to have boats and overhead engine hoist lifts. Each bay will have roll up door access that will allow trailers and large equipment to be driven in to the structure. The workshops will also be housed in the spaces and employ specialty ventilation systems for dust collection and painting.

An outdoor vehicle wash facility will be provided adjacent to this building where vehicles are clean before being parked in the Shared Parking (Heavy Duty) area. Space should be allocated in the Shared Workshop/Maintenance Building for associated equipment (i.e. compressors) and supply storage.

The building can be generally described as a modified pre-engineered metal building, with high open bay spaces.



F7 Shared Workshop/Maintenance Building. Image is not to scale. See chart on previous page for room numbers indicated above. Spaces shown are for relative sizing only. Functional relationships shall be worked out and finalized during design phase.

F8 / SHPD STORAGE BUILDING

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	SHPD	CLIMATE CONTROLLED STORAGE	800
2	SHPD	OFFICES	1,500
3	SHPD	STORAGE	800
4	SHPD	RESTROOMS	200
		SUBTOTAL	**3,300**
		CIRCULATION (15%)	495
		TOTAL	**3,795**

The SHPD Storage Building will be a climate controlled facility to store uncovered and surrendered artifacts, research library, and processed documents. The building is anticipated to house an office/ workspace, restroom, document and artifact viewing area for authorized/ supervised viewing of artifacts, storage bays, and secured artifact holding area. Due to the sensitive nature of the artifacts and materials housed in this building, the building should be not connected to other facilities and part of the secured area of the complex.

The building can generally be described as masonry or tilt-up concrete building.

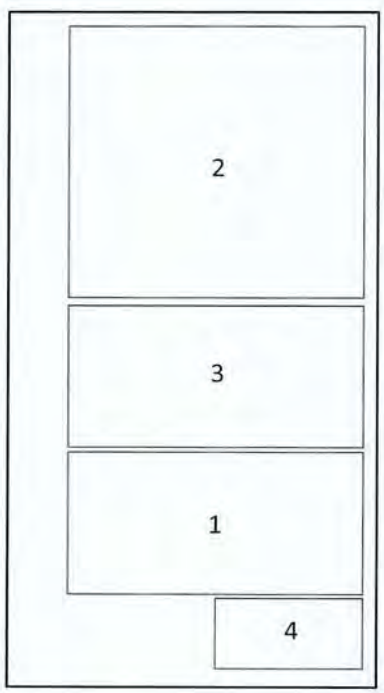


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F9 / DOBOR IMPOUND YARD

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DOBOR	IMPOUND YARD	5,000
		TOTAL	**5,000**

The DOBOR Impound Yard will be a large open secured lot with covered areas used to park impounded vehicles. The entrance to the lot is to be secured. The lot will also include a check-in and claim station, which will have a small office, counter, restroom, and storage.

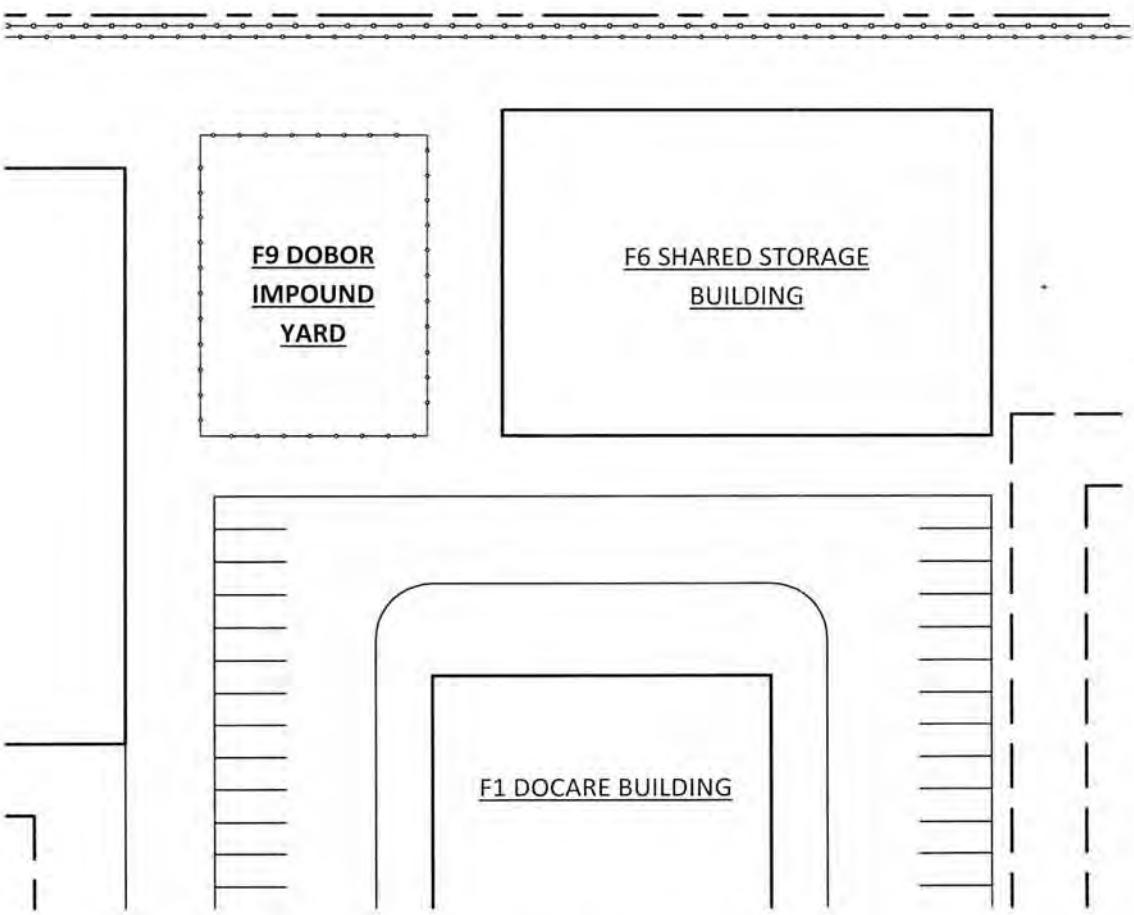


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F10 / DOFAW ANIMAL AREA

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DOFAW	WL PHEASANT REARING PEN & BROODING AREA	2,500
2	DOFAW	WL REHAB PEN AREA	20,000
		TOTAL	**22,500**

As part of its area of responsibility DOFAW supports endangered species rehabilitation and study. The main facilities required for these programs will be pens to keep predatory animals out of the rehabilitation pens. A covered area shall also be provided with a water supply and storage and open work space to treat the animals housed in this area.

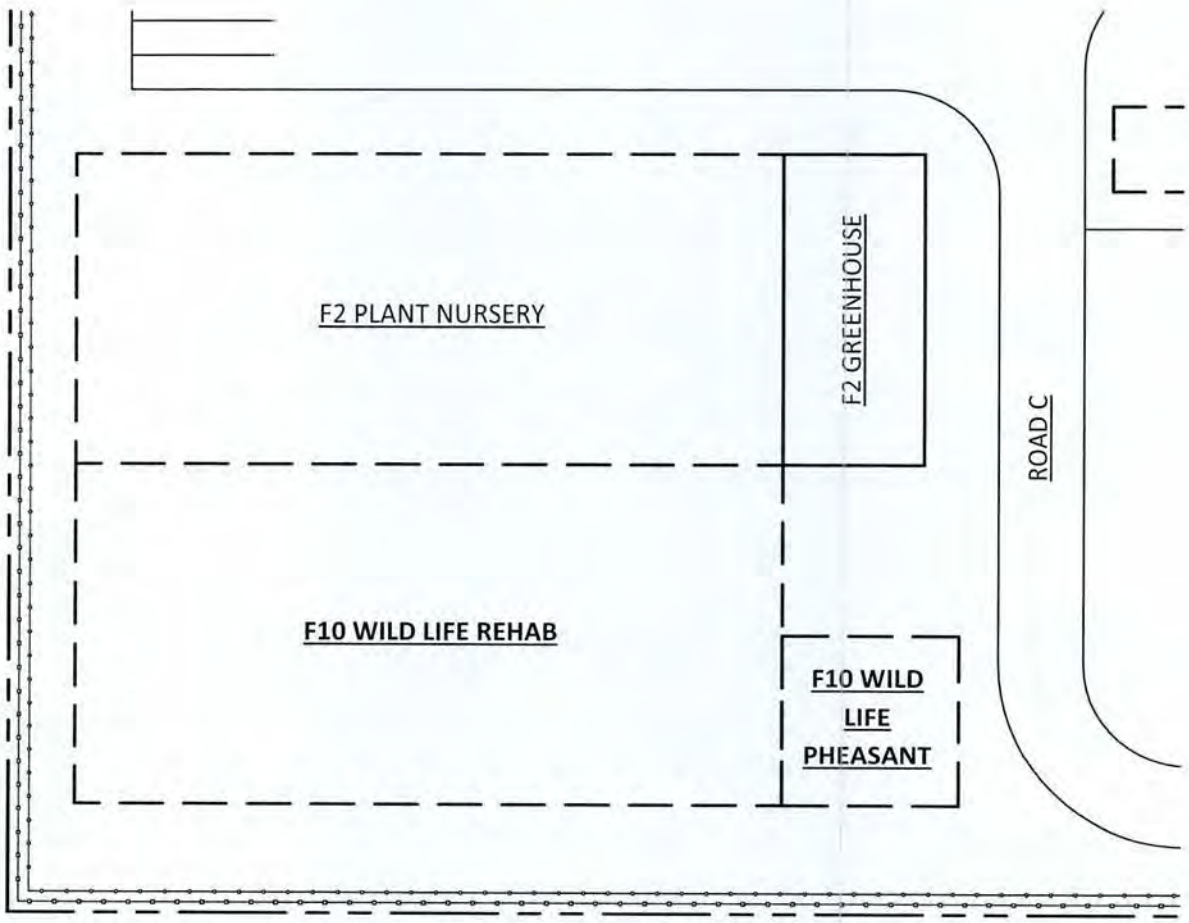


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F11 / DOFAW FUELING AND WATER FILL STATION

NO.	STAKEHOLDER	FUNCTION	AREA (SF)
1	DOFAW	FUELING STATION (UNLEADED & DIESEL)	600
2	DOFAW	WATER TRUCK FILL STATION	580
		TOTAL	**1,180**

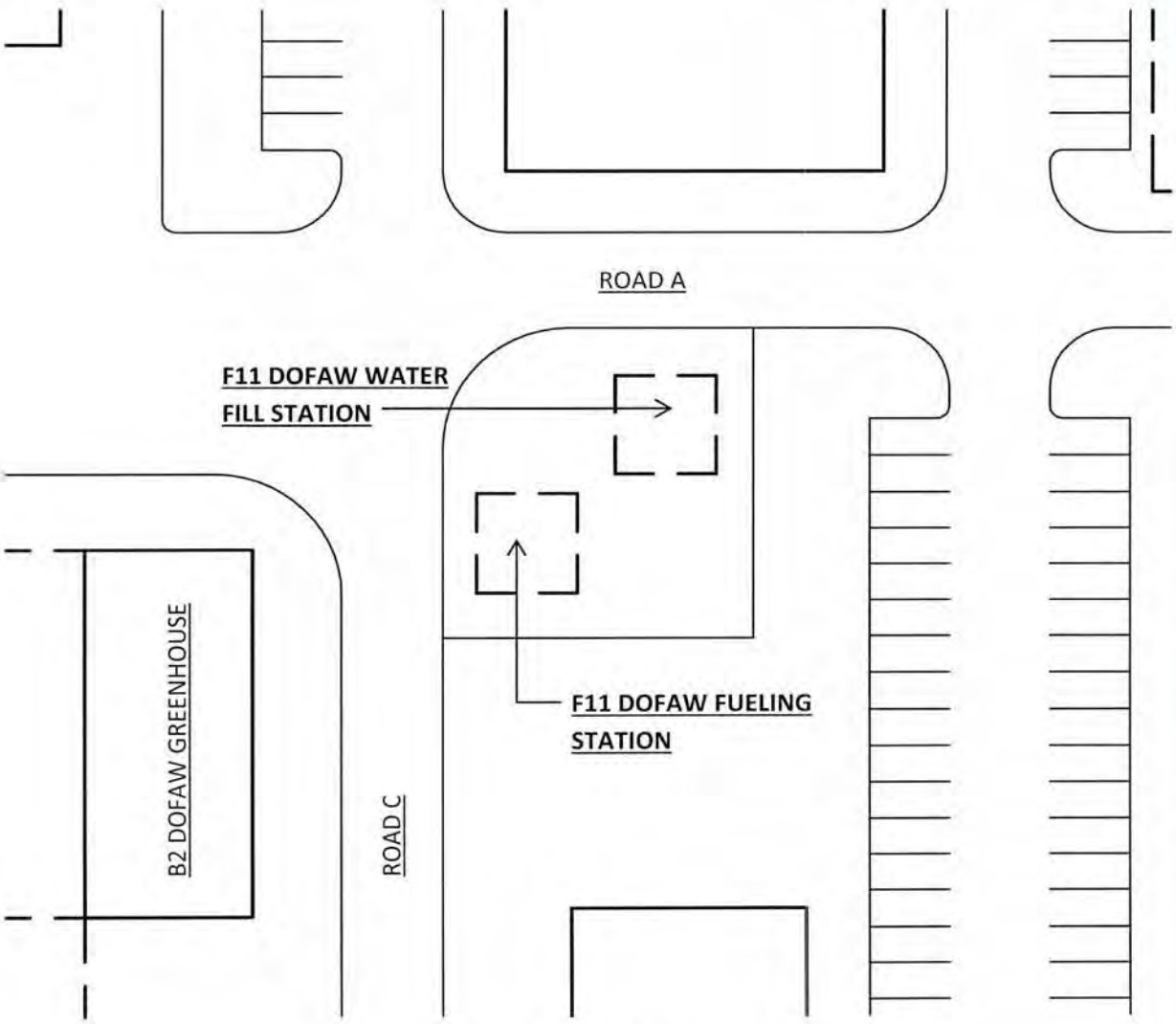


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PROJECT PHASING

CONSTRUCTION COST OVERVIEW

Listed below are the opinions of probable construction costs for a design –bid-build contract by a qualified contractor. Competitive bids from a minimum of 5 qualified bidders are assumed. Costs are current and Davis Bacon labor rates are used.

PHASE	BUILDING/AREA NAME	COST ESTIMATE ($)
1	SITE CIVIL AND ELECTRICAL WORK	5,324,000
1	DOFAW FUELING AND WATER FILL STATION	231,000
	TOTAL	**5,555,000**
2	SITE ELECTRICAL WORK	401,000
2	SHARED PARKING (HEAVY DUTY, COVERED)	1,518,000
2	SHARED WORKSHOP/MAINTENANCE BUILDING	5,582,000
	TOTAL	**7,501,000**
3+	SITE ELECTRICAL WORK	806,000
3+	DOBOR IMPOUND YARD	229,000
3+	DOCARE BUILDING	5,788,000
3+	DOFAW ANIMAL AREA	649,000
3+	DOFAW PLANT NURSERY/GREENHOUSE	740,000
3+	SHARED LAB BUILDING	2,310,000
3+	SHARED MULTIPURPOSE BUILDING	3,991,000
3+	SHARED OFFICE/PUBLIC SERVICES BUILDING	4,836,000
3+	SHARED STORAGE BUILDING	4,640,000
3+	SHPD STORAGE BUILDING	2,355,000
	TOTAL	**26,344,000**
	PROJECT TOTAL	**39,400,000**

The recommended work for each phase is driven by funding and functional requirements.

PHASE 1

RECOMMENDED SCOPE OF WORK

1. SITE CIVIL AND ELECTRICAL WORK
2. DOFAW FUELING AND WATER FILL STATION

GENERAL DESCRIPTION OF WORK

This phase would include the following work:

1. Site demolition, erosion control, clearing and grubbing, boulders removal, dust and silt fencing, seeding, and construction entrance.
2. Site work including excavation, embankments, roads, sidewalks, security fencing, cattle fencing, access gates, and related items.
3. Site utilities including water, fire hydrants, sanitary sewer, and stormwater work.
4. Site electrical work including pole riser, transformer pad, electrical manholes, electrical handholes, underground infrastructure, telecom manholes, telecom handholes, metering equipment, secondary distribution equipment, secondary feeders, site lighting fixtures, emergency generator with exterior enclosure, and allowances for KIUC, HT, and OTWC.
5. Fueling and water fill stations.

Phase 1 will lay the foundation for all future phases of work by providing completed site work and infrastructure.

PHASE 2

RECOMMENDED SCOPE OF WORK

1. SITE ELECTRICAL WORK
2. SHARED WORKSHOP/MAINTENANCE BUILDING
3. SHARED PARKING (HEAVY DUTY, COVERED)

GENERAL DESCRIPTION OF WORK

This phase would include the following work:

1. Site electrical work including transformer pads, secondary feeders, underground infrastructure, metering equipment, secondary distribution equipment, emergency generator with exterior enclosure, and allowances for KIUC, HT, and OTWC.
2. Build out of the northwest corner of the site with Shared Workshop/Maintenance Building, Shared Parking (Heavy Duty, covered), and vehicle wash down areas.
3. If funding/budget should increase, additional facilities can prioritized from Phase 3 group and added to Phase 2

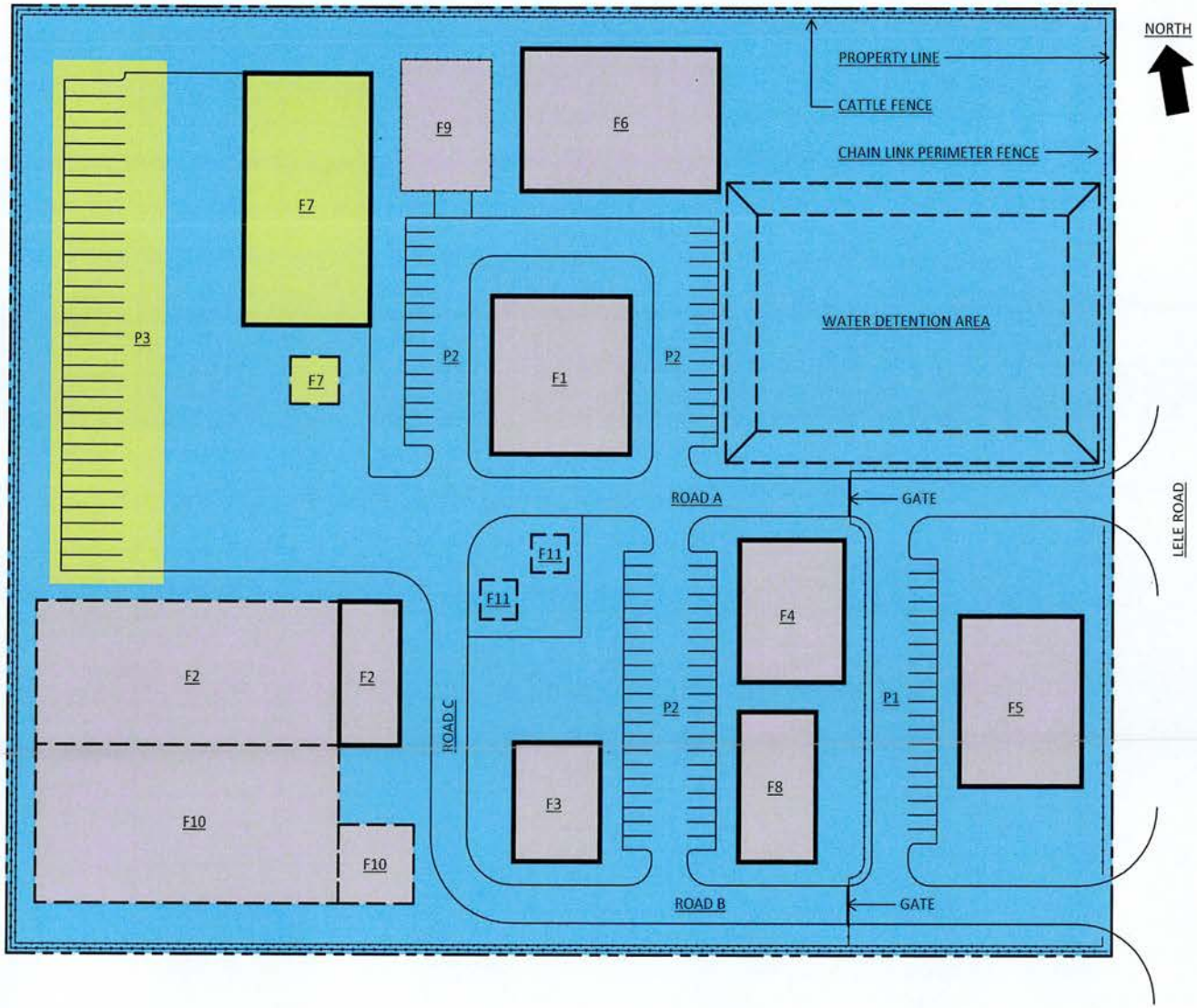
PHASE 3 AND BEYOND

RECOMMENDED SCOPE OF WORK

The phase of work would include the construction of the following facilities in one or more phases:

1. SITE ELECTRICAL WORK
2. DOBOR IMPOUND YARD
3. DOCARE BUILDING
4. DOFAW ANIMAL AREA
5. DOFAW PLANT NURSERY/GREENHOUSE
6. SHARED LAB BUILDING
7. SHARED MULTIPURPOSE BUILDING
8. SHARED OFFICE/PUBLIC SERVICES BUILDING
9. SHARED STORAGE BUILDING
10. SHPD STORAGE BUILDING

The facilities above will need to be prioritized by funding/budgets as well as functional requirements in the future. The site electrical work (similar to Phase 2) will be dependent on the actual number of facilities being constructed in the current phase.



PHASING PLAN

KEY	PHASE OF WORK
	PHASE 1
	PHASE 2
	PHASE 3 AND BEYOND (3+)

KEY	PARKING
P1	PUBLIC PARKING (UNCOVERED)
P2	SHARED PARKING (COVERED)
P3	SHARED PARKING (HEAVY DUTY, COVERED)
	TOTAL

KEY	FACILITY
F1	DOCARE BUILDING
F2	DOFAW PLANT NURSERY/GREENHOUSE
F3	SHARED LAB BUILDING
F4	SHARED MULTIPURPOSE BUILDING
F5	SHARED OFFICE/PUBLIC SERVICES BUILDING
F6	SHARED STORAGE BUILDING
F7	SHARED WORKSHOP/MAINTENANCE BUILDING
F8	SHPD STORAGE BUILDING
F9	DOBOR IMPOUND YARD
F10	DOFAW ANIMAL AREA
F11	DOFAW FUELING AND WATER FILL STATION

Notes:

- Site plan is not to scale.

DESIGN DIRECTION

OVERVIEW

Modern functional industrial design and sustainability drives the concept of this project. The new West Kauai Field Operations Facility seeks to provide an efficient and economical base of operations, while offering a functional layout to enhance the flow of the public and private spaces. The building aesthetics will follow the principles of modern industrial architecture, but will depart from the dull image of ordinary industrial design by creatively composing industrialized materials. The overall façade of each building will embrace industrial materials and combining the different types will create a much creative expression. Structural framing members will be used to produce a building form that is both functional and esthetically pleasing.

By utilizing sustainability concepts, the forms of the buildings and its relationship to its environment will dictate its placement in respect to its natural surroundings, by taking full advantage of the environment (such as prevailing winds, drainage, and sun path). The use of transparent or semitransparent components will capture the natural light to provide an inviting and workable atmosphere. Natural ventilation will be utilized to reduce the use of HVAC systems, unless it's specified as a requirement. Great care should also be placed to respect the view planes of the site. Approaching the architecture ecologically, and understanding the living systems and natural science of the site; we will achieve a quality design that produces outstanding, long lasting and operationally effective buildings.

INSPIRATIONAL PHOTOGRAPHY







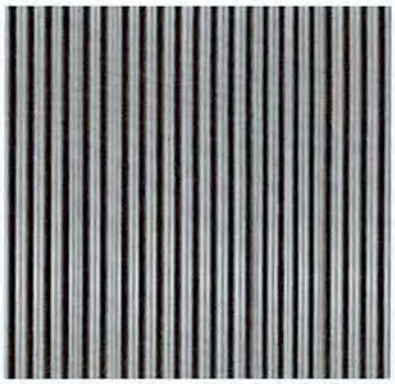




EXTERIOR MATERIALS



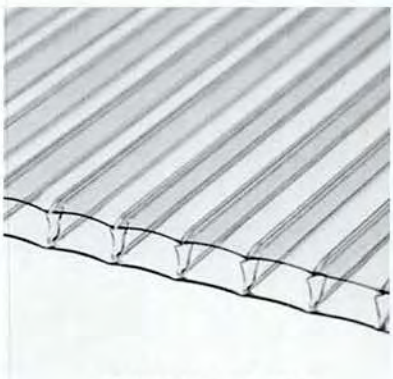
CONCRETE



CORRUGATED METAL



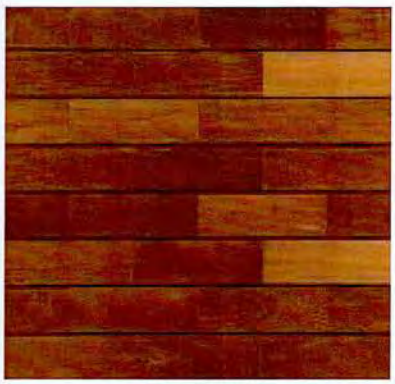
CLEAR GLASS



POLYCARBONATE



CONCRETE BLOCK



IPE WOOD

APPENDIX A: PRELIMINARY GEOTECHNICAL INVESTIGATION

Hirata & Associates
Geotechnical Engineering
Hirata & Associates, Inc.
99-1433 Koaha Pl
Aiea, HI 96701
tel 808.486.0787
fax 808.486.0870

LETTER OF TRANSMITTAL

W.O. 15-5832

October 8, 2015

TO: Mr. Scott rj Harada
INK ARCH LLC
650 Iwilei Road, #228
Honolulu, HI 96817

SUBJECT: DLNR West Kauai Baseyard Facility
Hanapepe, Kauai
TMK: (4) 1-8-08: Portion of 20

WE ARE TRANSMITTING THE FOLLOWING:

COPIES	DESCRIPTION
7	Preliminary Geotechnical Investigation report

__X__ For your information and use
_____ As requested
_____ For review
_____ Other

Rick I.K. Yoshida, P.E.

PRELIMINARY GEOTECHNICAL INVESTIGATION
DLNR WEST KAUAI BASEYARD FACILITY
HANAPEPE, KAUAI
TMK: (4) 1-8-08: PORTION OF 20

for

INK ARCH LLC

HIRATA & ASSOCIATES, INC.
W.O. 15-5832
October 7, 2015

Hirata & Associates

Geotechnical Engineering

Hirata & Associates, Inc.
99-1433 Koaha Pl
Aiea, HI 96701
tel 808.486.0787
fax 808.486.0870

October 7, 2015
W.O. 15-5832

Mr. Scott rj Harada
INK ARCH LLC
650 Iwilei Road, #228
Honolulu, Hawaii 96817

Dear Mr. Harada:

Our report, "Preliminary Geotechnical Investigation, DLNR West Kauai Baseyard Facility, Hanapepe, Kauai, TMK: (4) 1-8-08: Portion of 20," dated October 7, 2015, our Work Order 15-5832 is enclosed. This investigation was conducted in general conformance with the scope of services presented in our proposal dated July 8, 2015.

Our borings encountered surface soil classified as reddish brown clayey silt. The clayey silt was in a stiff condition and extended to depths ranging from about 2 to 8.5 feet below ground surface. Laboratory testing, as well as our past experience in the Hanapepe area, indicates that the clayey silt has a low expansion potential at its in-situ moisture content. Underlying the clayey silt was highly to moderately weathered basalt, extending down to the maximum depths drilled. Neither groundwater nor seepage water was encountered.

For preliminary planning and design purposes during the Programming and Planning Phase of this project, conventional shallow foundations founded directly on the undisturbed clayey silt or newly placed fill may be assumed for support of proposed structures on the site.

Additional preliminary geotechnical recommendations for development of the proposed DLNR West Kauai Baseyard Facility are presented in this report.

We appreciate this opportunity to be of service. Should you have any questions concerning this report, please feel free to call on us.

Very truly yours,

HIRATA & ASSOCIATES, INC.

Paul S. Morimoto President

PSM:TS

TABLE OF CONTENTS

INTRODUCTION 1

PROJECT CONSIDERATIONS 2

SITE CONDITIONS 2

SOIL CONDITIONS 3

CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS 4

- Foundations 4
- Seismic Design 5
- Lateral Design 5
- Foundation Settlement 5
- Slabs-on-Grade 6
- Pavement Design 7
- Site Grading 7

LIMITATIONS 9

APPENDICES

APPENDIX A

Description of Field Investigation ..... Plates A1.1 to A1.3

Location Map ..... Plate A2.1

Boring Location Plan ..... Plate A2.2

Boring Log Legend ..... Plate A3.1

Unified Soil Classification System ..... Plate A3.2

Boring Logs ..... Plates A4.1 to A4.4

Department of Health Site Evaluation/Percolation Test Forms ..... Plates A5.1 to A5.4

APPENDIX B

Description of Laboratory Testing ..... Plates B1.1 and B1.2

Consolidation Test Reports ..... Plates B2.1 and B2.2

Shear Test Reports ..... Plates B3.1 and B3.2

Modified Proctor Curve ..... Plate B4.1

CBR Test Report ..... Plate B5.1

PRELIMINARY GEOTECHNICAL INVESTIGATION
DLNR WEST KAUAI BASEYARD FACILITY
HANAPEPE, KAUAI
TMK: (4) 1-8-08: PORTION OF 20

INTRODUCTION

This report presents the results of our preliminary geotechnical investigation performed for the proposed DLNR West Kauai Baseyard Facility, in Hanapepe, Kauai. Our scope of services for this study included the following:

- A visual reconnaissance of the site and its vicinity to observe existing conditions which may affect the project. The general location of the project site is shown on the enclosed Location Map, Plate A2.1.
- A review of available in-house soils information pertinent to the site and the proposed project.
- Drilling and sampling four exploratory borings to depths ranging from approximately 17.5 to 25 feet. A description of our field investigation is summarized on Plates A1.1 through A1.3. The approximate exploratory boring locations are shown on the enclosed Boring Location Plan, Plate A2.2, and the soils encountered in the borings are described on the Boring Logs, Plates A4.1 through A4.4.
- Drilling four percolation test holes to depths of approximately 5 feet. The approximate test hole locations are shown on Plate A2.2. Falling head percolation tests were performed in the test holes and results are presented on Department of Health Site Evaluation/Percolation Test forms, Plates A5.1 through A5.4.
- Laboratory testing of selected soil samples. Testing procedures are presented in the Description of Laboratory Testing, Plates B1.1 and B1.2. Test results are presented in the Description of Laboratory Testing, and on the Unified Soil Classification System Sheet (Plate A3.2), Boring Logs (Plates A4.1 through A4.4), Consolidation Test reports (Plates B2.1 and B2.2), Direct Shear Test reports (Plates B3.1 and B3.2), Modified Proctor Test report (Plate B4.1), and CBR Test report (Plate B5.1).
- Engineering analyses of the field and laboratory data.

- Preparation of this report presenting preliminary geotechnical recommendations for the design of foundations, including seismic considerations, resistance to lateral pressures, retaining walls, slabs-on-grade, flexible and rigid pavement, and site grading.

PROJECT CONSIDERATIONS

Information regarding the proposed project was provided by personnel from your office.

The overall site encompasses approximately 10 acres of land and will consist of a new DLNR baseyard facility. In addition to multiple structures, the facility will include open storage areas consisting of asphaltic concrete/and or concrete pavement. We assume that the structures will be one to two stories in height and we understand that the open storage areas will accommodate heavy equipment, such as dozers and excavators, trailers, water and fuel tanker trucks, and wild-fire trucks. Retention ponds are also planned.

Although finish floor elevations were not available at the time of this report, based on the existing topography of the site, we envision that grading for the proposed facility will consist of both cuts and fills.

Development of the proposed facility may include multiple structures as part of multiple design projects performed in various phases. The intent of this preliminary geotechnical investigation is to provide preliminary geotechnical recommendations for planning purposes for the future projects. Separate geotechnical investigations and reports will be required for design of each specific project/phase and should consist of additional exploratory borings, laboratory testing, and analyses.

SITE CONDITIONS

The proposed DLNR West Kauai Baseyard is located on the west side of Lele Road, south of its intersection with Kaumualii Highway in Hanapepe, Kauai. The project site is bordered on the south by the Kauai Veteran's Cemetery, on the east

by a refuse center across Lele Road, and on the west and north by undeveloped parcels of land.

At the time of our fieldwork, the site was covered with a moderate growth of vegetation. Several vacant structures were also observed. An existing berm, consisting of non-engineered fill, extends along the eastern portion of the site in an approximate north-south alignment. An abandoned access road extends from Lele Road through the central portion of the site in an approximate east-west direction. A triangular-shaped concrete slab-on-grade extends about 160 feet north and 65 feet west from the southeast corner of the property.

The project site gently slopes downward toward the east, with elevations ranging from about +28.7 to +51.5 in the west to about +27.5 to +16 in the east. Drainage over the site appears to flow in an easterly direction.

SOIL CONDITIONS

Our borings encountered surface soil classified as reddish brown clayey silt. The clayey silt was in a stiff condition and extended to depths ranging from about 2 to 8.5 feet below ground surface. Laboratory testing, as well as our past experience in the Hanapepe area, indicates that the clayey silt has a low expansion potential at its in-situ moisture content.

Underlying the clayey silt was dense highly weathered basalt, extending to depths of about 5 to 17 feet. With the exception of boring B1, underlying the highly to completely weathered basalt was moderately weathered basalt, extending down to the maximum depths drilled. A 2-inch and 3-inch void was encountered in the basalt stratum at boring B2 at depths of about 16.5 and 18.5 feet respectively.

Neither groundwater nor seepage water was encountered.

CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS

Based on our exploratory fieldwork and laboratory testing, we believe that from a geotechnical viewpoint, the site can generally be developed as planned. Conventional shallow foundations bearing directly on the undisturbed reddish brown clayey silt or newly placed fill may be used to support the proposed structures. Although both materials are capable of supporting the proposed structures, all foundations supporting a single structure should be founded entirely on the same type of material to provide more uniform support and reduce the potential for differential settlement.

Although not encountered in our borings, previous investigations performed by our office in the project area encountered expansive gray silty clay in isolated areas. However, we do not expect that the gray silty clay will be encountered in structural excavations.

Foundations

Conventional shallow foundations, such as spread footings or thickened slab foundations, founded directly on the undisturbed reddish brown clayey silt or newly placed fill, may be assumed for support of the proposed structures. All foundations supporting the same structure should be founded entirely on the same type of material.

For preliminary planning purposes, foundations may be designed for an allowable bearing value of 3,000 pounds per square foot. The allowable bearing value is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading which includes the effects of wind and seismic forces.

Spread footings should be a minimum 16 inches in width; thickened slab foundations should be a minimum 12 inches wide. Foundations should be embedded at least 12 inches and 18 inches below finish grade for one and two story structures, respectively.

In addition, we recommend that areas adjacent to the structure be graded to allow surface water to drain away from the building. Downspouts connected to rain gutters should discharge water away from the structure.

Seismic Design

Based on the borings drilled as part of this study and our knowledge of the deep soil conditions in the area, the subsurface soils can be characterized as a stiff soil profile. Therefore, based on the 2012 International Building Code, Site Class D is recommended for this site.

Lateral Design

Resistance to lateral loading may be provided by friction acting at the base of foundations, and by passive earth pressure acting on the buried portions of foundations.

A coefficient of friction of 0.4 may be used with the dead load forces. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per cubic foot with a maximum earth pressure of 3,000 pounds per square foot. Unless covered by pavement or concrete slabs, the upper 12 inches of soil should not be considered in computing lateral resistance.

For active earth pressure considerations, equivalent fluid pressures of 40 and 50 pounds per cubic foot may be used for level and sloping backfill conditions, respectively. An equivalent fluid pressure of 55 pounds per cubic foot may be used for restrained conditions.

Foundation Settlement

Although structural loads were not available at the time of this report, based on the stiff condition of the underlying clayey silt, neither excessive total nor differential settlement is anticipated.

Slabs-on-Grade

To provide uniform support, building slabs-on-grade should be underlain by a minimum 4 inches of gravel cushion, such as #3 Fine (ASTM C 33, No. 67), and a vapor barrier placed over the cushion material. Slabs which will be subjected to vehicle loading should be underlain by a minimum 6 inches of aggregate base course in lieu of the 4-inch gravel cushion.

Slab subgrades consisting of cohesive soil should be scarified to a minimum depth of 6 inches, moisture conditioned to about 2 percent above optimum moisture content, and compacted to between 90 and 95 percent compaction as determined by ASTM D 1557. Slab subgrades consisting of granular structural fill should be scarified to a minimum depth of 6 inches, moisture conditioned to about 2 percent above optimum moisture content, and compacted to a minimum 95 percent compaction as determined by ASTM D 1557.

The aggregate base course should also be compacted to a minimum 95 percent compaction as determined by ASTM D 1557. The gravel cushion should be compacted to a level surface using a vibratory compactor.

In terms of serving as slab cushion, basaltic termite barrier (BTB) may be used in place of the 4 inches of clean gravel. The recommended minimum thickness of the BTB material should be compacted as indicated by the manufacturer's specifications.

Slabs-on-grade which will receive floor covering, especially "hard" floor covering such as slate or marble, should include control joints saw-cut into the concrete slab. The purpose of this is to help reduce the potential for reflective cracking of the floor covering due to shrinkage cracks in the concrete slab. Proper curing of the concrete slab will help reduce shrinkage cracking.

Exterior slabs-on-grade and concrete walkways should be underlain by a minimum 6 inches of aggregate base course.

Pavement Design

We assume that proposed facility will accommodate heavy equipment, such as dozers and excavators, trailers, water and fuel tanker trucks, and wildfire trucks. Flexible and rigid pavement may be designed based on the following sections and assumes subgrade conditions consisting of the onsite clayey silt:

Flexible Pavement

3.0"	Asphalt Concrete
6.0"	Aggregate Base Course (CBR = 85 minimum)
6.0"	Select Borrow (CBR = 25 minimum)
15.0"	Total Thickness

Rigid Pavement

6.0"	Portland Cement Concrete
6.0"	Aggregate Base Course (CBR = 85 minimum)
12.0"	Total Thickness

Prior to placement of base course and select borrow, the exposed subgrade should be scarified to a minimum depth of 6 inches, moisture conditioned to about 2 percent above optimum moisture content, and compacted to between 90 and 95 percent compaction as determined by ASTM D 1557. The aggregate base course and select borrow should be compacted to a minimum 95 percent compaction as determined by ASTM D 1557.

If grading in pavement areas will consist of fill placement, the select borrow sections for flexible pavement may be eliminated.

Site Grading

Site Preparation – The project site should be cleared of all vegetation, including large roots, construction debris, and other deleterious material. In areas requiring fill placement, the exposed subgrade should be scarified to a minimum depth of 6 inches, moisture conditioned to about 2 percent above the optimum moisture content, and compacted to between 90 and 95 percent compaction as determined by ASTM D 1557.

Structural Excavations – Based on our exploratory borings, it is our opinion that excavations into the clayey silt can generally be accomplished using conventional excavating equipment

Temporary cuts into the clayey silt should be stable at slope gradients of 1H:1V or flatter. It should be the Contractor's responsibility to conform to all OSHA safety standards for excavations.

Onsite Fill Material – The onsite clayey silt will be acceptable for reuse in compacted fills and backfills. Rock fragments larger than 3 inches in maximum dimension should be removed prior to reuse.

Imported Fill Material – Imported structural fill should be well-graded, non-expansive granular material. Specifications for imported granular structural fill should indicate a maximum particle size of 3 inches, and state that between 8 and 20 percent of soil by weight shall pass the #200 sieve. In addition, the plasticity index (P.I.) of that portion of the soil passing the #40 sieve shall not be greater than 10. Imported structural fill should have a CBR expansion value no greater than 1.0 percent and a minimum CBR value of 15 percent, when tested in accordance with ASTM D 1883.

Compaction – Cohesive soils, such as the onsite clayey silt, should be placed in horizontal lifts restricted to 8 inches in loose thickness and compacted to between 90 and 95 percent compaction as determined by ASTM D 1557.

Granular fill, such as imported structural fill and backfill, should be placed in horizontal lifts restricted to 8 inches in loose thickness and compacted to a minimum 95 percent compaction as determined by ASTM D 1557.

Fill placed in areas which slope steeper than 5H:1V should be continually benched as the fill is brought up in lifts.

LIMITATIONS

The boring logs indicate the approximate subsurface soil conditions encountered only at those times and locations where our borings were made, and may not represent conditions at other times and locations.

This report was prepared specifically for INK ARCH LLC and their sub-consultants for the Programming and Planning Phase of the proposed DLNR West Kauai Baseyard Facility, in Hanapepe, Kauai. The boring logs, laboratory test results, and recommendations presented in this report are for preliminary design purposes only, and are not intended for use in final design.

Our preliminary recommendations and conclusions are based upon the site materials observed, the preliminary design information made available, the data obtained from our site exploration, our engineering analyses, and our experience and engineering judgment. The conclusions and preliminary recommendations in this report are professional opinions which we have strived to develop in a manner consistent with that level of care, skill, and competence ordinarily exercised by members of the profession in good standing, currently practicing under similar conditions in the same locality. We will be responsible for those recommendations and conclusions, but will not be responsible for the interpretation by others of the information developed. No warranty is made regarding the services performed, either expressed or implied.

Respectfully submitted,

HIRATA & ASSOCIATES, INC.

Rick Yoshida, Project Manager

RIKY:TS



This work was prepared by me or under my supervision.
Expiration Date of License:
April 30, 2016

APPENDIX A

FIELD INVESTIGATION

DESCRIPTION OF FIELD INVESTIGATION

GENERAL

The site was explored from August 11 to 13, 2015, by performing a visual reconnaissance of the site and drilling four test borings to depths ranging from about 17.5 to 25 feet with a Mobile B40-L12 truck-mounted drill rig. In addition, four percolation test holes were drilled to depths of about 5 feet adjacent to each of the borings and tested in general accordance with Department of Health guidelines.

During drilling operations, the soils were continuously logged by our field engineer and classified by visual examination in accordance with the Unified Soil Classification System. The boring logs indicate the depths at which the soils or their characteristics change, although the change could actually be gradual. If the change occurred between sample locations, the depth was interpreted based on field observations. Classifications and sampling intervals are shown on the boring logs. A Boring Log Legend is presented on Plate A3.1, and the Unified Soil Classification and Rock Weathering Classification Systems are shown on Plates A3.2 and A3.3, respectively. The soils encountered are logged on Plates A4.1 through A4.4.

The borings locations were located in the field with a hand-held GPS unit and verified using Google Earth overlay. The surface elevations at the boring sites were estimated based on the Topographic Survey provided by your office on August 23, 2015. The accuracy of the boring locations shown on Plate A2.2, and the boring elevations shown on Plates A4.1 through A4.4 are therefore approximate, in accordance with the field methods used.

SOIL SAMPLING

Representative and bulk soil samples, as well as core samples of basalt, were recovered from the borings for selected laboratory testing and analyses.

Representative samples were recovered by driving a 3-inch O.D. split tube sampler a total of 18 inches with a 140-pound hammer dropped from a height of 30 inches. The number of blows required to drive the sampler the final 12 inches are recorded at the appropriate depths on the boring logs, unless noted otherwise. A bulk soil sample was recovered from near boring B1 at a depth of about 0.5 feet below ground surface. The location of boring B1 is shown on Plate A2.2.

ROCK SAMPLING

Core samples of basalt were obtained with an NX core barrel having an inside diameter of 2.1 inches. Recovery percentages for each core run are shown on the enclosed Boring Logs.

The rock quality designation (RQD) for the core runs are also shown on the boring logs. This is a modified core recovery percentage which takes into account the number of fractures observed in the core samples. Only pieces of core 4inches in length or longer, as measured along the centerline, were included in the determination of this modified core recovery percentage. Fractures caused by drilling or handling were ignored.

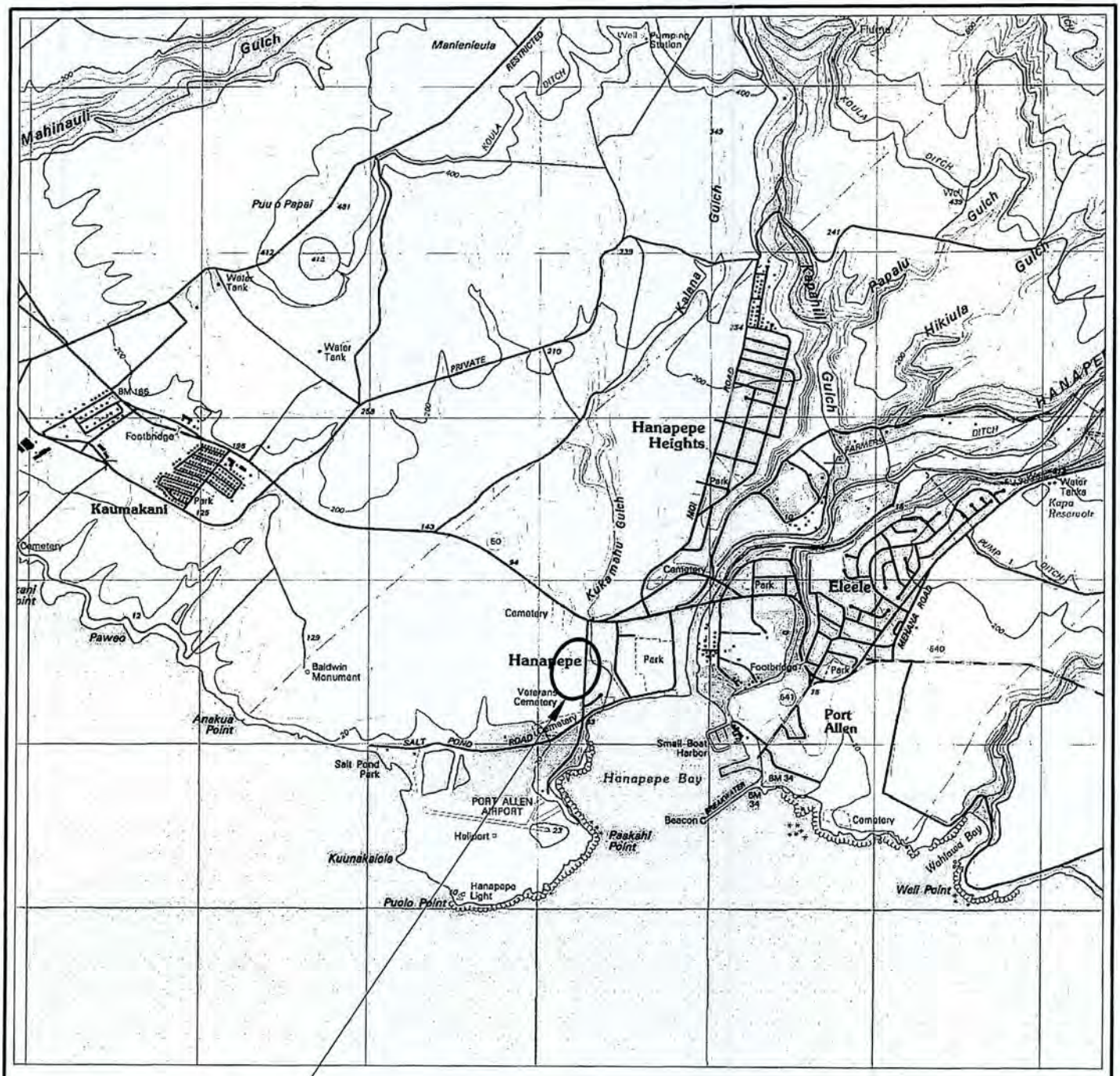
The following is a general correlation between RQD percentages and rock quality.

RQD (%)	Description of Rock Quality
0 - 25	Very Poor
25 - 50	Poor
50 - 75	Fair
75 - 90	Good
90 - 100	Excellent

Reference: Tunnel Engineering Handbook, Second Edition, edited by J.O. Bickel, T.R. Kuesel, and E.H. King, 1996

PERCOLATION TESTING

Our fieldwork also included drilling and testing four percolation test holes, P1 through P4, to depths of about 5 feet. Falling head percolation tests were performed in general accordance with Department of Health guidelines. The approximate test hole locations are shown on Plate A2.2 and test results are presented on Department of Health Site Evaluation/Percolation test forms, Plates A5.1 through A5.4.



Reference: Topographic Quadrangle Map prepared by the United States Department of the Interior Geologic Survey
Hanapepe Quadrangle, Hawaii-Kauai Co., Hawaii. 1996.

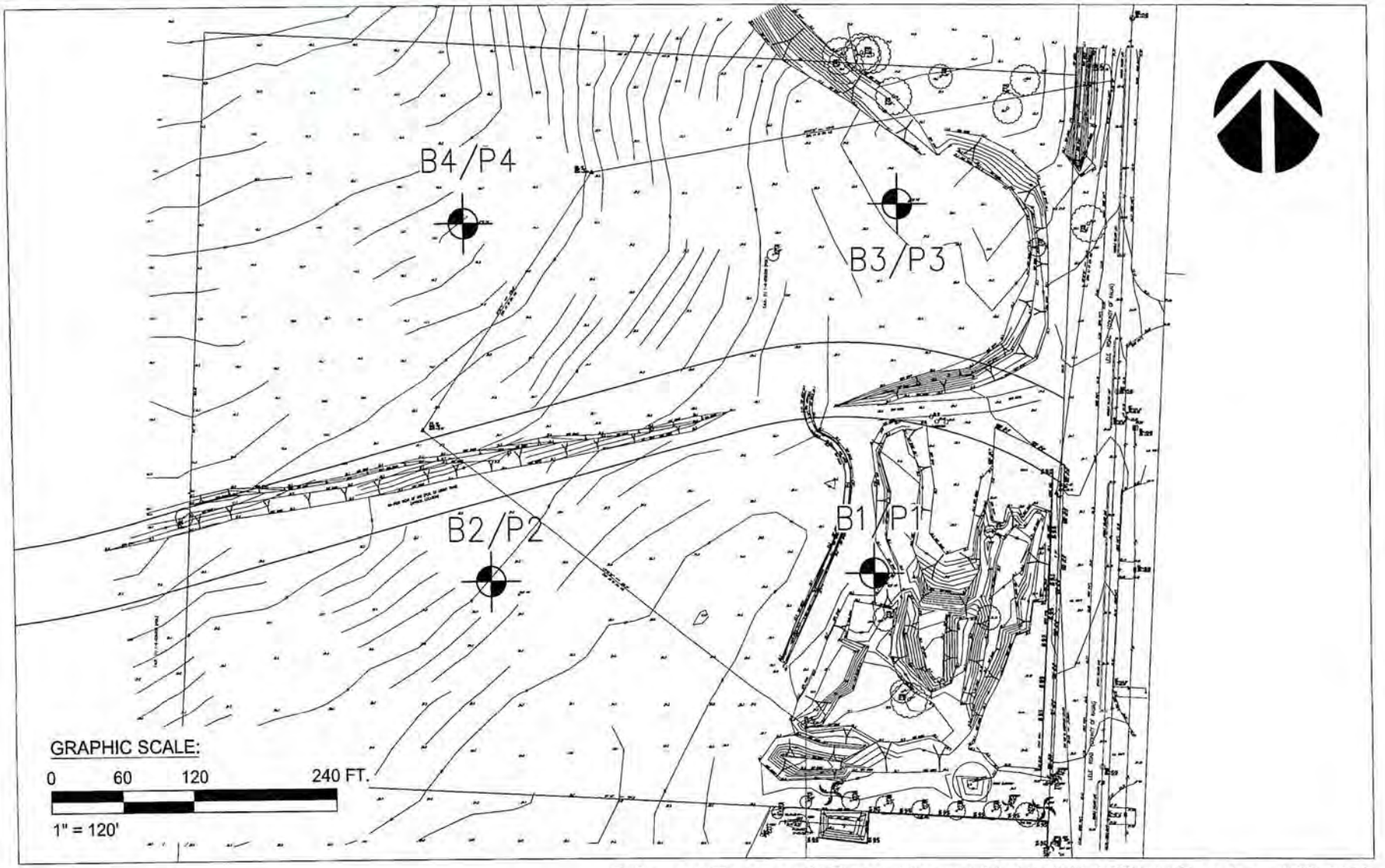
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LOCATION MAP

Plate A2.1



Reference: Topographic Survey Map provided by INK ARCH LLC on August 30, 2015.

LEGEND

Approximate location of borings and percolation tests

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BORING LOCATION PLAN

Plate A2.2

MAJOR DIVISIONS			GROUP DIVISIONS		TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of the material is LARGER than No. 200 sieve size.)	GRAVELS (More than 50% of coarse fraction is LARGER than the No. 4 sieve size.)	CLEAN GRAVELS (Little or no fines.)		GW	Well graded gravels, gravel-sand mixtures, little or no fines.
				GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amt. of fines.)		GM	Silty gravels, gravel-sand-silt mixtures.
				GC	Clayey gravels, gravel-sand-clay mixtures.
	SANDS (More than 50% of coarse fraction is SMALLER than the No. 4 sieve size.)	CLEAN SANDS (Little or no fines.)		SW	Well graded sands, gravelly sands, little or no fines.
				SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES (Appreciable amt. of fines.)		SM	Silty sands, sand-silt mixtures.
				SC	Clayey sands, sand-clay mixtures.
FINE GRAINED SOILS (More than 50% of the material is SMALLER than No. 200 sieve size.)	SILTS AND CLAYS (Liquid limit LESS than 50.)			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
				CL	Inorganic clays of high plasticity, lean clays.
				OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS (Liquid limit GREATER than 50.)			MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
				CH	Inorganic clays of high plasticity, fat clays.
				OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS				PT	Peat and other highly organic silts.
FORMATIONS					FRESH TO MODERATELY WEATHERED BASALT
					VOLCANIC TUFF / HIGHLY TO COMPLETELY WEATHERED BASALT
					CORAL

SAMPLE DEFINITION

2" O.D. Standard Split Spoon Sampler	Shelby Tube	RQD: Rock Quality Designation
3" O.D. Split Tube Sampler	Core Sample	Water Table

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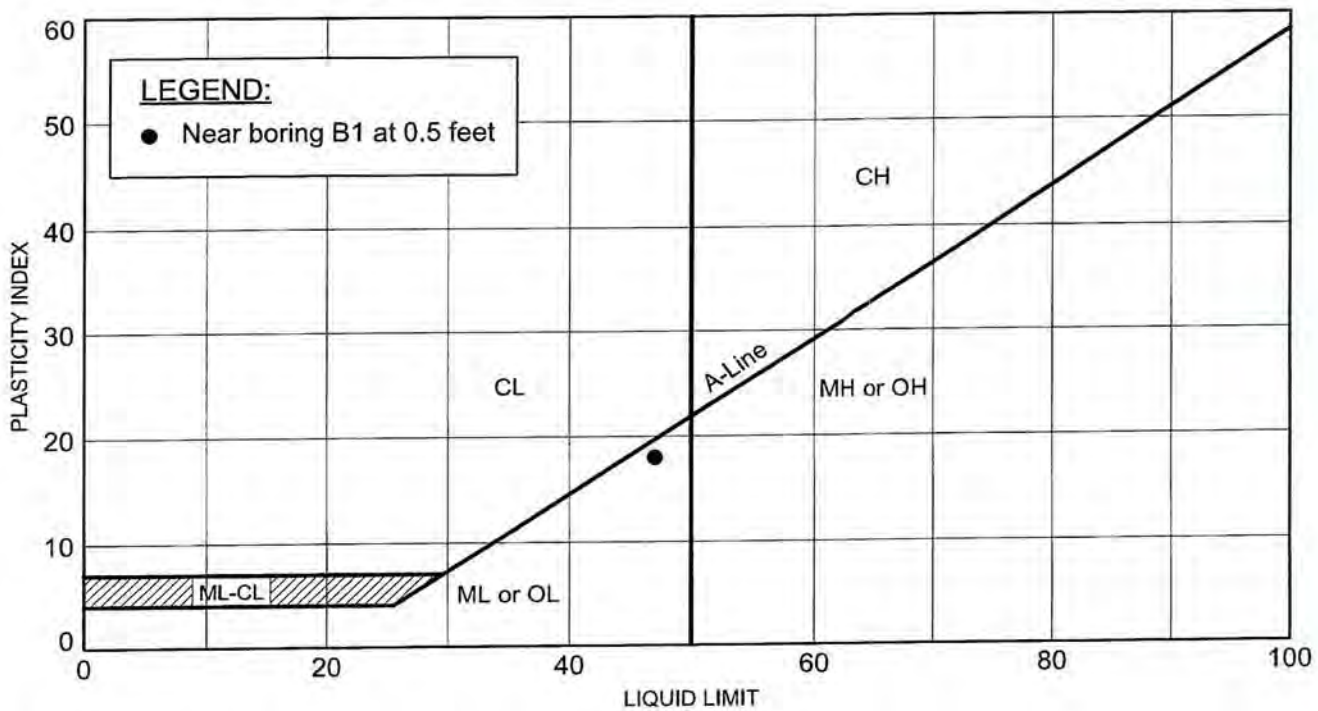
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BORING LOG LEGEND

Plate A3.1

PLASTICITY CHART



GRADATION CHART

COMPONENT DEFINITIONS BY GRADATION	
COMPONENT	SIZE RANGE
Boulders	Above 12 in.
Cobbles	3 in. to 12 in.
Gravel Coarse Fine Gravel	3 in. to No. 4 (4.76 mm) 3 in. to 3/4 in. 3/4 in. to No. 4 (4.76 mm)
Sand Coarse Sand Medium Sand Fine Sand	No. 4 (4.76 mm) to No. 200 (0.074mm) No. 4 (4.76 mm) to No. 10 (2.0 mm) No. 10 (2.0 mm) to No. 40 (0.42 mm) No. 40 (0.42 mm) to No. 200 (0.074 mm)
Silt and Clay	Smaller than No. 200 (0.074 mm)

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UNIFIED SOIL CLASSIFICATION SYSTEM

Plate A3.2

Grade	Symbol	Description
Fresh	F	No visible signs of decomposition or discoloration. Rings under hammer impact.
Slighly Weathered	WS	Slight discoloration inwards from open fractures, otherwise similar to F.
Moderately Weathered	WM	Discoloration throughout. Weaker minerals such as feldspar decomposed. Strength somewhat less than fresh rock but cores cannot be broken by hand or scraped by knife. Texture preserved.
Highly Weathered	WH	Most minerals somewhat decomposed. Specimens can be broken by hand with effort or shaved with knife. Core stones present in rock mass. Texture becoming indistinct but fabric preserved.
Completely Weathered	WC	Minerals decomposed to soil but fabric and structure preserved (Saprolite). Specimens easily crumbled or penetrated.
Residual Soil	RS	Advance state of decomposition resulting in plastic soils. Rock fabric and structure completely destroyed. Large volume change.

Reference: Soil Mechanics, NAVFAC DM-7.1, Department of the Navy, Naval Facilities Engineering Command, September, 1986.

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ROCK WEATHERING CLASSIFICATION SYSTEM

Plate A3.3

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Boring No. B1

BORING LOG

PROJECT NAME DLNR West Kauai Baseyard Facility
WORK ORDER NO. 15-5832 DRIVING WT. 140 lb. START DATE 8/12/15
SURFACE ELEV. 26 ±* DROP 30 in. END DATE 8/12/15

REMARKS/ OTHER TESTS	CORE RECOVERY (%)	RQD (%)	BLOWS PER FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	DEPTH (ft)	GRAPHIC LOG	SAMPLE	MATERIAL DESCRIPTION
Swell = 0.4%			57	90	18				Clayey SILT (ML) - Reddish brown, moist, stiff.
Shear Test			78	96	19				
			90	87	24	5			
Begin NX coring at 7 feet									HIGHLY WEATHERED BASALT (WH) - Mottled gray, hard, highly fractured.
	40	0	10/No penetration			10			
	47	7				15			
No recovery			50/3"						
						20			End boring at 17.5 feet.
									Neither groundwater nor seepage water encountered.
									* Elevations based on Topographic Survey provided by INK ARCH LLC received on August 30, 2015.
						25			
						30			
						35			

Plate A4.1

HIRATA & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING

Boring No. B2

BORING LOG

PROJECT NAME DLNR West Kauai Baseyard Facility
WORK ORDER NO. 15-5832 DRIVING WT. 140 lb. START DATE 8/11/15
SURFACE ELEV. 29.5 ± DROP 30 in. END DATE 8/11/15

REMARKS/ OTHER TESTS	CORE RECOVERY (%)	RQD (%)	BLOWS PER FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	DEPTH (ft)	GRAPHIC LOG	SAMPLE	MATERIAL DESCRIPTION
			74	74	22				Clayey SILT (ML) - Reddish brown, moist, stiff.
			50/6"	91	14				COMPLETELY TO HIGHLY WEATHERED BASALT (WC-WH) - Mottled reddish brown, moist, stiff to dense.
Begin NX coring at 5 feet			10/No penetration			5			MODERATELY WEATHERED BASALT (WM) - Gray, hard, fractured.
	82	47							Highly weathered from 6.5 to 7.5 feet.
						10			
	100	67							
						15			
	70	8							2-inch void at 16.5 feet.
									6-inch void at 18.5.
						20			Highly fractured from 20 feet.
	56	0							
			10/No penetration			25			End boring at 25.0 feet.
									Neither groundwater nor seepage water encountered.
						30			
						35			

Plate A4.2

HIRATA & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING

Boring No.
B3

BORING LOG

PROJECT NAME DLNR West Kauai Baseyard Facility
WORK ORDER NO. 15-5832 DRIVING WT. 140 lb. START DATE 8/12/15
SURFACE ELEV. 24 ± DROP 30 in. END DATE 8/12/15

REMARKS/ OTHER TESTS	CORE RECOVERY (%)	RQD (%)	BLOWS PER FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	DEPTH (ft)	GRAPHIC LOG	SAMPLE	MATERIAL DESCRIPTION
Swell = 0.8%			61	83	20				Clayey SILT (ML) - Reddish brown, moist, stiff, with cobbles.
Consol. Test			92/9"	57	18				
			86/9"	86	21	5			
			50/3"	71	17	10			HIGHLY WEATHERED BASALT (WH) - Mottled gray, medium hard to hard.
			10/No penetration			15			MODERATELY WEATHERED BASALT (WM) - Gray, hard.
			10/No penetration						
			10/No penetration			20			End boring at 19.0 feet.
									Neither groundwater nor seepage water encountered.
						25			
						30			
						35			

Plate A4.3

HIRATA & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING

Boring No. B4

BORING LOG

PROJECT NAME DLNR West Kauai Baseyard Facility
WORK ORDER NO. 15-5832 DRIVING WT. 140 lb. START DATE 8/12/15
SURFACE ELEV. 42.5 ± DROP 30 in. END DATE 8/12/15

REMARKS/ OTHER TESTS	CORE RECOVERY (%)	RQD (%)	BLOWS PER FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	DEPTH (ft)	GRAPHIC LOG	SAMPLE	MATERIAL DESCRIPTION
Swell = 0.1%			50/5"	84	23				Clayey SILT (ML) - Reddish brown, moist, stiff.
			50/3"	85	22				
Shear Test Consol. Test			50/5"	88	22	5			
			62	100	6	10			HIGHLY WEATHERED BASALT (WH) - Mottled gray, dense.
			10/No penetration			15			
			10/No penetration			20			MODERATELY WEATHERED BASALT (WM) - Gray, hard.
			10/No penetration						End boring at 23.0 feet.
						25			Neither groundwater nor seepage water encountered.
						30			
						35			

Plate A4.4

SITE EVALUATION/PERCOLATION TEST

Date/Time: August 12, 2015/ 9:30 am
Test performed by: Hirata & Associates, Inc.
Owner: Department of Land and Natural Resources
Tax Map Key: (4) 1-8-08: Portion of 20
Test Number: P1

Elevation: 26± ft.
Depth to Groundwater Table: >17.3 ft. below grade (based on boring B1)
Depth to (highly weathered) Bedrock, if observed: ~ 6.5 ft. below grade (based on boring B1)
Diameter of Hole: 4 in.
Depth to Hole Bottom: 5 ft. below grade

Depth (inches)	Soil Profile (Color, texture, other)
0-60	Reddish brown clayey silt

PERCOLATION READINGS

Time 12 inches of water to seep away: <10 min.
Time 12 inches of water to seep away: <10 min.

___ For percolation tests in sandy soils, record time intervals and water drops every 10 minutes for at least 1 hour.

✓ For percolation tests in non-sandy soils, presoak the test hole for at least 4 hours. Record time intervals and water drops at least every 10 minutes for 1 hour; or if the time for the first 6 inches to seep away is greater than 30 minutes, record time intervals and water drops at least every 30 minutes for 4 hours or until 2 successive drops do not vary by more than 1/16 inch.

Time interval	Drop in inches	Time interval	Drop in inches
10 min.	19-7/8	30 min.	6-5/8
10 min.	9-1/8	30 min.	2-1/8
10 min.	4	30 min.	1-1/4
10 min.	2-1/8	30 min.	1-1/16
10 min.	1-3/8	30 min.	1-1/16
10 min.	1-7/16		

Percolation Rate (time/final water level drop): 28.2 min/in

As the engineer responsible for gathering and providing site information and percolation test results, I attest to the fact that above site information is accurate and that the site evaluation was conducted in accordance with the provisions of Chapter 11-62, "Wastewater Systems" and the results were acceptable.

RICK I.K. YOSHIDA
LICENSED PROFESSIONAL ENGINEER
No. 11118-C
HAWAII, U.S.A.

Engineer's Signature/Stamp

Plate A5.1

SITE EVALUATION/PERCOLATION TEST

Date/Time: August 12, 2015/ 7:49 am
Test performed by: Hirata & Associates, Inc.
Owner: Department of Land and Natural Resources
Tax Map Key: (4) 1-8-08: Portion of 20
Test Number: P2

Elevation: 29.5± ft.
Depth to Groundwater Table: >25 ft. below grade (based on boring B2)
Depth to (highly weathered) Bedrock, if observed: ~2.5 ft. below grade
Diameter of Hole: 4 in.
Depth to Hole Bottom: 5 ft. below grade

Depth (inches)	Soil Profile (Color, texture, other)
0 - 30	Reddish brown clayey silt
30 - 60	Mottled reddish brown completely to highly weathered basalt

PERCOLATION READINGS

Time 12 inches of water to seep away: <10 min.
Time 12 inches of water to seep away: <10 min.

___ For percolation tests in sandy soils, record time intervals and water drops every 10 minutes for at least 1 hour.

✓ For percolation tests in non-sandy soils, presoak the test hole for at least 4 hours. Record time intervals and water drops at least every 10 minutes for 1 hour; or if the time for the first 6 inches to seep away is greater than 30 minutes, record time intervals and water drops at least every 30 minutes for 4 hours or until 2 successive drops do not vary by more than 1/16 inch.

Time interval	Drop in inches	Time interval	Drop in inches
10 min.	15-7/8	30 min.	2-1/4
10 min.	6-1/16	30 min.	2-3/16
10 min.	4-7/16	30 min.	2-1/8
10 min.	2-11/16	30 min.	2-1/16
10 min.	2-9/16	30 min.	1-1/2
10 min.	2-1/2	30 min.	1-1/2

Percolation Rate (time/final water level drop): 20 min/in

As the engineer responsible for gathering and providing site information and percolation test results, I attest to the fact that above site information is accurate and that the site evaluation was conducted in accordance with the provisions of Chapter 11-62, "Wastewater Systems" and the results were acceptable.

RICK I.K. YOSHIDA
LICENSED PROFESSIONAL ENGINEER
No. 11118-C
HAWAII, U.S.A.

Engineer's Signature/Stamp

Plate A5.2

SITE EVALUATION/PERCOLATION TEST

Date/Time: August 13, 2015/ 7:53 am
Test performed by: Hirata & Associates, Inc.
Owner: Department of Land and Natural Resources
Tax Map Key: (4) 1-8-08: Portion of 20
Test Number: P3

Elevation: 24± ft.
Depth to Groundwater Table: >19 ft. below grade (based on boring B3)
Depth to (highly weathered) Bedrock, if observed: ~5.5 ft. below grade (based on boring B3)
Diameter of Hole: 4 in.
Depth to Hole Bottom: 5 ft. below grade

Depth (inches)	Soil Profile (Color, texture, other)
0 - 60	Reddish brown clayey silt

PERCOLATION READINGS

Time 12 inches of water to seep away: >30 min.
Time 12 inches of water to seep away: >30 min.

___ For percolation tests in sandy soils, record time intervals and water drops every 10 minutes for at least 1 hour.

✓ For percolation tests in non-sandy soils, presoak the test hole for at least 4 hours. Record time intervals and water drops at least every 10 minutes for 1 hour; or if the time for the first 6 inches to seep away is greater than 30 minutes, record time intervals and water drops at least every 30 minutes for 4 hours or until 2 successive drops do not vary by more than 1/16 inch.

Time interval	Drop in inches	Time interval	Drop in inches
10 min.	4	30 min.	8-1/2
10 min.	1-3/4	30 min.	2-15/16
10 min.	2-1/4	30 min.	1-5/16
10 min.	2	30 min.	1-1/16
10 min.	1/2	30 min.	1-1/16
10 min.	1		

Percolation Rate (time/final water level drop): 28.2 min/in

As the engineer responsible for gathering and providing site information and percolation test results, I attest to the fact that above site information is accurate and that the site evaluation was conducted in accordance with the provisions of Chapter 11-62, "Wastewater Systems" and the results were acceptable.

RICK I.K. YOSHIDA
LICENSED PROFESSIONAL ENGINEER
No. 11118-C
HAWAII, U.S.A.

Rick I.K. Yoshida
Engineer's Signature/Stamp

Plate A5.3

SITE EVALUATION/PERCOLATION TEST

Date/Time: August 13, 2015/ 8:00 am
Test performed by: Hirata & Associates, Inc.
Owner: Department of Land and Natural Resources
Tax Map Key: (4) 1-8-08: Portion of 20
Test Number: P4

Elevation: 24± ft.
Depth to Groundwater Table: >23 ft. below grade (based on boring B4)
Depth to (highly weathered) Bedrock, if observed: ~8.5 ft. below grade (based on boring B4)
Diameter of Hole: 4 in.
Depth to Hole Bottom: 5 ft. below grade

Depth (inches)	**Soil Profile** (Color, texture, other)
0 - 60	Reddish brown clayey silt

PERCOLATION READINGS

Time 12 inches of water to seep away: >30 min.
Time 12 inches of water to seep away: >30 min.

___ For percolation tests in sandy soils, record time intervals and water drops every 10 minutes for at least 1 hour.

✓ For percolation tests in non-sandy soils, presoak the test hole for at least 4 hours. Record time intervals and water drops at least every 10 minutes for 1 hour; or if the time for the first 6 inches to seep away is greater than 30 minutes, record time intervals and water drops at least every 30 minutes for 4 hours or until 2 successive drops do not vary by more than 1/16 inch.

Time interval	Drop in inches	Time interval	Drop in inches
10 min.	14-1/2	30 min.	10
10 min.	6-1/4	30 min.	5-3/8
10 min.	3-7/8	30 min.	2-15/16
10 min.	2-3/8	30 min.	1-11/16
10 min.	1-1/2	30 min.	1-5/8
10 min.	1-1/4	30 min.	1-5/8

Percolation Rate (time/final water level drop): 18.5 min/in

As the engineer responsible for gathering and providing site information and percolation test results, I attest to the fact that above site information is accurate and that the site evaluation was conducted in accordance with the provisions of Chapter 11-62, "Wastewater Systems" and the results were acceptable.

RICK I.K. YOSHIDA
LICENSED PROFESSIONAL ENGINEER
No. 11118-C
HAWAII, U.S.A.

Engineer's Signature/Stamp

Plate A5.4

APPENDIX B

LABORATORY TESTING

friction. Test results are presented on Plates B3.1 and B3.2.

SWELL TEST

Swell tests were performed on representative samples by placing a 90 psf surcharge load on the one-inch high specimens. The samples were inundated with water, and total expansion recorded after a period of at least 24 hours. Test results were recorded as a percentage of original height and are summarized in the following table:

Sample	Sample Type	Recorded Expansion	Moisture Content Prior to Test
B1 @ 1'	Representative	0.4%	18%
B3 @ 1'	Representative	0.8%	20%
B4 @ 1'	Representative	0.1%	23%

PROCTOR TEST

A Modified Proctor test was performed in general accordance with ASTM D 1557 on a bulk sample obtained from boring B1 at a depth of about 0.5 feet. The test is used to determine the optimum moisture content at which the soil compacts to 100 percent dry density. Results are shown on Plate B4.1.

CALIFORNIA BEARING RATIO TEST

A CBR test was performed on a bulk sample obtained from boring B1 at a depth of about 0.5 feet, in general accordance with ASTM D 1883. The test is used to evaluate the relative quality of subgrade soils to be used in the design of flexible pavement. Results are shown on Plate B5.1.

DESCRIPTION OF LABORATORY TESTING

CLASSIFICATION

Field classification was verified in the laboratory in accordance with the Unified Soil Classification System. Laboratory classification was determined by both visual examination and Atterberg Limit tests performed in general accordance with ASTM D 4318. The results of Atterberg Limit tests are plotted on Plate A3.2. The final classifications are shown at the appropriate locations on the Boring Logs, Plates A4.1 through A4.4.

MOISTURE-DENSITY

Representative samples were tested for field moisture content and dry unit weight. The dry unit weight was determined in pounds per cubic foot while the moisture content was determined as a percentage of dry weight. Samples were obtained using a 3-inch O.D. split tube sampler. Test results are shown at the appropriate depths on the Boring Logs, Plates A4.1 through A4.4.

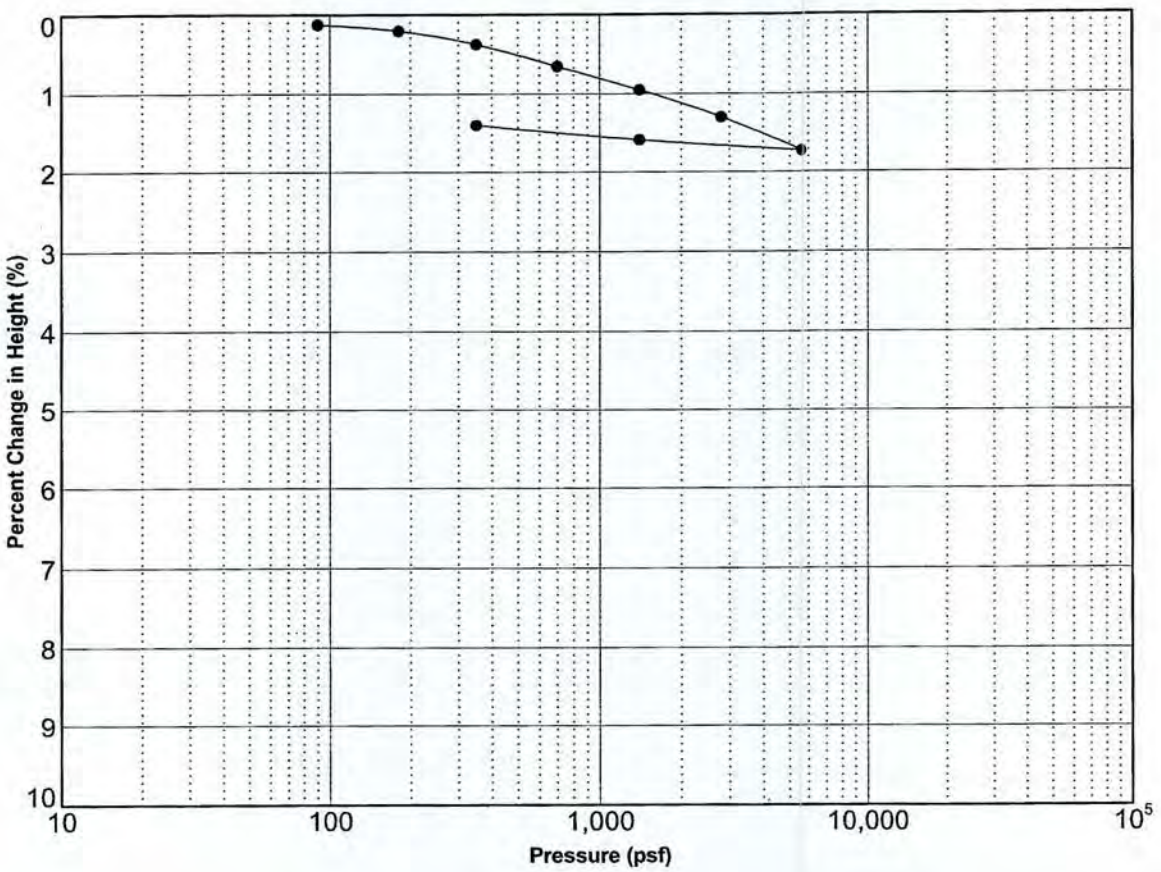
CONSOLIDATION

Selected representative samples were tested for their consolidation characteristics. The test samples were 2.42 inches in diameter and 1 inch high. Porous stones were placed in contact with the top and bottom of the test samples to permit addition and release of pore fluid. Loads were then applied in several increments in a geometric progression, and the resulting deformations recorded at selected time intervals. Test results are plotted on the consolidation Test Reports, Plates B2.1 and B2.2.

SHEAR TEST

Shear tests were performed in the Direct Shear Machine which is of the strain control type. Each sample was sheared under varying confining loads in order to determine the Coulomb shear strength parameters, cohesion and angle of internal

Consolidation Test Results



Sample Description

Boring No.: B1 Depth (ft): 3

Soil Description: Reddish brown clayey silt

	Moisture Content (%)	Dry Density (pcf)
Initial	19.1	95.7
Final	18.1	97.1

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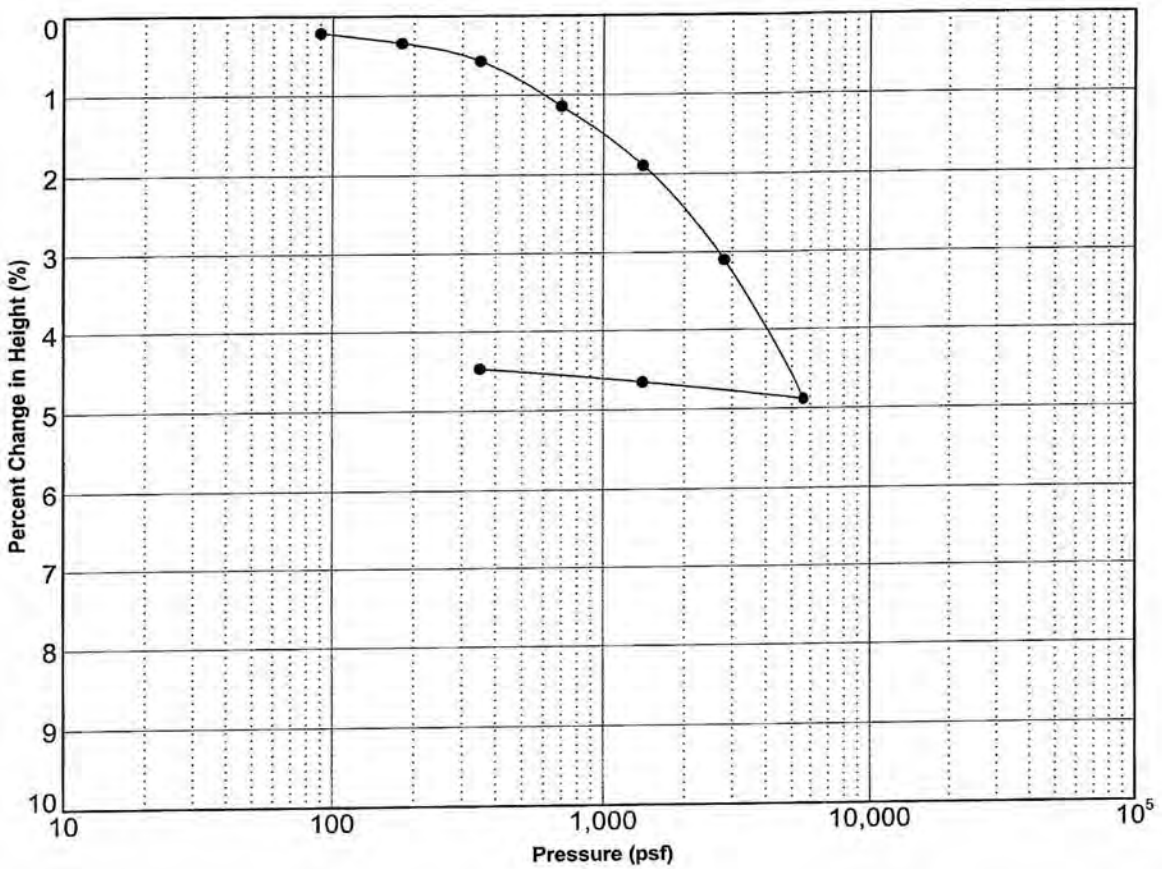
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CONSOLIDATION TEST

ASTM D2435 / D2435M - 11

Plate B2.1

Consolidation Test Results



Sample Description

Boring No.: B4 Depth (ft): 5

Soil Description: Reddish brown clayey silt

	Moisture Content (%)	Dry Density (pcf)
Initial	21.9	88.2
Final	20.7	92.3

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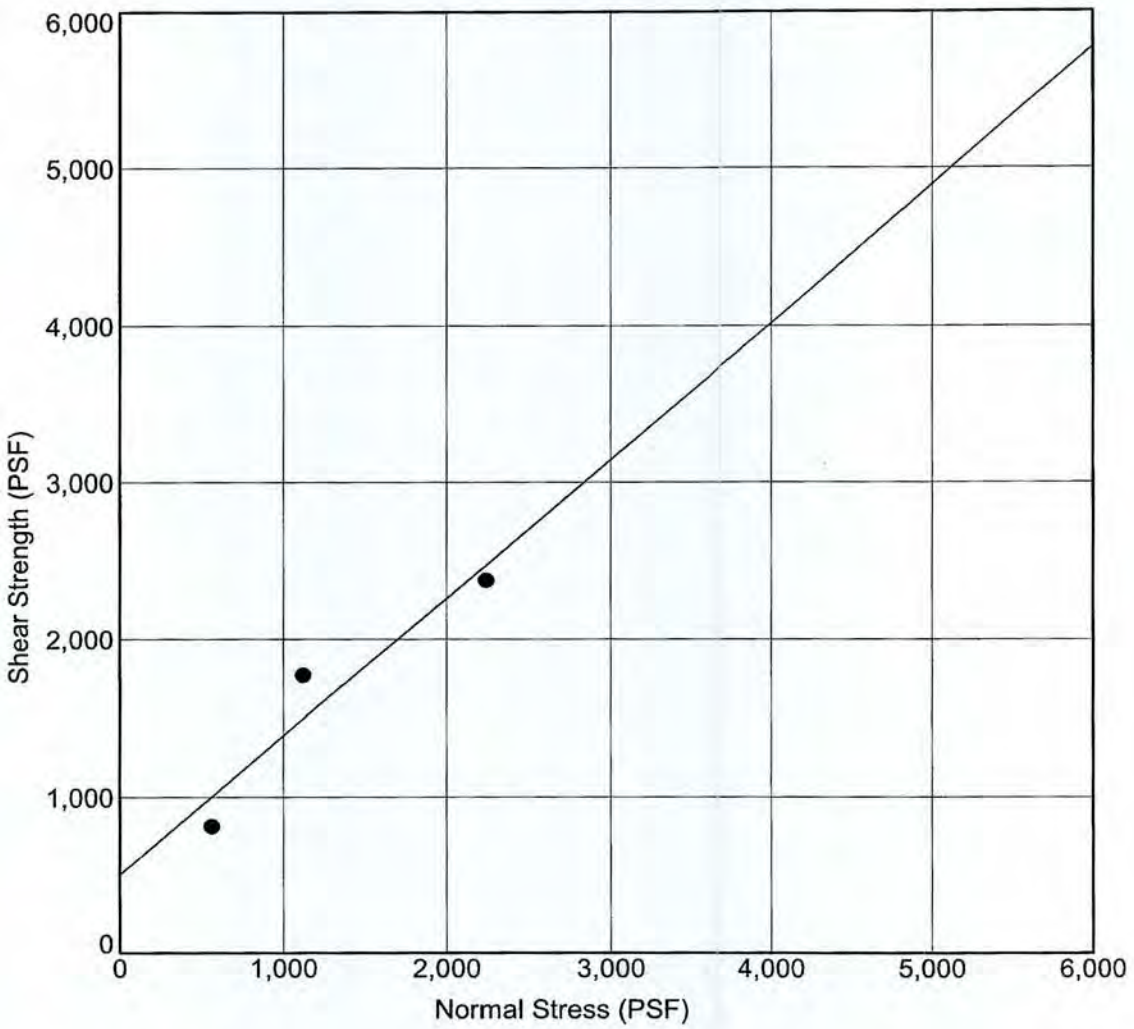
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CONSOLIDATION TEST

ASTM D2435 / D2435M - 11

Plate B2.2

Direct Shear Test Results



Soil Data

Boring No.: B1 Depth (ft): 3
Soil Description: Reddish brown clayey silt

Test Results

Strength Intercept (c): 510.2 PSF (Peak Strength)
Friction Angle (phi): 41.3 DEG (Peak Strength)

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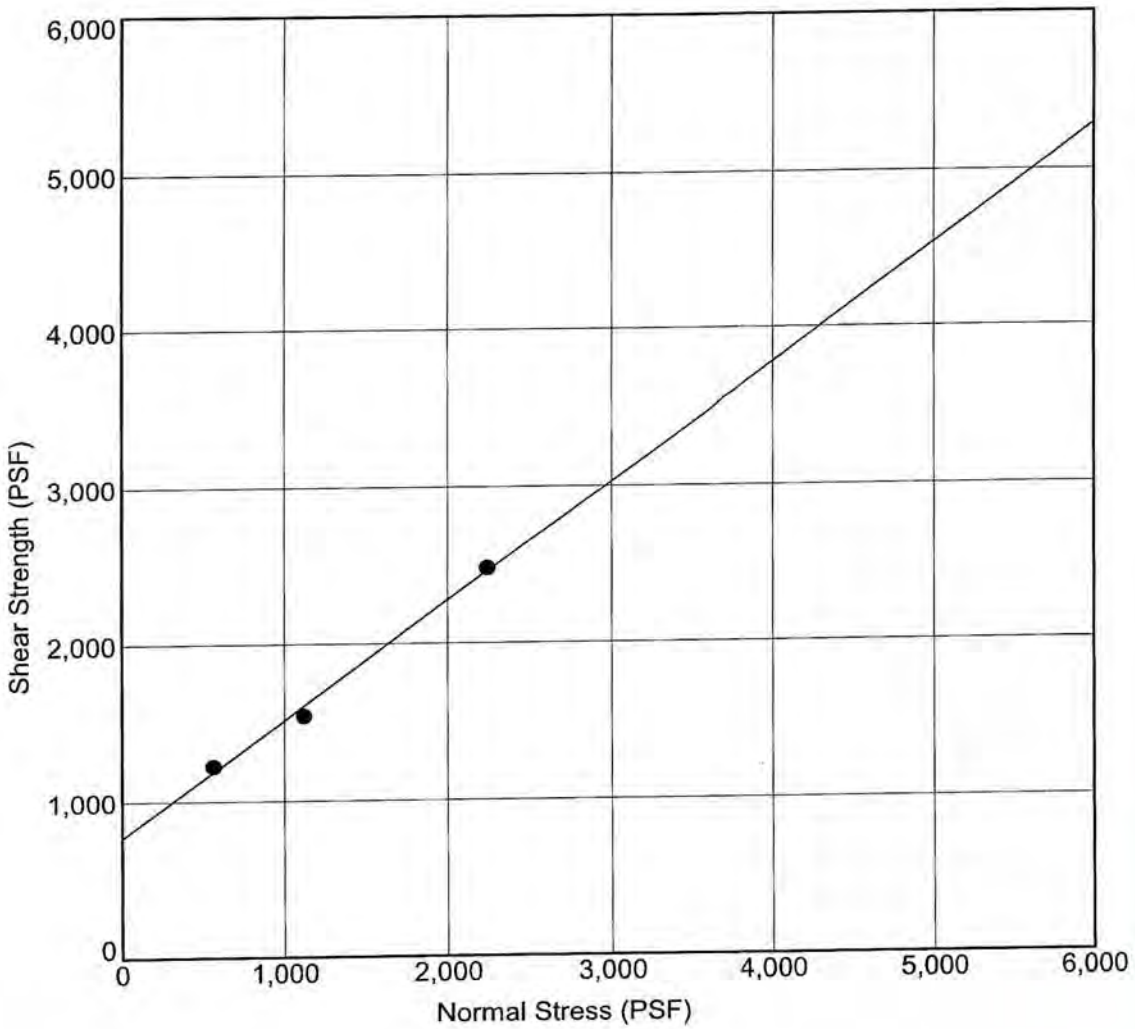
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DIRECT SHEAR TEST

ASTM D3080

Plate B3.1

Direct Shear Test Results



Soil Data

Boring No.: B4 Depth (ft): 5
Soil Description: Reddish brown clayey silt

Test Results

Strength Intercept (c): 766.7 PSF (Peak Strength)
Friction Angle (phi): 37.0 DEG (Peak Strength)

DLNR West Kauai Baseyard Facility

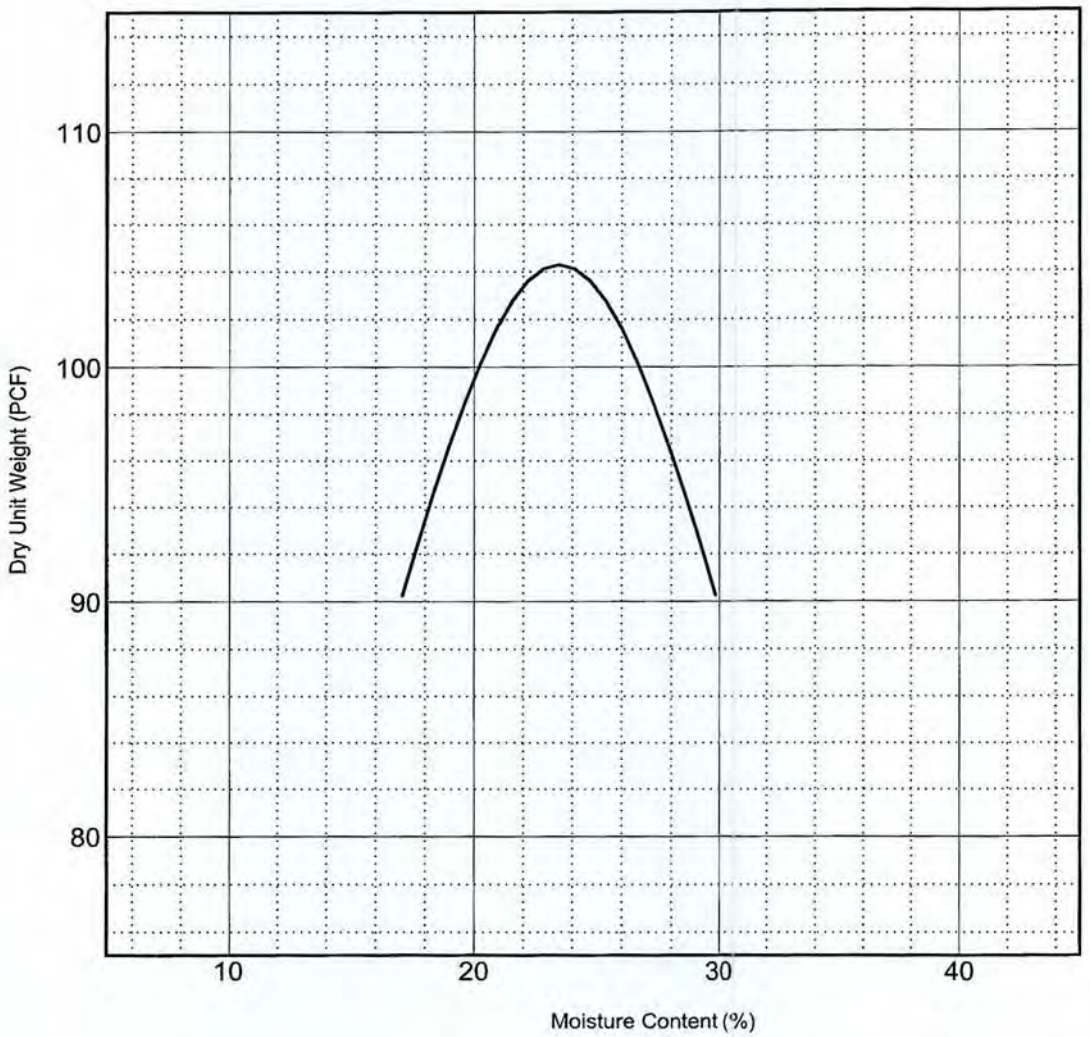
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DIRECT SHEAR TEST

ASTM D3080

Plate B3.2



Soil Data

Location: Near boring B1 at 0.5 feet

Description: Reddish brown clayey silt

Test Results

Maximum Dry Density: 104.5 PCF

Optimum Moisture Content: 23.5 %

DLNR West Kauai Baseyard Facility

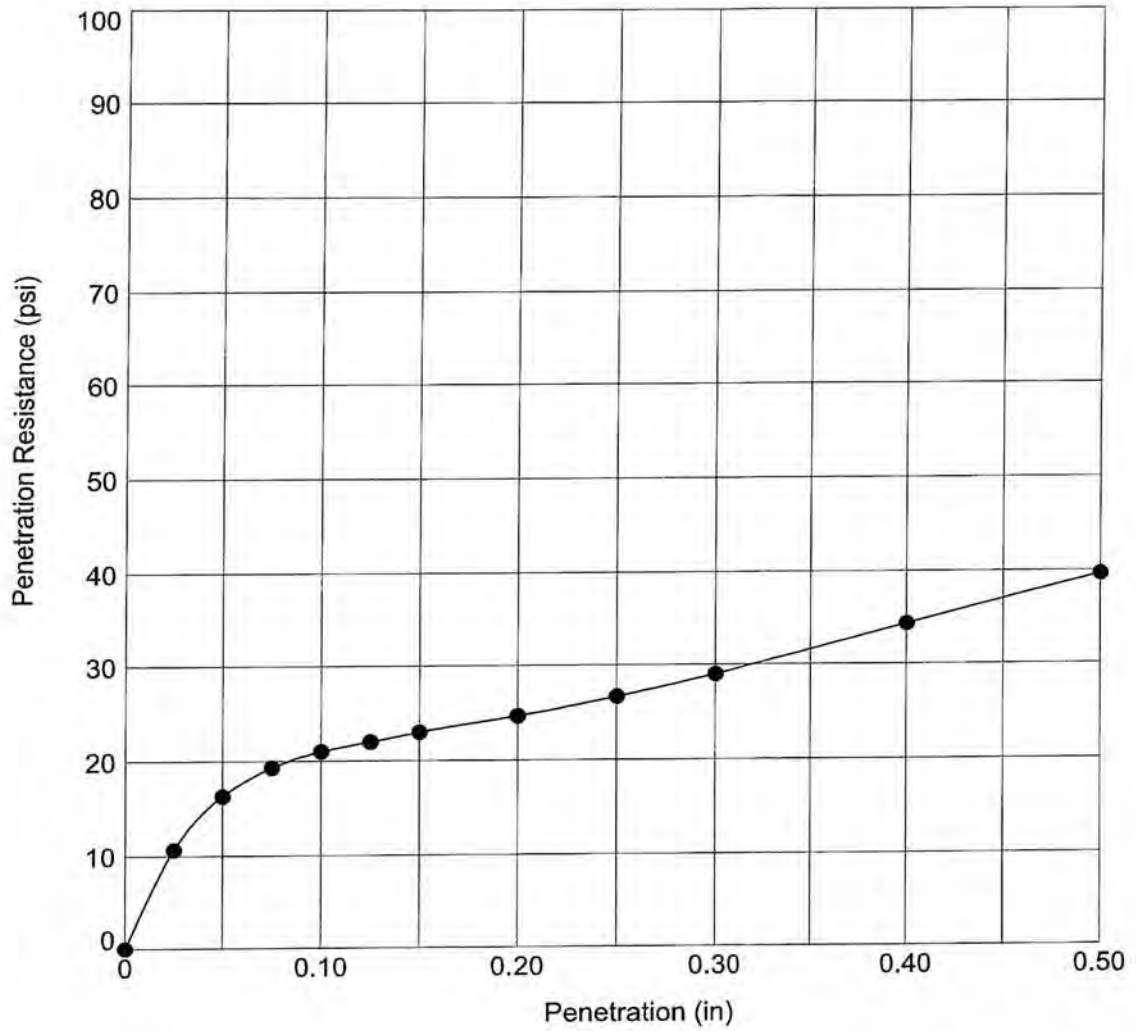
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MODIFIED PROCTOR CURVE

ASTM D1557

Plate B4.1



Soil Data

Location:	Near boring B1 at 0.5 feet
Description:	Reddish brown clayey silt
Sample Dry Density	104 pcf
Sample Moisture Content	23.5 %

Test Results

CBR Value:	20%
Expansion:	1.4%

DLNR West Kauai Baseyard Facility

HIRATA & ASSOCIATES, INC.
Geotechnical Engineering

W.O. 15-5832

CBR STRESS PENETRATION CURVE

ASTM D1883

Plate B5.1

Exhibit G: West Kaua'i Field Operations Facility Final Environmental Assessment

DAVID Y. IGE
GOVERNOR OF
HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

Nov 12, 2021

Ms. Mary Alice Evans, Director
Environmental Review Program
Office of Planning and Sustainable Development
Department of Business, Economic Development and Tourism
235 S. Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Ms. Evans:

With this letter, we hereby submit the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the "West Kauai Field Operations Facility, Hanapēpē, Waimea, Kaua'i," to be published in the next available edition of *The Environmental Notice*. The proposed project involves a portion of Tax Map Key (4) 1-8-008: 020 on the island of Kaua'i.

The Draft Environmental Assessment was published in the March 8, 2021 edition of *The Environmental Notice*. Comments received during the public comment period and DLNR's responses are included in the FEA-FONSI. In accordance with the Board of Land & Natural Resources approval on July 9, 2021, Item L-1, authority was delegated to the Chairperson to approve an EA and issue a FONSI. Therefore, the FEA and FONSI determination has been approved by the Chairperson on November 11, 2021. The FEA-FONSI will be attached and submitted to the Environmental Review Program via the Office of Environmental Quality Control online submission platform.

Should you have any questions, please contact Ms. Dani Yoo, Project Engineer via email to dani.yoo@hawaii.gov.

Sincerely,

Suzanne D. Case

SUZANNE D. CASE
Chairperson

From: webmaster@hawaii.gov
To: DBEDT OPSD Environmental Review Program
Subject: New online submission for The Environmental Notice
Date: Friday, November 12, 2021 3:28:40 PM

Action Name

West Kauai Field Operations Facility, Hanapepe, Waimea, Kauai

Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds

Judicial district

Waimea, Kaua'i

Tax Map Key(s) (TMK(s))

(4) 1-8-008: 020

Action type

Agency

Other required permits and approvals

Numerous

Proposing/determining agency

Department of Land and Natural Resources

Agency contact name

Dani Yoo

Agency contact email (for info about the action)

dani.yoo@hawaii.gov

Email address or URL for receiving comments

dani.yoo@hawaii.gov

Agency contact phone

(808) 587-0258

Agency address

1151 Punchbowl Street, Room 221
Honolulu, HI 96813
United States
Map It

Was this submittal prepared by a consultant?

No

Action summary

The State of Hawai'i, Department of Land and Natural Resources is proposing to construct a new field operations base yard for efficient and economical response to emergency incidents, as well as daily management operations. The proposed facility will include office space, a conference room, restrooms, showers, secured storage space for confiscated items, parking, fueling facilities, and a nursery to raise endangered plants, and a pen for endangered geese. Due to funding availability, the project will be completed in phases.

Reasons supporting determination

Refer to Section 5.0 Findings and Determination of the FEA.

Attached documents (signed agency letter & EA/EIS)

- West-Kauai-Field-Operations-Facility_Final-EA-vF.pdf
- J43CK30A_West-Kauai-Field-Operations-Facility_FEA_FONSI-Transmittal-part-2-signed.pdf
- J43CK30A_West-Kauai-Field-Operations-Facility_FEA_FONSI-Transmittal-part-1-signed.pdf

Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

Action location map

- Project-Site.zip

Authorized individual

Dani Yoo

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.



WEST KAUA'I FIELD OPERATIONS FACILITY

FINAL ENVIRONMENTAL ASSESSMENT/ FINDING OF NO SIGNIFICANT IMPACT

NOVEMBER 2021

Prepared for: State of Hawaii,
Department of Land
and Natural Resources

Prepared by: SSFM International, Inc.

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WEST KAUA'I FIELD OPERATIONS FACILITY

HANAPĒPĒ, WAIMEA, KAUA'I

TMK: (4) 1-8-008: 020 (por.)

FINAL ENVIRONMENTAL ASSESSMENT/ FINDING OF NO SIGNIFICANT IMPACT

Prepared Pursuant to:
Chapter 343, Hawai'i Revised Statutes and
Title 11, Chapter 200.1, Hawai'i Administrative Rules, Department of Health,
State of Hawai'i

Proposing Agency:
State of Hawai'i
Department of Land and Natural Resources

Prepared by:
SSFM International, Inc.

October 2021

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TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Project Information Summary 2

2.0 PROJECT DESCRIPTION 3
2.1 Project Location 3
2.2 Existing and Surrounding Uses 3
2.3 Proposed Action 6
2.4 Description of the Development 6
2.5 Alternatives Considered 8
2.6 Estimated Project Construction Costs 8

3.0 DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS & MITIGATION MEASURES 11
3.1 Climate 11
3.2 Flora and Fauna 11
3.3 Geography, Topography, and Soils 19
3.4 Hydrology 22
3.5 Flood and Tsunami Hazards and Sea Level Rise 22
3.6 Noise 23
3.7 Air Quality 28
3.8 Hazardous Materials 29
3.9 Archaeological and Historic Resources 30
3.10 Cultural Resources 34
3.11 Visual Resources 36
3.12 Transportation Facilities 37
3.13 Water System 39
3.14 Drainage System 40
3.15 Community Facilities 41
3.16 Socioeconomic Environment 42

4.0 CONFORMANCE WITH PLANS AND POLICIES 44
4.1 Hawai'i State Plan 44
4.2 Hawai'i Revised Statutes Chapter 343 46
4.3 Hawai'i Revised Statues Chapter 205A 46
4.4 County of Kaua'i General Plan 53
4.5 State Land Use Law 54
4.6 West Kaua'i Community Plan 54
4.7 County of Kaua'i Comprehensive Zoning Ordinance 55
4.8 County of Kaua'i Special Management Area 56

5.0 FINDINGS AND DETERMINATION 57
5.1 Findings 57
5.2 Determination 60

6.0 AGENCY AND PUBLIC CONSULTATION 61
6.1 Pre-Assessment Consultation 61
6.2 Draft Environmental Assessment Consultation 61

7.0 REQUIRED PERMITS AND APPROVALS 64

8.0 LIST OF REFERENCES 65

LIST OF FIGURES

Figure 2-1. Project Location Map 4
Figure 2-2. Tax Map Key 5
Figure 2-3. Conceptual Site Plan 10
Figure 3-1. Guinea Grass Open Grassland Representative of the Project Site 12
Figure 3-2. View of Eastern Border of the Project Area 13
Figure 3-3.View of the Northeastern portion of the Project Area. 13
Figure 3-4. Wetlands near the Project Area 18
Figure 3-5. Natural Resources Conservation Service (NRCS) Soils Survey Map 20
Figure 3-6. Flood Zone Map 25
Figure 3-7 . Hanapēpē Tsunami Evacuation Zone 26

LIST OF TABLES

Table 2-1. Estimated Project Construction Costs 9
Table 3-1 . Community Noise Control Regulated Noise Levels 24
Table 3-2. Summary of Historic Properties Identified During the AIS Investigation 31
Table 3-3. 2010 Census Data 42
Table 6-1. Agency and Stakeholder Consultation List 61

LIST OF APPENDICES

Appendix A: Pre-Assessment Consultation
Appendix B: Draft Environmental Assessment Comments and Responses
Appendix C: Archaeological Inventory Survey
Appendix D: Biological Survey
Appendix E: Traffic Assessment

1.0 INTRODUCTION

The State of Hawai'i, Department of Land and Natural Resources (DLNR), is proposing to construct a new Field Operations base yard located in Hanapēpē on the Island of Kaua'i. The proposed project will be located on an existing State-owned parcel off of Lele Road and is identified as Tax Map Key (TMK): (4) 1-8-008: 020. The proposed project site consists of a 10-acre portion of parcel 020 which is currently vacant but was once cultivated for sugar cane.

There are no DLNR facilities on the west side of Kaua'i that can support daily operations and responses to emergencies for the western half of Kaua'i, which includes Kōke'e, Waimea Canyon and Polihale State Park. Currently, DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for the following DLNR divisions:

- Division of Aquatic Resources
- Division of Conservation and Resources Enforcement
- Division of Forestry and Wildlife
- Division of Boating and Ocean Recreation
- Division of State Parks
- State Historic Preservation Division
- Engineering Division
- Land Division

Providing a staging area for personnel and equipment at a facility on the west side will significantly improve response times to emergencies, minimizing wildfire damage, result in reduced volume of fire suppression, quicker enforcement action, and improved monitoring in managing public safety. The proposed facility will also serve as a temporarily shelter for DLNR 24/7 emergency crews and would provide a logistical location for refueling of equipment, restocking of supplies, and reducing driver fatigue.

When completed, the new facility will provide DLNR divisions with the infrastructure to enhance and support current programs, extend public outreach and service, and provide additional facilities for emergency situations. At this time, future project phasing and completion is subject to availability of funding.

1.1 PROJECT INFORMATION SUMMARY

Name:	West Kaua'i Field Operations Facility
Project Location:	Hanapēpē, Kaua'i, Hawai'i
TMK:	(4) 1-8-008: 020 (por.)
Project Land Area:	10 acres
Landowner:	State of Hawai'i, DLNR
State Land Use Classification:	Agricultural, Urban
County Zoning:	Open
Community Plan/Land Use:	West Kaua'i Community Plan/ Agriculture
Special District:	None
Special Management Area:	Not within SMA
Existing Use:	Fallow agricultural lands, undeveloped
Proposed Action:	Construct a new Field Operations base yard located in Hanapēpē on the Island of Kaua'i using State funding and located on State-owned lands.
Proposing Agency:	State of Hawai'i, DLNR

2.0 PROJECT DESCRIPTION

This section provides an overview of the proposed action and development.

2.1 PROJECT LOCATION

The project site is located on the south side of the island of Kaua'i in Hanapēpē, Waimea (Figure 2-1). The site is immediately bordered by Hanapēpē Park to the north, Lele Road to the east, Kaua'i Veterans Cemetery to the south, and open agricultural land to the west.

The project site is located on a larger state-owned parcel [TMK (4) 1-8-008: 020] that is currently leased out to a private organization for agricultural use. In 2014, the State of Hawaii Board of Land and Natural Resources (BLNR) approved a DLNR request to set aside approximately ten (10) acres of the parcel to provide an area to construct a West Kaua'i Field Operations Facility.

The site extends approximately 600 feet parallel to the western edge of Lele Road and approximately 730 feet west from the edge of the road (Figure 2-2). The site is part of a fallow sugar cane field. There is a gate and road entering the site at approximately the midpoint of the site boundary on Lele Road, but the road beyond the gate is overgrown by weeds and no longer distinguishable at ground level.

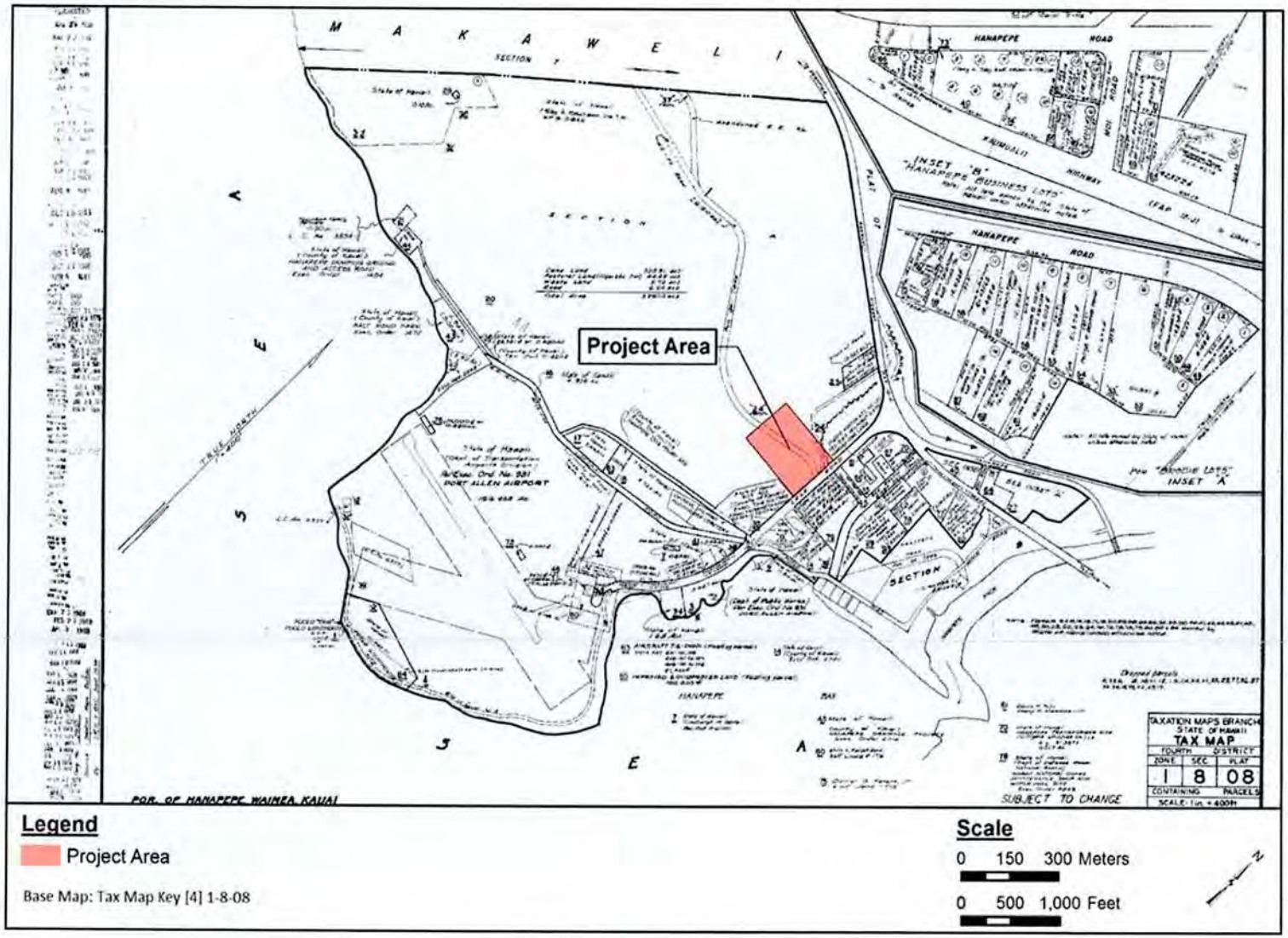
2.2 EXISTING AND SURROUNDING USES

The proposed project is located on the westernmost periphery of Hanapēpē Town where it is surrounded, for the most part, by agricultural farmlands. Lele Road runs adjacent to the parcel. Kaua'i Veterans Cemetery is to the south, the Hanapēpē Refuse Station to the east, and Kaumuali'i Highway further north. Several concrete buildings and residential housing are located to the southeast of the project area. Hanapēpē Park is located nearby with several athletic fields and recreational amenities. Port Allen Airport is located directly south of the cemetery and Port Allen Harbor lies east of the project area, across Hanapēpē Bay (Figure 2-1). Residential housing development is concentrated along the Hanapēpē River and north of the town at Hanapēpē Heights. Overall, approximately 80% of the project area is located in former cane lands and is designated as Agricultural under State Land Use District (SLUD) classifications. The southeast corner of the project area is designated as Urban under SLUD classifications. The site is zoned as Open under the County of Kaua'i Comprehensive Zoning Ordinance. Land use in the proximal area includes businesses, residential, and agricultural.

Figure 2-1. Project Location Map



Figure 2-2. Tax Map Key



2.3 PROPOSED ACTION

The DLNR does not have a field operation facility on the west side of Kaua'i. To provide a base for efficient and economical response to emergency incidents, as well as daily management operations, DLNR plans to build such a facility in Hanapēpē, on the west side of Kaua'i. The proposed facility will shorten the response time to emergencies and activities such as wildfire suppression, thereby reducing the overall costs. Approximately 38 DLNR employees are anticipated to be at the site daily and approximately 140 other DLNR employees are anticipated to utilize the site on a periodic or emergency basis. The site will be in operations typically during normal business hours but also used in emergency situations on a 24-hour basis.

2.4 DESCRIPTION OF THE DEVELOPMENT

Several divisions of DLNR will use the proposed base to better serve Kaua'i's west side. These divisions and how they expect to use the base yard are as follows:

- Division of Aquatic Resources: support the hatch/raise/release aquatic resource program; storage for signs, traps, and other necessary materials for the protection of native and resident aquatic species and their habitats.
- Division of Conservation and Resources Enforcement (DOCARE): serve as logistical staging facility, briefing room and central operation for enforcement activity for land and sea undertakings; storage of criminal evidence material and firearms; staging for patrol vessels, jet skis, and equipment to hasten response times for enforcement of land and ocean activities on the west side, south and north shores of Kaua'i, and Ni'ihau.
- Division of Forestry and Wildlife (DOFAW): storage of supply and materials, heavy maintenance equipment, fire fighting vehicles and equipment; maintenance and refueling area for vehicles used to manage State-owned forests such as the Kōke'e Forest Reserve; location of a new plant nursery for endangered species and the protection of the ecosystem through replanting after fires to mitigate soil erosion; location for a pen for endangered animal recovery, including support of the Nēnē Goose protection program.
- Division of Boating and Ocean Recreation (DOBOR): office for public permitting that better serves the West Kaua'i community; colocation with enforcement division, storage of impounded ocean recreational vehicles.
- Land Division: storage of signs, sign posts, and other materials to better manage State-owned lands.
- Division of State Parks: office space for staff who serve the parks on the west side of Kaua'i; material storage, maintenance, landscaping, and facilities repair.

- Engineering Division: storage of material and equipment for Dam Control and Rockfall Inspection Programs.
- State Historic Preservation Division (SHPD): office space and storage for files and artifact findings. SHPD currently does not have an office or storage facility on Kaua'i.
- Other DLNR divisions may also have use of the site in the future.

The proposed facility will include office space for DLNR staff, a conference room, restrooms, showers, secured storage space for confiscated items, parking, and fueling facilities. A nursery to raise endangered plants and a pen for endangered geese will also be located on site. A single driveway off of Lele Road will lead to an access roadway that circumnavigates the proposed buildings. Stormwater will be kept on the property in a landscaped detention pond adjacent to Lele Road. The animal pen and plant nursery will be located toward the rear of the property. A conceptual site plan is provided in Figure 2-3.

Based on the 2016 West Kaua'i Field Operations Facility Master Plan prepared by INK Architects, the facility will also contain the following functional areas:

- Base yard and outdoor work areas
- Emergency services command center capabilities (base operations)
- Offices/training and conference/research
- Parking for personally owned vehicles (POV) and DLNR vehicles, such as boats/boat trailers, ATV trailers, construction equipment and trailers, flatbed trucks, construction vehicles and other vehicles
- Public service and outreach
- Storage for evidence, materials, equipment, tools, records, archival

Additional considerations include:

- Multipurpose building with a large meeting area
- Shared office building
- Public outreach – permit issuance, meetings, classes
- Emergency services – basecamp/headquarters during operations
- Shared workshop and maintenance building consisting of vehicle washdown facilities and areas for vehicle/equipment maintenance. Typically only wash down and light vehicle maintenance would be conducted at this base yard.

The master plan was designed to strategically place buildings on the site based on its functionality. Public buildings will be located closer to the main road and private buildings will be located towards the back of the site. Animals pens will be in the corner so that winds will blow the odor away from the site and not affect the other buildings. In general, there will be three different types of buildings:

- Office/Workspace Buildings: The office/workspace buildings will be located near

the site entrance. The main intent is to create an accessible location where the public can visit and pick up permits or view records.

- Utilitarian Buildings: These consist of storage and workshop buildings – storage is considered a private building. The workshops are open air buildings that allow workers to repair their equipment and vehicles.
- Lab Buildings: Labs will be for DOBOR, SHPD and the Division of Forestry and Wildlife.

A continuous 8-foot high chain link fence with barbed wire top will surround the entire property as a requirement to secure the perimeter. Additionally, continuous cattle fencing is also required to keep out livestock in the area. The cattle fencing will be the outer fence and the chain link security fence will be the inner fence to keep out trespassers.

2.5 Alternatives Considered

No-Action Alternative

Under the No Action Alternative, the parcel would remain in its existing condition. Development of the DLNR facility would not occur and no site disturbance or construction impacts would occur. Residents and visitors would not benefit from the proximity to permit application administration, wildfire suppression, and emergency assistance for the south and west-side of Kaua'i. The closest facility providing these functions would be in Lihue, 18 miles to the east. The No Action Alternative is included in environmental analyses as a baseline condition for comparison to other alternatives.

Alternative Site Locations

Alternate locations for the DLNR Facility were considered and dismissed. Presently, there is no DLNR facility on the west-side of Kaua'i that can provide a base for efficient and economical response to emergency incidents as well as daily management operations or activities. Personnel, equipment, and supplies need to travel 50 miles and two (2) hours to respond to any incident on the west-side of the island. The current site is at an optimal location because of proximity to harbor, airport, and boat launching facilities. The proposed project location will significantly reduce response times and improve public service.

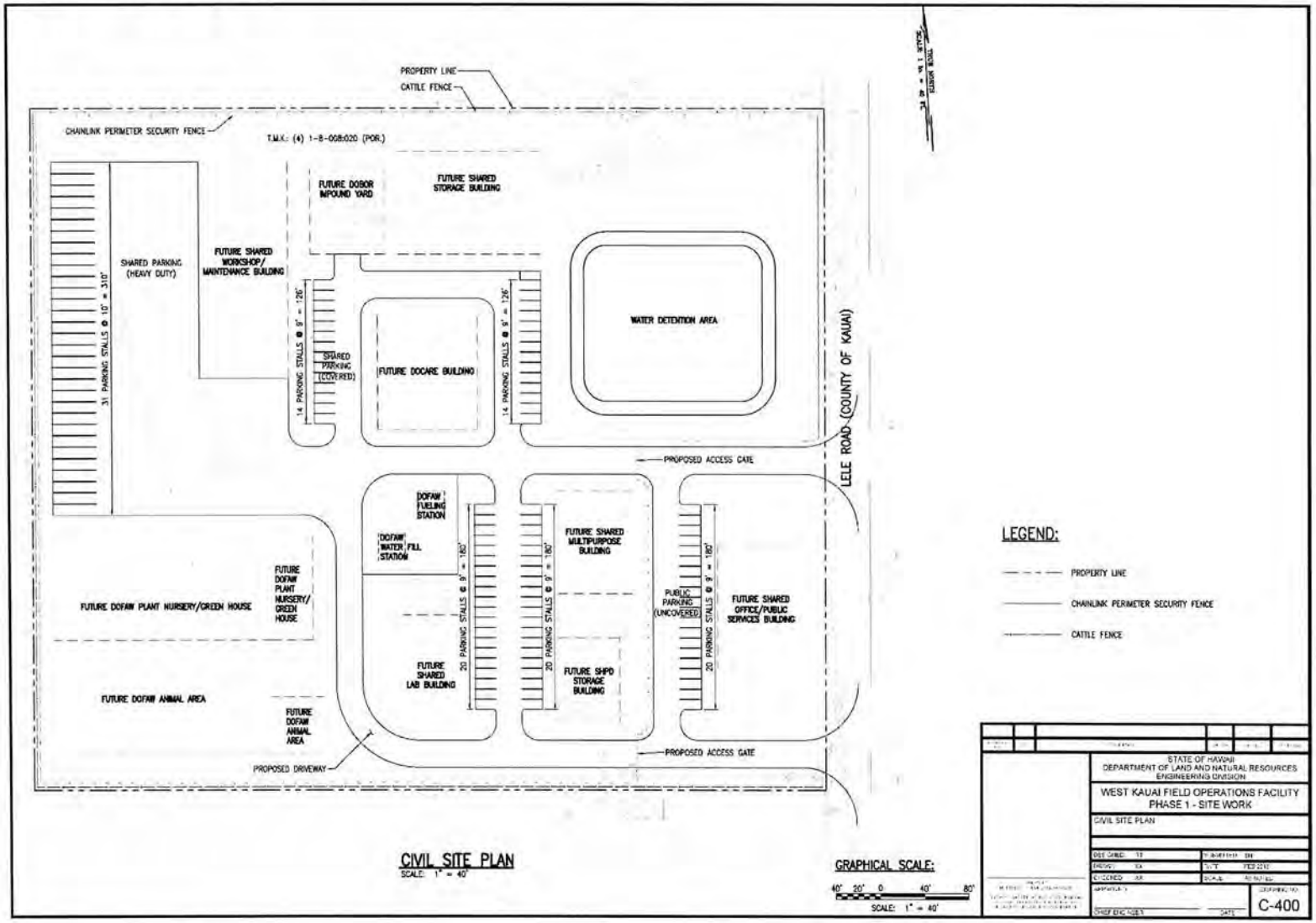
2.6 Estimated Project Construction Costs

Preliminary construction cost estimates was prepared based on the 2016 master plan and are provided in Table 2-1. The preliminary cost estimate is separated by construction phase in anticipation that construction funding will need to be phased due to availability. These figures are based on material, equipment, and freight costs expressed in 2016 dollars.

Table 2-1. Estimated Project Construction Costs

PHASE 1	
SITEWORK	$5,324,000
DOFAW FUELING & WATER FILL STATION	$231,000
TOTAL	**$5,555,000**
PHASE 2	
SITEWORK	$401,000
SHARED PARKING (HEAVY DUTY)	$1,518,000
SHARE WORKSHOP.MAINTENANCE BUILDING	$5,582,000
TOTAL	**$7,501,000**
PHASE 3	
SITEWORK	$806,000
DOBOR IMPOUND YARD	$229,000
DOCARE BUILDING	$5,788,000
SHARED MULTIPURPOSE BUILDING	$3,991,000
SHARED OFFICE/PUBLIC SERVICES BUILDING	$4,836,000
SHARED STORAGE BUILDING	$4,640,000
SHARED LAB BUILDING	$2,310,000
SHPD STORAGE BUILDING	$2,355,000
DOFAW ANIMAL AREA	$649,000
DOFAW PLANT NURSERY/GREENHOUSE	$740,000
TOTAL	$26,344,000
PROJECT TOTAL	**$39,400,000**

Figure 2-3. Conceptual Site Plan



3.0 DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS & MITIGATION MEASURES

This section describes the surrounding environment in the vicinity of the subject property, the probable environmental impacts associated with its development, and provides any mitigating measures, if necessary.

3.1 CLIMATE

The proposed project is located on the leeward side of Kaua'i where the climate is warmer and less moist than the windward side of the island (University of Hawai'i 1973). Compared to the interior of the island which can receive an annual rainfall of up to 450 inches per year, the average precipitation in 'Ele'ele is approximately 40.10 inches per year (Western Regional Climate Center, 2010). As with Waimea, Hanapēpē is a canyon land with many valleys and streams that carry water from the mountains in the interior to the sea along the Hanapēpē river drainage

General temperature range in the project area is between 68 and 88 degrees F in the summer and 60 and 84 degrees F in the winter (Western Regional Climate Center, 2010). Summertime high temperatures can reach the low 90's. Wintertime low temperatures can reach the low 60's. This area is considered dry with an average of 40 inches of rain per year. Trade winds generally blow from the NE or ENE direction between 5 and 15 mph. Northeasterly tradewinds prevail approximately 80 percent of the year and are particularly prevalent from April through November.

Project Impacts

The project is not anticipated to have any effect on the region's climate.

3.2 FLORA AND FAUNA

A biological survey report and assessment was prepared for the project area in September 2015, and is provided as Appendix C in this document. The survey found that the habitat is highly degraded and consists primarily of a variety of non-native plant species. Within the project area only one indigenous plant species was detected ('uhaloa). The majority of the project area is primarily overgrown with Guinea grass with areas of koa haole scrub. The botanical survey identified 52 species of vascular plants in 22 families. No rare native Hawaiian plant species were observed on the project site during the survey. No listed threatened or endangered plants were found to be present.

Flora

The vast majority of the project site was composed of open guinea grass grassland (Figure 3-1). Guinea grass (*Megathyrsus maximus*) was the most abundant species across the project site. Sparely scattered shrubs of haole koa (*Leucaena leucocephala*) also were present. Other herbaceous species scattered in the guinea grass grassland included spiny amaranth (*Amaranthus spinosus*), 'uhaloa (*Waltheria indica*), buffel grass (*Cenchrus ciliaris*), castor (*Ricinus communis*), tick clover (*Desmodium tortuosum*), and golden crownbeard (*Verbesina encelioides*).

Figure 3-1. Guinea Grass Open Grassland Representative of the Project Site



Vegetation along the eastern border (Figure 3-2) of the project site can be characterized as typical roadside vegetation. It comprised herbaceous species such as guinea grass, buffel grass, sida (*Sida ciliaris*), wiregrass (*Eleusine indica*), leafy spurge (*Euphorbia hirta*), tick clover, love grass (*Eragrosotis amabilis*), and khaki weed *(Alternanthera pungens*). Vegetation along the eastern border of the site was composed primarily of haole koa and kiawe (*Prosopis pallida*) trees. Ground cover in this area was composed primarily of 'uhaloa, tick clover, and guinea grass. Large patches of bare dirt were present along the southeastern part of the project site bordering the cemetery, along with shower trees and coconut palms, which appeared to have been planted along this boundary. The vegetation in the shallow gulch in the northeastern part of the project site, composed of tall, thorny 'opiuma trees (*Pithecellobium dulce*) and thick stands of

guinea grass and haole koa shrubs in the understory, was dense and impenetrable (Figure 3-3). A single java plum (*Syzygium cumini*) was observed in the gulch.

Figure 3-2. View of Eastern Border of the Project Area



Figure 3-3.View of the Northeastern portion of the Project Area.



Fauna

Avifauna: The project area contained the usual mix of introduced birds that would be expected in this type of habitat. Fourteen bird species—an assemblage of 13 nonnative and one (1) indigenous species—were seen during the survey of the project site. None of the bird species are listed under the federal Endangered Species Act (ESA) as threatened, endangered, or candidate wildlife species (USFWS 2015). A single Hawaiian short-eared owl (*Asio flammeus sandwichensis*) flew over the eastern portion of the project site. The Hawaiian short-eared owl is listed by the State of Hawai'i as endangered only on the island of O'ahu (DLNR 2015) and protected by the U.S. Fish and Wildlife Service (USFWS) as a migratory bird (USFWS 2013).

Of the 13 nonnative birds, four are classified as migratory birds and therefore are protected under the Migratory Bird Treaty Act: the cattle egret (*Bubulcus ibis*), house finch (*Carpodacus mexicanus*), northern cardinal (*Cardinalis cardinalis*), and barn owl (*Tyto alba*) (USFWS 2013). Of the 13 nonnative birds observed on the site, seven are designated as injurious species on the state list of injurious wildlife. Injurious species are known to be harmful to agriculture, aquaculture, or indigenous wildlife or plants or constitute a nuisance or health hazard, and prohibitions against the destruction of individuals of these species do not apply (DLNR 2015).

Overall, the project site is highly disturbed and typical of the lowlands in the area. It does not contain habitat that would be considered suitable for supporting the needs of native nēnē (*Branta sandvicensis*) waterbirds, or seabirds. It has no open bodies of water or streams. The open, grassy fields with sparsely scattered shrubs, which would be used by the Hawaiian short-eared owl, are common and readily available throughout the area.

Mammals: The only mammal observed during the survey was a domestic cat (*Felis catus*); however, house mice (*Mus musculus*) and rats (*Rattus spp.*) are expected to be present on the project site. Surveys were conducted at sunset for the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), however none were observed. Roosting habitat is mostly marginal on the site, and bats are not expected to raise young in trees associated with this site. Nonetheless, hoary bats may occasionally roost in dense overhanging foliage of some on-site trees.

Reptiles/Amphibians/Invertebrates: No nonnative reptiles or amphibians were seen or heard during the survey. Hawai'i does not have any native terrestrial reptiles or amphibians. Among invertebrates, we also observed several sleepy orange butterflies (*Abaeis nicippea*), an introduced species which first appeared in Hawai'i in 2013.

Project Impacts and Mitigation

The Department of Land and Natural Resources (DLNR), Division of Forestry and Wildlife (DOFAW) submitted comments on the Draft EA dated May 27, 2021, to indicate that State-listed waterbirds such as such as the Hawaiian Duck (*Anas wyvilliana*), Hawaiian

Stilt (*Himantopu mexicanus knudseni*), Hawaiian Coot (*Fulica alai*), Hawaiian Goose (*Branta sandvicensis*), and Hawaiian Common Gallinule (*Gallinula chloropus sandvicensis*) have the potential to occur in the vicinity of the proposed project site. The U.S. Department of Interior, Fish and Wildlife Services, Pacific Islands Fish and Wildlife Office, provided comments on the Draft EA dated May 27, 2021, to identify potential protected species most likely to occur in the vicinity of the project area. The list included one mammal species (Hawaiian Hoary bat), four (4) bird species (Hawaiian goose, band-rumped storm-petrel Hawai'i DPS, Hawaiian petrel and Newell's shearwater), and no reptile, insect or plant species. The Department of Land and Natural Resources (DLNR), Division of Aquatic Resources submitted comments on the Draft EA dated May 26, 2021, indicating that the Draft EA satisfactorily addressed any environmental concerns for the project. The DLNR, Division of Boating and Ocean Recreation submitted comments on the Draft EA dated May 5, 2021, noting the division had no comments or objections for the project.

Use of the subject property for development of a field operations facility is not anticipated to have a significant adverse impact on flora or faunal resources. Because of previous disturbance to the property, the flora and fauna communities on the property are typically comprised of non-native birds and plants. Although the project area does not provide any stream or wetland habitats, it is close to several wetland areas (Figure 3-4). These wetlands support several species of endangered waterbirds. It is against State law to harm or harass these species and mitigative measures shall be put in place to prevent adverse impacts on any potential species. The following mitigative measures are proposed to be included in the project during construction and operations:

1. If any of the identified State-listed waterbird species are present during construction activities, then all activities within 100 feet (30 meters) should cease, and the bird should not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, the Kaua'i DOFAW Office should be contacted at (808) 274-3438.

2. Construction activities may have the potential to impact the water quality of nearby coastal waters. Best management practices (BMPs) will be implemented to minimize risk of siltation and pollution through stormwater runoff during construction. If necessary, additional BMPs will be included in design plans to minimize impacts to migratory bird species.

The proposed project is not expected to have a significant adverse impact on any plant species that are state or federally listed as threatened, endangered, or candidate species for listing as endangered, species of concern, or rare native Hawaiian plant species. The entire project site appears to have been highly disturbed, and the flora on the site is predominantly (97%) nonnative. The one native plant species found on the project site ('uhaloa) commonly occurs on Kaua'i and the other Main Hawaiian Islands. The following best management practices will be adopted to minimize the introduction and spread of new invasive species on the project site:

1. All construction equipment and vehicles will arrive at the work site the first time clean and free of any soil; plants or plant parts, including seeds; insects, including eggs; reptiles and amphibians, including their eggs.

2. All materials imported to the project site, including gravel, soil, rock, and sand, will be free of invasive plants. Invasive species found on the stockpile should be removed either chemically or mechanically.

3. Only plants grown on Kaua'i will be used for landscaping purposes if possible. If locally grown plants are not available, imported plants may be used after thorough inspection or quarantine to ensure that they are free from invasive species, such as coqui frogs (*Eleutherodactylus coqui*), coconut rhinoceros beetle (*Oryctes rhinoceros*), little fire ants (*Wasmannia auropunctata*), and miconia (*Miconia calvescens*).

4. Only weed-free seed mixtures will be used for hydroseeding and hydromulching on the project site. Any species of plants other than those intended to be in the hydroseed/hydromulch will be removed. In particular, plant species that are not known to occur on Kaua'i and those that are actively being controlled on Kaua'i should be removed.

5. DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive vertebrate and invertebrate pests, or invasive plant parts that could harm our native species and ecosystems. Consulting with the Invasive Species Committee at (808) 821-1490 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread is recommended.

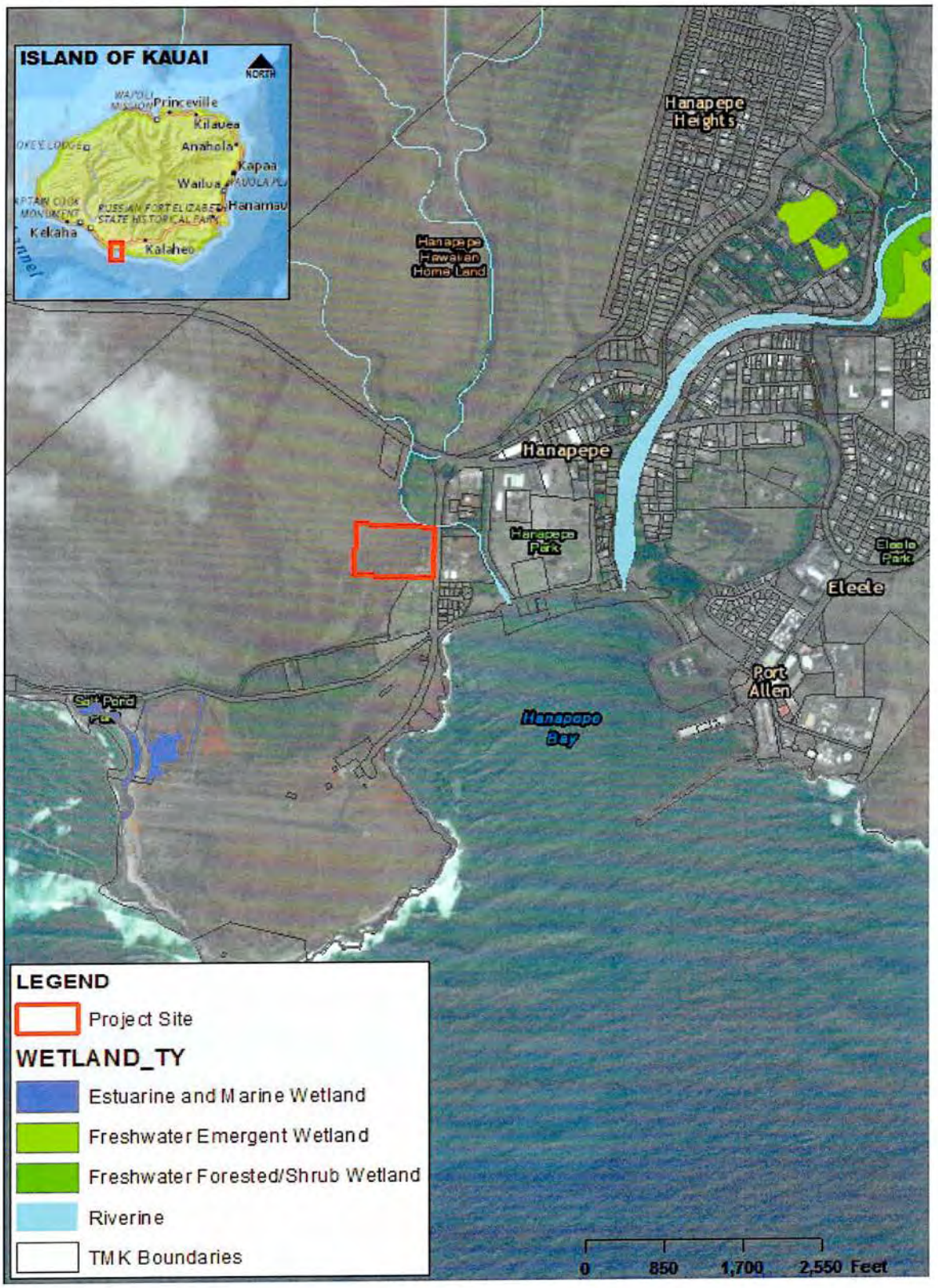
The modifications planned on the project site are not expected to result in adverse harm or long-term displacement of animals. Moreover, none of the animals that were documented on the project site are classified as threatened, endangered, or candidates for listing under the ESA or by the State of Hawai'i on the island of Kaua'i. The Hawaiian short-eared owl was observed flying over the site but was not observed taking off from or landing on the site, and the biological survey did not detect any evidence of a nesting burrow for this species. The site supports introduced species of wild birds and most of them are considered injurious species. The site does not appear to support other common native birds found in lowlands, such as nēnē and waterbirds, probably because suitable habitat that would support these species is absent.

Although the Hawaiian hoary bat was not observed during the reconnaissance-level survey, there are numerous records for this species on Kaua'i (Tomich 1986). This species is difficult to survey for because it roosts in the dense foliage of many different species of trees, and it frequently changes roosts. Hawaiian hoary bats are known to roost in large (typically greater than 15-foot-tall) dense-canopy trees, sometimes at the edges of water bodies, such as streams and lakes (USFWS 1998). No water bodies are

present in the project area, but Hawaiian hoary bats may hunt for flying insect prey, and occasionally roost, in the northeastern part of the project area where there is a dense grove of tall (greater than 15-foot-tall) 'opiuma trees (Figure 3-3), a single large java plum, and an African tulip tree. Although the area looks marginal for raising young, Hawaiian hoary bats are known to roost in large java plum and African tulip trees such as those found on the project site. If the large trees are to be cleared or pruned as part of project activities, it is recommended that pruning or removal of the trees in the northeastern portion of the project site be avoided during the bat maternity season, (June 1 through September 15). Further, a construction buffer of 100 feet should be maintained around this northeastern portion during the maternity season. The remainder of the project site does not contain trees that could support the Hawaiian hoary bat and minimization and mitigation for the Hawaiian hoary bat should not be needed for these areas.

In comments provided on the Draft EA, DOFAW expressed concerns about attracting vulnerable birds to areas that may host nonnative predators such as cats and rodents and recommend taking action to minimize predator presence; remove cats, place bait stations for rodents, and provide covered trash receptacles. Additionally, DOFAW recommended mitigative measures to reduce adverse impacts of artificial lighting to seabirds that may pass through the area at night. Seabirds may fly over the area between March and December while transiting between nest sites and the ocean. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15 and for construction and operational nighttime lighting that might be required, DOFAW recommends all lights be fully shielded, contain less than 2% wavelengths less than 550 nm, and be situated so that light does not shine on reflective surfaces.

Figure 3-4. Wetlands near the Project Area



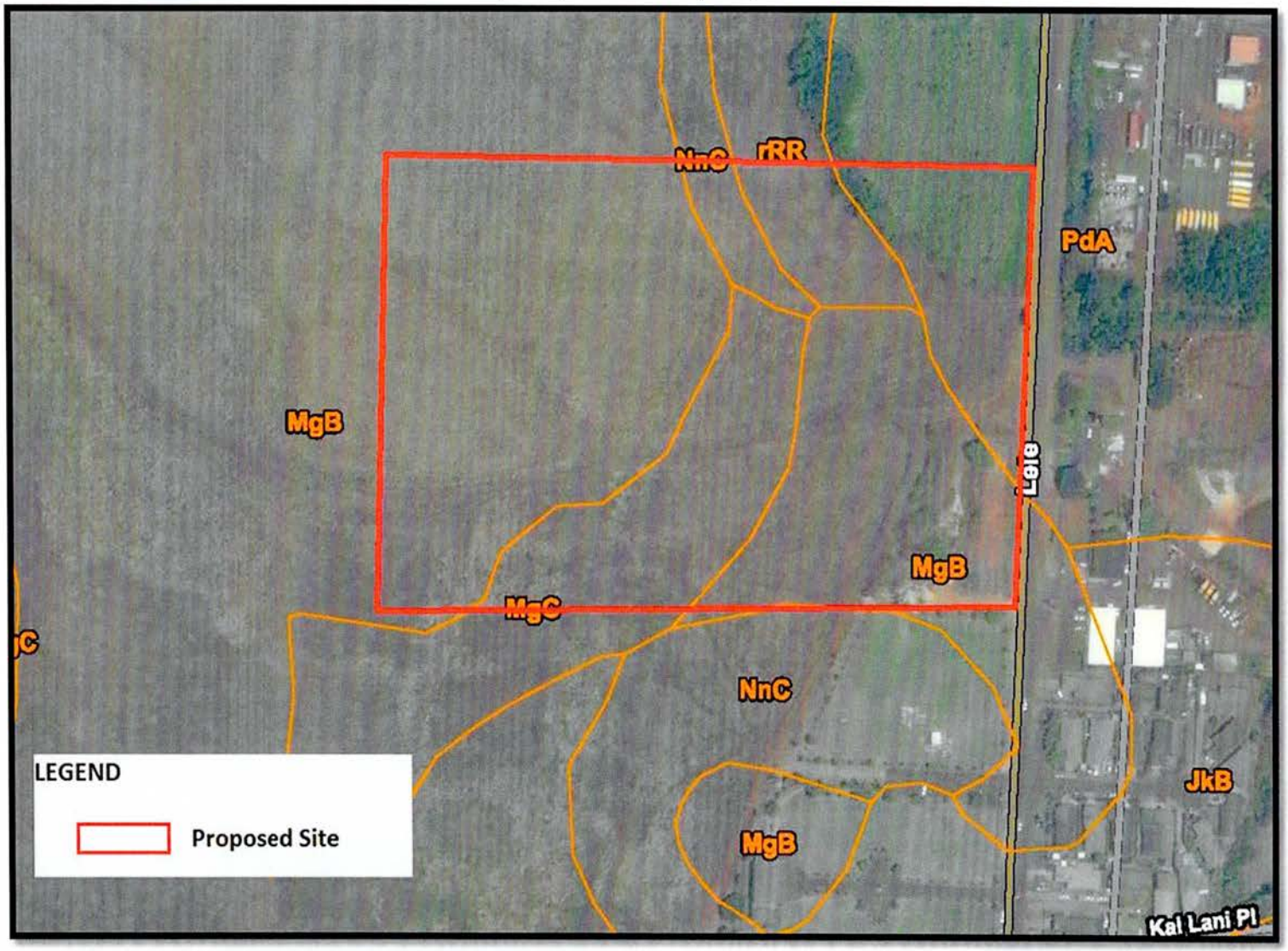
3.3 GEOGRAPHY, TOPOGRAPHY, AND SOILS

Hanapēpē Ahupua'a is bounded by the *ahupua'a* (traditional land division) of Makaweli to the west and Wahiawā to the east. The project area is located west of the Hanapēpē River at elevations of approximately 30 to 50 feet above mean sea level (MSL). Agricultural farmlands border the northern and western boundary of the project area.

The majority of the project area's soils are classified as Makaweli Silty Clay Loam (MgB and MgC) with slopes from zero to twelve percent (USDA 2016). Soils in the northern portion of the parcel are classified as Pakala Clay Loam (PdA), Rough Broken Land (rRR) and Nohopu Clay (NnC) See Figure 3-5, Natural Resources Conservation Service (NRCS) Soils Survey Map.

Makaweli silty clay loam soils are described as follows: Well-drained soils on uplands on the island of Kaua'i. These soils developed in material weathered from basic igneous rock. They are gently sloping to steep. Elevations range from nearly sea level to 500 feet.

Figure 3-5. Natural Resources Conservation Service (NRCS) Soils Survey Map



The annual rainfall amounts to 20 to 35 inches. Three-fourths of it occurs from October through March. The mean annual soil temperature is 74° F. [Foote et al. 1972:90]

Pakala clay loam soils are described as follows: Well-drained soils on alluvial fans and bottom lands on the island of Kaua'i. These soils developed in alluvium. They are nearly level to moderately sloping. Elevations range from nearly sea level to 400 feet. The annual rainfall amounts to 25 to 40 inches. The mean annual soil temperature is 73° to 75° F. [Foote et al. 1972:107]

Nonopahu clay soils are described as follows: Moderately well drained soils on uplands on the island of Kaua'i. These soils developed in material weathered from basic igneous rock relatively high in olivine. They are gently sloping to moderately sloping. Elevations range from nearly sea level to 800 feet. The annual rainfall amounts to 23 to 40 inches. The mean annual soil temperature is 74° F. [Foote et al. 1972:100]

A geotechnical investigation of the site was conducted in August, 2015. Four (4) test borings were drilled to depths ranging from 17.5 to 25 feet with a mobile truck-mounted drill rig. In addition, four percolation test holes were drilled to depths of about 5 feet adjacent to each of the borings and tested in general accordance with Department of Health guidelines. The project site gently slopes downward toward from the west towards the east. Drainage over the site flows in an easterly direction.

The test borings indicated surface soil classified as reddish brown clayey silt. The clayey silt was in a stiff condition and extended to depths ranging from about 2 to 8.5 feet below ground surface. Laboratory testing indicates that the clayey silt has a low expansion potential at its in-situ moisture content. Underlying the clayey silt was dense highly weathered basalt, extending to depths of about 5 to 17 feet.

Neither groundwater nor seepage water was encountered.

Project Impacts and Mitigation

No significant impact to topographic landforms or soils at the subject property is anticipated. Based on the results of exploratory fieldwork and laboratory testing, it was concluded that from a geotechnical viewpoint, the site can be developed as planned. Conventional shallow foundations bearing directly on the undisturbed reddish brown clayey silt or newly placed fill may be used to support the proposed structures. Although both materials are capable of supporting the proposed structures, all foundations supporting a single structure should be placed on the same type of material to provide uniform support and reduce the potential for differential settlement.

Based on the geotechnical research, the subsurface soils can be characterized as a stiff soil profile. Therefore, based on the 2012 International Building Code, Site Class D is recommended for this site.

3.4 HYDROLOGY

Although the project area does not contain any stream or wetland habitats, it is close to several wetland areas (Figure 3-4). According to the *Aquifer identification and classification for Kaua'i*, the subject property overlies the Hanapēpē aquifer system (20304) of the Waimea aquifer sector (University of Hawaii 1992). The system is equivalent to the Hanapēpē drainage basin (University of Hawaii 1992). The total area is 22 miles^2 (35.4 km^2). Hanapēpē River is one of Kaua'i's major rivers. It mostly drains dike water in the Napali, but several large exposures of Koloa rocks contribute perched water. Average flow in the river is 56 million gallons per day (2.45 m^3/s) downstream of diversions.

Project Impacts and Mitigation

No long-term impacts to groundwater aquifers or surface waters are expected to result from the proposed project. Construction activities have the potential to impact the water quality of coastal waters. Best management practices will be implemented to minimize risk of siltation and pollution through construction related stormwater runoff.

The U.S. Army Corps of Engineers (USACE), Honolulu District provided comments on the project dated August 17, 2021 indicating that additional information would be required to make a determination of whether a permit would be required from the USACE.

Although no perennial streams are observable onsite, the U.S. Fish and Wildlife Service's National Wetland Inventory mapper (Figure 3-4) shows a linear water feature that appears to be located near the northeast corner of the property. If the linear feature is a stream that the USACE would regulate as a water of the U.S. and the proposed project would involve the discharge of fill into that stream, then a Corps permit may be required.

3.5 FLOOD AND TSUNAMI HAZARDS AND SEA LEVEL RISE

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the subject property is located in Zone "X" which is an area that has been determined to be outside the 0.2% annual chance floodplain and outside of the 500 year floodplain (Figure 3-6). According to the State Civil Defense Tsunami Evacuation Zone maps, the subject property is not within a tsunami evacuation zone (Figure 3-7). The subject property is located outside of the 3.2-foot Sea Level Rise Exposure Area (SLR-XA) according to the Hawai'i Sea Level Rise Vulnerability and Adaptation Report (Figure 3-8).

The existing storm drainage system in the area comprises of a series of ditches and basins which flow to a 24" storm culvert located near the northeastern corner of the project site. The culvert is installed under Lele Road and allows the drainage to flow east; eventually leading to the ocean. There is also an existing 24" storm main and

series of catch basins on the eastern side of Lele Road which appear to outlet near the downstream end of the culvert.

Project Impacts and Mitigation

Based upon the development plan, an increase of impervious surfaces (e.g. structural roofs, parking areas, and roads) is expected. The proposed drainage will consist of sheet flow via grading, as well as a system of storm catch basins, swales, and pipes. The site drainage is planned to be directed toward the northeastern portion of the site to a new proposed detention basin. The detention basin will be designed to temporarily store excess storm runoff caused by the proposed development while meeting pre-development peak discharge rates.

In addition, a suite of water quality enhancement measures will be explored and implemented as applicable to reduce sediment and pollutant loadings that are typically associated with urban runoff. The water quality enhancement measures may include elements such as grass-lined filter strips, bioswales, rain gardens, cisterns, and permeable pavers. The County of Kaua'i provides storm water quantity best management practices guidelines that will be used in the design process to assess the suitability, size, and selection of the most appropriate measures.

3.6 NOISE

Noise is defined as excessive or unwanted sound. Various local and federal agencies have established guidelines and standards for assessing environmental noise impacts and set noise limits as a function of land use.

State of Hawai'i, Community Noise Control

The maximum permissible noise levels are enforced by the State Department of Health (DOH) for any location at or beyond the property line and shall not be exceeded for more than 10% of the time during any 20-minute period. The specified noise limits which apply are a function of the zoning and time of day as shown in Table 3-1. In determining the maximum permissible sound level, the background noise level is taken into account by the DOH.

Table 3-1 . Community Noise Control Regulated Noise Levels

Zoning District		Day Hours (7 AM – 10 PM)	Night Hours (10 PM – 7 AM)
Class A	Residential, Conservation, Preservation, Public Space, Open Space	55 dBA (exterior)	45 dBA (exterior)
Class B	Multi-Family Dwellings, Apartments, Business, Commercial, Hotel, Resort	60 dBA (exterior)	50 dBA (exterior)
Class C	Agriculture, Country, Industrial	70 dBA (exterior)	70 dBA (exterior)

Project Impacts and Mitigation

According to the DOH Community Noise Control rules, Hawai'i Administrative Rules Chapter 11-46, in cases where construction noise exceeds, or is expected to exceed the State's "maximum permissible" property line noise levels, a permit must be obtained from the State DOH to allow the operation of vehicles, cranes, construction equipment, power tools, etc., which emit noise levels in excess of the "maximum permissible" levels.

Figure 3-6. Flood Zone Map

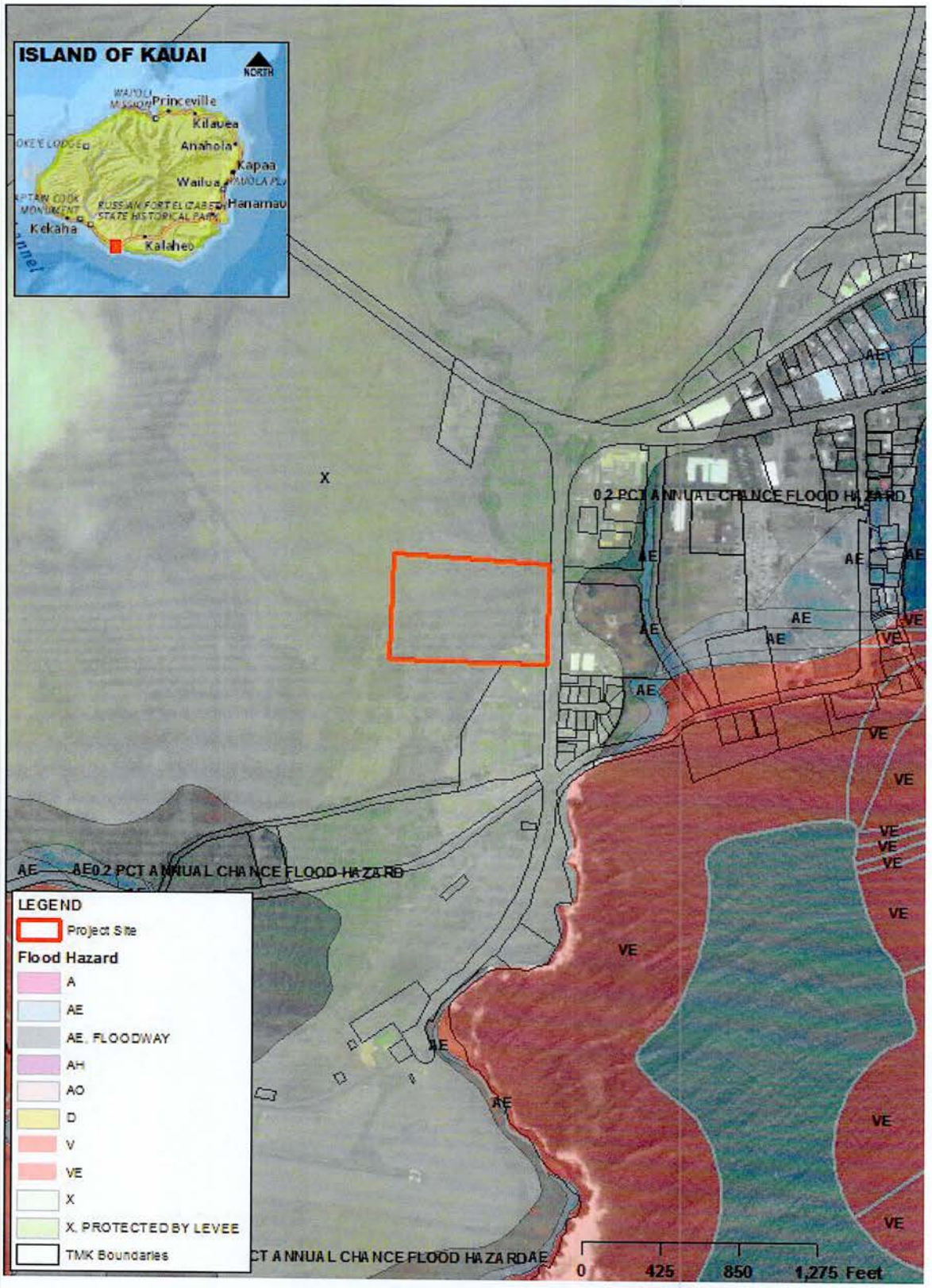


Figure 3-7 . Hanapēpē Tsunami Evacuation Zone

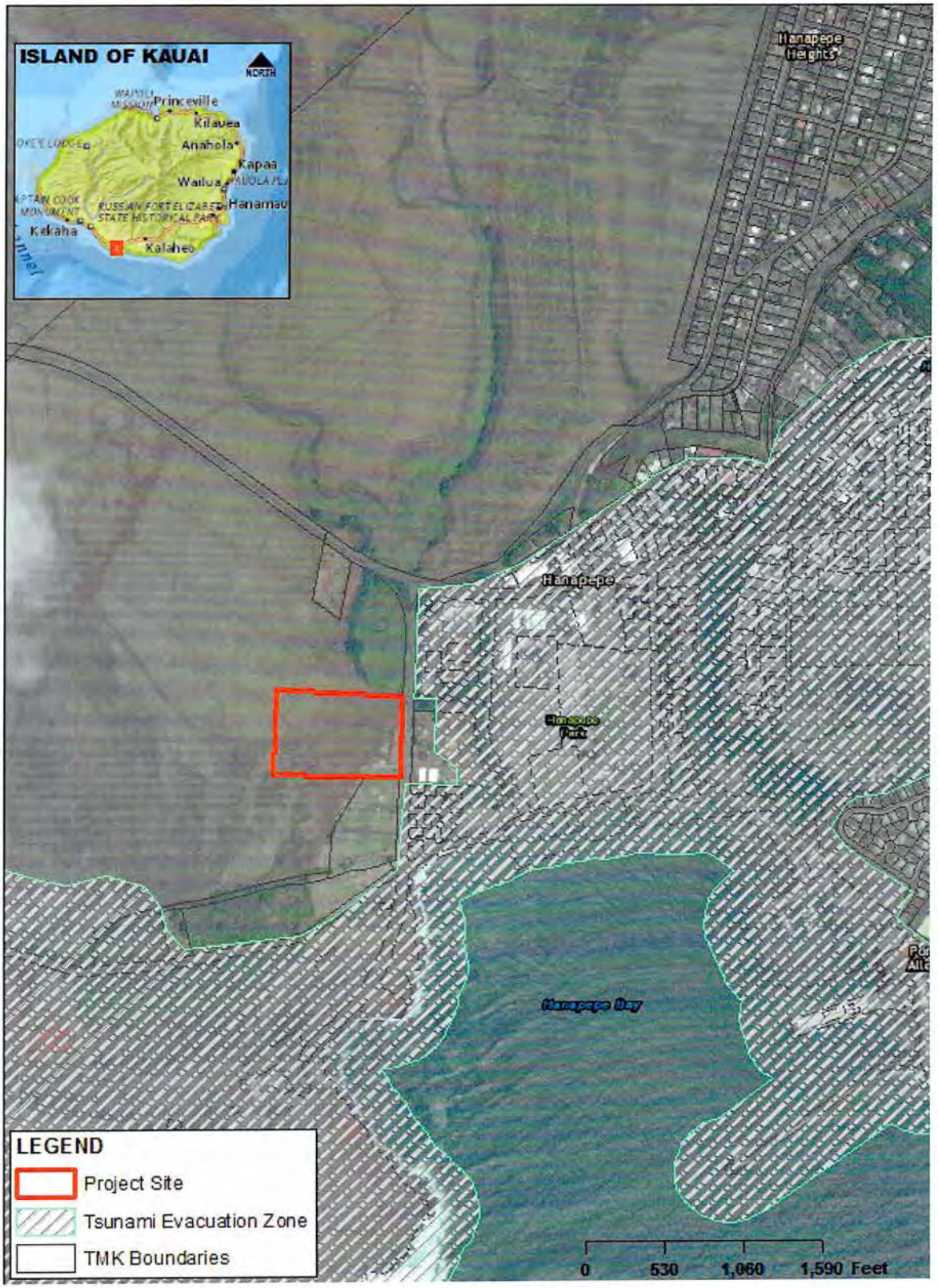


Figure 3-8. Sea Level Rise Exposure Area - 3.2-foot Scenario



In order for the State DOH to issue a construction noise permit, the Contractor must submit a noise permit application to the DOH, which describes the construction activities for the project. Prior to issuing the noise permit, the State DOH may require action by the Contractor to incorporate noise mitigation into the construction plan. The DOH may also require the Contractor to conduct noise monitoring or community meetings that invite neighboring residents and business owners to discuss construction noise. The Contractor should use reasonable and standard practices to mitigate noise, such as using mufflers on diesel and gasoline engines, using properly tuned and balanced machines, etc. However, the State DOH may require additional noise mitigation, such as temporary noise barriers, or time of day usage limits for certain kinds of construction activities.

Specific permit restrictions for construction activities in the DOH Community Noise Control rules are:

- "No permit shall allow any construction activities which emit noise in excess of the maximum permissible sound levels ... before 7:00 a.m. and after 6:00 p.m. of the same day, Monday through Friday."
- "No permit shall allow any construction activities which emit noise in excess of the maximum permissible sound levels... before 9:00 a.m. and after 6:00 p.m. on Saturday."
- "No permit shall allow any construction activities which emit noise in excess of the maximum permissible sound levels on Sundays and on holidays."

3.7 AIR QUALITY

The U. S. Environmental Protection Agency (EPA) sets national ambient air quality standards (NAAQS) for six criteria pollutants: carbon monoxide, nitrogen dioxide (NO_2) sulfur dioxide (SO_2), lead, ozone, and particulate matter (PM_{10} and $PM_{2.5}$). Hawai'i has also established a state ambient air standard for hydrogen sulfide. The State of Hawai'i, Department of Health, operates air monitoring stations throughout the state including one station at Niumalu, Kaua'i that monitors SO_2, NO_2, and $PM_{2.5}$.

Both Federal and State air quality standards in the project area and Hanapēpē are generally met because of prevalent trade winds and lack of any major stationary pollutant emission sources in the area. According to the State of Hawai'i Annual Summary Air Quality Data, measured levels of PM_{10}, SO_2, and NO_2 (nitrogen dioxide) are well within State and Federal ambient air quality standards for the Island of Kaua'i (State of Hawaii, DOH 2015).

Project Impacts and Mitigation

Short-term impacts to air quality from fugitive dust may occur during development of the property. These impacts could result from construction vehicle activities and fugitive dust from excavation and grading. There are two potential types of air pollution emissions associated with these construction activities. First, fugitive dust caused by

vehicle movements and excavation/fill activities. Second, vehicles exhaust emissions from on-site construction equipment. These impacts will be minimized through the implementation of best management practices to control construction fugitive dust and emissions in compliance with provisions of Hawai'i Administrative Rules Section 11.60.1-33. All work will be in conformance with the air pollution standards and regulations of the State DOH.

Long term impacts to air quality from the proposed project are expected to be minimal. Vehicle emissions will increase slightly over current levels resulting from the transport of staff and visitors to the proposed facility. The slight increase in vehicle emission resulting for the proposed project is not expected to cause a significant impact to air quality in the project vicinity.

3.8 HAZARDOUS MATERIALS

A Phase I Environmental Site Assessment was conducted for the site in August, 2015 to identify any recognized environmental conditions (RECs) in the area. RECs as defined by ASTM International, include Historical RECs (HRECs) and Controlled RECs (CRECS). HRECs are RECs that have been addressed to the satisfaction of an applicable regulatory authority or meet unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls, such as property use restrictions or activity and use limitations (AULs), which include both institutional controls and engineering controls). CRECs are past releases that have been satisfactorily remediated to applicable risk-based criteria but where contaminants are allowed to remain in place subject to the implementation of "required" AULs.

On the basis of historical resources, the site was used for sugar cane cultivation throughout the last century. There are a few small soil stockpiles adjacent to the road along the southern boundary of the site and on the southern part of the building slab foundation. The soil stockpiles are from unknown sources and placed by unknown persons and are therefore considered a REC. The use of the former building is unknown and is also considered a REC.

No military (U.S. Department of Defense) sites, or National Priorities List (NPL) sites were identified within a mile of the project site.

Six sites with underground storage tanks (USTs) near the project site were identified as HRECs because all have been closed and all releases have been cleaned-up:

1. Beatrice Pace (Enoki Partnership), 4338 Lele Road, 500-gallon gasoline.
2. Hanapēpē Baseyard (Kaua'i County), 4380 Lele Road, 2,500-gallon diesel fuel and 1,500-gallon gasoline.
3. AMFAC Distribution Hawaii, 1-3410 Kaumuali'i Highway, 1,000-gallon gasoline.
4. Organizational Maintenance Shop 5 (State DOD-Army National Guard), 1-3460 Kaumuali'i Highway, 2,000- and 3,000-gallon gasoline .

5. Cilia's Service Station, 1-3509 Kaumuali'i Highway, 2,500-gallon diesel fuel and 1,500- gallon gasoline.
6. Longie's Cracked Seed, 3508 Hanapēpē Road, two 500-gallon gasoline.

The County of Kaua'i Hanapēpē Transfer Station at 4380 Lele Road is a drop-off facility for solid waste. The site is registered as a small quantity generator (SQG) of hazardous waste with the Resource Conservation and Recovery Act (RCRA) program of the U.S. Environmental Protection Agency (EPA). Solvents , petroleum products and used products have been handled at the site and violations of regulations have been reported and compliance orders have been issued. This site is an REC relative to the planned DNLR West Kaua'i Field Operations Facility.

The Phase I study also evaluated the potential for the presence or likely presence of chemicals of potential concern in the subsurface at the site caused by the release of vapors from contaminated soil or groundwater either at or near the subject easements.

No additional RECs or sources of contamination have been identified in the vicinity of the planned DNLR West Kaua'i Field Operations Facility, and the potential for vapor encroachment at the subject site is considered insignificant or nonexistent.

The proposed project will include a fueling station for DLNR vehicles with space for two (2) above-ground tanks and space to fill two (2) vehicles at a time. Additional small amounts of fuel and herbicides will be stored in two (2) hazmat cabinets in a shared storage building at the facility.

Project Impacts and Mitigation

The fuel dispensing systems and portions of the surrounding areas will be designed as Class I, Division 1 hazardous locations in accordance with 40 CFR 112 and the National Electrical Code (NEC). All electrical equipment and electrical installations within these hazardous locations will meet applicable NEC requirements. To avoid accidental release of fuels, the above-ground tanks will include:

- High liquid level alarms with an audible or visual signal
- High liquid level pump cutoff devices set to stop flow at a predetermined container content level
- Direct audible or code signal communication between the container gauge and the pumping station

The Hazmat cabinets will comply with 29 CFR 1910.106(e)(2)(ii)(b), 29 CFR 1910.106(d)(3)(i&ii), and NFPA Code 30, 3.3.19.

3.9 ARCHAEOLOGICAL AND HISTORIC RESOURCES

A draft Archeological Inventory Survey (AIS) was conducted for the project by Cultural Surveys Hawai'i dated January 2016 titled Draft Archaeological Inventory Survey Report for the West Kaua'i DLNR Facility Project, Hanapēpē Ahupua'a, Waimea District, Kaua'i TMK: [4] 1-8-008:020 por. Background research for the AIS included a review of previous

archaeological studies on file at the SHPD; review of documents at Hamilton Library of the University of Hawai'i, the Hawai'i State Archives, the Mission Houses Museum Library, the Hawai'i Public Library, Kaua'i Historical Society, Bishop Museum Archives; study of historic photographs at the Hawai'i State Archives; and study of historic maps at the Survey Office of the DLNR. Historic maps and photographs from the Cultural Surveys Hawai'i library were also reviewed. This research provided the environmental, cultural, historic, and archaeological background for the project area. The sources studied were used to formulate a predictive model regarding the expected types and locations of historic properties in the project area.

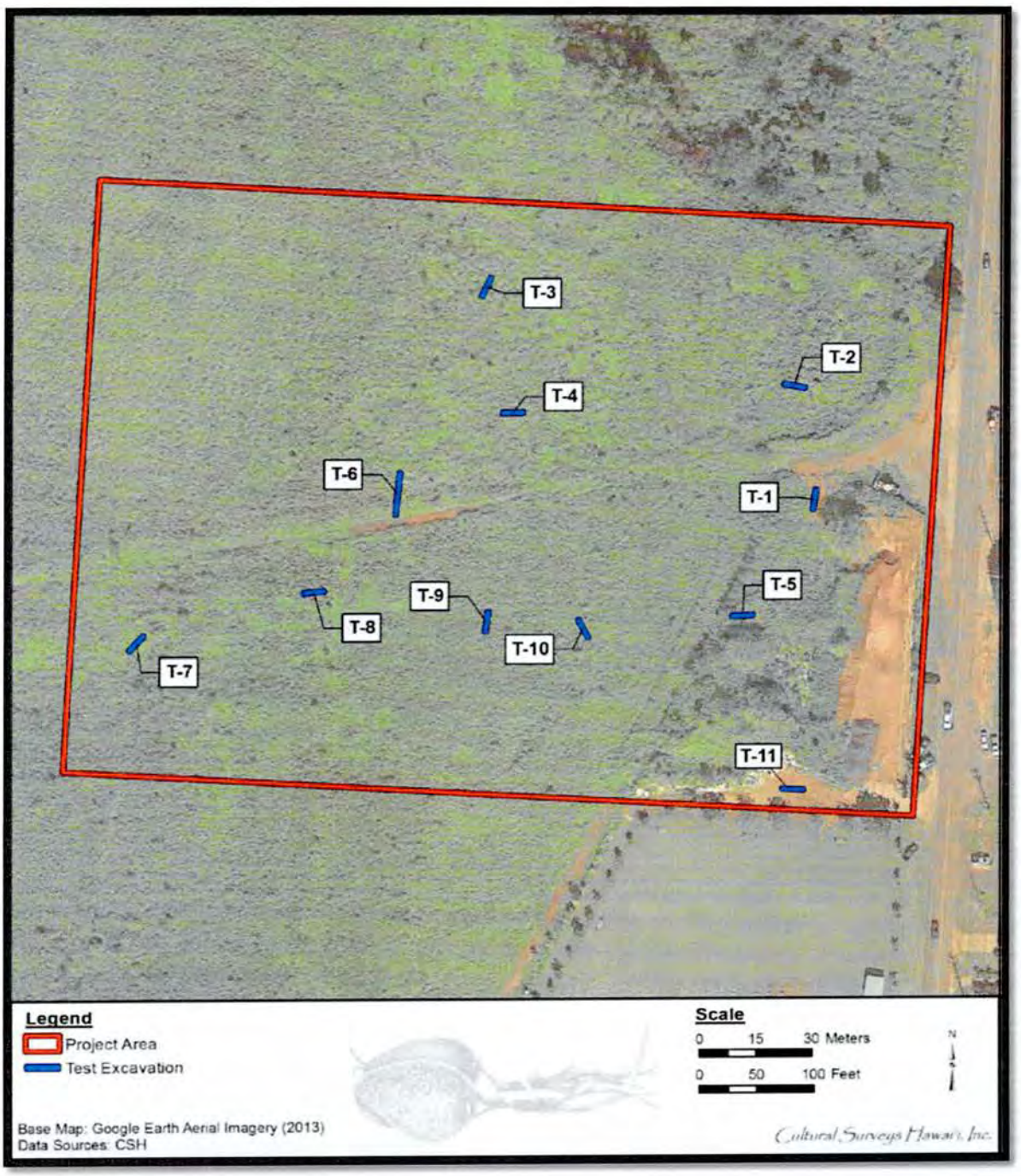
Archaeological pedestrian and subsurface surveys for the project area were conducted in September and October 2015. A complete ground survey of the now fallow lands that were previously cultivated sugarcane fields was undertaken for the purpose of historic property identification and documentation. The subsurface testing locations within the fallow sugarcane fields were determined for the AIS in consultation with Mary Jane Naone of SHPD. The subsurface testing program was backhoe assisted and involved eleven (11) test excavations within the project area. A map of the trenching locations is enclosed for your reference. In general, linear trenches measuring between 7 m (23 ft) and 8 m (26 ft) long and 0.6 m (2 ft) wide were excavated within the project area, with the exception of T-6 which measured 13 m (43 ft) long. See Figure 3.9.

A total of four (4) historic properties were identified and documented during the AIS investigation. The historic properties identified consist of two remnant cane haul roads (SIHP #s -2304 and -2306), a large concrete building foundation (SIHP # -2303), and a remnant plantation-era ditch (SIHP # -2305). All of the properties identified date from the historic era. The Table 3.2 below lists each property followed by a brief description.

Table 3-2. Summary of Historic Properties Identified During the AIS Investigation

SIHP #	Formal Type	Functional Interpretation	Temporal Interpretation
50-30-09-2303	Platform	Building foundation	Military historic era
50-30-09-2304	Road (remnant)	Cane haul road	Plantation historic era
50-30-09-2305	Ditch (remnant)	Irrigation	Plantation historic era
50-30-09-2306	Road (remnant)	Cane haul road	Plantation historic era

Figure 3-9. Aerial Photograph of the Project Area Indicating Location of Subsurface Test Trenches.



SIHP # -2303 consists of a roughly rectangular-shaped concrete platform measuring 86 m (l) by 18.6 m (w) with various heights from 0.02 m at the southern end of the structure to 1.19 m at the northern end. The entire structure is not visible due to stockpiling of soil, sand, gravel, concrete, small to large basalt angular and sub-angular cobbles and boulders as well as wood. The project site was part of a larger area which formed the Kaua'i Training Center during World War II (Creed et al. 1995) SIHP # -2303, located at the southeast corner of the project area, was built during World War II when the military was present in Hanapēpē. Background research gives no indication of the building's purpose.

SIHP # -2304 is a remnant section of a plantation-era cane haul road. The remnant road measures 190 m long by 4.0 m in width and traverses in a rough northeast/southwest direction through the entire project area. The road parallels an earthen berm located to the north of the road.

SIHP # -2305 is a remnant section of a plantation irrigation ditch that measures 68.3 m in length by 1.06 m in width with an average depth of 0.85 m. It is a simple soil ditch with no associated rock work and is overgrown with vegetation. Both ends of the ditch have been bulldozed.

SIHP # -2306 is a section of plantation-era cane haul road measuring 120 m in length by 4.0 m in width, and traverses the project area in a rough north/south direction. The road is located along the eastern boundary of the former cane lands within the project area. The road has been impacted by bulldozing and soil stockpiling.

Project Impacts and Mitigation

All of the historic properties identified date from the historic era. The features identified during the AIS investigation date to the mid-twentieth century and are considered part of the Hawaiian Sugar Company and Olokele Plantation irrigation and transport system (SIHP #s -2304 through -2306) with an inclusion of military influence during war time with the construction of SIHP # -2303 and its reutilization from the 1950s and 1960s as a warehouse to store goods for a first chain of supermarkets on the island of Kaua'i.

No cultural, archeological, or historic materials were uncovered during the subsurface surveys. Under Hawai'i state historic preservation legislation, the two possible effect determinations for a given project under historic preservation review are "no historic properties affected" and "effect, with proposed mitigation commitments" (HAR §13-275-7). In the circumstance of the current project area, a total of four historic properties were documented within the current project area. All four historic properties have been assessed as significant under Criterion "D," meaning that each historic property has "yielded, or is likely to yield, information important for research on prehistory or history." The proposed project land uses are to remain generally consistent with present and past agricultural practices within the current field footprints and appropriate for an effect determination of "no historic properties affected." This is viewed as appropriate

as the historic properties associated with commercial sugar cultivation will continue to be used in a manner consistent with their purpose and function.

3.10 CULTURAL RESOURCES

A review of publicly available Cultural Impact Assessments in Hanapēpē was made to determine, preliminarily, if any known cultural resources, practices, and even beliefs within the project area exists. For this purpose, the Cultural Impact Assessment (CIA) conducted by Nohopapa Hawai'i in December 2019 for the Department of Hawaiian Home Lands (DHHL) Hanapēpē Master Plan was reviewed to identify cultural resources within the Project area and vicinity of the project. Both projects are located in the Ahupua'a of Hanapēpē (crushed bay) in the Kona Moku. While the primary study area for the CIA focused on the DHHL location, the CIA included research that covered a broader area mauka and makai from the study area. This broader area encompasses the subject area of this environmental assessment as it is located immediately south of the DHHL lands.

Background

As described in the CIA, the Hanapēpē Ahupua'a contains significant wahi pana (legendary places) hosts several leina a ka 'uhane - leaping places associated with the transit of the dead into Pō, the "place of the dead", or afterlife. This Ahupua'a is known on Kaua'i in part for hosting notable initial human settlement and uses unique throughout the Hawaiian Islands. During the Māhele, Crown lands in the Ahupua'a of Hanapēpē, once inalienable and in trust for the people, were sold off to large land owners. During the Hawaiian Kingdom Era (pre- Jan.17, 1893) portions of Hanapēpē were already in sugar. The 1865 land purchase of Elizabeth McHutcheson Sinclair established two sugar plantations and a cattle ranch between Hanapēpē River and Waimea River.

The Nohopapa CIA identified several cultural resources nearby the project location, identified as wahi kupuna (cultural resources). A listing of the nearby wahi kupuna is provided below:

1. Salt Pan, near Puolo Point - The extent of this salt pan is shown on the government map. It is notable among the salt pans of Kauai in having no artificial divisions. It is merely a natural flat area on which the sea water could be let in and evaporate.

2. House Sites, at Puolo Point - The remains of many house sites appear on the great flat lands near the salt pan. Most of the house sites are surrounded by walls 2 to 3 feet high, many of which have been built up recently. Walls run everywhere. East of here the field has been cleared for an airport. Along the shore the tumbled remains of wind shelters used by fisherman can be seen.

3. Kauakahiuni heiau, at Puolo Point - Described as "A walled heiau of medium size at the shore, part of walls still standing. Kane and Kanaloa its deities." The site is now but slightly marked by crumbled stones. It measures at the outside about 80 by 40 feet. The walls were said to have been about 4 feet high.

4. House site or Ko'a, at Puolo Point - The front part of this structure rests on the beach stones above which it has been built up 5 to 8 feet. In rough weather the sea spray must have washed over it. The exact measurements and plan are given on figure 29 [p113 Bennet 1931]. It is composed of three sections with steps leading up to one. The paving on two of the sections is with very small beach pebbles. The other section is more torn down, and is paved with larger stones. A wall one foot high runs around the south side and across the front (sea side).

5. Sand burials - In the sand on the northwest side of Hanapepe bay, burials are found.

Community Consultations

The following is based on consultations conducted by Nohopapa Hawai'i for the DHHL Hanapēpē Master Plan and is used for informational purposes only in this environmental assessment. A project specific Cultural Impact Assessment was not conducted for the proposed project, however four (4) community members with knowledge of the Hanapēpē area were contacted and invited to be consulted for this project. The listing of the four (4) community members were recommended by the Office of Hawaiian Affairs (OHA) in their emailed comments on the Draft Environmental Assessment dated April 26, 2021. None of the four (4) contacted individuals have provided written consultation responses

Nohopapa consulted with individuals knowledgeable on wahi kupuna associated with Hanapēpē. All community members interviewed commented on the lack of archival history about Hanapēpē, in both Hawaiian and English, citing that little remains of the mo'olelo, 'oli, mele, hula, and place names of Hanapēpē from historic times. Hanapēpē was described as a place renowned for hula. Hanapēpē, even at the time of the Mahele (1850s) had a large population, supported by agriculture extending deep into the valley. At this time, pa'akai was being actively harvested at 'Ukulā to support mauka and makai food preparation and preservation.

In 2019, there were twenty-two Hanapēpē 'ohana producing salt. Their families have roots in the area and have been passing down mo'olelo of the area as well as the traditional cultural practice of cultivating lo'i pa'akai. One well known kūpuna and salt maker, the late Aunty Wilma Holi, shared share several mo'olelo of the area, passed down to her through her family, with 'ohana and friends of her time.

Access throughout Hanapēpē lands remains an important cultural issue. Interviewees also expressed concerns over safety and worries were expressed over the speed at which vehicles travel on Kaumuali'i Highway along the stretch bordering Hanapēpē

Hawaiian Home Lands and the intersection of Kaumuali'i Highway with Lele Road and Hanapēpē Road. A general concern involves limiting access to dunes and the education needed to reduce the negative effects of compacting the clay substrate beneath the sand due to vehicle access. This can result in impacts to the wells used for salt making, and prevents native plant species that grow on the dunes from flourishing. The increasing dune erosion, dust and debris along the windy shoreline are detrimental to the local ecosystem and salt production.

Project Impacts and Mitigations

The proposed project location does not contain any known wahi kupuna (cultural resources) that were identified in the Nohopapa CIA, although several sites have been identified that are in the vicinity of the project. As described in the previous section, all of the historic properties identified on site date to the mid-twentieth century and are considered part of the Hawaiian Sugar Company and Olokele Plantation irrigation and transport system (SIHP #s -2304 through -2306) with an inclusion of military influence during war time with the construction of SIHP # -2303 and its reutilization from the 1950s and 1960s as a warehouse to store goods for a first chain of supermarkets on the island of Kaua'i.

Adverse impacts to cultural resources are not anticipated due to a commitment to responsible design in compliance with state and county requirements for the proposed project. This would include construction best management practices to control fugitive dust, stormwater runoff and other construction related nuisances such as air quality and noise mitigations. Best management practices will be implemented to minimize risk of siltation and pollution through construction related stormwater runoff. Post-construction, the project is not anticipated to result in long-term impacts to groundwater aquifers or surface waters, thereby having no impacts on the sensitive salt pond environments located approximately 3,000 feet to the south.

3.11 VISUAL RESOURCES

The Kaua'i General Plan defines the areas' significant scenic resources as view planes/vistas of the mountains and oceans. In the vicinity of the project site, these resources include the mauka views from Kaumuali'i Highway toward Mount Waialeale and makai to the ocean and shoreline.

The project site's northern border is composed of tall, thorny 'opiuma trees (*Pithecellobium dulce*) and thick stands of guinea grass and koa haole shrubs in the understory, which provides a buffer between the project parcel and views from Kaumuali'i Highway. The project site will be visible when traveling in either direction along Lele Road.

Project Impacts and Mitigations

The project is not anticipated to have a significant negative impact on scenic views or scenic resources in the vicinity of Hanapēpē or Port Allen. The project structures will not be visible from Kaumuali'i Highway which is the major thoroughfare through the area. The project will be visible when traveling in either direction along Lele Road which connects the highway with the Port Allen Airport, but will not obstruct mauka or makai views from the road.

3.12 TRANSPORTATION FACILITIES

Vehicular Access

Vehicular access to the project property from the north and south is provided by Lele Road. Lele road connects with Kaumuali'i Highway to the north, and with the Port Allen Airport to the south. Kaumali'i Highway is classified by HDOT as an urban minor arterial, oriented generally in an east-west direction near the project area.

Existing Roadway Volumes

Traffic along Kaumuali'i Highway through Hanapēpē is generally light. During the AM commuter period (05:00-09:00) there is a slight peak from 06:45 AM to 07:45 AM, and during the PM commuter period (15:00-19:00) there is a slight peak from 03:45 PM to 04:45 PM. Traffic during peak commuter periods experiences minor slowdowns.

Transit

Bus service in the region is provided by *The Kaua'i Bus*, which is operated by County of Kaua'i Transportation Agency. Routes 100, 100E, and 150 travel along Kaumuali'i Highway between Kekaha and Lihue, with stops in Hanapēpē within 0.3 miles of the project area.

Airports

The proposed project site is approximately 0.14 miles from the property boundary of Port Allen Airport (PAK) and approximately 3,037 feet from the end of the runway at PAK. All projects within five (5) miles from Hawai'i State airports are advised to review the State of Hawai'i Office of Planning Technical Assistance Memorandum (TAM-2016-1) on Federal Aviation Administration (FAA) Order 5190.6B. The TAM-2016-1 provides technical advice to projects which may impact the use of land adjacent to or in the immediate vicinity of Hawai'i's airports. This would ensure compatible land use near federally obligated airports such as PAK. Potential incompatible uses may involve hazard wildlife attractants, glint and glare hazards, and other obstruction hazards.

Project Impacts and Mitigations

The State of Hawai'i Department of Transportation (HDOT) provided comments on the Draft EA dated May 21, 2021, which included comments from the Airports Division and Highways Division.

A traffic assessment report was prepared for the project with the master plan completed in 2016. A draft copy of this report is included in the appendix. No adverse effects are anticipated to roadways and traffic from the proposed project. The estimated daily staffing level at the facility will be approximately 20-40 persons. Adequate parking facilities will be available for both staff and visitors to the facility. The addition of 20-40 vehicle trips per day will not adversely impact traffic volumes in the region. To accommodate the different types of functions planned for the project, the site roads, parking, and storage areas will be designed for heavy trailers, trucks, equipment, and other vehicles. Pavement design will account for heavy vehicular loads. Large radii at the corners of the main access roads will be designed to account for long trailers and large vehicle wheel paths, including a recessed entry gate as needed to accommodate the department's vehicles. Generous lane widths and parking area spacing are designed to allow efficient circulation of equipment trailers and large vehicles. A looped site road with two access points onto the site is designed to alleviate any potential congestion due to the volume and type of vehicles using the facility.

In comments provided by HDOT Highways Division, the division noted they do not anticipate significant adverse impacts to State highway traffic conditions along Kūhiō Highway. Per a request in the comments provided by the Highways Division, SSFM has confirmed with the Kaua'i District Engineer that the Lele Road intersection with Kūhiō Highway currently meets standards for the type and volume of anticipated traffic to be generated by the proposed project. In addition, the Highways Division requested a qualitative discussion of potential beneficial impacts to traffic in Līhu'e with the relocation of DLNR services to West Kaua'i. There would be beneficial impacts to traffic in Līhu'e because the proposed action does not involve an expansion of DLNR services, but rather a relocation of resources to West Kaua'i. Benefits to traffic in Līhu'e would result due to the ability for DLNR divisions to relocate the storage of vehicles (such as boats/boat trailers, ATV trailers, construction equipment and trailers, flatbed trucks, construction vehicles and other vehicles) which would otherwise have to travel out of Līhu'e to West Kaua'i when deployment is necessary. The actual amount of trips saved is not available at this time, but is anticipated to result in travel time, fuel costs, and maintenance savings for DLNR divisions. No proposed work is anticipated to take place within State highway road rights-of-way, however due to the increase in temporary construction traffic, a traffic management plan is recommended and HDOT noted that pavement markings in the vicinity of the project may be required to be refreshed with this project.

The proposed project is not anticipated to have an adverse impact on PAK airport operations. There are no standing water features proposed that may attract hazardous

wildlife thru the subject area. The project does not involve a landfill or materials recycling facility, however an existing county refuse transfer station is located across Lele Road. Further, other obstructions such as tall antennas, cranes, wind turbines or utility poles are not planned at this location. In addition, Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or alteration pursuant to the Code of Federal Regulations, Title 1.4. Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100: I surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, will be included in the submittal. Due to the project site's proximity to the airport, the DLNR should be aware of potential noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and depending on airport operations.

3.13 WATER SYSTEM

Water service will be provided via an existing 8" water main located in Lele Road. An onsite water distribution system will connect to the existing main in Lele Road and provide service to the proposed buildings and site infrastructure. An underground system of pipes, fittings, hydrants, valves, and water structures will be installed to meet the various domestic and fire protection requirements. Early coordination with the County of Kaua'i Department of Water (DOW) indicated that the existing system should be able to serve the anticipated demand generated by the proposed development, without causing an inadequate pressure drop in the existing water system. The estimated demand for fire protection is 550 gallons per minute (gpm).

Project Impacts and Mitigation

The water demand from the proposed project will not adversely affect the existing water system in the area. Preliminary analysis completed by DOW using a water system standard fire flow for the project at 2,000 gpm showed the existing system pressure would still be maintained above the DOW minimum. Prior to project construction, an Application for Water Services will be submitted to DOW that includes details of domestic service connections, fire service connections, and interior plumbing backflow prevention devices.

The Department of Land and Natural Resources (DLNR), Engineering Division submitted comments on the Draft EA dated May 20, 2021 requesting water demands for the project be included in the Final EA and submitted to the Engineering Division for State Water Project Plan Update projections. The potable water demands for the project is estimated at 40,000 gallons per day in accordance with guidelines for light industrial uses. This includes estimates for domestic and industrial uses. Proposed future water demands have been provided to DLNR, Engineering Division in March 2016 via email to Mr. Rodney Shiraishi within the Division's Project Planning Section.

Wastewater Disposal

The wastewater generated by the proposed development will be managed using an onsite sewer conveyance system which will have a connection to the existing 8" sewer main sewer in Lele Road.

Project Impacts and Mitigation

The wastewater generated by the proposed development will not adversely affect the existing sewer system in the area.

3.14 DRAINAGE SYSTEM

The existing storm drainage system in the area comprises of a series of ditches and basins which flow to a 24" storm culvert located near the northeastern corner of the project site. The culvert is installed under Lele Road and allows the drainage to flow east; eventually leading to the ocean. There is also an existing 24" storm main and series of catch basins on the eastern side of Lele Road which appear to outlet near the downstream end of the culvert.

Project Impacts and Mitigation

Based upon the development plan, an increase of impervious surfaces (e.g. structural roofs, parking areas, and roads) is expected. The proposed drainage will consist of sheet flow via grading, as well as a system of storm catch basins, swales, and pipes. The site drainage is planned to be directed toward the northeastern portion of the site to a new proposed detention basin. The detention basin will be designed to temporarily store excess storm runoff caused by the proposed development while meeting pre-development peak discharge rates.

Although conceptual at this stage, the storm water management plan will include proven and effective measures to meet the requirements of the State of Hawai'i, Department of Health, Clean Water Branch (CWB), amended Hawai'i Administrative Rules Chapters 11-54 (Water Quality Standards), and 11-55 (Water Pollution Control). These measures will incorporate an on-site storm water retention basin with controlled release rates to help mimic the existing runoff conditions.

In addition, a suite of water quality enhancement measures will be explored and implemented as applicable to reduce sediment and pollutant loadings that are typically associated with urban runoff. The water quality enhancement measures may include elements such as grass-lined filter strips, bioswales, rain gardens, cisterns, and permeable pavers. The County of Kaua'i provides storm water quantity best management practices guidelines that will be used in the design process to assess the suitability, size, and selection of the most appropriate measures.

3.15 COMMUNITY FACILITIES

Major community facilities in the vicinity of the Hanapēpē area are noted below.

Medical Facilities

The region's primary medical facility, Wilcox Memorial Hospital is located about 18 miles northeast of the project site at 3-3420 Kuhio Hwy in Lihue. Wilcox Memorial Hospital offers emergency services and all levels of general acute patient care. Kaua'i Veterans Memorial Hospital in Waimea is approximately 7 miles to the west of the project site and offers 24 hour Emergency Services. Additionally there are two medical day-clinics in 'Ele'ele that are within 2 miles of the project site.

Educational Facilities

The Hawai'i Department of Education oversees public schools in the Kapaa-Kaua'i-Waimea Complex Area. The Waimea Complex includes six (6) public schools in the area: three elementary (K-6) schools, one middle school (6-8), one high (9-12) school, and one combined elementary and high school (K-12). Primary education is available at the 'Ele'ele Elementary school in 'Ele'ele, approximately two miles from the project site. Middle and high school education is provided by schools in Waimea, approximately 7 miles from the project site.

Emergency Responders

Emergency first response is available from the Hanapēpē Fire Station located at 1-3787 Kaumuali'i Highway, about 0.6 miles west of the project site. The closest police station is in Waimea, approximately 7 miles to the west of the project site. The main station for the Kaua'i Police department is in Lihue, approximately 18 miles to the northeast of the project site.

Community Parks and Recreational Resources

The County of Kaua'i, Department of Parks and Recreation manages and maintains a system of parks on the island of Kaua'i. The project site is located within the Waimea District. The closest public parks are Salt Pond Park located along the ocean about a mile away. Other public parks in the vicinity include Hanapēpē Stadium, Hanapēpē Town Park, Hanapēpē Heights Park, Hanapēpē Cliffside Park, and Hanapēpē Pavilion.

Airports

Port Allen Airport is approximately one mile south of Hanapēpē. The airport is an uncontrolled regional facility with a 2,450 foot runway oriented in an east/west direction. The facility is currently used for scenic helicopter tours, ultralight aircraft traffic, and skydiving.

Project Impacts and Mitigation

The proposed project is not expected to have significant negative impacts on community facilities because the facility will not increase population in the area.

3.16 SOCIOECONOMIC ENVIRONMENT

The following discussion describes the profile of the existing community and the anticipated effects of the proposed development on the community.

Demographics

The U.S. Census Bureau compiles demographic information on population, housing, and employment every 10 years, with the most recent data available from the year 2010. Project site is located within Census Tract 11800-Hanapēpē. However, the proposed development is immediately adjacent to Census Tract 0700-'Ele'ele, so data from that tract is also presented. An overview of 2010 demographic characteristics for the census tracts is provided in Table 3-3.

Table 3-3. 2010 Census Data

Population	Hanapēpē	'Ele'ele
2010 Census Total Population	2,638	2,390
2014 5-Year Population Estimate	2,488	2,723
Median Age (yrs)	43	40
Percent high school graduate or higher	95.6%	83.5%
Total housing units	911	861
Median Household Income	$68,125	$74,479
Individuals below poverty level	3.4%	12.5%
Race		
White alone	666	298
Black or African American alone	11	5
American Indian and Alaska Native alone	17	0
Asian alone	1,057	1,575
Native Hawaiian and Other Pacific Islander alone	209	313
Some Other Race alone	105	28
Two or More Races	423	504
Hispanic or Latino (of any race)	514	374
White alone, Not Hispanic or Latino	493	248
Veterans	189	158
Source: U.S. Census Bureau. 2010		

Project Impacts and Mitigation

Economic and fiscal impacts associated with the project will include the creation of temporary construction employment opportunities. DLNR staffing at the facility is likely to include positions only for persons currently employed by the department.

There will be no adverse impacts from the project on government supported services such as utilities, schools, public safety, and transportation systems because the proposed facility will not increase population in the area.

4.0 CONFORMANCE WITH PLANS AND POLICIES

4.1 HAWAI'I STATE PLAN

The Hawai'i State Plan, codified as Chapter 226, Hawai'i Revised Statutes, serves as a guide for the future long-range development of the State; identifies goals, objectives, policies and priorities for the State; provides a basis for determining priorities and allocating resources; improves coordination of federal, state and county activities, and establishes a system to integrate major state and county activities.

The use of the subject property for a DLNR West Kaua'i Field Operations Facility would be consistent with the following Chapter 226, Hawai'i Revised Statutes:

§226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources. (a) Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:

(1) Prudent use of Hawaii's land-based, shoreline, and marine resources.

(2) Effective protection of Hawaii's unique and fragile environmental resources.

(b) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:

(1) Exercise an overall conservation ethic in the use of Hawaii's natural resources.

(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.

(3) Take into account the physical attributes of areas when planning and designing activities and facilities.

(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.

(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.

(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.

(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.

(8) Pursue compatible relationships among activities, facilities, and natural resources.

(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes. [L 1978, c 100, pt of §2; am L 1986, c 276, §10]

§226-13 Objectives and policies for the physical environment--land, air, and water quality. (a) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:

(1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.

(2) Greater public awareness and appreciation of Hawaii's environmental resources.

(b) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:

(1) Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.

(2) Promote the proper management of Hawaii's land and water resources.

(3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.

(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.

(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.

(6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.

(7) Encourage urban developments in close proximity to existing services and facilities.

(8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors. [L 1978, c 100, pt of §2; am L 1986, c 276, §12]

§226-27 Objectives and policies for socio-cultural advancement--government. (a) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:

(1) Efficient, effective, and responsive government services at all levels in the State.

(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.

(b) To achieve the government objectives, it shall be the policy of this State to:

(1) Provide for necessary public goods and services not assumed by the private sector.

(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.

(3) Minimize the size of government to that necessary to be effective.

(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaii.

(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.

(6) Provide for a balanced fiscal budget.

(7) Improve the fiscal budgeting and management system of the State.

(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible. [L 1978, c 100, pt of §2; am L 1986, c 276, §26]

4.2 HAWAI'I REVISED STATUTES CHAPTER 343

The proposed action utilizes State of Hawaii lands and funds and therefore is required to undergo a review in accordance with Chapter 343 of the Hawai'i Revised Statutes (HRS) and Title 11, Chapter 200.1 of the State Department of Health's Hawai'i Administrative Rules (HAR). This EA has been prepared to comply with these requirements.

4.3 HAWAI'I REVISED STATUES CHAPTER 205A

The Coastal Zone Management Act (CZMA) of 1972 (16 USC 1451 et seq.) encourages coastal states to protect coastal resources consistent with the state's coastal zone management program. The objectives of the Coastal Zone Management (CZM) Program are to provide the public with recreational opportunities, protect historic resources, protect scenic and open space resources, protect coastal ecosystems, provide facilities for economic development, reduce hazards, and manage development.

Within Hawai'i, the CZM program was authorized by HRS Chapter 205A, and is administered by the Office of Planning within the State of Hawai'i Department of Business, Economic Development, and Tourism (DBEDT). Actions anywhere within the State of Hawai'i must comply with the CZM program. As discussed throughout this document, the proposed project is not anticipated to have adverse impacts on the area's recreational opportunities, historic resources, scenic and open space resources, or coastal ecosystems. CZM program objectives (HRS 205A) and applicability to the proposed DLNR Field Operations Facility are discussed below:

Recreational Resources

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

A) *Improve coordination and funding of coastal recreational planning and management; and*

B) *Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:*

   i) *Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*

   ii) *Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;*

iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

v) Ensuring public recreational use of county, state and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;

vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters;

vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches and artificial reefs for surfing and fishing; and

viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of Section 46-6, HRS.

Discussion:

The proposed DLNR Field Operations Facility will improve coordination for coastal recreational planning and management by improving field operations in west and south-west Kaua'i through increased support for daily operations and responses to emergencies for the western half of Kaua'i, which includes Kōke'e, Waimea Canyon and Polihale State Park. Currently, DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions.

Historic Resources

Objective:

Protect, preserve, and where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

A) Identify and analyze significant archaeological resources;

B) Maximize information retention through preservation of remains and artifacts or salvage operations; and

C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Discussion:

The proposed project will be constructed in keeping with the guidelines and objectives of the aforementioned objective and policies.

Archaeological test excavations were conducted on the project site and an Archaeological Inventory Survey (AIS) was completed in October 2015. The AIS concludes that per 13-275-8(a)(1)(D) historical data recovery has been completed by means of the AIS report (see Appendix C), and that no further historic preservation work is needed for the four historic properties in the project area.

Scenic and Open Space Resources

Objective:

Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

A) Identify valued scenic resources in the coastal zone management area;

B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and

D) Encourage those developments that are not coastal dependent to locate in inland areas.

Discussion:

The project is not anticipated to have a significant negative impact on scenic views or scenic resources in the vicinity of Hanapēpē or Port Allen. The project structures will not be visible from Kaumuali'i Highway which is the major thoroughfare through the area. The project will be visible when traveling in either direction along Lele Road which connects the highway with the Port Allen Airport, but will not obstruct mauka or makai views from the road.

Coastal Ecosystems

Objective:

Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources

B) Improve the technical basis for natural resource management;

C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance

D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and

E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine water ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Discussion:

The proposed DLNR Field Operations Facility will protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems through increased support for daily operations and responses to emergencies for the western half of Kaua'i. Currently, DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions.

Economic Uses

Objective:

Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

A) Concentrate coastal dependent development in appropriate areas;

B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:

i) Use of presently designated locations is not feasible;

ii) Adverse environmental effects are minimized; and

iii) The development is important to the State's economy.

Discussion:

There are currently no DLNR facilities on the west side of Kaua'i that can support daily operations and responses to emergencies for the western half of Kaua'i. DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions.

When completed, the new facility will provide DLNR divisions with the infrastructure to enhance and expand current programs, extend public outreach and service and provide additional support facilities for emergency situations.

Coastal Hazards

Objective:

Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

A) *Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;*

B) *Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;*

C) *Ensure that developments comply with requirements of the Federal Flood Insurance Program; and*

D) *Prevent coastal flooding from inland projects.*

Discussion:

The design of the proposed project will conform to all regulatory requirements to ensure adequate and proper storm drainage and erosion control to the surrounding properties.

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the subject property is located in Zone "X" which is an area that has been determined to be outside the 0.2% annual chance floodplain and outside of the 500 year floodplain. According to the State Civil Defense Tsunami Evacuation Zone maps, the subject property is not within a tsunami evacuation zone.

Managing Development

Objective:

Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and

C) Communicate the potential short- and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process

Discussion:

The proposed project will be consistent with these policies. The Environmental Assessment process requires public notification and a 30-day public comment period for the Draft EA.

Public Participation

Objective:

Stimulate public awareness, education, and participation in coastal management.

Policies:

A) Promote public involvement in coastal zone management processes;

B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and

C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Discussion:

Providing a DLNR facility on the west side will significantly improve public access to information regarding wildfires, enforcement actions, and public safety. The Environmental Assessment process requires public notification and a 30-day public comment period for the Draft EA.

Beach Protection

Objective:

Protect beaches for public use and recreation.

Policies:

A) *Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;*

B) *Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and*

C) *Minimize the construction of public erosion-protection structures seaward of the shoreline.*

Discussion:

The proposed project will be consistent with these policies. The propose project is inland from the shoreline setback. According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the subject property is located in Zone "X" which is an area that has been determined to be outside the 0.2% annual chance floodplain and outside of the 500 year floodplain. According to the State Civil Defense Tsunami Evacuation Zone maps, the subject property is not within a tsunami evacuation zone.

Marine Resources

Objective:

Promote the protection, use,, and development of marine and coastal resources to assure their sustainability.

Policies:

A) *Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*

B) *Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;*

C) *Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*

D) *Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and*

E) *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

Discussion:

The proposed DLNR Field Operations Facility will protect marine resources and valuable coastal ecosystems through increased DOBOR and DAR support for daily operations and responses to emergencies for the western half of Kaua'i. Currently, DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions.

4.4 COUNTY OF KAUA'I GENERAL PLAN

The County of Kaua'i is legally mandated to prepare and adopt a General Plan by State law and the County Charter. Chapter 46 of the Hawaii Revised Statutes (HRS) grants the counties certain powers and responsibilities. Among them is the power to regulate land development through zoning. However, the law makes clear that zoning must be based on a general plan.

The General Plan of the County of Kaua'i is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of island residents and shapes the strategies and actions needed to achieve them. The General Plan was adopted in 1971 and most recently amended in 2018. It is the first level of a comprehensive planning process that addresses physical, social, economic, and environmental concerns. According to The General Plan's Hanapēpē – 'Ele'ele Land Use Map, the proposed development is within land designated as Agriculture. The use of the subject property for the DLNR West Kaua'i Field Operations Facility supports the objectives and policies of the Kaua'i General Plan because DLNR plays the preeminent role in managing natural resources. The DLNR controls and manages the forest reserves, natural area reserves, and state parks. In addition to their value as forested watershed, these lands also harbor rare and endangered plant and animal species and areas where the native ecosystem remains relatively intact.

The DLNR also exercises regulatory authority over land use in the State Conservation District, which covers 55 percent of the island's land area. The Conservation District encompasses the Na Pali Coast and the mountainous interior of the island, as well as coastal mountains and major river courses such as those of Waimea and Wailua. The State has also applied the Conservation District to strips of coastal lands, including almost all of the Polihale-Nohili- Barking Sands dunelands and the lands seaward of most of the coastal bluffs that fringe the North Shore. Anyone wishing to build a single-family residence or a radio tower or to undertake any other land use in the Conservation District must apply to the DLNR for permission.

Additionally, DLNR plays other roles which are important in caring for natural resources and regulating uses.

- Through the Division of Boating and Ocean Recreation, the DLNR manages small boat harbors and regulates river and ocean commercial recreation activities.
- The DLNR's Aquatic Resources Division regulates fisheries and advocates for aquatic and marine resources, especially native species and coral reef ecosystems.
- The Division of Forestry and Wildlife, in addition to managing Forest Reserves and Natural Area Reserves, also administers the State endangered species statute. DOFAW also manages the Na Ala Hele Trail System, Game Management Areas, and other uses of forest reserve lands.
- The State Historic Preservation Division administers the Hawai'i Historic Preservation Act and staffs the island burial councils.
- The Commission on Water Resource Management, staffed by a division within DLNR, regulates the development of groundwater wells and diversion of streams.

In addition, the State controls the Public Land Trust, which includes ceded lands and submerged lands. These constitute most of the forest reserves and all marine lands. DLNR has the primary responsibility in administering these lands.

In summary, the DLNR holds many responsibilities in caring for Hawai'i's special lands, waters, and cultural resources. In regulating land use on urban and agricultural lands, the County seeks expert advice from DLNR on aquatic and marine resources, streams, rare and endangered species, and historic and archaeological resources.

4.5 State Land Use Law

The State of Hawai'i Land Use Law, Chapter 205, Hawai'i Revised Statutes, classifies all lands in the State into four land use districts: Urban, Rural, Agricultural, and Conservation. The use of the subject property for the DLNR West Kaua'i Field Operations Facility would be consistent with the Urban designation.

The subject property is classified as Agricultural (approximately 80%) and Urban (approximately 20%) under the State Land Use District classifications. This project would result in the loss of approximately eight (8) acres of agricultural lands, however the proposed property is not currently being use for agricultural cultivation, and has not been utilized for agriculture for many years due to military and commercial use of the property.

4.6 West Kaua'i Community Plan

The West Kaua'i Community Plan (WKCP) represents the County's land use policy at the regional level. It is also one of five community plans that guide the County's land use decisions and infrastructure investment priorities, while also advancing the goals of The

General Plan. The final WKCP was officially adopted by the Kaua'i County Council in December 2020. The plan will update the Hanapēpē – 'Ele'ele Development Plan (1974) and the Waimea – Kekaha Development Plan (1978).

The proposed development relates to the following goal and objective identified in the WKCP:

Community Design

2. *Revitalize the Western Portion of Hanapēpē Town.*
    a. *Encourage the State to develop its vacant and underutilized properties in the area.*

The proposed development will utilize a vacant and undeveloped portion of State land in the western portion of Hanapēpē Town to provide support of DLNR's daily operations and responses to emergencies for the western half of Kaua'i. The location is designated as agriculture on the Hanapēpē Town Plan Map (COK, 2020). DLNR support for West Kaua'i is based out of Līhu'e, which incurs lengthy daily commute time, added labor, and avoidable fuel consumption for at least six DLNR divisions. Providing a DLNR facility on the west side will significantly improve public access to information regarding wildfires, enforcement actions, and public safety.

4.7 County of Kaua'i Comprehensive Zoning Ordinance

The County of Kaua'i Comprehensive Zoning Ordinance regulates land use in a manner that will encourage orderly development in accordance with the General Plan and Development Plans.

The County of Kaua'i adopted the Comprehensive Zoning Ordinance (CZO) in September 1972. Since its adoption, the County of Kaua'i has approved several amendments to specific provisions of the CZO. On December 3, 2012, the County approved the first phase of the CZO Update by adopting Ordinance No. 935. Ordinance No. 935 is the newly adopted zoning code for the County of Kaua'i and will serve as the official zoning code until the County of Kaua'i completes the second phase of the project.

The Comprehensive Zoning Ordinance (CZO) lists within each zoning district of the County, those uses, development, and activities, that are "generally permitted" and those which may be allowed only after obtaining a Use Permit. The primary purpose of the Use Permit procedure is to assure that a particular activity or use of land can be integrated into and be compatible with its immediate surroundings.

The subject property is classified as Open under the Comprehensive Zoning Ordinance. Resource Management facilities pertaining to forest products, minerals, and other natural resources are permitted under CZO 935, Section 8-2.4(s)8. Coordination with the County of Kaua'i, Department of Planning will be required to determine if a Use Permit is required.

4.8 COUNTY OF KAUA'I SPECIAL MANAGEMENT AREA

The Hawai'i Coastal Zone Management (CZM) Program, Chapter 205A, Hawai'i Revised Statutes (HRS), outlines control, policies and guidelines for development within an area along the shoreline referred to as the Special Management Area (SMA). CZM policies are administered by each County. Lands located within the SMA are regulated through County of Kaua'i, Section 1.4, Special Management Area Rules and Regulations. Chapter 205A, HRS also establishes the shoreline setback area to further manage uses along the shoreline. The County of Kaua'i is delegated authority to regulate uses located within the established Shoreline Setback Area (SSA) for the island of Kaua'i. The proposed development is not located within the SMA or SSA established by the County of Kaua'i.

5.0 FINDINGS AND DETERMINATION

The proposed project is not anticipated to have a significant impact based on the criteria set forth in the Hawai'i Administrative Rules (HAR), Title 11, Chapter 200.1, Section 13. The objective of this assessment is to identify and consider the "significance" of potential environmental effects which includes the sum of effects on the quality of the environment along with cumulative long-term effects. A prescribed set of thirteen (13) Significance Criteria is used to determine the project's impact on the environment. The project's relationship to each criterion is discussed in this chapter and followed by the ensuing project determination.

5.1 FINDINGS

To determine whether a proposed action may have a significant effect on the environment under Hawai'i Administrative Rules Title 11, Chapter 200.1, the Approving Agency needs to consider every phase of the action, the expected primary and secondary consequences, cumulative effect, and the short- and long-term effects. The Approving Agency's review and evaluation of the proposed action's effect on the environment would result in a determination whether: 1) the action would have a significant effect on the environment, and an Environmental Impact Statement Preparation Notice should be issued, or 2) the action would not have a significant effect warranting a Finding of No Significant Impact (FONSI).

1. *Irrevocably commit a natural, cultural, or historic resource;*

The proposed action will develop agricultural lands which are currently not being used for agriculture and have been reduced in value as agricultural or natural resources as a result of military and commercial use. The biological survey conducted for the project determined that the habitat is highly degraded and consists primarily of a variety of non-native plant species. Because of previous disturbance to the property, the flora and fauna communities on the property are comprised of non-native birds and plants. Therefore, use of the subject property for a DLNR Field Operations Facility does not represent an irrevocable commitment to loss or destruction of any natural flora or faunal resources.

The historic sites present on the property survey are degraded 20th century military and agricultural remnants. Data recovery has been conducted through the completion of an Archeological Inventory Survey (AIS). No impacts to cultural resources or practices are expected as the site is not associated with ongoing cultural practices and does not possess any unique resources to support such activities. Therefore the proposed project does not represent an irrevocable commitment to loss or destruction of any cultural or archeological resource.

2. *Curtail the range of beneficial uses of the environment;*

The proposed project will not curtail the range of potential beneficial uses of the subject parcel or surrounding environment. The DLNR Field Operations Facility will provide benefits to the community through improved coordination for coastal recreational planning and management by improving field operations in west and south-west Kaua'i through increased support for daily operations and responses to emergencies for the western half of Kaua'i, including Kōke'e, Waimea Canyon and Polihale State Park. The project will result in a minimal loss of beneficial agricultural uses of the environment because the property is currently vacant, highly degraded and not being used for agriculture.

3. *Conflict with the State's environmental policies or long-term environmental goals established by law;*

The proposed project is consistent with the State's policies, goals and guidelines established in Chapter 344, HRS. The project site has been heavily impacted by grading activities though military and commercial uses. The proposed DLNR Field Operations Facility is consistent with the goals of HRS Chapter 344-3 (1): "Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.".

4. *Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;*

The subject property is currently unutilized. In the long-term, the proposed action will have a beneficial economic and social welfare impact through improved coordination for coastal recreational planning and management and improved field operations in west and south-west Kaua'i. Residents and visitors will benefit from increased support for daily operations and responses to emergencies for the western half of Kaua'i. No impact to cultural practices is anticipated as the subject property is not associated with ongoing cultural activities and no archaeological sites are known to be present on the property.

5. *Have a substantial adverse effect on public health;*

The proposed action is not anticipated to have any environmental impacts that would affect public health. No hazardous materials will be used during construction, and construction impacts to water and air quality will be minimized through the implementation of best management practices. Vehicle emissions will increase slightly over current levels resulting from the transport of staff, however the slight increase in vehicle emission resulting for the proposed project is not expected to cause a significant impact to air quality in the project vicinity.

6. *Involve adverse secondary impacts, such as population changes or effects on public facilities;*

In the long-term, the proposed action will have beneficial economic and social welfare impacts through improved coordination for coastal recreational planning and management and improved field operations in west and south-west Kaua'i. Residents and visitors will benefit from increased support for daily operations and responses to emergencies for the western half of Kaua'i.

7. *Involve a substantial degradation of environmental quality;*

The proposed action is not expected to cause a substantial degradation of environmental quality. No hazardous materials will be used during construction, and construction impacts to water and air quality will be minimized through the implementation of best management practices. No significant long-term adverse impacts are anticipated from the proposed project.

8. *Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;*

Cumulative positive effects from the project will include long-term increased support for daily conservation operations and responses to wildfires and emergencies for the western half of Kaua'i.

9. *Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;*

Because of previous disturbance to the property, the flora and fauna communities on the property are comprised of non-native birds and plants. No rare, threatened, or endangered species inhabit the subject property, nor does the site provide a unique or exceptional habitat for rare, threatened, or endangered species.

10. *Have a substantial adverse effect on air or water quality or ambient noise levels;*

No significant impact to air or water quality or ambient noise levels are anticipated to result from the proposed action. Short-term impacts during construction of facilities will be minimized through the implementation of best management practices to control

construction dust and emissions in compliance with provisions of HAR Section 11.60.1-33. All work will be in conformance with the air pollution standards and regulations of the State Department of Health (DOH).

Long term impacts to air quality from the proposed project are expected to be minimal. Vehicle emissions will increase slightly over current levels resulting from the transport of staff and visitors to the property. The slight increase in vehicle emission resulting for the proposed project is not expected to cause a significant impact to air quality in the project vicinity.

11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The subject property is not located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically-hazardous land, estuary, fresh water, or coastal waters.

12. Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies; or

The project is not anticipated to have a significant negative impact on scenic vistas or scenic resources in the vicinity of Hanapēpē or Port Allen. The project structures will not be visible from Kaumuali'i Highway which is the major thoroughfare through the area. The project will be visible when traveling in either direction along Lele Road which connects the highway with the Port Allen Airport, but will not obstruct mauka or makai views from the road.

13. Require substantial energy consumption or emit substantial greenhouse gases.

Construction of the project will not require substantial energy consumption relative to other similar projects. After the project is completed, energy will be conserved by using modern energy efficient appliances and fixtures, and application of green design concepts.

5.2 DETERMINATION

Based upon the information and results of the assessments conducted for the project site, a Finding of No Significant Impact (FONSI) determination is warranted for the proposed project.

6.0 AGENCY AND PUBLIC CONSULTATION

6.1 PRE-ASSESSMENT CONSULTATION

Pre-assessment consultation comments were solicited from the following government agencies and organizations in October of 2015. Comments received are included in Appendix A of this Environmental Assessment and listed in Table 6-1.

6.2 DRAFT ENVIRONMENTAL ASSESSMENT CONSULTATION

The Draft Environmental Assessment (Draft EA) was published in the Office of Environmental Quality Control's *The Environmental Notice* on March 8, 2021, and was followed by a 30-day public comment period. Agencies and stakeholders consulted during the Draft EA process are identified below. Those that provided comments during the Draft EA comment period are listed in Table 6-1. Comments and proposing agency responses are included in Appendix B.

Table 6-1. Agency and Stakeholder Consultation List

Distribution	Pre-Assessment Consultation Recipient	Pre-Assessment Comments Received	Draft EA Publication Notice Recipient	Draft EA Comments Received
FEDERAL AGENCIES				
U.S. Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office	X	X	X	X
U.S. Department of Agriculture, Natural Resources Conservation Service	X		X	
U.S. Geological Survey, Pacific Islands Water Science Center	X	X	X	
National Park Service, Pacific West Region	X			
U.S. Army Corps of Engineers, Regulatory Branch			X	X
U.S. Department of Transportation Federal Highways Administration	X		X	
STATE OF HAWAI'I AGENCIES				
Agribusiness Development Corporation			X	X
Department of Accounting and General Services	X	X	X	
Department of Agriculture			X	
Department of Business, Economic Development & Tourism			X	
Office of Planning	X	X	X	

Distribution	Pre-Assessment Consultation Recipient	Pre-Assessment Comments Received	Draft EA Publication Notice Recipient	Draft EA Comments Received
Department of Health, Environmental Planning Office	X	X	X	
Department of Health , Clean Air Branch	X		X	
Department of Health, Clean Water Branch	X	X	X	
Department of Health, Indoor and Radiological Health Branch	X	X	X	X
Department of Health, Office of Hazard Evaluation and Emergency Response	X		X	
Department of Land and Natural Resources, State Historic Preservation Division	X		X	
Department of Land and Natural Resources, Division of Aquatic Resources			X	X
Department of Land and Natural Resources, Division of Boating and Ocean Recreation			X	X
Department of Land and Natural Resources, Engineering Division			X	X
Department of Land and Natural Resources, Division of Forestry and Wildlife			X	X
Department of Land and Natural Resources, Land Division	X		X	
Department of Land and Natural Resources, Commission on Water Resource Management	X		X	
Department of Transportation	X	X	X	X
Office of Hawaiian Affairs	X	X	X	X
Department of Hawaiian Home Lands	X		X	
Senator Ronald Kouchi (Senate District 8)			X	
Representative Dee Morikawa (House District 16)			X	
County of Kaua'i Agencies				
Office of the Mayor			X	
Kaua'i County Council	X		X	
Emergency Management Agency	X		X	

Distribution	Pre-Assessment Consultation Recipient	Pre-Assessment Comments Received	Draft EA Publication Notice Recipient	Draft EA Comments Received
Public Works, Wastewater Management Division	X		X	
Department of Water	X	X	X	
Fire Department	X		X	
Department of Parks and Recreation	X		X	
Planning Department	X		X	
Police Department	X		X	
Office of Economic Development			X	
OTHER				
Gay & Robinson, Inc.	X			
Kauai Island Utility Cooperative	X		X	
Hawai'i Gas	X	X	X	
Oceanic Time Warner	X		X	

7.0 REQUIRED PERMITS AND APPROVALS

The following is a list of permits and approvals that may be required for the project:

Federal

- U.S. Army Corps of Engineers (USACE) Approved Jurisdictional Determination request and if within USACE jurisdiction, then a Corps permit maybe required
- Federal Aviation Administration (FAA) Form 7460-1 Notice of Proposed Construction of alteration pursuant to the Code of Federal Regulations, Title 1.4. Part 77.9

State of Hawai'i

- Hawai'i Revised Statues, Chapter 343 and Hawai'i Administrative Rules, Chapter 11-200.1
- Department of Health (DOH), National Pollutant Discharge Elimination System (NPDES), Permits for construction activities and storm water discharge
- DOH, Construction Noise Permit and compliance with Hawai'i Administrative Rules Chapter 11-46
- Compliance with Hawai'i Administrative Rules, Chapter 11-60.1-33 on Fugitive Dust during Construction
- Department of Transportation permit (HDOT) to transport oversized and/or overweight vehicles and loads on HDOT Roadways
- Traffic Management Plan for Construction Vehicles

County of Kaua'i

- Department of Planning - Use Permit
- Department of Planning - Zoning Permit
- Department of Public Works - Grading Permit
- Building Division - Building Permit
- Department of Water – Application for Water Services

8.0 LIST OF REFERENCES

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Western Regional Climate Center. 2010. Kekaha, Hawai'i. Electronic document, https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?hikek

Appendix A: Pre-Assessment Consultation

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DAVID Y. IGE
GOVERNOR OF HAWAII

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:
EPO 15-259

October 21, 2015

Mr. Jared K. Chang
SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, Hawaii 96817
Via e-mail: jchang@ssfm.com

Dear Mr. Chang:

SUBJECT: **Pre-Assessment Consultation for Draft Environmental Assessment (PAC-DEA)**
West Kauai Field Operations Facility
Hanapepe, Kauai
TMK: (4) 1-8-008:020 (por)

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your PAC-DEA to our office on October 13, 2015. Thank you for allowing us to review and comment on the proposed project. The PAC-DEA was routed to the District Health Office on Kauai and the Hazard Evaluation and Emergency Response Branch. They will provide specific comments to you if necessary. EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: http://health.hawaii.gov/epo/landuse. Projects are required to adhere to all applicable standard comments.

EPO also suggests that the Hazard Evaluation and Emergency Response (HEER) Office's Site Discovery and Response (SDAR) Section be contacted. The SDAR section protects human health and the environment by identifying, investigating, and remediating sites contaminated with hazardous substances (non-emergency site investigations and cleanup). The HEER Office's SDAR Section can be contacted at: (808) 586-4249 and relevant information can be reviewed at: http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/site-assessment-and-cleanup-programs

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: https://eha-cloud.doh.hawaii.gov

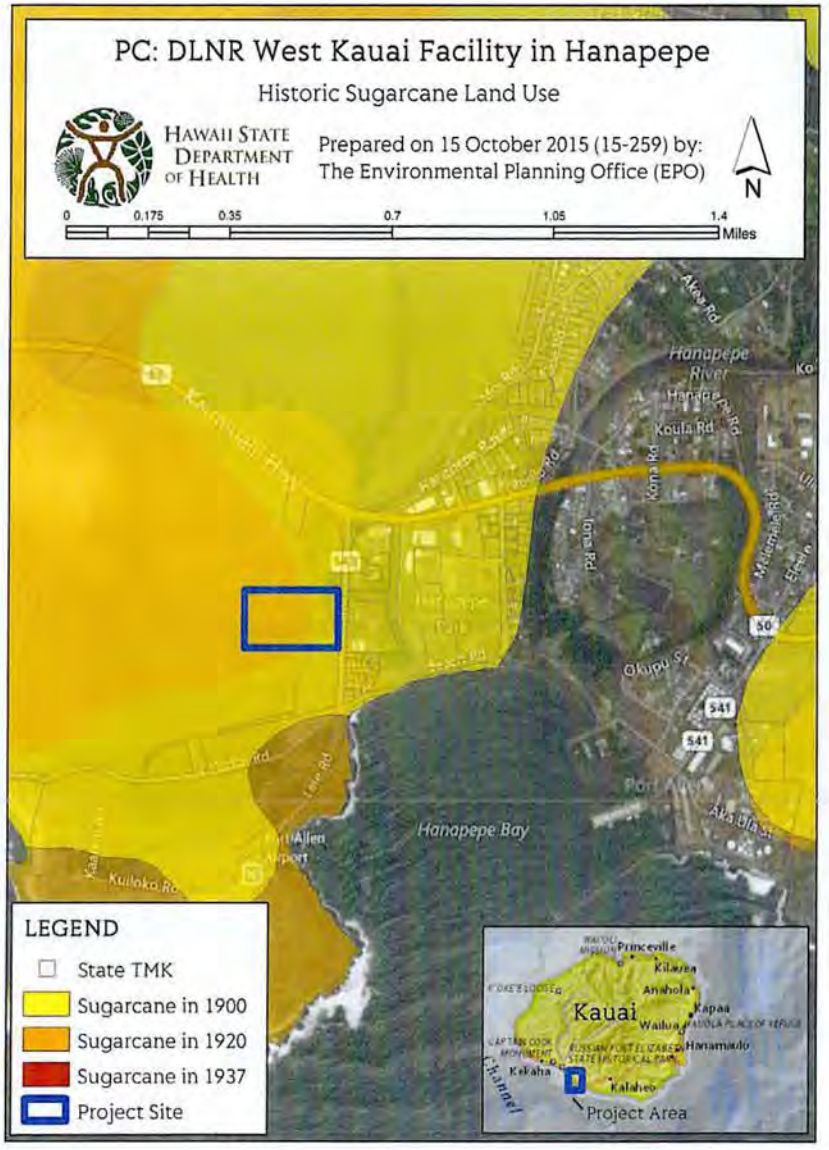
We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,

Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

Attachment 1: EPO Historic Sugarcane Land Use Map
Attachment 2: U.S. EPA EJSCREEN Map 3 page report: http://www2.epa.gov/ejscreen

c: DHO Kauai & HEER (via email only)



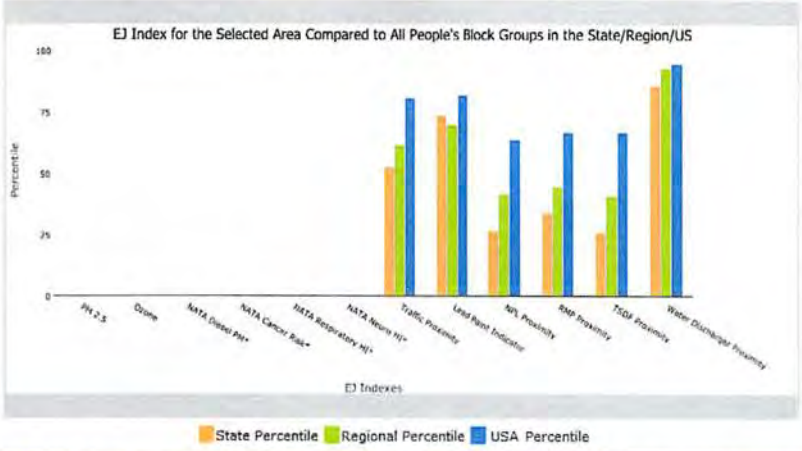
EPA United States Environmental Protection Agency

EJSCREEN Report

for 1 mile Ring Centered at 21.904935,-159.598321, HAWAII, EPA Region 9

Approximate Population: 1402

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	N/A	N/A	N/A
EJ Index for Ozone	N/A	N/A	N/A
EJ Index for NATA Diesel PM*	N/A	N/A	N/A
EJ Index for NATA Air Toxics Cancer Risk*	N/A	N/A	N/A
EJ Index for NATA Respiratory Hazard Index*	N/A	N/A	N/A
EJ Index for NATA Neurological Hazard Index*	N/A	N/A	N/A
EJ Index for Traffic Proximity and Volume	53	62	81
EJ Index for Lead Paint Indicator	74	70	82
EJ Index for Proximity to NPL sites	27	42	64
EJ Index for Proximity to RMP sites	34	45	67
EJ Index for Proximity to TSDFs	26	41	67
EJ Index for Proximity to Major Direct Dischargers	86	93	95



This report shows environmental, demographic, and EJ indicator values. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

EPA United States Environmental Protection Agency

EJSCREEN Report

for 1 mile Ring Centered at 21.904935,-159.598321, HAWAII, EPA Region 9

Approximate Population: 1402



EPA United States Environmental Protection Agency

EJSCREEN Report

for 1 mile Ring Centered at 21.904935,-159.598321, HAWAII, EPA Region 9

Approximate Population: 1402

Selected Variables	Raw Data	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m³)	N/A	N/A	N/A	9.95	N/A	9.78	N/A
Ozone (ppb)	N/A	N/A	N/A	49.7	N/A	46.1	N/A
NATA Diesel PM (µg/m³)*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Cancer Risk (lifetime risk per million)*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Respiratory Hazard Index*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Neurological Hazard Index*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Traffic Proximity and Volume (daily traffic count/distance to road)	73	280	48	190	47	110	67
Lead Paint Indicator (% Pre-1960 Housing)	0.33	0.17	77	0.25	66	0.3	62
NPL Proximity (site count/km distance)	0.0056	0.092	21	0.11	5	0.096	1
RMP Proximity (facility count/km distance)	0.045	0.18	11	0.41	6	0.31	10
TSDF Proximity (facility count/km distance)	0.0056	0.092	17	0.12	1	0.054	12
Water Discharger Proximity (facility count/km distance)	0.71	0.33	89	0.19	96	0.25	92
Demographic Indicators							
Demographic Index	58%	51%	73	46%	68	35%	81
Minority Population	88%	77%	65	57%	80	36%	89
Low Income Population	28%	25%	63	35%	44	34%	45
Linguistically Isolated Population	1%	6%	32	9%	24	5%	51
Population With Less Than High School Education	9%	10%	58	18%	39	14%	43
Population Under 5 years of age	7%	6%	59	7%	51	7%	55
Population over 64 years of age	12%	14%	41	12%	61	13%	51

* The National-scale Air Toxics Assessment (NATA) environmental indicators and EJ indexes, which include cancer risk, respiratory hazard, neurodevelopment hazard, and diesel particulate matter will be added into EJSCREEN during the first full public update after the soon-to-be-released 2011 dataset is made available. The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: http://www.epa.gov/ttn/atw/natamain/index.html.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

October 21, 2015

HAWAIIGAS

RECEIVED VIA EMAIL

October 21, 2015

Mr. Jared Chang
SSFM International
501 Sumner Street, Suite 620
Honolulu, HI 96817

Subject: West Kaua'I Field Operations Facility
Department of Land and Natural Resources
TMK (4) 1-8-008:020 (por.)
Pre-Assessment Consultation for Draft Environmental Assessment
Hanapepe, Kauai, Hawai'i

Dear Mr. Chang:

I am responding to the letter dated October 9, 2015 to Ms. Alicia Moy, President and CEO of Hawai'i Gas.

Hawai'i Gas does not have underground propane utility service in this area, however we are able to serve the parcel with an above ground tank to meet the building's energy requirements.

We thoroughly support this needed DLNR complex to serve the west side of the island and the departments various services for the community.

Please keep us informed of the status of the Project. Should you have any questions or concerns please contact Glen Takenouchi at 808-245-7957 on Kauai.

Sincerely,

Glen H. Takenouchi
General Manager - Kauai

DAVID Y. IGE

VIRGINIA PRESSLER, M.D.

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

10031PJF.15

October 19, 2015

FILE COPY

Mr. Jared K. Chang
SSFM International, Inc.
501 Summer Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Chang:

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment (DEA) for West Kauai Field Operations Facility
TMK: (4) 1-8-008:020 (por.)
Hanapepe, Island of Kauai, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated October 9, 2015, requesting comments on your project. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: http://health.hawaii.gov/epo/files/2013/05/Clean-Water-Branch-Std-Comments.pdf.

1. Any project and its potential impacts to State waters must meet the following criteria:

   a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.

   b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.

   c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. You may be required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55).

For NPDES general permit coverage, a Notice of Intent (NOI) form must be submitted at least 30 calendar days before the commencement of the discharge. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. To request NPDES permit coverage, you must submit the applicable form ("CWB Individual NPDES Form" or "CWB NOI Form") through the e-Permitting Portal and the hard copy certification statement with the respective filing fee ($1,000 for an individual NPDES permit or $500 for a Notice of General Permit Coverage). Please open the e-Permitting Portal website located at: https://eha-cloud.doh.hawaii.gov/epermit/. You will be asked to do a one-time registration to obtain your login and password. After you register, click on the Application Finder tool and locate the appropriate form. Follow the instructions to complete and submit the form.

3. If your project involves work in, over, or under waters of the United States, it is highly recommended that you contact the Army Corp of Engineers, Regulatory Branch (Tel: 835-4303) regarding their permitting requirements.

   Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40 of the Code of Federal Regulations, Section 122.2; and HAR, Chapter 11-54.

4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of $25,000 per day per violation.

5. It is the State's position that all projects must reduce, reuse, and recycle to protect, restore, and sustain water quality and beneficial uses of State waters. Project planning should:

   a. Treat storm water as a resource to be protected by integrating it into project planning and permitting. Storm water has long been recognized as a source of irrigation that will not deplete potable water resources. What is often overlooked is that storm water recharges ground water supplies and feeds streams and estuaries; to ensure that these water cycles are not disrupted, storm water cannot be relegated as a waste product of impervious surfaces. Any project planning must recognize storm water as an asset that sustains and protects

natural ecosystems and traditional beneficial uses of State waters, like community beautification, beach going, swimming, and fishing. The approaches necessary to do so, including low impact development methods or ecological bio-engineering of drainage ways must be identified in the planning stages to allow designers opportunity to include those approaches up front, prior to seeking zoning, construction, or building permits.

b. Clearly articulate the State's position on water quality and the beneficial uses of State waters. The plan should include statements regarding the implementation of methods to conserve natural resources (e.g., minimizing potable water for irrigation, gray water re-use options, energy conservation through smart design) and improve water quality.

c. Consider storm water Best Management Practice (BMP) approaches that minimize the use of potable water for irrigation through storm water storage and reuse, percolate storm water to recharge groundwater to revitalize natural hydrology, and treat storm water which is to be discharged.

d. Consider the use of green building practices, such as pervious pavement and landscaping with native vegetation, to improve water quality by reducing excessive runoff and the need for excessive fertilization, respectively.

e. Identify opportunities for retrofitting or bio-engineering existing storm water infrastructure to restore ecological function while maintaining, or even enhancing, hydraulic capacity. Particular consideration should be given to areas prone to flooding, or where the infrastructure is aged and will need to be rehabilitated.

If you have any questions, please visit our website at: http://health.hawaii.gov/cwb/, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

ALEC WONG, P.E., CHIEF
Clean Water Branch

JF:bk

DAVID Y. IGE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

SSFM INTERNATIONAL INC.
RECEIVED
OCT 2 5 2015

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
File:

FILE COPY

October 20, 2015

Mr. Jared K. Chang
SSFM International
501 Sumner Street, Suite 620
Honolulu, HI 96817

Dear Mr. Chang:

This correspondence is in response to your request for comments to the Pre-Assessment Consultation for Draft Environmental Assessment for the West Kauai Field Operations Facility, Department of Land and Natural Resources, Tax Map Key (4) 1-8-008: 020 (por.) located at Hanapepe, Kauai, Hawaii.

Project activities shall comply with the following Administrative Rules of the Department of Health:

- Chapter 11-46 Community Noise Control

Should you have any questions, please contact me at (808) 586-4701.

Sincerely,

for Jeffrey M. Eckerd
Program Manager
Indoor and Radiological Health Branch

United States Department of the Interior

U.S. GEOLOGICAL SURVEY
Pacific Islands Water Science Center
1845 Wasp Boulevard, Building 176
Honolulu, Hawaii 96818

Phone: (808) 690-9600/Fax: (808) 690-9599

October 23, 2015

OCT 28 2015

FILE COPY

Mr. Jared K. Chang
SSFM International
501 Sumner Street, Suite 620
Honolulu, Hawai'i 96817

Dear Mr. Chang:

Subject: West Kaua'i Field Operations Facility
Department of Land and Natural Resources
Tax Map Key (4) 1-8-008: 020 (por.)
Pre-Assessment Consultation for Draft Environmental Assessment
Hanapepe, Kaua'i, Hawai'i

Thank you for forwarding the subject Draft Pre-Assessment Consultation for Draft Environmental Assessment letter for review and comment by the staff of the U.S. Geological Survey Pacific Islands Water Science Center. We regret however, that due to prior commitments and lack of available staff, we are unable to review this document.

Also, please note that our office has moved from 677 Ala Moana Blvd., Suite 415 as of November 17, 2014. Our new address is 1845 Wasp Boulevard, Bldg. 176, Honolulu, Hawaii 96818. Please update your mailing lists to reflect this change and address all future correspondence to our new address.

We appreciate the opportunity to participate in the review process.

Sincerely,

Stephen S. Anthony
Center Director

DAVID Y. IGE
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

RECEIVED
NOV 05 2015

FILE COPY

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:
STP 8.1880

October 27, 2015

Mr. Jared K. Chang
SSFM International
501 Sumner Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Chang:

Subject: Department of Land and Natural Resources
West Kauai Field Operations Facility
Early Consultation
Hanapepe, Kauai, Hawaii
TMK: (4) 1-8-008:020 (por.)

Our Department of Transportation's (DOT) comments on the subject project are as follows:

The Draft Environmental Assessment (DEA) should discuss and evaluate the project's contribution to the cumulative traffic impacts on State highways facilities in the area.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

FORD N. FUCHIGAMI
Director of Transportation

OFFICE OF PLANNING
STATE OF HAWAII

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: http://planning.hawaii.gov/

SSFM
NOV 06 2015
FILE COPY

Ref. No. P-14939

November 3, 2015

Mr. Jared Chang
Deputy Manager, Planning Group
SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Chang:

Subject: Pre-Consultation for Draft Environmental Assessment – West Kauai Operations Facility, Department of Land and Natural Resources, Hanapepe, Kauai; TMK: (4)1-8-008:020 (por)

Thank you for the opportunity to provide comments on the early consultation request for the West Kauai Operations Facility project proposed by the State of Hawaii, Department of Land and Natural Resources (DLNR). The pre-consultation review material was transmitted to our office by letter dated October 9, 2015.

It is our understanding that the DLNR is proposing the construction of a new field operations baseyard on a 10-acre parcel of land located along Lele Road in Hanapepe, Kauai. The DLNR is creating a new field operations facility because there are no facilities within the area that can support daily operations and responses to emergencies. The current base of operations is located in Lihue, which requires a lengthy drive time for DLNR personnel and their equipment.

The creation of a new staging area for West Kauai would significantly improve response times to emergencies, allow for quicker enforcement actions, and enhance public safety. The proposed facility will include office space, conference rooms, restrooms, showers, storage space, parking, a fueling station, a nursery for endangered plants, and a secure area for animal life.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. Pursuant to the Hawaii Administrative Rules (HAR) § 11-200-10(4) – technical, economic, social, and environmental characteristics – this project must demonstrate that it is consistent with a number of state environmental, social, and economic goals and policies for land-use and housing development. OP provides technical assistance to state and county agencies in administering the statewide planning system in Hawaii

Revised Statutes (HRS) Chapter 226, the Hawaii State Plan. The Hawaii State Plan provides goals, objectives, policies, and priority guidelines for growth, development, and the allocation of resources throughout the State. The Hawaii State Plan includes diverse objectives and policies of state interest including but not limited to the economy, agriculture, the visitor industry, federal expenditure, the physical environment, facility systems, socio-cultural advancement, climate change adaptation, and sustainability.

The Draft Environmental Assessment (Draft EA) should include an analysis that addresses whether the proposed project conforms or is in conflict with the goals, objectives, policies, and priority guidelines listed in the Hawaii State Plan.

2. The coastal zone management area is defined as "all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the U.S. territorial sea" see HRS § 205A-1 (definition of "coastal zone management area").

   HRS Chapter 205A requires all State and county agencies to enforce the coastal zone management (CZM) objectives and policies. The Draft EA should include an assessment as to how the proposed project conforms to the CZM objectives and its supporting policies set forth in HRS § 205A-2. The assessment on compliance with HRS Chapter 205A is an important component for satisfying the requirements of HRS Chapter 343. These objectives and policies include recreational resources, historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection, and marine resources.

3. It is noted that the proposed facility is within close proximity to the state operated Port Allen Airport. The Draft EA will need to summarize any potential impacts to air operations, which includes, but not limited to, the potential of the DLNR facility to attract bird or wildlife that may encroach on aircraft flight paths, needed Federal Aviation Administration permits, and detail mitigation strategies if this project interferes with runway or aircraft operations.

4. Pursuant to HAR § 11-200-10(4) and HAR § 11-200-10(6) – the summary of impacts and alternatives considered; in order to ensure that the natural resources of West Kauai remain protected, the negative effects of stormwater runoff originating from human land-based activities should be evaluated. The Draft EA should summarize the potential impact to nearshore marine resources and actions proposed to ensure the

coastal ecosystem is protected and potential hazards mitigated. Issues that should be examined in the Draft EA include, but are not limited to, land use classification and density, hydrologic resources (wetlands, streams, and channels), and current erosion controls in place for flood prone areas. These items, as well as the marine water quality classification, should be considered when developing mitigation measures to protect the coastal ecosystem.

The review material indicated that this project is located relatively close to Hanapepe Bay, is located in an area of prime agricultural lands and vast undeveloped open spaces, and located near airport facilities, parks, cemeteries, commercial buildings, and state and county owned roadways. The Draft EA should examine the proposed projects cumulative impact on coastal resources from polluted runoff and sediment loss, and account for the greater risk of sediment loss from agricultural lands versus urban lands. It should examine the natural process of the land such as water resources, topographic contours, undeveloped open spaces, vegetated versus hardened land surfaces, soil absorption rates, the connecting non-permeable roadways, and any existing drainage infrastructure that may directly connect the parcel to the coastline and vulnerable marine resources of Hanapepe Bay.

OP has a number of resources available to assist in the development of projects which ensure sediment and stormwater control on land, thus protecting the nearshore environment. OP recommends consulting these guidance documents and stormwater evaluative tools when developing strategies to address polluted runoff. They offer useful techniques to keep soil and sediment in place and prevent contaminating nearshore waters, while considering the practices best suited for each project. These three evaluative tools that should be used during the design process include:

- Hawaii Watershed Guidance provides direction on site-appropriate methods to safeguard Hawaii's watersheds and implement watershed plans http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI_Watershed_Guidance_Final.pdf

- Stormwater Impact Assessments can be used to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area http://files.hawaii.gov/dbedt/op/czm/initiative/stormwater_imapct/final_stormwater_impact_assessments_guidance.pdf

- Low Impact Development (LID), A Practitioners Guide covers a range of structural best management practices (BMP's) for stormwater control management, roadway development, and urban layout that minimizes negative environmental impacts http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf

5. The proposed uses are not permissible within the State Agricultural District. The Draft EA should discuss the required permitting, existing, and past agricultural uses, soil conditions, and consistency with HRS Chapter 205.

If you have any questions regarding this comment letter, please contact Josh Hekekia of our office at (808) 587-2845.

Sincerely,



Leo R. Asuncion
Acting Director

DAVID Y. IGE
GOVERNOR

DOUGLAS MURDOCK
Comptroller

AUDREY HIDANO
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)1281.5

FILE COPY

NOV 5 - 2015

Mr. Jared K. Chang
SSFM International, Inc.
502 Sumner Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Chang:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment
Department of Land and Natural Resources
West Kauai Field Operations Facility,
Hanapepe, Kauai, TMK: (4)1-8-008: 00 (por)

Thank you for the opportunity to provide comments for the subject project. The project does not impact any of the Department of Accounting and General Services' projects or existing facilities on Kauai and we have no comments to offer at this time.

If you have any questions, please call me at 586-0400, or your staff may call Mr. Myles Nakamura of the Public Works Division at 586-0491.

Sincerely,

for DOUGLAS MURDOCK
Comptroller

c: Mr. Eric Agena, DAGS Kauai District Office

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawaii 96850

FILE COPY

NOV 12 2015

In Reply Refer To:
2016-TA-0014

Mr. Jared K. Chang
SSFM International
501 Sumner Street, Suite 620
Honolulu, Hawaii 96817

Subject: Pre-consultation for Draft Environmental Assessment, DLNR West Kauai Field Operations Facility, Kauai

Dear Mr. Chang:

The U.S. Fish and Wildlife Service (Service) received your letter, dated October 9, 2015, requesting our comments on the proposed West Kauai Field Operations Facility on the island of Kauai, as a pre-consultation for the associated draft Environmental Assessment (EA). The State of Hawaii Department of Land and Natural Resources (DLNR) proposes to construct a facility which can support daily operations and emergency response for the western region of the island of Kauai. The facility includes office space, a conference room, restrooms, showers, storage space, parking, fueling facilities, a nursery, and a pen for the endangered Hawaiian goose (*Branta sandvicensis*). The property is located on a 10-acre parcel off of Lele Road [TMK (4) 1-8-008: 020 por]. The following comments are in accordance with the Endangered Species Act of 1973 (ESA), as amended (16 U.S.C 1531 *et seq.*).

We reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program, as it pertains to federally listed species and designated critical habitat. The following species are known to occur or transit through the proposed project area: the endangered Hawaiian goose; the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*); and the endangered Hawaiian petrel (*Pterodroma sandwichensis*), the threatened Newell's shearwater (*Puffinus auricularis newelli*), and a candidate for listing the band-rumped storm-petrel (*Oceanodroma castro*) (hereafter collectively referred to as seabirds). There is no designated critical habitat within the vicinity of the proposed project area. To aid in the drafting of your EA we provide the following recommendations to avoid and minimize project impacts to listed species and candidate species.

Hawaiian Goose
In order to avoid impacts to Hawaiian geese, we recommend a biologist familiar with the nesting behavior of the Hawaiian goose survey the area prior to the initiation of any work, or after any subsequent delay in work of three or more days (during which birds may attempt nesting). If a nest is discovered, work should cease immediately and our office should be contacted for further

guidance. Furthermore, all on-site project personnel should be apprised that Hawaiian geese may be in the vicinity of the project at any time during the year. If a Hawaiian goose (or geese) appears within 100 feet of ongoing work, all activity should be temporarily suspended until the Hawaiian goose (or geese) leaves the area of its own accord.

Hawaiian Hoary Bat
The Hawaiian hoary bat roosts in both exotic and native woody vegetation and, while foraging, will leave young unattended in "nursery" trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the breeding season, there is a risk that young bats could inadvertently be harmed or killed. To minimize impacts to the endangered Hawaiian hoary bat, woody plants greater than 15 feet tall should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Site clearing should be timed to avoid disturbance to Hawaiian hoary bats in the project area.

Seabirds
Seabirds, including the Newell's shearwater, Hawaiian petrel, and band-rumped storm petrel fly at night and are attracted to artificially-lighted areas resulting in disorientation and subsequent fallout due to exhaustion. Seabirds are also susceptible to collision with objects that protrude above the vegetation layer, such as utility lines, guy-wires, and communication towers. Additionally, once grounded, they are vulnerable to predators and are often struck by vehicles along roadways.

To reduce potential impacts to seabirds, construction activities should only occur during daylight hours. Any increase in the use of nighttime lighting, particularly during peak fallout period (September 15 through December 15), could result in additional seabird injury or mortality. If lights cannot be eliminated due to safety or security concerns, then they should be positioned low to the ground, be motion-triggered, and be shielded and/or full cut-off. Effective light shields should be completely opaque, sufficiently large, and positioned so that the bulb is only visible from below.

Your draft EA should examine all potential impacts to listed species that may occur as a result of construction and the operational use of the facilities and outline conservation measures to minimize these impacts. We also recommend you incorporate the attached BMPs into your project description to avoid and minimize impacts to water resources that have the potential to occur during construction activities.

We appreciate your efforts to conserve endangered species. Please contact Adam Griesemer, Endangered Species Biologist (phone: 808-285-8261, email: adam_griesemer@fws.gov) should you have any questions pertaining to this response.

Sincerely,

Aaron Nadig
Island Team Manager
Oahu, Kauai, Northwestern Hawaiian Islands, and American Samoa

U.S. Fish and Wildlife Service
Recommended Standard Best Management Practices

The U.S. Fish and Wildlife Service (USFWS) recommends the following measures to be incorporated into project planning to avoid or minimize impacts to fish and wildlife resources. Best Management Practices (BMPs) include the incorporation of procedures or materials that may be used to reduce either direct or indirect negative impacts to aquatic habitats that result from project construction-related activities. These BMPs are recommended in addition to, and do not over-ride any terms, conditions, or other recommendations prepared by the USFWS, other federal, state or local agencies. If you have questions concerning these BMPs, please contact the USFWS Aquatic Ecosystems Conservation Program at 808-792-9400.

1. Authorized dredging and filling-related activities that may result in the temporary or permanent loss of aquatic habitats should be designed to avoid indirect, negative impacts to aquatic habitats beyond the planned project area.

2. Dredging/filling in the marine environment should be scheduled to avoid coral spawning and recruitment periods, and sea turtle nesting and hatching periods. Because these periods are variable throughout the Pacific islands, we recommend contacting the relevant local, state, or federal fish and wildlife resource agency for site specific guidance.

3. Turbidity and siltation from project-related work should be minimized and contained within the project area by silt containment devices and curtailing work during flooding or adverse tidal and weather conditions. BMPs should be maintained for the life of the construction period until turbidity and siltation within the project area is stabilized. All project construction-related debris and sediment containment devices should be removed and disposed of at an approved site.

4. All project construction-related materials and equipment (dredges, vessels, backhoes, silt curtains, etc.) to be placed in an aquatic environment should be inspected for pollutants including, but not limited to; marine fouling organisms, grease, oil, etc., and cleaned to remove pollutants prior to use. Project related activities should not result in any debris disposal, non-native species introductions, or attraction of non-native pests to the affected or adjacent aquatic or terrestrial habitats. Implementing both a litter-control plan and a Hazard Analysis and Critical Control Point plan (HACCP – see *http://www.haccp-nrm.org/Wizard/default.asp*) can help to prevent attraction and introduction of non-native species.

5. Project construction-related materials (fill, revetment rock, pipe, etc.) should not be stockpiled in, or in close proximity to aquatic habitats and should be protected from erosion (*e.g.*, with filter fabric, etc.), to prevent materials from being carried into waters by wind, rain, or high surf.

6. Fueling of project-related vehicles and equipment should take place away from the aquatic environment and a contingency plan to control petroleum products accidentally spilled during the project should be developed. The plan should be retained on site with the person responsible for compliance with the plan. Absorbent pads and containment booms should be stored on-site to facilitate the clean-up of accidental petroleum releases.

7. All deliberately exposed soil or under-layer materials used in the project near water should be protected from erosion and stabilized as soon as possible with geotextile, filter fabric or native or non-invasive vegetation matting, hydro-seeding, etc.

PHONE (808) 594-1888

FAX (808) 594-1938

STATE OF HAWAI'I
OFFICE OF HAWAIIAN AFFAIRS
560 N. NIMITZ HWY., SUITE 200
HONOLULU, HAWAI'I 96817

RECEIVED
NOV 18 2015
JKC
FILE COPY

HRD15-7042B

November 2, 2015

Jared K. Chang
SSFM International, INC.
501 Sumner Street, Suite 620
Honolulu, HI 96817

Re: Pre-Assessment Consultation for Draft Environmental Assessment
West Kaua'i Field Operations Facility
Hanapēpē Ahupua'a, Kona Moku, Kaua'i Mokupuni
Tax Map Key: (4) 1-8-008:020

Aloha e Jared K. Chang:

The Office of Hawaiian Affairs (OHA) is in receipt of your October 9, 2015 letter, pre-assessment consultation for the environmental assessment for the new West Kaua'i Field Operations Facility (project), located in Hanapēpē, Kaua'i. The project is located on an existing, vacant 10-acre parcel off of Lele Road. The planned facility will include office space for the Department of Land and Natural Resources (DLNR) divisions, conference rooms, restrooms, showers, secured storage space, parking, and fueling facilities.

As mentioned in your letter, currently there are no facilities on the west side of Kaua'i to support daily operations and responses to emergencies. The DLNR's current facility is located in Līhu'e, which is a lengthy daily commute and a higher usage of fuel for the six DLNR divisions. These divisions include Aquatic Resources, Conservation and Resources Enforcement, Division of Forestry and Wildlife, Division of Boating and Ocean Recreation, Land Division, State Parks, Engineering, and the State Historic Preservation.

Our agency has no comments at this time. As this project moves forward, OHA looks forward to reviewing the environmental assessment. OHA requests assurances that should iwi kūpuna or Native Hawaiian cultural deposits be identified during ground altering activities, all

work will immediately cease and the appropriate agencies, including OHA, will be contacted pursuant to applicable law.

Thank you for initiating consultation at this early stage. Should you have any questions, please contact Kathryn Keala at (808) 594-0272 or kathyk@oha.org.

'O wau iho nō me ka 'oia 'i'o,

Kamana'opono M. Crabbe, Ph.D.
Ka Pouhana, Chief Executive Officer

KC:kk

C: Kaliko Santos – Kaua'i Community Outreach Coordinator

**Please address replies and similar, future correspondence to our agency:*
Dr. Kamana'opono Crabbe
Attn: OHA Compliance Enforcement
560 N. Nimitz Hwy, Ste. 200
Honolulu, HI 96817

Department of Water
County of Kaua'i

Water has no substitute.....Conserve it

November 12, 2015 UID #341

Mr. Jared K. Chang
SSFM International
501 Summer Street, Suite 620
Honolulu, HI 96817

Dear Mr. Chang:

Subject: Pre-Assessment Consultation for the Draft Environmental Assessment for a Proposed Department of Land and Natural Resources (DLNR) West Kauai Field Operations Facility, TMK: 1-8-08:020, Lele Road, Hanapepe, Kauai

This is in regard to your letter dated October 9, 2015. The Department of Water (DOW) has no objections to the Draft Environmental Assessment. The following are our comments to the Pre-Assessment Consultation for the Draft Environmental Assessment for the West Kauai Field Operations Facility.

Prior to the DOW recommending water service or building permit approval, the applicant must:

1. Submit a formal request for water service for our review and approval. Include detailed water demand (both domestic and irrigation) calculations along with the proposed water meter size. Water demand calculations submitted by your engineer or architect should also include fixture count and water meter sizing worksheets. The Department's comments may change depending on the approved water demand calculations.
2. Prepare and receive DOW's approval of construction drawings for the necessary water system facilities and construct said facilities. These facilities shall include but not be limited to:
   a) The domestic service connection(s).
   b) The fire service connection, if applicable.
   c) The interior plumbing with the appropriate backflow prevention device for the proposed water meter.
3. Pay the applicable charges in effect at the time of payment to the Department. At the present time, these charges shall include the Facilities Reserve Charge (FRC), which is dependent on the approved water meter size.

   "Effective November 29, 2015, the Facilities Reserve Charge (FRC) will be $14,115 per 5/8-inch water meter."
4. Receive a "Certification of Completion" for the construction of the necessary water system facilities from the DOW.

4398 Pua Loke St., P.O. Box 1706, Lihue, HI 96766 Phone: 808-245-5400
Engineering and Fiscal Fax: 808-245-5813, Operations Fax: 808-245-5402, Administration Fax: 808-246-8628

All conditions stated above are subject to the Rules and Regulations of the DOW as amended or as will be amended.

If you have any questions concerning the construction drawings, please contact Mr. Bryan Wienand at (808) 245-5449. For questions concerning the Certification of Completion, please contact Mr. Dustin Moises at (808) 245-5459. For other questions, please contact Mr. Joel Bautista at (808) 245-5441.

Sincerely,

Edward Doi

Edward Doi
Chief of Water Resources and Planning Division

c: jchang@ssfm.com

1-8-08-020, T-17527, Chang/JB:mhn

4398 Pua Loke St., P.O. Box 1706, Lihue, HI 96766 Phone: 808-245-5400
Engineering and Fiscal Fax: 808-245-5813, Operations Fax: 808-245-5402, Administration Fax: 808-246-8628

Appendix B: Draft Environmental Assessment Comments and Responses

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DAVID Y. IGE
Governor

JOSH GREEN
Lt. Governor

JAMES J. NAKATANI
Executive Director

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION
235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

SSFM
INTERNATIONAL, INC.
RECEIVED
MAY 03 2021
FILE COPY
FILE

April 30, 2021

Mr. Jared Chang
SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Chang:

Subject: West Kauai Field Operations Facility
Tax Map Key: (4) 1-8-008: 020 (por.)
Waimea, Kauai, Hawaii
Draft Environmental Assessment

We are writing in response to your letter of April 26, 2021, regarding the Draft Environmental Assessment ("Draft EA") for the proposed West Kauai Field Operations Facility. The Agribusiness Development Corporation has no comments on the Draft EA document.

Thank you for the opportunity to provide comments.

Sincerely,

James J. Nakatani
Executive Director

SSFM International
Innovate | Adapt | Sustain

October 25, 2021 SSFM 2015_089.000

TO: State of Hawai'i,
Agribusiness Development Corporation
235 S. Beretania Street, Room 205
Honolulu, HI 96813

Attention: Mr. James J. Nakatani, Executive Director

SUBJECT: West Kaua'i Field Operations Facility
Tax Map Key: (4) 1-8-008:020 (por.)
Hanapēpē, Waimea, Island of Kaua'i
Draft Environmental Assessment Comment Response Letter

Dear Mr. Nakatani,

Thank you for your April 30, 2021 letter commenting on the Draft Environmental Assessment ("Draft EA") for the subject project. We acknowledge that the Agribusiness Development Corporation has reviewed the Draft EA and has no comments or concerns at this time.

A copy of your April 30, 2021 letter, as well as this response letter, will be included in the Final Environmental Assessment. We appreciate your participation in the EA process. Should you have any additional comments or questions regarding the proposed project, please contact me at (808) 356-1242 or by email at jchang@ssfm.com.

SSFM INTERNATIONAL, INC.

Jared K. Chang, AICP
Senior Planner, Associate

Cc: Ms. Dani Yoo, DLNR

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai'i 96850

In Reply Refer To:
01EPIF00-2021-TA-0289

May 27, 2021

Mr. Jared Chang
SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, Hawai'i 96817

Subject: Technical Assistance for the Draft Environmental Assessment for the Proposed Department of Land and Natural Resources West Kaua'i Field Operations Facility, Waimea, Kaua'i

Dear Mr. Chang:

Thank you for your recent correspondence requesting technical assistance on species biology, habitat, or life requisite requirements. The Pacific Islands Fish and Wildlife Office (PIFWO) of the U.S. Fish and Wildlife Service (Service) appreciates your efforts to avoid or minimize effects to protected species associated with your proposed actions. We provide the following information for your consideration under the authorities of the Endangered Species Act (ESA) of 1973 (16 U.S.C. 1531 *et seq.*), as amended.

Due to significant workload constraints, PIFWO is currently unable to specifically address your information request. The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. Based on your project location and description, we have noted the species most likely to occur within the vicinity of the project area, in the '**Occurs In or Near Project Area**' column. Please note this list is not comprehensive and should only be used for general guidance. We have added to the PIFWO website, located at https://www.fws.gov/pacificislands/promo.cfm?id=177175840 recommended conservation measures intended to avoid or minimize adverse effects to these federally protected species and best management practices to minimize and avoid sedimentation and erosion impacts to water quality. If your project occurs on the island of Hawai'i, we have also enclosed our biosecurity protocol for activities in or near natural areas.

If you are representing a federal action agency, please request an official species list following the instructions at our PIFWO website

https://www.fws.gov/pacificislands/articles.cfm?id=149489558. You can find out if your project occurs in or near designated critical habitat here: https://ecos.fws.gov/ipac/.

Under section 7 of the ESA, it is the Federal agency's (or their non-Federal designee) responsibility to make the determination of whether or not the proposed project "may affect" federally listed species or designated critical habitat. A "may affect, not likely to adversely affect" determination is appropriate when effects to federally listed species are expected to be discountable (i.e., unlikely to occur), insignificant (minimal in size), or completely beneficial. This conclusion requires written concurrence from the Service. If a "may affect, likely to adversely affect" determination is made, then the Federal agency must initiate formal consultation with the Service. Projects that are determined to have "no effect" on federally listed species and/or critical habitat do not require additional coordination or consultation.

Implementing the avoidance, minimization, or conservation measures for the species that may occur in your project area will normally enable you to make a "may affect, not likely to adversely affect" determination for your project. If it is determined that the proposed project may affect federally listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency, then that agency should consult with us pursuant to section 7(a)(2) of the ESA. If no Federal agency is involved with the proposed project, the applicant should apply for an incidental take permit under section 10(a)(1)(B) of the ESA. A section 10 permit application must include a habitat conservation plan that identifies the effects of the action on listed species and their habitats and defines measures to minimize and mitigate those adverse effects.

We appreciate your efforts to conserve endangered species. We regret that we cannot provide you with more specific protected species information for your project site. If you have questions that are not answered by the information on our website, you can contact PIFWO at (808) 792-9400 and ask to speak to the lead biologist for the island where your project is located.

Sincerely,

Island Team Manager
Pacific Islands Fish and Wildlife Office

Enclosures (2)

The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. For your guidance, we have marked species that may occur in the vicinity of your project, this list is not comprehensive and should only be used for general guidance.

Enclosure 1. Federal Status of Animal Species

Scientific Name	Common Name / Hawaiian Name	Federal Status	May Occur In Project Area
Mammals			
Lasiurus cinereus semotus	Hawaiian hoary bat/ʻōpeʻapeʻa	E	☒
Reptiles			
Chelonia mydas	green sea turtle/honu - Central North Pacific distinct population segment (DPS)	T	☐
Eretmochelys imbricata	hawksbill sea turtle/ honu ʻea or ʻea	E	☐
Birds			
Anas wyvilliana	Hawaiian duck/koloa	E	☐
Branta sandvicensis	Hawaiian goose/nēnē	T	☒
Fulica alai	Hawaiian coot/ʻalae keʻokeʻo	E	☐
Gallinula galeata sandvicensis	Hawaiian gallinule/ʻalae ʻula	E	☐
Himantopus mexicanus knudseni	Hawaiian stilt/aeʻo	E	☐
Oceanodroma castro	band-rumped storm-petrel Hawaiʻi DPS/ʻakēʻakē	E	☒
Pterodroma sandwichensis	Hawaiian petrel/ʻuaʻu	E	☒
Puffinus auricularis newelli	Newell's shearwater/ʻaʻo	T	☒
Ardenna pacificus	wedge-tailed shearwater/ʻuaʻu kani	MBTA	☐
Buteo solitarius	Hawaiian hawk/ʻio	MBTA	☐
Gygis alba	white tern/manu-o-kū	MBTA	☐
Insects			
Manduca blackburni	Blackburn's sphinx moth	E	☐
Megalagrion pacificum	Pacific Hawaiian damselfly	E	☐
Megalagrion xanthomelas	orangeblack Hawaiian damselfly	E	☐
Megalagrion nigrohamatum nigrolineatum	blackline Hawaiian damselfly	E	☐

Enclosure 2. Federal Status of Plant Species

Plants				
Scientific Name	Common Name or Hawaiian Name	Federal Status	Locations	May Occur In Project Area
Abutilon menziesii	koʻoloaʻula	E	O, L, M, H	☐
Achyranthes splendens var. *rotundata*	ʻewa hinahina	E	O	☐
Bonamia menziesii	no common name	E	K, O, L, M, H	☐
Canavalia pubescens	ʻāwikiwiki	E	Ni, K, L, M	☐
Colubrina oppositifolia	kauila	E	O, M, H	☐
Cyperus trachysanthos	puʻukaʻa	E	K, O	☐
Gouania hillebrandii	no common name	E	Mo, M	☐
Hibiscus brackenridgei	maʻo hau hele	E	O, Mo, L, M, H	☐
Ischaemum byrone	Hilo ischaemum	E	K, O, Mo, M, H	☐
Isodendrion pyrifolium	wahine noho kula	E	O, H	☐
Marsilea villosa	ʻihiʻihi	E	Ni, O, Mo	☐
Mezoneuron kavaiense	uhiuhi	E	O, H	☐
Nothocestrum breviflorum	ʻaiea	E	H	☐
Panicum fauriei var. *carteri*	Carter's panicgrass	E	Molokini Islet (O), Mo	☐
Panicum niihauense	lauʻehu	E	K	☐
Peucedanum sandwicense	makou	E	K, O, Mo, M	☐
Pleomele (Chrysodracon) hawaiiensis	halapepe	E	H	☐
Portulaca sclerocarpa	ʻihi	E	L, H	☐
Portulaca villosa	ʻihi	E	Le, Ka, Ni, O, Mo, M, L, H, Nihoa	☐
Pritchardia affinis (maideniana)	loulu	E	H	☐
Pseudognaphalium sandwicensium var. *molokaiense*	ʻenaʻena	E	Mo, M	☐
Scaevola coriacea	dwarf naupaka	E	Mo, M	☐
Schenkia (Centaurium) sebaeoides	ʻāwiwi	E	K, O, Mo, L, M	☐
Sesbania tomentosa	ʻōhai	E	Ni, Ka, K, O, Mo, M, L, H, Necker, Nihoa	☐
Tetramolopium rockii	no common name	T	Mo	☐
Vigna o-wahuensis	no common name	E	Mo, M, L, H, Ka	☐

Location key: O=Oʻahu, K=Kauaʻi, M=Maui, H=island of Hawaiʻi, L=Lānaʻi, Mo=Molokaʻi, Ka=Kahoʻolawe, Ni=Niʻihau, Le=Lehua

SSFM International
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October 25, 2021 SSFM 2015_089.000

TO: United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai'i 96850

Attention: Mr. Aaron Nadig, Island Team Manager

SUBJECT: West Kaua'i Field Operations Facility
Tax Map Key: (4) 1-8-008:020 (por.)
Hanapēpē, Waimea, Island of Kaua'i
Draft Environmental Assessment Comment Response Letter

Dear Mr. Nadig,

Thank you for your May 27, 2021 letter (Reference No. 01EPIF00-2021-TA-0289) commenting on the Draft Environmental Assessment ("Draft EA") for the subject project. We offer the following responses to U.S. Fish and Wildlife Service (FWS) comments:

1. The list of protected species most likely to be encountered by projects implemented within the Hawaiian Islands has been incorporated into the Final EA.

2. We confirm by way of this response to FWS that the proposed project is currently not subject to the Endangered Species Act (ESA), Section 7 Consultation.

A copy of your May 27, 2021 letter, as well as this response letter, will be included in the Final Environmental Assessment. We appreciate your participation in the EA process. Should you have any additional comments or questions regarding the proposed project, please contact m at (808) 356-1242 or by email at jchang@ssfm.com.

SSFM INTERNATIONAL, INC.

Jared K. Chang, AICP
Senior Planner, Associate

Cc: Ms. Dani Yoo, DLNR

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 28, 2021

LD 0478

SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, HI 96817

Via email: jchang@ssfm.com

Dear Sirs:

SUBJECT: **Draft Environmental Assessment**
West Kauai Field Operations Facility
Hanapepe, Waimea, Island of Kauai, Hawaii; TMK: (4) 1-8-008:020 (por.)

Thank you for the opportunity to review and comment on the subject project, and for the extended review period. The Land Division of the Department of Land and Natural Resources (DLNR) distributed copies of your request to various DLNR divisions, as indicated on the attached, for their review and comment.

Attached are comments received from our (a) Division of Aquatic Resources, (b) Division of Boating and Ocean Recreation, (c) Engineering Division, and (d) Division of Forestry and Wildlife. Should you have any questions, please feel free to contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Attachments

Cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 04, 2021

LD 0478

MEMORANDUM

TO: **DLNR Agencies:**
X Division of Aquatic Resources *(via email: kendall.l.tucker@hawaii.gov)*
X Division of Boating & Ocean Recreation *(via email: richard.t.howard@hawaii.gov)*
X Engineering Division *(via email: DLNR.Engr@hawaii.gov)*
X Division of Forestry & Wildlife *(via email: rubyrosa.t.terrago@hawaii.gov)*
X Division of State Parks *(via email: curt.a.cottrell@hawaii.gov)*
X Commission on Water Resource Management *(via email: DLNR.CWRM@hawaii.gov)*
X Land Division – Kauai District *(via email: wesley.t.matsunaga@hawaii.gov)*
X Division of Conservation & Resources Enforcement *(via email: jason.k.redulla@hawaii.gov)*

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: **West Kauai Field Operations Facility**
Draft Environmental Assessment (DEA)
LOCATION: Waimea, Island of Kaua'i
TMK: (4) 1-8-008:020 (por.)
APPLICANT: **SSFM INTERNATIONAL, INC. on behalf of the State of Hawai'i**
Department of Land and Natural Resources

Transmitted for your review and comment is information on the above-referenced subject. The DEA was published on March 08, 2021 in the Office of Environmental Quality Control's periodic bulletin, The Environmental Notice, and can be downloaded from the following URL:

http://oeqc2.doh.hawaii.gov/Doc_Library/2021-03-08-KA-DEA-West-Kauai-Field-Operations-Facility.pdf

Please submit any comments to the Land Division via email at DLNR.Land@hawaii.gov by **May 28, 2021**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed:
Print Name: Brian J. Neilson
Division: Aquatic Resources
Date: May 26, 2021

Attachments
Cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF AQUATIC RESOURCES
1151 PUNCHBOWL STREET, ROOM 330
HONOLULU, HAWAII 96813

Date: 5-19-2021
DAR # AR0073 (LD0478)

MEMORANDUM
TO: Brian J. Neilson
DAR Administrator

FROM: Heather Ylitalo-Ward, PhD, Aquatic Biologist

SUBJECT: West Kauai Field Operations Facility (LD0478)
Draft Environmental Assessment (DEA)

Request Submitted by: Russell Y. Tsuji, Land Administrator

Location of Project: Waimea, Island of Kaua'i TMK: (4) 1-8-008:020 (por.)

Brief Description of Project:
The State Department of Land and Natural Resources (DLNR) is proposing to construct a new Field Operations base yard in Hanapepe, Waimea, Kauai. SSFM International, Inc. has prepared a Draft Environmental Assessment that they would like reviewed.

Comments:
☐ No Comments ☒ Comments Attached

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plan, DAR requests the opportunity to review and comment on those changes.

Comments Approved: _____ Date: May 26, 2021
Brian J. Neilson
DAR Administrator

DAR# AR0073 (LD04

Comments

DAR reviewed the Draft Environmental Assessment and found that it satisfactorily addresses environmental concerns for this project development.

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should any changes be made to the project, DAR requests the opportunity to review and comment on the changes.

RECEIVED
LAND DIVISION
2021 MAY -7 AM 10:51
DEPT OF LAND & NATURAL RESOURCES
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 04, 2021

LD 0478

MEMORANDUM

TO: **DLNR Agencies:**
- X Division of Aquatic Resources *(via email: kendall.l.tucker@hawaii.gov)*
- X Division of Boating & Ocean Recreation *(via email: richard.t.howard@hawaii.gov)*
- X Engineering Division *(via email: DLNR.Engr@hawaii.gov)*
- X Division of Forestry & Wildlife *(via email: rubyrosa.t.terrago@hawaii.gov)*
- X Division of State Parks *(via email: curt.a.cottrell@hawaii.gov)*
- X Commission on Water Resource Management *(via email: DLNR.CWRM@hawaii.gov)*
- X Land Division – Kauai District *(via email: wesley.t.matsunaga@hawaii.gov)*
- X Division of Conservation & Resources Enforcement *(via email: jason.k.redulla@hawaii.gov)*

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT: **West Kauai Field Operations Facility**
Draft Environmental Assessment (DEA)

LOCATION: Waimea, Island of Kaua'i
TMK: (4) 1-8-008:020 (por.)

APPLICANT: **SSFM INTERNATIONAL, INC. on behalf of the State of Hawai'i**
Department of Land and Natural Resources

Transmitted for your review and comment is information on the above-referenced subject. The DEA was published on March 08, 2021 in the Office of Environmental Quality Control's periodic bulletin, The Environmental Notice, and can be downloaded from the following URL:

http://oeqc2.doh.hawaii.gov/Doc_Library/2021-03-08-KA-DEA-West-Kauai-Field-Operations-Facility.pdf

Please submit any comments to the Land Division via email at DLNR.Land@hawaii.gov by **May 28, 2021**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.

(X) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed: *Richard Howard*
Print Name: Richard Howard
Division: DOBOR
Date: 5/5/2021

Attachments
Cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 04, 2021

LD 0478

MEMORANDUM

FROM:

TO: **DLNR Agencies:**
X Division of Aquatic Resources *(via email: kendall.l.tucker@hawaii.gov)*
X Division of Boating & Ocean Recreation *(via email: richard.t.howard@hawaii.gov)*
X Engineering Division *(via email: DLNR.Engr@hawaii.gov)*
X Division of Forestry & Wildlife *(via email: rubyrosa.t.terrago@hawaii.gov)*
X Division of State Parks *(via email: curt.a.cottrell@hawaii.gov)*
X Commission on Water Resource Management *(via email: DLNR.CWRM@hawaii.gov)*
X Land Division – Kauai District *(via email: wesley.t.matsunaga@hawaii.gov)*
X Division of Conservation & Resources Enforcement *(via email: jason.k.redulla@hawaii.gov)*

TO:

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: **West Kauai Field Operations Facility**
Draft Environmental Assessment (DEA)
LOCATION: Waimea, Island of Kaua'i
TMK: (4) 1-8-008:020 (por.)
APPLICANT: **SSFM INTERNATIONAL, INC. on behalf of the State of Hawai'i**
Department of Land and Natural Resources

Transmitted for your review and comment is information on the above-referenced subject. The DEA was published on March 08, 2021 in the Office of Environmental Quality Control's periodic bulletin, The Environmental Notice, and can be downloaded from the following URL:

http://oeqc2.doh.hawaii.gov/Doc_Library/2021-03-08-KA-DEA-West-Kauai-Field-Operations-Facility.pdf

Please submit any comments to the Land Division via email at DLNR.Land@hawaii.gov by **May 28, 2021**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
(✓) Comments are attached.

Signed:
Print Name: Carty S. Chang, Chief Engineer
Division: Engineering Division
Date: May 20, 2021

Attachments
Cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: West Kauai Field Operations Facility
Draft Environmental Assessment (DEA)
Location: Waimea, Island of Kaua'i
TMK(s): (4) 1-8-008:020 (por.)
Applicant: SSFM INTERNATIONAL, INC. on behalf of the State of Hawai'i
Department of Land and Natural Resources

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4896.

The applicant should include water demands and infrastructure required to meet project needs. Please note that all State projects requiring water service from their local Department/Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.

The applicant is required to provide water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update projections.

Signed:
CARTY S. CHANG, CHIEF ENGINEER

Date: May 20, 2021

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 04, 2021

LD 0478

MEMORANDUM

TO: **DLNR Agencies:**
X Division of Aquatic Resources *(via email: kendall.l.tucker@hawaii.gov)*
X Division of Boating & Ocean Recreation *(via email: richard.t.howard@hawaii.gov)*
X Engineering Division *(via email: DLNR.Engr@hawaii.gov)*
X Division of Forestry & Wildlife *(via email: rubyrosa.t.terrago@hawaii.gov)*
X Division of State Parks *(via email: curt.a.cottrell@hawaii.gov)*
X Commission on Water Resource Management *(via email: DLNR.CWRM@hawaii.gov)*
X Land Division – Kauai District *(via email: wesley.t.matsunaga@hawaii.gov)*
X Division of Conservation & Resources Enforcement *(via email: jason.k.redulla@hawaii.gov)*

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: **West Kauai Field Operations Facility**
Draft Environmental Assessment (DEA)
LOCATION: Waimea, Island of Kaua'i
TMK: (4) 1-8-008:020 (por.)
APPLICANT: **SSFM INTERNATIONAL, INC. on behalf of the State of Hawai'i**
Department of Land and Natural Resources

Transmitted for your review and comment is information on the above-referenced subject. The DEA was published on March 08, 2021 in the Office of Environmental Quality Control's periodic bulletin, The Environmental Notice, and can be downloaded from the following URL:

http://oeqc2.doh.hawaii.gov/Doc_Library/2021-03-08-KA-DEA-West-Kauai-Field-Operations-Facility.pdf

Please submit any comments to the Land Division via email at DLNR.Land@hawaii.gov by **May 28, 2021**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
☑ Comments are attached.

Signed: DGS
Print Name: DAVID G. SMITH, Administrator
Division: Division of Forestry and Wildlife
Date: May 28, 2021

Attachments
Cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

May 27, 2021

MEMORANDUM

Log no. 3136

TO: RUSSELL Y. TSUJI, Administrator
Land Division

FROM: DAVID G. SMITH, Administrator
Division of Forestry and Wildlife

SUBJECT: **Division of Forestry and Wildlife Comments for the West Kauai Field Operations Facility Draft Environmental Assessment (DEA)**

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your inquiry regarding the DEA for the Department of Land and Natural Resource's West Kaua'i field operations facility in Waimea on Kaua'i, Hawai'i, TMK: (4) 1-8-008:020 (por.). The proposed project consists of constructing facilities for office space, a conference room, restrooms, showers, secured storage space, parking, fueling facilities, an endangered plant nursery, and a nēnē pen on a vacant 10-acre lot.

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) has the potential to occur in the vicinity of the project area and may roost in nearby trees. If any site clearing is required this should be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). If this cannot be avoided, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed without consulting DOFAW. Barbed wire should be avoided for any construction because bat mortalities have been documented as a result of becoming ensnared by barbed wire during flight.

State listed waterbirds such as the Hawaiian Duck (*Anas wyvilliana*), Hawaiian Stilt (*Himantopus mexicanus knudseni*), Hawaiian Coot (*Fulica alai*), Hawaiian Goose or Nēnē (*Branta sandvicensis*), and Hawaiian Common Gallinule (*Gallinula chloropus sandvicensis*) have the potential to occur in the vicinity of the proposed project site. It is against State law to harm or harass these species. If any of these species are present during construction activities, then all activities within 100 feet (30 meters) should cease, and the bird should not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, please contact the Kaua'i DOFAW Office at (808) 274-3438.

DOFAW is concerned about attracting vulnerable birds to areas that may host nonnative predators such as cats and rodents. Additionally, development in the area is likely to increase human activity thereby increasing predator attractants. We recommend taking action to minimize predator presence; remove cats, place bait stations for rodents, and provide covered trash receptacles.

We note that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. This disorientation can result in collision with manmade artifacts or grounding of birds. Seabirds may fly over the area between March and December while transiting between nest sites and the ocean. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. For construction and operational nighttime lighting that might be required, DOFAW recommends all lights be fully shielded, contain less than 2% wavelengths less than 550 nm, and be situated so that light does not shine on reflective surfaces.

DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive fungal pathogens (e.g. Rapid 'Ōhi'a Death), vertebrate and invertebrate pests, or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the Kaua'i Invasive Species Committee at (808) 821-1490 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Paul Radley, Protected Species Habitat Conservation Planning Coordinator at (808) 587-0010 or paul.m.radley@hawaii.gov.

Sincerely,

DAVID G. SMITH
Administrator

SSFM International
Innovate | Adapt | Sustain

October 25, 2021 SSFM 2015_089.000

TO: Mr. Russell Tsuji, Land Administrator
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, Hawai'i 96809

Attention: Mr. Russell Tsuji, Land Administrator

SUBJECT: West Kaua'i Field Operations Facility
Tax Map Key: (4) 1-8-008: 020 (por.)
Hanapēpē, Waimea, Island of Kaua'i
Draft Environmental Assessment Comment Response Letter

Dear Mr. Tsuji,

Thank you for your May 28, 2021 letter containing comments from the Division of Aquatic Resources, Division of Boating and Ocean Recreation, Engineering Division, and Division of Forestry and Wildlife on the Draft Environmental Assessment (EA) for the subject project.

We acknowledge the following in this response:

1. The Division of Aquatic Resources has found the Draft Environmental Assessment to satisfactorily address environmental concerns for the project.

2. The Division of Boating and Ocean Recreation has no objections or comments on the project.

3. The Engineering Division submitted comments relating to compliance with National Flood Insurance Program regulations. As stated in the Draft EA, the subject property is located in Zone "X" which is an area that has been determined to be outside the 0.2% annual chance floodplain and outside of the 500 year floodplain. In response to requests for water demands be included in the Final EA and submitted to the Engineering Division for State Water Project Plan Update projections. The potable water demands for the project is estimated at 40,000 gallons per day in accordance with guidelines for light industrial uses. This includes estimates for domestic and industrial uses. Proposed future water demands have been provided to DLNR, Engineering Division in March 2016 via email to Mr. Rodney Shiraishi within the Division's Project Planning Section.

4. The Division of Forestry and Wildlife submitted comments to 1) indicate that the Hawaiian Hoary Bat and several State-listed waterbirds have the potential to occur in the vicinity of the proposed project site, 2) express concerns about attracting vulnerable birds

to the site and impacts artificial lighting may have on seabirds, and 3) provide recommendations for minimizing soil movement between worksites. The information on the Hawaiian Hoary Bat and State-listed waterbirds have been incorporated into the Final EA along with recommended minimization measures. A discussion regarding concerns about attracting vulnerable birds to areas that may host nonnative predators such as cats and rodents and recommended mitigative actions have been incorporated into the Final EA. Finally, the recommendations for best management practices to minimize the introduction and spread of new invasive species on the project site have been incorporated into the Final EA.

A copy of your May 28, 2021 letter, as well as this response letter, will be included in the Final Environmental Assessment. We appreciate your participation in the EA process. Should you have any additional comments or questions regarding the proposed project, please contact me at (808) 356-1242 or by email at jchang@ssfm.com.

SSFM INTERNATIONAL, INC.

Jared K. Chang, AICP
Senior Planner, Associate

Cc: Ms. Dani Yoo, DLNR

SSFM INTERNATIONAL, INC.
RECEIVED
MAY 03 2021
FILE COPY
FILE

DAVID Y. IGE
GOVERNOR OF HAWAII

ELIZABETH A
DIRECTOR

In reply, p

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

April 29, 2020

Mr. Jared Chang
SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, HI 96817

Dear Mr. Chang:

Thank you for your submittal requesting comments to the Draft Environmental Assessment for West Kauai Field Operations Facility, Tax Map Key: (4) 1-8-008: 020 (por.), Waimea, Kauai, Hawaii.

Project activities shall comply with the following Administrative Rules of the Department of Health:

- Chapter 11-46 Community Noise Control

Should you have any questions, please contact me at (808) 586-4700.

Sincerely,

Daryn A. Yamada
Acting Program Manager
Indoor and Radiological Health Branch

SSFM International
Innovate | Adapt | Sustain

October 25, 2021 SSFM 2015_089.000

TO: State of Hawai'i,
Department of Health
Indoor and Radiological Health Branch
P.O. Box 3378
Honolulu, Hawai'i 96801-3378

Attention: Mr. Daryn A. Yamada, Acting Program Manager

SUBJECT: West Kaua'i Field Operations Facility
Tax Map Key: (4) 1-8-008:020 (por.)
Hanapēpē, Waimea, Island of Kaua'i
Draft Environmental Assessment Comment Response Letter

Dear Mr. Yamada,

Thank you for your April 29, 2021 letter commenting on the Draft Environmental Assessment ("Draft EA") for the subject project. We offer the following response to your comment:

1. All project activities will comply with the State of Hawai'i, Department of Health's Administrative Rules, Hawai'i Administrative Rules (HAR) Chapter 11-46 Community Noise Control.

A copy of your April 29, 2021 letter, as well as this response letter, will be included in the Final Environmental Assessment. We appreciate your participation in the EA process. Should you have any additional comments or questions regarding the proposed project, please contact me at (808) 356-1242 or by email at jchang@ssfm.com.

SSFM INTERNATIONAL, INC.

Jared K. Chang, AICP
Senior Planner, Associate

Cc: Ms. Dani Yoo, DLNR

501 Sumner Street | Suite 620 | Honolulu, Hawaii 96817 | Tel 808.531.1308 | Fax 855.329.7736 | www.ssfm.com
Planning | Project & Construction Management | Structural, Civil & Traffic Engineering

DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:
DIR 0415
STP 8.3179

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

SSFM INTERNATIONAL, INC.
RECEIVED
MAY 26 2021
JKC
FILE

May 21, 2021

Mr. Jared Chang
Senior Planner, Associate
SSFM International, Inc.
501 Sumner Street, Suite 620
Honolulu, Hawaii 96817

Dear Mr. Chang:

Subject: Draft Environmental Assessment (EA)
West Kauai Field Operations Facility
Waimea, Kauai, Hawaii
Tax Map Key: (4) 1-8-008: 020 (portion)

Thank you for your letter dated April 26, 2021 requesting the Hawaii Department of Transportation's (HDOT) comments on the Department of Land and Natural Resources (DLNR) proposed construction of a new Field Operations base yard on an undeveloped 10-acre site in Hanapepe, Kauai. HDOT understands the project would implement the 2016 West Kauai Field Operations Facility Master Plan, and will include a storage building, maintenance building, heavy equipment parking, general parking, laboratory building, multipurpose building, and public service building. Other facilities will include a plant nursery, animal holding area, fuel/water station, and additional storage and administrative space.

Access to the site is proposed to be via two driveways on Lele Road (County jurisdiction) which is located between Kaumualii Highway (State Route 50) and Port Allen Airport. The project site is approximately 1,320 feet south of the unsignalized intersection of Lele Road and Kaumualii Highway.

HDOT has the following comments:

Airports Division (HDOT-A)

1. The proposed project site is approximately 0.14 miles from the property boundary of Port Allen Airport (PAK). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at the following link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf

2. The proposed project is approximately 3,037 feet from the end of the runway at PAK. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction of alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and criteria for submittal can be found at the following website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

3. Due to the project site's proximity to the airport, the DLNR should be aware of potential noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and depending on airport operations.

4. The HDOT-A has concerns that some project features can potentially attract wildlife that may be hazardous to aviation operations. Please review the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On or Near Airports for guidance. If the project results in a wildlife attractant, these effects shall be immediately mitigated by DLNR upon notification by the HDOT-A and/or FAA.

Highways Division (HDOT-HWY)

In 2015, HDOT requested the Draft EA to include an assessment of the project's contribution to cumulative traffic impacts on State highways. We appreciate the inclusion of a Traffic Assessment (TA) dated June 13, 2016 as Appendix D within the Draft EA. HDOT-HWY has reviewed the Draft EA and have the following comments relevant to State highways:

1. The TA concludes the Level of Service at the intersection of Lele Road and Kaumualii Highway would be similar and acceptable with or without the project in 2035 during peak traffic hours. Based on the land use rate for a General Office Building of 27,000 square feet, the project-related peak traffic hour volumes at the intersection would be 43 and 41 in the A.M. and P.M., respectively. The HDOT-HWY does not anticipate significant adverse impacts to State highway traffic conditions based on the information provided.

2. Verify with the HDOT-HWY Kauai District Engineer that the Lele Road intersection meets current standards for the type and volume of anticipated traffic. If public safety is a concern, HDOT-HWY may require a safety analysis.

3. The HDOT Bike Plan proposes improvements to Kaumualii Highway for bicycle use. The project has not been funded, but bicycle safety should be considered in discussions with the HDOT-HWY Kauai District Engineer.

4. The Final EA should include the following information:

    a. Number of employees and hours of operation, on full build-out. Verify the TA trip generation assumptions are consistent with the master plan.

    b. Description of heavy equipment (e.g., types, number), wash down facilities, and types of maintenance activities that would occur onsite during operations.

    c. Discussion of construction traffic and the need for a traffic management plan.

    d. Qualitative discussion of potential beneficial impacts to traffic in Lihue with the relocation of DLNR services to West Kauai. Describe the existing Lihue DLNR traffic and the projected amount that would shift to the new facility. Verify the new facility does not represent an expansion of services but a relocation of existing services.

5. A HDOT-HWY permit is required to transport oversized and/or overweight vehicles and loads on HDOT roadways.

6. Verify no work (e.g., utilities) is proposed within the State highway right-of-way.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

JADE T. BUTAY
Director of Transportation

SSFM International
Innovate | Adapt | Sustain

October 25, 2021 SSFM 2015_089.000

TO: Mr. Jade Butay, Director of Transportation
Department of Transportation
State of Hawai'i
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

Attention: Mr. Blayne Nikaido, Statewide Transportation Planning Office

SUBJECT: West Kaua'i Field Operations Facility
Tax Map Key: (4) 1-8-008:020 (por.)
Hanapēpē, Waimea, Island of Kaua'i
Draft Environmental Assessment Comment Response Letter

Dear Mr. Butay,

Thank you for your May 21, 2021 letter commenting on the Draft Environmental Assessment ("Draft EA") for the subject project. We offer the following response to the Hawai'i Department of Transportation (HDOT) comments:

Airports Division Comments:

1. We have included the information provided by the Airports Division into the Final EA consisting of proximity information to Port Allen Airport (PAK), review of the State of Hawai'i Office of Planning Technical Assistance Memorandum (TAM-2016-1) on Federal Aviation Administration (FAA) Order 5190.6B, and need for the project to secure a Federal Aviation Administration (FAA) Form 7460-1 Notice of Proposed Construction or Alteration.
2. We acknowledge that the project site's proximity to the airport may result in noise impacts from airport operations.
3. We have incorporated a discussion on potential impacts resulting from project features that may attract wildlife which could be hazardous to aviation operations. The proposed project is not anticipated to have an adverse impact on PAK airport operations. There are no standing water features proposed that may attract hazardous wildlife thru the subject area. The project does not involve a landfill or materials recycling facility, however an existing county refuse transfer station is located across Lele Road. Further, other obstructions such as tall antennas, cranes, wind turbines or utility poles are not planned at this location.

Highways Division Comments:

1. We acknowledge that the Highways Division does not anticipate significant adverse impacts to State highway traffic conditions based on the information provided in the Draft EA.

2. We have consulted with the Kaua'i District Engineer to confirm that Lele Road intersection meets current standards for the type and volume of anticipated traffic to the proposed project. For Highways Division records, we have separately provided confirmation that the sizes of the larger vehicles to commute to the new base yard will work within current intersection geometry turning movements.
3. We acknowledge that the HDOT Bike Plan proposes improvements to Kaumuali'i Highway and bike facility considerations should be made during design in consultation with the Kaua'i District Engineer.
4. The Final EA now includes a discussion on the number of employees expected and hours of operations. Approximately 38 employees are anticipated to be at the site daily and the site will be in operation during normal business hours, but also used in emergency situations on a 24-hour basis. A description of heavy equipment and wash down facilities has been included in the Final EA, along with acknowledgment of the need for a Traffic Management Plan during construction. Finally, we have included a qualitative discussion of the potential beneficial impacts to traffic in Līhu'e because of the project.
5. We acknowledge that a Highways Division permit is required to transport oversized and/or overweight vehicles and loads on HDOT roadways.
6. We acknowledge that no work is proposed within the State highway right-of-way, however new pavement markings may be required for road facilities near the project in the future.

A copy of your May 21, 2021 letter, as well as this response letter, will be included in the Final Environmental Assessment. We appreciate your participation in the EA process. Should you have any additional comments or questions regarding the proposed project, please contact me at (808) 356-1242 or by email at jchang@ssfm.com.

SSFM INTERNATIONAL, INC.



Jared K. Chang, AICP
Senior Planner, Associate

Cc: Ms. Dani Yoo, DLNR

From: Kamakana Ferreira
To: Jared Chang
Cc: Yoo, Dani; Kai Markell
Subject: [EXTERNAL] OHA Comment RE: DEA for West Kaua'i Field Operations Facility
Date: Wednesday, May 26, 2021 7:11:33 AM

Aloha Jared,

The Office of Hawaiian Affairs (OHA) is in receipt of your letter dated April 26, 2021, notifying us about the release of a draft environmental assessment (DEA) for the proposed West Kaua'i Field Operations Facility in Hanapepe, Kaua'i, TMK (4)1-8-008:020 (por.). SSFM International Inc. has prepared this DEA on behalf of the Department of Land and Natural Resources (DLNR) pursuant to Hawai'i Revised Statutes (HRS) Chapter 343. As the DLNR does not have a field operation facility on the west side of Kaua'i, the proposed facility will provide for efficient and economical response to emergency incidents, as well as daily management operations.

The subject parcel is currently a 10-acre vacant lot. DLNR is proposing the following improvements: office space, parking, secured storage space for confiscated items, fueling facility, a nursery to raise endangered plants, a pen for endangered geese, a landscaped detention pond for stormwater, and a 8-ft tall chain-link fence with barbed wire on top around the facility. A single driveway off of Lele Road will lead to an access roadway around the buildings. OHA offers the following comments pertaining to cultural resources.

Cultural Resources

The discussion on the existing condition of cultural resources is lumped in with the archaeological portion (Section 3.9) of the DEA with no apparent dedicated analysis or outreach methodology to identify cultural practices and resources. While cultural practices can often occur on historic properties and historic properties can in fact be considered cultural resources, this is not always the case. To minimize confusion, other DEAs have addressed historic properties and cultural resources in separate sections. The difference is crucial as different methodologies are used to identify historic properties and cultural practices associated with cultural resources. The process for documenting cultural practices involves a greater degree of consultation and outreach, whereas an archaeological study or report may not always require consultation and often solely relies on material findings.

Guidelines for assessing cultural impacts are provided by the Office of Environmental Quality Control (OEQC) in the *Guide to Implementation and Practice of the Hawaii Environmental Policy Act*, Exhibit 1-1, 2012 Edition. The process should involve an attempt to consult with community members and cultural practitioners to ascertain ethnographic information on cultural resources and practices that occur on the site or in the broader area. As the DEA fails to mention any type of outreach specific to cultural related consultation, it is unclear if the project will effect cultural practices occurring nearby. Overall, the proposed facility and services should be beneficial to the surrounding community and natural resources. Thus, community outreach at this stage should help to build relationships with individuals that the facility is meant to serve and aid in the stewardship of natural resources. We thus encourage the applicant to complete a cultural analysis or cultural impact assessment (CIA) that is compliant with these guidelines and minimally reach out to Malia Nobrega, Frank Santos, Ku'ulei Santos, and Sarah Peters.

OHA would further like to remind the applicant that the lack of any formal methodology or explanation specifically targeted at traditional and customary practices could prevent the approving agency from assessing the identity and scope of valued cultural and natural resources in the area. Articles IX and XII of the State of Hawai'i Constitution requires that government agencies must "promote and preserve cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups." Article XII Section 7 of the State of Hawai'i Constitution states:

> "the State reaffirms and shall protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778..."

In *Ka Pa'akai O Ka 'Aina v. Land Use Commission*, 94 Haw. 31 (2000), hereinafter Ka Pa'akai, the Hawai'i Supreme Court, reiterated the importance of Section 7 and reaffirmed that the State and its agencies are obligated to reasonably protect the traditional and customary rights of Hawaiians. The Supreme Court ruling States that agencies are obligated to make the assessment of cultural practices, independent of a developer or applicant. Typically, information gathered during a CIA or cultural assessment study during HRS 343 can help to inform the approving agency during the Ka Pa'akai process. However, there is no apparent outreach methodology for how cultural impacts were assessed within the DEA.

The Ka Pa'akai court decision set forth that a proper analysis of cultural impacts shall include: 1) the identity and scope of valued cultural, historical, or natural resources in the subject area, including the extent to which traditional and customary native Hawaiian rights are exercised; 2) the extent to which those resources – including traditional and customary native Hawaiian rights – will be affected or impaired by the proposed action; and, 3) the feasible action, if any, to be taken by the (agency) to reasonably protect native Hawaiian rights if they are found to exist. Generally, the "subject area" is not restricted to the project area as areas adjacent to the project area could be indirectly or directly impacted by actions within the project area. OHA recommends that the applicant work with the approving agency to carefully evaluate the Ka Pa'akai requirements and the OEQC guidelines for assessing cultural impacts.

Closing Remarks

Mahalo for the opportunity to comment. We look forward to a revised DEA that addresses OHA's concerns regarding cultural resources and more inclusive of community outreach. Please let us know if you have any questions or would like to discuss further.

Mahalo,

Kamakana C. Ferreira, M.A.
Lead Compliance Specialist
Office of Hawaiian Affairs
560 N. Nimitz Hwy
Honolulu, Hi. 96817

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October 25, 2021 SSFM 2015_089.000

TO: Mr. Kamakana Ferreira, M.A.
Lead Compliance Specialist
Office of Hawaiian Affairs
560 N. Nimitz Highway
Honolulu, Hawai'i 96817

SUBJECT: West Kaua'i Field Operations Facility
Tax Map Key: (4) 1-8-008:020 (por.)
Hanapēpē, Waimea, Island of Kaua'i
Draft Environmental Assessment Comment Response Letter

Dear Mr. Ferreira,

Thank you for your May 26, 2021 email commenting on the Draft Environmental Assessment ("Draft EA") for the subject project. We offer the following response to the Office of Hawaiian Affairs (OHA) comments:

We acknowledge that the Draft EA should have included a separate section to address cultural resource impacts. The Final EA has a new section added specifically for cultural resources that includes a review and discussion based on a Cultural Impact Assessment conducted by Nohopapa Hawai'i in December 2019 for the Department of Hawaiian Home Lands (DHHL) Hanapēpē Master Plan. Both projects are located in the Ahupua'a of Hanapēpē, and while the primary study area for Nohopapa focused on the DHHL location, the CIA included research that covered a broader area mauka and makai from the study area. This broader area encompasses the subject area of this environmental assessment as it is located immediately south of the DHHL lands.

The Nohopapa CIA identified several cultural resources nearby the project location, identified as wahi kupuna (cultural resources). A listing of the nearby wahi kupuna is provided below:

1. Salt Pan, near Puolo Point - The extent of this salt pan is shown on the government map. It is notable among the salt pans of Kauai in having no artificial divisions. It is merely a natural flat area on which the sea water could be let in and evaporate.

2. House Sites, at Puolo Point - The remains of many house sites appear on the great flat lands near the salt pan. Most of the house sites are surrounded by walls 2 to 3 feet high, many of which have been built up recently. Walls run everywhere. East of here the field has been cleared for an airport. Along the shore the tumbled remains of wind shelters used by fisherman can be seen.

3. Kauakahiuni heiau, at Puolo Point - Described as "A walled heiau of medium size at the shore, part of walls still standing. Kane and Kanaloa its deities." The site is now but slightly marked by crumbled stones. It measures at the outside about 80 by 40 feet. The walls were said to have been about 4 feet high.

4. House site or Ko'a, at Puolo Point - The front part of this structure rests on the beach stones above which it has been built up 5 to 8 feet. In rough weather the sea spray must have washed over it. The exact measurements and plan are given on figure 29 [p113 Bennet 1931]. It is composed of three sections with steps leading up to one. The paving on two of the sections is with very small beach pebbles. The other section is more torn down, and is paved with larger stones. A wall one foot high runs around the south side and across the front (sea side).

5. Sand burials - In the sand on the northwest side of Hanapepe bay, burials are found.

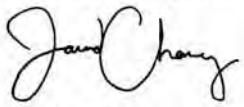
A project specific Cultural Impact Assessment was not conducted for the proposed project, however the four (4) community members with knowledge of the Hanapēpē area, that were identified in your comment letter, were contacted and invited to be consulted for this project. Each was provided with an email requesting the consultation and provided with project information. Three (3) members were also reached by phone to discuss the request and given the opportunity to ask questions about the project. None of the four (4) individuals have provided written consultation responses to-date.

In summary, it is our assessment based on research and the Archaeological Inventory Survey that the proposed project location does not contain any known wahi kupuna (cultural resources) and all of the historic properties identified on site date to the mid-twentieth century and are considered part of the Hawaiian Sugar Company and Olokele Plantation irrigation and transport system (SIHP #s -2304 through -2306) with an inclusion of military influence during war time with the construction of SIHP # -2303 and its reutilization from the 1950s and 1960s as a warehouse to store goods for a first chain of supermarkets on the island of Kaua'i. Adverse impacts to cultural resources are not anticipated due to a commitment to responsible design in compliance with state and county requirements for the proposed project. This would include construction best management practices to control fugitive dust, stormwater runoff and other construction related nuisances such as air quality and noise mitigations. Best management practices will be implemented to minimize risk of siltation and pollution through construction related stormwater runoff. Post-construction, the project is not anticipated to result in long-term impacts to groundwater aquifers or surface waters, thereby having no impacts on the sensitive salt pond environments located approximately 3,000 feet to the south.

A copy of your May 26, 2021 email, as well as this response letter, will be included in the Final Environmental Assessment. We appreciate your participation in the EA process. Should you

have any additional comments or questions regarding the proposed project, please contact me at (808) 356-1242 or by email at jchang@ssfm.com.

SSFM INTERNATIONAL, INC.



Jared K. Chang, AICP
Senior Planner, Associate

Cc: Ms. Dani Yoo, DLNR

From: Koskelo, Vera B CIV (USA)
To: dani.yoo@hawaii.gov; Jared Chang
Subject: Corps permit determination path forward for POH-2021-00101 (DLNR, West Kauai Field Operations Facility, Hanapepe, Island of Kauai, Hawaii)
Date: Tuesday, August 17, 2021 1:39:08 PM

Email received from EXTERNAL sender. Confirm the content is safe prior to opening attachments or links.

Good afternoon Jared and Dani,

Thank you for your patience with my response.

Based on a review of the materials submitted for the subject project, additional information is required to make a determination of whether a permit would be required. The primary concern is the linear feature that appears in aerial photography and the NWI map to be located in the northeast corner of the property. If the linear feature is a stream that the Corps would regulate as a water of the U.S. and the proposed project would involve the discharge of fill into that stream, then a Corps permit may be required.

To request a Corps permit determination, please start by providing a revised project figure that either clearly shows the linear feature to be excluded from the project footprint or otherwise confirms that the proposed project would not involve the discharge of fill into the feature. If the project may involve the discharge of fill (e.g. sand, dirt, concrete, rocks) into the linear feature, then you would need to either

1. confirm that the linear feature is a perennial or intermittent stream and complete a permit application (the application or Pre-construction notification form based on the proposed impact to the stream)

   or

2. If the feature does not have perennial or intermittent flow, you would need to conduct a delineation of the channel, including an onsite investigation to determine whether the linear feature conducts flow beyond carrying recent precipitation (within the prior 48 hours). The delineation and investigation can be time-intensive and require specific expertise in stream morphology. The report of the delineation and investigation would be submitted to the Corps with an approved jurisdictional determination request.

Please let me know if you have any further questions about the path forward for the subject project.

Thank you,

Vera Koskelo
Biologist
Project Manager

Honolulu District
U.S. Army Corps of Engineers
Building 230
Fort Shafter, Hawaii 96858-5440
808-835-4310
Vera.B.Koskelo@usace.army.mil
Pronouns: she/her/hers

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October 25, 2021 SSFM 2015_089.000

TO: U.S. Army Corps of Engineers
Honolulu District
Building 230
Fort Shafter, Hawai'i 96858-5440

Attention: Ms. Vera Koskelo, Biologist, Project Manager

SUBJECT: West Kaua'i Field Operations Facility
Tax Map Key: (4) 1-8-008:020 (por.)
Hanapēpē, Waimea, Island of Kaua'i
Draft Environmental Assessment Comment Response Letter

Dear Ms. Koskelo,

Thank you for your August 17, 2021 email commenting on the Draft Environmental Assessment ("Draft EA") for the subject project. We offer the following response to U.S. Army Corps of Engineers' (USACE) comment:

1. An Approved Jurisdictional Determination request will be submitted for the proposed project at the appropriate time during the design phase.

A copy of your August 17, 2021 email, as well as this response letter, will be included in the Final Environmental Assessment. We appreciate your participation in the EA process. Should you have any additional comments or questions regarding the proposed project, please contact me at (808) 356-1242 or by email at jchang@ssfm.com.

SSFM INTERNATIONAL, INC.

Jared K. Chang, AICP
Senior Planner, Associate

Cc: Ms. Dani Yoo, DLNR

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Appendix C: Archaeological Inventory Survey

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Draft

Archaeological Inventory Survey Report for the West Kaua'i DLNR Facility Project, Hanapēpē Ahupua'a, Waimea District, Kaua'i TMK: [4] 1-8-008:020 por.

Prepared for
SSFM International

Prepared by
Nancine "Missy" Kamai, B.A.
and
Hallett H. Hammatt, Ph.D.

Cultural Surveys Hawai'i, Inc.
Kailua, Hawai'i
(Job Code: HANAPEPE 9)

January 2016

O'ahu Office
P.O. Box 1114
Kailua, Hawai'i 96734
Ph.: (808) 262-9972
Fax: (808) 262-4950

www.culturalsurveys.com

Maui Office
1860 Main St.
Wailuku, Hawai'i 96793
Ph.: (808) 242-9882
Fax: (808) 244-1994

Management Summary

Reference	Archaeological Inventory Survey Report for the West Kaua'i DLNR Facility Project, Hanapēpē Ahupua'a, Waimea District, Kaua'i, TMK: [4] 1-8-008:020 por. (Kamai and Hammatt 2015)
Date	January 2016
Project Number(s)	Cultural Surveys Hawai'i, Inc. (CSH) Job Code: HANAPEPE 9
Investigation Permit Number	CSH completed the archaeological inventory survey (AIS) under archaeological fieldwork permit number 15-03, issued by the Hawai'i State Historic Preservation Division (SHPD) per Hawai'i Administrative Rules (HAR) §13-13-282.
Agencies	Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD)
Land Jurisdiction	State
Project Proponent and Funding	DLNR
Project Location	The project area is located on the west of Lele Road, directly across from the Hanapēpē Refuse Station and abuts the north end of the Kaua'i Veterans Cemetery in Hanapēpē Ahupua'a, Waimea District, Kaua'i, TMK: [4] 1-8-008:020 por.
Project Description	The West Kaua'i field operations facility will provide secured storage, office space, conference room, restrooms, showers, parking, plant nursery, native bird holding area ,and fueling facilities (Source: 28 January 2015 letter *Release of Funds for West Kauai Field Operations Facility, Kauai, Job No. J43CK30A, as Authorized by Act 134, SLH 2013, as Amended by Act 122, SLH 2014, Item D-8.04*).
Project Acreage	Approximately 4.04 hectares (10 acres)
AIS Scope	This AIS focused on archaeological historic properties and burial sites per the guidelines of HAR §13-276. The identification, documentation, and evaluation of in-use potential architectural historic properties such as historic buildings and structures was outside the scope of this AIS. Throughout this report the term "historic properties" is used and should be generally understood to refer to archaeological historic properties, unless otherwise stated.
Project Area and Survey Area Acreage	The proposed project area of approximately 10-acres was subjected to a surface survey and subsurface testing for the current investigation.
Historic Preservation Regulatory Context	This AIS investigation fulfills the requirements of HAR §13-13-276 and was conducted to identify, document, and assess significance of any historic properties. This document is intended to support the proposed project's historic preservation review under Hawai'i Revised Statutes

	(HRS) §6E-8 and HAR §13-13-275. It is also intended to support any project-related historic preservation consultation with stakeholders, such as state and county agencies and interested Native Hawaiian Organizations (NHOs) and community groups.
Fieldwork Effort	All archaeological fieldwork was conducted under the general supervision of Hallett H. Hammatt, Ph.D. The pedestrian survey for the current project area was conducted by CSH archaeologists Gerald Ida, B.A., and Missy Kamai, B.A., on 14 September 2015 and 15 September 2015. The subsurface testing was accomplished by CSH archaeologists Abigail "Abby" Langham, M.A., and Missy Kamai, B.A., from 12 October 2015 through 14 October 2015. The total work required took approximately 5 person-days to complete.
Consultation	CSH consulted with Mary Jane Naone of SHPD, lead Kaua'i archaeologist, on the trench locations for the proposed project.
Historic Properties Identified and Historic Property Significance	SIHP # 50-30-09-2303, a historic building foundation; SIHP # 50-30-09-2304, a remnant cane haul road; SIHP # 50-30-09-2305, a remnant plantation ditch; and SIHP # 50-30-09-2306, a remnant cane haul road All four historic properties have been assessed as significant under HAR §13-275-6 Criterion "d," meaning that each historic property has "yielded, or is likely to yield, information important for research on prehistory or history." This reflects their value to our understanding of plantation-era infrastructure and military construction in the Hanapēpē area.
Effect Recommendation	As the proposed project is for the construction of a West Kaua'i DLNR Facility, which will include animal pens and a plant nursery, and the proposed land use is to remain consistent with present and past agricultural practices within the project area boundaries. CSH recommends a project specific effect determination of "effect, with proposed mitigation commitments" (HAR §13-275-7).
Mitigation Recommendation	CSH proposes that per 13-275-8(a)(1)(D) mitigation through Historical data recovery is appropriate, and that this mitigation has been completed by means of this AIS report. No further historic preservation work is recommended for the four historic properties in the project area

Table of Contents

Management Summary ii

Section 1 Introduction 1

1.1 Project Background 1
1.2 Historic Preservation Regulatory Context and Document Purpose 1
1.3 Scope of Work 1
1.4 Environmental Setting 6
1.4.1 Natural Environment 6
1.4.2 Built Environment 8

Section 2 Methods 11

2.1 Field Methods 11
2.1.1 Pedestrian Survey 11
2.1.2 Subsurface Testing 11
2.2 Research Methods 12

Section 3 Background Research 13

3.1 Traditional and Historical Background 13
3.1.1 Mythological and Traditional Accounts 13
3.1.2 Early Historic Period (1778-1847) 13
3.1.3 Mid- to Late 1800s 17
3.1.1 The Māhele and the Kuleana Act 20
3.1.2 1900s 24
3.1.3 Contemporary Land Use 38
3.2 Previous Archaeological Research 41
3.3 Background Summary and Predictive Model 47

Section 4 Results of Fieldwork 49

4.1 Archaeological Survey Findings 49
4.2 Subsurface Testing Results 49
4.2.1 Test Excavation 1 (T-1) 49
4.2.2 Test Excavation 2 (T-2) 51
4.2.3 Test Excavation 3 (T-3) 51
4.2.4 Test Excavation 4 (T-4) 51
4.2.5 Test Excavation 5 (T-5) 51
4.2.6 Test Excavation 6 (T-6) 65
4.2.7 Test Excavation 7 (T-7) 65
4.2.8 Test Excavation 8 (T-8) 65
4.2.9 Test Excavation 9 (T-9) 65
4.2.10 Test Excavation 10 (T-10) 74
4.2.11 Test Excavation 11 (T-11) 74

Section 5 Site Descriptions 85

5.1 SIHP # 50-30-09-2303 87
5.2 SIHP # 50-30-09-2304 91
5.3 SIHP # 50-30-09-2305 97
5.4 SIHP # 50-30-09-2306 101

Section 6 Summary and Interpretation **103**

Section 7 Significance Assessments **105**

Section 8 Project Effect and Mitigation Recommendations **108**

8.1 Project Effect 108
8.2 Mitigation Recommendations 108

Section 9 References Cited **109**

List of Figures

Figure 1. Portion of the 1996 Hanapepe USGS 7.5 minute series topographic quadrangle showing the location of the project area 2
Figure 2. Tax Map Key (TMK) [4] 1-8-008 showing the project area (Hawai'i TMK Service 2014) 3
Figure 3. Aerial photograph of the project area (Google Earth 2013) 4
Figure 4. Overlay of *Soil Survey of the State of Hawaii* (Foote et al. 1972), indicating soil types within and surrounding the project area (U.S. Department of Agriculture Soils Survey Geographic Database [SSURGO] 2001) 7
Figure 5. Photo of project area's general location, view to north 9
Figure 6. Photo of concrete buildings, residential housing, portion of the Veterans Cemetery, taken from northwest area of project, view to southeast 9
Figure 7. Photo of former cane lands at the northwest portion of the project area, view to northwest 10
Figure 8. Photo of stockpiled material abutting the southern portion of SIHP # 50-30-09-2303, view to northwest 10
Figure 9. A portion of the 1996 Hanapepe USGS topographic quadrangle of Kaua'i, showing LCAs closest to the project area 22
Figure 10. Map showing population estimate for Kaua'i in 1853 (in Coulter 1971:16) 25
Figure 11. 1923 Hawaii Territory Survey map of Hanapēpē Cane Lands by A.S. Chaney showing project area 26
Figure 12. Photo of sugar mill in 'Ele'ele, ca. 1885 (Hawai'i State Archives Digital Collections) 27
Figure 13. Oversize map of McBryde Sugar Company field map (Condé and Best 1973: 191), project area located west of Hanapēpē Stream (not seen on map) 28
Figure 14. A portion of a 1901 Alexander map showing Makaweli Plantation 30
Figure 15. 1927 Hawaiian Sugar Company Field Map (Condé and Best 1973:136) showing project area 31
Figure 16. Cane Loading at McBryde Sugar Company (Condé and Best 1973:199) 32
Figure 17. Hanapēpē Railway Bridge, date unknown (Condé and Best 1973:137) 32
Figure 18. Sepia photo of McBryde Sugar Mill, 1905 (Post Office in Paradise 2015) 32
Figure 19. Portion of 1910 Hanapepe USGS topographic quadrangle showing railroad running through the central portion of the project area 33
Figure 20. 1948 A. Lester Marks map of Hanapēpē showing project area and Hanapēpē Park and Hanapēpē Beach Lots 34
Figure 21. Map of hospitals on Kaua'i during World War II (taken from Klass 1970) 35
Figure 22. 1960 aerial photo of the Hanapēpē coast showing the project area and buildings built by the military and later subleased to the Kawakami Family for the Big Save warehouse at the southeast corner 36
Figure 23. 1977 USGS Orthophotograph showing the building and large cane fields within the project area and its immediate vicinity 39
Figure 24. Olokele Plantation Field Map (Gay and Robinson) showing last cane fields harvested in 2009; note project area is in Field 160 40

Figure 25. Portion of the 1996 Hanapepe USGS 7.5-minute topographic quadrangle showing previous archaeological studies near the proposed project area....43
Figure 26. Portion of the 1996 Hanapepe USGS 7.5-minute topographic quadrangle showing archaeological sites near the proposed project area....44
Figure 27. Aerial photograph of the project area (Google Earth 2013) showing location of subsurface test trenches....50
Figure 28. Photograph of T-1 general view, view to south....52
Figure 29. Profile of T-1 west sidewall....53
Figure 30. Profile of T-2 north sidewall....53
Figure 31. Photo of T-1 west wall, view to southwest....54
Figure 32. Photograph of T-2 general view, view to east....55
Figure 33. Photo of T-2 north wall, view to northeast....56
Figure 34. Photograph of T-3 general view, view to south....57
Figure 35. Profile of T-3 west sidewall....58
Figure 36. Profile of T-4 north sidewall....58
Figure 37. Photo of T-3 west wall, view to northwest....59
Figure 38. Photo of T-4 general view, view to southeast....60
Figure 39. Photo of T-4 north wall, view to northeast....61
Figure 40. Photograph of T-5 general view, view to east....62
Figure 41. Profile of T-5 north sidewall....63
Figure 42. Profile of T-6 west sidewall....63
Figure 43. Photo of T-5 north wall, view to northeast....66
Figure 44. Photograph of T-6 general view, view to south....67
Figure 45. Photo of T-6 west wall, view to southwest....68
Figure 46. Excavating T-7, view to west....69
Figure 47. Profile of T-7 northwest sidewall....70
Figure 48. Profile of T-8 north sidewall....70
Figure 49. Photograph T-7 northwest wall, view to north....71
Figure 50. Photo of T-8 general view, view to east....72
Figure 51. Photo of T-8 north wall, view to northeast....75
Figure 52. Photo of T-9 general view, view to north....76
Figure 53. Profile of T-9 west sidewall....77
Figure 54. Profile of T-10 southwest sidewall....77
Figure 55. Photograph of T-9 west wall, view to northwest....78
Figure 56. Photo of T-10 general view, view to northwest....79
Figure 57. Photograph of T-10 southwest sidewall, view to northwest....80
Figure 58. Photo of T-11 general view, view to southeast....81
Figure 59. Profile of T-11 north sidewall....82
Figure 60. Photo of T-11 eastern end of north wall, view to southeast....83
Figure 61. Photo of T-11 central portion of north wall, view to north....84
Figure 62. Aerial photograph of the project area (Google Earth 2013) showing location of historic properties identified during this survey....86
Figure 63. Photo of SIHP # -2303 (concrete building foundation), view to south....88
Figure 64. Photo of SIHP # -2303 (concrete building foundation), view to southwest....89
Figure 65. Photo of stockpiled materials (left) on SIHP # -2303, view to north....89

Figure 66. 1963 Hanapepe USGS topographic map quadrangle showing SIHP # -2303 at the southeast corner (black rectangle) in the project area....90
Figure 67. Photo of SIHP # -2304, remnant cane haul road and former railroad bed to the left, view to northeast....92
Figure 68. Photo of SIHP # -2304, remnant cane haul road and former railroad bed to the left, view to northeast....92
Figure 69. 1891 Imlay map of Gay and Robinson Land showing project area and no railroad system....93
Figure 70. 1928 Hanapēpē Coast aerial photograph (UH SOEST) showing the project area and SIHP # -2304 when it was a railroad, before becoming a cane haul truck road....94
Figure 71. 2006 aerial photo (UH SOEST) of the Hanapēpē coast showing the project area and cane growing in the northern half of the project area....96
Figure 72. Photo of SIHP # -2305 (irrigation ditch), view to north....98
Figure 73. Aerial photograph of the project area (Google Earth 2013) showing location of cross-section 1 (CS-1)....99
Figure 74. SIHP # -2305 (irrigation ditch), Cross-section 1....100
Figure 75. Photo of SIHP # -2305, Cross-section 1, view to southwest....100
Figure 76. Photo of SIHP # -2306, at the entrance to the former cane lands, view to west....102
Figure 77. Photo of SIHP # -2306, bounded by soil stockpiling (left) and SIHP # -2305 (right), view to south....102

List of Tables

Table 1. Previous Archaeological Studies in the Vicinity of the Project Area....41
Table 2. Previously Identified Archaeological Sites near the Project Area....45
Table 3. T-1 Stratigraphic Description....54
Table 4. T-2 Stratigraphic Description....56
Table 5. T-3 Stratigraphic Description....59
Table 6. T-4 Stratigraphic Description....61
Table 7. T-5 Stratigraphic Description....64
Table 8. T-6 Stratigraphic Description....68
Table 9. T-7 Stratigraphic Description....71
Table 10. T-8 Stratigraphic Description....73
Table 11. T-9 Stratigraphic Description....78
Table 12. T-10 Stratigraphic Description....80
Table 13. T-11 Stratigraphic Description....83
Table 14. Summary of Historic Properties Identified During the Current AIS Investigation....85
Table 15. Archaeological Historic Property Integrity, Significance, and Mitigation Recommendations....107

Section 1 Introduction

1.1 Project Background

At the request of SSFM International, Cultural Surveys Hawai'i, Inc. (CSH) has prepared this archaeological inventory survey report (AISR) for the West Kaua'i DLNR Facility project, Hanapēpē Ahupua'a, Waimea District, Kaua'i, TMK: [4] 1-8-008:020 por. The approximately 10-acre project area is located just west of Lele Road directly across from the Hanapēpē Refuse Station and bounded by the Kaua'i Veterans Cemetery to the south. The project area is depicted on a portion of the 1996 Hanapepe U.S. Geological Survey (USGS) topographic quadrangle (Figure 1), a tax map plat (Figure 2), and a 2013 aerial photograph (Figure 3).

The West Kaua'i field operations facility will provide secured storage, office space, conference room, restrooms, showers, parking, plant nursery, native bird holding area, and fueling facilities (28 January 2015 letter *Release of Funds for West Kauai Field Operations Facility, Kauai, Job No. J43CK30A, as Authorized by Act 134, SLH 2013, as Amended by Act 122, SLH 2014, Item D-8.04*).

1.2 Historic Preservation Regulatory Context and Document Purpose

This AIS investigation fulfills the requirements of HAR §13-13-276 and was conducted to identify, document, and make significance assessments of any historic properties. This document is intended to support the proposed project's historic preservation review under Hawai'i Revised Statutes (HRS) §6E-8 and Hawai'i Administrative Rules (HAR) §13-13-275. It is also intended to support any project-related historic preservation consultation with stakeholders such as state and county agencies and interested Native Hawaiian Organizations (NHOs) and community groups.

1.3 Scope of Work

The scope of work for the current project was based on information provided by SSFM. The following tasks are required in order to satisfy the Hawai'i state requirements for archaeological inventory surveys (HAR §13-276 and §13-275/284):

1) Historic and archaeological background research, including a search of historic maps, written records, Land Commission Award documents, and the reports from prior archaeological investigations. This research will focus on the specific project area's past land use, with general background on the pre-Contact and historic settlement patterns of the *ahupua'a* and district. This background information will be used to compile a predictive model for the types and locations of historic properties that could be expected within the project area.

2) A complete (100 %) systematic pedestrian inspection of the project area to identify any potential surface historic properties. Surface historic properties will be recorded with an evaluation of age, function, interrelationships, and significance. Documentation will include photographs, scale drawings, and, if warranted, limited controlled excavation of select sites and/or features.

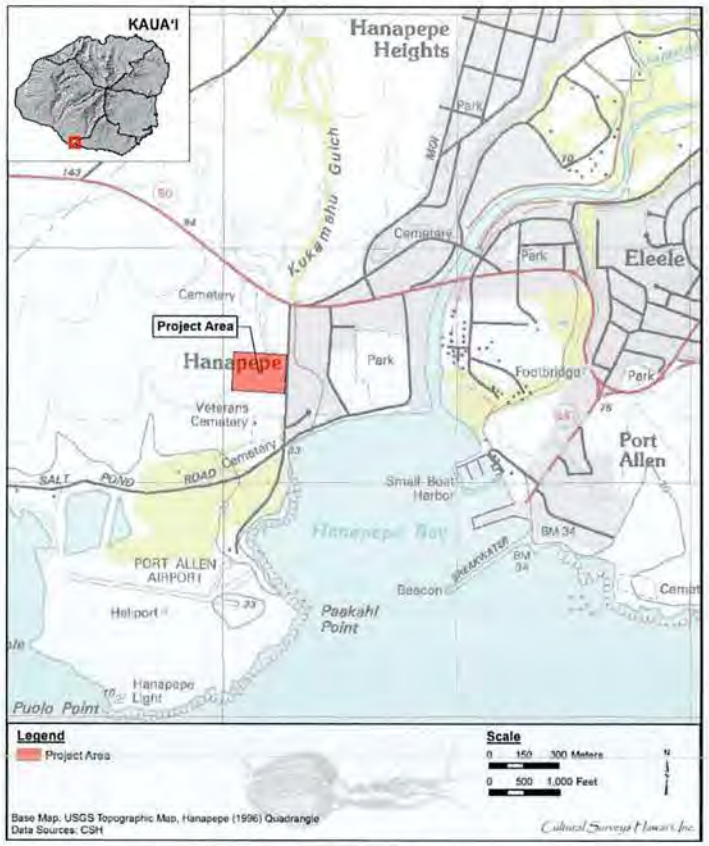


Figure 1. Portion of the 1996 Hanapepe USGS 7.5 minute series topographic quadrangle showing the location of the project area

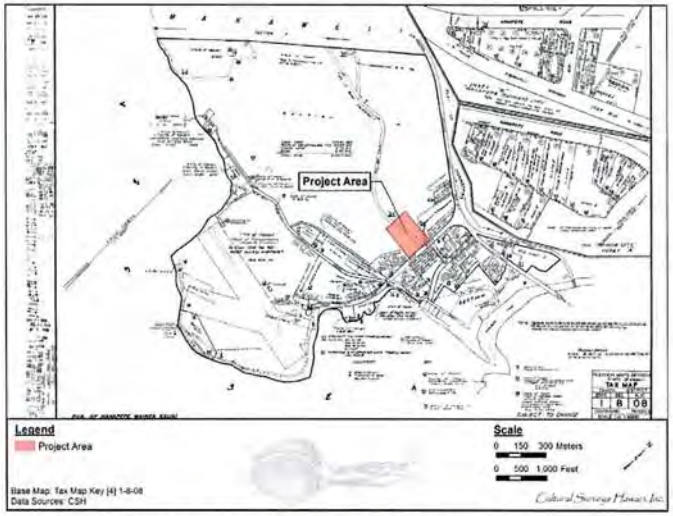


Figure 2. Tax Map Key (TMK) [4] 1-8-008 showing the project area (Hawai'i TMK Service 2014)



Figure 3. Aerial photograph of the project area (Google Earth 2013)

3) Based on the project area's environment and the results of the background research, subsurface testing with a combination of hand and backhoe excavation may be used to identify and document subsurface historic properties that would not be located by surface pedestrian inspection. Appropriate samples from these excavations will be analyzed for cultural and chronological information. All subsurface historic properties identified will be documented to the extent possible, including geographic extent, content, function/derivation, age, interrelationships, and significance.

4) As appropriate, consultation with knowledgeable individuals regarding the project area's history, past land use, and the function and age of the historic properties documented within the project area.

5) As appropriate, laboratory work to process and gather relevant environmental and/or archaeological information from collected samples.

6) Preparation of an inventory survey report, which will include the following:
   a. A project description;
   b. A section of a USGS topographic map showing the project area boundaries and the location of all recorded historic properties;
   c. Historical and archaeological background sections summarizing prehistoric and historic land use of the project area and its vicinity;
   d. Descriptions of all historic properties, including selected photographs, scale drawings, and discussions of age, function, laboratory results, and significance, per the requirements of HAR §13-276. Each historic property will be assigned a Hawai'i State Inventory of Historic Places (SIHP) number;
   e. If appropriate, a section concerning cultural consultations (per the requirements of HAR §13- 276-5[g] and HAR §13-275/284-8[a][2]).
   f. A summary of historic property categories, integrity, and significance based upon the State of Hawai'i historic property significance criteria.
   g. A project effect recommendation;
   h. Treatment recommendations to mitigate the project's adverse effect on any significant historic properties identified in the project area.

If historic properties or cultural deposits are located, there are specific requirements for documentation including written descriptions and recording their geographic location with a GPS on project area maps. Documentation may include, as appropriate, section drawings and stratigraphic profiles, plan views, and photographs. Required analysis of located historic properties (or potential historic properties) may include any or all of the following:

- analysis of recovered artifacts and midden from traditional Hawaiian deposits,
- analysis of historic artifacts from historic-era deposits, and radiocarbon dating of samples from cultural contexts.

1.4 Environmental Setting

1.4.1 Natural Environment

Hanapēpē Ahupua'a is bounded by the *ahupua'a* (traditional land division) of Makaweli to the west and Wahiawā to the east. The project area is located west of the Hanapēpē River and almost directly adjacent to the shoreline of Hanapēpē Bay at elevations of approximately 20 to 40 meters (m) above mean sea level (AMSL) (see Figure 1). Agricultural farmlands border the northern and western boundary of the project area.

The proposed project is located on the leeward side of the island of Kaua'i where the climate is warmer and less moist than the windward side of the island (University of Hawai'i 1973). Compared to the interior of the island which hosts the world's wettest spot with annual rainfall of approximately 450 inches per year, the average precipitation in Hanapēpē is about 27.1 inches per year or 2.3 inches per month (Clean Islands Council 2011). As with Waimea, Hanapēpē is a canyon land with many valleys and streams that carry water from the mountains in the interior to the sea, near the project area.

According to the U.S. Department of Agriculture (USDA) Soil Survey Geographic (SSURGO) database (2001) and soil survey data gathered by Foote et al. (1972), the project area's soils consist of Makaweli silty clay loam (MgB) at 0 to 6%slopes; Makaweli silty clay loam (MgC) at 6 to 12% slopes; Pakala Clay Loam (PdA) at 0 to 2% slopes; Nonopahu Clay (NnC) at 2 to 10% slopes; and Rough broken land (rRR) (Figure 4)

Makaweli silty clay loam soils are described as follows:

> . . . well-drained soils on uplands on the island of Kauai. These soils developed in material weathered from basic igneous rock. They are gently sloping to steep. Elevations range from nearly sea level to 500 feet. The annual rainfall amounts to 20 to 35 inches. Three-fourths of it occurs from October through March. The mean annual soil temperature is 74° F. [Foote et al. 1972:90]

Pakala clay loam soils are described as follows:

> . . . well-drained soils on alluvial fans and bottom lands on the island of Kauai. These soils developed in alluvium. They are nearly level to moderately sloping. Elevations range from nearly sea level to 400 feet. The annual rainfall amounts to 25 to 40 inches. The mean annual soil temperature is 73° to 75° F. [Foote et al. 1972:107]

Nonopahu clay soils are described as follows:

> . . . moderately well drained soils on uplands on the island of Kauai. These soils developed in material weathered from basic igneous rock relatively high in olivine. They are gently sloping to moderately sloping. Elevations .range from nearly sea level to 800feet. The annual rainfall amounts to 23 to 40 inches. The mean annual soil temperature is 74° F. [Foote et al. 1972:100]

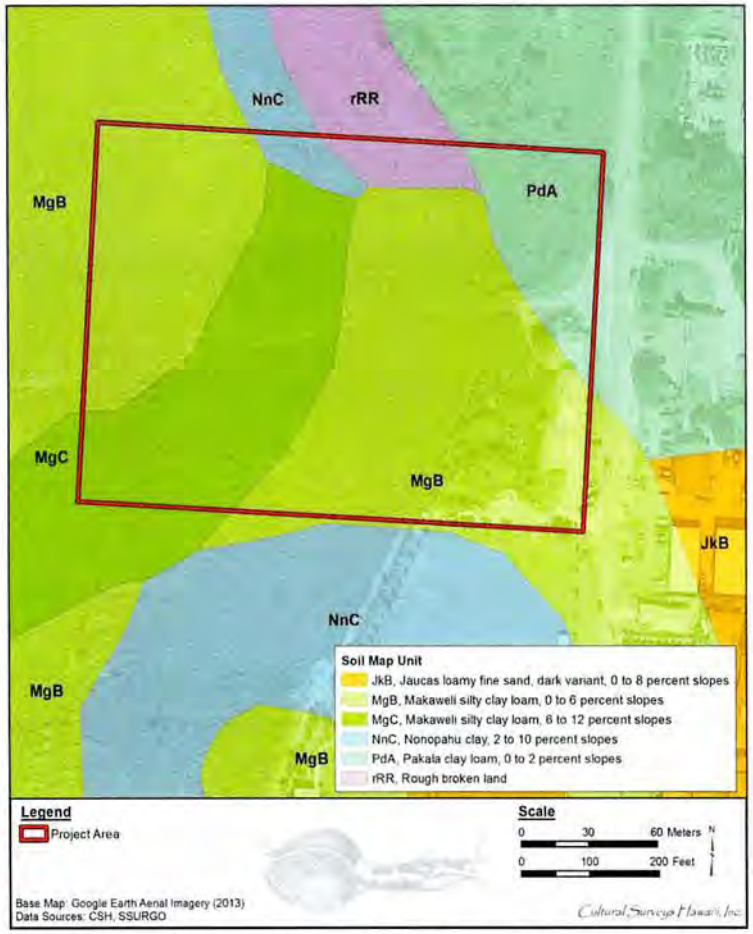


Figure 4. Overlay of *Soil Survey of the State of Hawaii* (Foote et al. 1972), indicating soil types within and surrounding the project area (U.S. Department of Agriculture Soils Survey Geographic Database [SSURGO] 2001)

Rough broken land are described as follows:

> . . . very steep land broken by numerous intermittent drainage channels. In most places it is not stony. . . . The slope is 40 to 70 percent. Elevations range from nearly sea level to about 8,000 feet. The local relief is generally between 25 and 500 feet. Runoff is rapid, and geologic erosion is active. The annual rainfall amounts to 25 to more than 200 inches.
>
> These soils are variable. They are 20 to more than 60 inches deep over soft, weathered rock. In most places some weathered rock fragments are mixed with the soil material. Small areas of rock outcrop, stones, and soil slips are common. [Foote et al. 1972:119]

1.4.2 Built Environment

The proposed project is located on the westernmost periphery of Hanapēpē Town where it is surrounded, for the most part, by agricultural farmlands. Lele Road runs adjacent to the parcel, and it is surrounded by the Kaua'i Veterans Cemetery to the south, the Hanapepe Refuse Station to the east, and Kaumuali'i Highway further north (Figure 5). Several concrete buildings and residential housing are located to the southeast of the project area (Figure 6) and Hanapēpē Park is located nearby with several athletic fields and recreational amenities. Port Allen Airport is located directly south of the cemetery and Port Allen Harbor lies east of the project area, across Hanapēpē Bay. Residential housing development is concentrated along the Hanapēpē River and north of the town at Hanapēpē Heights. Overall, approximately 80% of the project area is located in former cane lands (Figure 7). In the southeastern portion of the project area, parallel to Lele Road, are stockpiles of soil, sand, gravel, concrete blocks, asphalt, and wood. The stockpiles are situated on and abut one of the historic properties documented during the current investigation (SIHP # 50-30-09-2303) (Figure 8 and see Figure 65)



Figure 5. Photo of project area's general location, view to north

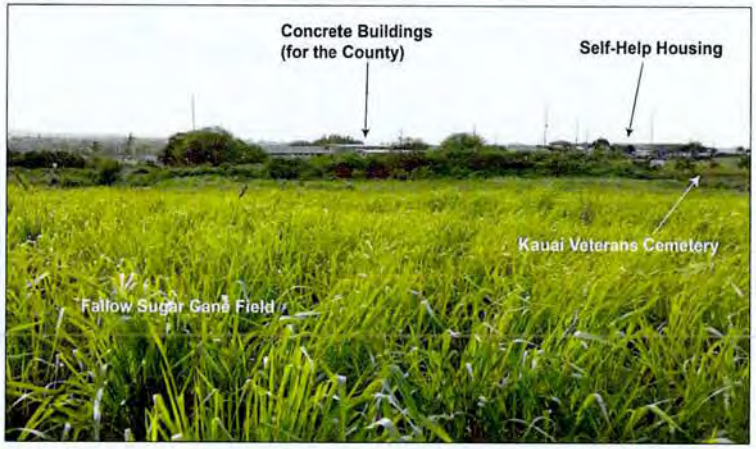


Figure 6. Photo of concrete buildings, residential housing, portion of the Veterans Cemetery, taken from northwest area of project, view to southeast



Figure 7. Photo of former cane lands at the northwest portion of the project area, view to northwest



Figure 8. Photo of stockpiled material abutting the southern portion of SIHP # 50-30-09-2303, view to northwest

Section 2 Methods

2.1 Field Methods

CSH completed the fieldwork component of this AIS under archaeological fieldwork permit number 15-03, issued by the State Historic Preservation Division (SHPD) pursuant to HAR §13-13-282. All archaeological fieldwork was conducted under the general supervision of Hallett H. Hammatt, Ph.D.

In general, fieldwork included 100% pedestrian inspection of the project area, GPS data collection, and subsurface testing by backhoe.

2.1.1 Pedestrian Survey

The pedestrian survey for the current project area was conducted by CSH archaeologists Gerald Ida, B.A., and Missy Kamai, B.A., on 14 September 2015 and 15 September 2015 and took approximately 2 person-days to complete.

A complete ground survey of now fallow lands that were previously cultivated sugarcane fields was undertaken for the purpose of historic property identification and documentation. Depending on vegetation and topography, the pedestrian inspection for this section of work was accomplished through systematic sweeps. Field crew members were spaced at roughly 5-10 m intervals in areas of fair to poor ground visibility (knee high to overhead grasses) and 10-20 m intervals in areas of good to excellent ground visibility (exposed soils to knee high grasses). Historic properties identified within the project area were documented by:

1. A detailed written description and evaluation of function, interrelationships, and significance;
2. Both digital and print film photographs;
3. Cross-section to scale using a standard tape-and-compass mapping procedures; and
4. Locational information acquired with the Trimble Pro XH mapping grade GPS unit with a real-time differential correction. This unit provided sub-meter horizontal accuracy in the field. GPS field data was post-processed, yielding horizontal accuracy between 0.5 and 0.3 m. GPS location information was converted into GIS shape files using Trimble's Pathfinder Office software, version 2.80, and graphically displayed using ESRI's ArcGIS 9.1.

2.1.2 Subsurface Testing

The subsurface testing locations within the fallow sugarcane fields were determined for the West Kaua'i DLNR Facility project in consultation with SHPD. Fallow sugarcane fields, for the purpose of this archaeological inventory study, are defined as areas once under commercial agriculture cultivation but no longer in use for that purpose. The fieldwork for subsurface testing was accomplished by CSH archaeologists Abigail "Abby" Langham, M.A., and Missy Kamai, B.A., from 12 October 2015 through 14 October 2015 and required approximately 3 person-days to complete.

The subsurface testing program was backhoe assisted and involved 11 test excavations within the project area. In general, linear trenches measuring between 7 m (23 feet [ft]) and 8 m (26 ft) long and 0.6 m (2 ft) wide were excavated within the project area, with the exception of T-6 which measured 13 m (43 ft) long.

A stratigraphic profile of each test excavation was drawn and photographed. The observed sediments were described using standard USDA soil description observations/terminology. Sediment descriptions included Munsell color; texture; consistence; structure; plasticity; cementation; origin of sediments; descriptions of any inclusions such as cultural material and/or roots; lower boundary distinctiveness and topography; and other general observations. Where stratigraphic anomalies or potential cultural deposits were exposed, these were carefully represented on test excavation profile maps.

2.2 Research Methods

Background research included a review of previous archaeological studies on file at the SHPD; review of documents at Hamilton Library of the University of Hawai'i, the Hawai'i State Archives, the Mission Houses Museum Library, the Hawai'i Public Library, Kaua'i Historical Society, and the Bishop Museum Archives; study of historic photographs at the Hawai'i State Archives and the Bishop Museum Archives; and study of historic maps at the Survey Office of the Department of Land and Natural Resources as appropriate. Historic maps and photographs from the CSH library were also consulted. The project area boundary depicted on historic maps included as a part of this report should be considered approximate and used for reference information only. In addition, Māhele records were examined from the Waihona 'Aina database (Waihona 'Aina 2000).

This research provided the environmental, cultural, historic, and archaeological background for the project area. The sources studied were used to formulate a predictive model regarding the expected types and locations of historic properties in the project area.

Section 3 Background Research

3.1 Traditional and Historical Background

3.1.1 Mythological and Traditional Accounts

Fornander recounts a long tale of the hero Kawelo, who became a ruling chief of Kaua'i. The gist of the story is that Kawelo, who was born on Kaua'i in Hanamā'ulu and raised with his grandparents in Wailua, travels away to O'ahu and returns to earn his royal title. The action of the tale begins when his grandparents travel to Waikīkī to see their other grandchildren, taking Kawelo with them. Kakuhihewa is the ruling chief of O'ahu at this time (sixteenth century). In Waikīkī, Kawelo learns the skills of battle, how to wrestle and other important skills. He marries his teacher's daughter. He has many adventures as he proves himself to be wise, strong, cunning, and favored by the gods. Having learned these skills, the occasion arises for him to prove himself. Aikanaka, the chief of Kaua'i, has taken Kawelo's parents' lands and all they have to eat is hair lice. Of course Kawelo sails to Kaua'i to do battle with Aikanaka. With skill and cunning and the help of his warrior wife, Kanewahineikiaoha, he succeeds in killing all of Aikanaka's warriors. Aikanaka, his priests, and family manage to get away and "proceeded to the uplands of Hanapepe, at Koula, where Aikanaka took up his residence" (Fornander 1959:102). The banishment takes Aikanaka to an area as removed from the reigning power as possible: "Aikanaka . . . lived in the uplands of Hanapepe and in great poverty. He had no lands, no honors, no food, no meat, no kapas and no home. All that Aikanaka did was to till the ground to raise food for their future use" (Fornander 1959:102).

Kawelo's adopted son, Kaeleha, part of the conquering party, is awarded the district of Puna as his part in the conquering party, but one day travels to Hanapēpē and befriends Aikanaka who had come down to Wahiawa to fish and to take a swim in the sea. Kaeleha stays, marries Aikanaka's daughter and eventually plots to overthrow Kawelo. Kawelo hears of this and promptly comes to Hanapēpē to do battle and after many feats and acts of cunning he kills his traitor son and Aikanaka and returns to live with his wife and parents in Hanamā'ulu and to peaceably rule the Island of Kaua'i.

This tale refers to Hanapēpē in the sixteenth century as removed from the sphere of power. While this is a legend it probably refers to real people and real events, no doubt embroidered with heroic details, much as were the people and events of the King Arthur legends on the opposite side of the world. One of the inhabitants of Hanapēpē at the time of the *kuleana* awards carries this legendary name.

In another legend involves Kamapua'a and Makali'i, Kamapua'a's enemy. Makali'i is banished also to the mountains of Kaua'i where he then lives with all his people (Fornander 1959:238). These tales indicate the mountains of Kaua'i (including upland Hanapēpē) sometimes served as a refuge for banished people.

3.1.2 Early Historic Period (1778-1847)

Archibald Menzies, doctor and botanist under Captain Vancouver on one of the earliest English ships visiting the Hawaiian Islands, came to Waimea in 1792 and described a grass fire burning over the plains several miles to the east (which would be in the area of Hanapēpē). Captain

Vancouver first supposed it to be a signal of hostilities but was told it was the annual burning to rid the plains of the old shriveled grass and stumps so the new grass crop would come up clear and free; such practice would provide the best grass for thatching houses (Menzies 1920:83).

Ethel Damon (1931) describes the bounty at Waimea for the early British fur traders: "At Waimea these hardy voyagers 'wooded and watered', and found 'plenty of pork and salt to cure it.'" Salt taken aboard ship at Waimea may well have come from the *'ili* (land division smaller than an *ahupua'a*) of Ukula in Hanapēpē. She describes the use of salt by Hawaiians:

> Owing to the presence of several salt lakes in the Sandwich Island, and to the advantage of the longer dry season, the natives here had formed the habit of drying out salt in its crystal form, and storing it carefully and of using it freely in the preservation of fish, as well as directly with their meals. [Damon 1931:228]

The salt lands of Ukula (Ukula could mean *kula* [field, pasture] that are moist or impregnated, as with salt, but Gay claims Ukula means "paid by the day") in Hanapēpē probably supplied some of this salt to the passing ships.

The first mention regarding Hanapēpē itself in the early historic literature noted is in *Russia's Hawaiian Adventure 1815-1817* (Pierce 1965) in the diary of Georg Scheffer of the Russian American Company. Scheffer was a Russian trader who scouted out sandalwood and other trading goods for his company. He tried to convince Russia to annex Hawai'i and wanted to help Kaumuali'i recapture all the other islands in exchange for which Scheffer would be entitled to all the sandalwood. For several years he was on good terms with the ruling chief Kaumuali'i and his high chiefs. Among the lands he was given by Hawaiian *ali'i* (chiefs) were the *ahupua'a* of Hanalei (renamed Schafferthal or Scheffer's valley), land in Waimea for plantations and factories, and the *'ili* of Mahinuali in Makaweli, followed shortly thereafter by a gift of the *'ili* of Kuiloa in Hanapepe.

> (October) 14 [1816] . . . I spent two days in Hanapepe, where I received for the Company from the chief Obana Platov [Obana Tupigea—Opana Kupikea? renamed Platov by Scheffer] a village with eleven families. It lies in the province of Hanapepe on the right bank of the river Don and is called Tuiloa Platov [Kuiloa?]. [Pierce 1965:185]

Document 24: Grant of Land by Princess Naoa of Kaua'i to Scheffer, October 1, 1816 and Document 25: Grant of Land by Chief Ovana Platov to Schaffer, October 1, 1816 (Pierce 1965:80–81) are transcriptions of Scheffer's records. Scheffer renames the chiefs, the rivers and valleys of Kaua'i for ones in his homeland. His diary mentions that he has scouted out the entire island and has been given much sandalwood. Pierce claims Scheffer evidently relished the enmities between Kamehameha I and Kaumuali'i and hoped to profit handsomely if the Russians would come to the aid of Kaumuali'i. Scheffer states in his diary that he doesn't care what the islanders do because this "island belongs to the Russian American Company." Scheffer also had environmental and economic concerns. He plans, while cutting sandalwood, to put in new plants so there will be a permanent supply. He writes about his ideas of agriculture and notes that "Cotton should be Russia's main objective in the Sandwich Islands" as it "yields in a short time more return for a small expenditure and effort than all the fur trade on the Northwest coasts." He wants to import people from Hindustan, Africa, or China for their knowledge of how to grow and process it, "so

as to teach the Russians, Aleuts, and the natives" (Pierce 1965:191). Scheffer soon puts these ideas into practice. A month later in 1816 his diary records the following:

> [November] 30 I set out for Hanapepe, inspected the estate of Plato v on the river Don, and found it extremely rich in taro fields. I ordered the dry land planted into cotton, tobacco, maize, and also transplanted here sufficient orange, lemon, and olive trees. I delivered there a number of brood sows and assigned two old Aleuts as watchmen. [Pierce 1965:187]

And later:

> [December] 23. Taboo, The wives of all the chiefs visited me today. The queen's sister Taininoa, who previously gave the company land, today transferred also the valley of Mainauri, while Queen Monolau, whom I cured of illness, presented me with land in the Georg (Kainakhil') Valley in the Hanapepe province. I gave her a piece of silk material. [Pierce 1965:192]

The grant from Chief Obana Platov (Opana Kupikea?) for "Tuiloa on the River Don" and "Mainauri" and "Georg" are both dated 1 October 1816 (Pierce 1965:80). "Georg" is described as "a large piece of land nine versts long and 15 wide between the port of Waimea and Hanapēpē, along the seashore where one could gather a great deal of salt" (note: 1 verst =0.66 miles) (Pierce 1965:127). This description seems to indicate the area included the *'ili* of Ukula (southwest of Hanapēpē Bay). Pierce believes Mainauri and the salt land may be in Makaweli *'ili* of Mahinauli, but the salt lands may have included the *'ili* of Ukula, a section of salt lands that remains today and has been preserved as the Salt Land State Park in Hanapēpē. Barrett mentions that a Russian ship from O'ahu to Sitka carried as much as 50 tons of salt in the 1809-1819 period (Barrett 1988:356). There is little information about Kaua'i, but since salt was such a precious commodity for the Russians in Sitka, one might suppose Kaua'i sent its share.

In a 1 January 1817 entry Scheffer talks enthusiastically about the high quality of the cotton he has grown. He notes that taro and maize are two important Sandwich Islands crops that "are unrivaled as foodstuffs, and extremely suitable for transport and for prolonged storage" and he expects a high return of a new crop, little grown in the Islands before his time—tobacco—which is of far better quality than Russian snuff tobacco. Another fortune-making venture he foresees is salt, which is plentiful in the Islands. Sugar in the Islands, he says, "is of a height and quality which I have never seen anywhere else." He dreams great dreams:

> The oil nut (*kukui*) brings no small return. Grapes grow twice in a year; I have planted enough of one kind which if carefully prepared ought to make wine which should surpass Madeira. I need not mention the fruits of the bread plants, pineapples, coconuts, oranges, lemons, bananas, melons, etc. These items will bring no small price and if correctly handled can upset in one blow the trade of the English and Americans in China, etc.; of this I am convinced. [Pierce 1965:196]

As might be expected, the American traders felt very threatened by Scheffer and soon plotted to put a quick end to his empire.

Edward Joesting's version of the rivalry in 1822 between Georg Scheffer (Schaffer) and the Americans notes that the Americans spread the word that America and Russia were at war. Scheffer rushed from where he was staying in Hanapēpē to Waimea to protect his ship. The

Hawaiians and Americans made him leave Hawai'i immediately without allowing him to take any of his possessions (Joesting, 1984:84). Pierce's collection of Scheffer correspondence contains a letter dated 17 May 1819 noting that Dr. Scheffer "had spent about 170,000 rubles in money and goods belonging to the company for the purpose of buying lands for the Company, for gifts to Kaumualii, his wives, and relatives, for the establishment of factories and plantations which . . . were abandoned without any profit to the Company" (Pierce 1965:138).

Shortly after Scheffer departed, the Ruggles, a missionary family, moved eastward (from Waimea) in 1822 to establish a mission station at Hanapēpē (Kauai Bicentennial Committee1978:33): "Small houses of rough stone laid up in mud mortar were built for the white families, a cellar being a requirement for each dwelling" (Damon 1931:252).

Kaumuali'i's death brought about the 1824 rebellion and reprisals for people in Hanapēpē who participated in the rebellion.

3.1.2.1 The Kaua'i Rebellion of 1824

After the long reign and death of Kaumuali'i, Kalanimoku sailed to Kaua'i for Kamehameha III to proclaim the dead chief's will and to settle government affairs and land disputes since Kaumuali'i had finally sworn allegiance to Kamehameha I. At Waimea Kalanimoku (Kamehameha's representative on Kaua'i) called a council of chiefs and announced to them that "those of the chiefs who hold land, they are well off; the commoner who hold property is fortunate; the chief or commoner who has no portion is unfortunate. The lands shall continue as they now stand. Our son, Kahalai'a, shall rule over you" (Kamakau 1961:268). The leeward Kaua'i chiefs, under Ki'aimakani and supported by Kaumuali'i's son, Humehume (or George Kaumuali'i), wanted the land redivided under a new rule, as was normal when a chief died, but Kalanimoku refused. Before Kaumuali'i's death the Kamehamehas did not administer the Kaua'i lands, as Kaumuali'i still had control of them until he was abducted by Ka'ahumanu and he pledged his allegiance to the Kamehamehas, but he had been allowed to retain his control of Kaua'i. After his death Kaua'i came under Kamehameha's power. The leeward chiefs opted to rebel and stormed the fort at Waimea but most were killed. Those that lived set up a fort at the Hanapēpē-Wahiawa border but they didn't count on the ten ships of men and arms sent from Maui and O'ahu, including Hoapili (ruling chief of Maui), who were sent to support Kamehameha's claims against Humehume.

> On August 8 [1824] the battle of Wahiawa was fought close to Hanapepe. The Hawaii men were at Hanapepe, the Kauai forces at Wahiawa, where a fort had been hastily erected and a single cannon (named Humehume) mounted as a feeble attempt to hold back the enemy. In the evening there was advance made, but the forces of Hawaii retired to Hanapepe for the night. A hard rain prevented the Kauai men from firing the grass that night and making a rush in the morning as they had intended. There had been a rainbow, and Hoapili predicted, 'if the base were on the other side and the tip here we should be defeated tomorrow, but since we have the base and they the tip we shall be the winners. I believe not one of our men will fall.' . . . Large numbers of Kauai soldiers had gathered on the battleground, but they were unarmed save with wooden spears, digging sticks, and javelins. Many women were there to see the fight. The men acted as if death were but a plaything. It would have been well if the gods had stepped in and stopped the battle. No one was killed

> on the field, but as they took to flight they were pursued and slain . . . For ten days the soldiers harried the land killing men, women, and children. Humehume had ridden away to the mountains with his daughter and his wife, Pake. Many fled to the mountains until amnesty for all was declared. Kalaiheana neither killed nor injured any prisoner, neither did Hoapili or Kalanimoku. All the rest took prisoners and brought them to Oahu and even to Maui and Hawaii. A great deal of property was taken, among other things horses and cattle, which had become numerous on Kauai because the foreigners had given many such to Kaumualii. On Oahu there were only a few which had been brought in by John Young and Kamehameha from Kauai in 1809; afterwards more were brought in by Don Marin . . . Some Kauai chiefs were with the chiefs on Maui attending the burial of their dead ruler, some fought loyally against the rebels; yet their lands were seized with the others. The last will of Kaumuali'i, who had the real title to the lands, was not respected . . . The lands were again divided. Soldiers who had been given lands but had returned to Oahu had their lands taken away, chiefs who had large lands were deprived of theirs, and the loafers and hangers-on (*palaualelo*) of Oahu and Maui obtained the rich lands of Kauai. [Kamakau 1961:268–269 citing newspaper articles of 11 and 18 April 1868 from *Ka Nupepa Ku'oko'a*]

It is said that many men, women, and children were killed and left for the dogs or pigs to eat and were not allowed a burial. People from O'ahu and the Big Island acquired Hanapēpē land after this rebellion and Kauhi mentions he acquired his land when Hanapēpē was "colonized" after the war of 1824.

3.1.3 Mid- to Late 1800s

Rev. Bingham provides an early description of Hanapēpē from 1847:

> . . . [Hanapepe] lies six or seven miles east of Waimea. It is a pleasant, fertile, well watered valley, about 175 rods in width, along a mile or two from the sea-shore, diminishing in breadth and increasing in depth, as it recedes toward the mountains, till it becomes a very deep and narrow ravine, curving between precipitous and lofty cliffs, and grass-covered hills. A beautiful stream from the mountainous interior leaps down from high basaltic rocks, and forming a high cascade at the head of the valley, flows through it to the sea. Like the Waimea river and others at the islands, it is, at its mouth, obstructed by sand, by which the surf seems incessantly endeavoring to prevent its entrance into the ocean. Where it is thus retarded in its flow, it is from ten to twenty rods in width and three or four feet in depth, where we cross it in a canoe, or on horseback. It escapes by a narrow channel, where it cuts through a sand-bank.
>
> For the first half mile from the sea, the valley seems sterile, and is little cultivated, but has a pleasant grove of cocoanut trees. The rest of the valley, more fertile and more cultivated, is sprinkled with trees and shrubs, embracing a few orange trees, and being walled up on the east and west by bold, precipitous bluffs, rising higher and higher toward the mountains, from fifty feet to fifteen hundred, appears from one of the palis, like an extensive, well-watered plantation, interspersed with *kalo* beds and one hundred and forty cottages, and furnishes employment and sustenance

> to some seven hundred inhabitants. The immense and irregular precipices shut in by each other toward the interior, obstruct the vision of the spectator looking up the valley, but beyond the pleasant opening towards the sea, the eye reaches the distant line where the ocean seems to meet the sky . . . Near one of these palis, about a mile from the ocean, Mr. Ruggles chose his station and built a temporary cottage, had a house of worship erected, and opened a school, with the expectation of having a preacher from America stationed there permanently . . . His humble and now desolate cot, of the common stones of the valley, laid up in mud and stubble, and thatched with grass, . . . was surrounded by a pleasant court in which grew bananas, grapevines, pine-apples, cotton and Palma Christi shrubs, lettuce, and a variety of other plants, useful and ornamental.
>
> Here, for a time, under Kupihea and Kiaimoku, the two chieftains of Hanapepe, Mr. Ruggles, with his wife and two children, resided as the shepherd of the valley, esteemed by many of its seven hundred inhabitants and of the ten thousand of the island. [Bingham 1847 in Handy and Handy 1972:431 and Damon 1931:317–318]

In 1849, William D. Alexander, head of the Hawaiian government survey between 1850 and 1869, toured Kaua'i. In his journal (entry for May 23) he describes his journey to see Hanapēpē Falls:

> This morning about ten o-clock we started in company with Dr. Smiths's family for Hanapepe. We arrived at noon at the Mission house on this side of the valley. After getting a hasty dinner we set off with Dr. Smith to see the well known Hanapepe falls. We rode about a mile along the edge of the valley, & then descending a high & steep pali we rode as far up the valley as was practicable for horses. We then hitched our horses, & went on foot. We had to cross the stream 8 times on our way to the falls. The scenery was grand, & beautiful. The sides of the valley were from 300 to 1000 feet high, now rising into abrupt precipices, & now clothed with the richest green. In crossing the stream in one place, I slipped off a rock into deep water, & got a complete ducking. As however I kept warm by exercise, it did me no injury. The scenery in the upper part of the valley is enlivened by many beautiful little cascades, dashing & foaming down its sides. The principal waterfall is at the head of the valley, 4 or 5 miles from the sea. It was concealed by the turn of the valley till we were very near, when it suddenly burst on our view. The stream pours in a jet for 20 feet, when it strikes the rocks, & spreads out like a fan the rest of its descent. The whole fall is about 200 feet in height. We got back to the house about 5 o-clock, & determined to pass the night there. I passed a comfortable night except that I was terribly stung by fleas. [Kauai Bicentennial Committee 1978:133]

Hanapēpē Falls also attracted a William T. Brigham, Bishop Museum's founding director and a botanist visiting Kaua'i in 1864 and 1865. He wrote in his journal:

> . . . Tuesday morning I set out for Hanapepe Falls. The path led down the side of the valley over ridges of deep red earth with blocks of imbedded basalt. The walls of the valley were nearly perpendicular, and from four to five hundred feet high, exhibiting in many places an irregular prismatic structure. In one place this was very beautiful where a projecting point had been naturally terraced, the portions

> between each flow being covered with grass and convolvulus vines which formed a drapery over the cold dark lava. In some places a prismatic vein had been broken through by an irregular mass of clayey lava running across the direction of the valley.
>
> The stream was very rocky and as the valley was very narrow and the wall almost perpendicular, the path went from one side to the other and thus crossed the stream eighteen times. Ohias and bananas were abundant; several dykes crossed the walls at various angles, little canyons on either side opened into the gorge showing beautiful cascades at their upper end in almost every variety of form. The Falls as I measured them, were 326 feet high, and I should judge the walls on either side were at least five hundred. The water was not a large stream but fell against the rocks in such a way as to have a very beautiful effect. A branch joined the river just below the Falls, and near by were some fine orange trees. A mist came down in the afternoon. Lobelias were abundant on the hillside; ducks and herons were plentiful, and the latter had carried many seashells onto the rocks to eat; small fish were in the stream which no doubt were food for these birds. [Lydgate 1991:149]

In early correspondence Abner Paki, father of Queen Liliu'okalani, states in a letter to the Minister of Interior that Hanapēpē belongs to the King and that the *akule* (Big-eyed scad fish, *Trachurops crumenophthalmus*) is the taboo fish (20 April 1852 letter). According to Titcomb, this fish is eaten raw, broiled, or cooked in a ti-leaf bundle placed over the taro in the *imu*, is good for *palu* which she says is used in a relish; and is also a favorite fish for drying (Titcomb 1972:62). In discussing fishing taboos, Mary Kawena Pukui noted that "Summer was the time when fish were most abundant and therefore the permitted time for inshore fishing. Salt was gathered at this time, also, and large quantities of fish were dried" (Titcomb 1972:14) and she elaborates saying that when the *kahuna* (priest, advisor) had decided conditions were favorable for fishing "For several days it remained the right of the chief to have all the sea foods that were gathered, according to his orders, reserved for his use, and that of his household and retinue. After this, a lesser number of days were the privilege of the *konohiki*. Following this period the area was declared open (*noa*) to the use of all" (Titcomb 1972:14).

Another item of traditional Hawaiian practice, found in the archive correspondence is about fishing rights. A Mr. Isaac Hart applied in 1866 for coastal land and the rights to include the fishing boundaries for which he offered to pay $300. He was apparently granted this right, for in 1870 J. and F. Sinclair, having leased or bought most of the District of Kona District (Kaua'i) by this time, wrote to the Prime Minister, J.O. Dominis seeking redress since they believed their original lease included these fishing rights. Fishing rights belonged to the *konohiki* and could be used by him and often by his tenants. Chapter III of the Laws of 1840 described free and prohibited fishing grounds:

> His Majesty the King hereby takes the fishing grounds from those who now possess them from Hawaii to Kauai, and gives one portion of them to the common people, another portion to landlords, and a portion he reserves to himself.
>
> These are the fishing grounds which His Majesty the King takes and gives to the people: the fishing grounds without the coral reef, viz: the Kilohee grounds, the Luhee ground, the Malolo ground, together with the ocean beyond.

> But the fishing grounds from the coral reef to the sea beach are for the landlords and for the tenants of their several lands, but not for others. But if that species of fish which the landlord selects as his own personal portion, should go on to the grounds which are given to the common people, then that species of fish and that only is taboo. [Kosaki 1954:31]

In *Sandwich Island Notes (by a Haole)* an early traveler to Hawai'i, George Bates, writes of spending 1853 visiting various islands. His book "purports to give an account of what the author saw and heard" (Kuykendall 1938:1:419). Bates describes "Hanapēpē Valley [as] dotted with numerous plantations of taro, small cocoa-nut groves and native dwellings" (Bates 1854:4:224 in Coulter 1971:15).

By 1864, in a letter from Valdemer Knudsen, an early Norwegian settler in Waimea, Kaua'i, to J.O. Dominis, Prime Minister for King Kamehameha III, Knudsen requests the right to raise the rents on Hanapēpē leased lands "since the King owns little *kalo* or rice land in Waimea, but a lot in Hanapēpē, and there is not one idle patch in Waimea, but only a few are planted at Hanapēpē" and he mentions that "the people there hula from morning to night" (Knudsen 1864). In 1865 Knudsen was appointed *konohiki* of Hanapēpē *ahupua'a* and a year later he leased Hanapēpē from the King for $500 a year for 25 years (Knudsen 1866). Knudsen's complaint not only emphasizes that a substantial amount of *kalo* and rice land existed in Hanapēpē, but also indicates the practice of hula was being seriously pursued, and by some sizeable number of persons, despite missionary efforts to discourage it. Carol Ramelb in her small pamphlet on the *hula* records that for Hawaiian people "Before a written language, the hulas and the chants accompanying them were their history and poetry" (Ramelb 1976:3). She also notes that after the coming of Christianity, "In distant villages, some continued to dance behind closed doors" (Ramelb 1976:5). She adds that the hula was not officially revived until the 1870s during King Kalākaua's reign. Another impetus she notes for its practice, besides the traditional religious commitment, was for the entertainment of sailors from the whaling and trading ships. The roadstead of Waimea—a nearby center of shipping interests—may have helped keep the traditions alive at Hanapēpē or there may also have been there some very strong Hawaiian traditionalists, or both. After King Kalākaua, hula became "seen as the lone surviving art of an ancient people" (Ramelb 1976:6). The people of Hanapepe helped keep the art alive.

Eric Knudsen, son of Valdemer Knudsen, mentions passing by Hanapēpē on his first trip around the Island of Kaua'i in 1895: "We rode through the Makaweli Plantation and soon entered the beautiful valley of Hanapepe and the town of the same name—in those days it was only a small village" (Knudsen 1991:150).

3.1.1 The Māhele and the Kuleana Act

Prior to 1848, all land belonged to the *akua* (God), held in trust by the paramount chief and managed by subordinate chiefs. In 1848, Kamehameha III decreed a division of lands called the Māhele, which divided land for private land ownership in Hawaiian society (Chinen 1958). In 1848, lands were divided into three portions: crown lands, government lands, and lands set aside for the chiefs. Individual plots, called *kuleana* (Native Hawaiian land rights) awards, were granted within these divided lands to native inhabitants who lived on and farmed these plots and who came forward to claim them. The chiefs and *konohiki* (headman of an *ahupua'a* land division under the chief) were required to pay a commutation fee for their lands, usually about one-third the value of

any unimproved lands. Awardees usually "returned" a portion of the lands awarded to pay the commutation fee for the lands they "retained." The returned lands usually became government lands (Chinen 1958:13).

The Kuleana Act was legislated in 1850, allowing *maka'āinana* (commoners) to own land parcels that they were currently and actively cultivating and residing upon. In theory, this set aside hundreds of thousands of acres as potential *kuleana* parcels; in reality about 10,000 claimants obtained approximately 30,000 acres. The *konohiki*, 252 chiefs, divided up about a million acres. Many Hawaiians did not apply for their land under the Kuleana Act and some who did apply were not awarded the land they claimed.

In Hanapēpē Ahupua'a, 92 claims are listed, of which 66 were awarded (Soehren 2010). Land use information provided in the Land Commission Award (LCA) documentation indicated settlement within the Hanapēpē Valley focused on wetland taro cultivation, with ample irrigation from the Hanapēpē River. Approximately 80 *kuleana* claimants listed 131 *'āpana* ("sections" or "pieces") in use. These claims mention 528 *lo'i* or taro plots (including 200 claimed by Opae alone, LCA 10458), 29 *kula* (where dryland crops like sweet potatoes were raised), 46 *pāhale* or house lots (many noted as being in villages), ten *mo'o* (land section smaller than an *'ili*) with crops unspecified, ten pastures or *mo'o* specified as pastures, and 16 "other," which are described as including gardens, pastures, *loko* (fish onds), a pigpen, and salt lands at Ukula. The majority of *kuleana* lands were located along the lower Hanapēpē River banks and floodplain.

The project area and all other unclaimed lands in Hanapēpē were originally awarded to Miriam Kekauonohi, who immediately returned it to pay the commutation fee for the lands that she kept. The returned land became Crown Lands. No early surveys were ever made of Crown Lands, thus there are no Māhele records on land use for those areas. Therefore, it is unclear what *'ili* the proposed project is located in.

LCA 3654 appears to pertain to our project area on the basis of a 1923 A.S. Chaney survey map of Hanapēpē Cane Lands (Figure 9) where it is part of an area clearly labelled as LCA 3654:1. LCA 3645 to Kamae lists two *mo'o* in a small area shown on the Tax Map Key in Ukula as removed from the project parcel, but the 1923 Chaney map shows LCA 3645:1 as 325 acres encompassing the project area. The LCA claim lists the area or *'ili* as Kuiloa within the *ahupua'a* of Hanapepe.

The testimony from the Native Register, Foreign Testimony, and Native Testimony follow:

No. 3654 Kamae Hanapepe, Kauai January 11,1848
N.R. 85-86v9

Greetings to you all, the Land Commissioners at Honolulu: I, Kamae, a Hawaiian subject living on the Island of Kauai, am living under Manu. My claims for land, house and kula and three lo'i are submitted. KAMAE

No. 3654 F.T.
213-214v11

No. 9059 Kamae Claimant

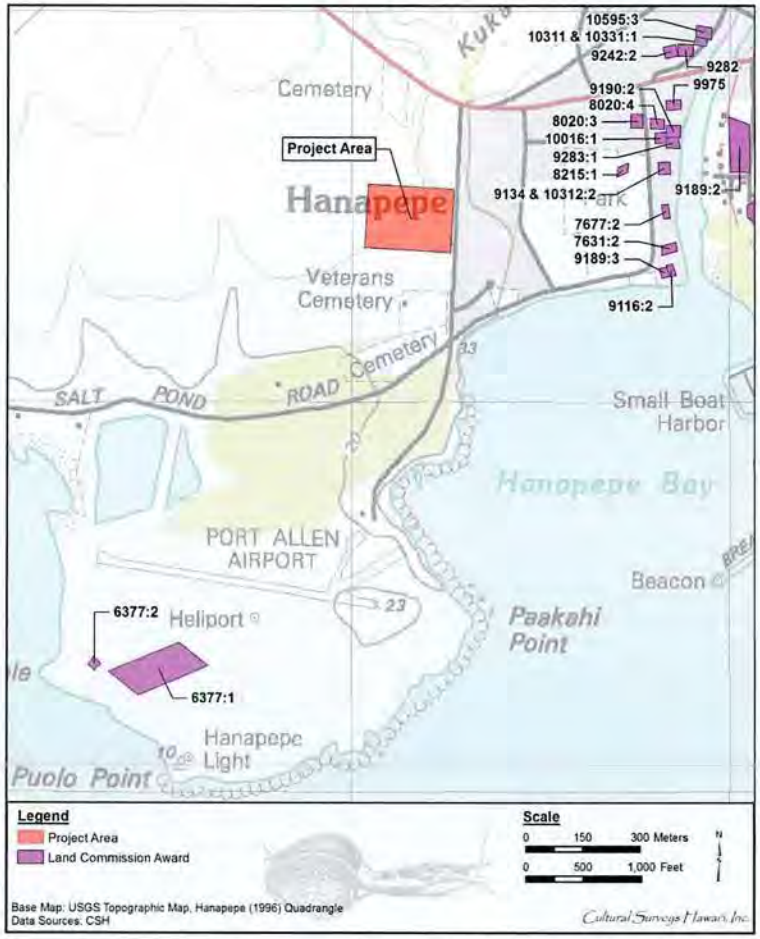


Figure 9. A portion of the 1996 Hanapepe USGS topographic quadrangle of Kaua'i, showing LCAs closest to the project area

Kapeanu Sworn says I know Claimant's lands They consist No.1 two moos named

Kaneihuinui & Kaneihileilei, in the ili of Kuiloa in Hanapepe Kauai. No.2 A pahale in the kula of Kaahewahewa in the ili of Kaauwaikahi in Hanapepe of Kauai, this is fenced

No.1 is Bounded

Mauka by Maohiliia a moo

Wahiawa Hanapepe river

Makai Mooaila a moo

Waimea auwai of Kaauwaikahi

No.2 is Bounded

Mauka by Kula of Kauiliwili

Wahiawa Kapunaiwai a sandy place

Makai Sea beach

Waimea kula of Kapapa

Claimant received these lands from Manu konohiki in the time of Kaikioewa & has held them in peace till the present time. His title is not disputed.

Lono sworn says verifies the testimony of Kapeanui.

No. 3654 and 9059 Kamae N.T.88vII

Kapohano sworn he has seen his land.

Section 1 - Moo's of the Kanaihele's 1 and 2 in the ili of Kuiloa, Hanapepe.

Section 2 - Houselot of Kaahewahewa in Kawiliwili of Kaauaekahi iii in Hanapepe.

Section 1

Mauka	Maukilia moo
Wahiawa	Hanapepe River
Makai	Moala moo
Waimea	Kaanaekahi auwai

Section 2

Mauka	Nawiliwili kula
Wahiawa	Sandy well
Makai	Beach
Waimea	Kapapa kula

Land from Kaikioewa to Kamae, no one has objected to the present time.

Lono sworn Kapohano's testimony on Kamae's land is correct.

[Award 3654; R.P. 7776; 9059 not awarded; The index lists Apana as 1 Ac. 2 roods 30 rods

and Apana 2 as 3 roods 24 rods; TMK 1-8-08 shows 3654:1 at the sea but the description fits Ap. 2). [Creed et al. 1995:43–44]

3.1.2 1900s

3.1.2.1 Population

A map by Coulter (1971:16) (Figure 10) indicates the population of Hanapēpē and Wahiawā ca. 1853 "was concentrated chiefly on the lower flood plains and delta plains of rivers where wet land taro was raised on the rich alluvial soil" (Coulter 1971:14). The map also indicates an estimated population of approximately 1,000 people in the Hanapēpē area. As presented in Section 3.2, Bingham's (1847) accounts of Hanapēpē indicated that Hanapēpē Valley had about 700 inhabitants six years earlier in 1847.

3.1.2.2 The Plantation Era

Olokele Sugar Company is shown on present-day TMK maps on the Waimea (west) side of the lower Hanapēpē valley and in Makaweli valley. (The company is named for Olokele Valley in Makaweli *ahupua'a*). A 1923 Chaney map of Hanapēpē cane lands (Figure 11) shows cane growing in the vicinity of the current project area.

Eleele Plantation, a nearby sugar plantation east of the Hanapēpē River, was started in 1884 by Mrs. Duncan McBryde and August Drier (the manager) when they bought the land from Bernice Pauahi Bishop. The plantation had its own mill (Figure 12) and its own landing at what was later to become Port Allen. Eleele Plantation was considered to have "the most fertile lands in the district and an ample supply of water" (Condé and Best 1973:197). The *Honolulu Advertiser* in a 1949 column labelled "50 Years Ago" noted that the first electric locomotive in the Hawaiian Islands was built and operated at the Eleele Plantation, Kaua'i in 1899 (*Honolulu Advertiser* 1949).

The McBryde Sugar Company resulted from Annexation of the Territory of Hawaii to the United States (1898) rather than the Reciprocity Treaty favoring Hawai'i sugar prices in exchange for Pearl Harbor as a U.S. naval base (1876). The McBryde Sugar Company was the consolidation of three estates: Koloa Agricultural Company, Ele'le Plantation a,nd the Wahiawa RanchFigure 13). It was promoted by Benjamin F. Dillingham with Theo. H. Davies & Company as agents. In the Company's 1899 prospectus it is described as follows:

> The plantation extends continuously eight miles along the sea coast, and this space is being connected up with a 30 lb. 30 inch gauge railway running parallel to the sea and about 1/2 mile distant from it. This road keeps to an elevation of about 200 feet, except at either end and crossing the Lawai Valley, where it drops down close to sea level. The mill is located on the line of the road in open level land about one third of the way across the plantation from its west end. A spur from the main track runs along the edge of the Hanapepe Valley to drop coal to the pumping stations in the valley below. [Condé and Best 1973:191]

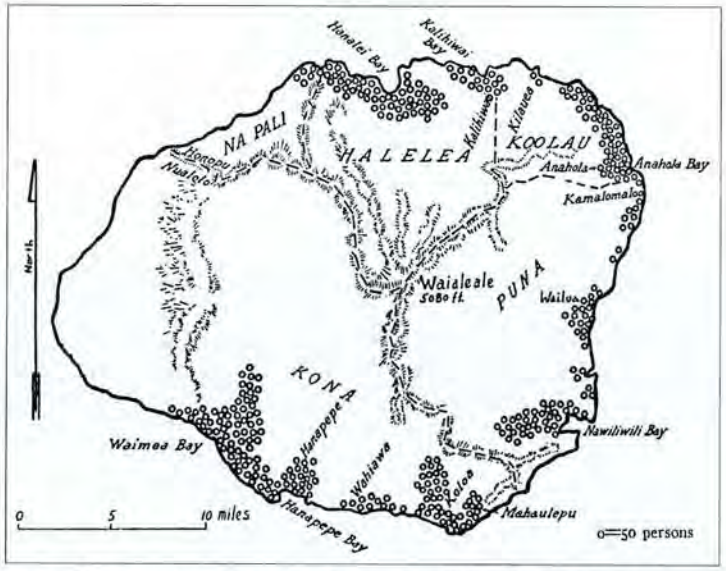


Figure 10. Map showing population estimate for Kaua'i in 1853 (in Coulter 1971:16)

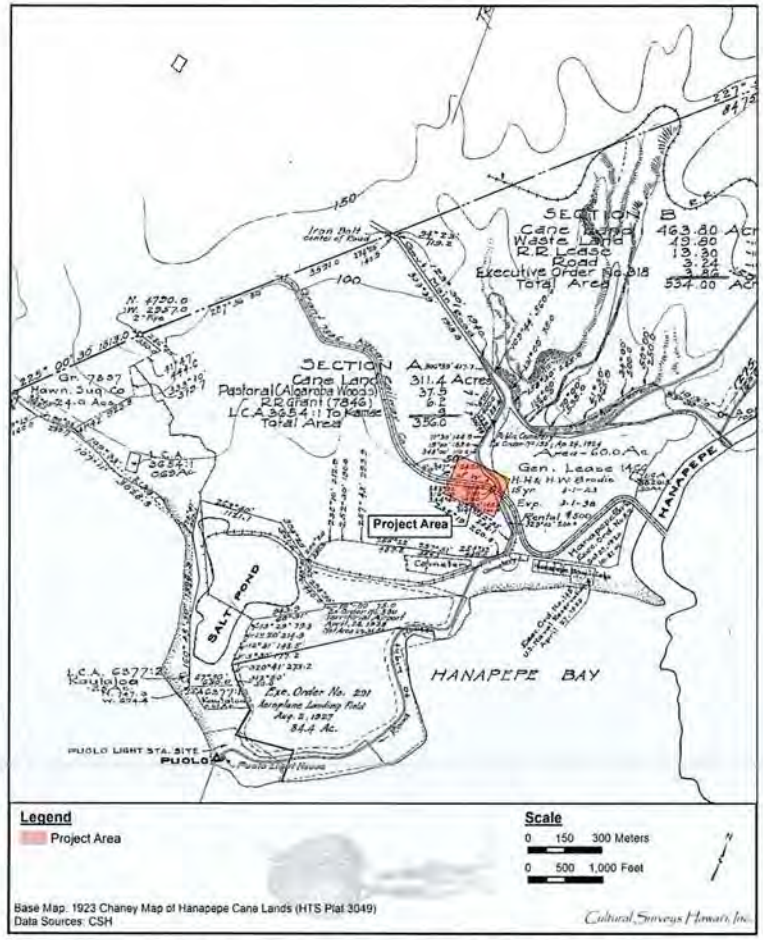


Figure 11. 1923 Hawaii Territory Survey map of Hanapēpē Cane Lands by A.S. Chaney showing project area



Figure 12. Photo of sugar mill in 'Ele'ele, ca. 1885 (Hawai'i State Archives Digital Collections)

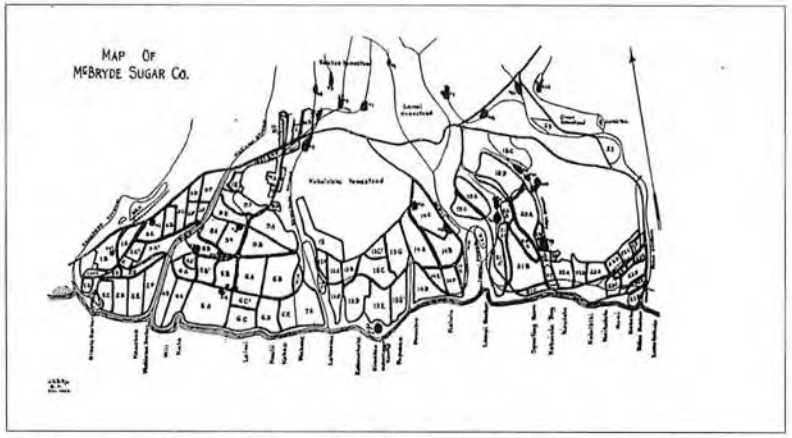


Figure 13. Oversize map of McBryde Sugar Company field map (Condé and Best 1973:191), project area located west of Hanapēpē Stream (not seen on map)

The Hawaiian Sugar Company of Makaweli was right next door (west) to the McBryde plantation. Figure 14 and Figure 15 show the field maps of these two plantations. The Hawaiian Sugar Company plantation preceded the present-day Olokele Plantation and extended from the sea seven miles to the 1,000 ft elevation. Hawaiian Sugar Company was founded (1891) after the Reciprocity Treaty and Alexander and Baldwin took over the plantation in 1889 (Figure 16). They worked out a shipping agreement in 1908 with Kauai Railroad to extend the rail line to 'Ele'ele Landing and built a substantial bridge (Figure 17) across the Hanapēpē River. In 1941, when they liquidated the company, they had six steam locomotives and 704 cane cars plus others (Condé and Best 1973:135). There is a monument to Baldwin near the place where Kuwiliwili Heiau is thought to have stood.

In 1906, the plantation-sponsored Kauai Railway Company was incorporated. It started business in 1907 with the McBryde Plantation handling the entire operation. The McBryde Mill is shown in Figure 18. In 1909, Alexander and Baldwin took over the railroad. In 1909, Hawaiian Sugar Company contracted to also use it and the company extended its tracks to the 'Ele'ele Landing. By 1910 it had 8 miles of track and by 1920 19.22 miles of track. Substantial repairs were made to the bridge in 1911, 1912, and 1913 (Condé and Best 1973:135).

3.1.2.3 Kauai Railroad, Port Allen, and the Military in Hanapēpē

The project area was part of the land deeded as Grant 7846 to the Kauai Railway Company that constructed a railroad system that runs through the middle of the project area in a rough east/west direction (Figure 19 and Figure 22). This railway land was then deeded back to the Territory of Hawaii in 1949 by Kauai Terminal Ltd. The railway was discontinued in 1933 at which time its rolling stock consisted of 500 4-ton cane cars with flare sidings, and four 26-ton oil-fired locomotives (Condé and Best 1973:199–200). Figure 19 shows the railroad through the central portion of the project area. An early map shows the same railway in Figure 14 and Figure 15.

The port is owned by the public railroad (Kauai Railway Company) of the island and has extensive warehouse and storage tank facilities with exceptionally good loading and lightering equipment for transfer of freight to and from ships that anchor out a short distance. The year 1947 saw the end of cane haul by railroad at the McBryde Plantation (Condé and Best 1973:192–193).

Port Allen was known as 'Ele'ele Landing until 1909, when the landing was renamed in honor of Samuel Crescent Allen (Condé and Best 1973:202, 199), a Honolulu merchant.

Slightly after this time, Executive Order 82 established Hanapēpē Park (27 April 1923) for a U.S. Naval Reservation at the Hanapēpē Beach Lots location and Executive Order 291 established an "aeroplane landing field" (2 August 1927) at Ukula (see Figure 11). Hanapēpē Park and Hanapēpē Beach Lots are also shown in Figure 20.

During World War II, Hanapēpē was part of the changes wrought by preparations for war. The subject property was part of a larger area that formed the Kauai Training Center. A civilian hospital was also located in Hanapēpē (see Figure 21). *World War II on Kauai* (Klass 1970) includes two maps that show the World War II activity on Kaua'i plus a picture of local volunteers being inducted at Hanapēpē for the 442nd Battalion. This picture mentions Burns Field near Hanapēpē, the only paved landing strip on Kaua'i in 1941 at the beginning of the war.

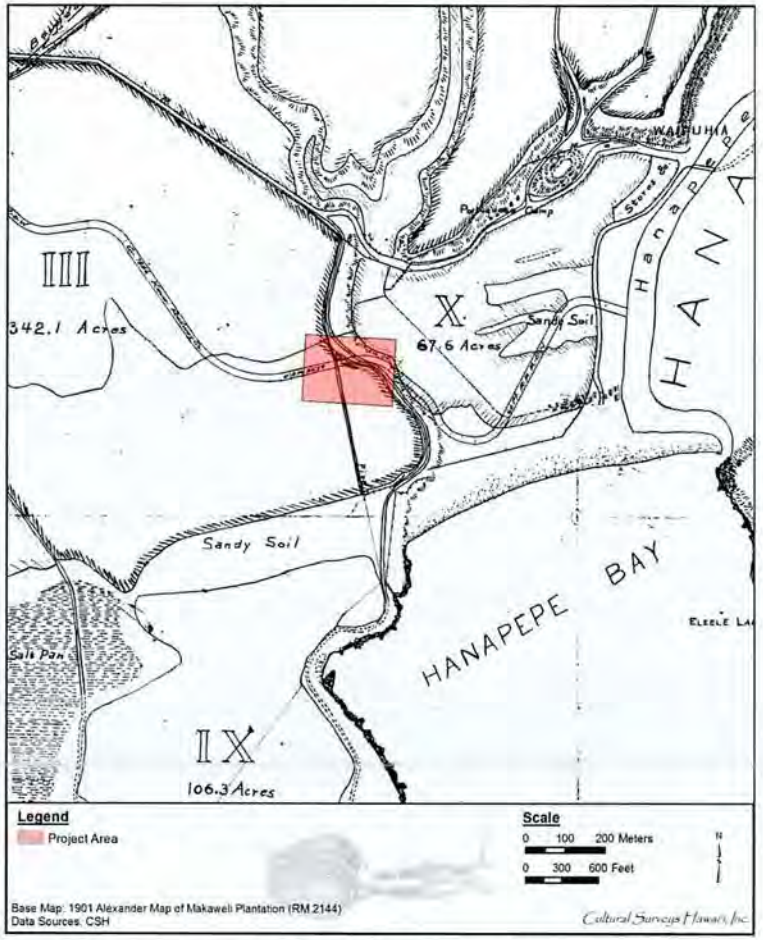


Figure 14. A portion of a 1901 Alexander map showing Makaweli Plantation

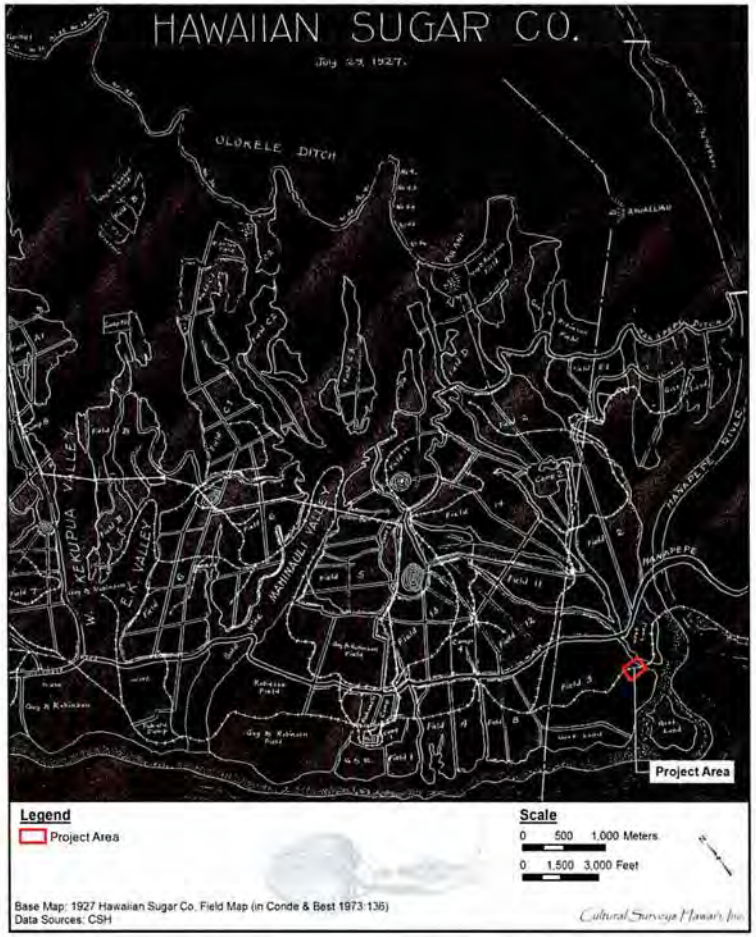


Figure 15. 1927 Hawaiian Sugar Company Field Map (Condé and Best 1973:136) showing project area

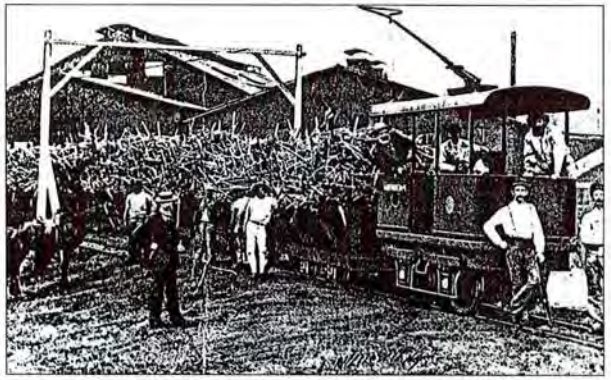


Figure 16. Cane Loading at McBryde Sugar Company (Condé and Best 1973:199)

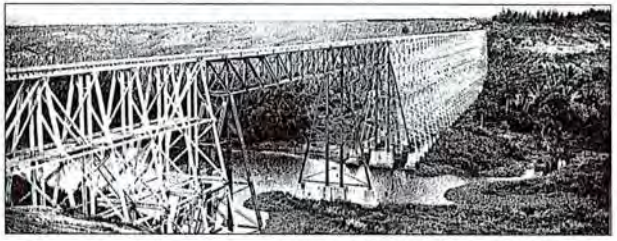


Figure 17. Hanapēpē Railway Bridge, date unknown (Condé and Best 1973:137)



Figure 18. Sepia photo of McBryde Sugar Mill, 1905 (Post Office in Paradise 2015)

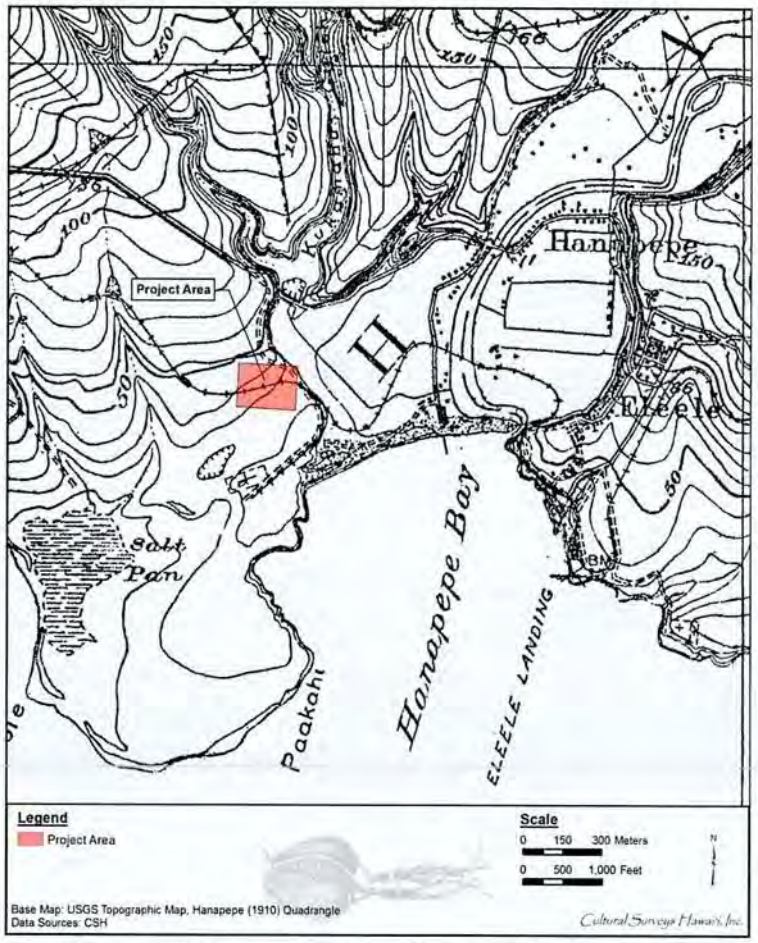


Figure 19. Portion of 1910 Hanapepe USGS topographic quadrangle showing railroad running through the central portion of the project area

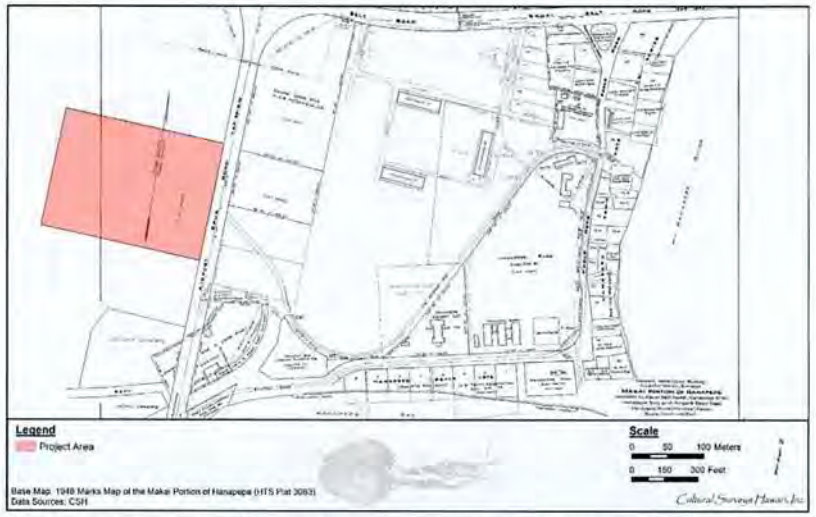


Figure 20. 1948 A. Lester Marks map of Hanapēpē showing project area and Hanapēpē Park and Hanapēpē Beach Lots

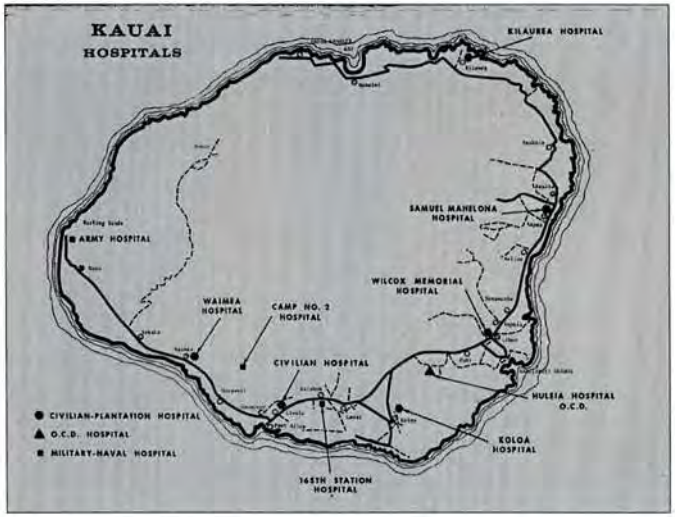


Figure 21. Map of hospitals on Kaua'i during World War II (taken from Klass 1970)



Figure 22. 1960 aerial photo of the Hanapēpē coast showing the project area and buildings built by the military and later subleased to the Kawakami Family for the Big Save warehouse at the southeast corner

> The initial Kauai garrison force consisted of elements from the 298th and 299th Infantry Regiments and numbered about 750. These former National Guard units included a large percentage of local and other Island boys and were stationed at Mana near the newly constructed Barkings Sands airstrip, at Hanapepe to defend Burns Field and Port Allen, and at Hanamaulu to protect the Lihue airport. Commanding officer was Lt. Col. Eugene Fitzgerald. [Klass 1970:26]

A 1960 aerial photo of the Hanapēpē coast (see Figure 22) shows the structures built at the southeast corner of the project area in the 1940s during World War II. Once the war ended and the military pulled out of the majority of the Hanapēpē area, the building was abandoned. During the 1950s the property where the building stood was subleased to the Kawakami family, who used the building as the warehouse for the Big Save stores situated around the island. The Big Save warehouse was in use for a little over ten years. Although Gay and Robinson still had a lease on the project area, the building was abandoned until it was destroyed by Hurricane 'Iwa in 1982 (personal communication with Gerald Ida 2015).

3.1.2.4 Battle of Hanapēpē or the Massacre at Hanapēpē, 1924

The Battle of Hanapēpē, sometimes referred to as the Massacre at Hanapēpē, occurred on 9 September 1924; 16 Filipino workers and four Kaua'i policemen were killed. The massacre came at the end of an eight-month attempt by more than 3,000 workers on four islands to raise the wages of Filipino sugar workers to $2 a day, as well as improve work and living conditions (Chang 2006a and b; Gordon 2006; Reinecke 1996). In Kaua'i, the 1924 strike attracted 300 Visayan workers out of a potential 10,000 Filipino workers, and it was organized with the help of labor leader Pablo Manlapit (Sobeleski 2006).

This was a relatively small number of striking workers compared to the 1920 sugar strike organized by Manlapit, involving more than 8,300 Japanese, Filipinos, Puerto Rican, and Spanish workers. The strikers' punishment was swift: they were evicted from their company homes, strikebreakers were hired, and strike leaders prosecuted. Manlapit was subsequently portrayed in the media as an "extortionist" (Gordon 2006:1).

With only an elementary education, Manlapit had come to Hawai'i along with other Filipinos as a sugarcane field worker, where he and others faced 10 hours of daily back-breaking work, six days a week, for about 77 cents a day, "being paid less than other nationalities for the same work, with poor housing and lack of opportunities for advancement adding to their plight" (Soboleski 2006:1). Meanwhile, "in 1924, the ten leading sugar companies listed on the Stock Exchange paid dividends averaging 17 percent. From 1913 to 1923 eleven leading sugar companies paid cash dividends of 172.45 percent and in addition most of them issued large stock dividends" (Talbot 1925 in Center for Labor Education and Research n.d.).

Although he had arrived in Hawai'i as a sugarcane field worker, Manlapit studied at night and eventually became a lawyer, organizing the Filipino Labor Union (Sobeleski 2006). Although Manlapit was not present during the Hanapēpē massacre, he was subsequently blamed and imprisoned.

The chain of events which ended up as a massacre began when two potential strikebreakers, Filipinos of Ilocano descent, were seized by the strikers as they passed the camp. When Kaua'i policemen came to free the two men, the strikers followed the group, demanding their release. The

strikers were mostly armed with homemade weapons and knives, and in one account, they urged the policemen to fight them (Reinecke 1996:77). It is not clear who shot the first bullet, or who made the first attack, but the following is what is known:

> The Hanapepe Massacre took place just before the road that went uphill to Camp 2 (just east of today's intersection at Hanapepe and Moi roads), and during a furious melee that lasted five minutes, two policemen climbed a small bluff (that still exists) and fired into the crowd with their rifles, killing many strikers as they fled into a nearby banana patch. [Soboleski 2006:2]

In addition to the dead, nine strikers were wounded along with three policemen who were injured by knives (Sobeleski 2006:2). The men who made up the "policemen" were mostly cowboys and hunters; in another account, three cowboys took their place above the road and shot at the strikers as they approached Sheriff Crowell and his deputies (Reinecke 1996:78). After the melee, 101 strikers from the Hanapēpē Camp were arrested the same day, followed by 29 strikers the following day. They were all squeezed into the Līhu'e and Waimea jails, while their children and wives were housed in the old school building (Reinecke 1996:78). Even those workers not present in the camp were arrested and charged with "dangerous and disorderly conduct" and Filipinos were forbidden to go toward Līhu'e and Hanapēpē (Reinecke 1996:79).

The massacre has not been discussed much by succeeding generations, mostly due to Filipinos wanting to forget or hide their embarrassment (Chang 2006b:1). According to an interview with a Filipino-Hawaiian reporter, Emme Tomimbang, "This was a hush-hush thing . . . They just wanted to bury the incident in the way they buried the men (in a mass grave site said to be by a Catholic church in Hanapepe" (Chang 2006a:1). The Hawai'i Sugar Planters' Association (HSPA) made it a point to reimburse the families of each slain policeman $500, while in contrast, the Filipino community contributed $82.35 for the funeral of the strikers and $75.95 for their bereaved families (Reinecke 1996:80).

The Massacre at Hanapēpē succeeded in pressuring the plantations into instituting changes in recruiting, labor, and management (Reinecke 1996). It also strengthened unionization efforts and aided in the creation of the first union in Hawai'i, the International Longshore and Warehouse Union (ILWU) (Chang 2006a:3).

3.1.3 Contemporary Land Use

Sugarcane cultivation continued to dominate land use in the Hanapēpē area through the mid-1900s. A 1977 USGS orthophotograph (Figure 23) shows the continued widespread cultivation of sugarcane within and in the vicinity of the project area.

At the end of the twentieth century, two of the three sugar plantations on Kaua'i shut down, Kekaha and Lihue Plantation, ending the sugar plantation era on the southeast and east side of Kaua'i. Less than ten years later, Olokele Plantation, the last of Kaua'i's sugar plantations, closed in 2009. Figure 24 shows the last cane field harvest in 2009.

With the closing of sugar plantations and the opening of the cane lands, agribusiness companies (also known as seed companies) have started to migrate to the Hawaiian Islands to utilize the plantation fields including some of their infrastructure, especially on lands in Hanapēpē, Makaweli, and Waimea Ahupua'a. Four major agribusiness companie on Kaua'i are BASF Plant Science, Dow AgroSciences, DuPont Pioneer, and Syngenta.



Figure 23. 1977 USGS Orthophotograph showing the building and large cane fields within the project area and its immediate vicinity

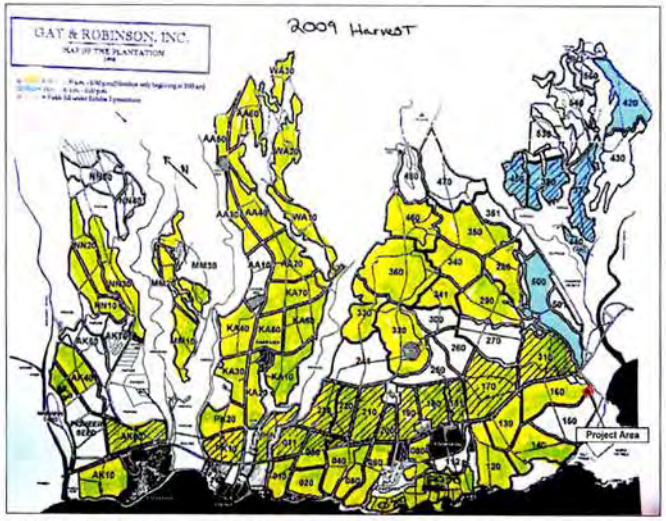


Figure 24. Olokele Plantation Field Map (Gay and Robinson) showing last cane fields harvested in 2009; note project area is in Field 160

In general, Hanapēpē Ahupua'a has seen few changes in land use with the exception of small areas of commercial development near Port Allen in 'Ele'ele. A few residential self-help homes are being built. Several acres of land between Hanapēpē and Wahiawa Ahupua'a are being utilized for renewable energy with the construction of solar power panels.

3.2 Previous Archaeological Research

There have been multiple archaeological studies conducted in the vicinity of the current project area. Table 1 provides a list of archaeological research conducted within Hanapēpē Ahupua'a, including columns for source, location, nature of study, and findings. The locations of these archaeological studies are shown in Figure 25. Table 2 is a list of known historic properties within the *ahupua'a,* and it includes columns for state site numbers, site type, location and reference. The locations of identified sites near the current project area are shown in Figure 26. These figures are followed by discussion of the research and historic properties.

Table 1. Previous Archaeological Studies in the Vicinity of the Project Area

Reference	Type of Study	Location	Results (SIHP # 50-30-09)
Kikuchi 1963	Archaeological inventory survey	Kona District	Examined caves in Hanapēpē Valley (SIHP # -3037); identified Salt Pond Beach Park, Site 3 (SIHP # -3038)
Kikuchi 1982	Damage assessment to archaeological resources	Salt Pond Beach Park	Assessed hurricane damage done to SIHP #s -3038 and -3038A, subsurface cultural layers
Kikuchi and Remoaldo 1992	Cemeteries of Kaua'i	Island-wide	Identified six cemeteries in Hanapēpē (SIHP #s -0497, -0603, -0604, -0607, -0608, and -0651) (not shown on Figure 27)
McMahon 1993	Inadvertent burial discovery	Hanapēpē Bay, TMK: [4] 1-8-008:003	Site 53, two burial site areas
Creed et al. 1994	Archaeological inventory survey	House lot in Hanapēpē, TMKs: [4] 1-9-010:002 and 003	Eight backhoe trenches, historic cultural deposit present in four trenches, SIHP #s -0704 and -0705 (human burials) identified in two trenches
McMahon 1994	Inadvertent burial discovery	Hanapēpē Japanese Cemetery, TMK: [4] 1-8-008:014	SIHP # -0651, inadvertent discovery of single human remain

Reference	Type of Study	Location	Results (SIHP # 50-30-09)
Creed and Hammatt 1995	Archaeological inventory survey and subsurface testing	3.246-acre parcel for Self-Help Housing, TMK: [4] 1-8-008:019	Five backhoe trenches completed; no cultural resources identified
Kennedy and Latinis 1996	Burial treatment plan and archaeological treatment of an inadvertent burial	Pu'olo Rd	Possible burial may be a feature of Bennett Site 53
Pietrusewsky 1996	Skeletal analysis	Pu'olo Rd	50-59-year-old male; probable Polynesian (Hawaiian) ancestry
Winieski et al. 1996	Archaeological monitoring	Hanapēpē Drainage Improvement project, TMK: [4] 1-9-008:045	SIHP # -1987 (coffin burial) and several fragments of human burials encountered
Olson and Hammatt 2011	Archaeological monitoring	Salt Pond Beach Park, TMK: [4] 1-8-008:043 por.	No significant findings

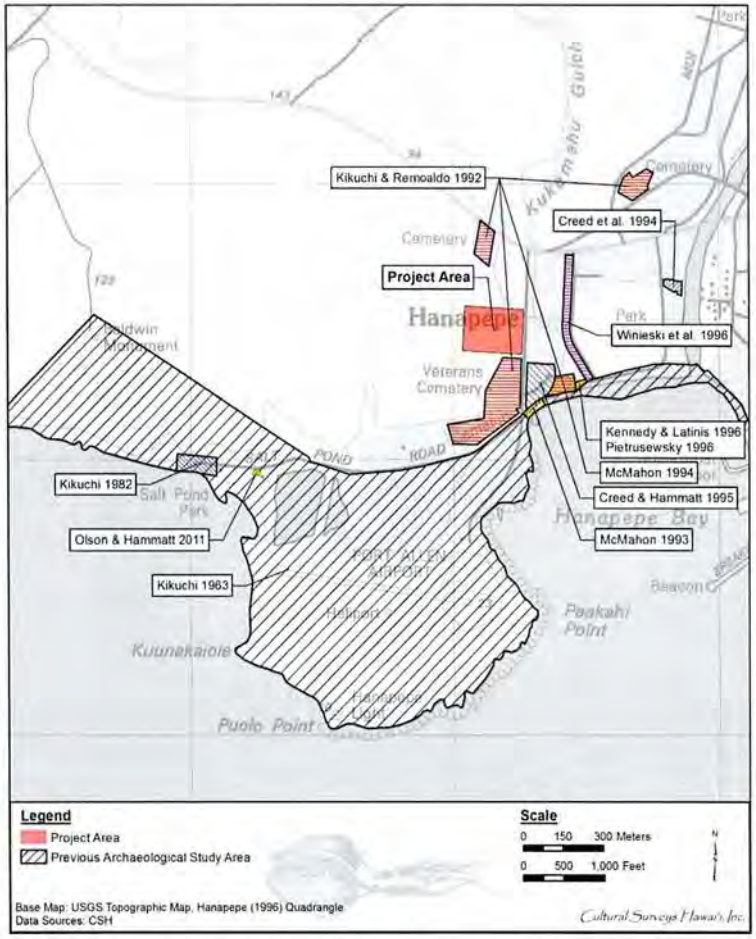


Figure 25. Portion of the 1996 Hanapepe USGS 7.5-minute topographic quadrangle showing previous archaeological studies near the proposed project area

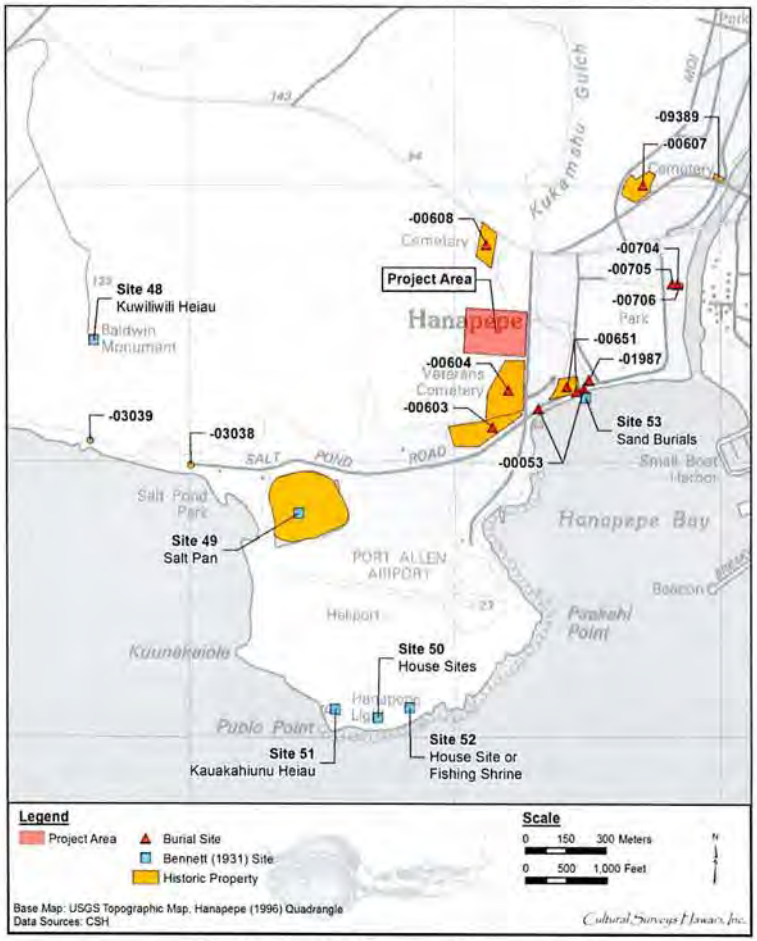


Figure 26. Portion of the 1996 Hanapepe USGS 7.5-minute topographic quadrangle showing archaeological sites near the proposed project area

Table 2. Previously Identified Archaeological Sites near the Project Area

SIHP # 50-30-09	Site Type	Reference
48	Kuwiliwili heiau	Thrum 1907:38 and 144; Bennett 1931:112
49	Salt pans	Bennett 1931:112
50	House sites	Bennett 1931:112
51	Kauakahiunu Heiau	Thrum 1907:38 and 140; Bennett 1931:112
52	House site or fishing shrine	Bennett 1931:112
53, -00053	Sand burials	Bennett 1931:112
-00603, B004	Catholic/Chinese Cemetery	Kikuchi and Remoaldo 1992:195
-00604, B005	Veterans Cemetery	Kikuchi and Remoaldo 1992:195
-00607, B008	Hanapēpē Heights Japanese Cemetery	Kikuchi and Remoaldo 1992:195
-00608, B003	Filipino Cemetery	Kikuchi and Remoaldo 1992:195
-00651	Hanapēpē Cemetery	Kikuchi and Remoaldo 1992:195
-00704	Burial	Creed et al. 1994:66
-00705	Burial	Creed et al. 1994:66
-00706	Cultural deposits	Creed et al. 1994:66
-01987	Primary coffin burial	Winieski et al. 1996:55
-03038	Salt Pond Beach	Kikuchi 1982; Olson and Hammatt 2011
-03039	Cultural deposit	Kikuchi 1982
-09389 (Lots 11B, 18, 21A, 49)	Buildings	National and State Registers of Historic Places

Thomas G. Thrum (1907) recorded seven *heiau* (pre-Christian place of worship) in Hanapēpē: Nihoana, Makaole, Pualu, Kuwiliwili, Kauakahinunu, Moloku, and a *heiau* with no name. Wendell Bennett conducted an archaeological survey of Kaua'i Island years later (1931) and located five of Thrum's *heiau*: Makaole, Pualu, Kuwiliwili, Kauakahinunu, and Moloku. Kuwiliwili Heiau is the closet historic property identified during Thrum and Bennett's survey. Kuwililiwili Heiau is of the *po'okanaka* class in Hanapēpē Valley. It is now destroyed but it was a large high-walled enclosure (Thrum 1907:38). By the time Bennett surveyed the area, this *heiau* (Site 48) was no longer in existence (Bennett 1931:112).

The first systematic archaeological survey of Kaua'i was conducted by Bennett (1931), in which he documented several historic properties in Hanapēpē. Historic property locations were generally limited to areas along the coast and within stream valleys. It should be noted that Bennett's work was conducted after commercial sugarcane cultivation and other historic activities had destroyed or damaged many historic properties. Also, most of the historic properties documented by Bennett were relatively easy to access and relatively conspicuous and obvious.

Bennett (1931) documented five historic properties along the Hanapēpē shoreline. Historic properties located near Pu'olo Point included salt pans (Site 49), house sites (Site 50), Kauakahiunu Heiau (Site 51), and a house site or fishing shrine (Site 52). Bennett noted damage to the historic properties in the area due to construction of an airport. Site 53 consisted of a burial ground in the sand at the northwestern side of Hanapēpē Bay. All five sites are near the project area, particularly Site 53. Bennett (1931) recorded several historic properties within Hanapēpē Valley, including Sites 56 and 57 in the *makai* portion of the valley. Site 56 was Akowai Heiau, noted by Thrum (1907) to have been destroyed ca. 1865. Site 57 consisted of house sites at the former location of Akowai Heiau.

Three decades later, Kikuchi (1963) conducted an archaeological survey of the Kona District of Kaua'i, where he revisited historic properties identified by Bennett and recorded additional historic properties. Historic properties identified in Hanapēpē included burial caves in Hanapēpē Valley (SIHP # 50-30-09-3037) and a subsurface cultural layer (SIHP # -3038), located along the Hanapēpē shoreline. Both historic properties are outside the project area though SIHP # -3038 is closer to the project area near the coast. Kikuchi assessed the damage to SIHP # -3038 after hurricane 'Iwa. He concluded that not only did the hurricane erode the cultural layer but the site was also being vandalized (Kikuchi 1982).

In 1993, Nancy McMahon investigated an inadvertent burial (Site 53) discovered beneath the old Puolo Road. The burial was discovered approximately 90 cm below the old road surface. A long bone and the lower half of a jaw bone were observed (McMahon 1993). A year later, during an inspection at the Hanapēpē Japanese Cemetery, disarticulated inadvertent human remains (SIHP # -651) were discovered (McMahon 1994).

Creed et al. (1994) conducted an archaeological inventory survey of a house lot located along the western bank of the Hanapēpē River. Subsurface testing revealed two human burials (SIHP #s -704 and -705) and a subsurface cultural deposit (SIHP # -706). Radiocarbon dating of charcoal from the cultural deposit yielded a date range of AD 1811-1927.

Creed and Hammatt (1995) conducted an archaeological inventory survey for the Hanapēpē Self-Help Housing project, located along the northwest portion of Hanapēpē Bay. No surface historic properties were observed and subsurface testing did not reveal buried cultural deposits.

Kennedy and Latinis (1996) reported on the treatment of an inadvertent burial discovery located on Puolo Road fronting Hanapēpē Bay. The remains were determined to be likely of Polynesian ancestry and were included as a component of the Bennett (1931) Site 53 burial ground. Pietrusewsky did the skeletal analysis report for the inadvertent burial discovery (Pietrusewsky 1996). Winieski et al (1996) also conducted a survey near the project area but no historic properties were found.

Olson and Hammatt (2011) conducted archaeological monitoring at the Salt Pond beach park. No pre-historic or early-post Contact cultural deposits were identified during the archaeological monitoring though historic debris was found within the sediments. It was observed during archaeological monitoring that the extent of subsurface disturbance reached beneath the water table and suggests any former subsurface historic properties within the leach field area had been previously destroyed or displaced.

3.3 Background Summary and Predictive Model

Hawaiians had an extensive agricultural system developed by 1778 when the first western explorers arrived in the Islands. They commented in journals on the well-planted coastal lands and expressed amazement at the ingenuity and engineering skill exhibited in the irrigation ditches and horticultural plantations. The botanist Archibald Menzies, upon landing at Waimea on Kaua'i, noted fires several miles down the coast to the east and therefore in the vicinity of Hanapēpē. He was informed the fires were set annually in the grassland to free it of weeds for the production of excellent thatching grass. The many early commentaries on the valley note that taro was the prevalent crop along all the many waterways.

At the time of the 1824 Kaua'i Rebellion, Hanapēpē was the scene of a battle which was devastating for the inhabitants. Some Hawai'i Island and O'ahu people were given land when it was "colonized" as a result of the Kaua'i Rebellion (LCA 9790). Measles, smallpox, and leprosy also laid their claims on Hanapēpē's residents (Gay 1873). Tidal waves (1837) and hurricanes (Dot 1959; 'Iwa 1982; 'Iniki 1992) were also destructive. The large area *makai* of the highway and east of Hanapēpē River was inundated by the 30-ft waves of 'Iniki (Creed et al. 1995).

Although not mentioned in detail in this report, Handy (1985) and Pearson's (1960, 1962) research about the *kuleana* awards provide us information concerning 274 *lo'i*; we may surmise that many more existed in pre-Contact times (Pearson 1960, 1962; Handy 1985). These *lo'i* were along the rivers and the many *'auwai* or ditches for almost 6 miles into the valley.

The salt flats along the shore provided at the time of Cook's and other explorer's visits to Kaua'i a very high-quality salt to the early trading ships, and are still in use today. Along the shoreline were house sites, fishing shrines, a fishing light beacon, and canoe landings such as "Kuahanui," a place name that indicates a Great Council was held at this canoe landing. One LCA mentions a canoe shed. Kikuchi mentions the off-shore fishing was considered rich in this area (Kikuchi 1982:2).

Prehistoric burials have been located in sandy areas and in caves (Bennett 1931). Most of the caves explored in modern times are noted to have been previously vandalized. A local informant mentioned hearing of a large well-documented collection of Hawaiian items from local sites which was, he believed, sold to the Smithsonian Institution. It might be interesting to pursue this information to see what items the Smithsonian might have that may have come from this region.

While the earliest settlement was undoubtedly along the coast since it provided fishing resources and sufficient taro land, the coastal populations moved further inland to construct more taro and sweet potato lands, to seek feathers and *'ie'ie* vines for making capes and helmets, and goods needed to support the development of the *ali'i* class. Not only would the lower valley have been fully utilized but also much of the upper valley. Upper streams provided *o'opu* and mullet.

From the first contact with peoples of the western world to Polynesia, it appears the people of Hanapēpē were affected. Hanapēpē is the site of introductions of new plants and animals at the time of Cook, the Russians brought maize, cotton, tobacco, and sheep. Rice and sugar are both part of the Hanapēpē Valley history of agricultural crops and techniques. Here also new tools of the industrial age are in evidence such as railroading and shipping, and more recently airports, which show that the land and people of Hanapēpē have been dynamically affected since the time of Contact and the general trends of Hawaiian history seem apparent here, even though Hanapēpē has never been the actual center of such development.

During World War II, Hanapēpē was part of the changes wrought by preparations for war. The remnant concrete building foundation located at the southeast corner of the project area, adjacent to Lele Road, was part of a larger area which formed the Kauai Training Center (Creed et al. 1995). Available records do not identify what the building was used for initially, but after the war the property was leased to Gay and Robinson who were part of the growing sugar industry on the west side of Kaua'i. The building was then subleased to the Kawakami family who used it as a warehouse in the 1950s and 1960s for their chain of Big Save Market stores on Kaua'i,. The remainder of the project area was cultivated in cane until the last cane harvest in 2009. The building subleased by the Kawakami's was abandoned and it was subsequently destroyed by Hurricane 'Iwa (personal communication Gerald Ida 2015).

The background research conducted for this study, including cultural and historical data, indicates the vicinity of the project area has a long and rich history of Native Hawaiian use and modification. However, archaeological studies lack findings of Native Hawaiian use and modification within the project area, likely due to long-term intensive commercial agricultural activities associated with Olokele Plantation. There is very low expectation for finding historic properties in the project area other than the foundation remnants of the warehouse along Lele Road, sugar plantation field irrigation infrastructure, or remnants of the Kauai Railroad track.

Section 4 Results of Fieldwork

All fieldwork for this project was conducted under CSH's annual archaeological fieldwork permit number 15-03 issued by SHPD per HAR §13-282, and also under the general supervision of Hallett H. Hammatt, Ph.D. (Principal Investigator).

4.1 Archaeological Survey Findings

On 14 September 2015 and 15 September 2015, CSH archaeologists Gerald Ida, B.A., and Missy Kamai, B.A., conducted a complete 100 % surface survey of the entire project area. All identified archaeological features were described, measured and photographed; and their locations were recorded with a Trimble Pro XH mapping grade GPS device with a TSCI Data logger and real-time differential correction. See Section 5 for detailed site descriptions.

A total of four historic properties were identified and documented during the current AIS investigation (see Figure 62). The historic properties identified consist of two remnant cane haul roads (SIHP #s -2304 and -2306), a large concrete building foundation (SIHP # -2303), and a remnant plantation-era ditch (SIHP # -2305). All of the historic properties identified date from the historic era. See Section 6 for detailed descriptions of these historic properties.

4.2 Subsurface Testing Results

This section provides an overview of the stratigraphy observed within the 11 backhoe trenches excavated in the project area (Figure 27). For detailed information regarding each of the excavated trenches, please refer to the test trench profiles, sediment descriptions, and photographs that follow this summary discussion.

The fieldwork for subsurface testing was accomplished by CSH archaeologists Abigail "Abby" Langham, M.A., and Missy Kamai, B.A., from 12 October 2015 through 14 October 2015 and required approximately 3 days to complete. The subsurface testing program was backhoe assisted and involved ten test excavations. In general, linear trenches measuring between 7 m (23 ft) and 8 m (26 ft) long and 0.6 m (2 ft) wide were excavated within the project area, with the exception of T-6 which measured 13 m (43 ft) long. As part of CSH's strategy to implement the scope of work, CSH consulted with SHPD Kaua'i Lead Archaeologist Mary Jane Naone to review proposed trench locations within the current project area via email.

A stratigraphic profile of each test trench was drawn and photographed. The observed sediments were described using standard USDA soil description observations/terminology. Sediment descriptions included Munsell color; texture; consistence; structure; plasticity; cementation; origin of sediments; descriptions of any inclusions such as cultural material and/or roots; lower boundary distinctiveness and topography; and other general observations. Where stratigraphic anomalies or potential cultural deposits were exposed, these were carefully represented on test excavation profile maps.

4.2.1 Test Excavation 1 (T-1)

T-1, located along the central eastern portion of the current project area (see Figure 27) runs in a rough north/south direction. The profile was recorded along the west wall with a maximum depth of 120 cmbs. The stratigraphy observed at the location of T-1 consists of dark brown sandy clay

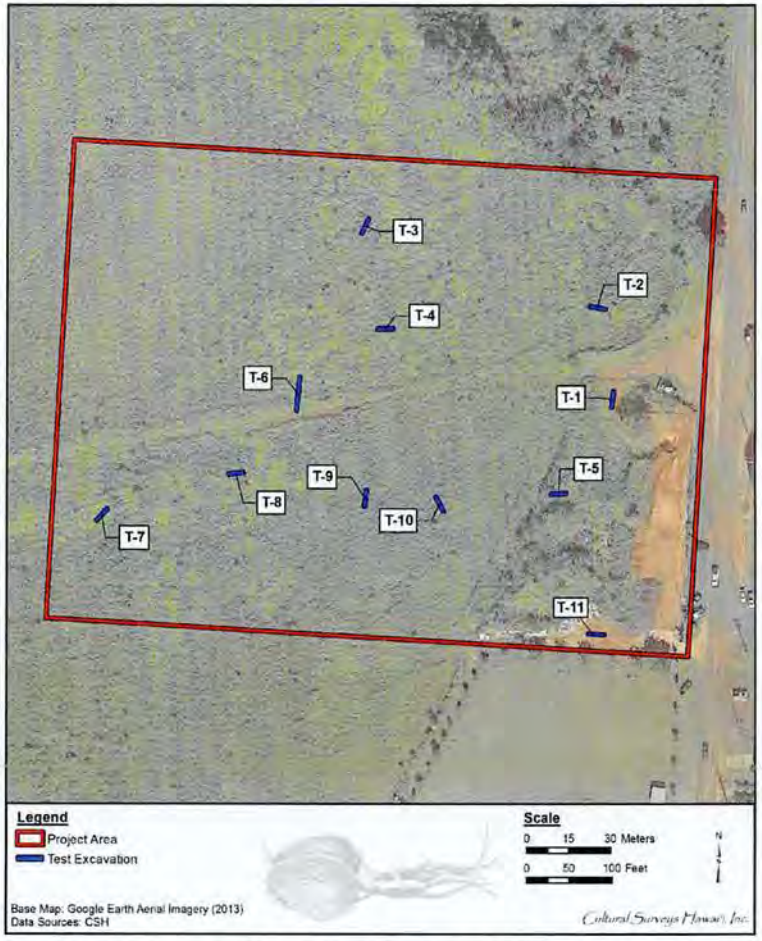


Figure 27. Aerial photograph of the project area (Google Earth 2013) showing location of subsurface test trenches

loam material (Stratum I) with the presence of modern trash observed (i.e., plastic and concrete fragments), clay material with a presence of decomposing bedrock (Stratum II), and silty clay material (Stratum III). Bedrock was observed immediately below Stratum III. No cultural materials were identified in this trench (Figure 28, Figure 29, Figure 31, and Table 3).

4.2.2 Test Excavation 2 (T-2)

T-2, located along the northeastern portion of the current project area (see Figure 27) runs in a rough east/west direction. The profile was recorded along the north wall with a maximum depth of 125 cmbs. The stratigraphy observed at the location of T-2 consists of a narrow strip of organic material associated with a push pile (Stratum I), clay material with a presence of 30% decomposing bedrock (Stratum II), and clay material with 85% decomposing bedrock (Stratum III). Bedrock was observed immediately below Stratum III at 125 cmbs. No cultural materials were identified in this trench (Figure 30, Figure 32, Figure 33, and Table 4).

4.2.3 Test Excavation 3 (T-3)

T-3, the northernmost test trench in the current project area (see Figure 27), runs in a northeast/southwest direction and shares the same characteristics as T-2. The profile was recorded along the west wall with a maximum depth of 140 cmbs. The stratigraphy observed at the location of T-3 consists of a narrow strip of organic material associated with a push pile (Stratum I), clay material with a presence of 25% decomposing bedrock (Stratum II), and clay material with 70% decomposing bedrock (Stratum III). Bedrock was observed immediately below Stratum III at 140 cmbs. No cultural materials were identified in this trench (Figure 34, Figure 35, Figure 37, and Table 5).

4.2.4 Test Excavation 4 (T-4)

T-4, located near the central portion in the current project area just south of T-3 (see Figure 27), runs in an east/west direction and shares the same characteristics as T-2 and T-3. The profile was recorded along the north wall with a maximum depth of 145 cmbs. The stratigraphy observed at the location of T-4 consists of a narrow strip of organic material associated with a push pile (Stratum I), clay material with a presence of 15% decomposing bedrock (Stratum II), and clay material with 70% decomposing bedrock (Stratum III). Bedrock was observed immediately below Stratum III at 145 cmbs. No cultural materials were identified in this trench (Figure 36, Figure 38, Figure 39, and Table 6).

4.2.5 Test Excavation 5 (T-5)

T-5, located near the central eastern portion in the current project area just southwest of T-1 (see Figure 27), runs in a rough east/west direction. The area surrounding this trench was dozed. The profile was recorded along the north wall with a maximum depth of 153. The stratigraphy observed at the location of T-5 consists of dark reddish brown sandy clay loam fill material (Stratum I), clay material intermixed with glass, coral, gravel and asphalt, fill (Stratum II), and clay material with decomposing bedrock (Stratum III). Bedrock was observed immediately below Stratum III at 150 cmbs. No cultural materials were identified in this trench (Figure 40, Figure 41, Figure 43, and Table 7).



Figure 28. Photograph of T-1 general view, view to south

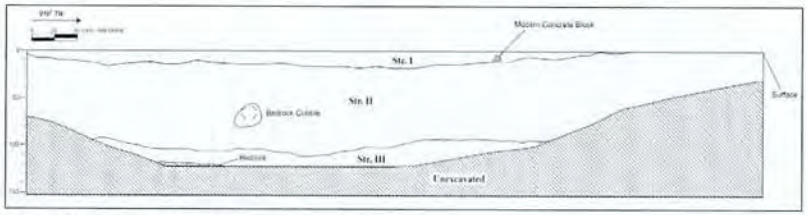


Figure 29. Profile of T-1 west sidewall

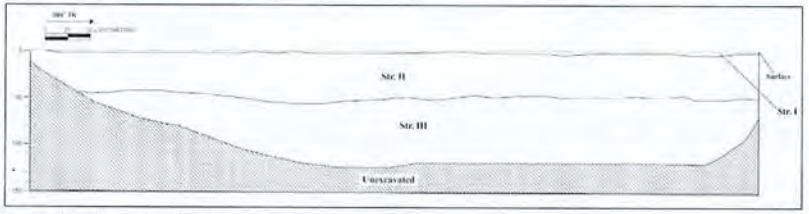


Figure 30. Profile of T-2 north sidewall

Table 3. T-1 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–17	Fill; 7.5YR 3/2, dark brown; sandy clay loam; weak, fine to coarse, granular structure; weakly coherent consistence; weak cementation; non-plastic; terrigenous origin; abrupt, wavy lower boundary; many fine to medium roots; modern trash observed in stratum (i.e., plastic and concrete)
II	0–110	2.5YR 2.5/4, dark reddish brown; clay; massive, moderate, coarse to very coarse blocky structure; hard consistence; weak cementation; non-plastic; terrigenous origin; clear, wavy lower boundary; few very fine to fine roots; pockets of decomposing bedrock
III	91–120	C horizon; 2.5YR 4/3, reddish brown; silty clay; strong, fine, blocky and crumb structure; hard consistence; strong cementation; plastic; terrigenous origin; bedrock observed immediately below this stratum



Figure 31. Photo of T-1 west wall, view to southwest

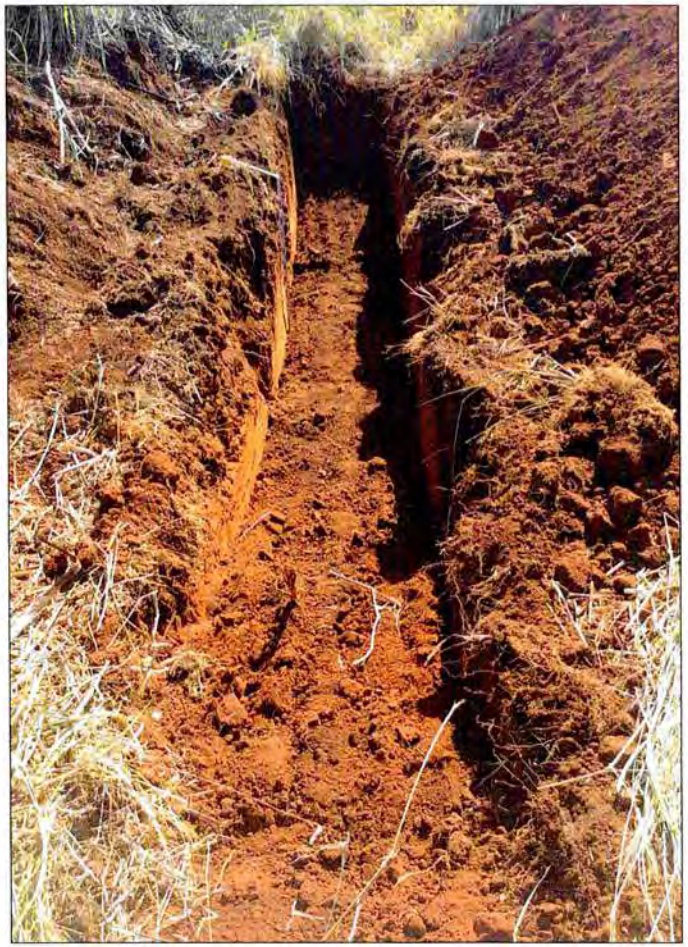


Figure 32. Photograph of T-2 general view, view to east

Table 4. T-2 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–5	O horizon; very narrow strip of organic material with overlying green rubbish (pulled up from cane fields)
II	1–57	2.5YR 2.5/4, dark reddish brown; clay; massive, moderate, coarse to very coarse, blocky structure; hard consistence; weak cementation; non-plastic; terrigenous origin; clear, smooth lower boundary; few very fine to fine roots; presence of decomposing bedrock (30%)
III	57–125	C horizon; 2.5YR 3/6; dark red; clay; moderate, medium to coarse, crumb structure; slightly hard; moderate cementation; non-plastic; terrigenous origin; sterile soil with 85% decomposing bedrock; bedrock observed at bottom of excavation



Figure 33. Photo of T-2 north wall, view to northeast



Figure 34. Photograph of T-3 general view, view to south

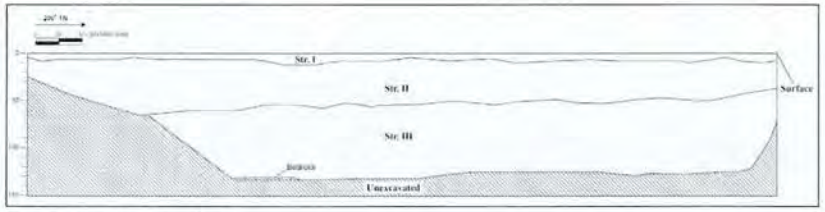


Figure 35. Profile of T-3 west sidewall

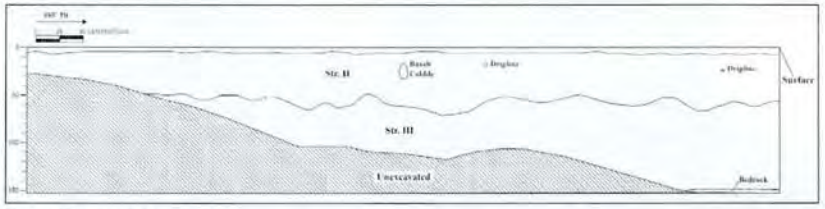


Figure 36. Profile of T-4 north sidewall

Table 5. T-3 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–21	O horizon; very narrow strip of organic material with overlying green rubbish (pulled up from cane fields)
II	5–65	2.5YR 2.5/4, dark reddish brown; clay; massive, moderate, coarse to very coarse, blocky structure; hard consistence; weak cementation; non-plastic; terrigenous origin; clear, smooth lower boundary; few very fine to fine roots; presence of decomposing bedrock (25%)
III	47–140	C horizon; 2.5YR 3/6; dark red; clay; moderate, medium to coarse, crumb structure; slightly hard; moderate cementation; non-plastic; terrigenous origin; sterile soil with 70% decomposing bedrock; bedrock observed at bottom of excavation



Figure 37. Photo of T-3 west wall, view to northwest



Figure 38. Photo of T-4 general view, view to southeast

Table 6. T-4 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–5	O horizon; strip of organic material with overlying green rubbish (pulled up from cane fields)
II	2–68	2.5YR 2.5/4, dark reddish brown; clay; massive, moderate, coarse to very coarse, blocky structure; hard consistence; weak cementation; non-plastic; terrigenous origin; clear, wavy lower boundary; few very fine to fine roots; presence of decomposing bedrock (15%)
III	47–145	C horizon; 2.5YR 3/6; dark red; clay; moderate, medium to coarse, crumb structure; slightly hard; moderate cementation; non-plastic; terrigenous origin; sterile soil with 70% decomposing bedrock; bedrock observed at bottom of excavation



Figure 39. Photo of T-4 north wall, view to northeast



Figure 40. Photograph of T-5 general view, view to east

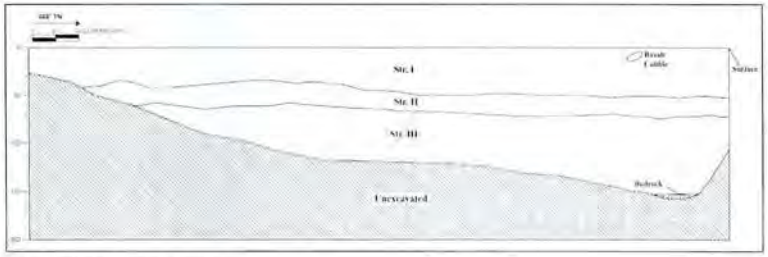


Figure 41. Profile of T-5 north sidewall

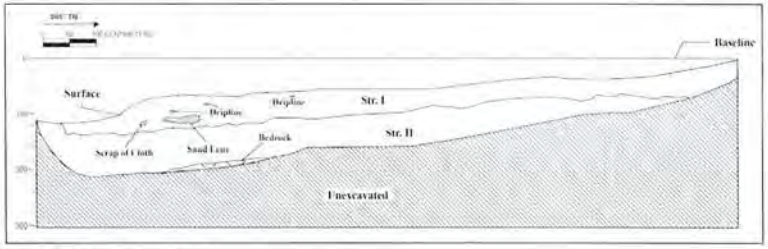


Figure 42. Profile of T-6 west sidewall

Table 7. T-5 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–51	Fill; 2.5YR 3/3, dark reddish brown; sandy clay loam; weak, fine to coarse, crumb structure; weakly coherent consistence; weak cementation; mixed origin; clear, smooth lower boundary; presence of marine sand (5%); sparingly mottled with glass, coral, gravel, plastic bag, concrete, and asphalt
II	34–72	2.5YR 2.5/4, dark reddish brown; clay; massive, moderate, coarse to very coarse, blocky structure; hard consistence; weak cementation; non-plastic; terrigenous origin; clear, wavy lower boundary; few very fine to fine roots; presence of decomposing bedrock
III	56–153	C horizon; 2.5YR 3/6; dark red; clay; moderate, medium to coarse, crumb structure; slightly hard; moderate cementation; non-plastic; terrigenous origin; sterile soil with 75% decomposing bedrock; bedrock observed at 150 cmbs

4.2.6 Test Excavation 6 (T-6)

T-1, located along the central western portion of the current project area (see Figure 27), runs in a rough north/south direction. This test trench was placed along the east end of a linear berm. The berm is located on the north side of SIHP # -2304 and situated between two cane field areas. The northern area is higher in elevation than the southern area, and the berm runs between these two different elevations. The purpose for this trench was to determine the function and/or age of the berm. This test trench, unlike the others, measured 13 m in length. A leveled string was used as a baseline for this trench because of the difference in elevation. The profile was recorded along the west wall with a maximum depth of 205 cmbs. The stratigraphy observed at the location of T-6 consists dark reddish brown sandy clay loam material (Stratum I) with the presence of modern trash (i.e., plastic drip lines and cloth) and pockets of sand lens, and silty clay material containing 40% decomposing bedrock (Stratum II). Bedrock was observed immediately below Stratum II at 205 cmbs. No cultural materials were identified in this trench (see Figure 42, Figure 44, Figure 45, and Table 8). Due to the lack of any evidence found by subsurface testing with the exception of modern drip lines and pieces of cloth observed in Stratum I, it is possible the berm was created during recent times to separate the north and south areas. As seen in Figure 24, the northern area was still in cultivation and the south was not. The berm could have been created (pushed) to keep water used to supply the cane in the north field from flowing into the south field.

4.2.7 Test Excavation 7 (T-7)

T-7, located at the southwest corner in the current project area (see Figure 27), runs in a northeast/southwest direction. The profile was recorded along the northwest wall with a maximum depth of 145 cmbs and shares the same stratigraphic characteristics as T-6 without the modern trash and sand lens. The stratigraphy observed at the location of T-7 consists of dark reddish brown sandy clay loam material (Stratum I) and silty clay material containing 40% decomposing bedrock (Stratum II). Bedrock was observed immediately below Stratum II at 140 cmbs. No cultural materials were identified in this trench (Figure 46, Figure 47, Figure 49, and Table 9).

4.2.8 Test Excavation 8 (T-8)

T-8, located at the southwest central portion of the current project area (see Figure 27), runs in a rough east/west direction. The profile was recorded along the north wall with a maximum depth of 125 cmbs and shares the same stratigraphic characteristics as T-6 and T-7 without the modern trash and sand lens. The stratigraphy observed at the location of T-8 consists of dark reddish brown sandy clay loam material (Stratum I) and silty clay material containing 40% decomposing bedrock (Stratum II). Bedrock was observed immediately below Stratum II at 125 cmbs. No cultural materials were identified in this trench (Figure 48, Figure 50, Figure 51, and Table 10).

4.2.9 Test Excavation 9 (T-9)

T-9, located at the south central portion of the current project area between T-8 and T-10 (see Figure 27), runs in a rough north/south direction. The profile was recorded along the west wall with a maximum depth of 125 cmbs and shares the same stratigraphic characteristics as T-6 through T-8 without the modern trash and sand lens. The stratigraphy observed at the location of T-9 consists of dark reddish brown sandy clay loam material (Stratum I) and silty clay material containing 40% decomposing bedrock (Stratum II). Bedrock was observed immediately below



Figure 43. Photo of T-5 north wall, view to northeast



Figure 44. Photograph of T-6 general view, view to south

Table 8. T-6 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–137	Fill; 2.5YR 2.5/4, dark reddish brown; sandy clay loam; weak, medium, crumb structure; weakly coherent consistence; no cementation; non-plastic; mixed; clear, wavy lower boundary; many very fine to coarse roots; marine sand lens observed as well as a shred of cloth and plastic drip lines
II	110–205	C horizon; 2.5YR 3/6; dark red; silty clay; moderate, fine to medium, crumb structure; hard consistence; strong cementation; non-plastic; terrigenous sediment; few very fine roots; 40% decomposing bedrock; bedrock observed at bottom of trench



Figure 45. Photo of T-6 west wall, view to southwest



Figure 46. Excavating T-7, view to west

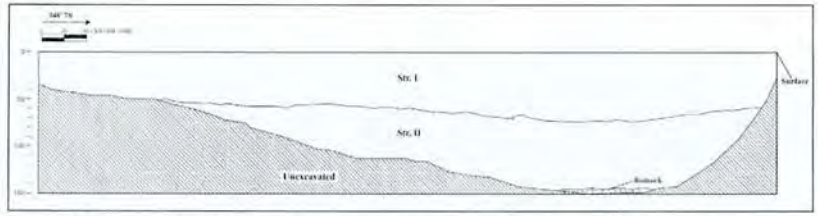


Figure 47. Profile of T-7 northwest sidewall

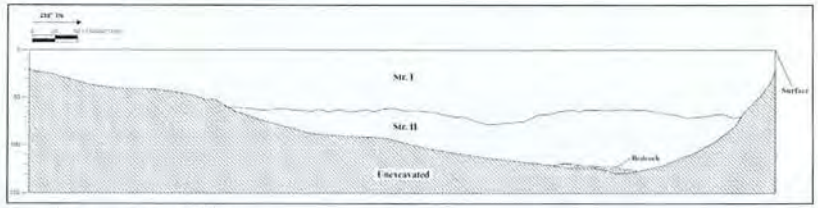


Figure 48. Profile of T-8 north sidewall

Table 9. T-7 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–70	A horizon; 2.5YR 2.5/4, dark reddish brown; sandy clay loam; weak, medium, crumb structure; weakly coherent consistence; no cementation; non-plastic; mixed; clear, wavy lower boundary; many very fine to coarse roots
II	50–145	C horizon; 2.5YR 3/6; dark red; silty clay; moderate, fine to medium, crumb structure; hard consistence; strong cementation; non-plastic; terrigenous sediment; few very fine roots; decomposing bedrock present; bedrock observed at 140 cmbs



Figure 49. Photograph T-7 northwest wall, view to north



Figure 50. Photo of T-8 general view, view to east

Table 10. T-8 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–75	A horizon; 2.5YR 2.5/4, dark reddish brown; sandy clay loam; weak, medium, crumb structure; weakly coherent consistence; no cementation; non-plastic; mixed; clear, wavy lower boundary; many very fine to coarse roots
II	60–125	C horizon; 2.5YR 3/6; dark red; silty clay; moderate, fine to medium, crumb structure; hard consistence; strong cementation; non-plastic; terrigenous sediment; few very fine roots; decomposing bedrock present; bedrock observed at 120 cmbs

Stratum II at 125 cmbs. No cultural materials were identified in this trench (Figure 52, Figure 53, Figure 55, and Table 11).

4.2.10 Test Excavation 10 (T-10)

T-10, located along the south central portion in the current project area just east of T-9 (see Figure 27), runs in a southeast/northwest direction. The profile was recorded along the southwest wall with a maximum depth of 145 cmbs. The stratigraphy observed at the location of T-10 consists of sandy clay loam material (Stratum I), clay material (Stratum II), and clay material with 40% decomposing bedrock (Stratum III). Bedrock was observed immediately below Stratum III. No cultural materials were identified in this trench (Figure 54, Figure 56, Figure 57, and Table 12).

4.2.11 Test Excavation 11 (T-11)

T-11, located along the southeast corner in the current project area (see Figure 27), runs in a rough east/west direction. The profile was recorded along the north wall with a maximum depth of 100 cmbs. The stratigraphy observed at the location of T-11 consists of road construction (Stratum Ia), additional fill material (Stratum Ib), and redeposited decomposing bedrock (Stratum Ic), and clay loam material with mottling of gley (Stratum II). Bedrock was observed at 97 cmbs. No cultural materials were identified in this trench (Figure 58, Figure 59, Figure 60, Figure 61, and Table 13).



Figure 51. Photo of T-8 north wall, view to northeast



Figure 52. Photo of T-9 general view, view to north

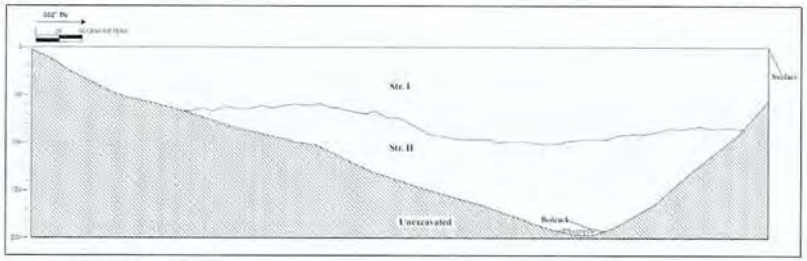


Figure 53. Profile of T-9 west sidewall

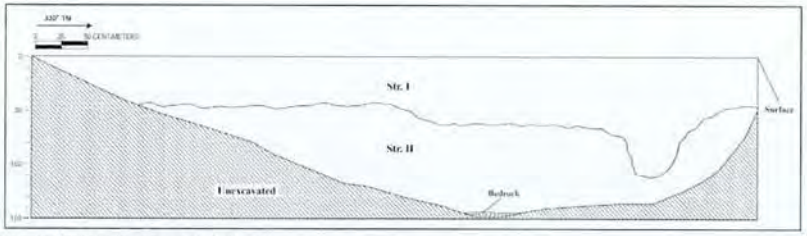


Figure 54. Profile of T-10 southwest sidewall

Table 11. T-9 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–98	A horizon; 2.5YR 2.5/4, dark reddish brown; sandy clay loam; weak, medium, crumb structure; weakly coherent consistence; no cementation; non-plastic; mixed; clear, smooth lower boundary; many very fine to coarse roots
II	56–190	C horizon; 2.5YR 3/6; dark red; silty clay; moderate, fine to medium, crumb structure; hard consistence; strong cementation; non-plastic; terrigenous sediment; few very fine roots; decomposing bedrock present; bedrock observed at 185 cmbs



Figure 55. Photograph of T-9 west wall, view to northwest



Figure 56. Photo of T-10 general view, view to northwest

Table 12. T-10 Stratigraphic Description

Stratum	Depth (cmbs)	Description
I	0–105	2.5YR 2.5/4, dark reddish brown; clay; massive, moderate, coarse to very coarse, blocky structure; hard consistence; weak cementation; non-plastic; terrigenous origin; clear, smooth lower boundary; few very fine to fine roots; presence of decomposing bedrock (30%)
II	40–147	C horizon; 2.5YR 3/6; dark red; clay; moderate, medium to coarse, crumb structure; slightly hard; moderate cementation; non-plastic; terrigenous origin; sterile soil with 85% decomposing bedrock; bedrock observed at 145 cmbs

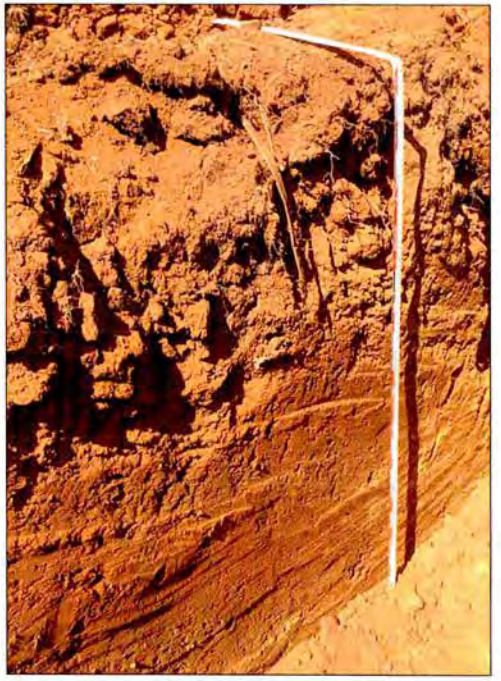


Figure 57. Photograph of T-10 southwest sidewall, view to northwest

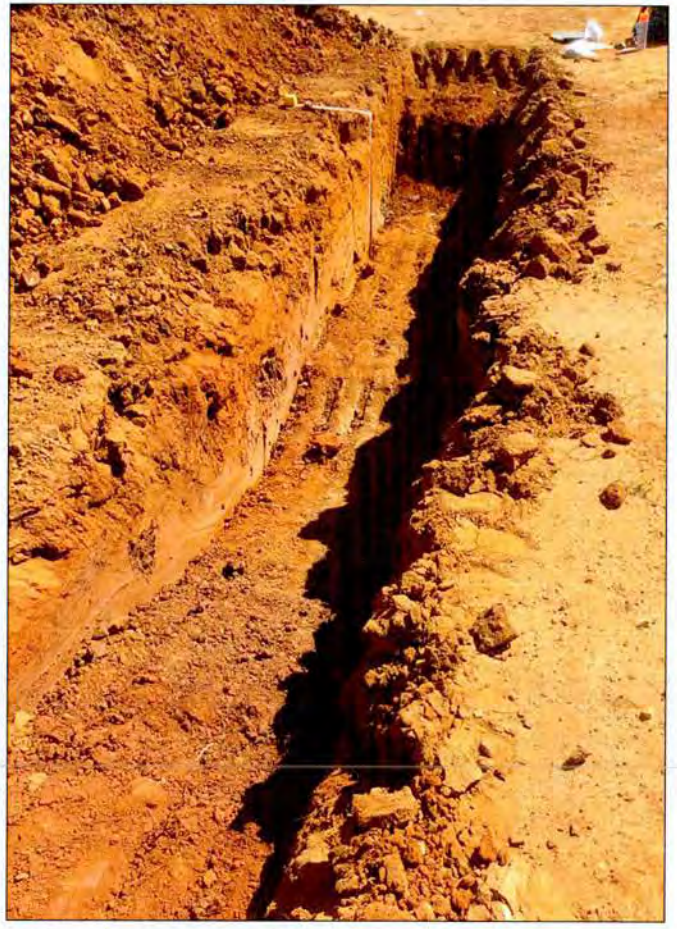


Figure 58. Photo of T-11 general view, view to southeast

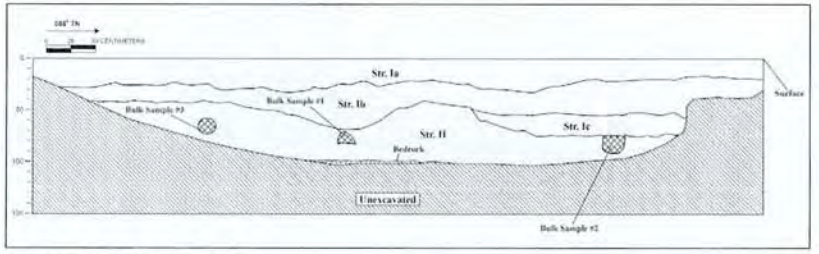


Figure 59. Profile of T-11 north sidewall

Table 13. T-11 Stratigraphic Description

Stratum	Depth (cmbs)	Description
Ia	0–30	Fill; 7.5YR 4/6, strong brown; clay; moderate, medium to very coarse, blocky structure; hard consistence; weak cementation; non-plastic; terrigenous origin; clear, smooth lower boundary; road construction
Ib	18–65	Fill; 5YR 4/6, yellowish red; silty clay; moderate, fine to medium, crumb structure; weakly coherent consistence; weak cementation; slightly plastic; terrigenous origin; clear, smooth lower boundary; few fine roots
Ic	45–70	Redeposited decomposing bedrock; unknown depositional environment
II	38–99	10YR 4/2, dark grayish brown; silty clay loam; moderate, very fine to medium, prismatic structure; firm consistence; weak cementation; slightly plastic; mixed terrigenous; gley mottling 30%; presence of clay material more along west end with gley mottling of the wall and more gley mottling on clay on eastern end of the wall; bulk sediment samples at 64, 79, and 85 cmbs showing the transition in soil samples; bedrock observed at 97 cmbs



Figure 60. Photo of T-11 eastern end of north wall, view to southeast



Figure 61. Photo of T-11 central portion of north wall, view to north

Section 5 Site Descriptions

A total of four historic properties were identified and documented during the current AIS investigation (Figure 62 and Table 14). The historic properties identified consist of a large concrete building foundation (SIHP # -2303), two remnant cane haul roads (SIHP #s -2304 and -2306), and a remnant plantation-era ditch (SIHP # -2305). All of the historic properties identified date from the historic era.

Table 14. Summary of Historic Properties Identified During the Current AIS Investigation

SIHP #	Formal Type	Functional Interpretation	Temporal Interpretation
50-30-09-2303	Platform	Building foundation	Military historic era
50-30-09-2304	Road (remnant)	Cane haul road	Plantation historic era
50-30-09-2305	Ditch (remnant)	Irrigation	Plantation historic era
50-30-09-2306	Road (remnant)	Cane haul road	Plantation historic era

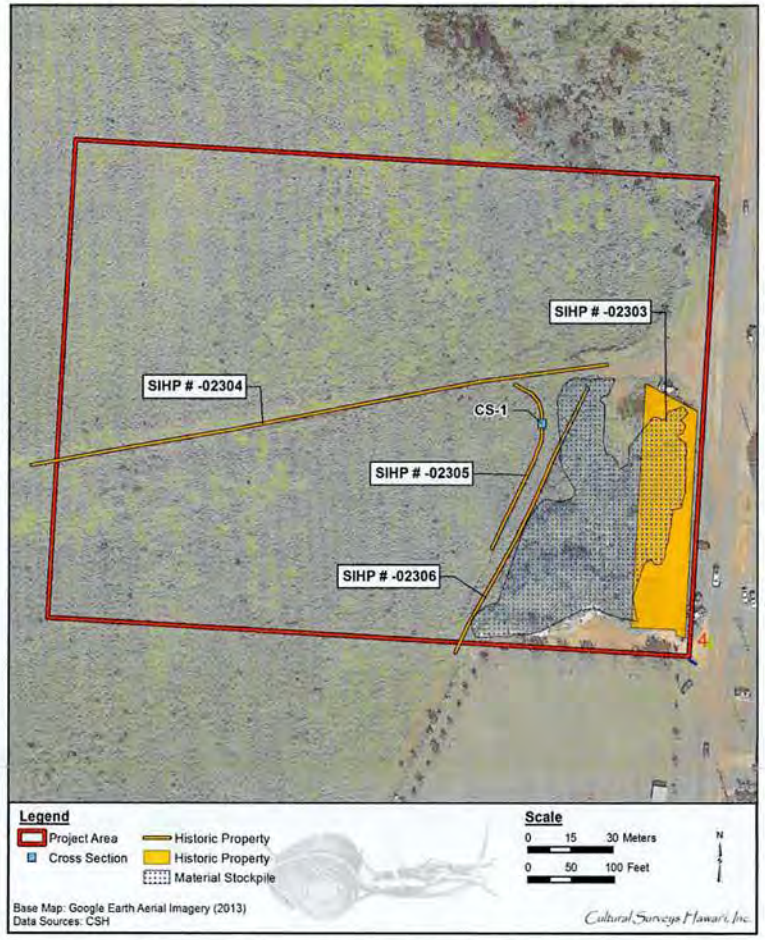


Figure 62. Aerial photograph of the project area (Google Earth 2013) showing location of historic properties identified during this survey

5.1 SIHP # 50-30-09-2303

FORMAL TYPE:	Platform (concrete)
FUNCTION:	Building foundation
NUMBER OF FEATURES:	0
AGE:	Historic
TEST EXCAVATIONS:	None
TAX MAP KEY:	
LAND JURISDICTION:	State
PREVIOUS DOCUMENTATION:	1960 Hanapēpē Coast aerial photograph (UH SOEST); 1977 USGS Orthophotograph Hanapēpē Quadrangle aerial photograph; 1963 Hanapepe USGS topographic quadrangle

SIHP # -2303 consists of a roughly rectangular-shaped concrete platform measuring 86 m (l) by 18.6 m (w) with various heights from 0.02 m at the southern end of the structure to 1.19 m at the northern end (Figure 63 and Figure 64). The entire structure is not visible due to stockpiling of soil, sand, gravel, concrete, small to large basalt angular and sub-angular cobbles and boulders as well as wood (Figure 65). The exterior wall of the structure appears to have been formed, using 6-inch wide lumber, and its interior appears to be rock and soil fill with floor slab pour on top.

As previously mentioned, the project area was part of a larger area which formed the Kauai Training Center during World War II (Creed et al. 1995) (see Figure 21). SIHP # -2303, located at the southeast corner of the project area, was built during World War II when the military came to Hanapēpē for war preparations. Further research gives no indication of the building's purpose. SIHP # -2303 can also be seen in Figure 66.

After the war ended and the military pulled out of the majority of the areas around the island, the building was abandoned. During the 1950s, Big Save, Inc. leased the building and used it as a warehouse for the Big Save markets situated throughout the island. The building was in use for about 10 years until it was abandoned again. It got destroyed by Hurricane 'Iwa in 1982 and only the building foundation remained. The foundation was used 10 years later as a temporary debris dump site during the months following Hurricane Iniki in 1992 (personal communication with Gerald Ida 2015).

Pursuant to HAR §13-13-275-6, SIHP # -2303 is assessed as significant under Criterion "d" (have yielded, or is likely to yield, information important for research on prehistory or history), for its potential to provide information about plantation-era operations and infrastructure.

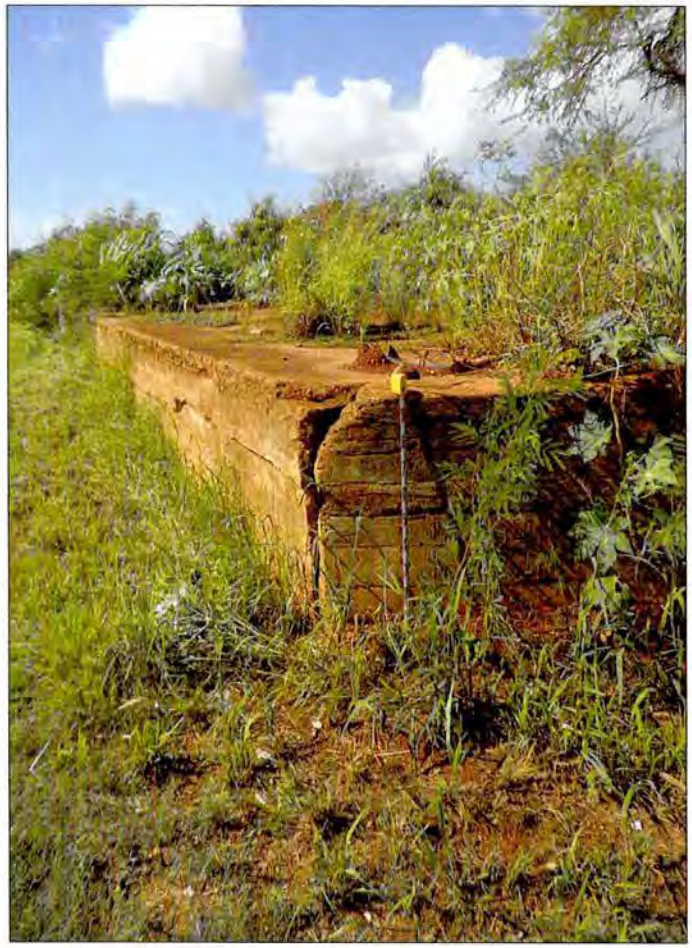


Figure 63. Photo of SIHP # -2303 (concrete building foundation), view to south



Figure 64. Photo of SIHP # -2303 (concrete building foundation), view to southwest



Figure 65. Photo of stockpiled materials (left) on SIHP # -2303, view to north

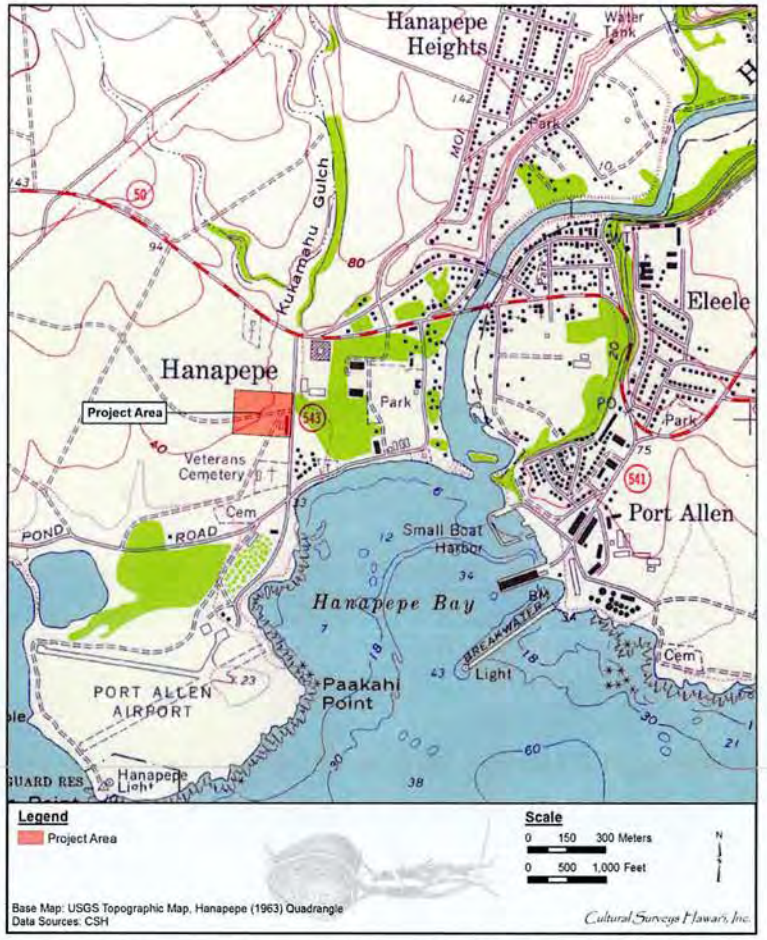


Figure 66. 1963 Hanapepe USGS topographic map quadrangle showing SIHP # -2303 at the southeast corner (black rectangle) in the project area

5.2 SIHP # 50-30-09-2304

FORMAL TYPE:	Haul cane road
FUNCTION:	Transportation
NUMBER OF FEATURES:	0
AGE:	Historic
TEST EXCAVATIONS:	None
TAX MAP KEY:	
LAND JURISDICTION:	State
PREVIOUS DOCUMENTATION:	1901 Alexander map of Makaweli Plantation; 1923 Chaney map; 1927 Hawaiian Sugar Company field map; 1910 USGS topo map; 1928, 1960, 1977, 2006, and 2013 aerial photos; 1963 USGS topo map; and 2014 TMK map

SIHP # -2304 is a remnant section of a plantation-era cane haul road (Figure 68). The remnant road measures 190 m long by 4.0 m in width and traverses in a rough northeast/southwest direction through the entire project area (see Figure 62). The road parallels an earthen berm located to the north of the road (Figure 67).

Historically, this site was most likely the location of the original railroad bed. The earliest known reference to the railroad venture was in from a Hawaiian Sugar Company manager in his 1892 annual report: "5 and 3/10 miles of permanent track and 5 miles of portable track." The plantation expanded the railroad system in 1893 (Condé and Best 1973:134). The 1901 Alexander map shows the railroad running through the entire project area (see Figure 14). Railroad coverage was missing from the plantation's annual reports between 1895 and 1902 (Condé and Best 1973:134). Based on the 1891 Imlay map of Gay and Robinson Land (Figure 69) and the 1901 Alexander map (see Figure 14), it can be said that the railroad located in the project area was most likely constructed during the 1893 expansion of the railroad system. A significant change occurred in 1908, when the plantation worked out a shipping agreement whereby the Kauai Railway Company would carry sugar for the plantation to 'Ele'ele Landing (Creed et al. 1995). A 1927 field map from Hawaiian Sugar Company shows a railroad in the project area in Field no. 3 (see Figure 15). The earliest photo of the railroad system in the project area and its vicinity is seen on Figure 70.

> The last cane was cut at the Hawaiian Sugar Company on July 21, 1941 and the grinding of that cane was finished two days later. With a great celebration and luau, the railroad was officially closed out on August 23rd, 1941. By the end of 1941 all the company's physical properties had been disposed of, either to its successor, Olokele Sugar Company, or by independent sale. [Condè and Best 1973:135]

The closing of the railroad system gave way to the conversion to haul cane roads. SIHP # -2304 was one of those haul cane roads. The co-author of this report, CSH archaeologist Missy Kamai, grew up in Pakala Village in the *ahupua'a* of Makaweli and recalls stories heard from former plantation cane truck drivers about the "dirt roads" (cane haul roads) being old railroads. She remembers trucks being driven along the coastal road from cane cultivated in the surrounding areas



Figure 67. Photo of SIHP # -2304, remnant cane haul road and former railroad bed to the left, view to northeast



Figure 68. Photo of SIHP # -2304, remnant cane haul road and former railroad bed to the left, view to northeast



Figure 69. 1891 Imlay map of Gay and Robinson Land showing project area and no railroad system



Figure 70. 1928 Hanapēpē Coast aerial photograph (UH SOEST) showing the project area and SIHP # -2304 when it was a railroad, before becoming a cane haul truck road

of the village and transporting it to the mill in Kaumakani (Olokele Plantation). It was around the 1990s that the roads along the coast ceased to be used for transporting cane, although people from the plantation camps still used them for fishing and camping access. The roads along the coast weren't maintained and weathering caused the roads to heavily erode, particularly after heavy rains.

SIHP # -2304 is shown on historic maps and photos (Figure 70; also see Figure 11, Figure 14, Figure 15, Figure 19, Figure 22, and Figure 23). A more recent aerial photo (2006) shows SIHP # -2304 with cane growing only on the northern half of the project area (Figure 71). 2009 brought the last of Kaua'i's sugar plantation era to an end with the closing of Olokele Plantation.

In this recent survey, very little remains of the site. What remains of SIHP # -2304 has been overgrown with vegetation and only a few sections of road can be seen (Figure 67 and Figure 68).

SIHP # -2304 is assessed as significant under Criterion "d" (have yielded, or is likely to yield, information important for research on prehistory or history) pursuant to HAR §13-13-275-6, for its potential to provide information about plantation-era operations and infrastructure.



Figure 71. 2006 aerial photo (UH SOEST) of the Hanapēpē coast showing the project area and cane growing in the northern half of the project area

5.3 SIHP # 50-30-09-2305

FORMAL TYPE:	Irrigation ditch
FUNCTION:	Water control
NUMBER OF FEATURES:	0
AGE:	Historic
TEST EXCAVATIONS:	None
TAX MAP KEY:	
LAND JURISDICTION:	State
PREVIOUS DOCUMENTATION:	1960, 1977, and 2006 aerial photos of the Hanapēpē coast

SIHP # -2305 is a remnant section of a plantation irrigation ditch that measures 68.3 m in length by 1.06 m in width with an average depth of 0.85 m. It is a simple soil ditch with no associated rock work and is overgrown with vegetation as seen in Figure 72. Both ends of the ditch have been bulldozed.

One cross-section profile (CS-1) was recorded to represent physical characteristics of SIHP # -2305. The cross-section was documented along the north central area of the ditch (Figure 73 through Figure 75).

The earliest documentation found to possibly date this site comes from a 1960 aerial photo of the Hanapēpē coast. This site can also be seen in 1977 and 2006 aerial photos (Figure 71, see Figure 22 and Figure 23).

SIHP # -2305 is assessed as significant under Criterion "d" (have yielded, or is likely to yield, information important for research on prehistory or history) pursuant to HAR §13-13-275-6, for its potential to provide information about plantation-era operations and infrastructure.



Figure 72. Photo of SIHP # -2305 (irrigation ditch), view to north

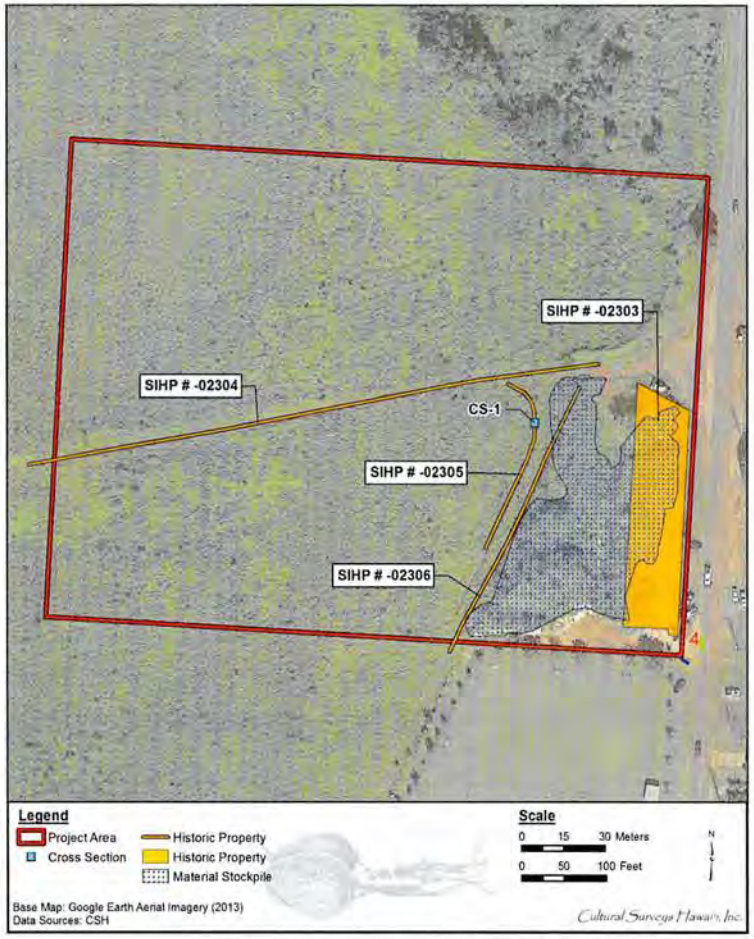


Figure 73. Aerial photograph of the project area (Google Earth 2013) showing location of cross-section 1 (CS-1)

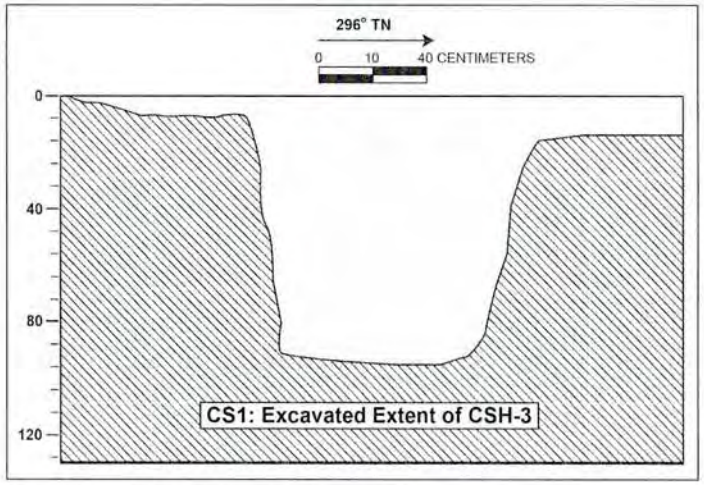


Figure 74. SIHP # -2305 (irrigation ditch), Cross-section 1



Figure 75. Photo of SIHP # -2305, Cross-section 1, view to southwest

5.4 SIHP # 50-30-09-2306

FORMAL TYPE:	Cane haul road
FUNCTION:	Transportation
NUMBER OF FEATURES:	0
AGE:	Historic
TEST EXCAVATIONS:	None
TAX MAP KEY:	
LAND JURISDICTION:	State
PREVIOUS DOCUMENTATION:	1960 and 1977 aerial photos of the Hanapēpē coast; 1963 Hanapepe USGS topographic quadrangle

SIHP # -2306 is a section of plantation-era cane haul road measuring 120 m in length by 4.0 m in width, and traverses the project area in a rough north/south direction (Figure 76 and Figure 77). The road is located along the eastern boundary of the former cane lands within the project area. The road has been impacted by bulldozing and soil stockpiling. This site is bounded by the soil stockpiling on the east and SIHP # -2305 (irrigation ditch) on the west.

The earliest documentation found to date this site appears in the 1960 aerial photo of the Hanapēpē coast seen in Figure 22. SIHP # -2306 can also be seen in the 1963 Hanapepe USGS topographic map quadrangle and a 1977 aerial photograph (see Figure 23 and Figure 66). This site can also been seen in a 2006 aerial photo (see Figure 71); this is most likely the last photo of the site still in use. In 2009 the last of the cane was harvested before Olokele plantation, Kaua'i last sugar plantation, closed.

SIHP # -2306 is assessed as significant under Criterion "d" (have yielded, or is likely to yield, information important for research on prehistory or history) pursuant to HAR §13-13-275-6, for its potential to provide information about plantation-era operations and infrastructure.



Figure 76. Photo of SIHP # -2306, at the entrance to the former cane lands, view to west



Figure 77. Photo of SIHP # -2306, bounded by soil stockpiling (left) and SIHP # -2305 (right), view to south

Section 6 Summary and Interpretation

At the request of SSFM International, CSH has carried out this archaeological inventory survey for West Kaua'i DLNR Facility project, Hanapēpē Ahupua'a, Waimea District, Kaua'i ,TMK: [4] 1-8-008:020 por.

The West Kaua'i field operations facility will provide secured storage, office space, conference room, restrooms, showers, parking, plant nursery, native bird holding area, and fueling facilities (28 January 2015 letter *Release of Funds for West Kauai Field Operations Facility, Kauai, Job No. J43CK30A, as Authorized by Act 134, SLH 2013, as Amended by Act 122, SLH 2014, Item D-8.04*).

All fieldwork was conducted under the general supervision of Hallett H. Hammatt, Ph.D. (Principal Investigator). The pedestrian survey for the current project area was conducted by CSH archaeologists Gerald Ida, B.A., and Missy Kamai, B.A., on 14 September 2015 and 15 September 2015, and the subsurface testing was carried out by CSH archaeologists Abigail "Abby" Langham, M.A., and Missy Kamai, B.A., from 12 October 2015 through 14 October 2015 after consulting with SHPD Kaua'i Lead Archaeologist Mary Jane Naone on proposed subsurface trench locations. The total fieldwork required approximately 5 days to complete.

The purpose of the inventory was to 1) identify surface historic properties, 2) search for and evaluate the potential for subsurface historic properties, and 3) collect stratigraphic information that may inform future development.

A total of four historic properties were identified and documented on the surface during the 100% pedestrian survey conducted for the current project area. The historic properties identified consist of two remnant cane haul roads (SIHP #s -2304 and -2306), a large concrete building foundation (SIHP # -2303), and a remnant plantation-era ditch (SIHP # -2305). All of the historic properties identified date from the historic era. The archaeological features identified during the current investigation date to the mid-twentieth century and are considered part of the Hawaiian Sugar Company and Olokele Plantation irrigation and transport system (SIHP #s -2304 through -2306) with an inclusion of military influence during war time with the construction of SIHP # -2303 and its reutilization from the 1950s and 1960s as a warehouse to store goods for a first chain of supermarkets on the island of Kaua'i.

A total of 11 linear backhoe-assisted test excavations were completed within the project area. All trenches with the exception of T-6 measured between 7 m (23 ft) and 8 m (26 ft) long and 0.6 m (2 ft) wide with various depths from 0.6 m to 1.8 m. T-1 through T-5 revealed very similar stratigraphy. The uppermost strata within the project area consists of varying layers of modern A horizons and historic fill designated Stratum I or an O horizon. The modern A horizons were typically in areas of vegetation (weeds) and where modern trash was observed on the surface prior to vegetation removal. Stratum II consists of clay material with various percentages of decomposing bedrock present, and Stratum III consists of culturally sterile soil. T-6 through T-11 revealed very similar stratigraphy. The uppermost strata within the project area consists of varying layers of modern A horizons and historic fill designated Stratum I and sub-designated alphabetically (a and b). The modern A horizons were typically in areas of vegetation (weeds) and where modern trash was observed on the surface prior to vegetation removal. The fill layer present

in T-11 was typically associated with prior road construction and was most likely associated with SIHP # -2303. Stratum II consists of culturally sterile soil. All backhoe-assisted trenches were excavated to bedrock.

Section 7 Significance Assessments

As discussed in Section 1.2, cultural resources are generally at least 50 years old (although there are exceptions) and include buildings and structures; groupings of buildings or structures (historic districts); certain objects; archaeological artifacts, features, sites, and/or deposits; groupings of archaeological sites (archaeological districts); and, in some instances, natural landscape features and/or geographic locations of cultural significance. The current investigation was tasked with the identification of archaeological cultural resources.

For a cultural resource to be significant under HAR §13-275-6, the cultural resource should possess integrity of location, design, setting, materials, workmanship, feeling, and/or association, and meet one or more of the following criteria:

a. Be associated with events that have made an important contribution to the broad patterns of our history;

b. Be associated with the lives of persons important in our past;

c. Embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value;

d. Have yielded, or is likely to yield, information important for research on prehistory or history; or

e. Have an important value to the native Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group's history and cultural identity.

Four new historic properties were identified within the current project area. Table 15 lists the historic properties along with their significance/eligibility assessments and mitigation recommendations. These significance recommendations are included in this AISR for the review and concurrence of the SHPD.

All four historic properties have been assessed as significant under Criterion "d," meaning that each historic property has "yielded, or is likely to yield, information important for research on prehistory or history." This reflects their value to our understanding of plantation-era infrastructure and military construction in the Hanapēpē area.

SIHP # -2303 consists of remnants of a concrete building foundation built during World War II when Hanapēpē was part of the changes wrought by war preparations. The building site was part of a larger area that formed the Kauai Training Center and has since been destroyed. Hanapēpē was one of the few areas on the island involved with the military as a large amount of local volunteers (mostly plantation workers) were inducted into the 442nd Battalion. Hanapēpē was also had the only paved airport runway, Burns Field. Once the war was over, the building was then subleased to the Kawakami family who used the building as a warehouse for a chain of stores on Kaua'i, Big Save Markets from the 1950s to the 1960s. The building was destroyed by hurricane Iwa in 1982. The building foundation was further impacted when used as a debris stockpiling site

following hurricane Iniki in 1992. SIHP # -2303 assessed as significant under Criterion "d" for its potential to provide information about plantation-era operations and infrastructure no longer possesses integrity of design, materials or workmanship. Other elements of location, setting and association are recorded in historic records and maps referenced or presented in this report.

SIHP # -2304, a remnant cane haul road, was originally part of the railroad system that transported cane from the fields in Makaweli Ahupua'a to Port Allen, also known as 'Ele'ele Landing. When the railroad systems shut down in 1933, the majority of the railways were converted back to dirt roads with the use of vehicular transportation. SIHP # -2304 is evaluated for significance under HAR §13-275-6 Criterion "d" for its potential to provide information about the setting, location and association of plantation-era operations and infrastructure in Hanapepe. Historic records and maps referenced or presented in this report document the site information.

SIHP # -2305, a plantation-era remnant soil ditch with no associated rock work, is evaluated for significance under HAR §13-275-6 Criterion "d" for its potential to provide information about the setting, location and association of plantation-era operations and infrastructure. Historic records and maps referenced or presented in this report document the site information.

SIHP # -2306, like SIHP # -2304, is a remnant cane haul road that was likely built in the late 1950s. SIHP # -2306 is evaluated for significance under HAR §13-275-6 Criterion "d" for its potential to provide information about the setting, location and association of plantation-era operations and infrastructure. Historic records and maps referenced or presented in this report document the site information.

Table 15. Archaeological Historic Property Integrity, Significance, and Mitigation Recommendations

SIHP #	Test Excavation	Formal Type/ Description	Integrity							Significance	Mitigation Recommendation
			Location	Design	Setting	Materials	Workmanship	Feeling	Association		
50-30-09-2303	No	Concrete foundation	Y	N	Y	N	N	N	Y	d	Historical data recovery completed. No further work
50-30-09-2304	No	Remnant cane road	Y	N	Y	N	N	N	Y	d	Historical data recovery completed. No further work
50-30-09-2305	No	Remnant irrigation ditch	Y	N	Y	N	N	N	Y	d	Historical data recovery completed. No further work
50-30-09-2306	No	Remnant cane road	Y	N	Y	N	N	N	Y	d	Historical data recovery completed. No further work

Section 8 Project Effect and Mitigation Recommendations

8.1 Project Effect

Under Hawai'i state historic preservation legislation, the two possible effect determinations for a given project under historic preservation review are "no historic properties affected" and "effect, with proposed mitigation commitments" (HAR §13-275-7). In the circumstance of the current project area, a total of four historic properties were documented within the current project area. All of the historic properties documented within the current project area are significant for their information content.

The proposed project is for the construction of a DLNR West Kaua'i Facility will include animal pens and a plant nursery and the proposed land use is to remain consistent with present and past agricultural practices within the project area footprint. CSH recommends a project specific effect determination of "effect, with proposed mitigation commitments" (HAR §13-275-7(a)(2))

8.2 Mitigation Recommendations

Based on the project specific "effect, with proposed mitigation commitments" (HAR §13-275-7), CSH proposes that per 13-275-8(a)(1)(D) Historical data recovery has been completed by means of this AIS report and recommends no further historic preservation work for the four historic properties in the project area (see Table 15).

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Appendix D: Biological Survey

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H. T. HARVEY & ASSOCIATES
Ecological Consultants

Biological Survey Report for Hawai'i Department of Land and Natural Resources' Field Operation Facility Project in Hanapepe, Kauai

Project # 3773-01

Prepared for:

Jared Chang
SSFM International
510 Sumner Street, Suite 602
Honolulu, HI 96817

Prepared by:

H. T. Harvey & Associates

November 2015

745 Fort Street, Suite 2003 • Honolulu, HI 96813 • Ph: 808.441.2080 • F: 808.441.2090

Table of Contents

Section 1.0 Project Background 1
Section 2.0 Methods 2
Section 3.0 Results and Discussion 3
3.1 Flora 3
3.2 Fauna 8
Section 4.0 Conclusions and Recommendations 10
Section 5.0 References 12

Tables

Table 1. Plant Species Observed on the Project Site 4
Table 2. Bird Species Observed on the Project Site 9

Figures

Figure 1. Open Guinea Grass Grassland Vegetation Representative of the Project Site 3
Figure 2. Roadside Vegetation along the Eastern Border of the Project Site 6
Figure 3. Shower Trees (*Cassia* × *nealiae*) and Coconut Palms (*Cocos nucifera*) Planted along the Southern Border of the Project Site 7
Figure 4. Dense Thicket of 'Opiuma (Pithecellobium dulce) Trees (Background) Seen Bordering the Gulch in the Northeastern Part of the Project Site 7

Section 1.0 Project Background

The Hawai'i Department of Land and Natural Resources (DLNR) does not have a field operation facility on the west side of Kauai. To provide a base for efficient and economical response to emergency incidents, as well as daily management operations, DLNR plans to build such a facility in Hanapepe, on the west side of Kauai. SSFM International (SSFM) is contracted to design this facility and conduct an environmental assessment. SSFM requested that H. T. Harvey & Associates conduct a biological (flora and fauna) survey in support of the design and planning for the field operations facility. This report summarizes the results of the survey conducted by H. T. Harvey & Associates biologists Dr. Shahin Ansari and Gregory Spencer on September 24, 2015.

The project site is an approximately 10-acre undeveloped parcel located in Hanapepe in Kauai, approximately 0.2 kilometers northeast of Hanapepe Bay. It has no infrastructure and is bordered by Lele Road to the east, Kauai Veterans Cemetery to the south, and undeveloped land to the north and west.

The objectives of the flora and fauna survey were as follows:

- Identify and document the presence and relative abundance of plant species and vegetation communities found on the project site.
- Identify and document the presence of birds, mammals, amphibians, reptiles, and invertebrate macrofauna observed on the project site.
- Identify and document the presence of species state or federally listed as threatened or endangered, candidate species, species of concern, or rare (either locally or statewide) species observed or likely to occur on the project site.
- Provide recommendations:
    - to avoid or minimize impacts on any taxa state or federally listed as threatened or endangered and candidate species for listing observed, or likely to occur, on the project site and
    - to minimize the introduction and spread of invasive species.

Section 2.0 Methods

A pedestrian survey of the project site was conducted on September 24, 2015. The biologists documented all plant and animal species (birds, mammals, amphibians, reptiles, and invertebrates) observed on the site. Rocky outcrops, shaded areas and depressions, which are more likely to support native plant species, were intensively surveyed. Sunny, clear skies and moderate trade winds prevailed during the survey period. A reconnaissance-level survey for the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) was conducted on the project site for 1 hour, starting from 30 minutes before sunset (6:34 p.m.) to 30 minutes after sunset. The bat survey was conducted under ideal weather conditions with the help of night vision googles. The taxa recorded during the survey are indicative of the season ("rainy" versus "dry") and the environmental conditions at the time of the survey. The terrain was gently undulating in most parts of the project site with a shallow (approximately 20-foot-deep) gulch in the northeastern part.

Section 3.0 Results and Discussion

3.1 Flora

No plant species state or federally listed as threatened, endangered, or candidates for listing (USFWS 2015) and no rare native Hawaiian plant species were observed on the project site during the survey. The site does not contain proposed or designated critical habitat for threatened or endangered plant species (USFWS 2015).

Thirty-six plant species were recorded on the project site during the survey (Table 1). Of these, only one species, 'uhaloa (*Waltheria indica*), is indigenous to the Hawaiian Islands and is commonly found across the state (Wagner et al. 1999). The vast majority of the project site was composed of open guinea grass grassland (Figure 1). Guinea grass (*Megathyrsus maximus*) was the most abundant species across the project site. Sparely scattered shrubs of haole koa (*Leucaena leucocephala*) also were present. Other herbaceous species scattered in the guinea grass grassland included spiny amaranth (*Amaranthus spinosus*), 'uhaloa, buffel grass (*Cenchrus ciliaris*), castor (*Ricinus communis*), tick clover (*Desmodium tortuosum*), and golden crownbeard (*Verbesina encelioides*).



Figure 1. Open Guinea Grass Grassland Vegetation Representative of the Project Site

Table 1. Plant Species Observed on the Project Site

Scientific Name	Common Name	Status	Relative Abundance on Site
Monocots			
Arecaceae			
Cocos nucifera L.	Coconut palm	Pol	R
Cyperaceae			
Cyperus rotundus L.	Purple nut sedge	X	R
Poaceae			
Cenchrus ciliaris L.	Buffel grass	X	A
Chloris barbata Sw.	Swollen finger grass	X	C
Cynodon dactylon (L.) Pers.	Bermuda grass	X	C
Digitaria insularis (L.) Mez ex Ekman	Sourgrass	X	U
Eleusine indica (L.) Gaertn.	Wiregrass	X	C
Eragrostis amabilis L.	Love grass	X	U
Megathyrsus maximus (Jacq.) B. K. Simon and S. W. L. Jacobs	Guinea grass	X	A
Melinis repens (Willd.) Zizka	Natal redtop	X	R
Dicots			
Amaranthaceae			
Alternanthera pungens Kunth	Khaki weed	X	R
Amaranthus spinosus L.	Spiny amaranth		U
Asteraceae			
Parthenium hysterophorus L.	False ragweed	X	U
Pluchea carolinensis (Jacq.) G.Don	Sourbush	X	R
Tridax procumbens L.	Coat buttons	X	U
Sphagneticola trilobata (L.) Pruski	Wedelia	X	U
Verbesina encelioides (Cav.) Benth. & Hook.	Golden crownbeard	X	R
Bignoneaceae			
Spathodea campanulata P.Beauv.	African tulip tree	X	R
Convolvulaceae			
Ipomoea obscura (L.) Ker Gawl.	Obscure morning glory	X	u
Merremia aegyptia (L.) Urb.	Hairy merremia	X	A
Euphorbiaceae			
Euphorbia hirta L.	Hairy spurge	X	u
Ricinus communis L.	Castor	X	u
Fabaceae			

Scientific Name	Common Name	Status	Relative Abundance on Site
Cassia x nealiae	Rainbow shower tree	X	R
Chamaecrista nictitans L.	Partridge pea	X	R
Desmodium tortuosum (Sw.) DC.	Tick clover	X	C
Leucaena leucocephala (Lam.) de Wit	Haole koa	X	A
Pithecellobium dulce (Roxb.) Benth	'Opiuma, Manila tamarind		C
Prosopis pallida (Humb. & Bonpl. ex Willd.) Kunth	Kiawe	X	C
Senna occidentalis (L.) Link	Coffee senna	X	U
Lamiaceae			
Leonotis nepetifolia (L.) R.Br.	Lion's ear	X	R
Malvaceae			
Sida ciliaris L.	Sida	X	U
Sida rhombifolia L.	Sida, Cuban jute	X	U
Myrtaceae			
Syzygium cumini (L.) Skeels	Java plum	X	R
Nyctaginaceae			
Boerhavia coccinea Mill.	Alena	X	R
Sterculiaceae			
Waltheria indica L.	'Uhaloa	I?	C
Verbenaceae			
Stachytarpheta australis Moldenke	Branched porterweed	X	R

Notes: This checklist is an inventory of all the plant species observed by H. T. Harvey & Associates botanist Dr. Shahin Ansari on September 24, 2015, on the project site. The plant names are arranged alphabetically by family; then by species, into each of two groups: Monocots and Dicots. The taxonomy and nomenclature of the flowering plants are in accordance with Wagner et al. (1999); recent name changes are those recorded in Wagner and Herbst (1999) and Wagner et al. (2012).

Status:

Pol = Polynesian introduction.

X = introduced or alien (all those plants brought to the Hawaiian Islands by humans, intentionally or accidentally, after Western contact (i.e., Cook's arrival in the islands in 1778).

I? = questionably indigenous (species for which dates of introduction or other information do not make a clear argument for their dispersal here by natural or human-related mechanism but for which the weight of the evidence suggests that they are probably indigenous).

Qualitative Relative Abundance of Observed Species on Site:

A = abundant—forming a major part of the vegetation in the survey on project site.

C = common—widely scattered throughout the area or locally abundant in a portion of it.

U = uncommon—scattered sparsely throughout the area or occurring in a few small patches.

R = rare—only a few isolated individuals in the survey area.

Vegetation along the eastern border (Figure 2) of the project site can be characterized as typical roadside vegetation. It comprised herbaceous species such as guinea grass, buffel grass, sida (*Sida ciliaris*), wiregrass

(*Eleusine indica*), leafy spurge (*Euphorbia hirta*), tick clover, love grass (*Eragrostis amabilis*), and khaki weed (*Alternanthera pungens*). An approximately 4-foot-tall concrete wall ran parallel to Lele Road in the southeastern part of the project site, south of the entrance gate. Vegetation in this area was several feet higher in elevation compared to the guinea grass grassland because it was growing on the large pile of dirt next to the wall. The vegetation in this relatively higher area was composed primarily of haole koa and kiawe (*Prosopis pallida*) trees, and the ground cover was composed primarily of 'uhaloa, tick clover, and guinea grass. Large patches of bare dirt were present along the southeastern part of the project site bordering the cemetery, along with shower trees and coconut palms, which appeared to have been planted along this boundary (Figure 3). The vegetation in the shallow gulch in the northeastern part of the project site, composed of tall, thorny 'opiuma trees (*Pithecellobium dulce*) and thick stands of guinea grass and haole koa shrubs in the understory, was dense and impenetrable (Figure 4). A single java plum (*Syzygium cumini*) tree that was loaded with fruit also was observed in the gulch.



Figure 2. Roadside Vegetation along the Eastern Border of the Project Site



Figure 3. Shower Trees (*Cassia x nealiae*) and Coconut Palms (*Cocus nucifera*) Planted along the Southern Border of the Project Site



Figure 4. Dense Thicket of 'Opiuma (Pithecellobium dulce) Trees (Background) Seen Bordering the Gulch in the Northeastern Part of the Project Site

3.2 Fauna

Fourteen bird species—a diverse assemblage of 13 nonnative and one indigenous species—were seen during the survey of the project site (Table 2). None of the bird species are listed under the federal Endangered Species Act (ESA) as threatened, endangered, or candidate wildlife species (USFWS 2015). At 6 p.m., we observed one Hawaiian short-eared owl (*Asio flammeus sandwichensis*), a species listed by the State of Hawai'i as endangered only on the island of O'ahu (DLNR 2015) and protected by the U.S. Fish and Wildlife Service (USFWS) as a migratory bird (USFWS 2013). It flew over the eastern portion of the project site, pausing to hover a few times as it crossed the area. The pauses suggested that it may have been hunting while continuing south along a line of trees paralleling the road and leading away from the site.

Of the 13 nonnative birds, four are classified as migratory birds and therefore are protected under the Migratory Bird Treaty Act: the cattle egret (*Bubulcus ibis*), house finch (*Carpodacus mexicanus*), northern cardinal (*Cardinalis cardinalis*), and barn owl (*Tyto alba*) (USFWS 2013). The *take*[1] of any of these species, as well as the Hawaiian short-eared owl, would require permits issued by USFWS. Of the 13 nonnative birds observed on the site, seven are designated as injurious species on the state list of injurious wildlife (Table 2). Injurious species are known to be harmful to agriculture, aquaculture, or indigenous wildlife or plants or constitute a nuisance or health hazard, and prohibitions against the destruction of individuals of these species do not apply (DLNR 2015).

Overall, the project site is highly disturbed and typical of the lowlands in the area. It does not contain habitat that would be considered suitable for supporting the needs of native nēnē (*Branta sandvicensis*) waterbirds, or seabirds. It has no open bodies of water or streams. The open, grassy fields with sparsely scattered shrubs, which would be used by the Hawaiian short-eared owl, are common and readily available throughout the area.

The only mammal observed during the survey was a domestic cat (*Felis catus*); however, house mice (*Mus musculus*) and rats (*Rattus* spp.) are expected to also be present on the project site. Although we surveyed visually for one hour at about sunset for the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), none were observed during that period. Roosting habitat is mostly marginal on the site, and bats are not expected to raise young in trees associated with this site. Nonetheless, hoary bats may occasionally roost in dense overhanging foliage of some on-site trees.

No nonnative reptiles or amphibians were seen or heard during the survey. Hawai'i does not have any native terrestrial reptiles or amphibians. Among invertebrates, we also observed several sleepy orange butterflies (*Abaeis nicippe*), an introduced species which first appeared in Hawai'i in 2013.

[1] The term *take* means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or to attempt to engage in any such conduct (Title 16, United States Code, Section 1532).

Table 2. Bird Species Observed on the Project Site

Scientific Name	Common Name	Status	Relative Abundance on Site
Bubulcus ibis	Cattle egret	MBTA, X, IS	Abundant
Streptopelia chinensis	Spotted dove	X, IS	Common
Geopelia striata	Zebra dove	X, IS	Common
Acridotheres tristis	Common myna	X	Abundant
Carpodacus mexicanus	House finch	MBTA, X	Common
Lonchura malacca	Chestnut munikin	X, IS	Common
Lonchura oryzivora	Java finch	X, IS	Abundant
Zosterops japonicus	Japanese white-eye	X, IS	Common
Cardinalis cardinalis	Northern cardinal	MBTA, X	Common
Garrulax canorus	Melodious laughing thrush	X	Uncommon
Francolinus francolinus	Black francolin	X	Uncommon
Phasianus colchicus	Ring-necked pheasant	X	Uncommon
Asio flammeus sandwichensis	Hawaiian short-eared owl	MBTA, I, Es	Rare
Tyto alba	Barn owl	MBTA, X, IS	Rare

Notes:
Status:
Es = state endangered status on the island of O'ahu, Hawai'i
I = indigenous (native to the Hawaiian Islands and elsewhere)
IS = state injurious wildlife species.
MBTA = federally protected under the provisions of the Migratory Bird Treaty Act.
X = introduced or alien (nonnative species)

Qualitative Relative Site Abundance of Observed Species:
Abundant = species that are so numerous and conspicuous that they are difficult for an observer to miss.
Common = similar to abundant; applies to species that are regularly seen but may not be exceptionally abundant.
Uncommon = present in low numbers but seen regularly.
Rare = species that may have low populations, require special efforts to observe, or appear only during brief circadian cycles.

Section 4.0 Conclusions and Recommendations

Modifications on the project site are not expected to have a significant adverse impact on any plant species state or federally listed as threatened, endangered, or candidate species for listing as endangered, species of concern, or rare native Hawaiian plant species. The entire project site appears to have been highly disturbed, and the flora on the site is predominantly (97%) nonnative. The one native plant species found on the project site ('uhaloa) commonly occurs on Kauai and the other Main Hawaiian Islands.

The modifications planned on the project site are not expected to result in adverse harm or long-term displacement of animals. Moreover, none of the animals that we documented on the project site are classified as threatened, endangered, or candidates for listing under the ESA or by the State of Hawai'i on the island of Kauai; therefore, none require special protections. The Hawaiian short-eared owl was observed flying over the site but was not observed taking off from or landing on the site, and we did not detect any evidence of a nesting burrow for this species. The site does support introduced species of wild birds, but most of them are considered injurious species and are subject to control where they are found causing problems. The site does not appear to support other common native birds found in lowlands, such as nēnē and waterbirds, probably because suitable habitat that would support these species is absent.

Although the Hawaiian hoary bat was not observed during the reconnaissance-level survey, there are numerous records for this species on Kauai (Tomich 1986). This species is difficult to survey for because it roosts in the dense foliage of many different species of trees and it frequently changes roosts. Hawaiian hoary bats are known to roost in large (typically greater than 15-foot-tall) dense-canopy trees, sometimes at the edges of water bodies, such as streams and lakes (USFWS 1998). No water bodies were present in the project area, but Hawaiian hoary bats may hunt for flying insect prey, and occasionally roost, in the northeastern part of the project area where there is a dense grove of tall (greater than 15-foot-tall) 'ōpiuma trees (Figure 4), a single large java plum, and an African tulip tree. Although the area looks marginal for raising young, Hawaiian hoary bats are known to roost in large java plum and African tulip trees such as those found on the project site. If the large trees are to be cleared or pruned as part of project activities, H. T. Harvey & Associates recommends avoiding pruning or removal of the trees in the northeastern portion of the project site during the bat maternity season, (June 1 through September 15). Further, a construction buffer of 100 feet should be maintained around this northeastern portion during the maternity season. The remainder of the project site does not contain trees that could support the Hawaiian hoary bat and minimization and mitigation for the Hawaiian hoary bat should not be needed for these areas.

We also recommend that any landscape modifications associated with site development avoid establishing habitat features such as ponds and open bodies of water and manicured grassy areas, which might attract endangered waterbirds and nēnē in or near roads, parking lots, or inhabited areas where they would be at higher risk of collision with vehicles and harmful interactions with humans and pets.

If additional landscaping on the project site is desired in the future, H. T. Harvey & Associates recommends that native Hawaiian plants be used to the maximum extent practicable. Potential native plants that may be appropriate for landscaping on the site include naupaka (*Scaevola taccada*), pōhinahina (*Vitex rotundifolia*), 'ilima (*Sida fallax*), 'a'ali'i (*Dodonaea viscosa*), pili grass (*Heteropogon contortus*), 'āhinahina (*Achyranthes splendens* var. *splendens*), ma'o (*Gossypium tomentosum*), naio (*Myoporum sandwicense*), and alahe'e (*Psydrax odoratum*). If native plants do not meet landscaping objectives, plants with a low risk of becoming invasive may be substituted. Additional information on selecting appropriate plants for landscaping can be obtained from the following site: http://www.plantpono.org/

In addition to using appropriate plant species for landscaping, the following best management practices could be adopted to minimize the introduction and spread of new invasive species on the project site:

1. All construction equipment and vehicles should arrive at the work site the first time clean and free of any soil; plants or plant parts, including seeds; insects, including eggs; reptiles and amphibians, including their eggs.
2. All materials imported to the project site, including gravel, soil, rock, and sand, should be free of invasive plants. Invasive species found on the stockpile should be removed either chemically or mechanically.
3. Only plants grown on Kauai should be used for landscaping purposes. If locally grown plants are not available, then imported plants may be used, but they should be thoroughly inspected or quarantined if necessary to ensure that they are free from invasive species, such as coqui frogs (*Eleutherodactylus coqui*), coconut rhinoceros beetle (*Oryctes rhinoceros*), little fire ants (*Wasmannia auropunctata*), and miconia (*Miconia calvescens*) seedlings that could arrive inadvertently.
4. Only weed-free seed mixtures should be used for hydroseeding and hydromulching on the project site. A qualified botanist should inspect the seeded areas a minimum of 60 days after the hydroseed/hydromulch is applied. Any species of plants other than those intended to be in the hydroseed/hydromulch should be removed. In particular, plant species that are not known to occur on Kauai and those that are actively being controlled on Kauai should be removed.

Section 5.0 References

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Appendix E: Traffic Assessment

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DRAFT

Department of Land and Natural Resources
West Kaua'i Field Operations Facility
Traffic Assessment

Hanapēpē, Island of Kaua'i, Hawai'i

June 13, 2016

Prepared for

INK Architects

Prepared by

SSFM INTERNATIONAL

Table of Contents

I. PROJECT DESCRIPTION 1
II. EXISTING CONDITIONS 4
A. Geometric Configuration 4
B. Volumes 4
1. Roadway Volumes 4
2. Intersection Volumes 7
C. Level of Service 9
1. Methodology 9
2. Existing (2015) Intersection Conditions 9
III. FUTURE (2035) WITHOUT PROJECT CONDITIONS 10
A. Surrounding Area Conditions 10
1. Roadway Construction 10
2. Surrounding Developments 10
B. Geometric Conditions 10
C. Volumes 10
1. Background Growth 10
2. Future (2035) Without Project Volumes 10
D. Level of Service 11
IV. FUTURE (2035) WITH PROJECT CONDITIONS 12
A. Geometric Conditions 12
B. Volumes 12
1. Project Related Volumes 12
2. Future (2035) With Project Volumes 13
C. Level of Service 14
V. SUMMARY AND RECOMMENDATIONS 15
VI. REFERENCES 16

List of Figures

Figure 1: Project Location Map 2
Figure 2: Site Plan 3
Figure 3: Existing (2015) Lane Configuration and Peak Hour Volumes 5
Figure 4: Kaumuali'i Highway between Lele Road and Kaumakani Village Road, 24-Hour Volume Distribution 6
Figure 5: Kaumuali'i Highway between Kona Road and Puna Road, 24-Hour Volume Distribution 8
Figure 6: Future (2035) Without Project Volumes 11
Figure 7: Project Related Peak Hour Volumes 13
Figure 8: Future (2035) With Project Volumes 13

List of Tables

Table 1: Existing Roadway Traffic Volumes 4
Table 2: LOS Criteria for Unsignalized Intersections 9
Table 3: Existing (2015) Intersection Level of Service 9
Table 4: Future (2035) Without Project Intersection LOS 11
Table 5: Project Related Volumes Trip Generation 12
Table 6: Future (2035) With Project Intersection LOS 14

List of Appendices

Appendix A – 24-Hour HDOT Traffic Count Data and Intersection Peak Period Counts
Appendix B – The Kaua'i Bus Kekaha-Līhu'e Timetable
Appendix C – Analysis Reports Existing (2015) Conditions
Appendix D – Analysis Reports Future (2035) Without Project Conditions
Appendix E – Analysis Reports Future (2035) With Project Conditions

I. PROJECT DESCRIPTION

The State of Hawai'i, Department of Land and Natural Resources (DLNR), is proposing to redevelop a 10-acre site to be used as the West Kaua'i Field Operations Facility (WKFOF). The development will be utilized by eight State agencies including the Division of Aquatic Resources (DAR), Division of Boating and Ocean Resources (DOBOR), Division of Conservation and Resources Enforcement (DOCARE), Division of Forestry and Wildlife (DOFAW), Division of State Parks (PARKS), Engineering Division (ED), Land Division (LD), and the State Historic Preservation Division Kaua'i (SHPD). The project is located at Tax Map Key: (4) 1-8-008:020 on Lele Road in Hanapēpē on the Island of Kaua'i. The project site is boarded by Hanapēpē Park on the north, Lele Road to the east, and Kaua'i Veterans Cemetery to the south (see Figure 1).

The proposed facility will include office and storage space for each agency, a workshop and maintenance building, a multipurpose building, a lab building, an office and public services building, a wildlife rehabilitation area, a plant nursery and greenhouse, and a fueling and water fill station. The site plan of the proposed facility is shown in Figure 2. The completion year is unknown at this time however it is anticipated that the facility will be constructed by 2035.

This traffic assessment (TA) assesses existing traffic operations and impact of the proposed project. The TA was prepared in support of the environmental assessment.

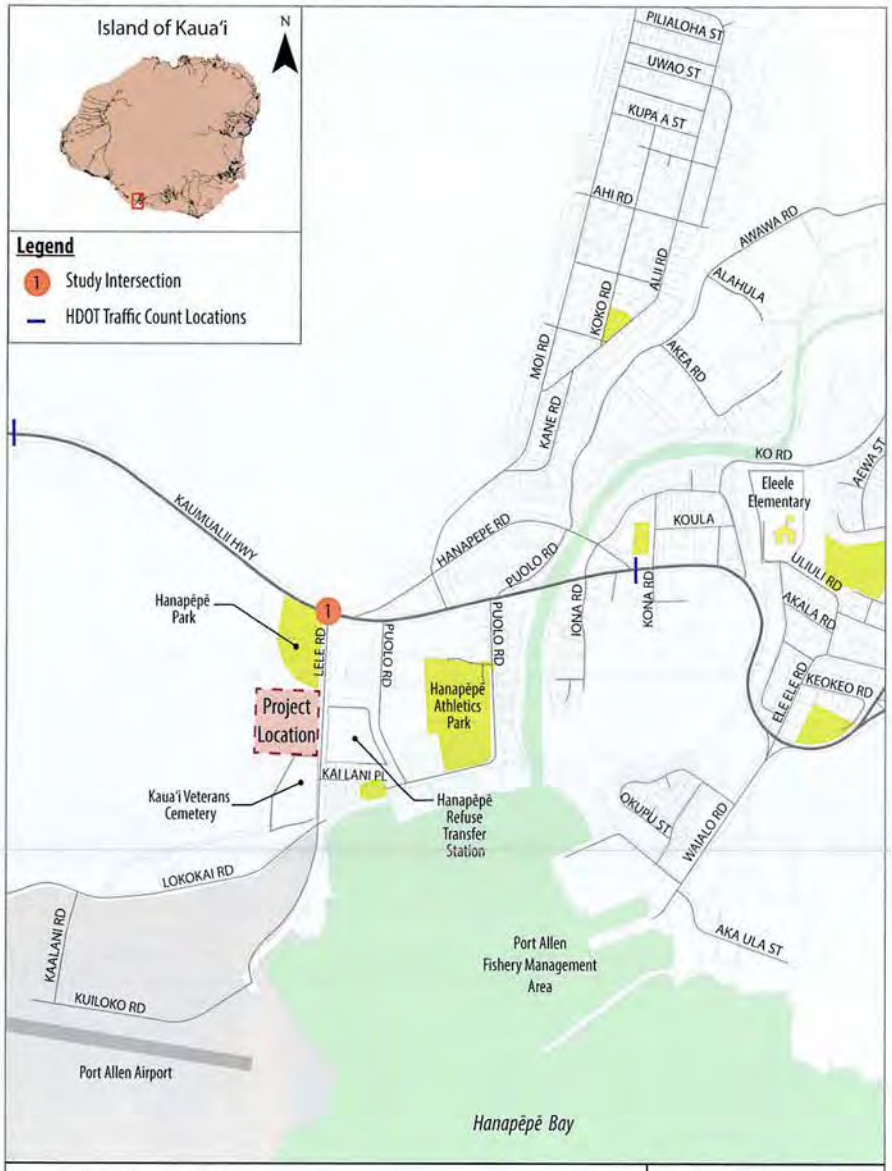
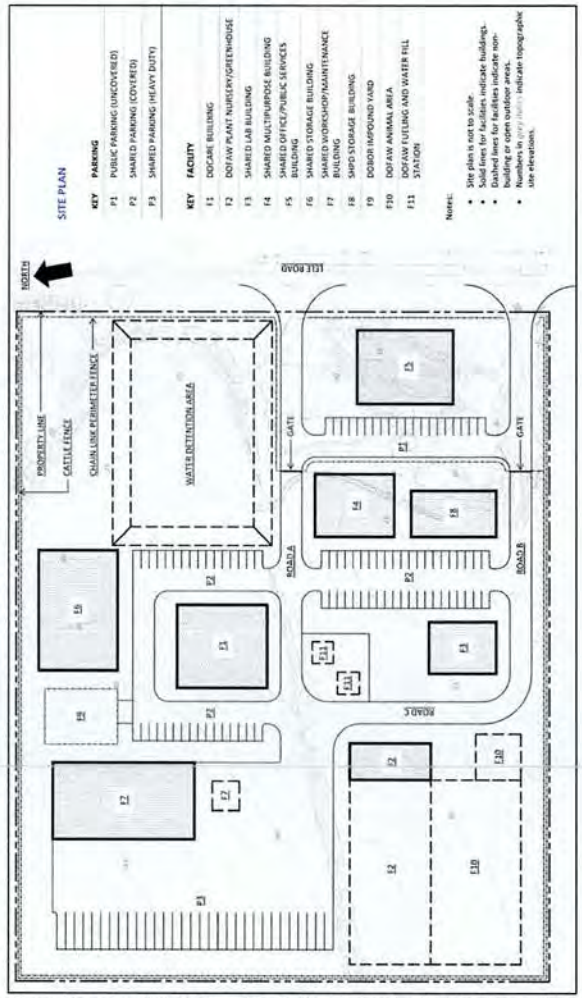


Figure 1: Project Location Map

DLNR West Kaua'i Field Operations Facility – Hanapēpē, Kaua'i

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Source: *West Kaua'i Field Operations Facility Master Plan* (INK Architects, 2015)

Figure 2: Site Plan

II. EXISTING CONDITIONS

A. Geometric Configuration

Kaumuali'i Highway (State Route 50) is a two-lane, two-way, undivided roadway with narrow paved shoulders. It is a State-owned roadway with a functional classification of minor arterial. According to the road inventory maps shown in the *State Route System, County of Kaua'i* (DOT, 2014), Kaumuali'i Highway travels through a "Rural" area west of Lele Road and a "Small Urban" area east of Lele Road. The posted speed limit along Kaumuali'i Highway near Lele Road is 35 mph in each direction.

Lele Road is a 0.75-mile, two-lane, two-way, undivided roadway with narrow grassy shoulders and no paved sidewalks. It is owned by the County of Kaua'i. Lele Road intersects with Kaumuali'i Highway at the northern terminus and dead ends at the Port Allen Airport at the southern terminus. The posted speed limit along Lele Road is 25 mph. The lane configuration at the intersection of Kaumuali'i Highway and Lele Road is shown in Figure 3. Access to the proposed DLNR WKFOF will come off of Lele Road approximately ¼-mile south of the intersection with Kaumuali'i Highway.

B. Volumes

1. Roadway Volumes

a) Average Daily Traffic

The 2014 average daily traffic (ADT) along Kaumuali'i Highway west of Lele Road is 12,800 vehicles per day (vpd), based on Hawai'i Department of Transportation (HDOT) *Historical Traffic Station Maps*. The 2013 ADT along Kaumuali'i Highway east of Lele Road, between Puna Road and Kona Road, is 17,100 vpd. Table 1 provides the roadway ADT along Kaumuali'i Highway. Appendix A includes the detailed 24-hour HDOT traffic count data.

Table 1: Existing Roadway Traffic Volumes

Roadway	Location	HDOT Year	ADT (veh/day)
Kaumuali'i Highway	Between Lele Road and Kaumakani Village Road	2014	12,800
Kaumuali'i Highway	Between Puna Road and Kona Road	2013	17,100

b) Peak Hour Roadway Volumes

Approximately 1,150 vehicles travel along Kaumuali'i Highway between Lele Road and Kaumakani Village Road, during the AM peak hour (6:45-7:45 AM) and 1,105 vehicles during the PM peak hour (3:45-4:45 PM). During the AM peak hour, 450 vehicles were traveling in the westbound direction and 700 vehicles in the eastbound direction. During the PM peak hour, 655 vehicles were traveling in the westbound direction and 450 vehicles were traveling in the eastbound direction. Figure 4 shows a graph demonstrating directional hourly distribution along Kaumuali'i Highway at the HDOT counting station between Lele Road and Kaumakani Village Road.

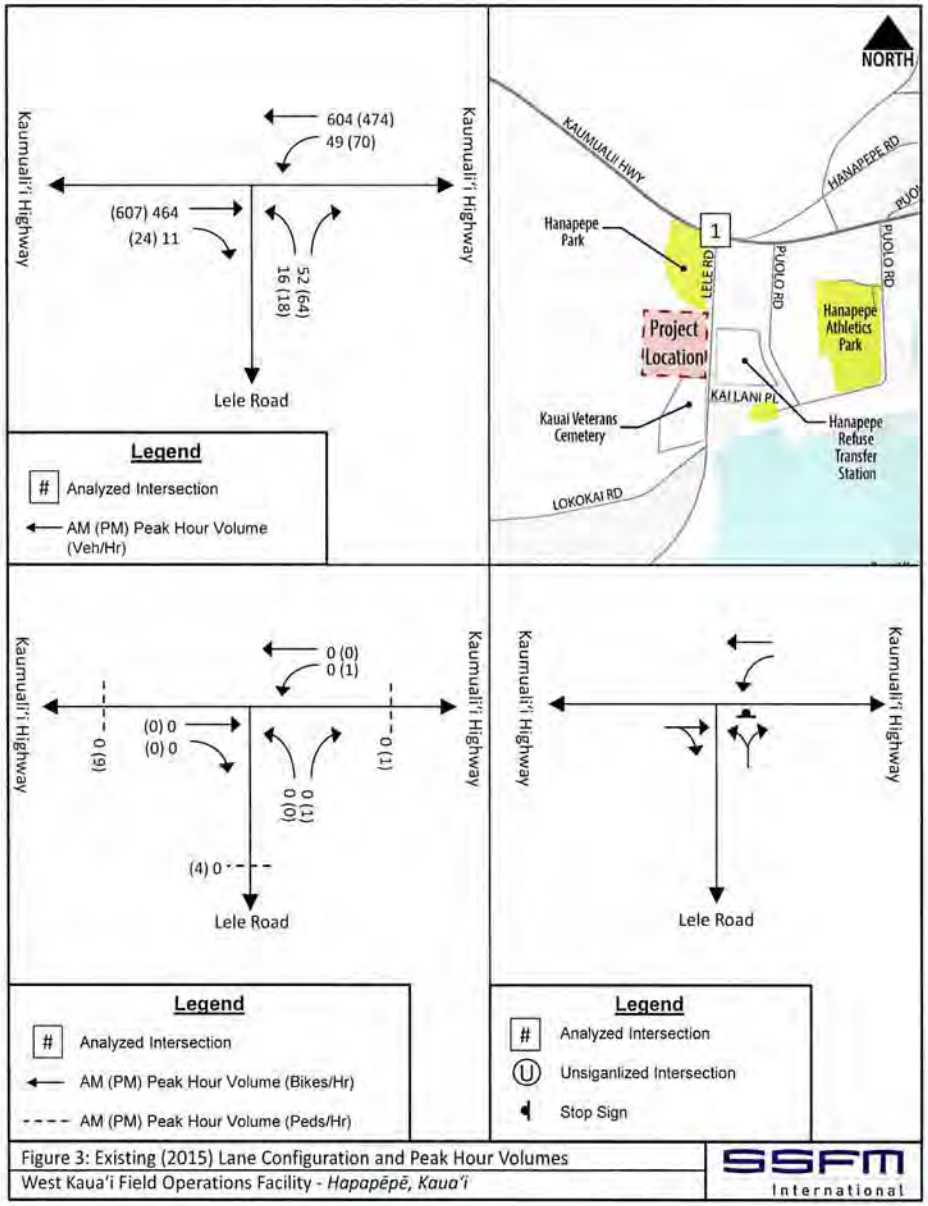


Figure 3: Existing (2015) Lane Configuration and Peak Hour Volumes
West Kaua'i Field Operations Facility - *Hapapēpē, Kaua'i*

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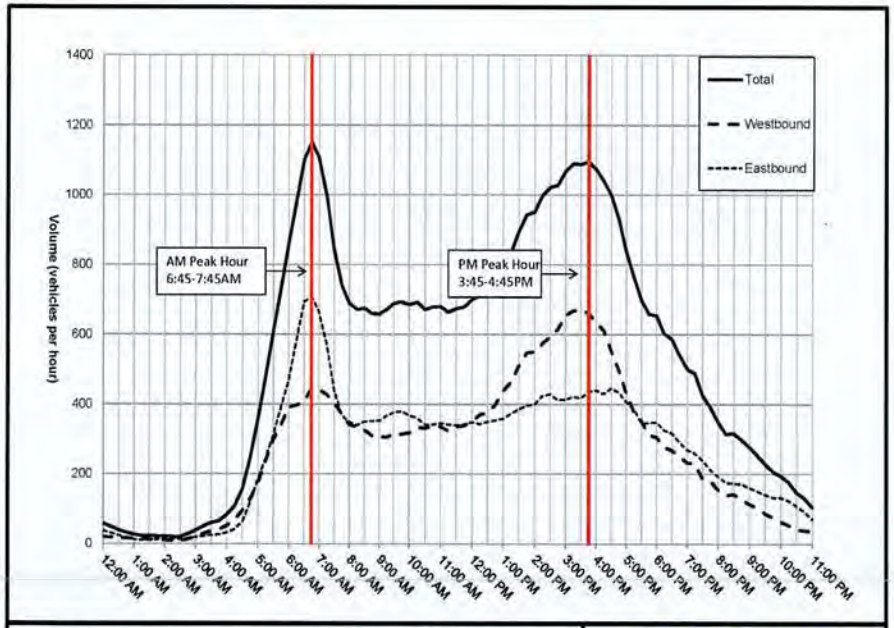


Figure 4: Kaumuali'i Highway between Lele Road and Kaumakani Village Road, 24-Hour Volume Distribution

West Kaua'i Field Operations Facility – Hanapēpē, Kaua'i

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Approximately 1,300 vehicles traveled along Kaumuali'i Highway, between Puna Road and Kona Road, during the AM peak hour (6:45-7:45 AM) and approximately 1,500 vehicles traveled during the PM peak hour (3:45-4:45 PM). During the AM peak hour there was an even split between vehicles traveling in the westbound and eastbound directions. During the PM peak hour there were 700 vehicles traveling in the westbound direction and 800 vehicles traveling in the eastbound direction. Figure 5 shows a graph demonstrating directional hourly distribution along the roadway segment at the HDOT counting station between Puna Road and Kona Road.

2. Intersection Volumes

Turning movement classification counts were taken at the study intersection on Thursday, September 17, 2015 during the AM and PM peak periods from 6:15-8:15 AM and 3:15-5:15 PM. The counts included the tabulation and classification of passenger vehicles, heavy vehicles (buses, trucks, vehicles with trailers), bicycles, and pedestrians. Peak hour occurred from 7:00-8:00 AM and 3:45-4:45 PM. Peak hour volumes are presented in Figure 3. Detailed count data is included in Appendix A.

a) Transit Bus Volumes

The Kaua'i Bus is the bus transit system for the County of Kaua'i. The Kekaha-Līhu'e Mainline Route travels from Kekaha to Līhu'e, passing through Hanapēpē. This includes travel along Kaumuali'i Highway, past Lele Road. This route runs Monday through Friday between 5:30 AM through 9:30 PM. During the weekday, there are 18 buses travelling daily along Kaumuali'i Highway passing the study intersection. Appendix B includes the timetables for this route. The nearest bus stop to the proposed facility is about ¼-mile from Lele Road, at the intersection with Puolo Road.

b) Heavy Vehicle Volumes

The heavy vehicle percentage along Kaumuali'i Highway during the AM peak hour is 1.9% eastbound and 4.3% westbound. During the PM peak hour, the heavy vehicle percentage is 1.6% eastbound and 0.9% westbound. Heavy vehicle percentages along Lele Road are 4.4% during the AM peak hour and 4.9% during the PM peak hour. The higher heavy vehicle percentage along Lele Road are likely due to the refuse transfer station located off of Lele Road.

c) Pedestrians and Bicycle Volumes

There were no pedestrians or bicycles counted at the intersection of Kaumuali'i Highway and Lele Road during the AM peak hour. During the PM peak hour, 14 pedestrians and two bicyclists were counted passing through the intersection (shown in Figure 3). Although this area is classified as "Small Urban," the adjacent development and roadway is more rural in nature. The adjacent land use includes light industrial, residential, and parks. Lele Road has a narrow paved shoulder, no paved sidewalks, and include unimproved grassy areas next to the paved shoulder.

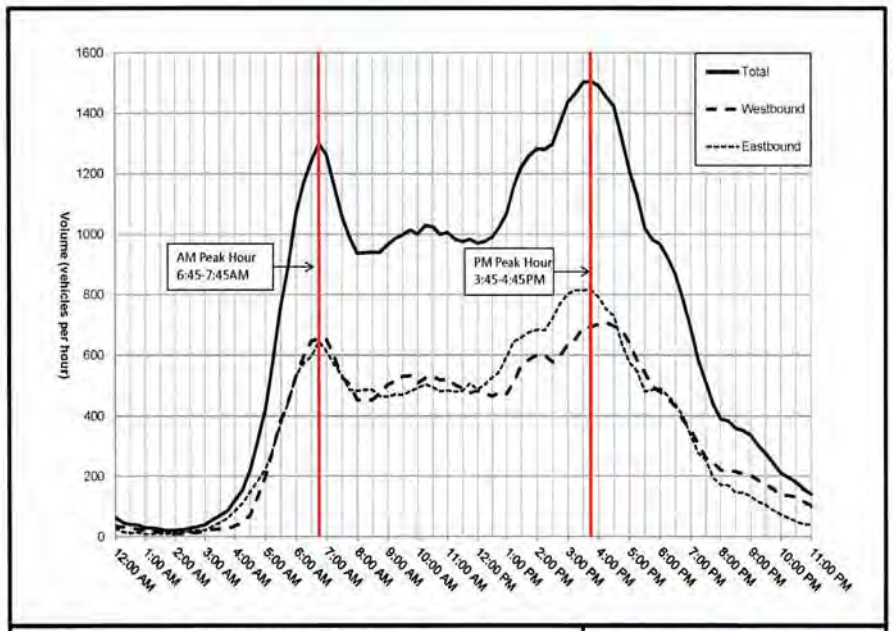


Figure 5: Kaumuali'i Highway between Kona Road and Puna Road, 24-Hour Volume Distribution

West Kaua'i Field Operations Facility - Hanapēpē, Kaua'i

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C. Level of Service

1. Methodology

Level of service (LOS) is a rating system used in traffic engineering to measure the effectiveness of roadway operating conditions. There are six LOS ranging from A to F. LOS A is defined as being the least interrupted flow conditions with little or no delays, whereas LOS F is defined as conditions where extreme delays exist. *A Policy on Geometric Design of Highways and Streets* (AASHTO, 2011) states that an "appropriate" LOS for an urban arterial, which is the classification of Kaumuali'i Highway, is LOS C or D. Therefore, it is assumed that appropriate LOS for study intersection and turning movements should be LOS D or better. Intersection LOS and delay was determined for the AM and PM peak hours using *Synchro Version 9.0* traffic analysis software.

As stated in the *Highway Capacity Manual (HCM)* (TRB, 2010), LOS for a two-way stop controlled (TWSC) intersection is determined by the measured control delay (see Table 2) and is defined for each minor movement, not for the intersection as a whole. Vehicles traveling along the major, free-flow road, of a TWSC intersection, proceed through with minimal delay. Those vehicles approaching the intersection along the minor movement are controlled by a stop sign and thus experience delay attributable to the volume of vehicles passing along the free-flow road and the gaps available.

Table 2: LOS Criteria for Unsignalized Intersections

Average Control Delay (s/veh)	LOS by v/c Ratio	
	<=1.0	>1.0
≤ 10.0	A	F
>10 and ≤15	B	F
>15 and ≤25	C	F
>25 and ≤35	D	F
>35 and ≤50	E	F
>50	F	F

Source: *Highway Capacity Manual* (TRB, 2010)

2. Existing (2015) Intersection Conditions

Existing (2015) intersection conditions were analyzed at the intersection of Kaumuali'i Highway and Lele Road and resulted in LOS C or better with a low v/c ratio for the AM and PM peak hours (see Table 3). Detailed analysis reports are shown in Appendix C.

Table 3: Existing (2015) Intersection Level of Service

Unsignalized Intersection	App	Mvmt	AM			PM		
			Delay	v/c	LOS	Delay	v/c	LOS
Kaumuali'i Highway at Lele Road	NB	L	16.6	0.19	C	20.2	0.27	C
	WB	L	8.6	0.05	A	9.2	0.08	A

III. FUTURE (2035) WITHOUT PROJECT CONDITIONS

The proposed DLNR WKFOF is anticipated to be complete by 2035. Therefore, future conditions were analyzed for the year 2035.

A. Surrounding Area Conditions

1. Roadway Construction

From research into the Statewide Transportation Improvements Program (STIP), no roadway construction is expected along Kaumuali'i Highway that would change the lane configurations at the intersection with Lele Road.

2. Surrounding Developments

Research into the State of Hawaii Office of Environmental Quality Control (OEQC) library showed no future developments that were expected to be complete by 2035 that would affect the roadway geometrics or traffic volumes along Kaumuali'i Highway and Lele Road near the project location.

B. Geometric Conditions

With no anticipated changes in the area, the lane configuration at the intersection of Kaumuali'i Highway and Lele Road during the Future (2035) Without Project is expected to be similar to Existing (2015) conditions.

C. Volumes

1. Background Growth

Traffic volumes along Kaumuali'i Highway, from HDOT *Historical Traffic Maps,* showed an annual compounded growth of 0.71% in ADT over the past 15 years (from 1999 to 2014). There were no data along Lele Road. Recent planning efforts on Kaua'i have proposed no increase in vehicle miles traveled. There is no growth anticipated in the immediately surrounding area. A compounded annual growth rate of 0.71% was applied to all movements at the intersection of Kaumuali'i Highway and Lele Road in line with recent actual growth calculated and to account for future regional background growth.

2. Future (2035) Without Project Volumes

Future (2035) Without Project peak hour volumes at the study intersection of Kaumuali'i Highway and Lele Road are shown in Figure 6.

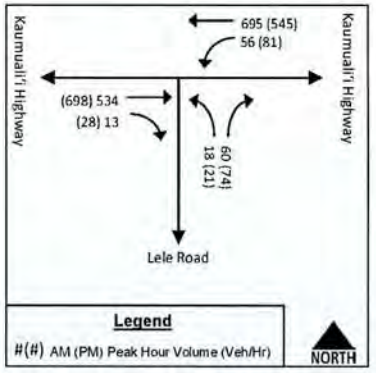


Figure 6: Future (2035) Without Project Volumes

D. Level of Service

The LOS for Future (2035) Without Project intersection conditions resulted in LOS D or better and low v/c ratio for intersection turn movements (see Table 4). The delay for the northbound left turn movement during the PM peak hour increased and resulted in LOS D. Detailed analysis reports can be found in Appendix D.

Table 4: Future (2035) Without Project Intersection LOS

Unsignalized Intersection	Approach	Movement	AM			PM		
			Delay	v/c	LOS	Delay	v/c	LOS
Kaumuali'i Highway and Lele Road	Northbound	Left	20.2	0.26	C	27.0	0.38	D
	Westbound	Left	8.9	0.06	A	9.7	0.10	A

IV. FUTURE (2035) WITH PROJECT CONDITIONS

The DLNR WKFOF is expected to be completed by 2035. Therefore, future conditions were analyzed for the year 2035.

A. Geometric Conditions

Access to the proposed facility will come off of Lele Road approximately ¼-mile south of the unsignalized intersection with Kaumuali'i Highway. The intersection of Kaumuali'i Highway and Lele Road is anticipated to retain the lane configuration similar to existing conditions.

B. Volumes

1. Project Related Volumes

a) Trip Generation

The proposed facility totals approximately 27,700 square-foot. The facility is being proposed for use as offices, a multi-use building, laboratory space, a workshop/maintenance building, and storage facilities to be used by the eight different State organizations. With the varied use, trips generated from the proposed facility were calculated using land use rates for a "General Office Building." The *Trip Generation, 8th Edition* (ITE, 2008) defines a General Office Building as "a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted." Calculated project related trips are shown in Table 5.

Table 5: Project Related Volumes Trip Generation

Land Use [ITE Code]	Quantity	Trip Generation						
		Daily	AM Peak Hour Volumes			PM Peak Hour Volumes		
		Total	In	Out	Total	In	Out	Total
General Office Building (710)	27,700 Square Feet	305	38	5	43	7	34	41

*Source: *Trip Generation, 8th Edition* (ITE, 2008)

b) Trip Distribution/Assignment

Trip distribution matches trip maker's origins and destinations to determine the number of trips from each development. Traffic assignment involves the selection of routes between the specified origins and destinations. Project related trips were assumed to be similar to the existing traffic distribution. Project related peak hour volumes are shown in Figure 7.

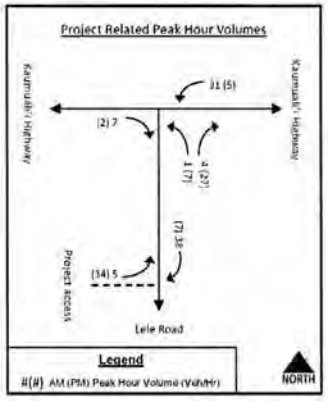


Figure 7: Project Related Peak Hour Volumes

2. Future (2035) With Project Volumes

Project related trips were added to the Future (2035) Without Project traffic volumes to calculate the Future (2035) With Project volumes (see Figure 8).

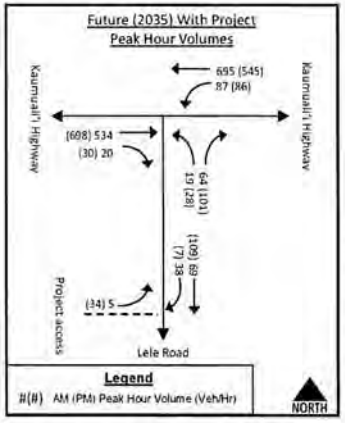


Figure 8: Future (2035) With Project Volumes

C. Level of Service

Future (2035) With Project conditions resulted in all movements at the intersection of Kaumuali'i Highway and Lele Road operating at LOS D or better. The intersection of Lele Road and the project driveway resulted in LOS B or better. The site plan indicates that there will be two driveways serving the property however impact from a single driveway access was analyzed to consider the worst case scenario. Future (2035) With Project LOS results are shown in Table 6. Detailed analysis reports can be found in Appendix E.

Table 6: Future (2035) With Project Intersection LOS

Unsignalized Intersection	Approach	Movement	AM			PM		
			Delay	v/c	LOS	Delay	v/c	LOS
Kaumuali'i Highway at Lele Road	Northbound	Left	22.2	0.30	C	33.3	0.53	D
	Westbound	Left	9.0	0.09	A	9.8	0.11	A
Lele Road at Project driveway	Northbound	Left	0.0	0.00	A	0.0	0.00	A
	Eastbound	Left	9.5	0.01	A	10.0	0.05	B

V. SUMMARY AND RECOMMENDATIONS

The proposed DLNR WKFOF will have a total building area of approximately 27,700 square-foot. The facility is being proposed for use by eight State agencies to improve access to the west side of Kaua'i. Vehicle access to the proposed facility will be through a driveway off of Lele Road.

Existing (2015) intersection operations at the intersection of Kaumuali'i Highway result in an acceptable LOS C or better. Traffic volumes were forecasted to increase at similar rates along Kaumuali'i Highway as they have over the past 15 years. Future (2035) Without Project intersection operations result in an acceptable LOS D or better.

A small number of trips are anticipated to be generated by the proposed facility which has a minor impact on the intersection operations. Future (2035) With Project conditions remained at an acceptable LOS D or better at the intersection of Kaumuali'i Highway and Lele Road. The LOS at the new intersection of Lele Road and the proposed driveway accessing the project site operated at LOS B or better.

In conclusion, the proposed DLNR WKFOF is anticipated to have a minimal impact to traffic along Lele Road at the intersection with Kaumuali'i Highway and the project driveway.

VI. REFERENCES

American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets*, 2011.

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Appendix A

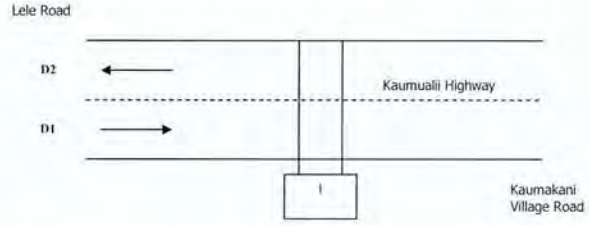
24-Hour HDOT Traffic Count Data and Intersection Peak Period Counts

Traffic Data Service
Traffic Station Sketch

N

Island: Kauai
Area: Waimea

Section ID/Station #: B73005001702



Meter #	File Name	GPS
1. w189	D0430007_B73005001702	21.91647, -159.6166
2.	D0430008_B73005001702	

Station Description:
Kaumualii Highway: Lele Road to Kaumakani Village Road

Survey Beginning Date/Time: 4/30/14@ 0000		Survey Ending Date/Time: 5/1/14@ 2400	
Survey Method:	Road Tube	Data Type:	Class
Survey Crew:	LM		C1B
Sketch Updated:		By:	SR
Remarks:	825		

FACILITY NAME	JURI	FUNC CLASS	AREA TYPE	ROUTE NO.	ROUTE MILE
Kaumualii Highway		6		0050	

D1 = Direction to End — D1: Kaumakani Village Rd/ N. entrance gate of Pacific Missile Range Facility

D2 = Direction to Begin — D2: Lele Rd/Rice St

Run Date: 2015/06/24

Hawaii Department of Transportation
Highways Division — **Highways Planning Survey Section**

2014 Program Count - Summary

Site ID: B73005001702 — **Town:** Kauai — **DIR 1:** +MP — **DIR 2:** -MP — **Final AADT:** 12300
Functional Class: RURAL:MINOR ARTERIAL — **Count Type:** CLASS — **Counter Type:** Tube — **Route No:** 50
Location: Kaumualii Hwy: Lele Rd>Waimea River brdg

TIME-AM	DIR 1	DIR 2	TOTAL	TIME-AM	DIR 1	DIR 2	TOTAL	TIME-PM	DIR 1	DIR 2	TOTAL	TIME-PM	DIR 1	DIR 2	TOTAL
DATE : 04/30/2014															
12:00-12:15	5	14	19	06:00-06:15	77	68	145	12:00-12:15	76	93	169	06:00-06:15	70	108	178
12:15-12:30	3	7	10	06:15-06:30	115	104	219	12:15-12:30	92	73	165	06:15-06:30	87	74	161
12:30-12:45	2	6	8	06:30-06:45	82	144	226	12:30-12:45	92	104	196	06:30-06:45	71	97	168
12:45-01:00	5	3	8	06:45-07:00	110	153	263	12:45-01:00	88	98	186	06:45-07:00	83	93	176
01:00-01:15	3	5	8	07:00-07:15	93	179	272	01:00-01:15	94	75	169	07:00-07:15	56	63	119
01:15-01:30	3	2	5	07:15-07:30	111	223	334	01:15-01:30	106	96	202	07:15-07:30	78	61	139
01:30-01:45	3	0	3	07:30-07:45	127	168	295	01:30-01:45	115	98	213	07:30-07:45	39	62	101
01:45-02:00	4	2	6	07:45-08:00	120	113	233	01:45-02:00	153	106	259	07:45-08:00	57	68	125
02:00-02:15	0	5	5	08:00-08:15	74	98	172	02:00-02:15	125	91	216	08:00-08:15	52	57	109
02:15-02:30	3	4	7	08:15-08:30	88	69	157	02:15-02:30	149	85	234	08:15-08:30	34	34	68
02:30-02:45	2	1	3	08:30-08:45	94	84	178	02:30-02:45	137	107	244	08:30-08:45	37	46	83
02:45-03:00	2	2	4	08:45-09:00	91	94	185	02:45-03:00	125	98	223	08:45-09:00	33	42	75
03:00-03:15	0	3	3	09:00-09:15	73	65	138	03:00-03:15	129	127	247	09:00-09:15	22	48	70
03:15-03:30	0	3	3	09:15-09:30	88	84	172	03:15-03:30	174	88	262	09:15-09:30	32	46	78
03:30-03:45	8	5	13	09:30-09:45	72	88	160	03:30-03:45	174	80	254	09:30-09:45	23	39	62
03:45-04:00	7	5	12	09:45-10:00	69	77	146	03:45-04:00	178	95	273	09:45-10:00	23	25	48
04:00-04:15	10	8	18	10:00-10:15	65	100	165	04:00-04:15	174	135	309	10:00-10:15	19	32	51
04:15-04:30	11	6	17	10:15-10:30	87	93	180	04:15-04:30	152	83	235	10:15-10:30	17	33	50
04:30-04:45	11	9	20	10:30-10:45	89	89	178	04:30-04:45	154	108	262	10:30-10:45	9	22	31
04:45-05:00	24	13	37	10:45-11:00	72	81	153	04:45-05:00	149	97	246	10:45-11:00	10	29	39
05:00-05:15	30	13	43	11:00-11:15	87	83	170	05:00-05:15	116	121	237	11:00-11:15	7	20	27
05:15-05:30	35	30	66	11:15-11:30	83	78	161	05:15-05:30	96	115	211	11:15-11:30	5	23	28
05:30-05:45	44	54	98	11:30-11:45	89	85	174	05:30-05:45	109	94	203	11:30-11:45	12	11	23
05:45-06:00	68	83	149	11:45-12:00	78	98	176	05:45-06:00	87	79	166	11:45-12:00	7	16	23

AM COMMUTER PERIOD (05:00-09:00)	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM		
AM - PEAK HR VOLUME	441	723	1164
AM - K FACTOR (%)			9.21
AM - D (%)	37.89	62.11	100.00
DIRECTIONAL PEAK			
AM - PEAK HR TIME	07:00 AM to 08:00 AM	06:45 AM to 07:45 AM	
AM - PEAK HR VOLUME	451	723	

PM COMMUTER PERIOD (15:00-19:00)	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
PM - PEAK HR TIME	03:15 PM to 04:15 PM		
PM - PEAK HR VOLUME	700	398	1098
PM - K FACTOR (%)			8.69
PM - D (%)	63.75	36.25	100.00
DIRECTIONAL PEAK			
PM - PEAK HR TIME	03:15 PM to 04:15 PM	04:30 PM to 05:30 PM	
PM - PEAK HR VOLUME	700	441	

AM PERIOD (00:00-12:00)	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM		
AM - PEAK HR VOLUME	441	723	1164
AM - K FACTOR (%)			9.21
AM - D (%)	37.89	62.11	100.00

PM PERIOD (12:00-24:00)	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
PM - PEAK HR TIME	03:15 PM to 04:15 PM		
PM - PEAK HR VOLUME	700	398	1098
PM - K FACTOR (%)			8.69
PM - D (%)	63.75	36.25	100.00

NON COMMUTER PERIOD (09:00-15:00)			
TWO DIRECTIONAL PEAK			
PEAK HR TIME	01:45 PM to 02:45 PM		
PEAK HR VOLUME	564	389	953
DIRECTIONAL PEAK			
PEAK HR TIME	01:45 PM to 02:45 PM	01:15 PM to 02:15 PM	
PEAK HR VOLUME	564	391	

6 HR, 12 HR, 24 HR PERIODS	DIR 1	DIR 2	Total
AM 6 HR PERIOD (06:00-12:00)	2,134	2,518	4,652
AM 12 HR PERIOD (00:00-12:00)	2,415	2,804	5,219
PM 6 HR PERIOD (12:00-18:00)	3,035	2,346	5,381
PM 12 HR PERIOD (12:00-24:00)	3,918	3,495	7,413
24 HOUR PERIOD	6,333	6,299	12,632
D (%)	50.13	49.87	100.00

Run Date: 2015/06/24

Hawaii Department of Transportation
Highways Division
Highways Planning Survey Section

2014 Program Count - Summary

Site ID: B73005001702 **Town:** Kauai **DIR 1:** +MP **DIR 2:** -MP **Final AADT:** 12300
Functional Class: RURAL MINOR ARTERIAL **Count Type:** CLASS **Counter Type:** Tube **Route No:** 50
Location: Kaumualii Hwy: Lele Rd>Waimea River brdg

TIME-AM	DIR 1	DIR 2	TOTAL	TIME-AM	DIR 1	DIR 2	TOTAL	TIME-PM	DIR 1	DIR 2	TOTAL	TIME-PM	DIR 1	DIR 2	TOTAL
DATE : 05/01/2014															
12:00-12:15	7	11	18	06:00-06:15	102	77	179	12:00-12:15	73	77	150	06:00-06:15	88	80	168
12:15-12:30	11	10	21	06:15-06:30	83	92	175	12:15-12:30	88	78	166	06:15-06:30	80	73	153
12:30-12:45	5	14	19	06:30-06:45	91	140	231	12:30-12:45	83	83	166	06:30-06:45	61	97	158
12:45-01:00	4	9	13	06:45-07:00	122	161	283	12:45-01:00	88	90	178	06:45-07:00	71	75	146
01:00-01:15	3	8	11	07:00-07:15	97	168	265	01:00-01:15	82	82	164	07:00-07:15	44	78	122
01:15-01:30	4	1	7	07:15-07:30	108	194	302	01:15-01:30	85	89	164	07:15-07:30	73	71	144
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01:45-02:00	1	6	8	07:45-08:00	106	113	219	01:45-02:00	115	91	206	07:45-08:00	60	57	117
02:00-02:15	5	2	7	08:00-08:15	88	87	175	02:00-02:15	111	97	208	08:00-08:15	41	65	106
02:15-02:30	3	3	6	08:15-08:30	81	86	167	02:15-02:30	146	105	251	08:15-08:30	32	56	88
02:30-02:45	1	8	9	08:30-08:45	93	86	179	02:30-02:45	159	109	268	08:30-08:45	44	40	84
02:45-03:00	3	3	6	08:45-09:00	72	91	163	02:45-03:00	151	107	258	08:45-09:00	57	45	102
03:00-03:15	2	4	6	09:00-09:15	73	102	175	03:00-03:15	160	109	269	09:00-09:15	33	39	72
03:15-03:30	6	4	10	09:15-09:30	68	91	159	03:15-03:30	160	111	271	09:15-09:30	39	42	81
03:30-03:45	6	5	11	09:30-09:45	83	85	168	03:30-03:45	165	104	269	09:30-09:45	37	41	78
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04:15-04:30	8	9	17	10:15-10:30	82	106	188	04:15-04:30	187	108	295	10:15-10:30	23	37	60
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04:45-05:00	17	12	29	10:45-11:00	94	84	178	04:45-05:00	159	121	374	10:45-11:00	31	49	81
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05:15-05:30	38	26	64	11:15-11:30	84	77	161	05:15-05:30	126	111	237	11:15-11:30	8	17	25
05:30-05:45	45	67	112	11:30-11:45	79	98	177	05:30-05:45	109	100	209	11:30-11:45	9	19	28
05:45-06:00	64	77	141	11:45-12:00	83	75	158	05:45-06:00	81	85	166	11:45-12:00	3	8	11

AM COMMUTER PERIOD (05:00-09:00)

	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM		
AM - PEAK HR VOLUME	447	689	1136
AM - K FACTOR (%)			8.62
AM - D (%)	39.36	60.65	100.00
DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM	06:45 AM to 07:45 AM	
AM - PEAK HR VOLUME	447	689	

PM COMMUTER PERIOD (15:00-19:00)

	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
PM - PEAK HR TIME	03:45 PM to 04:45 PM		
PM - PEAK HR VOLUME	663	449	1112
PM - K FACTOR (%)			8.64
PM - D (%)	59.62	40.38	100.00
DIRECTIONAL PEAK			
PM - PEAL HR TIME	03:00 PM to 04:00 PM	04:00 PM to 05:00 PM	
PM - PEAK HR VOLUME	663	457	

AM PERIOD (00:00-12:00)

	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM		
AM - PEAK HR VOLUME	447	689	1136
AM - K FACTOR (%)			8.62
AM - D (%)	39.36	60.65	100.00

PM PERIOD (12:00-24:00)

	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
PM - PEAK HR TIME	03:45 PM to 04:45 PM		
PM - PEAK HR VOLUME	663	449	1112
PM - K FACTOR (%)			8.64
PM - D (%)	59.62	40.38	100.00

NON-COMMUTER PERIOD (09:00-15:00)

	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
PEAK HR TIME	02:00 PM to 03:00 PM		
PEAK HR VOLUME	567	418	985
DIRECTIONAL PEAK			
PEAK HR TIME	02:00 PM to 03:00 PM	02:00 PM to 03:00 PM	
PEAK HR VOLUME	567	418	

6 HR, 12 HR, 24-HR PERIODS

	DIR 1	DIR 2	Total
AM 6-HR PERIOD (06:00-12:00)	2,128	2,565	4,693
AM 12-HR PERIOD (00:00-12:00)	2,421	2,871	5,292
PM 6-HR PERIOD (12:00-18:00)	3,081	2,385	5,466
PM 12-HR PERIOD (12:00-24:00)	4,002	3,583	7,585
24 HOUR PERIOD	6,423	6,454	12,877
D (%)	49.88	50.12	100.00

Run Date: 2015/06/24

Hawaii Department of Transportation
Highways Division
Highways Planning Survey Section

Vehicle Classification Data Summary
2014

Site ID: B73005001702 **Route No:** 50 **Date From:** 2014/04/30 0:00
Town: Kauai **Direction:** +MP **Date To:** 2014/05/01 23:45
Location: Kaumualii Hwy: Lele Rd>Waimea River brdg

Functional Classification: 6 RURAL:MINOR ARTERIAL

REPORT TOTALS - 48 HOURS RECORDED

	VOLUME	%	NUMBER OF AXLES
Cycles	79	0.31%	158
PC	16795	65.84%	33590
2A-4T	8136	31.89%	16272
LIGHT VEHICLE TOTALS	25010	98.04%	50020
HEAVY VEHICLES			
Bus	141	0.55%	352
SINGLE UNIT TRUCK			
2A-6T	194	0.76%	388
3A-SU	58	0.23%	174
4A-SU	3	0.01%	12
SINGLE-TRAILER TRUCKS			
4A-ST	26	0.10%	104
5A-ST	61	0.24%	305
6A-ST	9	0.04%	54
MULTI-TRAILER TRUCKS			
5A-MT	3	0.01%	15
6A-MT	0	0.00%	0
7A-MT	5	0.02%	35
HEAVY VEHICLE TOTALS	500	1.96%	1439
CLASSIFIED VEHICLES TOTALS	25510 (A)	100.00%	51460 (B)
UNCLASSIFIED VEHICLES TOTALS	-1	-0.00%	

AXLE CORRECTION FACTOR (A/C) = 0.991

ROADTUBE EQUIVALENT(B/2) = 25730 (C)

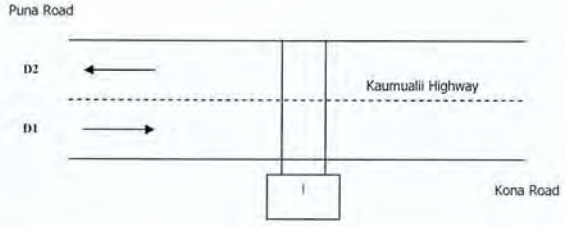
PEAK HOUR VOLUME : 1134 2014/04/30 07:00	PEAK HOUR TRUCK VOLUME	% TOTAL PEAK HOUR VOLUME	24 HOUR TRUCK VOLUME	AADT	% OF AADT	HPMS K-FACTOR (PEAK/AADT) (ITEM 66)
SINGLE UNIT TRUCKS (TYPE 4-7)	13	(65A-1) 1.15%	198	12300	(65A-2) 1.61%	9.22%
COMBINATION (TYPE 8-13)	8	(65B-1) 0.71%	52		(65B-2) 0.42%	9.22%

Traffic Data Service
Traffic Station Sketch

N

Island: Kauai
Area: Hanapepe Heights

Section ID/Station #: B73005001629



Meter #	File Name	GPS
1. w650	D0311001_B73005001629 D0311002_B73005001629	21.90947, -159.5871

Station Description:
Kaumualii Highway: Puna Road to Kona Road

Survey Beginning Date/Time:		Survey Ending Date/Time:
3/11/2013 @ 0000		3/12/2013 @ 2400

Survey Method:	Road Tube	Data Type:	Class
Survey Crew:	LM		C1B
Sketch Updated:	3/21/13 - 824	By:	SR
Remarks:			

FACILITY NAME	JURI	FUNC CLASS	AREA TYPE	ROUTE NO.	ROUTE MILE
Kaumualii Highway		16		0050	

D1= Direction to End — D1: Kona Road / N. Entrance gate of Pacific Missile Range Facility
D2= Direction to Begin — D2: Puna Road / Kuhio Highway & Rice Street

Run Date: 2014/06/02

Hawaii Department of Transportation
Highways Division — **Highways Planning Survey Section**

2013 Program Count - Summary

Site ID: B73005001629 — **Town:** Kauai — **DIR 1:** +MP — **DIR 2:** -MP — **Final AADT:** 16200
Functional Class: URBAN:MINOR ARTERIAL — **Count Type:** CLASS — **Counter Type:** Tube — **Route No:** 50
Location: Kaumualii Hwy - Puna Rd to Kona Rd

TIME-AM	DIR 1	DIR 2	TOTAL	TIME-AM	DIR 1	DIR 2	TOTAL	TIME-PM	DIR 1	DIR 2	TOTAL	TIME-PM	DIR 1	DIR 2	TOTAL
DATE : 03/11/2013															
12:00-12:15	11	15	26	06:00-06:15	101	110	211	12:00-12:15	133	124	257	06:00-06:15	109	117	226
12:15-12:30	5	8	13	06:15-06:30	123	135	258	12:15-12:30	128	109	237	06:15-06:30	112	97	209
12:30-12:45	5	1	6	06:30-06:45	123	125	248	12:30-12:45	116	125	241	06:30-06:45	117	133	250
12:45-01:00	13	6	19	06:45-07:00	179	150	329	12:45-01:00	113	123	236	06:45-07:00	122	105	227
01:00-01:15	1	5	6	07:00-07:15	161	139	300	01:00-01:15	120	143	263	07:00-07:15	87	79	166
01:15-01:30	8	3	11	07:15-07:30	179	165	344	01:15-01:30	124	151	275	07:15-07:30	99	65	164
01:30-01:45	4	3	7	07:30-07:45	134	173	307	01:30-01:45	146	159	305	07:30-07:45	65	101	166
01:45-02:00	7	0	7	07:45-08:00	164	120	284	01:45-02:00	125	149	274	07:45-08:00	85	54	139
02:00-02:15	4	1	5	08:00-08:15	119	110	229	02:00-02:15	155	188	343	08:00-08:15	47	33	80
02:15-02:30	2	4	6	08:15-08:30	100	124	224	02:15-02:30	148	166	314	08:15-08:30	43	59	102
02:30-02:45	2	2	4	08:30-08:45	117	124	241	02:30-02:45	160	173	333	08:30-08:45	54	33	87
02:45-03:00	1	5	6	08:45-09:00	100	129	229	02:45-03:00	145	176	321	08:45-09:00	58	29	87
03:00-03:15	3	4	7	09:00-09:15	121	101	222	03:00-03:15	157	201	358	09:00-09:15	35	37	72
03:15-03:30	5	9	14	09:15-09:30	107	127	234	03:15-03:30	149	200	349	09:15-09:30	36	32	68
03:30-03:45	4	6	10	09:30-09:45	129	101	230	03:30-03:45	158	233	391	09:30-09:45	49	24	73
03:45-04:00	8	8	16	09:45-10:00	136	116	252	03:45-04:00	174	211	385	09:45-10:00	48	21	69
04:00-04:15	7	18	25	10:00-10:15	117	109	226	04:00-04:15	155	188	343	10:00-10:15	36	18	54
04:15-04:30	7	16	23	10:15-10:30	123	110	233	04:15-04:30	189	201	390	10:15-10:30	42	22	64
04:30-04:45	5	20	25	10:30-10:45	143	133	276	04:30-04:45	176	229	405	10:30-10:45	37	17	54
04:45-05:00	17	33	50	10:45-11:00	110	147	257	04:45-05:00	173	188	361	10:45-11:00	21	5	26
05:00-05:15	21	39	60	11:00-11:15	148	122	270	05:00-05:15	179	133	312	11:00-11:15	26	8	34
05:15-05:30	37	55	92	11:15-11:30	159	126	285	05:15-05:30	154	182	336	11:15-11:30	38	12	50
05:30-05:45	63	62	125	11:30-11:45	150	118	268	05:30-05:45	153	123	276	11:30-11:45	16	9	25
05:45-06:00	70	60	130	11:45-12:00	118	132	250	05:45-06:00	128	120	248	11:45-12:00	19	12	31

AM COMMUTER PERIOD (05:00-09:00)	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM		
AM - PEAK HR VOLUME	644	627	1271
AM - K FACTOR (%)			7.49
AM - D (%)	50.67	49.33	100.00
DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM	06:45 AM to 07:45 AM	
AM - PEAK HR VOLUME	644	627	

PM COMMUTER PERIOD (15:00-19:00)	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
PM - PEAK HR TIME	03:45 PM to 04:45 PM		
PM - PEAK HR VOLUME	694	829	1523
PM - K FACTOR (%)			8.97
PM - D (%)	45.57	54.43	100.00
DIRECTIONAL PEAK			
PM - PEAK HR TIME	04:15 PM to 05:15 PM	03:00 PM to 04:00 PM	
PM - PEAK HR VOLUME	717	845	

AM PERIOD (00:00-12:00)	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM		
AM - PEAK HR VOLUME	644	627	1271
AM - K FACTOR (%)			7.49
AM - D (%)	50.67	49.33	100.00

PM PERIOD (12:00-24:00)	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK			
PM - PEAK HR TIME	03:45 PM to 04:45 PM		
PM - PEAK HR VOLUME	694	829	1523
PM - K FACTOR (%)			8.97
PM - D (%)	45.57	54.43	100.00

NON-COMMUTER PERIOD (09:00-15:00)			
TWO DIRECTIONAL PEAK			
PEAK HR TIME	02:00 PM to 03:00 PM		
PEAK HR VOLUME	608	703	1311
DIRECTIONAL PEAK			
PEAK HR TIME	02:00 PM to 03:00 PM	02:00 PM to 03:00 PM	
PEAK HR VOLUME	608	703	

6-HR, 12-HR, 24-HR PERIODS:	DIR 1	DIR 2	Total
AM 6-HR PERIOD (06:00-12:00)	3,162	3,046	6,208
AM 12-HR PERIOD (00:00-12:00)	3,473	3,428	6,901
PM 6-HR PERIOD (12:00-18:00)	3,558	3,995	7,353
PM 12-HR PERIOD (12:00-24:00)	4,959	5,117	10,076
24 HOUR PERIOD	8,432	8,545	16,977
D (%)	49.67	50.33	100.00

Run Date: 2014/06/03

Hawaii Department of Transportation
Highways Division — **Highways Planning Survey Section**

2013 Program Count - Summary

Site ID: B73005001629 — **Town:** Kauai — **DIR 1:** +MP — **DIR 2:** -MP — **Final AADT:** 16200
Functional Class: URBAN:MINOR ARTERIAL — **Count Type:** CLASS — **Counter Type:** Tube — **Route No:** 50
Location: Kaumualii Hwy - Puna Rd to Kona Rd

TIME-AM	DIR 1	DIR 2	TOTAL	TIME-AM	DIR 1	DIR 2	TOTAL	TIME-PM	DIR 1	DIR 2	TOTAL	TIME-PM	DIR 1	DIR 2	TOTAL
DATE : 03/12/2013															
12:00-12:15	5	17	22	06:00-06:15	116	110	226	12:00-12:15	114	120	234	06:00-06:15	129	135	264
12:15-12:30	15	2	17	06:15-06:30	133	140	273	12:15-12:30	116	128	244	06:15-06:30	143	122	265
12:30-12:45	12	4	16	06:30-06:45	128	132	260	12:30-12:45	115	136	251	06:30-06:45	129	130	259
12:45-01:00	4	4	8	06:45-07:00	159	166	325	12:45-01:00	129	109	238	06:45-07:00	103	140	243
01:00-01:15	6	1	7	07:00-07:15	153	157	309	01:00-01:15	114	132	246	07:00-07:15	110	124	234
01:15-01:30	1	5	6	07:15-07:30	175	157	332	01:15-01:30	100	134	234	07:15-07:30	102	97	199
01:30-01:45	8	3	11	07:30-07:45	148	181	329	01:30-01:45	115	141	256	07:30-07:45	82	85	167
01:45-02:00	1	0	1	07:45-08:00	158	133	291	01:45-02:00	165	180	285	07:45-08:00	72	65	142
02:00-02:15	2	5	7	08:00-08:15	112	95	207	02:00-02:15	153	181	334	08:00-08:15	57	55	112
02:15-02:30	1	3	4	08:15-08:30	120	131	251	02:15-02:30	180	147	327	08:15-08:30	64	53	117
02:30-02:45	2	1	3	08:30-08:45	120	134	254	02:30-02:45	143	163	306	08:30-08:45	62	34	96
02:45-03:00	2	5	7	08:45-09:00	117	119	236	02:45-03:00	115	170	285	08:45-09:00	53	44	97
03:00-03:15	3	1	4	09:00-09:15	107	110	217	03:00-03:15	148	167	315	09:00-09:15	60	47	107
03:15-03:30	4	1	5	09:15-09:30	116	129	245	03:15-03:30	134	194	328	09:15-09:30	66	33	169
03:30-03:45	3	7	10	09:30-09:45	152	114	266	03:30-03:45	187	199	386	09:30-09:45	53	44	97
03:45-04:00	7	3	10	09:45-10:00	137	127	264	03:45-04:00	160	201	361	09:45-10:00	54	29	83
04:00-04:15	7	16	23	10:00-10:15	135	119	254	04:00-04:15	187	201	388	10:00-10:15	37	30	67
04:15-04:30	6	19	25	10:15-10:30	132	141	273	04:15-04:30	168	192	360	10:15-10:30	33	21	54
04:30-04:45	5	21	26	10:30-10:45	143	106	249	04:30-04:45	174	207	381	10:30-10:45	36	16	52
04:45-05:00	17	29	46	10:45-11:00	114	118	232	04:45-05:00	180	174	354	10:45-11:00	40	17	57
05:00-05:15	36	44	80	11:00-11:15	137	129	266	05:00-05:15	172	175	347	11:00-11:15	35	19	54
05:15-05:30	26	57	83	11:15-11:30	106	106	212	05:15-05:30	160	170	330	11:15-11:30	27	9	36
05:30-05:45	72	52	124	11:30-11:45	112	96	208	05:30-05:45	172	128	300	11:30-11:45	28	9	37
05:45-06:00	93	80	173	11:45-12:00	111	140	251	05:45-06:00	137	117	254	11:45-12:00	14	6	20

AM COMMUTER PERIOD (05:00-09:00)	DIR 1	DIR 2		PM COMMUTER PERIOD (15:00-19:00)	DIR 1	DIR 2	
TWO DIRECTIONAL PEAK				TWO DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM			PM - PEAK HR TIME	03:30 PM to 04:30 PM		
AM - PEAK HR VOLUME	664	661	1325	PM - PEAK HR VOLUME	702	793	1495
AM - K FACTOR (%)			7.68	PM - K FACTOR (%)			8.65
AM - D (%)	50.11	49.89	100.00	PM - D (%)	46.96	53.04	100.00
DIRECTIONAL PEAK				DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM	06:45 AM to 07:45 AM		PM - PEAK HR TIME	04:00 PM to 05:00 PM	03:45 PM to 04:45 PM	
AM - PEAK HR VOLUME	664	661		PM - PEAK HR VOLUME	709	801	

AM PERIOD (09:00-12:00)				PM PERIOD (12:00-24:00)			
TWO DIRECTIONAL PEAK				TWO DIRECTIONAL PEAK			
AM - PEAK HR TIME	06:45 AM to 07:45 AM			PM - PEAK HR TIME	03:30 PM to 04:30 PM		
AM - PEAK HR VOLUME	664	661	1325	PM - PEAK HR VOLUME	702	793	1495
AM - K FACTOR (%)			7.68	PM - K FACTOR (%)			8.65
AM - D (%)	50.11	49.89	100.00	PM - D (%)	46.96	53.04	100.00

NON-COMMUTER PERIOD (09:00-15:00)				6-HR, 12-HR, 24-HR PERIODS	DIR 1	DIR 2	Total
TWO DIRECTIONAL PEAK				AM 6-HR PERIOD (06:00-12:00)	3,170	3,031	6,201
PEAK HR TIME	01:45 PM to 02:45 PM			AM 12-HR PERIOD (00:00-12:00)	3,489	3,473	6,962
PEAK HR VOLUME	591	671	1262	PM 6-HR PERIOD (12:00-18:00)	3,495	3,866	7,361
DIRECTIONAL PEAK				PM 12-HR PERIOD (12:00-24:00)	5,072	5,225	10,298
PEAK HR TIME	02:00 PM to 03:00 PM	01:45 PM to 02:45 PM		24 HOUR PERIOD	8,562	8,698	17,260
PEAK HR VOLUME	591	671		D (%)	49.61	50.39	100.00

Run Date: 2014/05/20

Hawaii Department of Transportation
Highways Division
Highways Planning Survey Section

Vehicle Classification Data Summary
2013

Site ID: B73005001629 — **Route No:** 50 — **Date From:** 2013/03/11 0:00
Town: Kauai — **Direction:** +MP — **Date To:** 2013/03/12 23:45
Location: Kaumualii Hwy - Puna Rd to Kona Rd

Functional Classification: 16 URBAN:MINOR ARTERIAL
REPORT TOTALS - 48 HOURS RECORDED

	VOLUME	%	NUMBER OF AXLES
Cycles	171	0.50%	342
PC	24464	71.45%	48928
2A-4T	8856	25.87%	17712
LIGHT VEHICLE TOTALS	33491	97.82%	66982
HEAVY VEHICLES			
Bus	94	0.27%	235
SINGLE UNIT TRUCK			
2A-6T	184	0.54%	368
3A-SU	220	0.64%	660
4A-SU	15	0.04%	60
SINGLE-TRAILER TRUCKS			
4A-ST	52	0.15%	208
5A-ST	147	0.43%	735
6A-ST	16	0.05%	96
MULTI-TRAILER TRUCKS			
5A-MT	6	0.02%	30
6A-MT	2	0.01%	12
7A-MT	10	0.03%	70
HEAVY VEHICLE TOTALS	746	2.18%	2474
CLASSIFIED VEHICLES TOTALS	34237 (A)	100.00%	69456 (B)
UNCLASSIFIED VEHICLES TOTALS	-0	-0.00%	

AXLE CORRECTION FACTOR (A/C) = 0.986

ROADTUBE EQUIVALENT(B/2) = 34728 (C)

PEAK HOUR VOLUME : 1499 2013/03/11 16:00	PEAK HOUR TRUCK VOLUME	% TOTAL PEAK HOUR VOLUME	24 HOUR TRUCK VOLUME	AADT	% OF AADT	HPMS K-FACTOR (PEAK/AADT) (ITEM 66)
SINGLE UNIT TRUCKS (TYPE 4-7)	10	(65A-1) 0.67%	256	16200	(65A-2) 1.58%	9.25%
COMBINATION (TYPE 8-13)	5	(65B-1) 0.33%	116		(65B-2) 0.72%	9.25%

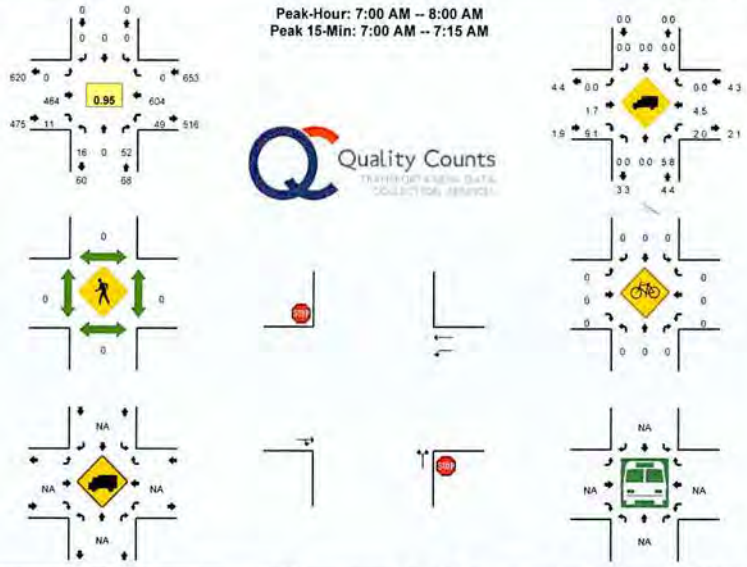
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Lele Rd -- Kaumuali'i Hwy
CITY/STATE: Eleele, HI

QC JOB #: 13584901
DATE: Thu, Sep 17 2015

Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:00 AM -- 7:15 AM



15-Min Count Period Beginning At	Lele Rd (Northbound)				Lele Rd (Southbound)				Kaumuali'i Hwy (Eastbound)				Kaumuali'i Hwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:15 AM	1	0	7	0	0	0	0	0	0	118	1	0	8	86	0	0	221	
6:30 AM	5	0	7	0	0	0	0	0	0	88	2	0	8	118	0	0	228	
6:45 AM	3	0	9	0	0	0	0	0	0	104	2	0	7	130	0	0	255	
7:00 AM	2	0	8	0	0	0	0	0	0	100	0	0	6	198	0	0	314	1018
7:15 AM	5	0	15	0	0	0	0	0	0	95	2	0	17	163	0	0	297	1094
7:30 AM	7	0	15	0	0	0	0	0	0	141	2	0	13	114	0	0	292	1158
7:45 AM	2	0	14	0	0	0	0	0	0	128	7	0	13	129	0	0	293	1196
8:00 AM	1	0	15	0	0	0	0	0	0	95	3	0	13	83	0	0	210	1092

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	8	0	32	0	0	0	0	0	0	400	0	0	24	792	0	0	1256
Heavy Trucks	0	0	0		0	0	0		0	0	0		4	40	0		44
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Railroad Stopped Buses																	

Comments:

Report generated on 9/23/2015 6:59 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

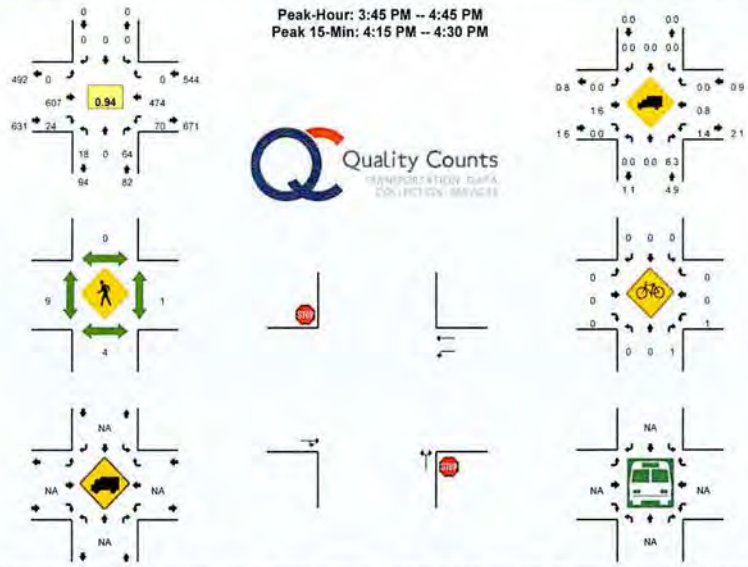
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Lele Rd -- Kaumuali'i Hwy
CITY/STATE: Eleele, HI

QC JOB #: 13584902
DATE: Thu, Sep 17 2015

Peak-Hour: 3:45 PM -- 4:45 PM
Peak 15-Min: 4:15 PM -- 4:30 PM



15-Min Count Period Beginning At	Lele Rd (Northbound)				Lele Rd (Southbound)				Kaumuali'i Hwy (Eastbound)				Kaumuali'i Hwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
3:15 PM	5	0	27	0	0	0	0	0	0	141	6	0	19	114	0	0	312	
3:30 PM	6	0	18	0	0	0	0	0	0	151	11	0	7	104	0	0	297	
3:45 PM	2	0	11	0	0	0	0	0	0	161	8	0	16	126	0	0	324	
4:00 PM	5	0	20	0	0	0	0	0	0	127	6	0	14	113	0	0	285	1218
4:15 PM	7	0	14	0	0	0	0	0	0	160	3	0	20	129	0	0	333	1239
4:30 PM	4	0	19	0	0	0	0	0	0	159	7	0	20	106	0	0	315	1257
4:45 PM	5	0	12	0	0	0	0	0	0	117	4	0	17	109	0	0	264	1197
5:00 PM	8	0	17	0	0	0	0	0	0	125	3	0	13	108	0	0	272	1184

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	28	0	56	0	0	0	0	0	0	640	12	0	80	516	0	0	1332
Heavy Trucks	0	0	4		0	0	0		0	4	0		0	8	0		16
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Railroad Stopped Buses																	

Comments:

Report generated on 9/23/2015 6:59 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Appendix B

The Kaua'i Bus Kekaha-Līhu'e Timetable

KEKAHA - LIHUE MAINLINE

	M-F	M-F	M-F	M-F	M-F SS/Hol	M-F	M-F SS/Hol	M-F	M-F	M-F SS/Hol	M-F	M-F SS/Hol	M-F	M-F	M-F SS/Hol	M-F	M-F	M-F SS/Hol	M-F	M-F	M-F	M-F
	100	100	100	100 E	100	100	100	100	100	100	100	100	100	100	100	100	100	109	100	100	100	100
PARK - LIGHTSIDE MAIN GATE			O/C		O/C		O/C		O/C	O/C	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C
KINIKINIA			O/C		O/C		O/C		O/C	O/C	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C
ELEPAIO ROAD/KUHIO HWY	5:36	6:00	*6:15		7:30		8:30		9:30	10:30	11:30	12:30	1:30		2:30		3:30	4:30	5:30	6:30	7:30	8:30
ELEPAIO ROAD/KEKAHA RD	5:39	6:00	6:15		7:30		8:30		9:30	10:30	11:30	12:30	1:30		2:30		3:30	4:30	5:30	6:30	7:30	8:30
KEKAHA NEIGHBORHOOD CTR	5:31	6:01	6:16	6:15	7:31		8:31		9:31	10:31	11:31	12:31	1:31		2:31		3:31	4:31	5:31	6:31	7:31	8:31
KEKAHA ELDERLY HOUSING	O/C	O/C	O/C		O/C		O/C		O/C	O/C	O/C	O/C	O/C		O/C		O/C	O/C	O/C	O/C	O/C	O/C
ELEPAIO ROAD RD	5:32	6:02	6:17		7:32		8:32		9:32	10:32	11:32	12:32	1:32		2:32		3:32	4:32	5:32	6:32	7:32	8:32
ELEPAIO KONIA RD	5:32	6:02	6:17		7:32		8:32		9:32	10:32	11:32	12:32	1:32		2:32		3:32	4:32	5:32	6:32	7:32	8:32
ELEPAIO POPUKO RD	5:33	6:03	6:18		7:33		8:33		9:33	10:33	11:33	12:33	1:33		2:33		3:33	4:33	5:33	6:33	7:33	8:33
OLD KEKAHA STORE	5:33	6:03	6:18		7:33		8:33		9:33	10:33	11:33	12:33	1:33		2:33		3:33	4:33	5:33	6:33	7:33	8:33
KUHIO FOYER	5:38	6:08	6:23		7:38		8:38		9:38	10:38	11:38	12:38	1:38		2:38		3:38	4:38	5:38	6:38	7:38	8:38
WAIMEA ATHLETIC FIELD	5:39	6:09	6:25	6:22	7:39		8:39		9:39	10:39	11:39	12:39	1:39		2:39		3:39	4:39	5:39	6:39	7:39	8:39
WAIMEA NEIGHBORHOOD CTR	O/C	O/C	O/C		O/C		O/C		O/C	O/C	O/C	O/C	1:41		2:41		3:41	4:41	5:41	6:41	7:41	8:41
WAIMEA MARKET	5:42	6:12	6:30		7:42		8:42		9:42	10:42	11:42	12:42	1:42		2:42		3:42	4:42	5:42	6:42	7:42	8:42
WAIMEA/EL POST OFFICE	5:47	6:17	6:35		7:47		8:47		9:47	10:47	11:47	12:47	1:47		2:47		3:47	4:47	5:47	6:47	7:47	8:47
KAUMAKANI THRIFTY MART	5:51	6:21	6:39		7:51	6:21	8:51	9:21	9:51	10:51	11:51	12:51	1:51	2:21	2:51	3:21	3:51	4:51	5:51	6:51	7:51	8:51
HANAPEPE MULTIPURPOSE BLDG				6:34																		
HANAPEPE ARMORY	5:54	6:24	6:42		7:54	6:24	8:54	9:24	9:54	10:54	11:54	12:54	1:54	2:24	2:54	3:24	3:54	4:54	5:54	6:54	7:54	8:54
HANAPEPE 1ST UNITED CHURCH	5:55	6:25	6:43		7:55	6:25	8:55	9:25	9:55	10:55	11:55	12:55	1:55	2:25	2:55	3:25	3:55	4:55	5:55	6:55	7:55	8:55
KEALAULA ELEELE	5:58	6:28	6:48		7:58	6:28	8:58	9:28	9:58	10:58	11:58	12:58	1:58	2:28	2:58	3:28	3:58	4:58	5:58	6:58	7:58	8:58
KAUAI COFFEE VISITOR CENTER	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C
BRYDEWOOD	6:06	6:36	6:54		8:06	8:36	9:06	9:36	10:06	11:06	12:06	1:06	2:06	2:36	3:06	3:36	4:06	5:06	6:06	7:06	8:06	9:06
KALHEO POST OFFICE	6:08	6:38	**6:56	6:45	8:06	8:38	9:08	9:38	10:08	11:08	12:08	1:08	2:08	2:38	3:08	3:38	4:08	5:08	6:08	7:38	8:08	9:08
NALE KUPUNA	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C
PUU ROMONA RD	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C
KILAUEA POST OFFICE	6:13	6:43	7:01	BUS	8:13	8:43	9:13	9:43	10:13	11:13	12:13	1:13	2:13	2:43	3:13	3:43	4:13	5:13	6:13	7:13	8:13	9:13
PEC PERFORMING ARTS CENTER (M-F)	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	9:23
KAUMUALII HWY - A/C KCC	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	9:23
KOKEE GROVE - FIRST HAW BANK***	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	9:27
ELVA STREET***	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	9:34
WAL-MART***	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	9:36
WILCOX HOSPITAL FOYER***	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	9:38
LIHUE NEIGHBORHOOD CTR ***	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	O/C

*Varies on 5-15 min. basis

**Transfers available to route 100E for direct route to Lihue
***Pick ups on Saturdays, Sundays & Holidays

LIHUE - KEKAHA MAINLINE

	M-F	M-F SS/Hol	M-F	M-F SS/Hol	M-F	M-F SS/Hol	M-F	M-F	M-F SS/Hol	M-F	M-F	M-F SS/Hol	M-F	M-F	M-F	M-F	M-F	M-F
	200	200	200	200	200	200	200	200	200	200	200	200	206	200 E	200	200	200	200
LIHUE NEIGHBORHOOD CTR	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C
WAL-MART	5:30	6:30	7:30	8:30	9:30	10:30	11:30	12:30	1:30	2:30	3:30	4:00	4:30	4:45	5:30	6:30	7:30	8:30	9:30
WILCOX HOSPITAL	5:32	6:32	7:32	8:32	9:32	10:32	11:32	12:32	1:32	2:32	3:32	4:02	4:32	4:47	5:32	6:32	7:32	8:32	9:32
ELVA STREET	5:36	6:36	7:36	8:36	9:36	10:36	11:36	12:36	1:36	2:36	3:36	4:06	4:36	4:51	5:36	6:36	7:36	8:36	9:36
KUHIA GROVE - FIRST HAW BANK	5:43	6:43	7:43	8:43	9:43	10:43	11:43	12:43	1:43	2:43	3:43	4:13	4:43	4:58	5:43	6:43	7:43	8:43	9:43
PEC PERFORMING ARTS CENTER	5:48	6:48	7:48	8:48	9:48	10:48	11:48	12:48	1:48	2:48	3:48	4:18	4:48		5:48	6:48	7:48	8:48	9:48
LIHUE POST OFFICE	5:58	6:58	7:58	8:58	9:58	10:58	11:58	12:58	1:58	2:58	3:58	4:28	4:58	BUS	5:58	6:58	7:58	8:58	9:58
PUU ROMONA RD	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C
NALE KUPUNA	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C
KALHEO NEIGHBORHOOD CTR	6:05	7:05	8:05	9:05	10:05	11:05	12:05	1:05	2:05	3:05	4:05	4:35	5:05	[illegible]	6:05	7:05	8:05	9:05	10:05
BRYDEWOOD	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C
KAUAI COFFEE VISITOR CENTER	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C
ELEELE MAIN (KEALA ST)	6:13	7:13	8:13	9:13	10:13	11:13	12:13	1:13	2:13	3:13	4:13	4:43	5:13		6:13	7:13	8:13	9:13	10:13
KEALAULA ELEELE	6:17	7:17	8:17	9:17	10:17	11:17	12:17	1:17	2:17	3:17	4:17	4:47	5:17	EXPRESS	6:17	7:17	8:17	9:17	10:17
WESTSIDE PHARMACY	6:20	7:20	8:20	9:20	10:20	11:20	12:20	1:20	2:20	3:20	4:20	4:50	5:20		6:20	7:20	8:20	9:20	10:20
MUSEO STORE	6:24	7:24	8:24	9:24	10:24	11:24	12:24	1:24	2:24	3:24	4:24	4:54	5:24		6:24	7:24	8:24	9:24	10:24
HANAPEPE MULTIPURPOSE BLDG														[illegible]					
KAUMAKANI THRIFTY MART	6:29	7:29	8:29	9:29	10:29	11:29	12:29	1:29	2:29	3:29	4:29	4:59	5:29		6:29	7:29	8:29	9:29	10:29
WAIMEA/EL POST OFFICE	6:32	7:32	8:32	9:32	10:32	11:32	12:32	1:32	2:32	3:32	4:32	5:02	5:32		6:32	7:32	8:32	9:32	10:32
WAIMEA FIRST HAW BANK	6:36	7:36	8:36	9:36	10:36	11:36	12:36	1:36	2:36	3:36	4:36	5:06	5:36		6:36	7:36	8:36	9:36	10:36
WAIMEA NEIGHBORHOOD CTR	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C
KUHIO FOYER	6:41	7:41	8:41	9:41	10:41	11:41	12:41	1:41	2:41	3:41	4:41	5:11	5:41		6:41	7:41	8:41	9:41	10:41
WAIMEA ATHLETIC FIELD	6:42	7:42	8:42	9:42	10:42	11:42	12:42	1:42	2:42	3:42	4:42	5:12	5:42		6:42	7:42	8:42	9:42	10:42
OLD KEKAHA STORE	6:47	7:47	8:47	8:47	10:47	11:47	12:47	1:47	2:47	3:47	4:47	5:17	5:47		6:47	7:47	[illegible]	[illegible]	[illegible]
MCT-POST OFFICE	6:47	7:47	8:47	8:47	10:47	11:47	12:47	1:47	2:47	3:47	4:47	5:17	5:47		6:47	7:47	[illegible]	[illegible]	[illegible]
ELEPAIO KONIA RD	6:48	7:48	8:48	9:48	10:48	11:48	12:48	1:48	2:48	3:48	4:48	5:18	5:48	BUS	6:48	7:48	[illegible]	[illegible]	[illegible]
ELEPAIO ROAD RD	6:48	7:48	8:48	9:48	10:48	11:48	12:48	1:48	2:48	3:48	4:48	5:18	5:48		6:48	7:48	[illegible]	[illegible]	[illegible]
KEKAHA ELDERLY HSG	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C		O/C	O/C	[illegible]	[illegible]	[illegible]
KCC KEKAHA NEIGHBORHOOD CTR	6:49	7:49	8:49	9:49	10:49	11:49	12:49	1:49	2:49	3:49	4:49	5:19	5:49		6:49	7:49	[illegible]	[illegible]	[illegible]
ELEPAIO ROAD/KEKAHA RD	6:50	7:50	8:50	9:50	10:50	11:50	12:50	1:50	2:50	3:50	4:50	5:20	5:50		6:50	7:50	[illegible]	[illegible]	[illegible]
ELEPAIO ROAD/KUHIO RD	6:51	7:51	8:51	9:51	10:51	11:51	12:51	1:51	2:51	3:51	4:51	5:21	5:51	EXPRESS	6:51	7:51	[illegible]	[illegible]	[illegible]
KINIKINIA	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C	O/C		O/C	O/C	O/C	O/C	O/C
PARK - OUTSIDE MAIN GATE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Drop off order may be adjusted

	Serves PARK & RIDE facility
	ADA accessible bus stop
A/C	Across
O/C	ON-CALL stops: bus will not stop unless passenger notifies the office for pick-up or informs the driver for drop-off

Earlier and later routes are available on an on-call basis and printed information is available in alternate formats within seven (7) days of a request.

FARES

	MAIN LINE	SHUTTLE
General Public	$2.00/trip	$0.50/trip
Seniors (60 + years)	$1.00/trip	$0.25/trip
Youth (7-18 years)	$1.00/trip	$0.25/trip

Children 6 and under travel free and must be accompanied by a paying passenger

Frequent Rider Passes

Monthly	$40	
12 Month	$400	with a photo ID

12 Month passes are only available at the Kauai Bus office
Monthly passes are available M-F, 8:00 am - 4:00 pm at the Civic Center, Treasury Division, the Kaua'i Bus office, Pono Market, and Kekaha, Kapahi, Kilauea Menehune Food Marts
Lost, stolen, destroyed or misplaced bus passes will not be replaced

ON BOARD GUIDELINES

ALLOWED:
Folding baby strollers
Guitars/Ukuleles/Band Instruments
Body boards/Skateboards
All other items up to 10" X 17" X 30"

NOT ALLOWED:

Surfboards	Flammable Liquids
Eating/Drinking	Profanity
Smoking	Littering

Carry-ons stored in the aisle or on the seat
Animals, except trained service animals

Routes subject to cancel without notice. Schedules subject to change without notice. For the most current service information go to www.kauai.gov or contact the Kaua'i Bus Office.

Appendix C

Analysis Reports
Existing (2015) Conditions

Intersection	
Int Delay, s/veh	1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Vol, veh/h	464	11	49	604	16	52
Future Vol, veh/h	464	11	49	604	16	52
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	55	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	4	4	4	4
Mvmt Flow	488	12	52	636	17	55

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	500	0	1233	494
Stage 1	-	-	-	-	494	-
Stage 2	-	-	-	-	739	-
Critical Hdwy	-	-	4.14	-	6.44	6.24
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	-	-	2.236	-	3.536	3.336
Pot Cap-1 Maneuver	-	-	1054	-	193	571
Stage 1	-	-	-	-	609	-
Stage 2	-	-	-	-	469	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1054	-	183	571
Mov Cap-2 Maneuver	-	-	-	-	183	-
Stage 1	-	-	-	-	609	-
Stage 2	-	-	-	-	446	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	16.6
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	381	-	-	1054	-
HCM Lane V/C Ratio	0.188	-	-	0.049	-
HCM Control Delay (s)	16.6	-	-	8.6	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.7	-	-	0.2	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Vol, veh/h	607	24	70	474	18	64
Future Vol, veh/h	607	24	70	474	18	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	55	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	1	1	5	5
Mvmt Flow	646	26	74	504	19	68

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	671	0	1312	659
Stage 1	-	-	-	-	659	-
Stage 2	-	-	-	-	653	-
Critical Hdwy	-	-	4.11	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.209	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	924	-	172	458
Stage 1	-	-	-	-	509	-
Stage 2	-	-	-	-	512	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	924	-	158	458
Mov Cap-2 Maneuver	-	-	-	-	158	-
Stage 1	-	-	-	-	509	-
Stage 2	-	-	-	-	471	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	20.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	323	-	-	924	-
HCM Lane V/C Ratio	0.27	-	-	0.081	-
HCM Control Delay (s)	20.2	-	-	9.2	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1.1	-	-	0.3	-

Appendix D

Analysis Reports
Future (2035) Without Project Conditions

Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Vol, veh/h	534	13	56	695	18	60
Future Vol, veh/h	534	13	56	695	18	60
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	55	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	4	4	4	4
Mvmt Flow	562	14	59	732	19	63

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	576	0	1418	569
Stage 1	-	-	-	-	569	-
Stage 2	-	-	-	-	849	-
Critical Hdwy	-	-	4.14	-	6.44	6.24
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	-	-	2.236	-	3.536	3.336
Pot Cap-1 Maneuver	-	-	987	-	149	518
Stage 1	-	-	-	-	562	-
Stage 2	-	-	-	-	416	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	987	-	140	518
Mov Cap-2 Maneuver	-	-	-	-	140	-
Stage 1	-	-	-	-	562	-
Stage 2	-	-	-	-	391	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	20.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	319	-	-	987	-
HCM Lane V/C Ratio	0.257	-	-	0.06	-
HCM Control Delay (s)	20.2	-	-	8.9	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1	-	-	0.2	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Vol, veh/h	698	28	81	545	21	74
Future Vol, veh/h	698	28	81	545	21	74
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	55	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	1	1	5	5
Mvmt Flow	743	30	86	580	22	79

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	772	0	1509	757
Stage 1	-	-	-	-	757	-
Stage 2	-	-	-	-	752	-
Critical Hdwy	-	-	4.11	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.209	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	848	-	131	403
Stage 1	-	-	-	-	458	-
Stage 2	-	-	-	-	460	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	848	-	118	403
Mov Cap-2 Maneuver	-	-	-	-	118	-
Stage 1	-	-	-	-	458	-
Stage 2	-	-	-	-	413	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.3	27
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	263	-	-	848	-
HCM Lane V/C Ratio	0.384	-	-	0.102	-
HCM Control Delay (s)	27	-	-	9.7	-
HCM Lane LOS	D	-	-	A	-
HCM 95th %tile Q(veh)	1.7	-	-	0.3	-

Appendix E

Analysis Reports
Future (2035) With Project Conditions

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	5	0	0	78	69	38
Future Vol, veh/h	5	0	0	78	69	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	0	0	85	75	41

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	181	96	116	0	-	0
Stage 1	96	-	-	-	-	-
Stage 2	85	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	808	960	1473	-	-	-
Stage 1	928	-	-	-	-	-
Stage 2	938	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	808	960	1473	-	-	-
Mov Cap-2 Maneuver	808	-	-	-	-	-
Stage 1	928	-	-	-	-	-
Stage 2	938	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1473	-	808	-	-
HCM Lane V/C Ratio	-	-	0.007	-	-
HCM Control Delay (s)	0	-	9.5	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Vol, veh/h	534	20	87	695	19	64
Future Vol, veh/h	534	20	87	695	19	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	55	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	4	4	4	4
Mvmt Flow	562	21	92	732	20	67

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	583	0	1488	573
Stage 1	-	-	-	-	573	-
Stage 2	-	-	-	-	915	-
Critical Hdwy	-	-	4.14	-	6.44	6.24
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	-	-	2.236	-	3.536	3.336
Pot Cap-1 Maneuver	-	-	982	-	135	515
Stage 1	-	-	-	-	560	-
Stage 2	-	-	-	-	387	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	982	-	122	515
Mov Cap-2 Maneuver	-	-	-	-	122	-
Stage 1	-	-	-	-	560	-
Stage 2	-	-	-	-	351	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	22.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	296	-	-	982	-
HCM Lane V/C Ratio	0.295	-	-	0.093	-
HCM Control Delay (s)	22.2	-	-	9	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1.2	-	-	0.3	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	34	0	0	95	109	7
Future Vol, veh/h	34	0	0	95	109	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	0	0	103	118	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	225	122	126	0	-	0
Stage 1	122	-	-	-	-	-
Stage 2	103	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	763	929	1460	-	-	-
Stage 1	903	-	-	-	-	-
Stage 2	921	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	763	929	1460	-	-	-
Mov Cap-2 Maneuver	763	-	-	-	-	-
Stage 1	903	-	-	-	-	-
Stage 2	921	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1460	-	763	-	-
HCM Lane V/C Ratio	-	-	0.048	-	-
HCM Control Delay (s)	0	-	10	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	3.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Traffic Vol, veh/h	698	30	86	545	28	101
Future Vol, veh/h	698	30	86	545	28	101
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	55	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	1	1	5	5
Mvmt Flow	743	32	91	580	30	107

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	774	0	1522	759
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	763	-
Critical Hdwy	-	-	4.11	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.209	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	846	-	128	402
Stage 1	-	-	-	-	457	-
Stage 2	-	-	-	-	455	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	846	-	114	402
Mov Cap-2 Maneuver	-	-	-	-	114	-
Stage 1	-	-	-	-	457	-
Stage 2	-	-	-	-	406	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.3	33.3
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	260	-	-	846	-
HCM Lane V/C Ratio	0.528	-	-	0.108	-
HCM Control Delay (s)	33.3	-	-	9.8	-
HCM Lane LOS	D	-	-	A	-
HCM 95th %tile Q(veh)	2.8	-	-	0.4	-

Exhibit H: Ka Pa'akai Analysis

Ka Pa'akai Analysis for the Department of Land and Natural Resources (DLNR) West Kaua'i Field Operations Facility (WKFOF) Project, Hanapēpē Ahupua'a, Waimea District, Kaua'i TMK: (4) 1-8-008:020 por.

Prepared for
SSFM International, Inc.
on behalf of
DLNR

Prepared by
Tehani Baculpo, B.A.,
and
Hallett H. Hammatt, Ph.D.

Cultural Surveys Hawai'i, Inc.
Kailua, Hawai'i
(Job Code: HANAPEPE 15)

June 2024

O'ahu Office
P.O. Box 1114
Kailua, Hawai'i 96734
Ph.: (808) 262-9972
Fax: (808) 262-4950

www.culturalsurveys.com

Maui Office
1993 Main St.
Wailuku, Hawai'i 96793
Ph: (808) 242-9882
Fax: (808) 244-1994

Management Summary

Reference	Ka Pa'akai Analysis for the DLNR West Kaua'i Field Operations Facility Project, Hanapēpē Ahupua'a, Waimea District, Kaua'i, TMK: (4) 1-8-008:020 por. (Baculpo and Hammatt 2024)
Date	June 2024
Project Number(s)	Cultural Surveys Hawai'i, Inc. (CSH) Job Code: HANAPEPE 15
Agencies	County of Kaua'i Department of Planning
Land Jurisdiction	State
Project Proponent	DLNR
Project Location	The study area is located just west of Lele Road, directly across from the Hanapēpē Refuse Station and bounded by the Kaua'i Veterans Cemetery to the south in Hanapēpē Ahupua'a, Waimea District, Kaua'i, TMK: (4) 1-8-008:020 (por.).
Project Description	The West Kaua'i field operations facility will provide secured storage, office space, conference room, restrooms, showers, parking, a plant nursery, native bird holding area ,and fueling facilities (*Release of Funds for West Kauai Field Operations Facility, Kauai, Job No. J43CK30A, as Authorized by Act 134, SLH 2013, as Amended by Act 122, SLH 2014, Item D-8.04,* 28 January 2015 letter). Once the new facility is completed, it will provide DLNR with the necessary infrastructure to enhance and support current programs, extend public outreach and services, and provide additional facilities for emergency situations.
Project Acreage	The study area is approximately 10 acres (4.04 hectares).
Document Purpose and Regulatory Context	The Kaua'i County Planning Department has indicated a need for Ka Pa'akai Assessment studies to attend applications for Planning Department processing. The Planning Department has kindly supplied a Kaua'i Planning Department Worksheet for Ka Pa'akai Assessment, regarded here as the guiding document. The purpose of the present Ka Pa'akai Analysis and Assessment is to assist the client and the Kaua'i Planning Department in their effort to: 1. ensure the applicant has sufficiently assessed that the proposed project/action will not harm traditional and customary practices exercised by Native Hawaiians; and 2. to provide sufficient documentation to support the applicant's assessment. This work is being caried out to address the letter and spirit of the following:

	• Ka Pa'akai O Ka'aina v. Land Use Commission (94 Hawai'i 31), in which the Hawai'i Supreme Court established a three-part analytical framework to assist the state and counties in fulfilling their constitutional obligation to preserve and protect traditional and customary practices (TCP [used here as it is in the *Kaua'i Planning Department Worksheet for Ka Pa'akai Assessment* to refer to "traditional and customary practices"]) exercised by Native Hawaiians, to the extent feasible, and • the mandate set forth by the Hawai'i State Constitution (Articles IX and XII), courts, Hawai'i Revised Statutes (HRS), and Hawai'i Administrative Rules (HAR) and other Hawai'i State laws requiring government agencies to promote and preserve cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups.
Results of Background Research	Background research for the proposed project yielded the following information: 1. The wind of Hanapēpē is Aoao (Nakuina 1992:53). In the *ahupua'a* (traditional land division) of Waimea many rains are associated with areas near the study area. However, there is no rain specifically associated with Hanapēpē. The Kapa'ahoa rain is known to be associated with Waimea according to Akana and Gonzalez (2015). 2. Hanapēpē River, which empties into the sea almost immediately east of the study area, is the third longest river on Kaua'i and it begins at the confluence of the streams of Kō'ula and Manuahi, approximately halfway up the length of the *ahupua'a* (Wichman 1998:27). According to Clark (1990:34), "The Hanalei, Waimea, Hanapēpē, and Makaweli rivers produce a large percentage of the island-wide catch, but are not as productive today as in former times." 3. Hanapēpē literally translates to "crushed bay," possibly referring to the frequent landslides of the area (Pukui et al. 1974). According to Wichman, the name "crushed bay" is thought to have derived from the appearance of the cliffs of the area from the sea (Wichman 1998:30). Hanapēpē is also the name of a honeycreeper known as the *nuku pu'u* (possibly *Hemignathus lucidus lucidus*, *Hemignathus lucidus hanapepe*, and/or *Hemignathus lucidus affinis*) on the other Hawaiian Islands. 4. The production of *pa'akai* or salt by Hawaiians, via the use of salt pans or ponds can be traced back approximately 1,000 years (Chang 2007). These *lo'i pa'akai kahiko* or ancient salt ponds (Kekua 2007) were otherwise known as Waimaka o Hi'iaka.

	Salt Pond Beach Park is located southwest of the proposed study area at the end of Salt Pond Road. The ponds at the park are the only ones in the Hawaiian Islands known to still be in use. The salt pans are on a naturally flat area adjacent to the beach (Clark 1990:58). 5. Hanapēpē Valley was one of few areas with an inland population, which according to Handy and Handy (1972:397), "had at best but infrequent contacts with the sea." When Handy and Handy (1972:431) explored Hanapēpē Valley in 1964, they stated that "As far in as seven miles, every level area along the rushing stream showed traces of old lo'i and house sites." *Lo'i* cultivation, specifically wetland *lo'i kalo* (taro patch), was prevalent in Hanapēpē due to the *ahupua'a* containing vast freshwater resources that ran from *mauka* (upland) to *makai* (toward the sea). 6. Scheffer was a Russian trader who scouted out sandalwood (*'iliahi; Santalum ellipticum*) and other trading goods for his company. He tried to convince Russia to annex Hawai'i and wanted to help Kaumuali'i recapture all the other islands in exchange for which Scheffer would be entitled to all the sandalwood. Among the lands he was given by Hawaiian *ali'i* (chiefs) were the *ahupua'a* of Hanalei (renamed Schafferthal or Scheffer's valley), land in Waimea for plantations and factories, and the *'ili* (land division smaller than an *ahupua'a*) of Mahinauli in Makaweli, followed shortly thereafter by a gift of the *'ili* of Kuiloa in Hanapēpē (Pierce 1965:185). 7. Kaumuali'i's death brought about the 1824 rebellion and reprisals for people in Hanapēpē who participated in the rebellion. After his death Kaua'i came under Kamehameha's power. The leeward chiefs opted to rebel and stormed the fort at Waimea but most were killed. Those that lived set up a fort at the Hanapēpē-Wahiawa border but they did not count on the ten ships of men and arms sent from Maui and O'ahu, including Hoapili (ruling chief of Maui), who were sent to support Kamehameha's claims against Humehume (Kamakau 1961:268–269 citing newspaper articles of 11 and 18 April 1868 from *Ka Nupepa Ku'oko'a*). 8. In Hanapēpē Ahupua'a, 92 Land Commission claims are listed, of which 66 were awarded (Soehren 2010). Land use information provided in the Land Commission Award (LCA) documentation indicated settlement within the Hanapēpē Valley focused on wetland taro cultivation, with ample irrigation from the Hanapēpē River. The study area and all other unclaimed lands in Hanapēpē were originally awarded to Miriam Kekauonohi, who immediately returned it to pay the

	commutation fee for the lands that she kept. The returned land became Crown Lands. No early surveys were ever made of Crown Lands, thus there are no Māhele records on land use for those areas. Therefore, it is unclear what *'ili* the proposed project is located in. 9. Eleele Plantation, a nearby sugar plantation east of the Hanapēpē River, was started in 1884 by Mrs. Duncan McBryde and August Drier (the manager) when they bought the land from Bernice Pauahi Bishop. Eleele Plantation was considered to have "the most fertile lands in the district and an ample supply of water" (Condé and Best 1973:197). 10. The study area was part of the land deeded as Grant 7846 to the Kauai Railway Company that constructed a railroad system that runs through the middle of the study area in a rough east/west direction. This railway land was then deeded back to the Territory of Hawaii in 1949 by Kauai Terminal Ltd. The railway was discontinued in 1933 at which time its rolling stock consisted of 500 4-ton cane cars with flare sidings, and four 26-ton oil-fired locomotives (Condé and Best 1973:199–200). 11. The Battle of Hanapēpē, sometimes referred to as the Massacre at Hanapēpē, occurred on 9 September 1924; 16 Filipino workers and four Kaua'i policemen were killed. The massacre came at the end of an eight-month attempt by more than 3,000 workers on four islands to raise the wages of Filipino sugar workers to $2 a day, as well as improve work and living conditions (Chang 2006a and b; Gordon 2006; Reinecke 1996). 12. Fourteen archaeological studies were previously conducted within the vicinity and none were located within the study area. Twenty-four historic properties were previously identified within the study area vicinity. Nine of these are cemeteries and burials (State Inventory of Historic Places [SIHP] # 50-30-09-00608, -00603, -00604, -00053, -00651, -01987, -00704, -00705, and -00608), two are *heiau* (pre-Christian place of worship) (-00048 and-00051), two house site/fishing shrine (-00050 and -00052), the Salt Pans (-00049), Salt Pond Beach (-03038), cultural deposits (-00706 and 0-03039), and buildings (-09389). 13. Two previous cultural impact assessment (CIA) projects (Cordy et al. 2019; Ishihara et al. 2016) and an assessment of historic preservation issues (Dye 1997) were identified in close proximity to the study area and a traditional and cultural practice assessment (Creed et al. 2001) was identified further *mauka* along the Hanapēpē River.

Results of Community Consultation	CSH attempted to contact Hawaiian organizations, agencies, and community members as well as cultural and lineal descendants to identify individuals with cultural expertise and/or knowledge of the study area and vicinity. In most cases, two or three attempts were made to contact individuals, organizations, and agencies. Community outreach letters were sent to 38 individuals or groups; seven responded and one provided written testimony. Consultation was received from: 1. Mrs. Ku'ulei Gaisoa, a *kama'āina* and the Vice President of Hui Hana Pa'akai O Hanapēpē
Identification of Cultural Practices	Consultation identified the following cultural, historical, and natural resources where cultural practices (including traditional and customary Native Hawaiian rights) are being exercised in Hanapēpē Ahupua'a: 1. *Pa'akai* (salt making) 2. Burial Practices (*iwi kūpuna*) Based on the results of community consultation and background research conducted as part of this Ka Pa'akai Analysis, CSH has identified the following cultural resources and practices within Hanapēpē Ahupua'a: 1. Freshwater Resources (gathering of freshwater resources [*'o'opu* (goby fish; *Lentipes concolor*), *'a'ama* (*Grapsus tenuicrustatus*), *'ōpae* (*Atyoida bisulcata*), Samoan crab (*Scylla serrata*), *akule* (*Selar crumenophthalmus*), *limu* (seaweed), *'opihi* (*Cellana exarata*), previously mullet (*Mugilidae*), and now tilapia (*Oreochromis niloticus*)] along the Hanapēpē River, bridge, and up into the valley) 2. Gathering plant resources (*laukahi* [plantain; *Plantago major*] and various ferns) in the uplands for *lā'au lapa'au* (traditional herbal medicine) 3. Agricultural Practices (*kalo* [taro; *Colocasia esculenta*]) 4. Marine Practices (fishing, *ho'okupu* [traditional offerings], cultural sites, and *pa'akai*) 5. Hula 6. Burial Practices (*iwi kūpuna*) 7. *Wahi pana* and *mo'olelo* No ongoing cultural practices or resources were identified within the study area during background research and community consultation. However, ongoing cultural practices, such as marine and freshwater gathering practices, *pa'akai* making, and burial practices, occur within the vicinity of the study area.
Identification of Impacts to Cultural Practices	No impacts to ongoing cultural practices were identified within the study area during background research and community consultation for

	this Ka Pa'akai Analysis. Consultation identified the following concerns related to the environment and the broader community: 1. Indirect impacts to the salt ponds at 'Ukula a. Mrs. Gaisoa believes development or growth in the area could impact the salt beds in Hanapēpē. The dust from earth-moving activities and increased traffic has been an issue in the past and negatively impacts the quality of the *pa'akai* at the salt ponds.
Mitigation Possibilities Identified During Background Research and Consultation	The results of community consultation, underscored by background research conducted for this Ka Pa'akai Analysis, inform the following mitigation possibilities promoting and preserving cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups: 1. Mrs. Gaisoa is against any development in the area surrounding the salt pans until there is a plan in place to protect the salt pans. The protection of the salt pans needs to be addressed first before any added infrastructure occurs in the area. 2. Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and the State Historic Preservation Division (SHPD) will be notified pursuant to HAR §13-280-3. In the event that *iwi kūpuna* (ancestral remains) are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and Police Department will be notified pursuant to HAR §13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended. 3. In the event that *iwi kūpuna* and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a reinterment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.
Ka Pa'akai Analysis	In Ka Pa'akai vs Land Use Commission, 94 Hawai'i (2000) the Court held the following analysis must also be conducted: 1. The identity and scope of valued cultural, historical, or natural resources in the study area, including the extent to which traditional and customary Native Hawaiian rights are exercised in the study area;

	2. The extent to which those resources—including traditional and customary Native Hawaiian rights—will be affected or impaired by the proposed action; and 3. The feasible action, if any, to be taken by the LUC to reasonably protect Native Hawaiian Rights if they are found to exist. Based on information gathered from the cultural and historical background, no culturally significant resources were identified within the study area per se. At present, there is no documentation or testimony indicating traditional or customary Native Hawaiian rights are currently being exercised "for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778" (Hawai'i State Constitution, Article XII, Section 7) within the specific study area. The coast, Hanapēpē Bay, and stream is where ongoing fishing and the gathering of marine and freshwater resources occur. *Pa'akai* making occurs at Ukula, southwest of the study area and burial practices occur within the vicinity and surrounding the study area.

Table of Contents

Management Summary i

Section 1 Introduction 1

1.1 Project Background 1
1.2 Regulatory Context 1
1.3 Document Purpose 7
1.4 Natural Environment 7
1.4.1 *Ka Lepo* (Soils) 7
1.4.2 *Nā Makani* (Winds) 9
1.4.3 *Nā Ua* (Rains) 10
1.4.4 *Nā Kahawai* (Streams and Freshwater) 12
1.5 Built Environment 12

Section 2 Methods 15

2.1 Archival Research 15
2.2 Community Consultation 15

Section 3 Traditional Background 16

3.1 *Nā Ka'ao a Nā Mo'olelo* (Legends and Stories) 16
3.1.1 The Legend of Ola 16
3.1.2 Kawelo and 'Aikanaka 17
3.1.3 Prayers of Kāne 19
3.2 *Nā Wahi Pana* 20
3.2.1 *Nā Inoa 'Āina* (Place Names) 20
3.2.2 *Leina 'o-ka-'uhane* at Hanapēpē 22
3.2.3 *Kukui Ahi* (Lamps of Fire) 23
3.2.4 *Waimaka O Hi'iaka* (Tears of Hi'iaka) and *Nā Lo'i Pa'akai O Ukula* (The Salt Beds of Ukula) 24
3.2.5 *Heiau* (Pre-Christian Place of Worship) 27
3.2.6 *Loko I'a* (Fishponds) 27
3.3 *Oli* (Chants) 28
3.3.1 Hi'iakaikapoliopele 28
3.4 *Mele* (Songs) 29
3.4.1 E Ola Mau 'O Pū'olo (Pū'olo Continues to Live) 29
3.4.2 Kō'ula/Manawaiopuna 30
3.4.3 Wai O Minehaha 30
3.5 *'Ōlelo No'eau* (Proverbs) 31
3.5.1 *'Ōlelo No'eau* #1488 31
3.5.2 *'Ōlelo No'eau* #1905 32
3.5.3 *'Ōlelo No'eau* #2543 32
3.6 Subsistence and Settlement 32

Section 4 Historical Background 34

4.1 Early Historic Period (1778-1847) 34
4.1.1 The Kaua'i Rebellion of 1824 36
4.2 Mid- to Late 1800s 37
4.3 The Māhele and the Kuleana Act 41

4.4 1900s 45
4.4.1 Population 45
4.4.2 The Plantation Era 45
4.4.3 Kauai Railroad, Port Allen, and the Military in Hanapēpē 53
4.4.4 Battle of Hanapēpē or the Massacre at Hanapēpē, 1924 58
4.5 Contemporary Land Use 59

Section 5 Previous Archaeological Research 62

5.1 Overview 62
5.2 Early references to Hanapēpē Archaeology 62
5.3 Modern Archaeological Studies 68
5.3.1 Kikuchi 1963 68
5.3.2 McMahon 1993 68
5.3.3 Creed et al. 1994 68
5.3.4 Creed and Hammatt 1995 68
5.3.5 Kennedy and Latinis 1996 68
5.3.6 Hammatt 2001 68
5.3.7 Engineering-environmental Management, Inc. 2009 69
5.3.8 Olson and Hammatt 2011 69
5.3.9 Blackwell and Barnes 2014 69
5.3.10 Belluomini et al. 2016 69
5.3.11 Hazlett and Dega 2017 69
5.3.12 Hoerman 2019 70
5.4 Discussion of Historic Properties within the Study Area Vicinity 70

Section 6 Previous Cultural Research 71

6.1 Overview 71
6.1.1 Agricultural Practices 73
6.1.2 Gathering Practices and Resources 73
6.1.3 Freshwater Practices and Resources 73
6.1.4 *Pa'akai* (Salt Making) 75
6.1.5 Marine Practices and Resources 76
6.1.6 *Wahi Pana* and *Mo'olelo* 76
6.1.7 *Hula*, *He'e Nalu* (Surfing), and Burial Sites 78

Section 7 Community Consultation 79

7.1 Introduction 79
7.2 Community Contact Letter 79
7.3 Community Consultation Table 81
7.4 Community Outreach Results 87
7.5 Written Testimony 88
7.5.1 Mrs. Ku'ulei Gaisoa 88

Section 8 Traditional Cultural Practices 89

8.1 Freshwater Resources and Practices 89
8.2 Gathering Resources and Practices 90
8.3 Agricultural Resources and Practices 90
8.4 Marine Resources and Practices 91
8.4.1 *Pa'akai* 92

8.5 *Hula* 93
8.6 Historic and Cultural Properties 93
8.7 Burials 94
8.8 *Wahi Pana* and *Mo'olelo* 94

Section 9 Summary and Recommendations 96

9.1 Results of Background Research 96
9.2 Results of Community Consultation 98
9.3 Identification of Cultural Practices 98
9.4 Identification of Impacts to Cultural Practices 98
9.5 Mitigation Possibilities Identified During Background Research and Consultation 99
9.6 Ka Pa'akai Analysis 99
9.6.1 Archaeological Resources 100
9.6.2 Burials 100
9.6.3 Faunal Resources 100
9.6.4 Earth Resources 101
9.6.5 Plant Resources 101
9.6.6 Trails 101
9.6.7 *Nā Wahi Pana* 101
9.6.8 Valued Cultural, Historical, or Natural Resources in the Study Area 101
9.6.9 The Extent to which Traditional and Customary Native Hawaiian Resources will be Affected by the Proposed Action 102
9.6.10 Feasible Action, if any, to be Taken to Reasonably Protect Native Hawaiian Rights 102

Section 10 References Cited 104

Appendix A Community Outreach Letter 113

List of Figures

Figure 1. Portion of the 1996 Hanapepe USGS 7.5-minute series topographic quadrangle showing the location of the study area (USGS 1996) 2
Figure 2. Tax Map Key (TMK) (4) 1-8-008 showing the study area (Hawai'i TMK Service 2023) 3
Figure 3. 2022 aerial photograph of the study area (Google Earth 2022) 4
Figure 4. Overlay of *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* (Foote et al. 1972), indicating soil types within and surrounding the study area (USDA SSURGO 2001) 8
Figure 5. Photo of study area's general location, view to north 13
Figure 6. Photo of concrete buildings, residential housing, portion of the Veterans Cemetery, taken from northwest area of project, view to southeast 13
Figure 7. Photo of former cane lands at the northwest portion of the study area, view to northwest 14
Figure 8. Photo of stockpiled material, view to northwest 14
Figure 9. Photo of the Hanapēpē Salt Pans, n.d. 26
Figure 10. Photo of Hanapēpē Salt Pans mid-ground, n.d. 26
Figure 11. A portion of the 1996 Hanapepe USGS topographic quadrangle of Kaua'i, showing LCAs closest to the study area 42
Figure 12. 1923 Hawaii Territory Survey map of Hanapēpē Cane Lands by A.S. Chaney showing study area (Chaney 1923) 43
Figure 13. Map showing population estimate for Kaua'i in 1853 (in Coulter 1971:16) 46
Figure 14. Photo of sugar mill in 'Ele'ele, ca. 1885 (Hawai'i State Archives Digital Collections 1885) 48
Figure 15. Oversize map of McBryde Sugar Company field map (Condé and Best 1973:191), study area located west of Hanapēpē Stream (not seen on map) 49
Figure 16. A portion of a 1901 Alexander map showing Makaweli Plantation 50
Figure 17. 1927 Hawaiian Sugar Company field map (Condé and Best 1973:136) showing study area 51
Figure 18. Cane loading at McBryde Sugar Company (Condé and Best 1973:199) 52
Figure 19. Hanapēpē Railway Bridge, date unknown (Condé and Best 1973:137) 52
Figure 20. Sepia photo of McBryde Sugar Mill, 1905 (Post Office in Paradise 2015) 52
Figure 21. Portion of 1910 Hanapepe USGS topographic quadrangle showing railroad running through the central portion of the study area 54
Figure 22. 1948 A. Lester Marks map of Hanapēpē showing study area and Hanapēpē Park and Hanapēpē Beach Lots 55
Figure 23. Map of hospitals on Kaua'i during World War II (taken from Klass 1970) 56
Figure 24. 1960 aerial photo of the Hanapēpē coast showing the study area and buildings built by the military and later subleased to the Kawakami Family for the Big Save warehouse at the southeast corner 57
Figure 25. 1977 USGS Orthophotograph showing the building and large cane fields within the study area and its immediate vicinity 60
Figure 26. Olokele Plantation field map (Gay and Robinson 2009) showing last cane fields harvested in 2009; note study area is in Field 160 61

Figure 27. Portion of the 1996 Hanapepe USGS 7.5-minute topographic quadrangle showing previous archaeological studies near the proposed study area 65
Figure 28. Portion of the 1996 Hanapepe USGS 7.5-minute topographic quadrangle showing archaeological sites near the proposed study area 67
Figure 29. Previous cultural studies within the vicinity of the study area 72
Figure 30. Community outreach letter page one 113
Figure 31. Community outreach letter page two 114
Figure 32. Community outreach letter page three 115
Figure 33. Community outreach letter page four 116
Figure 34. Community outreach letter page five 117

List of Tables

Table 1. Place names within Hanapēpē Ahupua'a and study area vicinity 21
Table 2. Previous archaeological studies in the vicinity of the study area 63
Table 3. Previously identified archaeological sites near the study area 66
Table 4. Previous cultural studies within the study area vicinity 71
Table 5. Summary of community consultation efforts 81

Section 1 Introduction

1.1 Project Background

At the request of SSFM International, Inc., on behalf of the Department of Land and Natural Resources (DLNR) Engineering Division, CSH is conducting a Ka Pa'akai Analysis study for the DLNR West Kaua'i Field Operations Facility (WKFOF) project in Hanapēpē Ahupua'a, Waimea District, Kaua'i, TMK: (4) 1-8-008:020 (por.). The approximately 10-acre (4.04-hectare) study area is located just west of Lele Road directly across from the Hanapēpē Refuse Station and bounded by the Kaua'i Veterans Cemetery to the south. The study area is depicted on a portion of the 1996 Hanapepe U.S. Geological Survey (USGS) topographic quadrangle (Figure 1), a tax map plat (Figure 2), and a 2013 aerial photograph (Figure 3).

The WKFOF will provide secured storage, office space, conference room, restrooms, showers, parking, a plant nursery, native bird holding area, and fueling facilities (*Release of Funds for West Kauai Field Operations Facility, Kauai, Job No. J43CK30A, as Authorized by Act 134, SLH 2013, as Amended by Act 122, SLH 2014, Item D-8.04,* 28 January 2015 letter). Once the new facility is completed, it will provide DLNR with the necessary infrastructure to enhance and support current programs, extend public outreach and services, and provide additional facilities for emergency situations.

1.2 Regulatory Context

The Kaua'i County Planning Department has indicated a need for Ka Pa'akai Assessment studies to attend applications for Planning Department processing. The Planning Department has kindly supplied a Kaua'i Planning Department Worksheet for Ka Pa'akai Assessment which is regarded here as the guiding document (text supplied below). We have added (in bold and italics) after each subheading where in the present study the point has been addressed.

Kaua'i Planning Department Worksheet for Ka Pa'akai Assessment

> In Ka Pa'akai O Ka'aina v. Land Use Commission (94 Hawai'i 31), the Hawai'i Supreme Court established a three-part analytical framework to assist the State and Counties in fulfilling their constitutional obligation to preserve and protect traditional and customary practices (TCP [used here as it is used in the *Kaua'i Planning Department Worksheet for Ka Pa'akai Assessment* to refer to "traditional and customary practices]) exercised by Native Hawaiians, to the extent feasible. The analytical framework was developed to assist with balancing both the rights of Native Hawaiians to exercise their TCPs, and the private landowners.
>
> Before determining an application is complete for processing, the Planning Department will review the application to ensure: 1) the applicant has sufficiently assessed that the proposed project/action will not harm TCP rights exercised by Native Hawaiians; and 2) the applicant has provided sufficient documentation to support its assessment. The applicant's documentation should provide sufficient

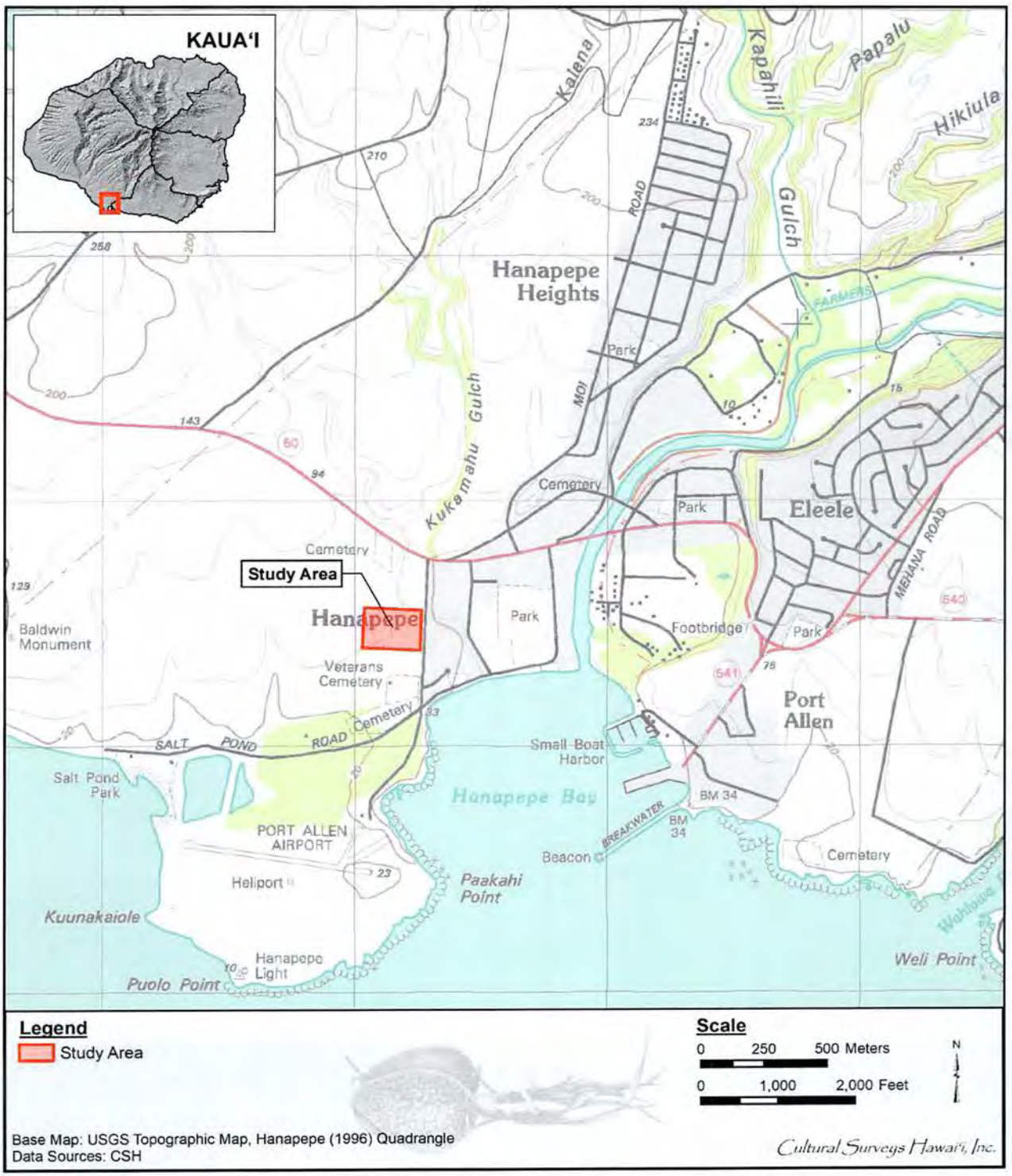


Figure 1. Portion of the 1996 Hanapepe USGS 7.5-minute series topographic quadrangle showing the location of the study area (USGS 1996)

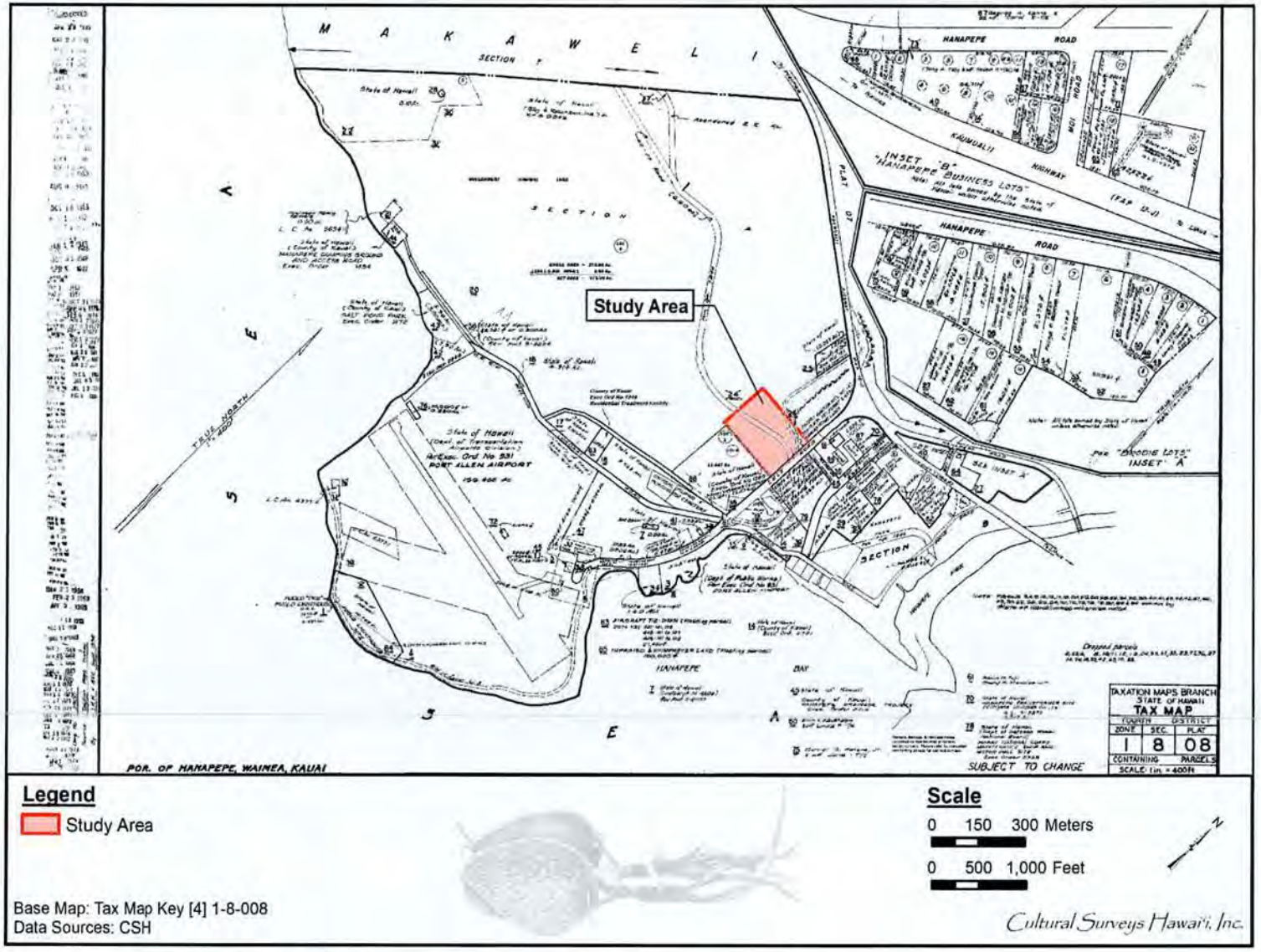


Figure 2. Tax Map Key (TMK) (4) 1-8-008 showing the study area (Hawai'i TMK Service 2023)

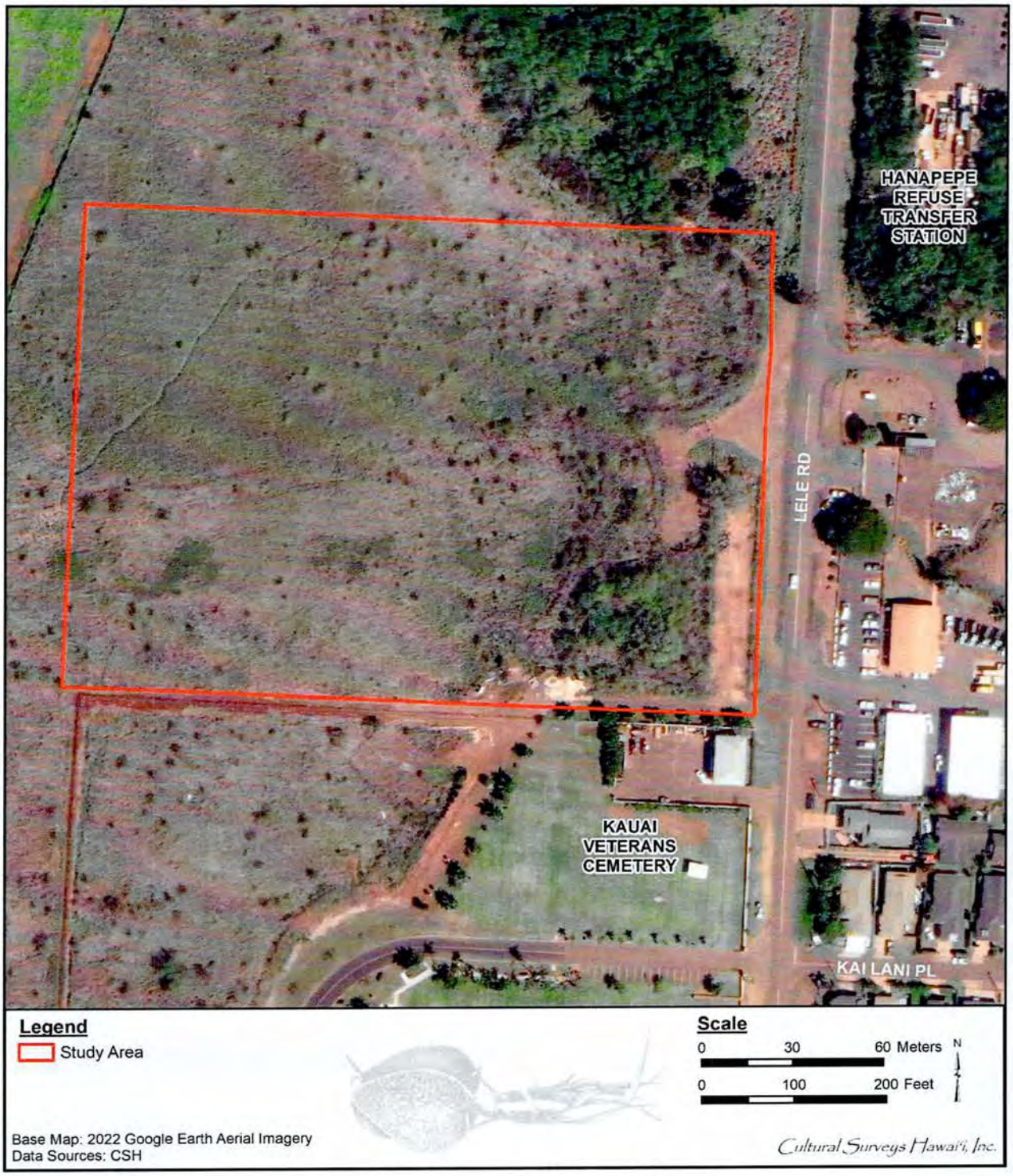


Figure 3. 2022 aerial photograph of the study area (Google Earth 2022)

information for the Planning Department to apply the Ka Pa'akai 3-step analytical framework as set forth below.

1. **Identify whether any valued cultural, historical, or natural resources are present within the project area, and identify the extent to which Native Hawaiian TCP rights are exercised.**

Depending on the project, the applicant's documentation may include but not be limited to the following information and documentation:

a. **A detailed map of the project area**

The map shall include any proposed development in relation to the *ahupua'a*. This includes land commission awards (LCA), *kuleana* [commoner land rights] lands (including *kama'āina* testimony during the Commission to Quiet Land Titles hearing), trails (within the *ahupua'a* and lateral to the *ahupua'a),* streams, shoreline. ***[We have included overlays of the study area on 20 maps and aerial photographs to better analyze and present the history of traditional cultural practices in the study area and ahupua'a.]***

b. **Cultural consultation** with families, Native Hawaiian Organizations, Office of Hawaiian Affairs, and the Aha Moku Advisory Council who may have a relationship or knowledge of the *ahupua'a* and specific project area, including TCP of gathering, hunting, religious ceremonies, etc. ***[Cultural consultation outreach to 38 parties is summarized in Section 6 and Section 8 .]***

c. **Summary of community outreach** if any, that may include community concerns, especially from Native Hawaiians, about destruction of resources, denial of access, etc. ***[The cultural consultation outreach and responses are summarized in Section 7 .]***

d. **Archaeological Inventory Survey** that includes the names of LC Awardees and *kuleana* awardees to identify potential descendants of the *ahupua'a,* archival research of previous archaeological studies, including the *mo'olelo* (stories) of the *ahupua'a* and adjacent areas, cultural consultations, etc., identification of known cultural and historic resources, including burials, *heiau* [pre-Christian place of worship], cemeteries, *lo'i kalo* terraces, etc.; and history of the land uses from pre-contact to present, including agricultural uses, grading and grubbing, habitation, vacant lands, etc. ***[The findings of the archaeological inventory survey and other archaeological studies are presented in Section 5 of this study. Additional information on the history of land use in Hanapēpē Ahupua'a is provided in Section 4 .]***

e. **Cultural Impact Assessment** that includes ethnographic interviews, identification of cultural, historic, and natural resources and TCP. ***[The cultural impact assessment (CIA) and findings are summarized in Section 6 .]***

f. **Environmental Studies** that include botany studies about potential native plants, and other relevant information. ***[It is understood a compendium of environmental studies is being produced under other covers.]***

2. **Determine the extent to which the identified resources and rights will be affected or impaired by the proposed project. This will be case-by-case depending on the facts, but consider the following:**

a. Overlay the known trails, access, sensitive areas, historic sites, cultural sites (including burials), LCAs, etc. over the proposed project, including installation of utilities, to determine the proposed project's potential impacts to the valued cultural, historic, and natural resources; ***[The relationship of identified resources and rights to the study area are summarized in Section 9 .]*** and

b. Information in the material provided by the applicant or during the public meetings or hearings from *ahupua'a* descendants or members of the community regarding potential impacts. ***[Addressed in Section 9 .]***

3. **Specify any feasible action, if any, to be taken to reasonably protect Native Hawaiian rights if they are found to exist, either currently or possibly in the past. This will be case-by-case depending on the facts, but consider the following:**

a. Information in the material provided by the applicant or during the public meetings or hearings from *ahupua'a* descendants or members of the community regarding any feasible action to preferably avoid impacts, and if avoidance is not possible then potential mitigation measures; ***[Addressed in Section 9]*** and

b. Consider a condition that Cultural Descendants who have traditionally and customarily fished, hunted, or gathered in the area shall have right to access the subject property to fish, hunt, or gather, and they shall coordinate access with the landowner in advance, and this right shall run with the land. ***[Addressed in Section 9 .]***

1.3 Document Purpose

The purpose of the present Ka Pa'akai Analysis and Assessment is to assist the client and the Kaua'i Planning Department in their effort to

1. ensure the applicant has sufficiently assessed that the proposed project/action will not harm traditional and customary practices exercised by Native Hawaiians; and
2. to provide sufficient documentation to support the applicant's assessment.

This work is being carried out to address the letter and spirit of the following:

- Ka Pa'akai O Ka'aina v. Land Use Commission (94 Hawai'i 31), in which the Hawai'i Supreme Court established a three-part analytical framework to assist the state and counties in fulfilling their constitutional obligation to preserve and protect traditional and customary practices exercised by Native Hawaiians, to the extent feasible;
- The National Historic Preservation Act (NHPA), which requires consideration of a proposed projects' potential impacts to historic properties and resources; and
- The mandate set forth by the Hawai'i State Constitution (Articles IX and XII), courts, Hawai'i Revised Statutes (HRS), and Hawai'i Administrative Rules (HAR) and other Hawai'i State laws requiring government agencies to promote and preserve cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups.

1.4 Natural Environment

Hanapēpē Ahupua'a is bounded by the *ahupua'a* (traditional land division) of Makaweli to the west and Wahiawā to the east. The study area is located west of the Hanapēpē River and almost directly adjacent to the shoreline of Hanapēpē Bay at elevations of approximately 20 to 40 meters (m) above mean sea level (AMSL) (see Figure 1). Agricultural farmlands border the northern and western boundary of the study area.

The proposed project is located on the leeward side of the island of Kaua'i where the climate is warmer and less moist than the windward side of the island (University of Hawai'i 1973). Compared to the interior of the island, which hosts the world's wettest spot with annual rainfall of approximately 450 inches per year, the average precipitation in Hanapēpē is about 27.1 inches per year or 2.3 inches per month (Clean Islands Council 2011). As with Waimea, Hanapēpē is a canyon land with many valleys and streams that carry water from the mountains in the interior to the sea, near the study area.

1.4.1 *Ka Lepo* (Soils)

According to the U.S. Department of Agriculture (USDA) Soil Survey Geographic (SSURGO) database (2001) and soil survey data gathered by Foote et al. (1972), the study area's soils consist of Makaweli silty clay loam (MgB) at 0 to 6% slopes; Makaweli silty clay loam (MgC) at 6 to 12% slopes; Pakala Clay Loam (PdA) at 0 to 2% slopes; Nonopahu Clay (NnC) at 2 to 10% slopes; and Rough broken land (rRR) (Figure 4).

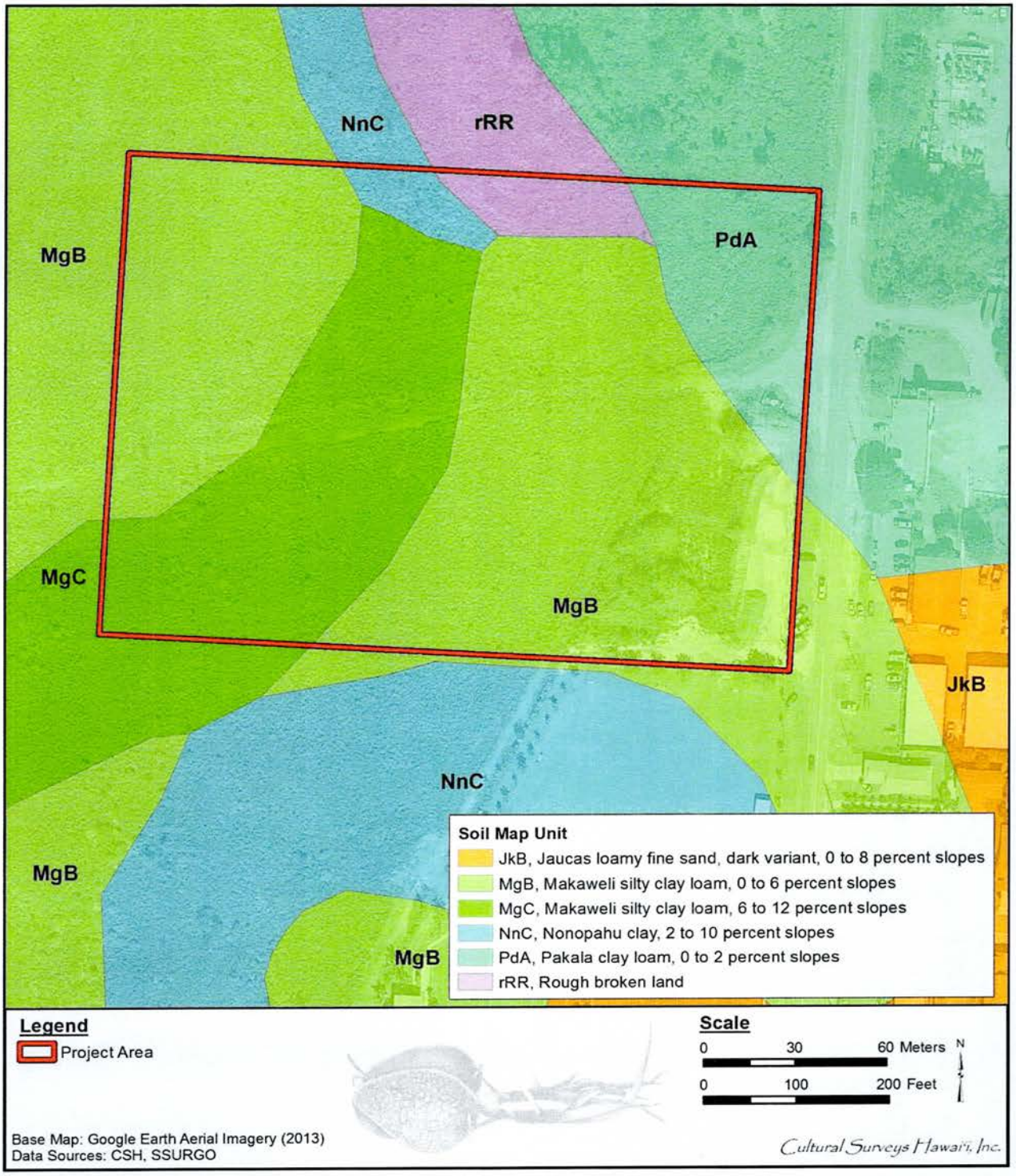


Figure 4. Overlay of *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* (Foote et al. 1972), indicating soil types within and surrounding the study area (USDA SSURGO 2001)

Makaweli silty clay loam soils are described as follows:

> [...] well-drained soils on uplands on the island of Kauai. These soils developed in material weathered from basic igneous rock. They are gently sloping to steep. Elevations range from nearly sea level to 500 feet. The annual rainfall amounts to 20 to 35 inches. Three-fourths of it occurs from October through March. The mean annual soil temperature is 74° F. [Foote et al. 1972:90]

Pakala clay loam soils are described as follows:

> [...] well-drained soils on alluvial fans and bottom lands on the island of Kauai. These soils developed in alluvium. They are nearly level to moderately sloping. Elevations range from nearly sea level to 400 feet. The annual rainfall amounts to 25 to 40 inches. The mean annual soil temperature is 73° to 75° F. [Foote et al. 1972:107]

Nonopahu clay soils are described as follows:

> [...] moderately well drained soils on uplands on the island of Kauai. These soils developed in material weathered from basic igneous rock relatively high in olivine. They are gently sloping to moderately sloping. Elevations range from nearly sea level to 800feet. The annual rainfall amounts to 23 to 40 inches. The mean annual soil temperature is 74° F. [Foote et al. 1972:100]

Rough broken land soils are described as follows:

> [...] very steep land broken by numerous intermittent drainage channels. In most places it is not stony. [...] The slope is 40 to 70 percent. Elevations range from nearly sea level to about 8,000 feet. The local relief is generally between 25 and 500 feet. Runoff is rapid, and geologic erosion is active. The annual rainfall amounts to 25 to more than 200 inches.
>
> These soils are variable. They are 20 to more than 60 inches deep over soft, weathered rock. In most places some weathered rock fragments are mixed with the soil material. Small areas of rock outcrop, stones, and soil slips are common. [Foote et al. 1972:119]

1.4.2 *Nā Makani* (Winds)

Makani is the general Hawaiian term for the wind. *A'e loa* is another of the Hawaiian names given to the prevailing northeasterly trade winds (Nakuina 1992:138) along with A'e (Pukui and Elbert 1984:3), Moa'e, and Moa'e Lehua (Pukui and Elbert 1984:229). David Malo, a Native Hawaiian historian, explains some general terms related to wind:

> [...] There was the *kona*, a wind from the south, of great violence and of wide extent. It affected all sides of an island, east, west, north, and south, and continued for many days [...] The *kona* wind often brings rain, though sometimes it is rainless. [...] The *hoolua*, a wind that blows from the north, sometimes brings rain and sometimes is rainless [...] The *hau* is a wind from the mountains, and they are thought to be the cause of it, because this wind invariably blows from the mountains outwards towards the circumference of the island. [Malo 1951:14]

Malo has supplied a foundation of names for winds, however, there is an abundance of names in various stories and chants. In the traditional story *The Wind Gourd of La'amaomao*, Pāka'a and his son Kūapāka'a are descendants of the wind goddess La'amaomao whose traditional home was in a gourd that contained all of the winds of Hawai'i. They can control the winds of Hawai'i contained in the gourd by chanting their names.

Kūapāka'a's chant traces the winds of Kaua'i Island. The chant lists the winds of Waimea Moku from west to east:

> Waipao is of Waimea,
>
> Kapaahoa is of Kahana,
>
> Makaupili is of Pe'ape'a,
>
> Aoao is of Hanapēpē [Nakuina 1992:53]

In *The Epic Tale of Hi'iakaikapoliopele*, Pele recites the winds of Lehua, Ni'ihau, and Kaua'i. The introduction of winds connected to places are a reflective aspect of the narrative as it places the reader in the setting. The follow excerpt is from *The Epic Tale of Hi'iakaikapoliopele*:

> Hanapēpē has an 'Aoao wind
>
> Kāne'ōhi'a has a Pu'ukapu wind
>
> Kalae has a Holoholokula wind
>
> Wahiawa has an Unulau wind [Ho'oulumāhiehie 2008:16]

1.4.3 *Nā Ua* (Rains)

Precipitation is a major component of the water cycle, responsible for depositing *wai* (fresh water) on local flora. Pre-Contact *kānaka* (Native Hawaiians) recognized two distinct annual seasons. The first, known as *kau* (period of time, especially summer) lasts typically from May to October and is a season marked by a high-sun period corresponding to warmer temperatures and steady trade winds. The second season, *ho'oilo* (winter, rainy season) continues through the end of the year from November to April and is a much cooler period when trade winds are less frequent, and widespread storms and rainfall become more common (Giambelluca et al. 1986:17). Each small geographic area on Kaua'i had a Hawaiian name for its own rains. According to Akana and Gonzalez (2015):

> Rain names are a precious legacy from our kūpuna [elders] who were keen observers of the world around them and who had a nuanced understanding of the forces of nature. They knew that one place could have several types of rain, each distinct from the other. They knew when a particular rain would fall, its color, its duration, its intensity, its path, its sound, its scent, and its effect on the land and their lives [...] Rain names are a treasure of cultural, historical, and environmental information. [Akana and Gonzalez 2015: n.p.]

1.4.3.1 Waimea

In the *ahupua'a* of Waimea many rains are associated with areas near the study area. However, there is no rain specifically associated with Hanapēpē. Kapa'ahoa rain is known to be associated with Waimea according to Akana and Gonzalez (2015). The Kapa'ahoa rain of Waimea is mentioned in the following excerpts:

> *5. 'O Lu'anu'u a Laka, 'o Lu'anu'u ke keiki a Laka, 'o Hīkāwaelena ka makuahine, he ali'i wahine 'o ia no ka ua Kapa'ahoa no Waimea i Kaua'i.*
>
> Lu'anu'u of Laka, Lu'anu'u is the son of Laka; Hīkāwaelena is his mother; she is a chiefess of the Kapa'ahoa rain of Waimea in Kaua'i.
>
> From the legend of Lu'anu'u. Hawaiian source: Kamakau, 'Ka moolelo Hawaii' 10/28/1869. English trans. by author. Additional source: Kamakau, Tales 147.
>
> | | |
> |---|---|
> | 6. *Ku'u kāne, e ku'u kāne ho'i* | My beloved husband, oh, my dear husband indeed |
> | *Ku'u kāne mai ka wai 'ula 'iliahi* | My dear husband of the red sandalwood |
> | *o Waimea* | waters of Waimea |
> | *Wai nono 'ula aka ua Kapa'ahoa* | Red-glowing water of the Kapa'ahoa rain |
>
> From a kanikau, or lament, for Kamehameha IV by his wife, 'Emalani Kaleleonālani. Source: Nogelmeier 339. Note: Pukui, 'Ōlelo 179, says that 'ka wai 'ula 'iliahi o Waimea' refers to Waimea Stream, which runs red following a storm 'where it meets Makaweli Stream to form Waimea River, the water is sometimes red on one side and clear on the other. The red side is called 'wai 'ula 'iliahi.'
>
> | | |
> |---|---|
> | 7. *Kau ke Kiuwai'ahulu o Waimea* | The Kiuwai'ahulu wind of Waimea settles |
> | *Wai nono 'ula aka ua Kapa'ahoa* | Blushing water of the Kapa'ahoa rain |
> | *I ho'olu'u a kohu i ka pili* | Dyed and stained by the closeness |
> | *A 'ula mai he'a ka uka o Kahana* | Becoming red, stained red are the uplands of Kahana |
>
> From a chant originally composed for Lunalilo and inherited by Kalakaua. This portion of the mele was composed by Ka'ahumanu. Hawaiian source: Na Mele Aimoku 147–48. English trans. by author. [Akana and Gonzalez 2015:66–67]

Furthermore, Nounou'ili, meaning "to pelt the skin," is also a rain associated with Waimea. "*Ka ua Nounou'ili o Waimea.* The skin-pelting [Nounou'ili] rain of Waimea. A traditional saying. Source: Pukui, *'Ōlelo* 172" (Akana and Gonzalez 2015:212).

1.4.4 *Nā Kahawai* (Streams and Freshwater)

Hanapēpē Ahupua'a is a land rich in freshwater resources with many streams and stream valleys that run *mauka* (inland, toward the mountains) to *makai* (seaward). Handy and Handy wrote that "fresh-water fish were abundant in the great streams (Waimea, Makaweli, and Hanapēpē) which drained the boggy uplands of central Kaua'i. That island, being quite old geographically, was blessed with very large streams" (Handy and Handy 1972:275). Many of the streams are permanent with undoubtedly intermittent streams as well. Thus, gulches and waterfalls are also plentiful as evidenced by the many place names of these features. Hanapēpē River, which empties into the sea almost immediately east of the study area, is the third longest river on Kaua'i and it begins at the confluence of the streams of Kō'ula and Manuahi, approximately halfway up the length of the *ahupua'a* (Wichman 1998:27). According to Clark (1990:34), "The Hanalei, Waimea, Hanapēpē, and Makaweli rivers produce a large percentage of the island-wide catch, but are not as productive today as in former times." Handy and Handy (1972:275) also supported this statement: "[...] fresh-water fish were abundant in the great streams (Waimea, Makaweli, and Hanapepe) which drained the boggy uplands of central Kauai." The large upper valley of Kō'ula served as a place of retreat for missionaries and large property owners and many early travelers mention going to Hanapēpē to view its waterfalls.

1.5 Built Environment

The proposed project is located on the westernmost periphery of Hanapēpē Town where it is surrounded, for the most part, by agricultural farmlands. Lele Road runs adjacent to the parcel, and it is surrounded by the Kaua'i Veterans Cemetery to the south, the Hanapepe Refuse Station to the east, and Kaumuali'i Highway further north (Figure 5). Several concrete buildings and residential housing are located to the southeast of the study area (Figure 6) and Hanapēpē Park is located nearby with several athletic fields and recreational amenities. Port Allen Airport is located directly south of the cemetery and Port Allen Harbor lies east of the study area, across Hanapēpē Bay. Residential housing development is concentrated along the Hanapēpē River and north of the town at Hanapēpē Heights. Overall, approximately 80% of the study area is located in former cane lands (Figure 7). In the southeastern portion of the study area, parallel to Lele Road, are stockpiles of soil, sand, gravel, concrete blocks, asphalt, and wood (Figure 8).

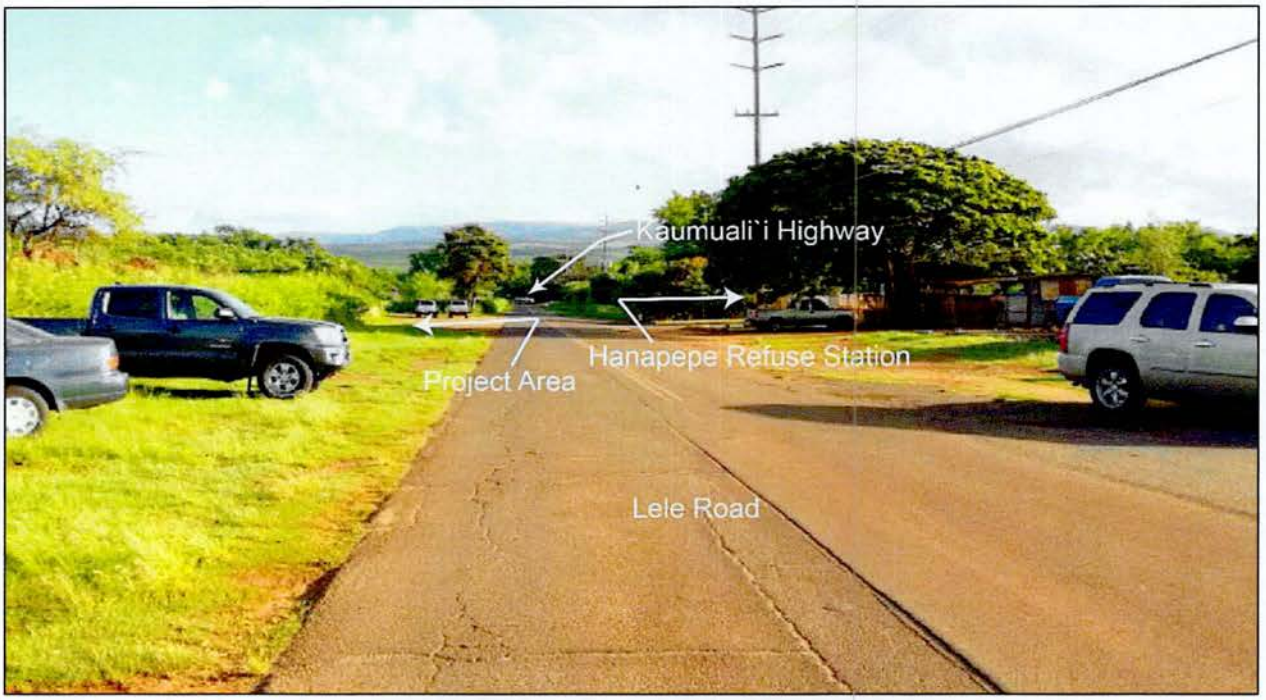


Figure 5. Photo of study area's general location, view to north

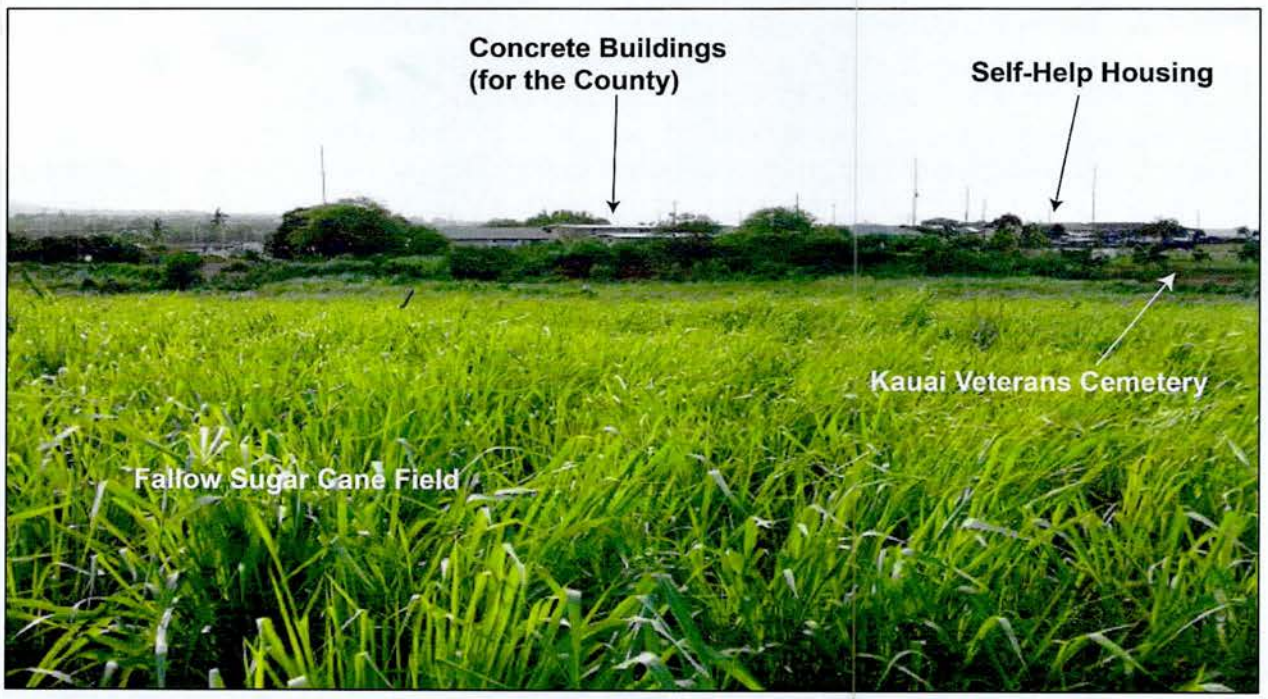


Figure 6. Photo of concrete buildings, residential housing, portion of the Veterans Cemetery, taken from northwest area of project, view to southeast



Figure 7. Photo of former cane lands at the northwest portion of the study area, view to northwest



Figure 8. Photo of stockpiled material, view to northwest

Section 2 Methods

2.1 Archival Research

Research centers on Hawaiian activities including *ka'ao* (legends), *wahi pana* (storied places), *'ōlelo no'eau* (proverbs), *oli* (chants), *mele*, traditional *mo'olelo* (stories), traditional subsistence and gathering methods, ritual and ceremonial practices, and more. Background research focuses on land transformation, development, and population changes beginning with the early post-Contact era to the present day.

Cultural documents, primary and secondary cultural and historical sources, historic maps, and photographs were reviewed for information pertaining to the study area. Research was primarily conducted at the CSH library. Other archives and libraries including the Hawai'i State Archives, the Bishop Museum Archives, the University of Hawai'i at Mānoa's Hamilton Library, Ulukau, The Hawaiian Electronic Library (Ulukau 2014), the State Historic Preservation Division (SHPD) Library, the State of Hawai'i Department of Accounting and General Services Land Survey Division, the Hawaiian Historical Society, and the Hawaiian Mission Houses Historic Site and Archives are also repositories where CSH cultural researchers gather information. Information on Land Commission Awards (LCAs) was accessed via Waihona 'Aina Corporation's Māhele database (Waihona 'Aina 2023), the Office of Hawaiian Affairs (OHA) Papakilo Database (Office of Hawaiian Affairs 2015), and the Ava Konohiki Ancestral Visions of 'Āina website (Ava Konohiki 2020).

2.2 Community Consultation

We begin our consultation efforts with utilizing our previous in-house database of *kūpuna*, *kama'āina* (native born), cultural practitioners, lineal and cultural descendants, Native Hawaiian Organizations (NHOs; includes Hawaiian Civic Clubs and those listed on the Department of Interior's NHO list), and community groups. We also contact agencies such as SHPD, OHA, and the appropriate Island Burial Council where the proposed project is located for their response to the project and to identify lineal and cultural descendants, individuals and/or NHO with cultural expertise and/or knowledge of the study area. CSH is also open to referrals and new contacts. A significant point of the outreach effort is a request for referrals to other *kūpuna*, *kama'āina*, and traditional cultural practitioners knowledgeable about the proposed study area portions of Hanapēpē Ahupua'a.

Section 3 Traditional Background

3.1 *Nā Ka'ao a Nā Mo'olelo* (Legends and Stories)

Hawaiian storytellers of old were greatly honored; they were a major source of entertainment and their stories contained lessons while interweaving elements of Hawaiian lifestyles, genealogy, history, relationships, arts, and the natural environment (Pukui and Green 1995:IX). According to Pukui and Green (1995), storytelling is better heard than read for much becomes lost in the transfer from the spoken to the written word and *ka'ao* are often full of *kaona* or double meanings.

Ka'ao are defined by Pukui and Elbert (1986:108) as a "legend, tale [...], romance, [and/or], fiction." *Ka'ao* may be thought of as oral literature or legends, often fictional or mythic in origin, and have been "consciously composed to tickle the fancy rather than to inform the mind as to supposed events" (Beckwith 1970:1). Conversely, Pukui and Elbert (1986:254) define *mo'olelo* as a "story, tale, myth, history, [and/or] tradition." The *mo'olelo* are generally traditional stories about the gods, historic figures or stories that cover historic events and locate the events with known places. *Mo'olelo* are often intimately connected to a tangible place or space (*wahi pana).*

In differentiating *ka'ao* and *mo'olelo* it may be useful to think of *ka'ao* as expressly delving into the *wao akua* (realm of the gods), discussing the exploits of *akua* (gods) in a primordial time. *Mo'olelo* on the other hand, reference a host of characters from *ali'i* to *akua; kupua* (supernatural beings) to *maka'āinana* (commoners); and discuss their varied and complex interactions within the *wao kānaka* (realm of man). Beckwith elaborates, "In reality, the distinction between *ka'ao* as fiction and *mo'olelo* as fact cannot be pressed too closely. It is rather in the intention than in the fact" (Beckwith 1970:1). Thus a so-called *mo'olelo*, which may be enlivened by fantastic adventures of *kupua*, "nevertheless corresponds with the Hawaiian view of the relation between nature and man" (Beckwith 1970:1).

Both *ka'ao* and *mo'olelo* provide important insight into a specific geographical area, adding to a rich fabric of traditional knowledge. The preservation and passing on of these stories through oration remains a highly valued tradition. Additionally, oral traditions associated with the study area communicate the intrinsic value and meaning of a place, specifically its meaning to both *kama'āina* as well as others who also value that place.

The following section presents traditional accounts of ancient Hawaiians living in the vicinity of the study area. Many relate an age of mythical characters whose epic adventures inadvertently lead to the Hawaiian race of *ali'i* and *maka'āinana*. The *ka'ao* in and around the study area shared below are some of the oldest Hawaiian stories that have survived; they still speak to the characteristics and environment of the area and its people.

3.1.1 The Legend of Ola

Hanapēpē appears in the *mo'olelo* of Ola as a place near where Ola's mother comes from. Ola succeeds his father as a chief of the Mū people in the Waimea District. The story tells of the taro patches of the Waimea flats and a relationship of the chief with the Menehune (legendary race of small people who worked at night, building fishponds, roads, and temples) who help build the *heiau* of Hauola. The following is a version of the *mo'olelo* told by Rice:

> Ola is the son of Kualu-nui-pauku-moku-moku (a chief of the Mu people) and the chiefess Kuhapu-ola from Pe'ape'a on the Waimea side above Hanapēpē, whom the chief meets clandestinely. His name Ola is given when he is recognized by his father and thus 'saved from death' (ola) for breaking the chief's tapu. He succeeds his father in the rule over the Waimea district. Desiring to bring water to the taro patches of the Waimea flats, he is advised by his kahuna Pi to proclaim a tapu and summon the Menehune people to his aid. Each brings a stone and the watercourse (Kiki-a-Ola) is laid in a single night. These people also build the heiau of Hauola named 'after the famous city of refuge of his father at Kekaha.' They camp on the flats above called Kanaloa-huluhulu, plant taro (which is still growing on the cliffs of Kalalau), and build a big oven (Kapuahi-a-Ola) between Kalalau and Waimea. They also make a road of sticks (Kiki papa a Ola) through the swamps of Alakai to the height above Wainiha. [Beckwith 1970:328]

3.1.2 Kawelo and 'Aikanaka

The legend cycle of Kawelo (also known as Kawelo-lei-makua, or Kawelo who cherished his parents), is well-known and has many recorded versions with varying degrees of embellishment. Kawelo is known as a *kupua* (demigod, culture hero) in Hawaiian mythology (Beckwith 1970:372). Kawelo lived in Kaua'i and battled with his relative, the ruling tyrannical chief 'Aikanaka, who later settled in the Hanapēpē *mauka* region after being defeated by Kawelo.

In the version collected by Mary Pukui and included in Beckwith's work, Kawelo's father is Maihuna-li'i-'iki-o-ka-poko, the foster son of the high chief Holoholokū, who gave his name to the *heiau* in Wailua. His mother is high chiefess Malei-a-ka-lani, descended from Paao. Pukui's version notes that Kawelo is the eldest son, and his two brothers are Kamalama and Kalaumaki. All three brothers were born in Wailua. Kawelo grows up to be a champion spear thrower and has many adventures in O'ahu. Eventually he comes back to Kaua'i to battle 'Aikanaka, who has banished Kawelo's parents from their own lands. Kawelo kills many with his war club, Kuika'a, and his wife, Kanewahineikiaohe, also helps him by tripping the giant Kauahoa with her *pīkoi* or tripping stick (Beckwith 1970:373). Kawelo is betrayed to 'Aikanaka by his foster son and is buried in stones three times but manages to shake himself free until the fourth time, when he is left for dead. He miraculously revives and slays everyone and lives in Wailua until his death of old age.

In another version from Fornander, Maihuna and his wife Malaiakalani have five children in Hanamā'ulu, including Kawelo. Kawelo is raised in Wailua with his relatives 'Aikanaka, and Kauahoa. Kawelo angers them with his prowess in wrestling and they leave him in O'ahu and return to Kaua'i (Beckwith 1970:374–374). Kawelo later learns his parents have been mistreated by 'Aikanaka. He returns to Kaua'i in a double canoe, chanting as follows:

E Kamalama iki kuu pokii,	Say little Kamalama, my younger brother,
I Wailua ka ihu o na waa e	Point the bow of the canoe towards Wailua,
I Wailua, e.	Yes, towards Wailua. [Fornander 1999:32]

'Aikanaka is defeated by Kawelo who divides the lands, leaving the former to live in poverty with no home. 'Aikanaka then settles in upland Hanapēpē, where he is later visited by Kaeleha,

the son of Kawelo. The two meet at Wahiawa, at the home of Ahulua. Kaeleha is shown great kindness and hospitality by 'Aikanaka, and therefore, feels indebted to him.

Taking pity on 'Aikānaka for the way he was forced to live, Kaeleha instructs him on how to defeat his father, Kawelo, in battle. 'Aikanaka is told to fight Kawelo with stones because he was never taught to dodge stones thrown at him. Learning of the possible uprising by 'Aikanaka, Kawelo sends Kamalama to confirm the rumors. Kamalama returns with news that 'Aikanaka and Kaeleha were gathering stones and making preparations for war. With great anger that his son would join 'Aikanaka, Kawelo immediately travels to Wahiawa where he is stoned by men, women, and children. He cannot defend himself with his war club or his wife's *pīkoi*, so he just stays in place until he is completely covered in stones (Fornander 1959:104–108).

Kawelo's body is later removed from the mound of stones. The people beat his lifeless body with clubs to ensure that he is dead, before carrying his body from Wahiawa to 'Aikanaka's temple at Maulili in Kōloa Ahupua'a. Arriving at Maulili near dark, Kawelo's body is left within the temple enclosure overnight, to offer to the gods the following morning. However, Kawelo miraculously recovers from his injuries. The following morning, at the arrival of 'Aikanaka and Kaeleha along with others, Kawelo surprises the gathering. He slaughters every single person and once more becomes the ruler of Kaua'i (Fornander 1959:112). In yet another version of the Kawelo cycle, Kawelo reaches old age while keeping his power until he is thrown off a cliff by his subjects (Beckwith 1970:377).

Beckwith notes the historical version of Kawelo's life, tracing his connection to his grandfather Kawelomahamahaia, a high-ranking chief with a *heiau* called Homaikawa that was "of the severest ritual class" and dedicated to the shark god (Beckwith 1970:377). Kawelomahamahaia was himself worshipped as a shark when he died (Beckwith 1970:377). What is of interest is that Kawelomahamahaia cemented the *nī'aupi'o* (bent coconut midrib; offspring of high-born brother and sister) rank when he ordered his son Kawelomakualua and his daughter Ka'āwihiokalani to mate. When Ka'āwihiokalani gave birth to twins, her offspring were of stronger *mana* (supernatural or divine power) than anyone else:

> The *ni'aupi'o* automatically carried the *kapu moe*, which meant that anyone entering that chief's presence must do so crawling on one's stomach. Any commoner must fall to his or her face whenever the chief, or any article belonging to that chief, passed by. If the *ni'aupi'o*'s shadow fell on any person or any object, living or inanimate, it immediately became sacred and was destroyed. For this reason, unless elaborate ceremonies freed them from the *kapu* for a short time and specific purpose, *ni'au'pi'o* only moved about at night. [Wichman 2003:72]

The twin boys were Kawelo-pe'ekoa, who was whisked away to be raised by priests as the "supreme *ali'i kapu*" (chief of special privilege) (Wichman 2003:74) and Kawelo'aikanaka, the same 'Aikanaka who would do battle with Kawelo. From 'Aikanaka's parents the tradition of *kapu moe*, also called "*kapu wela o na li'i*" or "burning hot *tapu* of chiefs" due to the death penalty for those who broke it, was later brought to O'ahu by the father of Kuali'i and to Maui during the rule of Kekaulike (Beckwith 1970:378).

3.1.3 Prayers of Kāne

At the time of the arrival of the missionaries in Hawai'i, Kāne was considered by the people as the leading god of the Hawaiian pantheon, representing procreation and worshiped as the ancestor of chiefs and commoners (Beckwith 1970). The following account describes the ritual of worship; a series of prayers were invoked, the first of which is an enumeration of the names of Kāne. The first prayer is one "given by Kane when he began to offer prayer in the heiau of Kuikahi, at Hanapēpē, Kauai, near the stream of Manawai-o-puna" and "is calling on the lesser Kanes to do their duty and aid him" (Beckwith 1970:52). The account tells of the presence of Kāne in Hanapēpē at the *heiau* of Kuikahi.

> Chanted prayers to the gods were an important part, perhaps the important part, of temple worship. The most sacred of these were uttered by the high priest and for this ritual a scaffolding was erected within the temple area called the Lananu'umamao because built in three stages, called nu'u (earth), lani (heavens), and mamao (far off but not beyond hearing). This last and most sacred stage was entered by the high priest and ruling chief alone. The whole structure was covered with white bark cloth (oloa). On the floor of the temple platform surrounding the structure stood the images, the chief image directly in front of the staging. On each side of the tower were sometimes placed arches of bent saplings, three on a side, and these were supposed to bend if the offering (or prayer) was acceptable. This oracular response of the gods may be compared with the drum placed over a high chief's threshold, whose sounding or silence indicated the rank of the one entering, or the cord similarly hung across the entrance which fell to the ground of itself before a high chief, but under which one of lower rank must stoop.
>
> Prayers were offered at each step of the scaffolding. Some were offered at the altar before ascending the tower. A series of prayers used in the Kane worship and recited by an old Hawaiian from Kauai named Robert Luahiwa to Mr. Theodore Kelsey are here given as translated by Miss Laura Green in order to show the highly exalted religious feeling with which the high gods were approached by the priest who uttered the prayer, the audience meanwhile sitting motionless in perfect stillness until, at the word noa, the tapu was 'freed' and they might resume their customary liberty of movement. The word amama with which the prayer concludes is pre-Christian and not connected with the Christian amen.
>
> The first prayer is little more than an enumeration of the names of Kane as the subordinate forms by which the one god who embraces them all is worshiped. It is the prayer given by Kane when he began to offer prayer in the heiau of Kuikahi, at Hanapēpē, Kauai, near the stream of Manawai-o-puna and is calling on the lesser Kanes to do their duty and aid him. [Beckwith 1970:52]

3.2 *Nā Wahi Pana*

Wahi pana are legendary or storied places in a landscape. These legendary or storied places can be a variety of natural or human-constructed features. Oftentimes dating to the pre-Contact period, many but not all *wahi pana* are connected to particular *mo'olelo*. Dr. Davianna McGregor outlines the types of natural and human-made structures that may constitute *wahi pana*:

> Natural places have mana or spiritual power, and are sacred because of the presence of the gods, the akua, and the ancestral guardian spirits, the 'aumakua. Human-made structures for the Hawaiian religion and family religious practices are also sacred. These structures and places include temples, and shrines, or heiau, for war, peace, agriculture, fishing, healing, and the like; pu'uhonua, places of refuge and sanctuaries for healing and rebirth; agricultural sites and sites of food production such as the lo'i pond fields and terraces slopes, 'auwai irrigation ditches, and the fishponds; and special function sites such as trails, salt pans, hōlua slides, quarries, petroglyphs, gaming sites, and canoe landings. [McGregor 1996:22]

As McGregor makes clear, *wahi pana* can refer to natural geographic locations such as streams, peaks, rock formations, ridges, offshore islands and reefs, or they can refer to Hawaiian land divisions such as *ahupua'a* or *'ili,* and man-made structures such as fishponds. In this way, the *wahi pana* of Hanapēpē tangibly link the *kama'āina* of Hanapēpē to their past. It is common for places and landscape features to have multiple names, some of which may only be known to certain *'ohana* (family) or even certain individuals within an *'ohana*, and many have been lost, forgotten or kept secret through time. Place names also convey *kaona* (hidden meanings) and *huna* (secret) information that may even have political or subversive undertones. Before the introduction of writing to the Hawaiian Islands, cultural information was exclusively preserved and perpetuated orally. Hawaiians gave names to literally everything in their environment, including individual garden plots and *'auwai* (water courses), house sites, intangible phenomena such as meteorological and atmospheric effects, *pōhaku* (stone), *pūnāwai* (freshwater springs), and many others. According to Landgraf (1994), Hawaiian *wahi pana* "physically and poetically describes an area while revealing its historical or legendary significance" (Landgraf 1994:v).

3.2.1 *Nā Inoa 'Āina* (Place Names)

Place name translations presented in this subsection are from *Place Names of Hawaii* (Pukui et al. 1974), unless indicated otherwise. Lloyd Soehren (2014) has lately compiled all of the place names from mid-nineteenth century land documents into an online database. He presents spelling and meanings of names from Pukui et al. (1974). When no meaning from this book is given, he often suggests meanings for simple names based on meanings from Pukui and Elbert's (1986) *Hawaiian Dictionary*.

The name Hanapēpē literally translates as "crushed bay," referring to the frequent landslides of the area (Table 1; Pukui et al. 1974:41). According to Wichman, the name "crushed bay" is thought by some to have derived from the appearance of the cliffs of the area from the sea (Wichman 1998:30). Finney and Houston cite Hanapēpē as an ancient surfing place (Finney and Houston 1966). Wichman also states that the correct name of Hanapēpē is believed to be Hana-pēpēhi or "killing bay." Hanapēpē is also the name of a lowland honeycreeper known as the *nuku pu'u* on the other Hawaiian Islands. The bird no longer exists but it was known for having one mandible

Table 1. Place names within Hanapēpē Ahupua'a and study area vicinity

Name	Feature	Translation
Halulu	Waterfall	*Lit.*, rumbling
Hanapēpē	Ahupua'a	*Lit.*, crushed bay (due to landslides) (Pukui et al. 1974:41)
Haulili	Valley	*Lit.*, entangled
Kaawaiki	*'Ili 'āina*	LCAw 10349 to Nakapa. "Akahi ili Kaawaiki ka inoa, Hanapepe..." TMK 1803:23.
Kaawanui	*'Ili 'āina*	LCAw 5309 to Kanakamaikai. "Akahi moo Kaalakalai ka inoa maloko o ka ili o Kaawanui, Hanapepe..." TMK 1803:8+. Also LCAw 5447/5468, 7928, 10275. Misspelt "Kawainui" in IN 515 and AB 5:150. Kaawanui is named as a point between Kakaulaawa & Kapuu on the west bdry of Hanapepe Luna (LCAw 387:7).
Kahana	*Mo'o*	*Lit.*, cutting (Pukui et al. 1974:63)
Ka'ili'ili	Boundary point	*Lit.*, the pebble (Pukui et al. 1974:68)
Kakaulaawa	Boundary point	Between Kaumualii Hwy and Kaawanui on the west boundary if Hanapepe Luna (AB 3:158, 159)
Kaluanui	*Mo'o*	*Lit.*, the big pit (Pukui et al. 1974:79)
Kapāhili	Gulch	*Lit.*, the blowing (Pukui et al. 1974:86)
Kapaki	*mo'o*	LCAw 7919 to Kaiahauna. "Aina kalo 'Kapaki' ka inoa, maloko o ka ili o Kapalawai, ahupuaa o Hanapepe, Kona, Kauai." TMK 1902:5.
Kapaliemo	Gulch	*Lit.*, slow cliff
Kapu'u	Boundary point	Between Kaawanui and Kahaka on the west boundary of Hanapepe Luna (AB 3:158, 159)
Opulala	*'Ili 'āina*	LCAw 9265 to Kaipani. "Akahi ili Kumimi ka inoa me ke kula Opulala ka inoa, Hanapepe..." TMK 1804:2. But in NT 11:78: "Ili o Kumimi a me Oopulala ma he kula o Hanapepe" (AB 5:167;NT 11:78)
Pohakiki	Boundary point	Between Pohakea and Puu Auuka on the Hanapepe/Wahiawa boundary (BC 17 [1:81]; BC 9 [1:49])
Po'o	Coastal area	*Lit.*, head (Pukui et al. 1974:189)
Puolo	Point	"Hanapepe Light" Coast Guard Reservation (USGS 1963)
Ukula	*'Ili 'āina*	Claim no. 6325 by Kekauonohi for a pāhale at "Kuunaakaiole [sic] i Ukula i Hanapepe" was not awarded. Cf. Ukuula. (AB 5:167; NT 11:78)

longer than the other. Its disappearance is thought to have been due to loss of forested areas and to imported bird malaria (Wichman 1998:30).

Kapaliemo, or "slow cliff," is a gulch through which the Hanapēpē River, the third longest river in Kaua'i, flows. The walls on both sides of the gulch almost touch each other overhead (Wichman 1998:27). The valley of Haulili is located just below and literally means "entangled." Haulili, called Hauhili by Soehren (2010) "rises at 2560 feet, enters Koula River at 1020 feet elevation, above Halulu Falls." Halulu, or "rumbling," is a waterfall over which combined streams flow. It was named for the noise of the waterfall echoing from the cliffs (Wichman 1998:27). According to Soehren (2010), Halulu Falls is located "970 feet on the Koula River, between Kalai and Olonawehe on the Manuahi/Koula boundary."

Near Halulu is Maka'opihi, or "eye of the *'opihi* limpet." A cave is located at Maka'opihi in which Kawelo-'ai-kanaka lived after he was defeated by his cousin, Kawelo-lei-makua. Pāpōhakuhuna'ahu'ula is described as a large stone at the river crossing and means "stone wall in which a feather cape was hidden." It was here that 'Aikanaka hid his symbol of rank in the story of Kawelo (Wichman 1998:27).

Kō'ula, or "red sugarcane," is the name of a stream and the valley along the northern portion of the *ahupua'a*. A waterfall is located at the lower end of Kō'ula, called Manawaiopuna, or "stream branch of Puna." This waterfall was considered "the most beautiful of all" (Wichman 1998:27). Kuikahi Heiau is where "[Kāne] began to offer prayer [...] near the stream of Manawai-o-puna" (Beckwith 1970:53). Kō'ula Valley meets Manuahi Valley which runs northwest along the *ahupua'a*. The Hanapēpē River, described above, begins where these two valleys meet. Manuahi means "firebird," or the endemic gallinule bird. According to Wichman, the Manuahi "had the secret of fire. The demigod Māui got the secret of fire from the bird and burned the top of the [bird's] head in revenge for its many lies. Since then, the dark gray bird always has a fiery red streak on the top of its head" (Wichman 1998:28).

Holoiwi, "traveling bones," is on the west side of the *ahupua'a* and is a cliff from which chiefs were thrown over by commoners. The "leaping place of the soul" or *Ka-leina-o-ka-'uhane* described in Section 3.2.2 is located along the eastern cliffs directly opposite Holoiwi. It is here that the souls of the dead enter the spirit world.

Kapāhili is a gulch that meets the Hanapēpē River near the southern portion of the *ahupua'a*. Kapāhili literally translates as "the blowing" (Pukui and Elbert 1986). Pualu is a *heiau*, also known as Bennett's Site 55, which he describes as "on the east side of Kapahili gulch about 1/4 mile from the road, and at the base of the second pali [cliff]" (Bennett 1931:113). Refer to Section 3.2.5 for a more detailed description of Pualu Heiau. Further south, near the Salt Pond Beach Park and south of the study area are Ku'unaka'iole Point, Pū'olo Point, and Pa'akahi Point.

3.2.2 *Leina 'o-ka-'uhane* at Hanapēpē

Each island has *leina o ka 'uhane* sites where the souls of the dead would leap into the afterlife. On the island of Kaua'i, Hanapēpē is listed by Fornanader as one of them (Fornander 1999:5:575). According to Kamakau, when a spirit encounters the tree, *Ulu-o-Leiwalo*, if an *'aumakua* (deified ancestors who might assume the shape of sharks, owls, hawks) is present, the soul may be revived in the body or led into the *'aumakua* world. However, if there is no *'aumakua*, the soul will get caught on a dead branch and fall into endless night (Beckwith 1970:156). *Ka leina o ka 'uhane* is

described by Wichman as located directly opposite Holoiwi, on the eastern cliffs (Wichman 1998:29). Another theory by Wichman states souls would jump to the valley floor and then travel by canoe to Pō, the land of the dead located in the depths of the ocean on the west of the island (Wichman 1998:29).

Fornander mentions a similar place to which souls of the departed traveled:

> The soul also lives on a dry plain after the death of the body; and such places are called *ka leina a ka uhane* (the casting-off place of the soul). This name applies to wherever in Hawaii nei people lived, for Kauai people this place is at Hanapēpē. [Fornander 1999:5:576]

3.2.3 *Kukui Ahi* (Lamps of Fire)

In *Hawaiian Antiquities*, David Malo describes the *kukui ahi* of *puea* (The name of a god worshiped in the night; he akua ki'i Puea) being lit from the night of Kāne through the following nights of Lono, Mauli, Muku, and then continued during the nights marking the start of the new month of Makali'i, including the nights of Hilo, Hoaka, Kū (Kū Kahi, Kū Lua, Kū Kolu, and Kū Pau) and 'Ole ('Ole Kū Kahi, 'Ole Kū Lua, 'Ole Kū Kolu, and'Ole Pau) during the *makahiki* (new year) harvest ceremonies (Malo 1996:235). These fires were intimately connected to the *lawai'a*, (fisherman) whom, on the mornings following the nights of fire, would set sail in their *wa'a:*

> This is what the ali'i did: When the akua poko returned on the day of Kane, the Pala ferns were offered and during that nightfall, the fire of Puea was lit. If it did not rain when the night had turned to daylight, then the night of Puea was deemed to have been good. The land was at ease ('olu ka 'aina). (Puea was a carved god image). The next morning was Lono, then the wa'a lawai'a [fishing canoes] could sail and the ali'i [male] ate fresh fish with all the men; however the women could not eat any fish during that day. The kahuna nui eyes were opened and uncovered, and the blinder of kapa was removed. [Malo 1996:235]

The fishing would continue in this manner until the final day of Huna, following the night of 'Ole Pau, when female *ali'i nui* and all women were permitted to eat of the fisherman's catch:

> On the next day of Kiikahi, Pala ferns were gathered again. During that night the fires were lit again and at daylight of Kiilua, the wa'a lawai'a again set sail. That was why the fires were often lit until the four days of Kii (a pau na Kii eha) and the four days of 'Ole were over. On the next daylight of Huna, the wa'a lawai'a again set sail and during this day, the female ali'i nui ate fish from the sea as could all the women. [Malo 1996:235]

These beacon fires provided a lifeline, guiding fishermen home after long days on the ocean. Dean (1991:138) also posits that early Hawaiians set up *kukui ahi* or lamps of fire (comparable in function to a western-style "lighthouse") on the high land north of Hanapēpē Bay, which was centrally located to serve the entire south coast and its vast fishery. This beacon fire, which was burned at a *heiau* dedicated to Lono—the god of agriculture, wind, cloud, and sea—was called Kukui-o-Lono, meaning "light of Lono." Additionally, the *kukui* plant is one of the known *kinolau* (embodiments) of Lono.

Bennett's (1931) archaeological survey shows Kukuiolono at Kalaheo, just east of Wahiawa, but well inland of the seashore. Dean (1991) does not list her source for this information, but it is not unlikely that such a fishing beacon would have existed. There are several places where such beacon fires may have been regularly burned as a signal to night fishermen; one of them is at Kukui Point, just west of Anakua Point (on the Makaweli-Hanapēpē border).

Another light, Hanapēpē Light, is located at Puolo Point near the Ukula salt flats, which was also the site of Kuahanui, described by Francis Gay as a canoe landing. Dean (1991:139) explains that after the sugar industry developed (by 1884) there were "lanterns showing red lights to distinguish them from plantations at [among other places] Hanapēpē." She also describes a lamp raised 36 ft to the top of a tower at Eleele Landing to guide inter-island traffic. By 1908, the Light House Board had established these "lighted aids" such as at Eleele Landing and Puolo Point, which are probably remnants of Sites 51 (Kauakahiunu Heiau) and 52 (House Site or Fishing Shrine), originally identified by Bennett (1931). Notably, Kauakahiunu Heiau is noted by *Kumu Hula* Kehaulani Kekua as:

> [...] a heiau [...] specifically dedicated [...] to the primordial gods, Kane and Kanaloa who are revered for the opening of springs and water sources throughout Hawai'i. In most cases, they gifted the people with fresh, sweet drinking water. However, at 'Ukula, they provided a system of underground springs of highly salty, brackish water. [Kekua 2007]

The brackish springs in existence at Ukula are vital for the production of *pa'akai* (Hawaiian salt) (described below in Section 3.2.4).

3.2.4 *Waimaka O Hi'iaka* (Tears of Hi'iaka) and *Nā Lo'i Pa'akai O Ukula* (The Salt Beds of Ukula)

The production of *pa'akai* or salt by Hawaiians, via the use of salt pans or ponds can be traced back approximately 1,000 years (Chang 2007). These *lo'i pa'akai kahiko* or ancient salt ponds (Kekua 2007) were otherwise known as *Waimaka o Hi'iaka.* The name is literally translated as tears from Hi'iaka, whom Chang identifies as "the sister to Pele, the goddess of fire, lighting, dance, volcanoes and violence in Hawaiian mythology" (Chang 2007). The goddess Pele's connection to the Hanapēpē area is further confirmed and revealed in the *mo'olelo* regarding the origination of the Ukula Salt Ponds. *Kumu Hula* Kehaulani Kekua related the story in a 2007 newsletter to her *halau*, Halau Palaihiwa O Kaipuwai, she also included a discussion of *wahi pana* throughout the *ahupua'a* of Hanapēpē:

> There is a mo'olelo or story that has been passed down through the years. It tells of the very beginnings of how these salt beds came to be. As with other important natural resources in Hawai'i that were known to our ancestors, they were viewed as gifts from the gods themselves. The lo'i pa'akai at 'Ukula in Hanapepe are no different. And for this amazing resource, we are reminded of the kindness and generosity of Pelehonuamea - the goddess of fire and the volcano.
>
> The mo'olelo is centered around Kia - a woman from Hanapepe who often traveled to the shores of 'Ukula to fish and gather food from the sea. One day, she experienced an unusual streak of luck and in her excitement, caught an

> overabundance of fish. Even after giving away portions of her catch to family, friends and strangers, Kia was left with a great excess of fish. She began to cry helplessly, knowing that had taken far more than she had needed. The rest of the fish would rot and go to waste.
>
> From beyond the sand dune where she sat crying, an elderly woman appeared to console her. When told of her dilemma, the woman gently took Kia's hand assuring her that she would help to resolve her problem.
>
> 'Come with me,' she said as she led the fisherwoman to an area just beyond the beach. She began to dig a pit in the ground until it filled up with water that came up from within the earth. 'Put your fish in here for a little while, then dry it out in the sun,' the woman told her as she explained how the salt from the ocean spring would help to preserve the rest of her catch. Kia's crying subsided to a quiet stream of tears, grateful for the kind stranger who had appeared to help her. Assuring Kia that everything would be fine, the woman gently wiped the salty tears from her face and placed it in a basin of 'alaea. The first salt is said to have come from Kia's tears. This marked the beginning of the famous lo'i pa'akai of 'Ukula at Hanapepe. From that day on, the knowledge of cultivating Hawaiian salt was spread amongst the people, along with its significance for preservation, purification and cleansing. [Kekua 2007]

Hanapēpē is known today for its salt ponds and *pa'akai*, or the traditional Native Hawaiian way of preparing salt. The tradition of *pa'akai* is kept and still practiced by families living in Hanapēpē (Figure 9 and Figure 10). In his survey of Kaua'i in 1931, Wendell Bennett recorded salt pans as his Site 49, corresponding with salt ponds that still exist (Bennett 1931).

Salt Pond Beach Park is located southwest of the proposed study area at the end of Salt Pond Road. The ponds at the park are the only ones in the Hawaiian Islands known to still be in use. The salt pans are on a naturally flat area adjacent to the beach (Clark 1990:58). Salt making is usually a summertime feat dependent upon dry weather conditions and particularly sunny days. Rainy winter months dilute and dissolve salt. May showers clean out debris from the *puna* or wells. The *puna* are filled with ocean water and as water begins to evaporate, the *puna* are refilled with salt water. Water in the *puna* is collected and transferred to a *wakiū*, shallower holding tank where the salt concentration is even higher than a *puna*. The final stage is for the *wakiū* to be pumped into an *ālia*, shallow pan, where it completely evaporates (Clark 1990:58). After two or three days in the *ālia*, the salt is crystallized and raked. The salt is then drained and bagged.

Kaua'i Island is famous for its *'alaea* or *'alae*, a red, water-soluble, colloidal clay that is mixed into the *pa'akai*. *'Alae* is traditionally used for *la'au lapa'au* or Hawaiian healing medicine. It is also used as a dye and a component for ritual purification ceremonies. Hui Hana Pa'akai is the organization permitted by the State of Hawai'i to manufacture salt at Salt Pond Beach Park. Twelve *'ohana mālama* (care for) these salt beds and continue to pass down the process generation to generation.



Figure 9. Photo of the Hanapēpē Salt Pans, n.d.



Figure 10. Photo of Hanapēpē Salt Pans mid-ground, n.d.

3.2.5 *Heiau* (Pre-Christian Place of Worship)

Heiau are most commonly associated with important religious ceremony; large structures with platforms or altars of one or more terraces were indicative of such function (McAllister 1933:8). Construction of some *heiau* was elaborate, consisting of large communal structures, while others were simple earth terraces or shrines (McAllister 1933:8). There are seven *heiau* (Nihoana, Makaole, Pualu, Kuwiliwili, Kauakahinunu, Moloku, and a *heiau* with no name) within Hanapēpē Ahupua'a, two of which (Kauakahiunu and Kuwiliwili Heiau) were identified within the study area vicinity (see Figure 28). One *heiau*, named Kuikahi, was mentioned previously in Section 3.1.3 and was said to be located near the stream of Manawai-o-puna in Hanapēpē Ahupua'a.

3.2.5.1 Kauakahiunu Heiau

Kauakahiunu Heiau is located south of the current study area at Puolo Point. Thrum (1907:38) described this *heiau* as "A walled heiau of medium size, at the shore; part of walls still standing. Kane and Kanaloa its deities. Class unknown." However, Bennett (1931:112) stated that "[...] The site is now but slightly marked by crumbled stones. It measures at the outside about 80 by 60 feet. The walls were said to have been about 4 feet high."

3.2.5.2 Kuwiliwili Heiau

Kuwililiwili Heiau is of the *po'okanaka* (human sacrifice) class in Hanapēpē Valley. The *po'okanaka* class is another term for a *luakini heiau* and only belonged to the king (Thrum 1909:54). It is located just below Makaweli Camp 3, now cane fields, west of the current study area. It is now destroyed but it was a large high-walled enclosure (Thrum 1907:38). By the time Bennett surveyed the area, this *heiau* (Site 48) was no longer in existence (Bennett 1931:112).

3.2.6 *Loko I'a* (Fishponds)

Loko i'a is the general term for "fishpond." According to Summers (1964:1), "*Loko i'a* were used for the fattening and storing of fish for food, rather than for fish culture, and also as a source of tabooed fish." There are two types of fishponds, those located along the shore and those located inland. Those located along the shore are known as "shore ponds" and there are two types, those that are entirely closed, *loko kuapā*, and those having lanes leading in and/or out of the pond, *loko 'umeiki* (Summers 1964:2). Those located inland are known as "inland ponds" and there are three types: *pu'uone*, *loko i'a kalo,* and *loko wai*. *Pu'uone* were located near and connected to the sea, *loko i'a kalo* were those in which wet land taro grew, and *loko wai* were freshwater ponds (Summers 1964:19).

3.2.6.1 Namoemoe

Records on Namoemoe Fishpond are derived from the Māhele Database and appear on Land Commission Awards (LCA) 09189 and 10657, located in the *'ili* (land division smaller than an *ahupua'a*) of Kaauwaikahi and claimed by Keawe (Soehren 2010). In Foreign Testimony by Lono, Namoemoe Fishpond is among several fishponds said to be on Keawe's land (Creed et al. 2001:5). In 1918, Thrum recorded on a Hawai'i Survey Registered Map (HSRM) number 2615 two *loko* (fishpond) located within the boundaries of LCA 09189 and a third one immediately south of where the bridge crosses the Hanapēpē River, on the 'Ele'ele side of the river (Thrum 1918). These fishponds appear to have been located near the river and the ocean.

3.3 *Oli* (Chants)

Oli, according to Mary Kawena Pukui (Pukui 1995:xvi–xvii) are often grouped according to content. Chants often were imbued with *mana* (divine power); such *mana* was made manifest through the use of themes and *kaona*. According to Pukui, chants for the gods (*pule*; prayers) came first, and chants for the *ali'i*, "the descendants of the gods," came second in significance. Chants "concerning the activities of the earth peopled by common humans" were last in this hierarchy (Pukui 1995:xvi–xvii). Emerson conversely states,

> In its most familiar form the Hawaiians—many of whom [were lyrical masters]—used the oli not only for the songful expression of joy and affection, but as the vehicle of humorous or sarcastic narrative in the entertainment of their comrades. The dividing line, then, between the oli and those other weightier forms of the mele, the inoa, the kanikau (threnody), the pule, and that unnamed variety of mele in which the poet dealt with historic or mythologic subjects, is to be found almost wholly in the mood of the singer. [Emerson 1965:254]

While *oli* may vary thematically, subject to the perspective of the *ho'opa'a* (chanter), it was undoubtedly a valued art form used to preserve oral histories, genealogies, and traditions, to recall special places and events, and to offer prayers to *akua* and *'aumākua* (family gods) alike. Perhaps most importantly, as Alameida (1993:26) writes, "chants [...] created a mystic beauty [...] confirming the special feeling for the environment among Hawaiians: their *one hānau* (birthplace), their *kula iwi* (land of their ancestors)."

3.3.1 Hi'iakaikapoliopele

Hi'iaka-i-ka-poli-o-Pele ("Hi'iaka in the bosom of Pele" also known as Hi'iaka) sails the coast of Kaua'i with her sister's husband Lohi'au and her *aikāne* (friend) Wahine'ōma'o. As the party passes each *ahupua'a*, Hi'iakaikapoliopele offers a chant calling on the elements (wind and waters) of that area. Wahine'ōma'o turns to Lohi'au who is from Hā'ena located on the north side of the island and asks him, "What is the name of this place we're passing?" as they navigate through large ocean swells (Ho'oulumāhiehie 2008:237). Before Lohi'au could answer, Hi'iakaikapoliopele interjected:

> Ah, my friend, I am a kama'āina of this land, Kaua'i. This was the first place we stayed when we sailed from Nihoa, Ka'ula, and Ni'ihau, to reach here.
>
> And I tell you, my friend, there are many names for this place we're going by.
>
> From where we are sailing now on back to Hanapēpē, this is the area of high swells.
>
> There are, throughout this side, renowned lands and their accompanying fabled winds. I should not, however, recite the names of the winds in chant form, lest we be hit by winds and storms. It would be better if I just say them.
>
> The land is Makaweli, and the wind is the Pūnohu'ula, and it is for this place that the saying goes, 'Take provisions; the Hinana, like the fish easily caught by hand, is the wind of Pohākomo.'

> And we get to Kahana, where the wind is called Kapa'ahoa. The wind at Kahana in Ko'olauloa, O'ahu is different, and it is called a Wili'āhiu.
>
> We come to Pe'ape'a, where we will see the Pilialoha wind. And when we pass Kekupua, we will be right outside of Mahinauli, where the wind is called Mo'oholoawāwa.
>
> That is if the wind blows toward the sea, but should it turn toward the land, and blow that way, then the name of the wind is a Mo'oholokula.'
>
> This plain lying inland of us in Pu'uopāpa'i, and if we see the wind stirring up the dust clouds, then that blustery wind is called a Kula'imano.
>
> Two winds come together here. The wind of Manuahi, the Hulikīlele, joins in at one spot, where the two spin about and raise clouds of dust, like the swirling columns of dust clouds we see there on the plain.
>
> This is Mokupapa, and from here comes a wind called the 'Ololīawaāwaholomakani. And when we get to Hanapēpē, my friend, we shall see the twin breezes, the 'Aoaholokula and the 'Aoaholoawāwa. [Ho'oulumāhiehie 2008:237]

3.4 *Mele* (Songs)

The following section draws from the Hawaiian art of *mele*, poetic song intended to create two styles of meaning.

> Words and word combinations were studied to see whether they were auspicious or not. There were always two things to consider the literal meaning and the *kaona*, or 'inner meaning.' The inner meaning was sometimes so veiled that only the people to whom the chant belonged understood it, and sometimes so obvious that anyone who knew the figurative speech of old Hawai'i could see it very plainly. There are but two meanings: the literal and the *kaona*, or inner meaning. The literal is like the body and the inner meaning is like the spirit of the poem. [Pukui 1949:247]
>
> The Hawaiians were lovers of poetry and keen observers of nature. Every phase of nature was noted and expressions of this love and observation woven into poems of praise, of satire, of resentment, of love and of celebration for any occasion that might arise. The ancient poets carefully selected men worthy of carrying on their art. These young men were taught the old *meles* and the technique of fashioning new ones. [Pukui 1949:247]

3.4.1 E Ola Mau 'O Pū'olo (Pū'olo Continues to Live)

This *mele* was composed by Mālia Nobrega-Olivera about Hanapēpē. It mentions Pū'olo point, located south of the current study area.

Aloha Kaua'i Moku 'o Kona	Beloved Kaua'i, Kona District

'Āina Kupuna	Ancestral Land
Kaulana 'o Hanapēpē mai uka a i kai	Famous is Hanapēpē, from the uplands to the ocean
Aloha 'Āina	Love for the land
Ola ka lae 'o Pū'olo, pū'olo Pa'akai	Pū'olo Point lives, salt bundles
'Āina Kupuna	Ancestral land
Pa'akahi, Kuunaka'iole, 'Ukulā, Kunakaiawe	Pa'akahi, Kuunaka'iole, 'Ukulā, Kunakaiawe
Aloha 'Āina	Love for the land
E ola mau 'o Pū'olo, e ola nō ē E ola!	Pū'olo continues to live, lives on indeed Life!

[Aukai et al. 2019 in Cordy et al. 2019:32–33]

3.4.2 Kō'ula/Manawaiopuna

This *mele* is a Kaua'i family song attributed to Alvin K. Isaacs Sr. It describes Kō'ula, a valley and stream located in the northern portion of Hanapēpē Ahupua'a, and Manawaiopuna, a 200-foot (ft) waterfall located at the lower end of Kō'ula. Unfortunately, this waterfall is almost inaccessible.

Nani wale ē ka ua a'o Kō'ula	How beautiful is the rain of Kō'ula
Kilihune nei i ka ua li'i li'i	The misty rain, little drops
'O ka pi'o ana mai o ke ānuenue	Way up high is the beautiful rainbow
Ho'oheno ana i ka wele lā'au	Proudly behold its beauty over the trees
Kaulana Manawaiopuna	Famous this spring Manawaiopuna
Ke kumu o ka wai a'o manuahi	The source of the water, flowing freely
Kūmaka ka 'ikena 'ia wailewa	I see this beautiful waterfall
Ko'iaweawe i ka wele lau pali	The tumbling waterfall, gliding, sliding down the pali
E ola ka 'ōpua kū kilakila	Picture clouds gather and rise tall
Ma ke kihi o ke a'o Mālama	At the beginning of day, at first light
Puana ka inoa poina 'ole	My song comes to an end, never to forget
Kaulana nā Manawaiopuna	Famous is the beauty of Manawaiopuna, source of the stream

[Huapala n.d.]

3.4.3 Wai O Minehaha

This *mele* was composed by Robert Waialeale, father of singer-composer Lena Machado, which praises the beauty of the Minehaha waterfall in the uplands of Kaua'i. It mentions Mānāwaiopuna which is located in the uplands of Hanapēpē Ahupua'a.

Aia i ka uka a 'o Mānāwaiopuna	There in the uplands of Mānāwaiopuna
Nā wait pālua i ke alo pali	The two streams before the face of the cliff
Ua 'ike i ka wailele a 'o Mōpua	I have seen the waterfall of Mōpua
I ke ani i ka lau o ka makani	Swayed by the movement of the wind
Hui:	
Pulu au i ka hunahuna wai	Wet was I by the spray of the water
Wai kaulana a 'o Minehaha	The famous water of Minehaha
I laila ku 'u 'upu ku 'u li 'a ana	There is my pride, my joy
I ka wailele o Mānāwaiopuna	The waterfall of Mānāwaiopuna

[Huapala n.d.]

3.5 *'Ōlelo No'eau* (Proverbs)

Hawaiian knowledge was shared by way of oral histories. Indeed, one's *leo* (voice) is oftentimes presented as *ho 'okupu* ("tribute," a gift given to convey appreciation, to strengthen bonds); the high valuation of the spoken word underscores the importance of the oral tradition (in this case, Hawaiian sayings or expressions), and its ability to impart traditional Hawaiian "aesthetic, historic, and educational values" (Pukui 1983:vii). Thus, in many ways these expressions may be understood as inspiring growth within the reader or between speaker and listener:

> They reveal with each new reading ever deeper layers of meaning, giving understanding not only of Hawai'i and its people but of all humanity. Since the sayings carry the immediacy of the spoken word, considered to be the highest form of cultural expression in old Hawai'i, they bring us closer to the everyday thoughts and lives of the Hawaiians who created them. Taken together, the sayings offer a basis for an understanding of the essence and origins of traditional Hawaiian values. The sayings may be categorized, in Western terms, as proverbs, aphorisms, didactic adages, jokes, riddles, epithets, lines from chants, etc., and they present a variety of literary techniques such as metaphor, analogy, allegory, personification, irony, pun, and repetition. It is worth noting, however, that the sayings were spoken, and that their meanings and purposes should not be assessed by the Western concepts of literary types and techniques. [Pukui 1983:vii]

Simply, *'ōlelo no 'eau* may be understood as proverbs. The Webster dictionary notes it as "a phrase which is often repeated; especially, a sentence which briefly and forcibly expresses some practical truth, or the result of experience and observation." It is a pithy or short form of folk wisdom. Pukui equates proverbs as a treasury of Hawaiian expressions (Pukui 1995:xii). Oftentimes within these Hawaiian expressions or proverbs are references to places. This section draws from the collection of author and historian Mary Kawena Pukui and her knowledge of Hawaiian proverbs describing *'āina* (land), chiefs, plants, and places.

3.5.1 *'Ōlelo No'eau* #1488

The following *'ōlelo no 'eau* is about Kaua'i, the most northwestern island of the Hawaiian Island chain where the sun sets. The name of the island is also the name of an ancient *ali 'i* of Kaua'i.

Ka moku kā'ili lā o Manokalanipo.

The sun-snatching island of Manokalanipo.

Kaua'i, the northwesternmost island of the group, beyond which the sun vanishes at dusk. Manokalanipo was an ancient ruler of Kaua'i. [Pukui 1983:161]

3.5.2 *'Ōlelo No'eau* #1905

This proverb was used specifically in Kona Moku (Koloa District) on Kaua'i to describe the thick leaves of the *kukui* (candlenut; *Aleurites moluccana*). The *ahupua'a* of Hanapēpē straddles the Waimea and Koloa Districts.

Kukui-lau-nui-o-Kona.

Thickly leafed kukui of Kona.

A thick cloud that shuts out the light of the sun, like a heavily leafed kukui tree. This expression was used in the Kona district of Kaua'i. [Pukui 1983:205]

3.5.3 *'Ōlelo No'eau* #2543

The following is a word used by Kaua'i *ali'i*:

'Owā!

A signal word used by Kukuaokalalau, a celebrated warrior of Kaua'i who fought under Kalanialiloa, a chief of Kaua'i. It means, 'Here they come!' [Pukui 1983:278]

3.6 Subsistence and Settlement

Hanapēpē Valley was one of few areas with an inland population, which according to Handy and Handy (1972:397), "had at best but infrequent contacts with the sea." They further describe the habitation in Hanapēpē in the following:

> [...] in nearby Hanapepe where the lower valley broadens into a fairly wide *lo'i* area, the homesteads were here and there on bits of high ground in the midst of *lo'i* or on the sloping ground at the sides of the valley above the *lo'i*. As one ascends this canyonlike valley the remains of single isolated homesteads are seen above the level of high water, wherever there were flatlands or terraced hillsides that would support wet taro. So it was also in Olokele and Waimea Canyons. [Handy and Handy 1972:287]

Bingham (1847) stated the following description of the lower valley of Hanapēpē:

> [...] [Hanapepe] lies six or seven miles east of Waimea. It is a pleasant, fertile, well watered valley, about 175 rods in width, along a mile or two from the sea-shore, diminishing in breadth and increasing in depth, as it recedes toward the mountains, till it becomes a very deep and narrow ravine, curving between precipitous and lofty cliffs, and grass-covered hills. A beautiful stream from the mountainous interior

> leaps down from high basaltic rocks, and forming a high cascade at the head of the valley, flows through it to the sea. Like the Waimea river and others at the islands, it is, at its mouth, obstructed by sand, by which the surf seems incessantly endeavoring to prevent its entrance into the ocean. Where it is thus retarded in its flow, it is from ten to twenty rods in width and three or four feet in depth, where we cross it in a canoe, or on horseback. It escapes by a narrow channel, where it cuts through a sand-bank.
>
> For the first half mile from the sea, the valley seems sterile, and is little cultivated, but has a pleasant grove of coconut trees. The rest of the valley, more fertile and more cultivated, is sprinkled with trees and shrubs, embracing a few orange trees, and being walled up on the east and west by bold, precipitous bluffs, rising higher and higher towards the mountains, from fifty feet to fifteen hundred, appears from one of the palis, like an extensive, well-watered plantation, interspersed with *kalo* beds and one hundred and forty cottages, and furnishes employment and sustenance to some seven hundred inhabitants. The immense and irregular precipices shut in by each other towards the interior, obstruct the vision of the spectator looking up the valley, but beyond the pleasant opening towards the sea, the eye reaches the distant line where the ocean seems to meet the sky. [Bingham 1847:218–219]

When Handy and Handy (1972:431) explored Hanapēpē Valley in 1964, they stated, "As far in as seven miles, every level area along the rushing stream showed traces of old *lo'i* and house sites." *Lo'i* cultivation, specifically wetland *kalo lo'i,* was prevalent in Hanapēpē due to the *ahupua'a* containing vast freshwater resources that ran from *mauka* to *makai*. They would terrace "small flats on the canyon floors, near the streams and high enough to not be washed away by the heavy floods which sweep down these canyons [Olokele and Hanapēpē] at times of heavy rain" (Handy and Handy 1972:394). Sweet potato was another agricultural crop cultivated in Hanapēpē, with pineapple and sugarcane following later.

Section 4 Historical Background

4.1 Early Historic Period (1778-1847)

Archibald Menzies, doctor and botanist under Captain Vancouver on one of the earliest English ships visiting the Hawaiian Islands, came to Waimea in 1792 and described a grass fire burning over the plains several miles to the east (which would be in the area of Hanapēpē). Captain Vancouver first supposed it to be a signal of hostilities but was told it was the annual burning to rid the plains of the old, shriveled grass and stumps so the new grass crop would come up clear and free; such practice would provide the best grass for thatching houses (Menzies 1920:83).

Ethel Damon (1931) describes the bounty at Waimea for the early British fur traders: "At Waimea these hardy voyagers 'wooded and watered', and found 'plenty of pork and salt to cure it.'" Salt taken aboard ship at Waimea may well have come from the *'ili* of Ukula in Hanapēpē. She describes the use of salt by Hawaiians:

> Owing to the presence of several salt lakes in the Sandwich Island, and to the advantage of the longer dry season, the natives here had formed the habit of drying out salt in its crystal form, and storing it carefully and of using it freely in the preservation of fish, as well as directly with their meals. [Damon 1931:228]

The salt lands of Ukula (Ukula could mean *kula* [field, pasture] that are moist or impregnated, as with salt, but Gay claims Ukula means "paid by the day"; Gay 1873:4) in Hanapēpē probably supplied some of this salt to the passing ships.

The first mention regarding Hanapēpē itself in the early historic literature noted is in *Russia's Hawaiian Adventure 1815-1817* (Pierce 1965) in the diary of Georg Scheffer of the Russian American Company. Scheffer was a Russian trader who scouted out sandalwood and other trading goods for his company. He tried to convince Russia to annex Hawai'i and wanted to help Kaumuali'i recapture all the other islands in exchange for which Scheffer would be entitled to all the sandalwood. For several years he was on good terms with the ruling chief Kaumuali'i and his high chiefs. Among the lands he was given by Hawaiian *ali'i* were the *ahupua'a* of Hanalei (renamed Schafferthal or Scheffer's valley), land in Waimea for plantations and factories, and the *'ili* of Mahinauli in Makaweli, followed shortly thereafter by a gift of the *'ili* of Kuiloa in Hanapēpē.

> (October) 14 [1816] [...] I spent two days in Hanapepe, where I received for the Company from the chief Obana Platov [Obana Tupigea—Opana Kupikea? renamed Platov by Scheffer] a village with eleven families. It lies in the province of Hanapepe on the right bank of the river Don and is called Tuiloa Platov [Kuiloa?]. [Pierce 1965:185]

Document 24: Grant of Land by Princess Naoa of Kaua'i to Scheffer, 1 October 1816 and Document 25: Grant of Land by Chief Ovana Platov to Schaffer, 1 October 1816 (Pierce 1965:80–81) are transcriptions of Scheffer's records. Scheffer renames the chiefs, the rivers, and valleys of Kaua'i for ones in his homeland. His diary mentions he has scouted out the entire island and has been given much sandalwood. Pierce claims Scheffer evidently relished the enmities between

Kamehameha I and Kaumuali'i and hoped to profit handsomely if the Russians would come to the aid of Kaumuali'i. Scheffer states in his diary that he doesn't care what the islanders do because this "island belongs to the Russian American Company." Scheffer also had environmental and economic concerns. He plans, while cutting sandalwood, to put in new plants so there will be a permanent supply. He writes about his ideas of agriculture and notes that "Cotton should be Russia's main objective in the Sandwich Islands" as it "yields in a short time more return for a small expenditure and effort than all the fur trade on the Northwest coasts." He wants to import people from Hindustan, Africa, or China for their knowledge of how to grow and process it, "so as to teach the Russians, Aleuts, and the natives" (Pierce 1965:191). Scheffer soon puts these ideas into practice. A month later in 1816 his diary records the following:

> [November] 30 I set out for Hanapepe, inspected the estate of Platov on the river Don, and found it extremely rich in taro fields. I ordered the dry land planted into cotton, tobacco, maize, and also transplanted here sufficient orange, lemon, and olive trees. I delivered there a number of brood sows and assigned two old Aleuts as watchmen. [Pierce 1965:187]

And later:

> [December] 23. Taboo, The wives of all the chiefs visited me today. The queen's sister Taininoa, who previously gave the company land, today transferred also the valley of Mainauri, while Queen Monolau, whom I cured of illness, presented me with land in the Georg (Kainakhil') Valley in the Hanapepe province. I gave her a piece of silk material. [Pierce 1965:192]

The grant from Chief Obana Platov (Opana Kupikea?) for "Tuiloa on the River Don" and "Mainauri" and "Georg" are both dated 1 October 1816 (Pierce 1965:80). "Georg" is described as "a large piece of land nine versts long and 15 wide between the port of Waimea and Hanapēpē, along the seashore where one could gather a great deal of salt" (note: 1 verst = 0.66 miles) (Pierce 1965:127). This description seems to indicate the area included the *'ili* of Ukula (southwest of Hanapēpē Bay). Pierce believes Mainauri and the salt land may be in Makaweli *'ili* of Mahinauli, but the salt lands may have included the *'ili* of Ukula, a section of salt lands that remains today and has been preserved as the Salt Land State Park in Hanapēpē. Barrett mentions that a Russian ship from O'ahu to Sitka carried as much as 50 tons of salt in the 1809-1819 period (Barrett 1988:356). There is little information about Kaua'i, but since salt was such a precious commodity for the Russians in Sitka, one might suppose Kaua'i sent its share.

In a 1 January 1817 entry Scheffer talks enthusiastically about the high quality of the cotton he grew. He notes that taro and maize are two important Sandwich Islands crops that "are unrivaled as foodstuffs, and extremely suitable for transport and for prolonged storage" and he expects a high return of a new crop, little grown in the Islands before his time—tobacco—which is of far better quality than Russian snuff tobacco. Another fortune-making venture he foresees is salt, which is plentiful in the Islands. Sugar in the Islands, he says, "is of a height and quality which I have never seen anywhere else." He dreams great dreams:

> The oil nut (*kukui*) brings no small return. Grapes grow twice in a year; I have planted enough of one kind which if carefully prepared ought to make wine which should surpass Madeira. I need not mention the fruits of the bread plants,

> pineapples, coconuts, oranges, lemons, bananas, melons, etc. These items will bring no small price and if correctly handled can upset in one blow the trade of the English and Americans in China, etc.; of this I am convinced. [Pierce 1965:196]

As might be expected, the American traders felt very threatened by Scheffer and soon plotted to put a quick end to his empire.

Edward Joesting's version of the rivalry in 1822 between Georg Scheffer (Schaffer) and the Americans notes the Americans spread the word that America and Russia were at war. Scheffer rushed from where he was staying in Hanapēpē to Waimea to protect his ship. The Hawaiians and Americans made him leave Hawai'i immediately without allowing him to take any of his possessions (Joesting 1984:84). Pierce's collection of Scheffer correspondence contains a letter dated 17 May 1819 noting that Dr. Scheffer "had spent about 170,000 rubles in money and goods belonging to the company for the purpose of buying lands for the Company, for gifts to Kaumualii, his wives, and relatives, for the establishment of factories and plantations which [...] were abandoned without any profit to the Company" (Pierce 1965:138).

Shortly after Scheffer departed, the Ruggles, a missionary family, moved eastward (from Waimea) in 1822 to establish a mission station at Hanapēpē (Kauai Bicentennial Committee 1978:33): "Small houses of rough stone laid up in mud mortar were built for the white families, a cellar being a requirement for each dwelling" (Damon 1931:252).

Kaumuali'i's death brought about the 1824 rebellion and reprisals for people in Hanapēpē who participated in the rebellion.

4.1.1 The Kaua'i Rebellion of 1824

After the long reign and death of Kaumuali'i, Kalanimoku sailed to Kaua'i for Kamehameha III to proclaim the dead chief's will and to settle government affairs and land disputes since Kaumuali'i had finally sworn allegiance to Kamehameha I. At Waimea Kalanimoku (Kamehameha's representative on Kaua'i) called a council of chiefs and announced to them that "those of the chiefs who hold land, they are well off; the commoner who hold property is fortunate; the chief or commoner who has no portion is unfortunate. The lands shall continue as they now stand. Our son, Kahalai'a, shall rule over you" (Kamakau 1961:268). The leeward Kaua'i chiefs, under Ki'aimakani and supported by Kaumuali'i's son, Humehume (or George Kaumuali'i), wanted the land redivided under a new rule, as was normal when a chief died, but Kalanimoku refused. Before Kaumuali'i's death the Kamehamehas did not administer the Kaua'i lands, as Kaumuali'i still had control of them until he was abducted by Ka'ahumanu and he pledged his allegiance to the Kamehamehas, but he had been allowed to retain his control of Kaua'i. After his death Kaua'i came under Kamehameha's power. The leeward chiefs opted to rebel and stormed the fort at Waimea but most were killed. Those that lived set up a fort at the Hanapēpē-Wahiawa border but they did not count on the ten ships of men and arms sent from Maui and O'ahu, including Hoapili (ruling chief of Maui), who were sent to support Kamehameha's claims against Humehume.

> On August 8 [1824] the battle of Wahiawa was fought close to Hanapepe. The Hawaii men were at Hanapepe, the Kauai forces at Wahiawa, where a fort had been hastily erected and a single cannon (named Humehume) mounted as a feeble attempt to hold back the enemy. In the evening there was advance made, but the

> forces of Hawaii retired to Hanapepe for the night. A hard rain prevented the Kauai men from firing the grass that night and making a rush in the morning as they had intended. There had been a rainbow, and Hoapili predicted, 'if the base were on the other side and the tip here we should be defeated tomorrow, but since we have the base and they the tip we shall be the winners. I believe not one of our men will fall.' [...] Large numbers of Kauai soldiers had gathered on the battleground, but they were unarmed save with wooden spears, digging sticks, and javelins. Many women were there to see the fight. The men acted as if death were but a plaything. It would have been well if the gods had stepped in and stopped the battle. No one was killed on the field, but as they took to flight they were pursued and slain [...] For ten days the soldiers harried the land killing men, women, and children. Humehume had ridden away to the mountains with his daughter and his wife, Pake. Many fled to the mountains until amnesty for all was declared. Kalaiheana neither killed nor injured any prisoner, neither did Hoapili or Kalanimoku. All the rest took prisoners and brought them to Oahu and even to Maui and Hawaii. A great deal of property was taken, among other things horses and cattle, which had become numerous on Kauai because the foreigners had given many such to Kaumualii. On Oahu there were only a few which had been brought in by John Young and Kamehameha from Kauai in 1809; afterwards more were brought in by Don Marin [...] Some Kauai chiefs were with the chiefs on Maui attending the burial of their dead ruler, some fought loyally against the rebels; yet their lands were seized with the others. The last will of Kaumuali'i, who had the real title to the lands, was not respected [...] The lands were again divided. Soldiers who had been given lands but had returned to Oahu had their lands taken away, chiefs who had large lands were deprived of theirs, and the loafers and hangers-on (*palaualelo*) of Oahu and Maui obtained the rich lands of Kauai. [Kamakau 1961:268–269 citing newspaper articles of 11 and 18 April 1868 from *Ka Nupepa Ku'oko'a*]

It is said that many men, women, and children were killed and left for the dogs or pigs to eat and were not allowed a burial. People from O'ahu and the Big Island acquired Hanapēpē land after this rebellion.

4.2 Mid- to Late 1800s

Rev. Bingham provides an early description of Hanapēpē from 1847:

> [...] [Hanapepe] lies six or seven miles east of Waimea. It is a pleasant, fertile, well watered valley, about 175 rods in width, along a mile or two from the sea-shore, diminishing in breadth and increasing in depth, as it recedes toward the mountains, till it becomes a very deep and narrow ravine, curving between precipitous and lofty cliffs, and grass-covered hills. A beautiful stream from the mountainous interior leaps down from high basaltic rocks, and forming a high cascade at the head of the valley, flows through it to the sea. Like the Waimea river and others at the islands, it is, at its mouth, obstructed by sand, by which the surf seems incessantly endeavoring to prevent its entrance into the ocean. Where it is thus retarded in its flow, it is from ten to twenty rods in width and three or four feet in depth, where

> we cross it in a canoe, or on horseback. It escapes by a narrow channel, where it cuts through a sand-bank.
>
> For the first half mile from the sea, the valley seems sterile, and is little cultivated, but has a pleasant grove of cocoanut trees. The rest of the valley, more fertile and more cultivated, is sprinkled with trees and shrubs, embracing a few orange trees, and being walled up on the east and west by bold, precipitous bluffs, rising higher and higher toward the mountains, from fifty feet to fifteen hundred, appears from one of the palis, like an extensive, well-watered plantation, interspersed with *kalo* beds and one hundred and forty cottages, and furnishes employment and sustenance to some seven hundred inhabitants. The immense and irregular precipices shut in by each other toward the interior, obstruct the vision of the spectator looking up the valley, but beyond the pleasant opening towards the sea, the eye reaches the distant line where the ocean seems to meet the sky [...] Near one of these palis, about a mile from the ocean, Mr. Ruggles chose his station and built a temporary cottage, had a house of worship erected, and opened a school, with the expectation of having a preacher from America stationed there permanently [...] His humble and now desolate cot, of the common stones of the valley, laid up in mud and stubble, and thatched with grass, [...] was surrounded by a pleasant court in which grew bananas, grapevines, pine-apples, cotton and Palma Christi shrubs, lettuce, and a variety of other plants, useful and ornamental.
>
> Here, for a time, under Kupihea and Kiaimoku, the two chieftains of Hanapepe, Mr. Ruggles, with his wife and two children, resided as the shepherd of the valley, esteemed by many of its seven hundred inhabitants and of the ten thousand of the island. [Bingham 1847 in Handy and Handy 1972:431 and Damon 1931:317–318]

In 1849, William D. Alexander, head of the Hawaiian government survey between 1850 and 1869, toured Kaua'i. In his journal (entry for May 23) he describes his journey to see Hanapēpē Falls:

> This morning about ten o-clock we started in company with Dr. Smiths's family for Hanapepe. We arrived at noon at the Mission house on this side of the valley. After getting a hasty dinner we set off with Dr. Smith to see the well known Hanapepe falls. We rode about a mile along the edge of the valley, & then descending a high & steep pali we rode as far up the valley as was practicable for horses. We then hitched our horses, & went on foot. We had to cross the stream 8 times on our way to the falls. The scenery was grand, & beautiful. The sides of the valley were from 300 to 1000 feet high, now rising into abrupt precipices, & now clothed with the richest green. In crossing the stream in one place, I slipped off a rock into deep water, & got a complete ducking. As however I kept warm by exercise, it did me no injury. The scenery in the upper part of the valley is enlivened by many beautiful little cascades, dashing & foaming down its sides. The principal waterfall is at the head of the valley, 4 or 5 miles from the sea. It was concealed by the turn of the valley till we were very near, when it suddenly burst on our view. The stream pours in a jet for 20 feet, when it strikes the rocks, & spreads out like a fan the rest of its

> descent. The whole fall is about 200 feet in height. We got back to the house about 5 o-clock, & determined to pass the night there. I passed a comfortable night except that I was terribly stung by fleas. [Kauai Bicentennial Committee 1978:133]

Hanapēpē Falls also attracted a William T. Brigham, Bishop Museum's founding director and a botanist visiting Kaua'i in 1864 and 1865. He wrote in his journal:

> [...] Tuesday morning I set out for Hanapepe Falls. The path led down the side of the valley over ridges of deep red earth with blocks of imbedded basalt. The walls of the valley were nearly perpendicular, and from four to five hundred feet high, exhibiting in many places an irregular prismatic structure. In one place this was very beautiful where a projecting point had been naturally terraced, the portions between each flow being covered with grass and convolvulus vines which formed a drapery over the cold dark lava. In some places a prismatic vein had been broken through by an irregular mass of clayey lava running across the direction of the valley.
>
> The stream was very rocky and as the valley was very narrow and the wall almost perpendicular, the path went from one side to the other and thus crossed the stream eighteen times. Ohias and bananas were abundant; several dykes crossed the walls at various angles, little canyons on either side opened into the gorge showing beautiful cascades at their upper end in almost every variety of form. The Falls as I measured them, were 326 feet high, and I should judge the walls on either side were at least five hundred. The water was not a large stream but fell against the rocks in such a way as to have a very beautiful effect. A branch joined the river just below the Falls, and near by were some fine orange trees. A mist came down in the afternoon. Lobelias were abundant on the hillside; ducks and herons were plentiful, and the latter had carried many seashells onto the rocks to eat; small fish were in the stream which no doubt were food for these birds. [Lydgate 1991:149]

In early correspondence, Abner Paki, *hānai* father of Queen Lili'uokalani, states in a letter to the Minister of Interior that Hanapēpē belongs to the King and that the *akule* (Big-eyed scad fish, *Trachurops crumenophthalmus*) is the taboo fish (20 April 1852 letter). According to Titcomb, this fish is eaten raw, broiled, or cooked in a ti-leaf bundle placed over the taro in the *imu* (earth oven), is good for *palu* which she says is used in a relish; and is also a favorite fish for drying (Titcomb 1972:62). In discussing fishing taboos, Mary Kawena Pukui noted, "Summer was the time when fish were most abundant and therefore the permitted time for inshore fishing. Salt was gathered at this time, also, and large quantities of fish were dried" (Titcomb 1972:14) and she elaborates saying that when the *kahuna* (priest, advisor) had decided conditions were favorable for fishing, "For several days it remained the right of the chief to have all the sea foods that were gathered, according to his orders, reserved for his use, and that of his household and retinue. After this, a lesser number of days were the privilege of the *konohiki*. Following this period the area was declared open (*noa*) to the use of all" (Titcomb 1972:14).

Another item of traditional Hawaiian practice, found in the archive correspondence is about fishing rights. A Mr. Isaac Hart applied in 1866 for coastal land and the rights to include the fishing boundaries for which he offered to pay $300. He was apparently granted this right, for in 1870 J.

and F. Sinclair, having leased or bought most of the District of Kona District (Kaua'i) by this time, wrote to the Prime Minister, J.O. Dominis seeking redress since they believed their original lease included these fishing rights. Fishing rights belonged to the *konohiki* and could be used by him and often by his tenants. Chapter III of the Laws of 1840 described free and prohibited fishing grounds:

> His Majesty the King hereby takes the fishing grounds from those who now possess them from Hawaii to Kauai, and gives one portion of them to the common people, another portion to landlords, and a portion he reserves to himself.
>
> These are the fishing grounds which His Majesty the King takes and gives to the people: the fishing grounds without the coral reef, viz: the Kilohee grounds, the Luhee ground, the Malolo ground, together with the ocean beyond.
>
> But the fishing grounds from the coral reef to the sea beach are for the landlords and for the tenants of their several lands, but not for others. But if that species of fish which the landlord selects as his own personal portion, should go on to the grounds which are given to the common people, then that species of fish and that only is taboo. [Kosaki 1954:31]

In *Sandwich Island Notes* (*by a Haole*) an early traveler to Hawai'i, George Bates, writes of spending 1853 visiting various islands. His book "purports to give an account of what the author saw and heard" (Kuykendall 1938:1:419). Bates describes "Hanapēpē Valley [as] dotted with numerous plantations of taro, small cocoa-nut groves and native dwellings" (Bates 1854:4:224 in Coulter 1971:15).

By 1864, in a letter from Valdemer Knudsen, an early Norwegian settler in Waimea, Kaua'i, to J.O. Dominis, Prime Minister for King Kamehameha III, Knudsen requests the right to raise the rents on Hanapēpē leased lands "since the King owns little *kalo* or rice land in Waimea, but a lot in Hanapēpē, and there is not one idle patch in Waimea, but only a few are planted at Hanapēpē" and he mentions that "the people there hula from morning to night" (Knudsen 1864). In 1865 Knudsen was appointed *konohiki* (steward) of Hanapēpē Ahupua'a and a year later he leased Hanapēpē from the King for $500 a year for 25 years (Knudsen 1866). Knudsen's complaint not only emphasizes that a substantial amount of *kalo* and rice land existed in Hanapēpē, but also indicates the practice of hula was being seriously pursued, and by some sizeable number of persons, despite missionary efforts to discourage it. Carol Ramelb in her small pamphlet on the *hula* records that for Hawaiian people "Before a written language, the hulas and the chants accompanying them were their history and poetry" (Ramelb 1976:3). She also notes that after the coming of Christianity, "In distant villages, some continued to dance behind closed doors" (Ramelb 1976:5). She adds that the hula was not officially revived until the 1870s during King Kalākaua's reign. Another impetus she notes for its practice, besides the traditional religious commitment, was for the entertainment of sailors from the whaling and trading ships. The roadstead of Waimea—a nearby center of shipping interests—may have helped keep the traditions alive at Hanapēpē or there may also have been there some very strong Hawaiian traditionalists, or both. After King Kalākaua, hula became "seen as the lone surviving art of an ancient people" (Ramelb 1976:6). The people of Hanapepe helped keep the art alive.

Eric Knudsen, son of Valdemer Knudsen, mentions passing by Hanapēpē on his first trip around the island of Kaua'i in 1895: "We rode through the Makaweli Plantation and soon entered the beautiful valley of Hanapepe and the town of the same name—in those days it was only a small village" (Knudsen 1991:150).

4.3 The Māhele and the Kuleana Act

Prior to 1848, all land belonged to the *akua* (Hawaiian Gods), held in trust by the paramount chief and managed by subordinate chiefs. In 1848, Kamehameha III decreed a division of lands called the Māhele, which divided land for private land ownership in Hawaiian society (Chinen 1958). In 1848, lands were divided into three portions: crown lands, government lands, and lands set aside for the chiefs. Individual plots, called *kuleana* (Native Hawaiian land rights) awards, were granted within these divided lands to native inhabitants who lived on and farmed these plots and who came forward to claim them. The chiefs and *konohiki* (headman of an *ahupua'a* land division under the chief) were required to pay a commutation fee for their lands, usually about one-third the value of any unimproved lands. Awardees usually "returned" a portion of the lands awarded to pay the commutation fee for the lands they "retained." The returned lands usually became government lands (Chinen 1958:13).

The Kuleana Act was legislated in 1850, allowing *maka'āinana* to own land parcels that they were currently and actively cultivating and residing upon. In theory, this set aside hundreds of thousands of acres as potential *kuleana* parcels; in reality, about 10,000 claimants obtained approximately 30,000 acres. The *konohiki*, 252 chiefs, divided up about a million acres. Many Hawaiians did not apply for their land under the Kuleana Act and some who did apply were not awarded the land they claimed.

In Hanapēpē Ahupua'a, 92 claims are listed, of which 66 were awarded (Soehren 2010). Land use information provided in the Land Commission Award (LCA) documentation indicated settlement within the Hanapēpē Valley focused on wetland taro cultivation, with ample irrigation from the Hanapēpē River. Approximately 80 *kuleana* claimants listed 131 *'āpana* ("sections" or "pieces") in use. These claims mention 528 *lo'i* or taro plots (including 200 claimed by Opae alone, LCA 10458), 29 *kula* (where dryland crops like sweet potatoes were raised), 46 *pāhale* or house lots (many noted as being in villages), ten *mo'o* (land section smaller than an *'ili*) with crops unspecified, ten pastures or *mo'o* specified as pastures, and 16 "other," described as including gardens, pastures, *loko* (fish ponds), a pigpen, and salt lands at Ukula. The majority of *kuleana* lands were located along the lower Hanapēpē riverbanks and floodplain (Figure 11).

The study area and all other unclaimed lands in Hanapēpē were originally awarded to Miriam Kekauonohi, who immediately returned it to pay the commutation fee for the lands she kept. The returned land became Crown Lands. No early surveys were ever made of Crown Lands, thus there are no Māhele records on land use for those areas. Therefore, it is unclear what *'ili* the proposed project is located in.

LCA 3654 appears to pertain to our study area on the basis of a 1923 A.S. Chaney survey map of Hanapēpē Cane Lands (Figure 12) where it is part of an area clearly labelled as LCA 3654:1. LCA 3645 to Kamae lists two *mo'o* in a small area shown on the Tax Map Key in Ukula as removed from the project parcel, but the 1923 Chaney map shows LCA 3645:1 as 325 acres

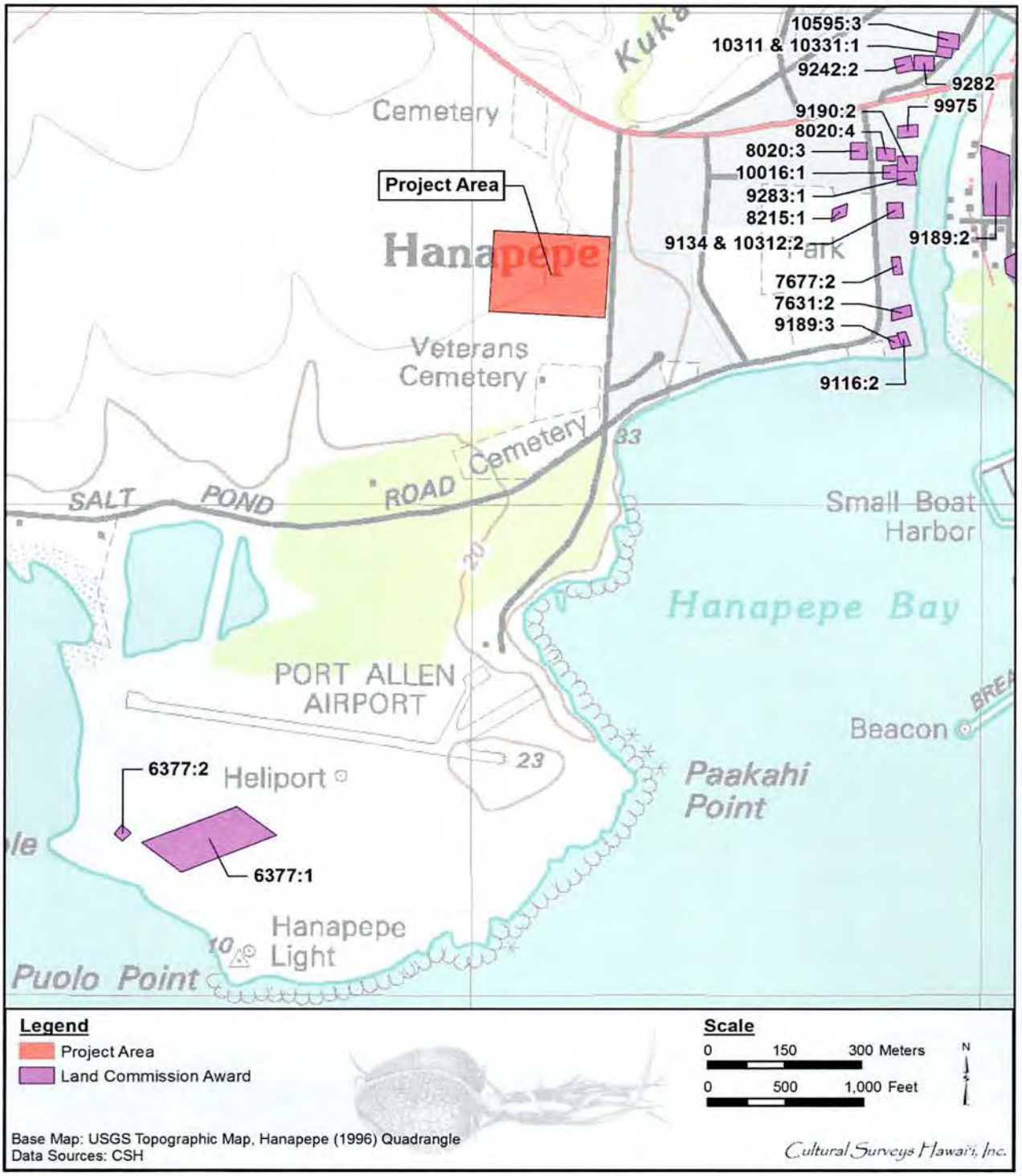


Figure 11. A portion of the 1996 Hanapepe USGS topographic quadrangle of Kaua'i, showing LCAs closest to the study area

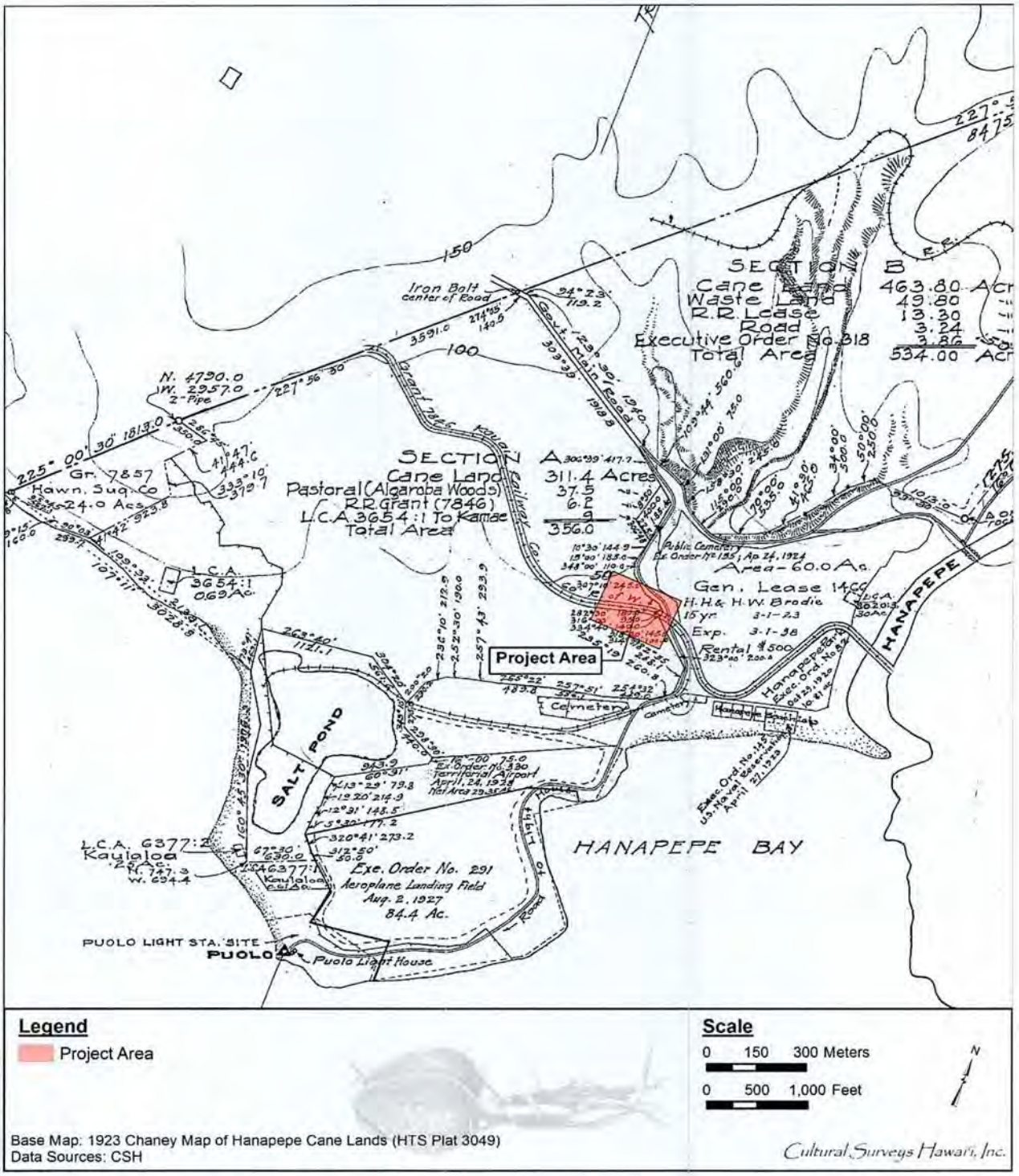


Figure 12. 1923 Hawaii Territory Survey map of Hanapēpē Cane Lands by A.S. Chaney showing study area (Chaney 1923)

encompassing the study area. The LCA claim lists the area or *'ili* as Kuiloa within the *ahupua'a* of Hanapepe.

The testimony from the Native Register, Foreign Testimony, and Native Testimony follows:

No. 3654 Kamae Hanapepe, Kauai January 11,1848 N.R. 85-86v9

Greetings to you all, the Land Commissioners at Honolulu: I, Kamae, a Hawaiian subject living on the Island of Kauai, am living under Manu. My claims for land, house and kula and three lo'i are submitted. KAMAE

No. 3654 F.T. 213-214v11

No. 9059 Kamae Claimant

Kapeanu Sworn says I know Claimant's lands They consist No.1 two moos named Kaneihuinui & Kaneihileilei, in the ili of Kuiloa in Hanapepe Kauai. No.2 A pahale in the kula of Kaahewahewa in the ili of Kaauwaikahi in Hanapepe of Kauai, this is fenced

No.1 is Bounded

Mauka by Maohiliia a moo

Wahiawa Hanapepe river

Makai Mooaila a moo

Waimea auwai of Kaauwaikahi

No.2 is Bounded

Mauka by Kula of Kauiliwili

Wahiawa Kapunaiwai a sandy place

Makai Sea beach

Waimea kula of Kapapa

Claimant received these lands from Manu konohiki in the time of Kaikioewa & has held them in peace till the present time. His title is not disputed.

Lono sworn says verifies the testimony of Kapeanui.

No. 3654 and 9059 Kamae N.T.88v11

Kapohano sworn he has seen his land.

Section 1 - Moo's of the Kanaihele's 1 and 2 in the ili of Kuiloa, Hanapepe.

Section 2 - Houselot of Kaahewahewa in Kawiliwili of Kaauaekahi iii in Hanapepe.

Section 1

Mauka	Maukilia moo
Wahiawa	Hanapepe River
Makai	Moala moo
Waimea	Kaanaekahi auwai

Section 2

Mauka	Nawiliwili kula
Wahiawa	Sandy well
Makai	Beach
Waimea	Kapapa kula

Land from Kaikioewa to Kamae, no one has objected to the present time.

Lono sworn Kapohano's testimony on Kamae's land is correct.

[Award 3654; R.P. 7776; 9059 not awarded; The index lists Apana as 1 Ac. 2 roods 30 rods and Apana 2 as 3 roods 24 rods; TMK 1-8-08 shows 3654:1 at the sea but the description fits Ap. 2). [Creed and Hammatt 1995:43–44]

4.4 1900s

4.4.1 Population

A map by Coulter (1971:16) (Figure 13) indicates the population of Hanapēpē and Wahiawā ca. 1853 "was concentrated chiefly on the lower flood plains and delta plains of rivers where wet land taro was raised on the rich alluvial soil" (Coulter 1971:14). The map also indicates an estimated population of approximately 1,000 people in the Hanapēpē area. As presented in Section 3.6, Bingham's (1847) accounts of Hanapēpē indicated that Hanapēpē Valley had about 700 inhabitants six years earlier in 1847.

4.4.2 The Plantation Era

Olokele Sugar Company is shown on present-day TMK maps on the Waimea (west) side of the lower Hanapēpē Valley and in Makaweli valley. (The company is named for Olokele Valley in Makaweli Ahupua'a). A .1923 Chaney map of Hanapēpē cane lands (see Figure 12) shows cane growing in the vicinity of the current study area.

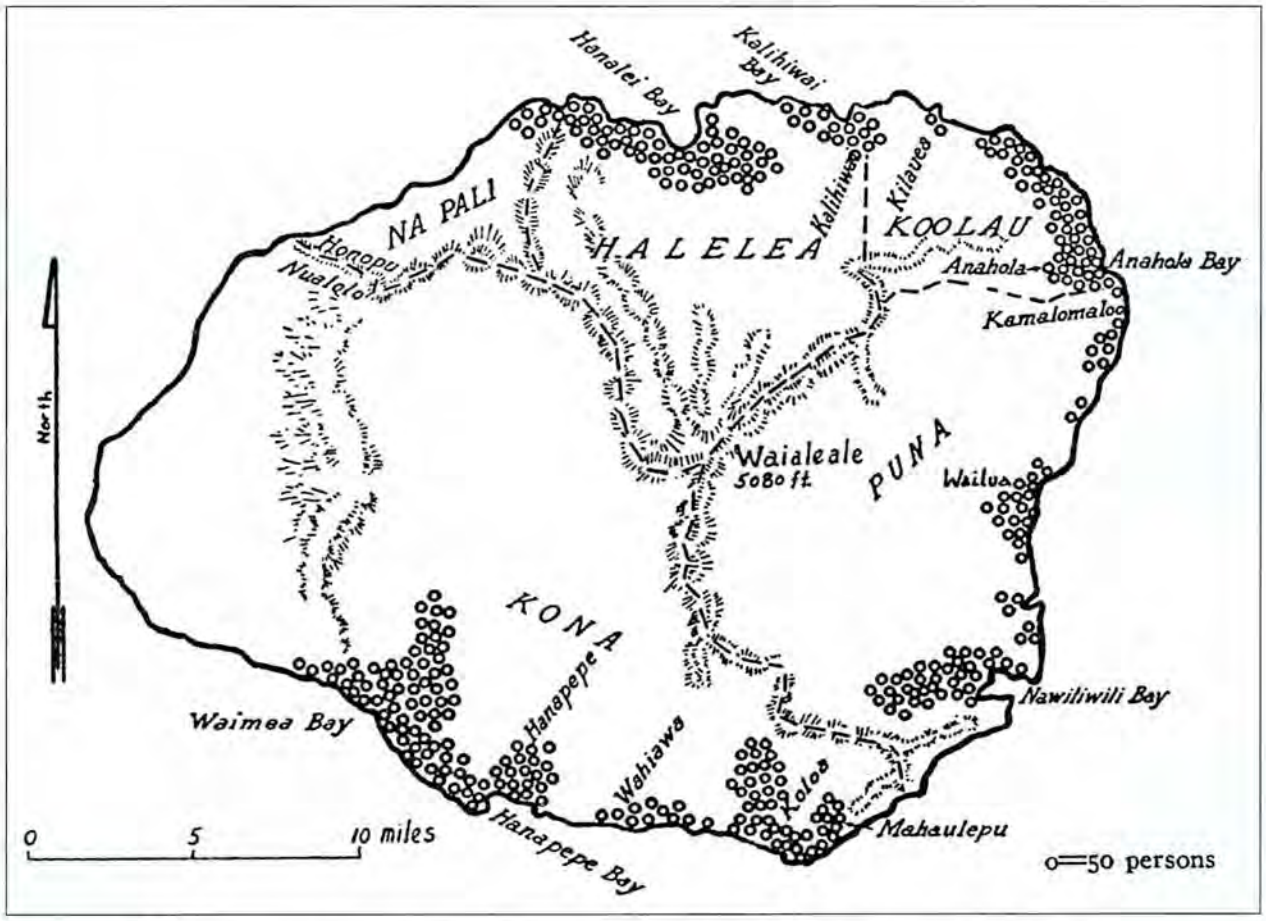


Figure 13. Map showing population estimate for Kaua'i in 1853 (in Coulter 1971:16)

Eleele Plantation, a nearby sugar plantation east of the Hanapēpē River, was started in 1884 by Mrs. Duncan McBryde and August Drier (the manager) when they bought the land from Bernice Pauahi Bishop. The plantation had its own mill (Figure 14) and its own landing at what was later to become Port Allen. Eleele Plantation was considered to have "the most fertile lands in the district and an ample supply of water" (Condé and Best 1973:197). The *Honolulu Advertiser* in a 1949 column labelled "50 Years Ago" noted that the first electric locomotive in the Hawaiian Islands was built and operated at the Eleele Plantation, Kaua'i in 1899 (*Honolulu Advertiser* 1949).

The McBryde Sugar Company resulted from annexation of the Territory of Hawaii to the United States (1898) rather than the Reciprocity Treaty favoring Hawai'i sugar prices in exchange for Pearl Harbor as a U.S. naval base (1876). The McBryde Sugar Company was the consolidation of three estates: Koloa Agricultural Company, Eleele Plantation, and the Wahiawa Ranch (Figure 15). It was promoted by Benjamin F. Dillingham with Theo. H. Davies & Company as agents. In the Company's 1899 prospectus it is described as follows:

> The plantation extends continuously eight miles along the sea coast, and this space is being connected up with a 30 lb. 30 inch gauge railway running parallel to the sea and about 1/2 mile distant from it. This road keeps to an elevation of about 200 feet, except at either end and crossing the Lawai Valley, where it drops down close to sea level. The mill is located on the line of the road in open level land about one third of the way across the plantation from its west end. A spur from the main track runs along the edge of the Hanapepe Valley to drop coal to the pumping stations in the valley below. [Condé and Best 1973:191]

The Hawaiian Sugar Company of Makaweli was right next door (west) to the McBryde plantation. Figure 16 and Figure 17 show the field maps of these two plantations. The Hawaiian Sugar Company plantation preceded the present-day Olokele Plantation and extended from the sea seven miles to the 1,000 ft elevation. Hawaiian Sugar Company was founded (1891) after the Reciprocity Treaty and Alexander and Baldwin took over the plantation in 1889 (Figure 18). They worked out a shipping agreement in 1908 with Kauai Railroad to extend the rail line to Eleele Landing and built a substantial bridge (Figure 19) across the Hanapēpē River. In 1941, when they liquidated the company, they had six steam locomotives and 704 cane cars plus others (Condé and Best 1973:135). There is a monument to Baldwin near the place where Kuwiliwili Heiau is thought to have stood.

In 1906, the plantation-sponsored Kauai Railway Company was incorporated. It started business in 1907 with the McBryde Plantation handling the entire operation. The McBryde Mill is shown in Figure 20. In 1909, Alexander and Baldwin took over the railroad. In 1909, Hawaiian Sugar Company contracted to also use it and the company extended its tracks to the Eleele Landing. By 1910 it had 8 miles of track and by 1920 19.22 miles of track. Substantial repairs were made to the bridge in 1911, 1912, and 1913 (Condé and Best 1973:135).

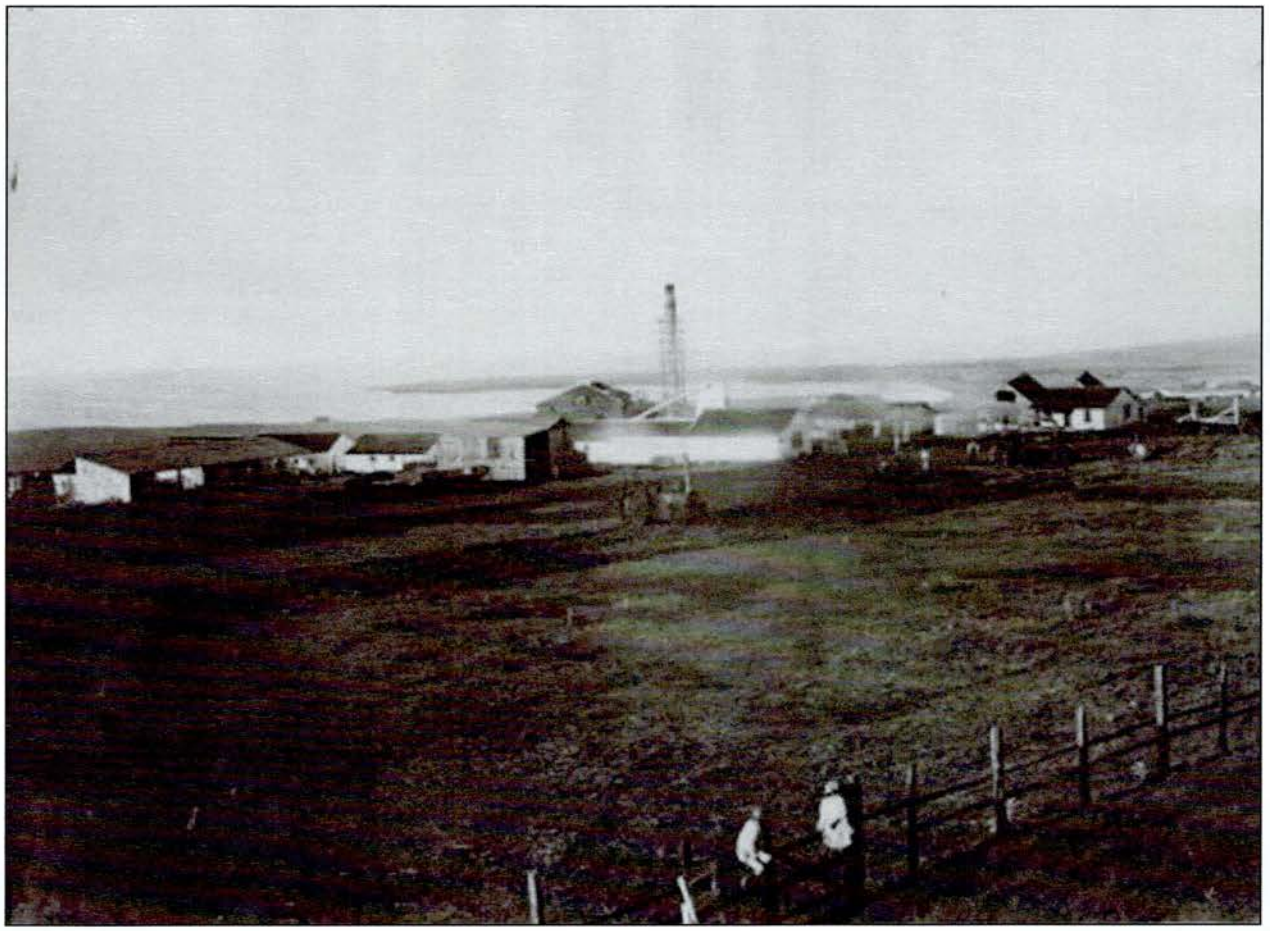


Figure 14. Photo of sugar mill in 'Ele'ele, ca. 1885 (Hawai'i State Archives Digital Collections 1885)

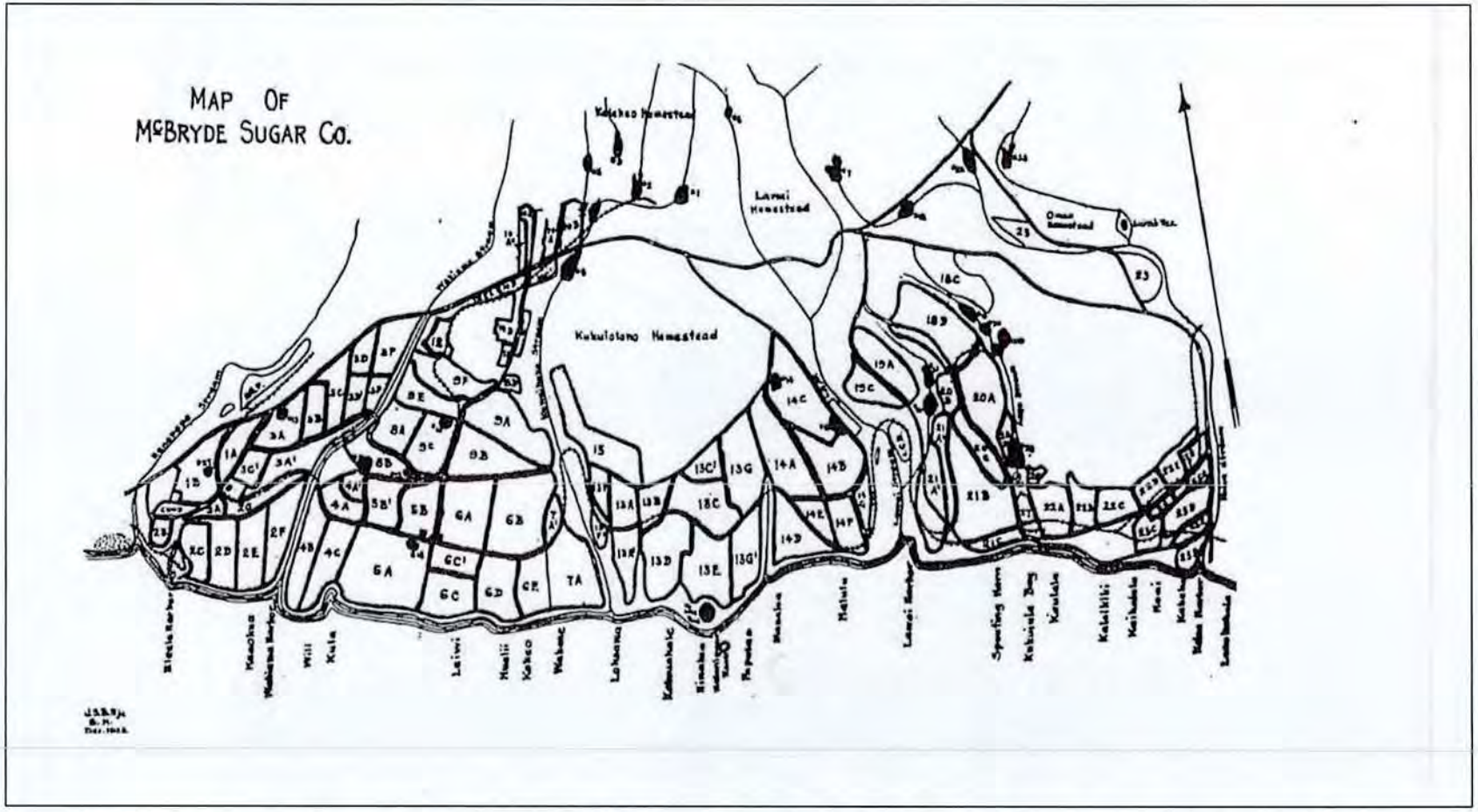


Figure 15. Oversize map of McBryde Sugar Company field map (Condé and Best 1973:191), study area located west of Hanapēpē Stream (not seen on map)

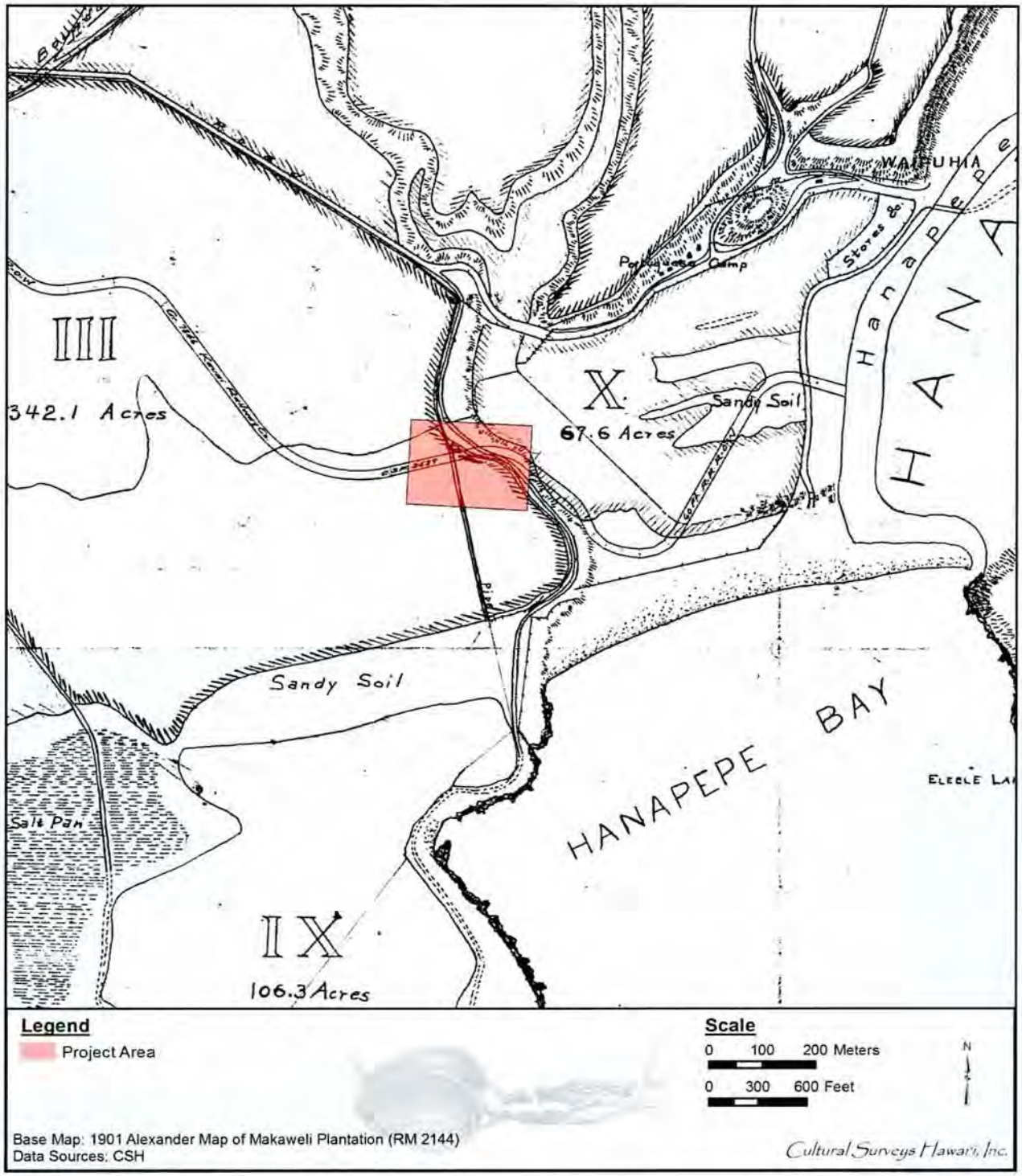


Figure 16. A portion of a 1901 Alexander map showing Makaweli Plantation

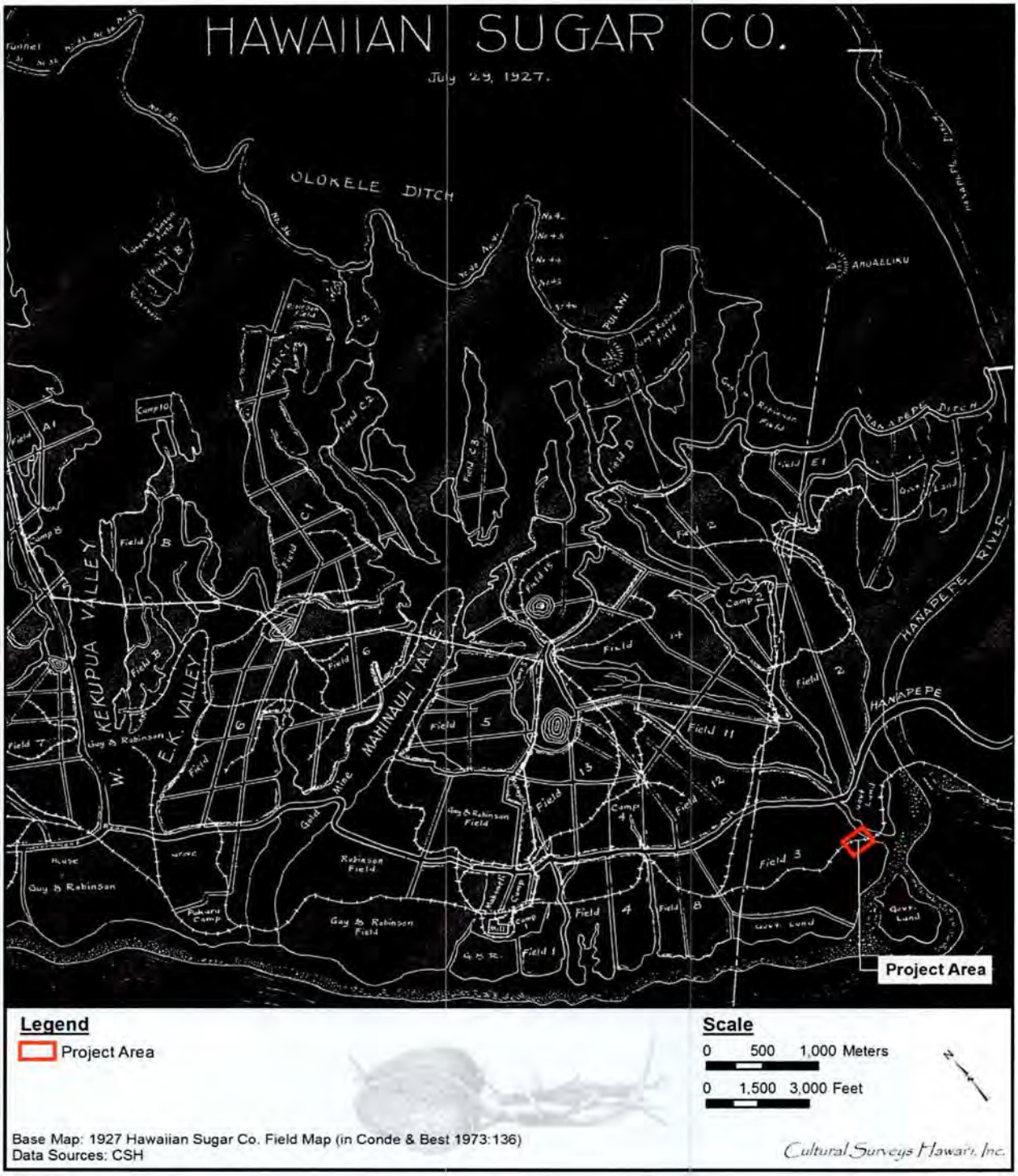


Figure 17. 1927 Hawaiian Sugar Company field map (Condé and Best 1973:136) showing study area

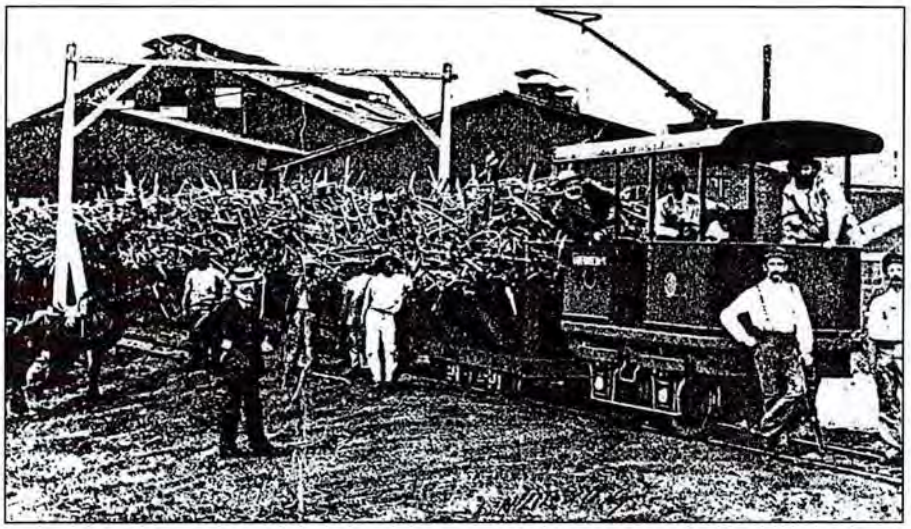


Figure 18. Cane loading at McBryde Sugar Company (Condé and Best 1973:199)

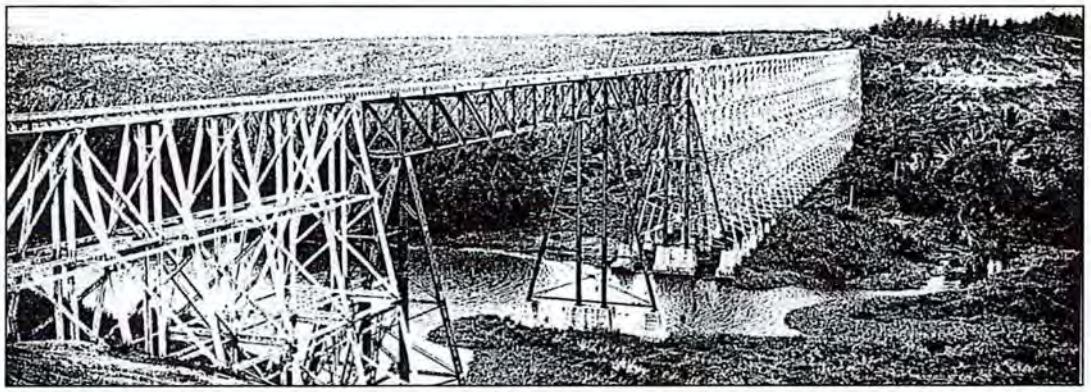


Figure 19. Hanapēpē Railway Bridge, date unknown (Condé and Best 1973:137)

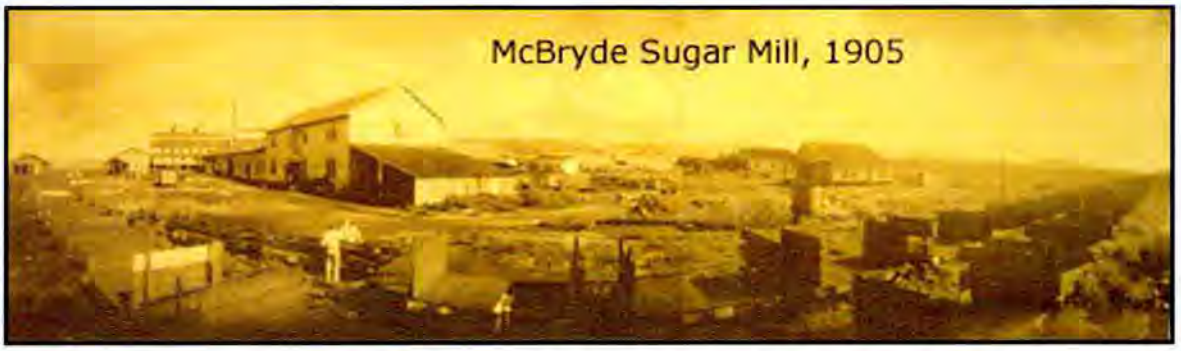


Figure 20. Sepia photo of McBryde Sugar Mill, 1905 (Post Office in Paradise 2015)

4.4.3 Kauai Railroad, Port Allen, and the Military in Hanapēpē

The study area was part of the land deeded as Grant 7846 to the Kauai Railway Company which constructed a railroad system that runs through the middle of the study area in a rough east/west direction (Figure 21 and Figure 24). This railway land was then deeded back to the Territory of Hawaii in 1949 by Kauai Terminal Ltd. The railway was discontinued in 1933 at which time its rolling stock consisted of 500 4-ton cane cars with flare sidings, and four 26-ton oil-fired locomotives (Condé and Best 1973:199–200). Figure 21shows the railroad through the central portion of the study area. An early map shows the same railway in Figure 16 and Figure 17.

The port is owned by the public railroad (Kauai Railway Company) of the island and has extensive warehouse and storage tank facilities with exceptionally good loading and lightering equipment for transfer of freight to and from ships that anchor out a short distance. The year 1947 saw the end of cane haul by railroad at the McBryde Plantation (Condé and Best 1973:192–193).

Port Allen was known as Eleele Landing until 1909, when the landing was renamed in honor of Samuel Crescent Allen (Condé and Best 1973:202, 199), a Honolulu merchant. Slightly after this time, Executive Order 82 established Hanapēpē Park (27 April 1923) for a U.S. Naval Reservation at the Hanapēpē Beach Lots location and Executive Order 291 established an "aeroplane landing field" (2 August 1927) at Ukula (see Figure 22). Hanapēpē Park and Hanapēpē Beach Lots are also shown in Figure 22.

During World War II, Hanapēpē was part of the changes wrought by preparations for war. The subject property was part of a larger area that formed the Kauai Training Center. A civilian hospital was also located in Hanapēpē (see Figure 23). *World War II on Kauai* (Klass 1970) includes two maps that show the World War II activity on Kaua'i plus a picture of local volunteers being inducted at Hanapēpē for the 442nd Battalion. This picture mentions Burns Field near Hanapēpē, the only paved landing strip on Kaua'i in 1941 at the beginning of the war.

> The initial Kauai garrison force consisted of elements from the 298th and 299th Infantry Regiments and numbered about 750. These former National Guard units included a large percentage of local and other Island boys and were stationed at Mana near the newly constructed Barking Sands airstrip, at Hanapepe to defend Burns Field and Port Allen, and at Hanamaulu to protect the Lihue airport. Commanding officer was Lt. Col. Eugene Fitzgerald. [Klass 1970:26]

A 1960 aerial photo of the Hanapēpē coast (see Figure 24) shows the structures built at the southeast corner of the study area in the 1940s during World War II. Once the war ended and the military pulled out of the majority of the Hanapēpē area, the building was abandoned. During the 1950s the property where the building stood was subleased to the Kawakami family, who used the building as the warehouse for the Big Save stores situated around the island. The Big Save warehouse was in use for a little over ten years. Although Gay and Robinson still had a lease on the study area, the building was abandoned until it was destroyed by Hurricane 'Iwa in 1982 (personal communication with Gerald Ida 2015).

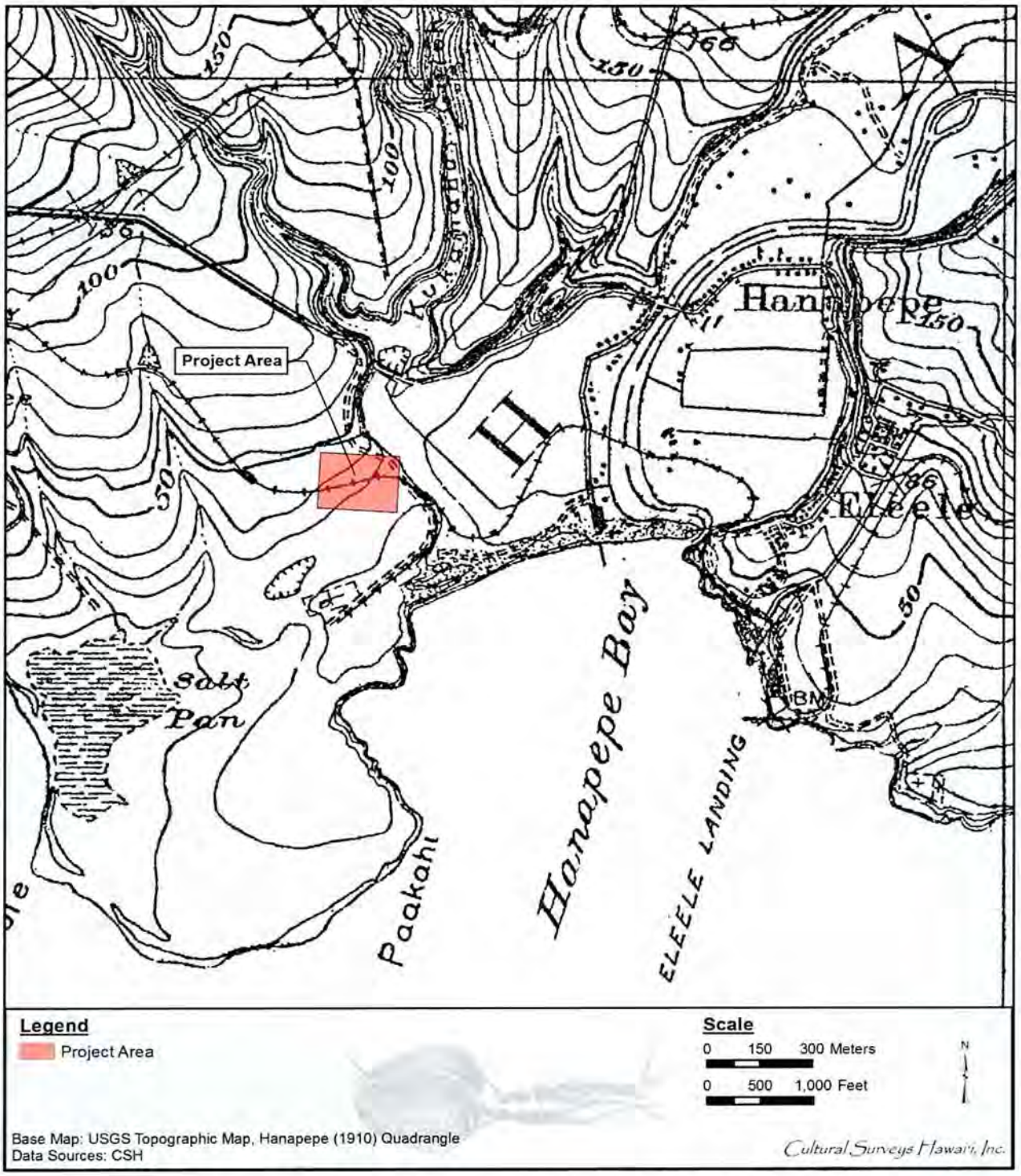


Figure 21. Portion of 1910 Hanapepe USGS topographic quadrangle showing railroad running through the central portion of the study area

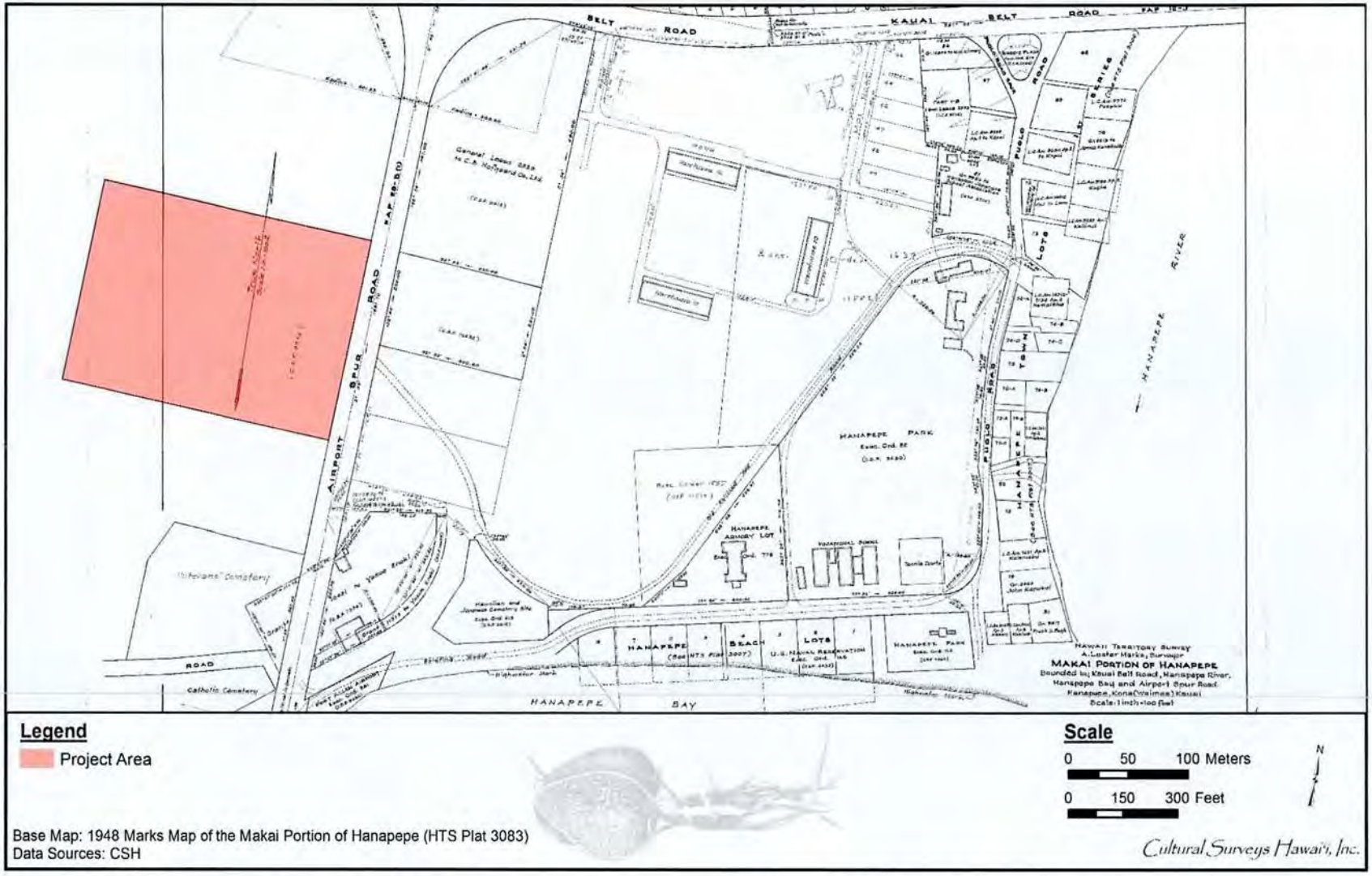


Figure 22. 1948 A. Lester Marks map of Hanapēpē showing study area and Hanapēpē Park and Hanapēpē Beach Lots

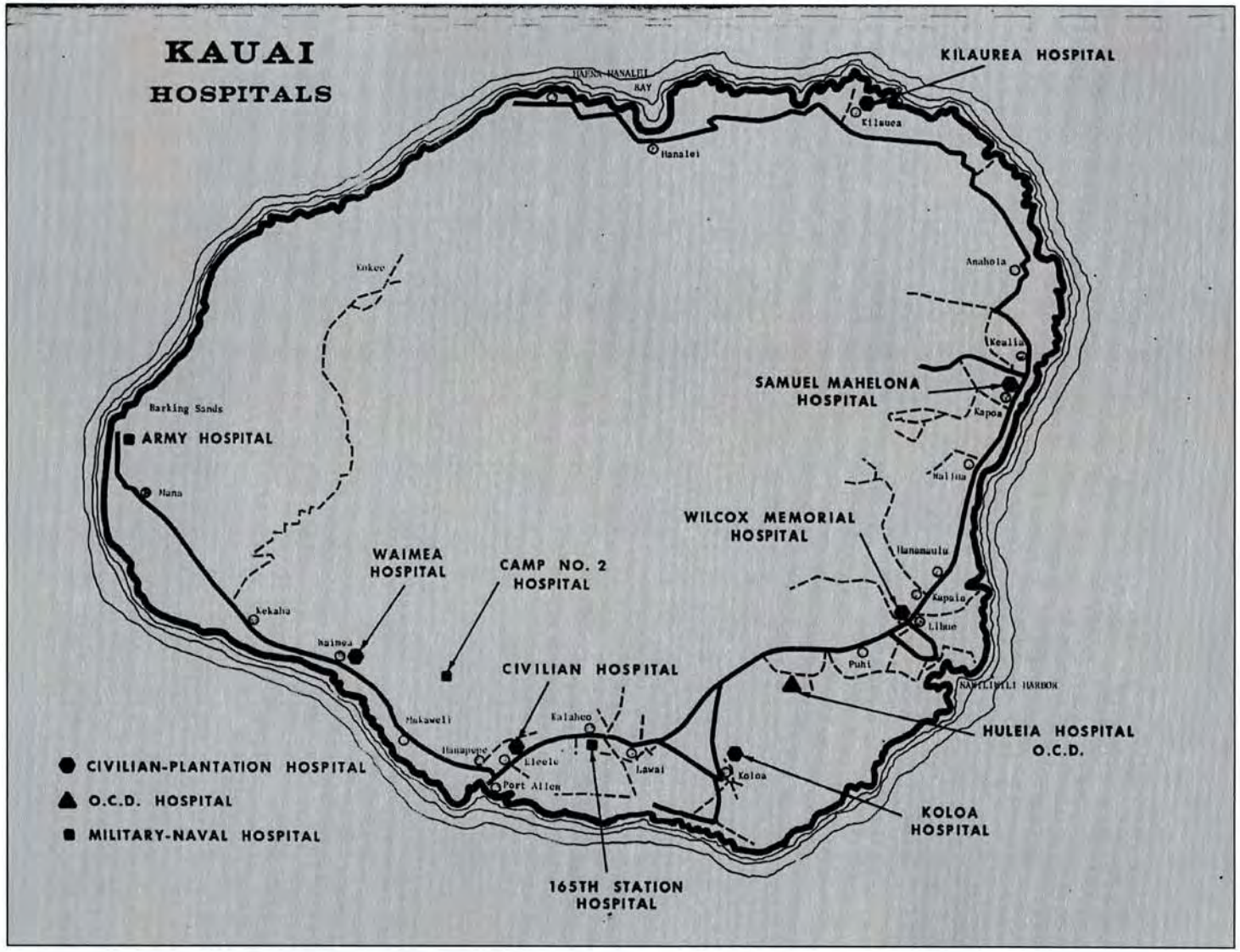


Figure 23. Map of hospitals on Kaua'i during World War II (taken from Klass 1970)

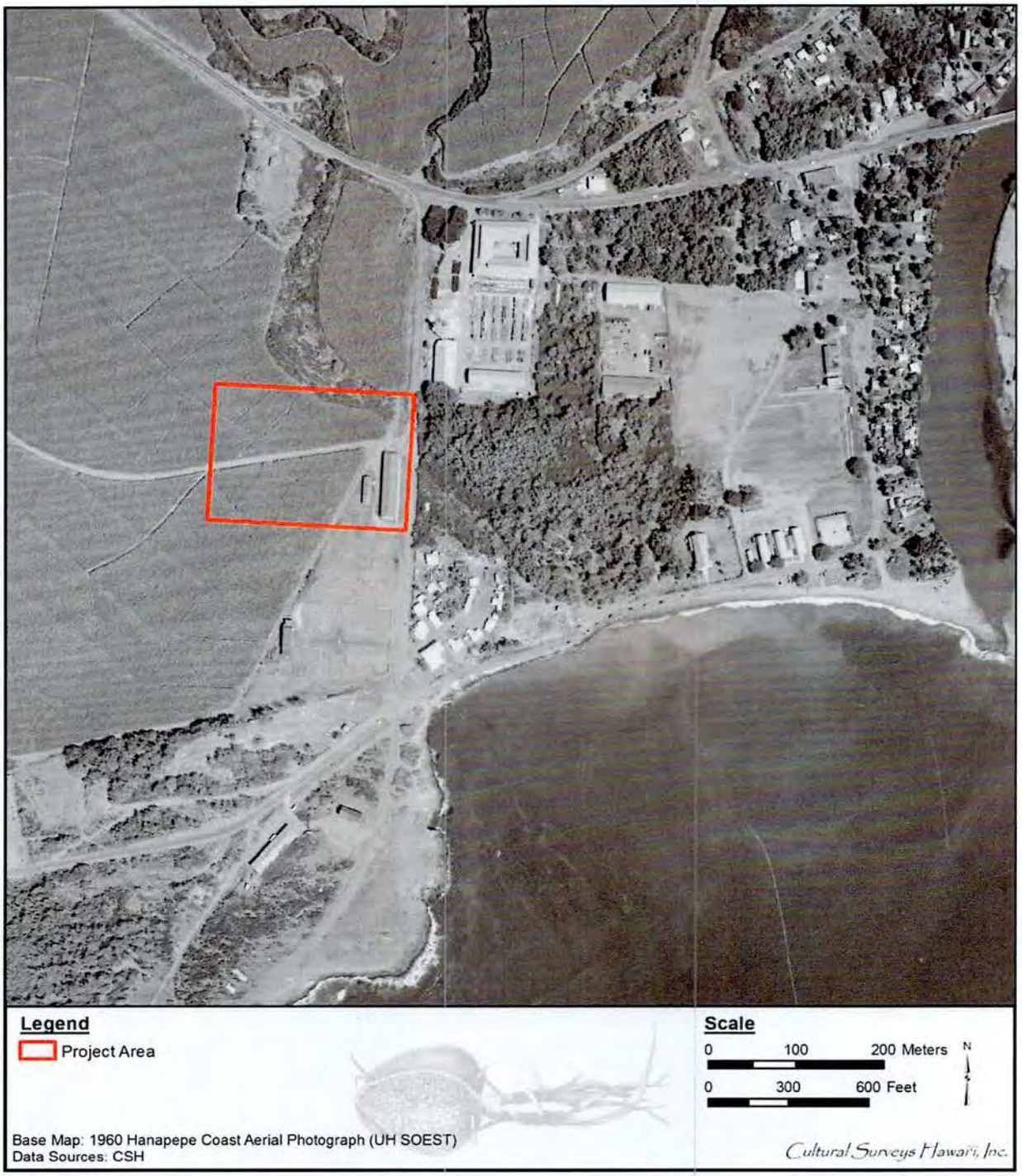


Figure 24. 1960 aerial photo of the Hanapēpē coast showing the study area and buildings built by the military and later subleased to the Kawakami Family for the Big Save warehouse at the southeast corner

4.4.4 Battle of Hanapēpē or the Massacre at Hanapēpē, 1924

The Battle of Hanapēpē, sometimes referred to as the Massacre at Hanapēpē, occurred on 9 September 1924; 16 Filipino workers and four Kaua'i policemen were killed. The massacre came at the end of an eight-month attempt by more than 3,000 workers on four islands to raise the wages of Filipino sugar workers to $2 a day, as well as improve work and living conditions (Chang 2006a and b; Gordon 2006; Reinecke 1996). In Kaua'i, the 1924 strike attracted 300 Visayan workers out of a potential 10,000 Filipino workers, and it was organized with the help of labor leader Pablo Manlapit (Sobeleski 2006).

This was a relatively small number of striking workers compared to the 1920 sugar strike organized by Manlapit, involving more than 8,300 Japanese, Filipinos, Puerto Rican, and Spanish workers. The strikers' punishment was swift: they were evicted from their company homes, strikebreakers were hired, and strike leaders prosecuted. Manlapit was subsequently portrayed in the media as an "extortionist" (Gordon 2006:1).

With only an elementary education, Manlapit had come to Hawai'i along with other Filipinos as a sugarcane field worker, where he and others faced 10 hours of daily back-breaking work, six days a week, for about 77 cents a day, "being paid less than other nationalities for the same work, with poor housing and lack of opportunities for advancement adding to their plight" (Soboleski 2006:1). Meanwhile, "in 1924, the ten leading sugar companies listed on the Stock Exchange paid dividends averaging 17 percent. From 1913 to 1923 eleven leading sugar companies paid cash dividends of 172.45 percent and in addition most of them issued large stock dividends" (Talbot 1925 in Center for Labor Education and Research n.d.).

Although he had arrived in Hawai'i as a sugarcane field worker, Manlapit studied at night and eventually became a lawyer, organizing the Filipino Labor Union (Sobeleski 2006). Although Manlapit was not present during the Hanapēpē massacre, he was subsequently blamed and imprisoned.

The chain of events that ended up as a massacre began when two potential strikebreakers, Filipinos of Ilocano descent, were seized by the strikers as they passed the camp. When Kaua'i policemen came to free the two men, the strikers followed the group, demanding their release. The strikers were mostly armed with homemade weapons and knives, and in one account, they urged the policemen to fight them (Reinecke 1996:77). It is not clear who shot the first bullet, or who made the first attack, but the following is what is known:

> The Hanapepe Massacre took place just before the road that went uphill to Camp 2 (just east of today's intersection at Hanapepe and Moi roads), and during a furious melee that lasted five minutes, two policemen climbed a small bluff (that still exists) and fired into the crowd with their rifles, killing many strikers as they fled into a nearby banana patch. [Soboleski 2006:2]

In addition to the dead, nine strikers were wounded along with three policemen who were injured by knives (Sobeleski 2006:2). The men who made up the "policemen" were mostly cowboys and hunters; in another account, three cowboys took their place above the road and shot at the strikers as they approached Sheriff Crowell and his deputies (Reinecke 1996:78). After the melee, 101 strikers from the Hanapēpē Camp were arrested the same day, followed by 29 strikers the following day. They were all squeezed into the Līhu'e and Waimea jails, while their children and wives were

housed in the old school building (Reinecke 1996:78). Even those workers not present in the camp were arrested and charged with "dangerous and disorderly conduct" and Filipinos were forbidden to go toward Līhu'e and Hanapēpē (Reinecke 1996:79).

The massacre has not been discussed much by succeeding generations, mostly due to Filipinos wanting to forget or hide their embarrassment (Chang 2006b:1). According to an interview with a Filipino-Hawaiian reporter, Emme Tomimbang, "This was a hush-hush thing . . . They just wanted to bury the incident in the way they buried the men (in a mass grave site said to be by a Catholic church in Hanapepe" (Chang 2006a:1). The Hawai'i Sugar Planters' Association (HSPA) made it a point to reimburse the families of each slain policeman $500, while in contrast, the Filipino community contributed $82.35 for the funeral of the strikers and $75.95 for their bereaved families (Reinecke 1996:80).

The Massacre at Hanapēpē succeeded in pressuring the plantations into instituting changes in recruiting, labor, and management (Reinecke 1996). It also strengthened unionization efforts and aided in the creation of the first union in Hawai'i, the International Longshore and Warehouse Union (ILWU) (Chang 2006a:3).

4.5 Contemporary Land Use

Sugarcane cultivation continued to dominate land use in the Hanapēpē area through the mid-1900s. A 1977 USGS orthophotograph (Figure 25) shows the continued widespread cultivation of sugarcane within and in the vicinity of the study area.

At the end of the twentieth century, two of the three sugar plantations on Kaua'i shut down, Kekaha and Lihue Plantation, ending the sugar plantation era on the southeast and east side of Kaua'i. Less than ten years later, Olokele Plantation, the last of Kaua'i's sugar plantations, closed in 2009. Figure 26 shows the last cane field harvest in 2009.

With the closing of sugar plantations and the opening of the cane lands, agribusiness companies (also known as seed companies) had started to migrate to the Hawaiian Islands to utilize the plantation fields including some of their infrastructure, especially on lands in Hanapēpē, Makaweli, and Waimea Ahupua'a. Four major agribusiness companies on Kaua'i are BASF Plant Science, Dow AgroSciences, DuPont Pioneer, and Syngenta.

In general, Hanapēpē Ahupua'a has seen few changes in land use with the exception of small areas of commercial development near Port Allen in 'Ele'ele. A few residential self-help homes are being built. Several acres of land between Hanapēpē and Wahiawa Ahupua'a are being utilized for renewable energy with the construction of solar power panels.

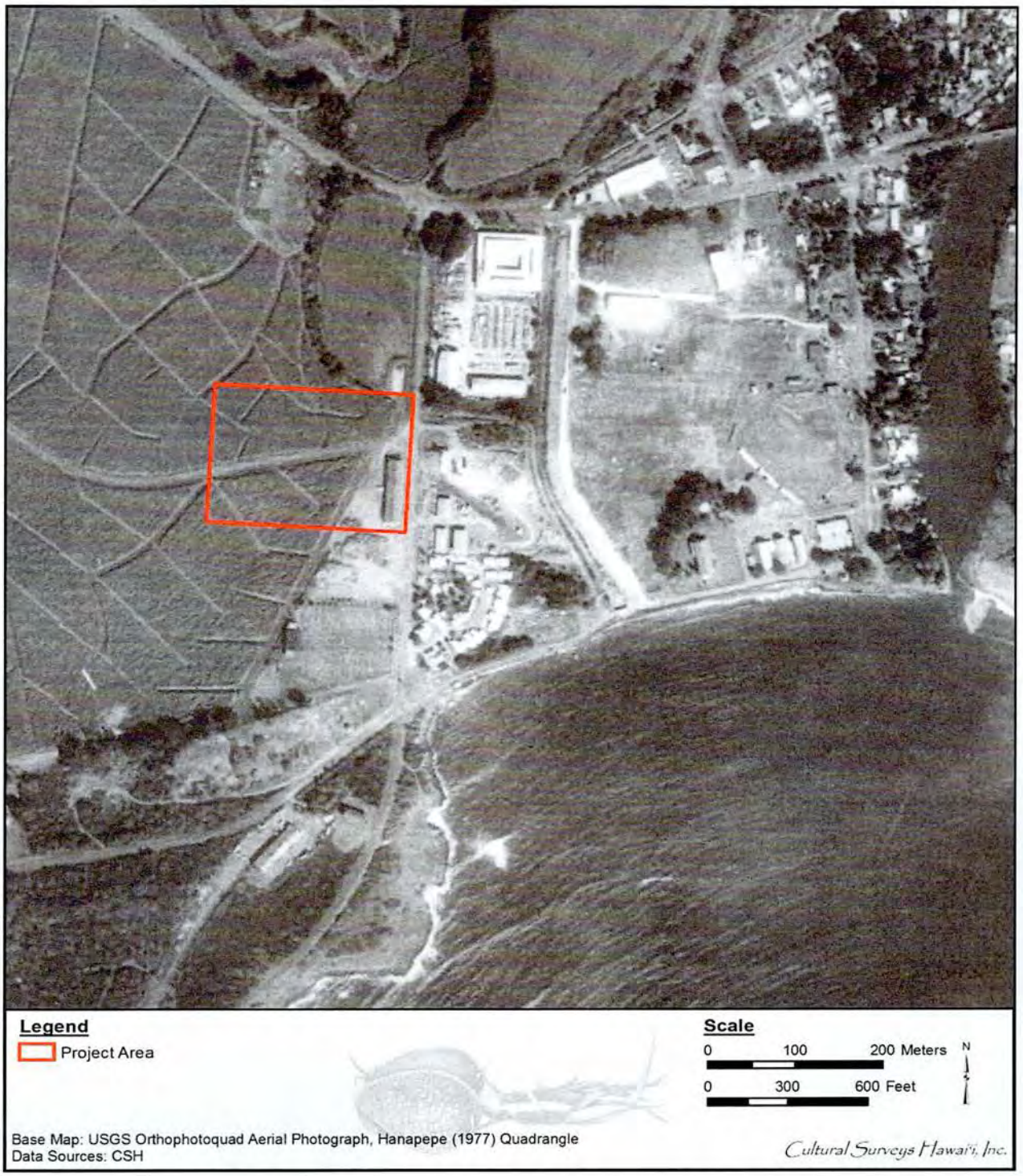


Figure 25. 1977 USGS Orthophotograph showing the building and large cane fields within the study area and its immediate vicinity

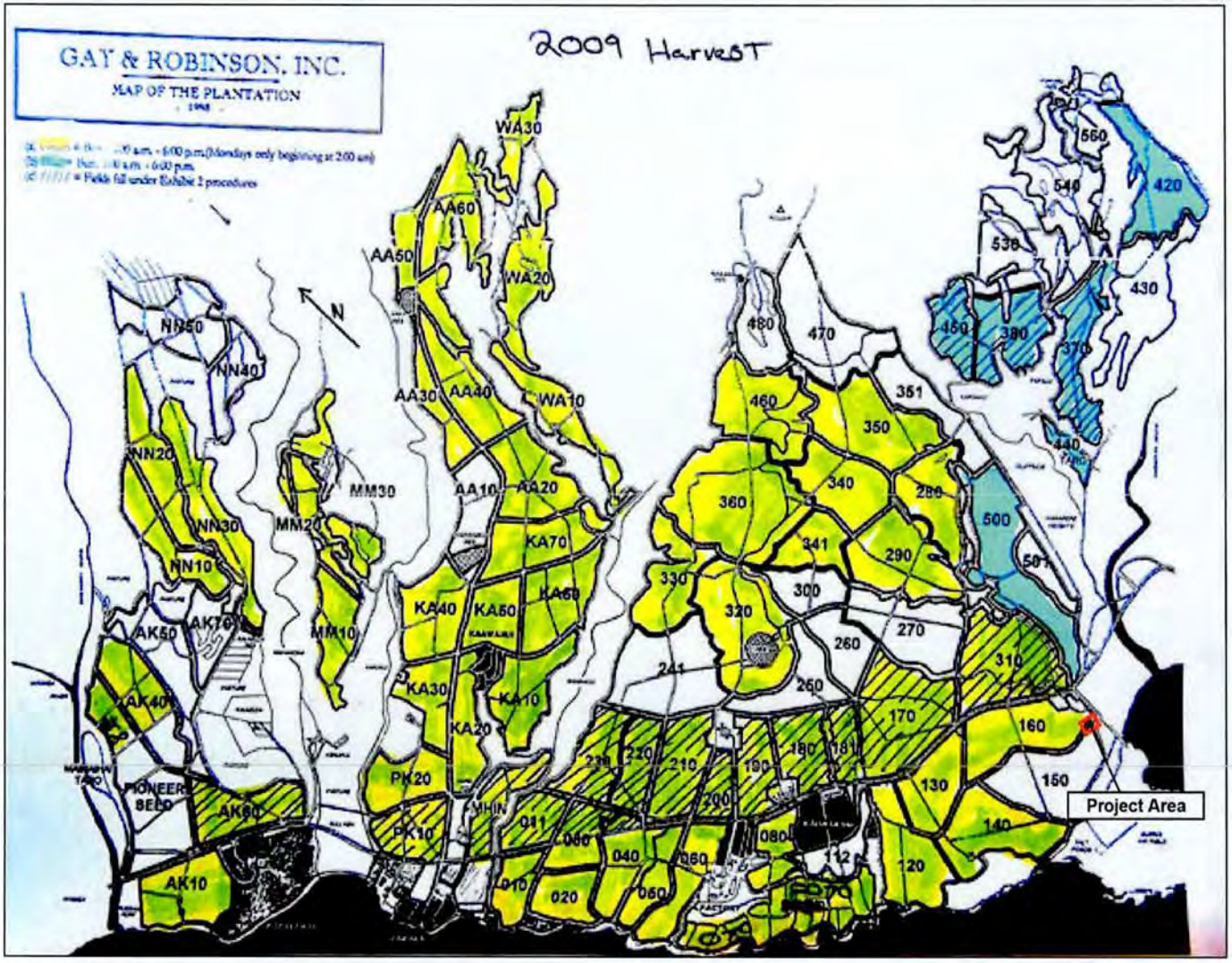


Figure 26. Olokele Plantation field map (Gay and Robinson 2009) showing last cane fields harvested in 2009; note study area is in Field 160

Section 5 Previous Archaeological Research

5.1 Overview

There have been multiple archaeological studies conducted in the vicinity of the current study area, however, there were no archaeological studies previously conducted within the current study area. Table 2 provides a list of archaeological research conducted within Hanapēpē Ahupua'a, including columns for source, location, nature of study, and findings. The locations of these archaeological studies are shown in Figure 27. Table 3 is a list of known historic properties within the *ahupua'a,* and it includes columns for state site numbers, site type, location and reference. The locations of identified sites near the current study area are shown in Figure 28. These figures are followed by discussion of the research and historic properties.

Fourteen archaeological studies were previously conducted within the vicinity and none were located within the study area. Twenty-four historic properties were previously identified within the study area vicinity, nine of which consist of cemeteries and burials (State Inventory of Historic Places [SIHP] # 50-30-09-00608, -00603, -00604, -00053, -00651, -01987, -00704, -00705, and -00608), two are *heiau* (SIHP #s -00048 and-00051), two house site/fishing shrine (SIHP #s -00050 and -00052), the Salt Pans (SIHP # -00049), Salt Pond Beach (SIHP # -03038), cultural deposits (SIHP #s -00706 and 0-03039), and buildings (SIHP # -09389).

5.2 Early references to Hanapēpē Archaeology

Thomas G. Thrum (1907) recorded seven *heiau* in Hanapēpē: Nihoana, Makaole, Pualu, Kuwiliwili, Kauakahinunu, Moloku, and a *heiau* with no name. Wendell Bennett conducted an archaeological survey of Kaua'i Island years later (1931) and located five of Thrum's *heiau*: Makaole, Pualu, Kuwiliwili, Kauakahinunu, and Moloku. Kuwiliwili Heiau is the closet historic property identified during Thrum and Bennett's survey. Kuwililiwili Heiau is of the *po'okanaka* class in Hanapēpē Valley. It is now destroyed but it was a large high-walled enclosure (Thrum 1907:38). By the time Bennett surveyed the area, this *heiau* (Site 48) was no longer in existence (Bennett 1931:112).

The first systematic archaeological survey of Kaua'i was conducted by Bennett (1931), in which he documented several historic properties in Hanapēpē. Historic property locations were generally limited to areas along the coast and within stream valleys. It should be noted that Bennett's work was conducted after commercial sugarcane cultivation and other historic activities had destroyed or damaged many historic properties. Also, most of the historic properties documented by Bennett were relatively easy to access and relatively conspicuous and obvious.

Bennett (1931) documented five historic properties along the Hanapēpē shoreline. Historic properties located near Pu'olo Point included salt pans (Site 49), house sites (Site 50), Kauakahiunu Heiau (Site 51), and a house site or fishing shrine (Site 52). Bennett noted damage to the historic properties in the area due to construction of an airport. Site 53 consisted of a burial ground in the sand at the northwestern side of Hanapēpē Bay. All five sites are near the study area, particularly Site 53. Bennett (1931) recorded several historic properties within Hanapēpē Valley, including Sites 56 and 57 in the *makai* portion of the valley. Site 56 was Akowai Heiau,

Table 2. Previous archaeological studies in the vicinity of the study area

Reference	Type of Study	Location	Results (SIHP # 50-30-09******)
Kikuchi 1963	Archaeological inventory survey	Kona District	Examined caves in Hanapēpē Valley (SIHP # -3037); identified Salt Pond Beach Park, Site 3 (SIHP # -3038)
Kikuchi 1982	Damage assessment to archaeological resources	Salt Pond Beach Park	Assessed hurricane damage done to SIHP #s -3038 and -3038A, subsurface cultural layers
Kikuchi and Remoaldo 1992	Cemeteries of Kaua'i	Island-wide	Identified six cemeteries in Hanapēpē (SIHP #s -0497, -0603, -0604, -0607, -0608, and -0651) (not shown on Figure 27)
McMahon 1993	Inadvertent burial discovery	Hanapēpē Bay, TMK: (4) 1-8-008:003	Site 53, two burial site areas
Creed et al. 1994	Archaeological inventory survey	House lot in Hanapēpē, TMKs: (4) 1-9-010:002 and 003	Eight backhoe trenches, historic cultural deposit present in four trenches, SIHP #s -0704 and -0705 (human burials) identified in two trenches
McMahon 1994	Inadvertent burial discovery	Hanapēpē Japanese Cemetery, TMK: (4) 1-8-008:014	SIHP # -0651, inadvertent discovery of single human remain
Creed and Hammatt 1995	Archaeological inventory survey and subsurface testing	3.246-acre parcel for Self-Help Housing, TMK: (4) 1-8-008:019	Five backhoe trenches completed; no cultural resources identified
Kennedy and Latinis 1996	Burial treatment plan and archaeological treatment of an inadvertent burial	Pu'olo Rd	Possible burial may be a feature of Bennett Site 53
Pietrusewsky 1996	Skeletal analysis	Pu'olo Rd	50-59-year-old male; probable Polynesian (Hawaiian) ancestry
Winieski et al. 1996	Archaeological monitoring	Hanapēpē Drainage Improvement project, TMK: (4) 1-9-008:045	SIHP # -1987 (coffin burial) and several fragments of human burials encountered

Reference	Type of Study	Location	Results (SIHP # 50-30-09******)
Hammatt 2001	Archaeological inventory survey (recorded as an archaeological assessment)	Approx. 51-mile road corridor between Kekaha and Moloa'a	Concluded based on soil studies, historical research, and previous archaeological studies all four levels (low to very high) had potential for subsurface archaeological resources
engineering-environmental Management 2009	Survey and evaluation of historic buildings	Hanapēpē Armory	Hanapēpē Armory is modern with exception of one building: flammable material storage building (Building 29) built in 1963; at TS Kekaha WETS, a single building (Building 00001) documented
Olson and Hammatt 2011	Archaeological monitoring	Salt Pond Beach Park, TMK: (4) 1-8-008:043 por.	No significant findings
Blackwell and Barnes 2014	Historical building survey	Hanapēpē Armory	Evaluation of several structures on property for National Register of Historic Places (NRHP); no recommendations
Belluomini et al. 2016	Archaeological inventory survey and subsurface testing	Hanapēpē River Bridge	Identified five historic properties: SIHP #s 50-30-09-2280, Hanapēpē River Bridge; -02281, a retaining wall; -02282, wall; -02283, berm/levee; and -02284, wall
Hazlett and Dega 2017	Archaeological inventory survey (recorded as an archaeological assessment)	Salt Pond Beach Park, TMKs: (4) 1-8-008:016, 036, 043, 044 por.	No significant findings
Hoerman 2019	Archaeological inventory survey (recorded as an archaeological assessment)	365 acres in TMKs: (4) 1-8-007:003, 1-8-008:035, 081, 086, and 087	No significant findings

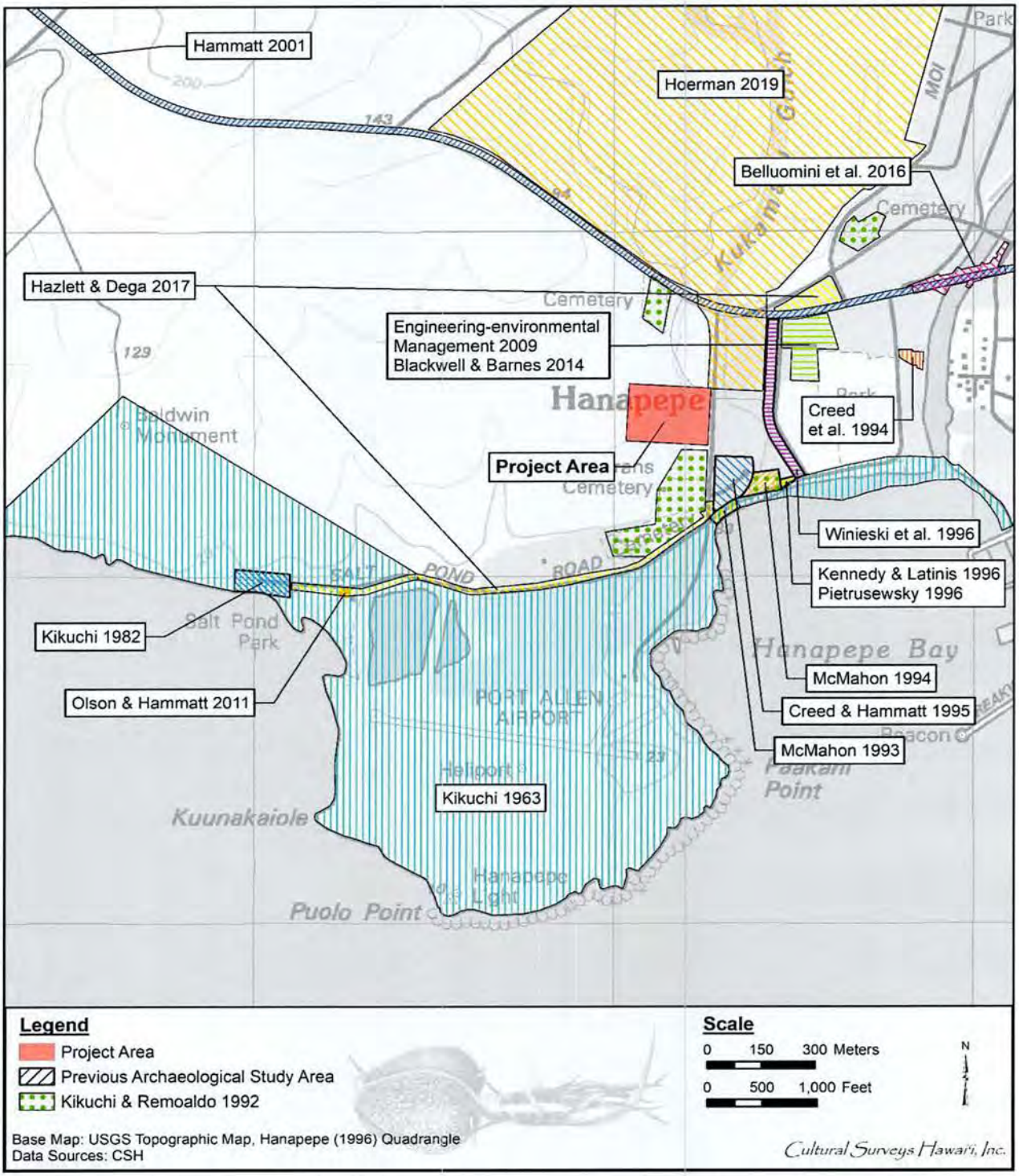


Figure 27. Portion of the 1996 Hanapepe USGS 7.5-minute topographic quadrangle showing previous archaeological studies near the proposed study area

Table 3. Previously identified archaeological sites near the study area

SIHP # 50-30-09	Site Type	Reference
48	Kuwiliwili heiau	Thrum 1907; Bennett 1931
49	Salt pans	Bennett 1931
50	House sites	Bennett 1931
51	Kauakahiunu Heiau	Thrum 1907; Bennett 1931
52	House site or fishing shrine	Bennett 1931
53, -00053	Sand burials	Bennett 1931
-00603, B004	Catholic/Chinese Cemetery	Kikuchi and Remoaldo 1992
-00604, B005	Veterans Cemetery	Kikuchi and Remoaldo 1992
-00607, B008	Hanapēpē Heights Japanese Cemetery	Kikuchi and Remoaldo 1992
-00608, B003	Filipino Cemetery	Kikuchi and Remoaldo 1992
-00651	Hanapēpē Cemetery	Kikuchi and Remoaldo 1992
-00704	Burial	Creed et al. 1994
-00705	Burial	Creed et al. 1994
-00706	Cultural deposits	Creed et al. 1994
-01987	Primary coffin burial	Winieski et al. 1996
-02280	Hanapēpē River Bridge	Belluomini et al. 2016
-02281	Retaining wall	Belluomini et al. 2016
-02282	Retaining wall	Belluomini et al. 2016
-02283	Berm	Belluomini et al. 2016
-02284	Wall	Belluomini et al. 2016
-02314	Hanapēpē Road	State Register of Historic Places
-03038	Salt Pond Beach	Kikuchi 1982; Olson and Hammatt 2011
-03039	Cultural deposit	Kikuchi 1982
-09389 (Lots 11B, 18, 21A, 49)	Buildings	National and State Registers of Historic Places

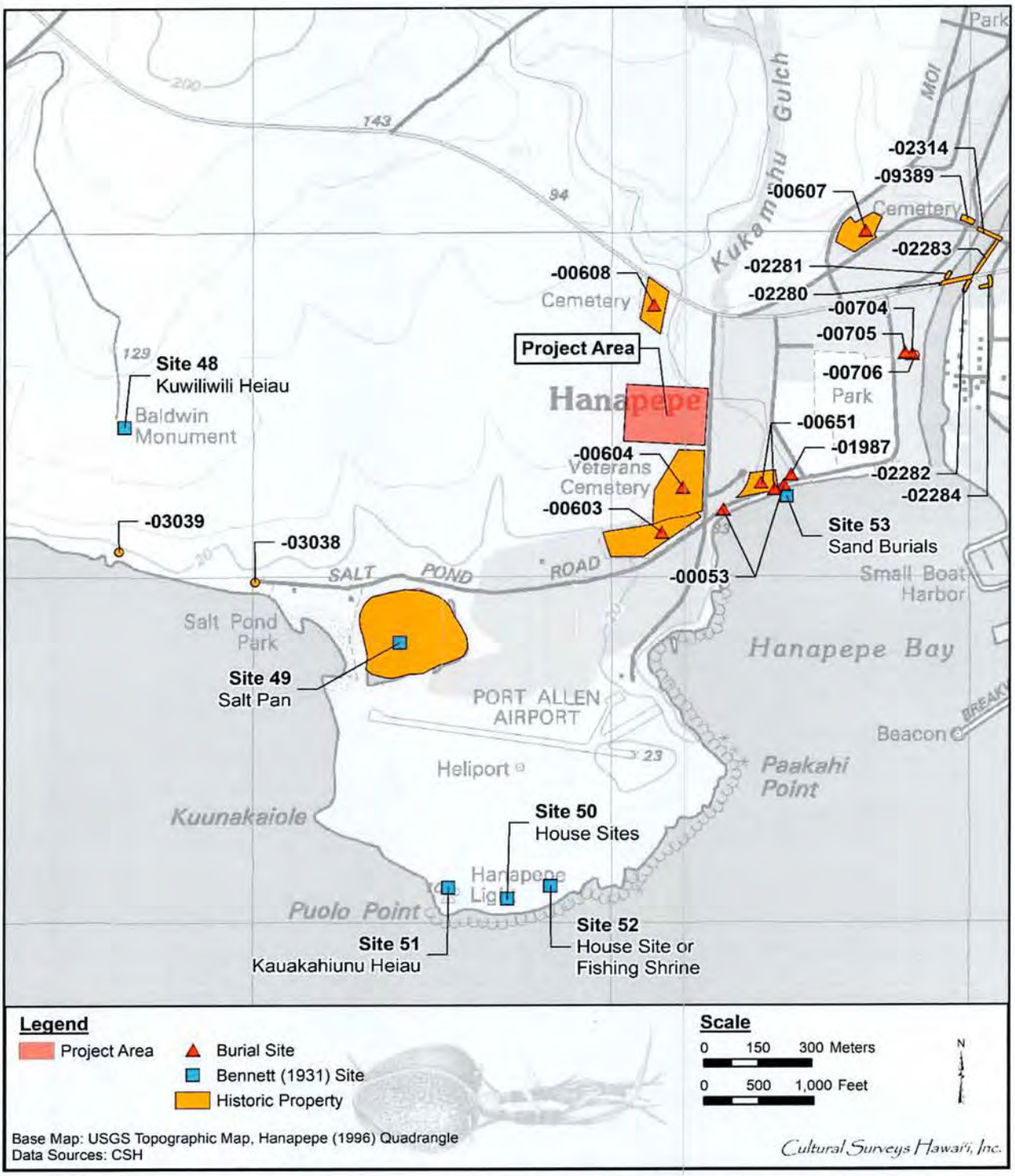


Figure 28. Portion of the 1996 Hanapepe USGS 7.5-minute topographic quadrangle showing archaeological sites near the proposed study area

noted by Thrum (1907) to have been destroyed ca. 1865. Site 57 consisted of house sites at the former location of Akowai Heiau.

5.3 Modern Archaeological Studies

5.3.1 Kikuchi 1963

Three decades later, Kikuchi (1963) conducted an archaeological survey of the Kona District of Kaua'i, where he revisited historic properties identified by Bennett and recorded additional historic properties. Historic properties identified in Hanapēpē included burial caves in Hanapēpē Valley (SIHP # 50-30-09-03037) and a subsurface cultural layer (SIHP # -03038), located along the Hanapēpē shoreline. Both historic properties are outside the study area though SIHP # -03038 is closer to the study area near the coast. Kikuchi assessed the damage to SIHP # -03038 after hurricane 'Iwa. He concluded that not only did the hurricane erode the cultural layer, but the site was also being vandalized (Kikuchi 1982:1).

5.3.2 McMahon 1993

In 1993, Nancy McMahon investigated an inadvertent burial (Site 53) discovered beneath the old Puolo Road. The burial was discovered approximately 90 cm below the old road surface. A long bone and the lower half of a jaw bone were observed (McMahon 1993). A year later, during an inspection at the Hanapēpē Japanese Cemetery, disarticulated inadvertent human remains (SIHP # -00651) were discovered (McMahon 1994).

5.3.3 Creed et al. 1994

Creed et al. (1994) conducted an archaeological inventory survey of a house lot located along the western bank of the Hanapēpē River. Subsurface testing revealed two human burials (SIHP #s -00704 and -00705) and a subsurface cultural deposit (SIHP # -00706). Radiocarbon dating of charcoal from the cultural deposit yielded a date range of AD 1811–1927.

5.3.4 Creed and Hammatt 1995

Creed and Hammatt (1995) conducted an archaeological inventory survey for the Hanapēpē Self-Help Housing project, located along the northwest portion of Hanapēpē Bay. No surface historic properties were observed and subsurface testing did not reveal buried cultural deposits.

5.3.5 Kennedy and Latinis 1996

Kennedy and Latinis (1996) reported on the treatment of an inadvertent burial discovery located on Puolo Road fronting Hanapēpē Bay. The remains were determined to be likely of Polynesian ancestry and were included as a component of the Bennett (1931) Site 53 burial ground. Pietrusewsky did the skeletal analysis report for the inadvertent burial discovery (Pietrusewsky 1996). Winieski et al (1996) also conducted a survey near the study area but no historic properties were found.

5.3.6 Hammatt 2001

Hammatt (2001) conducted an archaeological inventory survey (no finds recorded as an archaeological assessment) within an approximately 82-km (51-mile) road corridor for a proposed fiberoptic cable project between Kekaha and Moloa'a. The objective for the survey was to identify areas within the corridors that have potential for subsurface historic properties including human

burials and cultural deposits (Hammatt 2001:1). The study was evaluated according to a scale representing four levels of potential for yielding subsurface archaeological resources. The four levels are low, moderate, high, and very high (Hammatt 2001:12). Section 5 (from sand deposit near Makaweli Landing to the Hanapēpē public cemetery near the intersection of Kaumuali'i Highway and Lele Road) is the nearest to the study area; it has a low potential for yielding subsurface historic properties (Hammatt 2001:17–18).

5.3.7 Engineering-environmental Management, Inc. 2009

Engineering-environmental Management, Inc. (2009) conducted a historic building survey and evaluation for NRHP listing for ten Hawaii Army National Guard (HIARNG) facilities on the islands of Kaua'i, O'ahu, Moloka'i, and Hawai'i. Sixty-four buildings constructed before 1963 were surveyed and evaluated. The Hanapēpē Armory was part of the survey and evaluation. The present Hanapēpē Armory was built in 1990 as a replacement for the original wood frame armory built in the 1930s. The building was evaluated for eligibility for inclusion in the NRHP listing; although historic, it has no significance (engineering-environmental Management 2009: 4-55; 4-56).

5.3.8 Olson and Hammatt 2011

Olson and Hammatt (2011) conducted archaeological monitoring at the Salt Pond beach park. No pre-Contact or early-post Contact cultural deposits were identified during the archaeological monitoring though historic debris was found within the sediments. It was observed during archaeological monitoring that the extent of subsurface disturbance reached beneath the water table and suggests any former subsurface historic properties within the leach field area had been previously destroyed or displaced.

5.3.9 Blackwell and Barnes 2014

Blackwell and Barnes (2014) conducted a historic building survey and evaluation on six HIARNG facilities on the islands of Kaua'i, O'ahu, Moloka'i, and Hawai'i. The Hanapēpē Readiness Center & Field Maintenance Shop (FMS) #5 was part of the survey and evaluation. The Hanapēpē Readiness Center & Field Maintenance Shop (FMS) #5 consisted of one building with two associated structures. One of the structures, "Building 28, a Flammable Material Storage Shed, was misidentified as Building 29 in the 2009 survey" (Blackwell and Barnes 2014:74). The Hanapēpē Readiness Center & Field Maintenance Shop (FMS) #5 was evaluated for eligibility for listing on the NRHP and HRHP. It was concluded to not have any significance and was not eligible for NRHP/HRHP listing.

5.3.10 Belluomini et al. 2016

Belluomini et al. (2016) conducted an archaeological inventory survey for the Hanapēpē River Bridge Replacement project (Belluomini et al. 2016). Five historic properties were identified: SIHP #s -02280, Hanapēpē River Bridge; -02281, -02282, and -02284, walls; and -02283, levee/berm; -02284 was identified outside the study area. These historic properties were assessed as significant and precautionary archaeological monitoring was recommended.

5.3.11 Hazlett and Dega 2017

Hazlett and Dega (2017) completed an archaeological inventory survey (recorded as an archaeological assessment) with subsurface testing within Salt Pond Beach Park. Two test trenches

were excavated. Four glass artifacts dating to the early/mid-twentieth century were identified in one of the trenches. Archaeological monitoring was recommended for the remaining ground disturbance areas (Hazlett and Dega 2017:27).

5.3.12 Hoerman 2019

Hoerman (2019) of DUDEK conducted an archaeological inventory survey (recorded as an archaeological assessment) for 365 acres in Hanapēpē for the planning and permitting for Department of Hawaiian Homelands (DHHL). Although no historic properties were observed, it was noted that one historic property, Hanapēpē Lot No. 18, was located in the indirect Area of Potential Effect (APE) of their project area (Hoerman 2019:iii).

5.4 Discussion of Historic Properties within the Study Area Vicinity

Twenty-four historic properties were previously identified within the study area vicinity, nine of which consist of cemeteries and burials. To the north of the study area is a Filipino cemetery (SIHP # -00608) and to the south of the study area is a Catholic/Chinese cemetery (SIHP # -00603) and the Veterans cemetery (SIHP # -00604). Sand burials (SIHP # -00053), Hanapēpē cemetery (SIHP # -00651), and a primary coffin burial (SIHP # -01987) are located southeast of the study area along Hanapēpē Bay. The coffin burial was reinterred at the Hanapēpē Hawaiian Cemetery by the Kaua'i Island Burial Council (Winieski et al. 1996). Other burials and cemeteries (SIHP #s -00704, -00705, and -00608) are located east of the study area, near or along Hanapēpē River. Creed et al. (1994:70) stated the burials (SIHP #s -00704 and -00705) were adult remains left in place.

Two *heiau*, Kuwiliwili Heiau (SIHP # -00048) and Kauakahiunu Heiau (SIHP # -00051), and a house site or fishing shrine (SIHP #s -00050 and -00052) are located near Baldwin Monument and Puolo Point. Please see Section 3.2.5 for a more detailed description of Kuwiliwili and Kauakahiunu Heiau. Other historic properties within the vicinity of the study area include the Salt Pans (SIHP # -00049) at Ukula, Salt Pond Beach (SIHP # -03038), cultural deposits (SIHP #s -00706 and -03039), and buildings (SIHP # -09389) near Hanapēpē River.

Section 6 Previous Cultural Research

6.1 Overview

A review of previous cultural impact assessments has been conducted for the study area. Unlike archaeological inventory survey reports, the study areas for CIAs include the immediate project area and extend to the wider land regions which can include the entire *ahupua'a* and possibly the *moku*. Since Native Hawaiian traditions recognize and value the relationship with land from *mauka* to *makai*, the project area denotes the location of the project; however, the term "study area" denotes the larger context of land that is critical in any CIA investigation. An effort was made to locate community members with ties to the study area and Hanapēpē Ahupua'a who live or had lived in the region or who, in the past, used the area for traditional and cultural purposes. Two previous CIA projects (Cordy et al. 2019; Ishihara et al. 2016) and an assessment of historic preservation issues (Dye 1997) were identified near the study area and a traditional and cultural practice assessment (Creed et al. 2001) was identified further *mauka* along the Hanapēpē River (Figure 29). These studies are summarized in Table 4 and discussed in further detail below.

Table 4. Previous cultural studies within the study area vicinity

Reference	Location	Community Participants	Traditional Cultural Practices Identified
Dye 1997	Port Allen Airport	Wilma Holi and Emma DeCosta	Fishing and traditional salt making
Creed et al. 2001	Hanapēpē River Water Line; TMK: (4) 1-8-004, 005	May Makanui Ho'opi'i Corr, Wilma Holi, Richard Corr, Moke 'Ohana, and Kenneth and his daughter Nanette Chang	Agricultural practices, gathering practices, *pa'akai*, freshwater resources and practices; *wahi pana*
Ishihara et al. 2016	Hanapēpē River Bridge; TMKs: (4) 1-8-008, 1-9-007, 1-9-010, and 1-9-011	Kamana'opono Crabbe, Rhoda Libre, and Frank and Abby Santos	*Hula*; trails; plant, freshwater, and marine resources; *pa'akai* (salt making); gathering practices; fishing; cultural and historic sites; burial practices
Cordy et al. 2019	DHHL Hanapēpē; TMKs: (4) 1-8-007:003, 1-8-008:035, 081, 086, and 087	Chad Shimmelfennig and Kuulei Santos	*Hula*; *pa'akai*

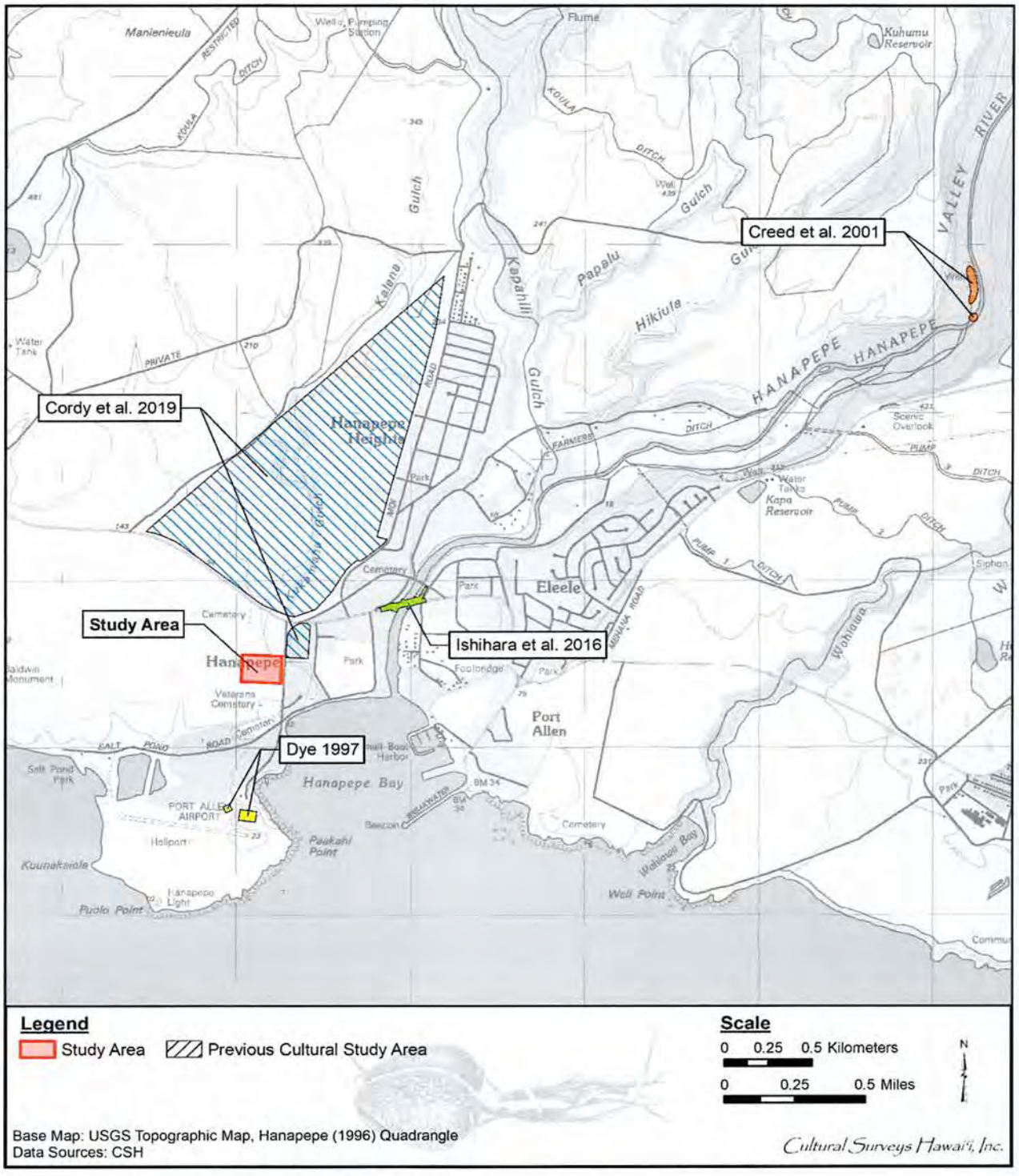


Figure 29. Previous cultural studies within the vicinity of the study area

6.1.1 Agricultural Practices

Many informants (Kenneth Chang, May Makanui Ho'opi'i and Richard Corr, Rhoda Libre, and Chad Shimmelfennig) have mentioned the presence of *kalo* cultivation in Hanapēpē Ahupua'a, both in the past and present. May Makanui Ho'opi'i Corr and her son, Richard, shared that Richard has taro patches in lower Hanapēpē. The Makanui family, May and Richard's *'ohana,* would make poi at home and everyone had their own poi pounder (Creed et al. 2001:37). Kenneth Chang shared that his family would harvest taro further up in the valley. Even though Kenneth does not know the exact location of these taro patches, he mentioned they would ride horses and cross the stream 26 times to get to the waterfall (Creed et al. 2001:8). Rhoda Libre and Chad Shimmelfennig have both discussed that Hanapēpē was predominantly a *kalo* farming area and *lo'i kalo* were found along the river and throughout the valley, both presently and in the past. Mrs. Corr also shared that her family cultivated not only *kalo*, but also rice and sugarcane during her childhood.

6.1.2 Gathering Practices and Resources

The Makanui *'ohana* and Ms. Libre have mentioned gathering plants for *lā'au lapa'au* (Hawaiian healing medicine). According to Creed et al. (2001):

> The Makanui family used traditional medicine from plants. The Makanui are related to the Moke family, a family of powerful men and women *kahuna*. What remedies a family would know and use were supplemented in special cases where one of these more powerful *kahuna* in the kinship group would be consulted. Plants were used to cure and to drive out evil spirits in a sick person. [Creed et al. 2001:37]

Ms. Libre shared that the *mauka* regions were used for the gathering of medicinal plants and her *'ohana* would venture upland to collect *laukahi* and various ferns (Ishihara et al. 2016:85). Ms. Santos also mentioned that native plants no longer surround the area, however, efforts were made to replant them to protect the salt ponds that Hanapēpē is widely known for. A concern informants discussed was access to the upland forest area for gathering practices and hunting. Wilma Holi stated that "pig hunting and perhaps pheasant hunting continue in the upper valley, probably done mostly by McBryde Plantation people who have keys to the back of the valley" (Creed et al. 2001:9).

6.1.3 Freshwater Practices and Resources

The vast freshwater resources in Hanapēpē, such as the Hanapēpē River and the numerous streams that flow from *mauka* to *makai*, have provided an abundance of resources for the people living in this *ahupua'a*. Ms. Libre shared the following:

> I remember Kamakani, Hanapēpē, and Pakala, guys would get together with the *i'a* [fish or any marine animal]. Over here was a different type of caring because it was all sacred area. As a place of healing, and over here the stream. Over here had one more stream and they killed it all. If you look at DAR [Division of Aquatics] and USGS, the older ones, you will find water. You know the tributaries whether they're perennial, whether their annual, nonetheless the tributaries that added towards that *ahupua'a* which have evidence, historical evidence, to which *kānaka* [human being] had villages, or point of fisherman's point, right over here [pointing to the map], and fisherman's point over here cause if you look over here you can

> see all the way down here so you know that's how they communicate. [Ishihara et al. 2016:85]

Informants (Mr. Chang, Mrs. Corr, Mr. Santos, and Ms. Libre) mentioned fishing occurring along the Hanapēpē River, on the Hanapēpē Bridge, and up into the valley. For Mr. Chang, it was his Aunty Fanny that oversaw fishing along the river (Creed et al. 2001:8). Mr. Santos shared that many fishermen and children would use the bridge to harvest an assortment of fish and freshwater invertebrates (Ishihara et al. 2016:89).

Both Ms. Libre and Mrs. Corr shared a variety of *i'a* that would be gathered by their families. Mrs. Corr stated there were *'o'opu*, shrimp, and previously mullet, however, due to the river being blocked below there is now tilapia (Creed et al. 2001:9, 37). Creed et al. (2001) further described how Mrs. Corr and her *'ohana* would catch *'o'opu*:

> To supplement their basic poi diet, they fished for mullet and had easy access to river shrimp and *'o'opu* (gobey fish). They would build a barricade in the river—cut little and big sticks and make a trap and catch lot of *'o'opu*. These they put on strings in a rice bag and would steam them on top of the taro and then eat them all together. [Creed et al. 2001:37]

Ms. Libre also mentioned the above freshwater resources along with the following:

> Along the river, up into the valleys, Makanani and her family would gather *'a'ama* (black crab; *Grapsus grapsus tenuicrustatus*) and *'ōpae* (freshwater shrimp; *Atyoida bisulcate*)... Makanani pointed out the importance of the presence of *'o'opu* and *'ōpae* in the river water. Their presence is the primal indicators of a healthy and functioning watershed. Other marine and aquatic life included Samoan crab (*Scylla serrata*), mullet, *akule*, and *'ōpelu* (mackeral scad; *Decapterus pinnulatus*). Round nets were used to catch crab, and a fishing pole was used to catch mullet. She recalled that it took three or four people to gather from the sea; often she would accompany her grandfather, grandmother and their many friends, such as Mr. Kanahele. [Ishihara et al. 2016:85]

She further described gathering *limu* (seaweed) and *'opihi* (limpets; *Cellana talcosa, C. Sandwicensis, C. exarata*):

> Makanani passed on stories from her father and grandfather, describing how in their time, the river was much wider and deeper and they used sampans to navigate up river. Makanani remembers how much cleaner the water was, and the long black/dark green *limu 'ele'ele* (*Enteromorpha prolifera*) that once thrived in those water. She also mentioned there were two kinds of *limu,* one which is fatter, and the other which is more round. The family gathered a lot of *limu* because they knew when the season was coming. Different varieties of *limu* were gathered by her family; such *limu* was a favorite of her family. They gathered sustainably from more than one place, assuring that each area could then reproduce for the next year. *'Opihi* was also gathered at specific time of the year, and is still gathered today. [Ishihara et al. 2016:90]

A concern brought up by Ms. Libre is the illegal diversion of water that negatively impacts freshwater resources. *'O'opu* numbers have decreased as a direct result of less water in their nurseries. Ms. Libre shared that in her youth she remembers watching great runs of *hinana* (young *'o'opu*) (Ishihara et al. 2016:90).

6.1.4 *Pa'akai* (Salt Making)

Many informants (Mr. Chang, Mr. and Mrs. Corr, Mr. and Mrs. Santos, and Ms. Santos) have a connection to Ukula located southwest of the current study area. Ukula is the area where the *lo'i pa'akai* (salt beds) are traditionally cultivated in Hanapēpē. Mr. Chang mentioned his aunties had salt flats and both Mrs. Corr and Ms. Holi have mentioned their family salt plots at the Hanapēpē Salt Park (Creed et al. 2001:8–9). The Santos *'ohana* (Mr. and Mrs. Santos as well as Ms. Santos) have been the *kia'i* (guardians) of a *lo'i pa'akai* in Hanapēpē for over 60 years (Ishihara et al. 2016:90).

Ms. Santos pointed out that Hawaiian salt is cultivated at the lowest portion of the Salt Pond area and described the following:

> 'Ukulā sits is in a subtle depressed bowl. This low lying area is more sensitive to flooding and ponding during storms and high surf events, both of which can ruin the salt harvest. But this low lying area is an important place, where clay deposits are found and where a shallow hole can reveal clean salty springs, or wells, which are critical to salt making.
>
> [...]
>
> if you look at the kind of water that is in the salt making area, it's not 100% saltwater. It's a little bit of fresh water. And so the combination of it helps. It can't just be all salt water. So that's not just coming from the ocean. We don't really know what exactly happens underneath to give it all those elements to help us make Hawaiian salt. [Cordy et al. 2019:58]

Concerns regarding the practice of *pa'akai* include environmental and anthropogenic impacts. The amount of Hawaiian salt produced in Hanapēpē has significantly decreased in recent years and resulted in community concerns for the future use and production of *pa'akai*. Ms. Santos further explained how much *pa'akai* has decreased:

> Back in the day, we used to give away five-gallon buckets...Now, we can't give. Someone asked me yesterday for 25-pounds of Hawaiian salt. I'm like, 'We haven't made Hawaiian salt last year. I can't give you that as much as I would like to.' [Cordy et al. 2019:99]

The decrease in the production of *pa'akai* is a result of multiple environmental factors. Salt making season has not been consistent in recent years. The increase in storms, longer wet seasons and sometimes wet years have impacted the salt beds. As said previously, there are no longer native plants in the area of the *loko pa'akai* to protect them. Although native plants have been planted recently, it will take a while before there are noticeable effects. Also, clay deposits, the resource used to make the salt beds, are becoming scarcer.

6.1.5 Marine Practices and Resources

Fishing is an ongoing practice within Hanapēpē. Ms. Libre mentioned that "[...] the *makai* region was utilized for fishing and traditional *ho'okupu* (growth)" (Ishihara et al. 2016:85). Mr. Santos is a successful *lawai'a* (fisherman) with knowledge of *ko'a* (fishing shrine) and favored fishing spots replete with *āholehole* (Ishihara et al. 2016:89). Another informant (Ms. Holi) shared a *mo'olelo* with Kumu Hula Kēhaulani Kekua about the *hale manō* (shark houses) in Hanapēpē Bay.

> In the bay of Hanapēpē (referred to more commonly as Port Allen) are numerous hale manō or shark houses. It is said that a sequence of underground ocean lava tubes enables sharks and other ocean creatures to find their way up to fresh water pool of Manawaiopuna far up in Hanapēpē valley. Pele's older brother, Kamohoali'i is a shark god and the navigator of her canoe. He was known to frequent this upland retreat as a favorite place of residency whenever he visited Kaua'i (Kekua, Hālau News Letter). [Cordy et al. 2019:57]

Regarding the Port Allen Airport Improvements project, an assessment of historic preservation issues was conducted by Thomas S. Dye in 1997. Informal interviews were conducted with Ms. Holi and Ms. DeCosta who mentioned they would often fish along the coast. They expressed concerns about accessibility of the shoreline at 'Ukulā. The following further explains this concern:

> Their worry is that the proposed project represents the first of many small projects that will, eventually, transform the airport to a busy facility where access will be restricted for safety reasons. They cite the airport at Ahukini as an example of the effect that an airport can have on access to and use of the coast. They desire continued access to the coast so that they might exercise traditional fishing rights at Ukula and continue to visit the lands awarded to Kaulaloa which they believe to be a family burial ground. [Dye 1997:24]

6.1.6 *Wahi Pana* and *Mo'olelo*

Ms. Santos shared a *mo'olelo* that explains why Pele was always in the area (Hanapēpē) and how Hawaiian salt was made.

> The two that I share is how Hawaiian salt was made and its connection between why Pele was always hanging out in the area. Back in the day, Hawaiian salt was made and Hawaiians believe you only gather, you only hunt, you only fish for what you can use. So there was a woman, she was on the beach called Puolo Point or Salt Pond Beach Park. She caught too many fish and tried to give them away. She walked up and down the shoreline to try and give away all the fish but she couldn't so she felt really bad. She started to cry. A woman appeared from the bushes and said, 'Please don't cry. Follow me.' The woman followed her to an area, dug a hole, and she taught her how to preserve fish using salt. They said the lady who appeared from the bushes was Pele. They say Pele was hanging out over there because she liked the shark god who liked to visit her so he would swim underground in the tunnels. The way Hawaiian salt is made, water flows underground into our wells.

> So they say that's why, she wasn't allowed to go to the ocean. They also call that bay right there before Salt Pond or Puolo Point, Sharks Bay. [Cordy et al. 2019:98]

Kauakahiunu *heiau* is located at Pū'olo Point, near the *loko pa'akai* (salt pond) at Ukula and was mentioned by Kumu Hula Kēhaulani Kekua. According to Kumu Hula Kēhaulani Kekua, the health of the springs at Ukula is tied to this *heiau* and its *akua* (Cordy et al. 2019:58).

> It [Kauakahiunu] was specifically dedicated to the primordial gods, Kāne and Kanaloa, who are revered for the opening of springs and water sources throughout Hawai'i. In most cases, they gifted people with fresh, sweet drinking water. However, at 'Ukulā, they provided a system of brackish water (Kekua). [Cordy et al. 2019:59]

Cordy et al. (2019:56) describe the following about Pu'ulani, a *pu'u* (hill) and the "wai hālau for the stream gulches that run through the Hanapēpē Hawaiian Homelands are connected to the kai at Salt Pond, 'Ukulā":

> According to Kumu Kēhaulani Kekua, Pu'ulani is not merely a wahi inoa, but a wahi pana (a storied place). 'It [Puulani] is one of the last places on Kaua'i where Pele attempted to create a volcanic home for herself and her siblings. (Hālau Newsletter). Both Ku'ulei Santos and Kēhau Kekua share Pele mo'olelo connecting Kamohoali'i to the study area, from his travels from Kapalawai (Shark Bay) mauka, along watery paths through underground tunnels and lava tubes to Pu'ulani. This path takes Kamohoali'i directly through, albeit beneath, the study area. [Cordy et al. 2019:57]

There is an *'ili* located in the uplands of Hanapēpē named Kumimi. Mrs. Corr shared that she was raised there and remembered the following regarding how Kumimi received its name:

> Mrs. Corr remembers being told that the name Kumimi meant 'to stand and urinate' from a story about a man standing high on the hill above Kumimi and urinating. She also was always told that Kumimi was one of the 'sacred places' and she remembers that lots of offerings were made in that area, particularly in the area of the 'pool' in the river. [Creed et al. 2001:9]

Mr. Shimmelfennig shared how 'Ele'ele, the neighboring *ahupua'a* east of Hanapēpē Ahupua'a, received its name in the following:

> When you drive by it's all black because all the other street names are colors. But actually 'ele'ele was because of the war that happened to the last revolt of Kamehameha and the last loyalists to Kaumuali'i. And they said that the blood shed made the ground black because when the blood dried, it was black. That was one version. Or the smoke that could be seen form outside of Hanapēpē, they called it 'ele'ele because of the smoke against Kaumuali'i troops, which had still spears the traditional way versus Kamehameha troops which had muskets. So the black would have either been the smoke or the blood that dried in the ground that covered this whole area. And then they start naming the streets color names so then it just got lost. [Cordy et al. 2019:96]

6.1.7 *Hula, He'e Nalu* (Surfing), and Burial Sites

Ms. Libre mentioned both hula and surfing are ongoing practices in Hanapēpē Ahupua'a and more broadly Kona Moku. Regarding hula, she shared that a *heiau* dedicated to *hula* can still be found in the forest lands. She also recalled a *hula* platform near an old *wiliwili* tree (*Erythrina sandwicensis*) (Ishihara et al. 2016:90–91).

Regarding burial sites, the Santos *'ohana* shared the location of burial caves and also mentioned that Pū'olo Point is a *leina 'o ka 'uhane* (place where the spirits of the deceased leapt into the next world).

> Along this hillslope is all burial caves, yeah (pointing and marking on map). Well this the Hanapēpē cliffs, the Heights right here, this is the valley along this cliff line this was all burials, that is going up Moi Road. This road goes up the hill. The caves are right on top the *pali*, right here is the top of the Heights and this Hanapēpē Valley down here. Going up the Hanapēpē Valley there are a lot of burials within the cliffs all the little caves are in the cliffs there. So all this mountain range right here [referring to USGS Map]... [Ishihara et al. 2016:82]

Section 7 Community Consultation

7.1 Introduction

Throughout the course of this assessment, an effort was made to contact and consult with NHOs, agencies, and community members including descendants of the area in order to identify individuals with cultural expertise and/or knowledge of the *ahupua'a* of Hanapēpē and more specifically the DLNR WKFOF study area. CSH initiated its outreach effort in November 2023 through letters and email. CSH completed the community consultation in March 2024. CSH reached out to 38 individuals and organizations; seven responded, one provided written testimony, and none participated in an in-depth interview.

7.2 Community Contact Letter

Letters (Appendix A , Figure 30 through Figure 34) along with maps and an aerial photograph were sent with the following text:

> *Aloha mai kāua,*
>
> With this letter, Cultural Surveys Hawai'i, Inc. (CSH) humbly requests your mana'o and 'ike (experience, insights, and perspectives) regarding past and ongoing cultural, practices, beliefs, and resources within the study area and the Hanapēpē Ahupua'a.
>
> Consultation with traditional cultural practitioners, kūpuna, kama'āina, and Hawai'i's diverse ethnic communities is an important and deeply valued part of our work and the environmental review process for proposed projects in Hawai'i. Your contributions will revitalize and keep alive knowledge of cultural practices, storied places, and life experiences that will remind Hawai'i's children of their history for generations to come.
>
> Project Description
>
> At the request of SSFM International, Inc., on behalf of the Department of Land and Natural Resources (DLNR) Engineering Division, CSH is conducting a Ka Pa'akai Analysis study for the DLNR West Kaua'i Field Operations Facility (WKFOF) project in Hanapēpē Ahupua'a, Waimea District, Kaua'i, TMK: (4) 1-8-008:020 (por.). The approximately 10-acre (4.04-hectare) study area is located just west of Lele Road directly across from the Hanapēpē Refuse Station and bounded by the Kaua'i Veterans Cemetery to the south. The study area is depicted on a portion of the 1996 Hanapepe U.S. Geological Survey (USGS) topographic quadrangle and a 2013 aerial photograph.
>
> The WKFOF will provide secured storage, office space, conference room, restrooms, showers, parking, a plant nursery, native bird holding area, and fueling facilities (28 January 2015 letter Release of Funds for West Kauai Field Operations Facility, Kauai, Job No. J43CK30A, as Authorized by Act 134, SLH 2013, as

Amended by Act 122, SLH 2014, Item D-8.04). Once the new facility is completed, it will provide DLNR with the necessary infrastructure to enhance and support current programs, extend public outreach and services, and provide additional facilities for emergency situations.

Purpose of this Study

The purpose of this Ka Pa'akai Analysis outreach is to 1) identity and scope valued cultural, historical, or natural resources in the study areas, including the extent to which traditional and customary Native Hawaiian rights are exercised in the study areas; and 2) identify the extent to which those resources, including traditional and customary Native Hawaiian rights, will be affected or impaired by the proposed action. This is accomplished through consultation and background research using previously written documents, studies, and interviews. This information is used to assess potential impacts of the proposed project to the specific identified resources, practices, and to identify feasible action, if any, to reasonably protect Native Hawaiian rights if they are found to exist.

As a knowledgeable member of the community holding long-term cultural knowledge, your insight, input, and perspective provide a valuable contribution to the assessment of potential effects of this project and an understanding of how to protect these resources and practices. Insights focused on the following topics in the study area are especially helpful and appreciated:

Your knowledge of traditional cultural practices of the past within the proposed study area and the Hanapēpē Ahupua'a

Your specific traditional cultural practice and its connection to the proposed study area and the Hanapēpē Ahupua'a

The different natural resources associated with your specific traditional cultural practice

Legends, stories, or chants associated with your specific traditional cultural practices and their relationships to the proposed study area and the Hanapēpē Ahupua'a

Referrals to other kūpuna, kama'āīna, and traditional cultural practitioners knowledgeable about the proposed study area and the Hanapēpē Ahupua'a

Your comments or thoughts on the potential impacts the proposed project may have on your ongoing traditional cultural practices and natural resources within the proposed study area and the Hanapēpē Ahupua'a

Your knowledge of cultural sites and wahi pana (storied places) within the proposed study area and the Hanapēpē Ahupua'a

Your comments or thoughts on the potential impacts the proposed project may have on cultural sites and wahi pana within the proposed study area and the Hanapēpē Ahupua'a

Consultation Information

Consultation is an important and deeply valued part of a Ka Pa'akai Analysis study. Your contributions will revitalize and keep alive our combined knowledge of past and ongoing cultural practices, historic places, and experiences, reminding our children of their history generation after generation.

With your agreement to participate in this study, your contributions will become part of the comprehensive understanding of traditions of the area, and part of the public record. As a part of this process, your knowledge may be used to inform future heritage studies of cultural practices and resources that need protection from impacts of proposed future projects. If you engage in consultation, and the mana'o and 'ike you provide appears in the study, we would like to recognize your contribution by including your name. If you prefer not to allow your name to be included, your information can be attributed to an anonymous source.

The consultation interview structure and format are flexible. We will accommodate your preference on how to get together; talk story, over the phone, by email correspondence, remotely via Zoom, MS Teams, Google Chat or other remote meeting platforms.

Your knowledge of the resources and potential effect of the project on traditional practices in the study area and Hanapēpē Ahupua'a focusing on the topics in the bullet points above can also be submitted in a written statement. CSH will provide return postage of your written statement on request. CSH is happy to provide a list of topics for discussion, a more structured questionnaire of interview questions, or any other assistance that might be helpful.

7.3 Community Consultation Table

Cultural consultation outreach was initiated in November 2023 and completed in March 2024. In most cases, two or three attempts were made to contact individuals, organizations, and agencies. Community outreach letters were sent to 38 individuals or groups, seven of which responded, one provided written testimony, and none participated in an in-depth interview. Table 5 contains the names, affiliations, dates of contact, and comments from NHOs, individuals, organizations, and agencies contacted for this study in alphabetical order.

Table 5. Summary of community consultation efforts

Name	Affiliation	Notes
Akana, Paula	Friends of 'Iolani Palace, Executive Director	Letter and figures sent via email on 14 November 2023

Name	Affiliation	Notes
		Second round letter and figures sent via 10 January 2024
Brown, Samson L.	Au Puni O Hawaii, President	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Chang, Kevin	Kua'āina Ulu 'Auamo (KUA), Executive Director	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024 Mr. Chang responded same day and recommended speaking to people at the Salt Ponds. He also offered to forward the request for consultation letter to other community members. CSH responded same day and thanked Mr. Chang for forwarding the letter. We also notified Mr. Chang that we have reached out to both Malia Nobrega-Olivera and Ku'ulei Santos.
Chun, Kumu Sean	*Lā'au lapa'au* practitioner	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Cummings, Roslyn	E Ola Kākou Hawai'i, Po'o	Letter and figures sent via email on 14 November 2023 Ms. Cummings responded same day requesting the deadline CSH responded same day with the deadline CSH sent a follow-up email on 11 January 2024 Ms. Cummings responded on 12 January 2024 CSH responded same day CSH sent a follow-up email on 16 February 2024 CSH sent a follow-up email on 7 March 2024
Cypher, Mahealani	Ko'olau Foundation, Secretary	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Dawson, Kumu Puna Kalama	*Kumu hula*; cultural practitioner	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Del Fierro Duran, Tara	PMRF, Cultural Resources Manager	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024

Name	Affiliation	Notes
Faulkner, Kiersten	Historic Hawai'i Foundation, Executive Director	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Feteira, Blossom	Association of Hawaiians for Homestead Lands, President	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Flores, E. Kalani	Flores-Case 'Ohana, Representative	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Gaisoa, Ku'ulei	Hui Hana Pa'akai O Hanapēpē, Vice President	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024 CSH sent a follow-up email on 16 February 2024 Ms. Gaisoa responded same day inquiring about the location. CSH responded same day Ms. Gaisoa responded same day CSH responded same day Ms. Gaisoa responded same day stating that development or growth in the area could impact the salt beds in Hanapēpē. This included added infrastructure, traffic, dust, and movement involved with construction and post-construction. Ms. Gaisoa believes the entire area that surrounds salt pans should not be touched until there is a plan to protect the most important part of that area, the salt pans. CSH responded on 20 February 2024 Ms. Gaisoa responded same day CSH responded same day CSH sent a follow-up email on 7 March 2024 Ms. Gaisoa responded on 18 March 2024 with signed authorization form
Hanapēpē Economic Alliance		Letter and Figures sent via USPS on 14 November 2023 Second round letter and figures sent via USPS 11 January 2024
Hanapēpē/'Ele'ele Community Association		Letter and figures sent via email on 14 November 2023

Name	Affiliation	Notes
		Second round letter and figures sent via 10 January 2024
Harada, Wayne Palala	Kaua'i/Ni'ihau Island Burial Council, Waimea/Napali Representative	Letter and Figures sent via USPS on 14 November 2023 Second round letter and figures sent via USPS 11 January 2024
Herrod, Kumu Hula Maka	Na Hui O Kamakaokalani, *kumu hula*	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Ho'omanawanui, Kauanoe	SHPD, Kaua'i and Ni'ihau Burial Sites Specialist	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Jackson, 'Ānela	'Aha Mālama, Corp., President	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Kalili, Dre	Association of Hawaiian Civic Clubs (AHCC), President	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Kanahele, Helene		Letter and Figures sent via USPS on 14 November 2023 Second round letter and figures sent via USPS 11 January 2024
Kaohelaulii, Billy	Aha Moku Advisory Council – Mano O Kalanipo, Kona Representativer	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Kaohi, Aletha	West Kaua'i Heritage Center	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024 Mrs. Kaohi responded on 16 January 2024 and mentioned that although she is not a resident of Hanapēpē, her husband is named for an ancestor, Kawahinekaahiki, one of the original salt makers. She utilizes the Hanapēpē salt crystals for ritual and ceremonial purposes as her cultural practices. She also noted that west of the project is the Hawaiian cemetery that abuts Kaumuali'i Highway.

Name	Affiliation	Notes
		CSH responded same day CSH sent a follow-up email on 16 February 2024 CSH sent a follow-up email on 7 March 2024
Kelly, Walter J.	Protect Keopuka Ohana, VP	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Libra, Rhoda		Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Mossman, Kaulana	Lineal descendant; PMRF, Community Planning Liaison Officer (CPLO)	Letter and figures sent via email on 14 November 2023 Ms. Mossman responded same day that she will review the information and respond at a later date CSH responded same day CSH sent a follow-up email on 11 January 2024 CSH sent a follow-up email on 16 February 2024
Naipo, Stacy K.	SHPD, Librarian/Archivist	CSH sent an email requesting analysis report mentioned by Ka'ahiki Solis on 14 February 2024 Ms. Naipo responded same day with files in relation to analysis report
Nobrega-Olivera, Malia	Hui Hana Pa'akai O Hanapēpē, President	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024 CSH sent a follow-up email on 16 February 2024 Ms. Nobrega-Olivera responded on 20 February 2024 stating she is interested in participating in consultation. CSH responded same day CSH sent a follow-up email on 7 March 2024 Ms. Nobrega-Olivera responded same day that she will be unable to participate as she will be traveling CSH responded same day
Ritte, Walter	'Āina Momona, Executive Director	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via email on 10 January 2024 Second round letter and figures sent via USPS 11 January 2024
Rodrigues, Hinano	SHPD, History and Culture Branch Chief	Letter and figures sent via email on 14 November 2023

Name	Affiliation	Notes
		Second round letter and figures sent via 10 January 2024
Santos, Frank and Abby	Salt maker, owner of No Ka Oi Landscaping	Letter and figures sent via email on 14 November 2023 Email Undeliverable Mail returned
Santos, Donna Kaliko	Nā Kuleana o Kānaka ʻŌiwi	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Silva, Adrian Nakea	Hui Huliau Inc., Chairman	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Solis, Kaʻāhiki	SHPD, Cultural Historian (Oʻahu, Kauaʻi, Niʻihau)	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024 Ms. Solis responded on 16 January 2024 recommending an analysis conducted for the Salt Ponds as a result of a helicopter company being asked to change flight directions to avoid flying over the Salt Pans. CSH responded same day thanking Ms. Solis for the recommendation and will include the analysis in the report
Soong, Melvin	The I Mua Group, President	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Trask, Mililani	Na Koa Ikaika Ka Lahui Hawaii, Convenor	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Turalde, Kane	Aha Moku Advisory Council – Mano O Kalanipo, Kona Representative	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024
Watson, Trisha Kehaulani	ʻĀina Momona, Vice President	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024

Name	Affiliation	Notes
Wise, Taffi	Kanu o ka 'Āina Learning 'Ohana (KALO), Executive Director	Letter and figures sent via email on 14 November 2023 Second round letter and figures sent via 10 January 2024

7.4 Community Outreach Results

Community outreach letters were sent to 38 individuals or groups and seven responded. Those who responded have expressed interest in participating, provided recommendations, and gave information regarding the study area and the broader Hanapēpē Ahupua'a. The only cultural practices mentioned during consultation include ongoing burial practices and *pa'akai* making in the vicinity of the study area. Please see below for a summary of the responses received.

On 10 January 2024, Kevin Chang, Executive Director of Kua'āina Ulu 'Auamo (KUA), recommended speaking to people at the Salt Ponds. He also forwarded the request for consultation letters to community members connected to Hanapēpē.

Ms. Roslyn Cummings, Po'o of E Ola Kākou Hawai'i, asked for the deadline of the current project on 14 November 2023. After a follow-up email was sent on 11 January 2024, Ms. Cummings responded the following day that she would work on that day, possibly referring to a written testimony. CSH sent two follow-up emails via email on 16 February 2024 and a month later on 07 March 2024.

On 16 January 2024, Ka'āhiki Solis, the cultural historian of SHPD for the islands of O'ahu, Kaua'i, and Ni'ihau, mentioned an analysis completed for the Salt Ponds at 'Ukulā. According to Ms. Solis, the project came up as a result of a helicopter company being asked to change its flight directions to not go over the Salt Pans.

Based on the County of Kaua'i Planning Department (Kaua'i Planning) Director's Report, dated 25 June 2019, Smoky Mountain Helicopters Inc. requested "After-the-Fact" permits and proposed the expansion of Port Allen Airport (Burns Field), which is located east of the Salt Ponds. Mr. Leonard Kimokeo Kapahulehua, a cultural practitioner, was consulted by Smoky Mountain Helicopters Inc., however, Kaua'i Planning believes the applicant did not sufficiently satisfy the requirements necessary for consultation. Mr. Kapahulehua no longer resides on Kaua'i and previous community concerns on the impacts of activity at Burns Field on the traditional practice of *pa'akai* making at Ukula has led Kaua'i Planning to make this decision.

In a letter from the Department of Transportation (DOT) to the Board of Land and Natural Resources (BLNR) dated 22 July 2019, it was stated that Hui Hana Pa'akai o Hanapēpē had concerns about the impacts of activities immediately surrounding the Salt Pond on the water quality of the salt pans (DOT 2019). The following was also stated:

> Ms. Santos expressed concerns about runoff from the parking lot, the high volume of tour buses, tourist rentals, and local traffic using Kaalani Road, and vehicles parking on the beach strip between the Salt Pond and ocean.
>
> [...]

> Maverick Helicopters revealed that their pilots are given instructions to fly over the ocean and away from the Salt Pond and salt pans. When asked about direct flights over the Salt Pond, Maverick Helicopters informed DOTA [Department of Transportation, Airports Division] that other companies that operate out of Port Allen Airport (PAK) and Lihue Airport (LIH) are responsible for the direct flights over the Salt Pond. DOTA will follow up with the other operators at PAK and LIH to inform them about the Salt Pond fly-over concern during operations and to be 'good neighbors.' [DOT 2019]

CSH reached out to Stacy K. Naipo, Librarian/Archivist for SHPD, for the report mentioned by Ms. Solis on 7 March 2024. Although no analysis report was included in the files sent by Ms. Naipo, there are various letters of correspondence describing past concerns and impacts between Burns Field and the Salt Ponds. Concerns and impacts were primarily focused on air and noise pollution, along with an increase in vehicle traffic in the area. In 2001, the DOT Airports Division completed the Draft EA report for the Port Allen Airport Improvements project. Correspondence between Hui Hana Pa'akai O Hanapēpē and the Helicopter companies (Bali Hai Helicopters, Ohana Helicopters, and Inter-Island Helicopters) operating out of Burns Field reveals that there was an agreement for these companies to change their flight paths and avoid flying over the salt pond area. Also, as previously stated, recently Maverick Helicopters has agreed to avoid flying over the salt pond area as well.

7.5 Written Testimony

7.5.1 Mrs. Ku'ulei Gaisoa

On 16 February 2024, Ku'ulei Gaisoa, a *kama 'āina* and the Vice President of Hui Hana Pa'akai O Hanapēpē, brought up her concerns regarding development in the area and the impacts it will have on the Salt Pans, located southwest of the study area:

> Any growth or development in this area is something we don't want. We are trying our best to protect the salt beds in Hanapepe. Any added infrastructure, traffic, dust, and movement could be detrimental to what we do.
>
> It is hard to say as I believe that entire area that surrounds salt pans should not be touched until we have a plan to protect the most important part of that area.

Ms. Gaisoa also recommended reaching out to Malia Nobrega-Olivera, the President of Hui Hana Pa'akai O Hanapēpē. CSH has already reached out to Ms. Nobrega-Olivera, who has expressed that she wanted to participate in consultation for this project. However, she was unable to participate as she was traveling.

Section 8 Traditional Cultural Practices

Timothy R. Pauketat succinctly describes the importance of traditions, especially regarding the active manifestation of one's culture or aspects thereof. According to Pauketat,

> People have always had traditions, practiced traditions, resisted traditions, or created traditions [...] Power, plurality, and human agency are all a part of how traditions come about. Traditions do not simply exist without people and their struggles involved every step of the way. [Pauketat 2001:1]

It is understood that traditional practices are developed within the group, in this case, within the Hawaiian culture. These traditions are meant to mark or represent aspects of Hawaiian culture that have been practiced since ancient times. As with most human constructs, traditions are evolving and prone to change resulting from multiple influences, including modernization as well as other cultures. It is well known that within Hawai'i, a "broader "local" multicultural perspective exists" (Kawelu 2015:3). While this "local" multicultural culture is deservedly celebrated, it must be noted that it has often come into contact with "traditional Hawaiian culture." This contact between cultures and traditions has undoubtedly resulted in numerous cultural entanglements. These cultural entanglements have prompted questions regarding the legitimacy of newly evolved traditional practices. The influences of "local" culture are well noted throughout this section, and understood to represent survivance or "the active sense of presence, the continuance of native stories, not a mere reaction, or a survivable name. Native survivance stories are renunciations of dominance, tragedy and victimry" (Vizenor 1999:vii). Acknowledgement of these "local" influences help to inform nuanced understandings of entanglement and of a "living [Hawaiian] contemporary culture" (Kawelu 2015:3). This section strives to articulate traditional Hawaiian cultural practices as were practiced within the *ahupua'a* in ancient times, and the aspects of these traditional practices that continue to be practiced today; however, this section also challenges "tropes of authenticity" (Cipolla 2013) and acknowledges the multicultural influences and entanglements that may "change" or "create" a tradition.

This section integrates information from Sections 3-7 in examining cultural resources and practices identified within or in proximity of the study area in the broader context of the encompassing Hanapēpē landscape. Excerpts from interviews are incorporated throughout this section where applicable.

8.1 Freshwater Resources and Practices

Hanapēpē Ahupua'a is known for its vast freshwater resources. Handy and Handy (1972:275) mentioned that the great streams (Waimea, Makaweli, and Hanapēpē) were abundant with freshwater fish, however, according to Clark (1990:34) they are not as productive as in former times. Other freshwater resources within the *ahupua'a* include intermittent streams, gulches, and waterfalls.

Informants (Mr. Chang, Mrs. Corr, Mr. Santos, and Ms. Libre) mentioned fishing occurring along the Hanapēpē River, on the Hanapēpē Bridge, and up into the valley. For Mr. Chang, it was his Aunty Fanny that oversaw fishing along the river (Creed et al. 2001:8). Mr. Santos shared that

many fishermen and children would use the bridge to harvest an assortment of fish and freshwater invertebrates (Ishihara et al. 2016:89).

Ms. Libre and Mrs. Corr shared that a variety of resources would be gathered by their families. These included *'o'opu*, shrimp, *'a'ama*, *'ōpae*, Samoan crab, *akule*, *limu*, *'opihi*, previously mullet, and now tilapia. Mrs. Corr and her *'ohana* would catch *'o'opu* by building a barricade in the river. They would do so by cutting smaller and larger sticks and creating a trap. The *'o'opu* they caught would then be put on strings in a rice bag and would be steamed on top of taro and eaten all together (Creed et al. 2001:37).

Ms. Libre shared that the presence of *'o'opu* and *'ōpae* in the river is the primary indicator of a healthy and functioning watershed. She further described the different methods for catching crab and mullet by stating that round nets were used to catch crab and a fishing pole for mullet (Ishihara et al. 2016:85). She further described gathering *limu* and *'opihi*:

> Makanani passed on stories from her father and grandfather, describing how in their time, the river was much wider and deeper and they used sampans to navigate up river. Makanani remembers how much cleaner the water was, and the long black/dark green *limu 'ele'ele* that once thrived in those waters. She also mentioned there were two kinds of *limu*, one which is fatter, and the other which is more round. The family gathered a lot of *limu* because they knew when the season was coming. Different varieties of *limu* were gathered by her family; such *limu* was a favorite of her family. They gathered sustainably from more than one place, assuring that each area could then reproduce for the next year. *'Opihi* was also gathered at specific time of the year, and is still gathered today. [Ishihara et al. 2016:90]

8.2 Gathering Resources and Practices

Previous informants have mentioned gathering *laukahi* and various ferns in the uplands for *lā'au lapa'au* (Ishihara et al. 2016:85). The Makanui *'ohana* are related to a family of powerful *kahuna* who would use plants to cure and drive out evil spirits in a sick person (Creed et al. 2001:37).

8.3 Agricultural Resources and Practices

As Handy and Handy (1972:397) have previously described Hanapēpē Valley, it is one of few areas with an inland population. This is further supported by an observation made by Bingham in 1847, who did not mention any house sites or cultivation sites near the coast, but instead further inland, after describing the *palis* surrounding the *ahupua'a*:

> For the first half mile from the sea, the valley seems sterile, and is little cultivated, but has a pleasant grove of coconut trees. The rest of the valley, more fertile and more cultivated, is sprinkled with trees and shrubs, embracing a few orange trees, and being walled up on the east and west by bold, precipitous bluffs, rising higher and higher towards the mountains, from fifty feet to fifteen hundred, appears from one of the palis, like an extensive, well watered plantation, interspersed with *kalo* beds and one hundred and forty cottages, and furnishes employment and sustenance to some seven hundred inhabitants. The immense and irregular precipices shut in

> by each other towards the interior, obstruct the vision of the spectator looking up the valley, but beyond the pleasant opening towards the sea, the eye reaches the distant line where the ocean seems to meet the sky. [Bingham 1847:218–219]

Later in 1946, Handy and Handy (1972:431) explored Hanapēpē Valley and described traces of old *lo'i kalo* and house sites along Hanapēpē River as far inland as 7 miles. *Lo'i* cultivation, specifically wetland *kalo lo'i,* was prevalent in Hanapēpē due to the *ahupua'a* containing vast freshwater resources that ran from *mauka* to *makai*. They would terrace "small flats on the canyon floors, near the streams and high enough to not be washed away by the heavy floods which sweep down these canyons [Olokele and Hanapēpē] at times of heavy rain" (Handy and Handy 1972:394). Sweet potato was another agricultural crop cultivated in Hanapēpē, with pineapple and sugarcane following later.

Many informants (Kenneth Chang, May Makanui Ho'opi'i and Richard Corr, Rhoda Libre, and Chad Shimmelfennig) have mentioned the presence of taro cultivation in Hanapēpē Ahupua'a, both in the past and in the present. May Makanui Ho'opi'i Corr and her son, Richard, shared that Richard has taro patches in lower Hanapēpē. The Makanui family, May and Richard's *'ohana,* would make poi at home and everyone had their own poi pounder (Creed et al. 2001:37). Kenneth Chang shared that his family would harvest taro further up in the valley. Even though Kenneth does not know the exact location of these taro patches, he mentioned they would ride horses and cross the stream 26 times to get to the waterfall (Creed et al. 2001:8). Rhoda Libre and Chad Shimmelfennig have both discussed that Hanapēpē was predominantly a *kalo* farming area and *lo'i kalo* were found along the river and throughout the valley, both presently and in the past. Mrs. Corr also shared that her family cultivated not only *kalo*, but also rice and sugarcane during her childhood.

8.4 Marine Resources and Practices

Dean (1991:138) mentioned that early Hawaiians set up *kukui ahi* or lamps of fire (comparable in function to a western-style "lighthouse") on the high land north of Hanapēpē Bay, which was centrally located to serve the entire south coast and its vast fishery. There are several places where such beacon fires may have been regularly burned as a signal to night fishermen; one of them is at Kuku'i Point, just west of Anakua Point (on the Makaweli-Hanapēpē border).

Fishing is an ongoing practice within Hanapēpē. Many informants (Ms. Libre, Mr. Santos, and Ms. Holi) discussed the *makai* region utilized for fishing and traditional *ho'okupu*, locations of *ko'a*, favored fishing spots replete with *āholehole*, and the *hale manō* in Hanapēpē Bay (Cordy et al. 2019:57; Ishihara et al. 2016:85, 89).

In early correspondence Abner Paki, *hānai* father of Queen Liliu'okalani, states in a letter to the Minister of Interior that Hanapēpē belongs to the King and that the *akule* is the taboo fish (20 April 1852 letter). According to Titcomb, this fish is eaten raw, broiled, or cooked in a ti-leaf bundle placed over the taro in the *imu*, is good for *palu* which she says is used in a relish; and is also a favorite fish for drying (Titcomb 1972:62). In discussing fishing taboos, Mary Kawena Pukui noted, "Summer was the time when fish were most abundant and therefore the permitted time for inshore fishing. Salt was gathered at this time, also, and large quantities of fish were dried" (Titcomb 1972:14). She elaborates saying that when the *kahuna* (priest, advisor) had decided conditions were favorable for fishing, "For several days it remained the right of the chief to have

all the sea foods that were gathered, according to his orders, reserved for his use, and that of his household and retinue. After this, a lesser number of days were the privilege of the *konohiki*. Following this period the area was declared open (*noa*) to the use of all" (Titcomb 1972:14).

Another item of traditional Hawaiian practice found in the archival correspondence is about fishing rights. A Mr. Isaac Hart applied in 1866 for coastal land and the rights to include the fishing boundaries for which he offered to pay $300. He was apparently granted this right, for in 1870 J. and F. Sinclair, having leased or bought most of the Kona District (Kaua'i) by this time, wrote to the Prime Minister, J.O. Dominis seeking redress since they believed their original lease included these fishing rights. Fishing rights belonged to the *konohiki* and could be used by him and often by his tenants. Chapter III of the Laws of 1840 described free and prohibited fishing grounds:

> His Majesty the King hereby takes the fishing grounds from those who now possess them from Hawaii to Kauai, and gives one portion of them to the common people, another portion to landlords, and a portion he reserves to himself.
>
> These are the fishing grounds which His Majesty the King takes and gives to the people: the fishing grounds without the coral reef, viz: the Kilohee grounds, the Luhee ground, the Malolo ground, together with the ocean beyond.
>
> But the fishing grounds from the coral reef to the sea beach are for the landlords and for the tenants of their several lands, but not for others. But if that species of fish which the landlord selects as his own personal portion, should go on to the grounds which are given to the common people, then that species of fish and that only is taboo. [Kosaki 1954:31]

8.4.1 *Pa'akai*

Hanapēpē is known today for its salt ponds and *pa'akai*, or the traditional Native Hawaiian way of preparing salt. The tradition of *pa'akai* is kept and still practiced by families living in Hanapēpē. The brackish springs in existence at Ukula are vital for the production of *pa'akai*. The production of *pa'akai* or salt by Hawaiians, via the use of salt pans or ponds can be traced back approximately 1,000 years (Chang 2007). These *lo'i pa'akai kahiko* or ancient salt ponds (Kekua 2007) were otherwise known as *Waimaka o Hi'iaka.*

Salt Pond Beach Park is located southwest of the proposed study area at the end of Salt Pond Road. The ponds at the park are the only ones in the Hawaiian Islands known to still be in use. Salt making is usually a summertime activity dependent upon dry weather conditions and particularly sunny days. Rainy winter months dilute and dissolve salt. May showers clean out debris from the *puna* or wells. The *puna* are filled with ocean water and as water begins to evaporate, the *puna* are refilled with salt water. Water in the *puna* is collected and transferred to a *wakiū*, shallower holding tank where the salt concentration is even higher than a *puna*. The final stage is for the *wakiū* to be pumped into an *ālia*, shallow pan, where it completely evaporates (Clark 1990:58). After two or three days in the *ālia*, the salt is crystallized and raked. The salt is then drained and bagged.

Kaua'i Island is famous for its *'alaea* or *'alae*, a red, water-soluble, colloidal clay that is mixed into the *pa'akai*. *'Alae* is traditionally used for *la'au lapa'au* or Hawaiian healing medicine. It is also used as a dye and a component for ritual purification ceremonies. Hui Hana Pa'akai is the

organization permitted by the State of Hawai'i to manufacture salt at Salt Pond Beach Park. Twelve *'ohana mālama* these salt beds and continue to pass down the process generation to generation.

Many informants (Mr. Chang, Mr. and Mrs. Corr, Mr. and Mrs. Santos, and Ms. Santos) have a connection to Ukula, located southwest of the current study area. Ukula is the area where the *lo'i pa'akai* are traditionally cultivated in Hanapēpē. Mr. Chang mentioned his aunties had salt flats and both Mrs. Corr and Ms. Holi have mentioned their family salt plots at the Hanapēpē Salt Park (Creed et al. 2001:8–9). The Santos *'ohana* (Mr. and Mrs. Santos as well as Ms. Santos) have been the *kia'i* of a *lo'i pa'akai* in Hanapēpē for over 60 years (Ishihara et al. 2016:90).

Ms. Santos pointed out that Hawaiian salt is cultivated at the lowest portion of the Salt Pond area and described the following:

> 'Ukulā sits is in a subtle depressed bowl. This low lying area is more sensitive to flooding and ponding during storms and high surf events, both of which can ruin the salt harvest. But this low lying area is an important place, where clay deposits are found and where a shallow hole can reveal clean salty springs, or wells, which are critical to salt making.
>
> [...]
>
> if you look at the kind of water that is in the salt making area, it's not 100% saltwater. It's a little bit of fresh water. And so the combination of it helps. It can't just be all salt water. So that's not just coming from the ocean. We don't really know what exactly happens underneath to give it all those elements to help us make Hawaiian salt. [Cordy et al. 2019:58]

8.5 *Hula*

Ms. Libre mentioned that both hula and surfing are ongoing practices in Hanapēpē Ahupua'a and more broadly Kona Moku. Regarding hula, she shared that a *heiau* dedicated to hula can still be found in the forest lands. She also recalled a hula platform near an old *wiliwili* tree (Ishihara et al. 2016:90–91).

8.6 Historic and Cultural Properties

There are seven *heiau* (Nihoana, Makaole, Pualu, Kuwiliwili, Kauakahinunu, Moloku, and a *heiau* with no name) within Hanapēpē Ahupua'a, two of which (Kauakahiunu and Kuwiliwili Heiau) were identified within the study area vicinity. Kauakahiunu *heiau* is located at Pū'olo Point, near the *loko pa'akai* at Ukula which was mentioned by Kumu Hula Kēhaulani Kekua. According to Kumu Hula Kēhaulani Kekua, the health of the springs at Ukula is tied to this *heiau* and its *akua* (Cordy et al. 2019:58).

> It [Kauakahiunu] was specifically dedicated to the primordial gods, Kāne and Kanaloa, who are revered for the opening of springs and water sources throughout Hawai'i. In most cases, they gifted people with fresh, sweet drinking water. However, at 'Ukulā, they provided a system of brackish water (Kekua). [Cordy et al. 2019:59]

Kuwililiwili Heiau is of the *po'okanaka* class in Hanapēpē Valley. The *po'okanaka* class is another term for a *luakini heiau* and only belonged to the king (Thrum 1909:54). It is located just below Makaweli Camp 3, now cane fields, west of the current study area. It is now destroyed but it was a large high-walled enclosure (Thrum 1907:38). By the time Bennett surveyed the area, this *heiau* (Site 48) was no longer in existence (Bennett 1931:112).

8.7 Burials

Based on previous archaeological studies, there are nine cemeteries/burials within the study area vicinity. To the north of the study area is a Filipino cemetery (SIHP # -00608) and to the south of the study area is a Catholic/Chinese cemetery (SIHP # -00603) and the Veterans cemetery (SIHP # -00604). Sand burials (SIHP # -00053), Hanapēpē Cemetery (SIHP # -00651), and a primary coffin burial (SIHP # -01987) are located southeast of the study area along Hanapēpē Bay. The coffin burial was reinterred at the Hanapēpē Hawaiian Cemetery by the Kaua'i Island Burial Council (Winieski et al. 1996). Other burials and cemeteries (SIHP #s -00704, -00705, and -00608) are located east of the study area, near or along Hanapēpē River. Creed et al. (1994:70) stated the burials (SIHP #s -00704 and -00705) were adult remains left in place. There is also a Hawaiian cemetery located west of the study area that abuts Kaumuali'i highway.

Regarding burial sites, the Santos *'ohana* shared the location of burial caves and also mentioned that Pū'olo Point is a *leina 'o ka 'uhane*.

> Along this hillslope is all burial caves, yeah (pointing and marking on map). Well this the Hanapēpē cliffs, the Heights right here, this is the valley along this cliff line this was all burials, that is going up Moi Road. This road goes up the hill. The caves are right on top the *pali*, right here is the top of the Heights and this Hanapēpē Valley down here. Going up the Hanapēpē Valley thjere are a lot of burials within the cliffs all the little caves are in the cliffs there. So all this mountain range right here [referring to USGS Map]... [Ishihara et al. 2016:82]

8.8 *Wahi Pana* and *Mo'olelo*

Ms. Santos shared a *mo'olelo* that explains why Pele was always in the area (Hanapēpē) and how Hawaiian salt was made.

> The two that I share is how Hawaiian salt was made and its connection between why Pele was always hanging out in the area. Back in the day, Hawaiian salt was made and Hawaiians believe you only gather, you only hunt, you only fish for what you can use. So there was a woman, she was on the beach called Puolo Point or Salt Pond Beach Park. She caught too many fish and tried to give them away. She walked up and down the shoreline to try and give away all the fish but she couldn't so she felt really bad. She started to cry. A woman appeared from the bushes and said, 'Please don't cry. Follow me.' The woman followed her to an area, dug a hole, and she taught her how to preserve fish using salt. They said the lady who appeared from the bushes was Pele. They say Pele was hanging out over there because she liked the shark god who liked to visit her so he would swim underground in the tunnels. The way Hawaiian salt is made, water flows underground into our wells.

> So they say that's why, she wasn't allowed to go to the ocean. They also call that bay right there before Salt Pond or Puolo Point, Sharks Bay. [Cordy et al. 2019:98]

Cordy et al. (2019:56) described the following about Pu'ulani, a *pu'u* and the "wai hālau for the stream gulches that run through the Hanapēpē Hawaiian Homelands are connected to the kai at Salt Pond, 'Ukulā":

> According to Kumu Kēhaulani Kekua, Pu'ulani is not merely a wahi inoa, but a wahi pana (a storied place). 'It [Puulani] is one of the last places on Kaua'i where Pele attempted to create a volcanic home for herself and her siblings. (Hālau Newsletter). Both Ku'ulei Santos and Kēhau Kekua share Pele mo'olelo connecting Kamohoali'i to the study area, from his travels from Kapalawai (Shark Bay) mauka, along watery paths through underground tunnels and lava tubes to Pu'ulani. This path takes Kamohoali'i directly through, albeit beneath, the study area. [Cordy et al. 2019:57]

There is an *'ili* located in the uplands of Hanapēpē named Kumimi. Mrs. Corr shared that she was raised there and remembered the following regarding how Kumimi received its name:

> Mrs. Corr remembers being told that the name Kumimi meant 'to stand and urinate' from a story about a man standing high on the hill above Kumimi and urinating. She also was always told that Kumimi was one of the 'sacred places' and she remembers that lots of offerings were made in that area, particularly in the area of the 'pool' in the river. [Creed et al. 2001:9]

Mr. Shimmelfennig shared how 'Ele'ele, the neighboring *ahupua'a* east of Hanapēpē Ahupua'a, received its name:

> When you drive by it's all black because all the other street names are colors. But actually 'ele'ele was because of the war that happened to the last revolt of Kamehameha and the last loyalists to Kaumuali'i. And they said that the blood shed made the ground black because when the blood dried, it was black. That was one version. Or the smoke that could be seen form outside of Hanapēpē, they called it 'ele'ele because of the smoke against Kaumuali'i troops, which had still spears the traditional way versus Kamehameha troops which had muskets. So the black would have either been the smoke or the blood that dried in the ground that covered this whole area. And then they start naming the streets color names so then it just got lost. [Cordy et al. 2019:96]

Section 9 Summary and Recommendations

CSH undertook this Ka Pa'akai Analysis at the request of SSFM International, Inc. and on behalf of the DLNR Engineering Division. The research broadly covered the entire *ahupua'a* of Hanapēpē but focuses on the DLNR WKFOF study area.

9.1 Results of Background Research

Background research for this study yielded the following results, presented in approximate chronological order:

1. The wind of Hanapēpē is Aoao (Nakuina 1992:53). In the *ahupua'a* of Waimea many rains are associated with areas near the study area. However, there is no rain specifically associated with Hanapēpē. The Kapa'ahoa rain is known to be associated with Waimea according to Akana and Gonzalez (2015).
2. Hanapēpē River, which empties into the sea almost immediately east of the study area, is the third longest river on Kaua'i and it begins at the confluence of the streams of Kō'ula and Manuahi, approximately halfway up the length of the *ahupua'a* (Wichman 1998:27). According to Clark (1990:34), "The Hanalei, Waimea, Hanapēpē, and Makaweli rivers produce a large percentage of the island-wide catch, but are not as productive today as in former times."
3. The name Hanapēpē literally translates to "crushed bay," referring to the frequent landslides of the area (Pukui et al. 1974:41). According to Wichman, the name "crushed bay" is thought by some to have derived from the appearance of the cliffs of the area from the sea (Wichman 1998:30). Hanapēpē is also the name of a lowland honeycreeper known as the *nuku pu'u* on the other Hawaiian Islands.
4. The production of *pa'akai* or salt by Hawaiians, via the use of salt pans or ponds can be traced back approximately 1,000 years (Chang 2007). These *lo'i pa'akai kahiko* or ancient salt ponds (Kekua 2007) were otherwise known as *Waimaka o Hi'iaka*. Salt Pond Beach Park is located southwest of the proposed study area at the end of Salt Pond Road. The ponds at the park are the only ones in the Hawaiian Islands known to still be in use. The salt pans are on a naturally flat area adjacent to the beach (Clark 1990:58).
5. Hanapēpē Valley was one of few areas with an inland population, which according to Handy and Handy (1972:397), "had at best but infrequent contacts with the sea." When Handy and Handy (1972:431) explored Hanapēpē Valley in 1964, they stated that "As far in as seven miles, every level area along the rushing stream showed traces of old lo'i and house sites." *Lo'i* cultivation, specifically wetland *lo'i kalo,* was prevalent in Hanapēpē due to the *ahupua'a* containing vast freshwater resources that ran from *mauka* to *makai.*
6. Scheffer was a Russian trader who scouted out sandalwood and other trading goods for his company. He tried to convince Russia to annex Hawai'i and wanted to help Kaumuali'i recapture all the other islands in exchange for which Scheffer would be entitled to all the sandalwood. Among the lands he was given by Hawaiian *ali'i* were the *ahupua'a* of Hanalei (renamed Schafferthal or Scheffer's valley), land in Waimea for plantations and factories, and the *'ili* of Mahinauli in Makaweli, followed shortly thereafter by a gift of the *'ili* of Kuiloa in Hanapēpē (Pierce 1965:185).

7. Kaumuali'i's death brought about the 1824 rebellion and reprisals for people in Hanapēpē who participated in the rebellion. After his death Kaua'i came under Kamehameha's power. The leeward chiefs opted to rebel and stormed the fort at Waimea but most were killed. Those that lived set up a fort at the Hanapēpē-Wahiawa border but they did not count on the ten ships of men and arms sent from Maui and O'ahu, including Hoapili (ruling chief of Maui), who were sent to support Kamehameha's claims against Humehume (Kamakau 1961:268–269 citing newspaper articles of 11 and 18 April 1868 from *Ka Nupepa Ku'oko'a*).
8. In Hanapēpē Ahupua'a, 92 claims are listed, of which 66 were awarded (Soehren 2010). Land use information provided in the LCA documentation indicated settlement within the Hanapēpē Valley focused on wetland taro cultivation, with ample irrigation from the Hanapēpē River. The study area and all other unclaimed lands in Hanapēpē were originally awarded to Miriam Kekauonohi, who immediately returned it to pay the commutation fee for the lands she kept. The returned land became Crown Lands. No early surveys were ever made of Crown Lands, thus there are no Māhele records on land use for those areas. Therefore, it is unclear what *'ili* the proposed project is located in.
9. Eleele Plantation, a nearby sugar plantation east of the Hanapēpē River, was started in 1884 by Mrs. Duncan McBryde and August Drier (the manager) when they bought the land from Bernice Pauahi Bishop. Eleele Plantation was considered to have "the most fertile lands in the district and an ample supply of water" (Condé and Best 1973:197).
10. The study area was part of the land deeded as Grant 7846 to the Kauai Railway Company which constructed a railroad system that runs through the middle of the study area in a rough east/west direction. This railway land was then deeded back to the Territory of Hawaii in 1949 by Kauai Terminal Ltd. The railway was discontinued in 1933 at which time its rolling stock consisted of 500 4-ton cane cars with flare sidings, and four 26-ton oil-fired locomotives (Condé and Best 1973:199–200).
11. The Battle of Hanapēpē, sometimes referred to as the Massacre at Hanapēpē, occurred on 9 September 1924; 16 Filipino workers and four Kaua'i policemen were killed. The massacre came at the end of an eight-month attempt by more than 3,000 workers on four islands to raise the wages of Filipino sugar workers to $2 a day, as well as improve work and living conditions (Chang 2006a and b; Gordon 2006; Reinecke 1996).
12. Fourteen archaeological studies were previously conducted within the vicinity and none were located within the study area. Twenty-four historic properties were previously identified within the study area vicinity, nine of which consist of cemeteries and burials (SIHP #s -00608, -00603, -00604, -00053, -00651, -01987, -00704, -00705, and -00608); two are *heiau* (SIHP #s -00048 and-00051), two house site/fishing shrine (SIHP #s -00050 and -00052), the Salt Pans (SIHP # -00049), Salt Pond Beach (SIHP # -03038), cultural deposits (SIHP #s -00706 and 0-03039), and buildings (SIHP # -09389).
13. Two previous CIA projects (Cordy et al. 2019; Ishihara et al. 2016) and an assessment of historic preservation issues (Dye 1997) were identified in close proximity to the study area and a traditional and cultural practice assessment (Creed et al. 2001) was identified further *mauka* along the Hanapēpē River.

9.2 Results of Community Consultation

CSH attempted to contact Hawaiian organizations, agencies, and community members as well as cultural and lineal descendants to identify individuals with cultural expertise and/or knowledge of the study area and vicinity. In most cases, two or three attempts were made to contact individuals, organizations, and agencies. Community outreach letters were sent to 38 individuals or groups; seven responded and one provided written testimony. Consultation was received from:

1. Mrs. Ku'ulei Gaisoa, a *kama'āina* and the Vice President of Hui Hana Pa'akai O Hanapēpē

9.3 Identification of Cultural Practices

Consultation identified the following cultural, historical, and natural resources where cultural practices (including traditional and customary Native Hawaiian rights) are being exercised in Hanapēpē Ahupua'a:

1. *Pa'akai*
2. Burial Practices (*iwi kūpuna*)

Based on the results of community consultation and background research conducted as part of this Ka Pa'akai Analysis, CSH has identified the following cultural resources and practices within Hanapēpē Ahupua'a:

1. Freshwater Resources (gathering of freshwater resources [*'o'opu* (goby fish; *Lentipes concolor*), *'a'ama* (*Grapsus tenuicrustatus*), *'ōpae* (*Atyoida bisulcata*), Samoan crab (*Scylla serrata*), *akule* (*Selar crumenophthalmus*), *limu* (seaweed), *'opihi* (*Cellana exarata*), previously mullet (*Mugilidae*), and now tilapia (*Oreochromis niloticus*)] along the Hanapēpē River, bridge, and up into the valley)
2. Gathering plant resources (*laukahi* and various ferns) in the uplands for *lā'au lapa'au*
3. Agricultural Practices (*kalo*)
4. Marine Resources (fishing, *ho'okupu*, cultural sites, *pa'akai*)
5. Hula
6. Burial Practices (*iwi kūpuna*)
7. *Wahi pana* and *mo'olelo*

No ongoing cultural practices or resources were identified within the study area during background research and community consultation. However, ongoing cultural practices, such as marine and freshwater gathering practices, *pa'akai* making, and burial practices, occur within the vicinity of the study area.

9.4 Identification of Impacts to Cultural Practices

No impacts to ongoing cultural practices were identified within the study area during background research and community consultation for this Ka Pa'akai Analysis. Consultation identified the following concerns related to the environment and the broader community:

1. Indirect impacts to the salt ponds at 'Ukula
   a. Mrs. Gaisoa believes development or growth in the area could impact the salt beds in Hanapēpē. The dust from earth-moving activities and increased traffic has been

an issue in the past and negatively impacts the quality of the *pa'akai* at the salt ponds.

9.5 Mitigation Possibilities Identified During Background Research and Consultation

The results of community consultation, underscored by background research conducted for this Ka Pa'akai Analysis, inform the following mitigation possibilities promoting and preserving cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups:

1. Mrs. Gaisoa is against any development in the area surrounding the salt pans until there is a plan in place to protect the salt pans. The protection of the salt pans needs to be addressed first before any added infrastructure occurs in the area.
2. Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and the SHPD will be notified pursuant to HAR §13-280-3. In the event that *iwi kūpuna* (ancestral remains) are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and Police Department will be notified pursuant to HAR §13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended.
3. In the event that *iwi kūpuna* and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a reinterment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.

9.6 Ka Pa'akai Analysis

In Ka Pa'akai vs Land Use Commission, 94 Hawai'i (2000) the Court held the following analysis must also be conducted:

1. The identity and scope of valued cultural, historical, or natural resources in the study area, including the extent to which traditional and customary native Hawaiian rights are exercised in the study area;
2. The extent to which those resources—including traditional and customary native Hawaiian rights—will be affected or impaired by the proposed action; and
3. The feasible action, if any, to be taken by the LUC to reasonably protect native Hawaiian Rights if they are found to exist.

Based on information gathered from the cultural and historical background, no culturally significant resources were identified within the study area per se. At present, there is no documentation or testimony indicating traditional or customary Native Hawaiian rights are currently being exercised "for subsistence, cultural and religious purposes and possessed by *ahupua'a* tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands

prior to 1778" (Hawai'i State Constitution, Article XII, Section 7) within the specific study area. The coast, Hanapēpē Bay, and stream is where ongoing fishing and the gathering of marine and freshwater resources occur. *Pa'akai* making occurs at 'Ukulā, southwest of the study area and burial practices occur within the vicinity and surrounding the study area.

9.6.1 Archaeological Resources

No archaeological studies were previously conducted and no historic properties were identified within the DLNR WKFOF study area. However, there are multiple cemeteries and burial sites surrounding the study area to the north and south. Other historic properties within the vicinity of the study area include *heiau* and house sites, the Salt Pans and Salt Pond Beach at Ukula, and buildings near Hanapēpē River.

Hanapēpē is known today for its salt ponds and *pa'akai*, or the traditional Native Hawaiian way of preparing salt. The tradition of *pa'akai* is kept and still practiced by families living in Hanapēpē (see Figure 9 and Figure 10). In his survey of Kaua'i in 1931, Wendell Bennett recorded salt pans as his Site 49, corresponding with salt ponds that still exist (Bennett 1931). Salt Pond Beach Park is located southwest of the proposed study area at the end of Salt Pond Road. The ponds at the park are the only ones in the Hawaiian Islands known to still be in use. The salt pans are on a naturally flat area adjacent to the beach (Clark 1990:58).

9.6.2 Burials

There are multiple cemeteries and burial sites located within the vicinity of the study area. As mentioned previously, there are cemeteries and burials surrounding the study area to the north (SIHP # -00608; Filipina cemetery) and south (SIHP # -00604; Veterans cemetery). Right below SIHP # -00604 is a Catholic/Chinese cemetery (SIHP # -00603). Sand burials (SIHP # -00053), Hanapēpē cemetery (SIHP # -00651), and a primary coffin burial (SIHP # -01987) are located southeast of the study area along Hanapēpē Bay. Other burials and cemeteries (SIHP #s -00704, -00705, and -00608) are located east of the study area, near or along Hanapēpē River. Creed et al. (1994:70) stated that the burials (SIHP #s -00704 and -00705) were adult remains left in place. A Hawaiian cemetery is also located west of the study area that abuts Kaumuali'i Highway.

9.6.3 Faunal Resources

Wilma Holi stated that "pig hunting and perhaps pheasant hunting continue in the upper valley, probably done mostly by McBryde Plantation people who have keys to the back of the valley" (Creed et al. 2001:9).

Hanapēpē Ahupua'a is known for its vast freshwater resources. Previous informants have identified the following freshwater resources in Hanapēpē River: *'o'opu*, shrimp, *'a'ama*, *'ōpae*, Samoan crab, *akule*, *limu*, *'opihi*, previously mullet and now tilapia.

Hanapēpē Bay, south of the study area, is known to be used for fishing and traditional *ho'okupu* as well as *hale manō*. Background research and previous informants have identified *āholehole* and *akule* in Hanapēpē Bay. Background research revealed more information on fishing rights in Hanapēpē. In a letter between Abner Paki and the Minister of Interior, it was stated that the *akule* is the taboo fish (20 April 1852 letter). Mary Kawena Pukui also noted how summer is a time when fish were more abundant and inshore fishing was allowed. She further elaborates saying that when the *kahuna* had decided conditions were favorable for fishing "For several days it remained the

right of the chief to have all the sea foods that were gathered, according to his orders, reserved for his use, and that of his household and retinue. After this, a lesser number of days were the privilege of the *konohiki*. Following this period the area was declared open (*noa*) to the use of all" (Titcomb 1972:14).

9.6.4 Earth Resources

No traditional use of the stones (or soft sediments) within the study area has been documented.

9.6.5 Plant Resources

Previous informants have mentioned the *mauka* regions of Hanapēpē Valley have native plants utilized for *lā'au lapa'au*, such as *laukahi* and various ferns. *Lo'i* cultivation, specifically wetland *kalo lo'i,* was prevalent in Hanapēpē due to the *ahupua'a* containing vast freshwater resources that ran from *mauka* to *makai*. They would terrace "small flats on the canyon floors, near the streams and high enough to not be washed away by the heavy floods which sweep down these canyons [Olokele and Hanapēpē] at times of heavy rain" (Handy and Handy 1972:394).

Many informants (Kenneth Chang, May Makanui Ho'opi'i and Richard Corr, Rhoda Libre, and Chad Shimmelfennig) have mentioned the presence of taro cultivation in Hanapēpē Ahupua'a, both in the past and in the present. Mrs. Corr and her son, Richard, shared that Richard has taro patches in lower Hanapēpē. Kenneth Chang shared that his family would harvest taro further up in the valley. Ms. Libre and Mr. Shimmelfennig have both discussed that Hanapēpē was predominantly a *kalo* farming area and *lo'i kalo* were found along the river and throughout the valley.

9.6.6 Trails

No trails within the study area have been documented.

9.6.7 *Nā Wahi Pana*

Previous informants have mentioned multiple *wahi pana* within Hanapēpē Ahupua'a. Ms. Santos shared a *mo'olelo* that discusses how Pele taught a woman how to preserve fish using salt at Puolo Point or Salt Pond Beach Park. According to this *mo'olelo*, Pele was in the area because she liked the shark god who would visit her via underground tunnels. The bay right before Salt Pond or Puolo Point is known as Kapalawai (Sharks Bay) (Cordy et al. 2019:98). Kumu Kēhaulani Kekua's *mo'olelo* further explains how Kamohoali'i (shark god) would travel through underground tunnels and lava tubes from Kapalawai to Pu'ulani. According to Cordy et al. (2019:56), Pu'ulani is a hill and the "wai hālau for the stream gulches that run through the Hanapēpē Hawaiian Homelands are connected to the kai at Salt Pond, 'Ukulā."

Another previous informant, Mrs. Corr, mentioned the *'ili* named Kumimi, located in the uplands of Hanapēpē. Mrs. Corr recalled that the name Kumimi meant "to stand and urinate." This is based off a story about a man standing high on the hill above Kumimi and urinating. It is also a sacred place where lots of offerings were made, especially in the "pool" in the river (Creed et al. 2001:9).

9.6.8 Valued Cultural, Historical, or Natural Resources in the Study Area

The background research conducted for this study, including cultural and historical data, indicates the vicinity of the study area has a long and rich history of Native Hawaiian use and

modification. However, archaeological studies lack findings of Native Hawaiian use and modification within the study area, likely due to long-term intensive commercial agricultural activities associated with the Olokele Plantation. There is very low expectation for finding historic properties in the study area other than the foundation remnants of the warehouse along Lele Road, sugar plantation field irrigation infrastructure, or remnants of the Kauai Railroad track.

Based on LCA research, the study area was classified as "unclaimed lands" in Hanapēpē and was originally awarded to Miriam Kekauonohi, who immediately returned it to pay the commutation fee for the lands that she kept. The returned land became Crown Lands. No early surveys were ever made of Crown Lands, thus there are no Māhele records on land use for those areas. Therefore, it is unclear what *'ili* the proposed project is located in. A 1923 A.S. Chaney survey map of Hanapēpē Cane Lands indicates the study area is part of an area labelled LCA 3654:1. LCA 3645 to Kamae lists two *mo'o* in a small area shown on the Tax Map Key in Ukula as removed from the project parcel, but the 1923 Chaney map shows LCA 3645:1 as 325 acres encompassing the study area. The LCA claim lists the area or *'ili* as Kuiloa within the *ahupua'a* of Hanapēpē.

The study area was part of the land deeded as Grant 7846 to the Kauai Railway Company that constructed a railroad system that runs through the middle of the study area in a rough east/west direction (see Figure 21 and Figure 24). This railway land was then deeded back to the Territory of Hawaii in 1949 by Kauai Terminal Ltd. and the railway was discontinued in 1933.

Approximately 80% of the study area is located in former cane lands. In the southeastern portion of the study area, parallel to Lele Road, are stockpiles of soil, sand, gravel, concrete blocks, asphalt, and wood. Based on background research, there used to be structures built in the southeast corner of the study area in the 1940s during World War II. The building was abandoned after the war and used by the Kawakami family as the warehouse for the Big Save stores around the island. It was then abandoned and destroyed by Hurricane 'Iwa in 1982.

9.6.9 The Extent to which Traditional and Customary Native Hawaiian Resources will be Affected by the Proposed Action

Given the lack of native flora and the prior land history of intensive sugarcane cultivation, military activity, and modern development, it is concluded that the only traditional and customary Native Hawaiian resources that may be directly affected by the proposed action is the possible presence of human burials in the study area. The current study area is within proximity to one cemetery to the north and two to the south. The proposed project is located on the westernmost periphery of Hanapēpē Town where it is surrounded, for the most part, by agricultural farmlands. There is residential housing, concrete buildings, recreational activity, and an airport and harbor within the vicinity. A combination of prior intensive sugarcane cultivation, military activity, and modern development has likely significantly impacted or destroyed any surface or subsurface historic properties that may have existed. There is very low expectation for finding historic properties in the study area other than the foundation remnants of the warehouse along Lele Road, sugar plantation field irrigation infrastructure, or remnants of the Kauai Railroad track.

9.6.10 Feasible Action, if any, to be Taken to Reasonably Protect Native Hawaiian Rights

If indeed the anticipated population growth in Hanapēpē Ahupua'a is to continue, then the question is how best to manage it and how to mitigate adverse impact on traditional Hawaiian

resources and customary practices, or of course ideally, to improve traditional Hawaiian resources. For starters, mitigation would seem to ensure that any development projects do not make matters worse, minimally by ensuring best management practices.

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Appendix A Community Outreach Letter

CULTURAL SURVEYS HAWAI'I
ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL DOCUMENTATION SERVICES - SINCE 1982

P.O. Box 1114 Kailua, Hawai'i 96734 Ph: (808) 262-9972 Fax: (808) 262-4950

Aloha mai kāua,

With this letter, Cultural Surveys Hawai'i, Inc. (CSH) humbly requests your *mana'o* and *'ike* (experience, insights, and perspectives) regarding past and ongoing cultural, practices, beliefs, and resources within the study area and the Hanapēpē Ahupua'a.

Consultation with traditional cultural practitioners, *kūpuna, kama'āina*, and Hawai'i's diverse ethnic communities is an important and deeply valued part of our work and the environmental review process for proposed projects in Hawai'i. Your contributions will revitalize and keep alive knowledge of cultural practices, storied places, and life experiences that will remind Hawai'i's children of their history for generations to come.

Project Description

At the request of SSFM International, Inc., on behalf of the Department of Land and Natural Resources (DLNR) Engineering Division, CSH is conducting a Ka Pa'akai Analysis study for the DLNR West Kaua'i Field Operations Facility (WKFOF) project in Hanapēpē Ahupua'a, Waimea District, Kaua'i, TMK: (4) 1-8-008:020 (por.). The approximately 10-acre (4.04-hectare) study area is located just west of Lele Road directly across from the Hanapēpē Refuse Station and bounded by the Kaua'i Veterans Cemetery to the south. The study area is depicted on a portion of the 1996 Hanapepe U.S. Geological Survey (USGS) topographic quadrangle (Figure 1) and a 2013 aerial photograph (Figure 2).

The WKFOF will provide secured storage, office space, conference room, restrooms, showers, parking, a plant nursery, native bird holding area, and fueling facilities (28 January 2015 letter *Release of Funds for West Kauai Field Operations Facility, Kauai, Job No. J43CK30A, as Authorized by Act 134, SLH 2013, as Amended by Act 122, SLH 2014, Item D-8.04*). Once the new facility is completed, it will provide DLNR with the necessary infrastructure to enhance and support current programs, extend public outreach and services, and provide additional facilities for emergency situations.

Purpose of this Study

The purpose of this Ka Pa'akai Analysis outreach is to 1) identity and scope valued cultural, historical, or natural resources in the study areas, including the extent to which traditional and customary Native Hawaiian rights are exercised in the study areas; and 2) identify the extent to which those resources, including traditional and customary Native Hawaiian rights, will be affected or impaired by the proposed action. This is accomplished through consultation and background research using previously written documents, studies, and interviews. This information is used to assess potential impacts of the proposed project to the specific identified resources, practices, and to identify feasible action, if any, to reasonably protect Native Hawaiian rights if they are found to exist.

As a knowledgeable member of the community holding long-term cultural knowledge, your insight, input, and perspective provide a valuable contribution to the assessment of potential effects

Figure 30. Community outreach letter page one

of this project and an understanding of how to protect these resources and practices. Insights focused on the following topics in the study area are especially helpful and appreciated:

- Your knowledge of traditional cultural practices of the past within the proposed study area and the Hanapēpē Ahupua'a
- Your specific traditional cultural practice and its connection to the proposed study area and the Hanapēpē Ahupua'a
- The different natural resources associated with your specific traditional cultural practice
- Legends, stories, or chants associated with your specific traditional cultural practices and their relationships to the proposed study area and the Hanapēpē Ahupua'a
- Referrals to other *kūpuna, kama'āina,* and traditional cultural practitioners knowledgeable about the proposed study area and the Hanapēpē Ahupua'a
- Your comments or thoughts on the potential impacts the proposed project may have on your ongoing traditional cultural practices and natural resources within the proposed study area and the Hanapēpē Ahupua'a
- Your knowledge of cultural sites and *wahi pana* (storied places) within the proposed study area and the Hanapēpē Ahupua'a
- Your comments or thoughts on the potential impacts the proposed project may have on cultural sites and *wahi pana* within the proposed study area and the Hanapēpē Ahupua'a

Consultation Information

Consultation is an important and deeply valued part of a Ka Pa'akai Analysis study. Your contributions will revitalize and keep alive our combined knowledge of past and ongoing cultural practices, historic places, and experiences, reminding our children of their history generation after generation.

With your agreement to participate in this study, your contributions will become part of the comprehensive understanding of traditions of the area, and part of the public record. As a part of this process, your knowledge may be used to inform future heritage studies of cultural practices and resources that need protection from impacts of proposed future projects. If you engage in consultation, and the *mana'o* and *'ike* you provide appears in the study, we would like to recognize your contribution by including your name. If you prefer not to allow your name to be included, your information can be attributed to an anonymous source.

The consultation interview structure and format are flexible. We will accommodate your preference on how to get together: talk story, over the phone, by email correspondence, remotely via Zoom, MS Teams, Google Chat or other remote meeting platforms.

Your knowledge of the resources and potential effect of the project on traditional practices in the study area and Hanapēpē Ahupua'a focusing on the topics in the bullet points above can also be submitted in a written statement. CSH will provide return postage of your written statement on request. CSH is happy to provide a list of topics for discussion, a more structured questionnaire of interview questions, or any other assistance that might be helpful.

Figure 31. Community outreach letter page two

Ka Pa'akai Analysis for the DLNR WKFOF Project, Hanapēpē Ahupua'a

Page 3

If you have questions regarding consultation, or are interested in participating in this study, please contact Tehani Baculpo by email at tbaculpo@culturalsurveys.com or Chantellee Spencer at cspencer@culturalsurveys.com. We are both available by phone at (808) 965-6478.

Mahalo nui loa,

Tehani Baculpo

CSH Cultural Researcher

Figure 32. Community outreach letter page three

Ka Pa'akai Analysis for the DLNR WKFOF Project, Hanapēpē Ahupua'a

Page 4

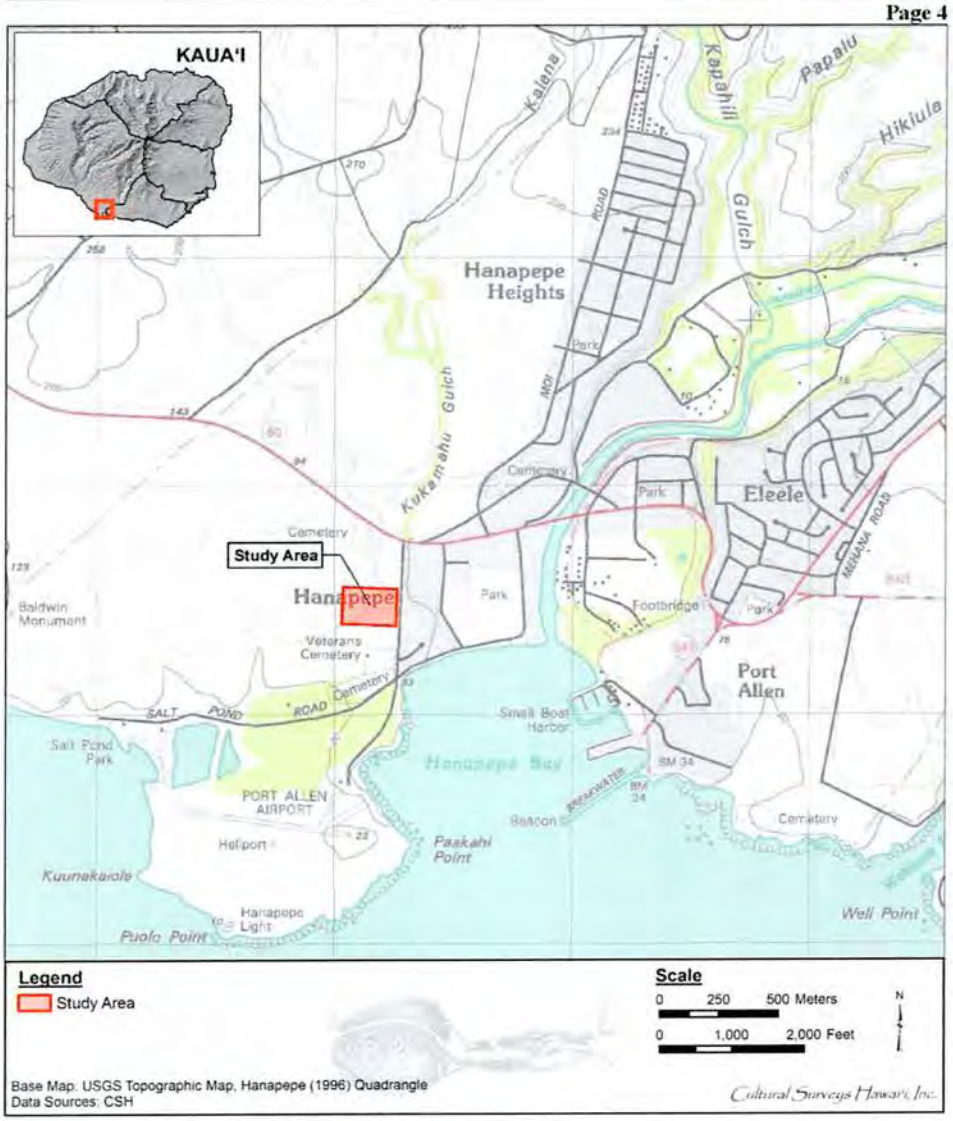


Figure 1. Portion of the 1996 Hanapepe USGS topographic quadrangle showing the location of the project area

Figure 33. Community outreach letter page four

Ka Pa'akai Analysis for the DLNR WKFOF Project, Hanapēpē Ahupua'a

Page 4

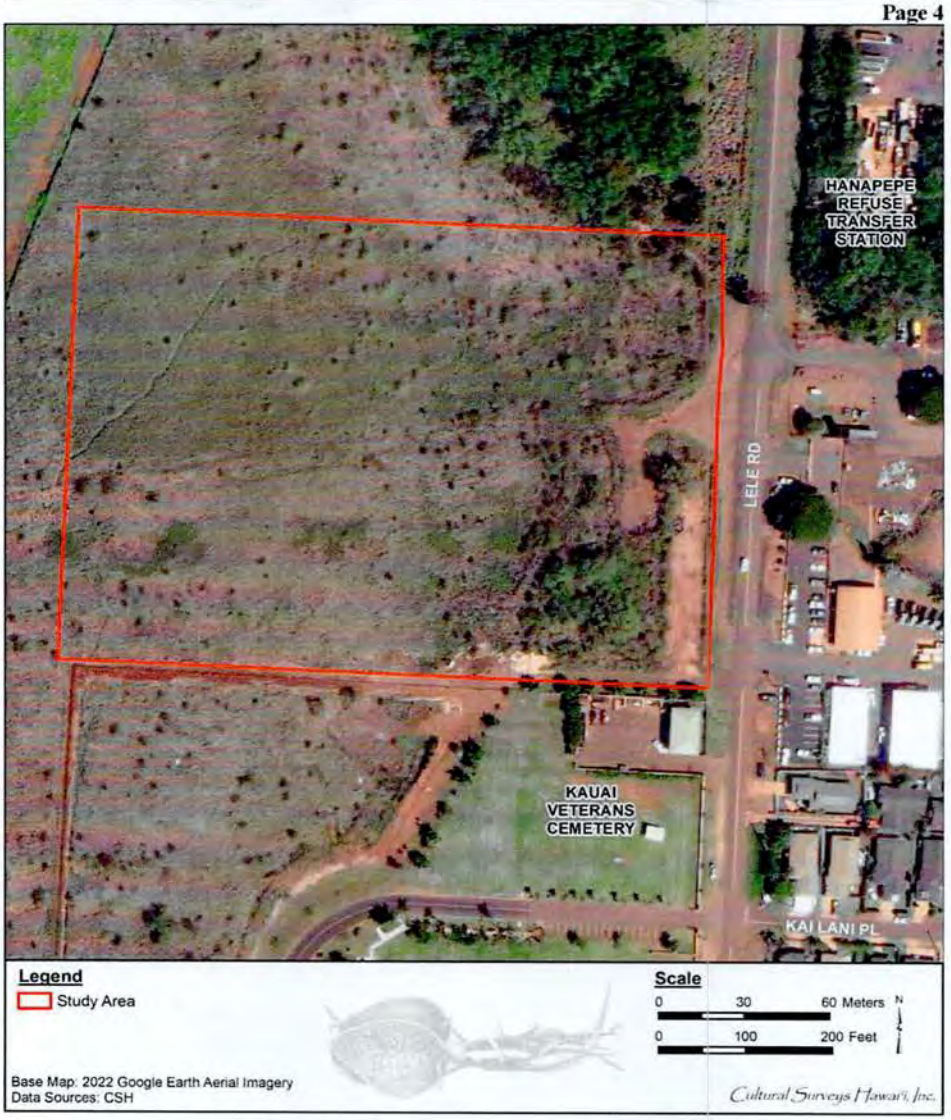


Figure 2. Aerial photograph showing the location of the project area (Google Earth 2022)

Figure 34. Community outreach letter page five

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of Class IV Zoning Permit, Use Permit, and a Special Permit for the construction of a new, Department of Land and Natural Resources (DLNR) field operations base yard in Hanapēpē, Kaua'i.
Permit Application Nos.	Class IV Zoning Permit Z-IV-2025-10 Use Permit U-2025-7 Special Permit SP-2025-4
Name of Applicant(s)	STATE OF HAWAI'I DEPARTMENT OF LAND AND NATURAL RESOURCES SSFM INTERNATIONAL, INC., AUTHORIZED AGENT

II. PERMIT INFORMATION

PERMITS REQUIRED	
☒ **Use Permit**	A Use Permit is required as the proposed use is not generally permitted within the Open (O) zoning district.
☐ **Project Development Use Permit**	
☐ **Variance Permit**	
☒ **Special Permit**	A Special Permit is required as the proposed use is not permitted use within the State Agricultural Land Use District.
☒ **Zoning Permit Class** ☒ IV ☐ III	Pursuant to Section 8-3.1 of the KCC, 1987, as amended, a Class IV Zoning Permit is a procedural requirement for obtaining a Use Permit in the Open (O) zoning district.
☐ **Special Management Area Permit** ☐ Use ☐ Minor	
AMENDMENTS	
☐ **Zoning Amendment**	
☐ **General Plan Amendment**	

F.2.a.1.

APR 0 8 2025

☐ **State Land Use District Amendment**	

Date of Receipt of Completed Application: February 20, 2025

Date of Director's Report: March 12, 2025

Date of Public Hearing: April 8, 2025

Deadline Date for PC to Take Action (60TH Day): APRIL 21, 2025

III. PROJECT DATA

PROJECT INFORAMTION			
Parcel Location:	The subject site is in Hanapēpē, approximately 920 feet south of the Lele Road/Kaumualiʻi Highway intersection, and immediately west of the Hanapēpē Transfer Station.		
Tax Map Key(s):	(4) 1-8-008:020 (por.)	**Area:**	373.06 acres
ZONING & DEVELOPMENT STANDARDS			
Zoning:	Agriculture(A), Open (O), and Open Special Treatment Resource (O/ST-R)		
State Land Use District:	Agricultural/ Urban		
General Plan Designation:	Agriculture		
Height Limit:	Agriculture: No building or portion thereof shall exceed fifty (50) feet in Agriculture. Open: 30 t0 50 feet (The same as the requirements for the District in which the proposed use would be permitted under other provisions in the KCC, CZO.)		
Max. Land Coverage:	Open: 10% Maximum/ Agriculture: 60 % Maximum		
Parking Requirement:	One parking stall for each three employees, or one parking stall for every 500 square feet of gross floor area of the buildings where the number of employees is unknown; one parking stall designated for visitors for each 200 square feet of office space; and		

	Parking spaces for trucks, equipment, or other vehicles used in the conduct of the business.
Front Setback:	Ten (10) feet or Fifteen (15) feet
Rear Setback:	Ten (10) feet or Fifteen (15) feet
Side Setback:	Ten (10) feet or Fifteen (15) feet
Community Plan Area:	West Kaua'i Community Plan
Community Plan Land Use Designation:	
Deviations or Variances Requested:	

IV. LEGAL REQUIREMENTS

Section 8-3.1(f), KCC:	This report is being transmitted to the Applicant and Planning Commission in order to satisfy the requirements of Section 8-3.1 (f), relating to the provision of the Planning Director's report and recommendation on the subject proposal within sixty (60) days of the filing of a completed application. The application was received on February 20, 2025, and the Applicant, through its authorized agent, was notified accordingly of the Planning Department's intent to commence permit processing.
Public Hearing Date:	April 8, 2025

V. PROJECT DESCRIPTION AND USE

The Hawai'i Department of Land and Natural Resources (DLNR) plans to build a new Field Operations base yard in Hanapēpē, Kaua'i, on a 10-acre state-owned parcel formerly used for sugar cane cultivation. Funded by the Department of Defense's REPI Program, the facility aims to enhance emergency response, resource management, and conservation efforts.

The DLNR Base Yard Facility will house multiple DLNR divisions, including Forestry and Wildlife, Conservation Enforcement, Boating and Ocean Recreation, Aquatic Resources, and State Parks. It will provide storage, office space, maintenance areas for equipment, and facilities for endangered species protection. The site will operate mainly during business hours but be available 24/7 for emergencies. Security measures include perimeter fencing and controlled access.

The facility will feature public offices near the entrance, storage and maintenance buildings further back, and areas for wildlife conservation at the rear. Stormwater management and landscaping are integrated into the site plan. The project aims to improve safety, reduce

emergency response times, and support DLNR's conservation and land management efforts across Kaua'i.

The project will be completed in phases based on available funding, with adjustments possible during design (see figure 2).

- Phase 1A: Construction of the central roadway with underground utilities (water, sewer, electrical), a water fill station, a laydown area, and perimeter fencing.

- Phase 1B: Development of the DOFAW Fire Response and Storage Buildings, installation of an electrical transformer and distribution system, and associated parking and circulation.

- Phase 1C: Construction of multiple shared and division-specific facilities, including a workshop/maintenance building, DOCARE building, office/public services building, SHPD storage, secured parking, lab and multipurpose buildings, DOFAW plant nursery and animal area, fueling station, secondary road, and additional parking and circulation.

VI. APPLICANT'S REASONS/JUSTIFICATION

Establishing a west-side facility will significantly cut response times and improve public service. This facility will also function as an Incident Command Post (ICP), ensuring resource management and employee safety during emergencies.

VII. ADDITIONAL FINDINGS

1. The proposed project site is located on the western edge of Hanapēpē Town, surrounded mostly by agricultural farmlands. The Kaua'i Veterans Cemetery is to the south, Hanapēpē Refuse Station to the east, and Kaumuali'i Highway to the north. Several concrete buildings and residential homes are located to the southeast. Access to the site is off Lele Road.

2. The project site is within the State Land Use Designation (SLUD) Urban (U) District, which facilitates urban activities within the specified region. According to the Kaua'i County General Plan (GP), the Subject Property carry a designation of "Agriculture". Agricultural lands are reserved for farming with minimal residential development. These areas vary in size from large fields to small, diversified farms.

3. The site is overgrown with grass, brush, and dried cane plants. It slopes from southwest to northeast, with a lower area in the northeast corner. Historically, the site was used for sugar cane cultivation, military use, and a commercial warehouse (See Section 5 of this report).

   The project site is located on the Koloa Volcanics formation from the Pleistocene age (see Figure 4 of the application), consisting of olivine basalts and ultrabasic rocks containing nepheline and melilite. The site features both a'ā and pāhoehoe lava flows, which spread and pooled near the ocean. Elevation ranges from thirty (30) to fifty (50) feet above sea level.

Soils on the site include Makaweli silty clay loam, Pakala clay loam, and Nonopahu clay, all of which are well-drained or moderately well-drained.

4. According to the Flood Insurance Rate Map (FIRM) by FEMA, the property is in Zone "X," indicating it lies outside the 0.2% annual chance floodplain and the 500-year floodplain. Additionally, State Civil Defense Tsunami Evacuation Zone maps confirm the property is not within a designated tsunami evacuation zone.

5. CZO Development Standards
The proposed development is subjected to standards prescribed in Sections 8-7.3 and 8-9.2(d)(1) of the KCC 1987 as amened Comprehensive Zoning Ordinance (CZO):

The proposed development is situated in County Zone "Open". Per Section 8-9.2(d)(1) all development standards are the same as the requirements for the District in which the proposed use would be permitted under other provisions of this Chapter. Public Facilities are permitted within Industrial Zones.

a. Setback Requirements: The setback requirements for County Zone General Industrial are as follows:

- Front: Minimum distance of any building from the right-of-way of a public or private street shall be ten (10) to fifteen (15) feet.
- Side: Minimum distance of any building from the side property shall be 10 to 15 feet.
- Rear: Minimum distance of any building to a rear property line shall be 10 to 15 feet
- Height Requirements: 30 to 50 feet .

b. Setback between buildings: The minimum distance between detached buildings on the same parcel shall be 10 feet.

c. Parking Requirements: One parking stall for each three employees, or one parking stall for every 500 square feet of gross floor area of the buildings where the number of employees is unknown; one parking stall designated for visitors for each 200 square feet of office space; and parking spaces for trucks, equipment, or other vehicles used in the conduct of the business.

d. Land/ Lot Coverage: 10% Maximum within county Open zoning designation.

e. Electric Vehicle parking: Where parking is provided at the following sites, EVCS-installed and EV-ready parking spaces shall be included in compliance with Table 8-

31.3.1 and any applicable requirements of Kaua'i County Code 1987, as amended, Title V (Building and Construction Regulations):

1. Industrial District.

2. Commercial District.

3. Resort District.

4. Agriculture District, for operations with 50 or more employees.

5. Multi-family ("Dwelling, Multiple Family

VIII. AGENCY COMMENTS

Attached through separate transmittal.

IX. PRELIMINARY EVALUATION

In evaluating the Applicant's request to allow the construction of the proposed development, the following should be considered:

1. General Plan
   The proposed development was evaluated through the following policies of the General Plan, as taken from Sections 1.4 and 3.0:

   a. Section 1.4, entitled "POLICIES TO GUIDE GROWTH"

      i. Policy #8: "Protect Kaua'i's Scenic Beauty"

      The proposed project is a base yard facility for the Department of Land and Natural Resources (DLNR). The Division of Forestry and Wildlife (DOFAW), a DLNR agency, manages Kaua'i's forest reserves, natural area reserves, and state parks. DOFAW plays a vital role in preserving the island's scenic beauty.

      ii. Policy #14: "Prepare for Climate Change"

      The proposed facility would aid DLNR in climate adaptation efforts. It would enhance the Division of Aquatic Resources' ability to monitor Kaua'i's coral reefs and aquatic systems, addressing climate issues like coral bleaching and shifts in fish populations. DOFAW could expand its management of endangered species habitats and forest health to safeguard ecosystems and food systems. The facility would also support the Commission on Water Resource Management in improving the monitoring and regulation of groundwater wells and stream diversions.

iii. Policy #15: Respect Native Hawaiian Rights and Wahi Pana"

The proposed facility would provide DLNR's State Historic Preservation Division (SHPD) with an office and storage space on Kaua'i. This would enhance SHPD's ability to protect cultural and historical sites, manage the Hawai'i Historic Preservation Act, support island burial councils, and ensure sacred locations are treated with respect. With a local presence, DLNR would be able to respond more quickly to land use and development activities affecting wahi pana and public trust resources, ensuring more timely and effective management.

b. Section 3.0, Actions by Sector, Subsection Sector I, entitled "Watershed" -Chapter 4. Threatened and Endangered Species states for permitting:

i. Avoid development or land use intensification on critical habitats and in areas that are essential to the health, safety, and life of vulnerable native species.

The biological survey found the project area to be highly degraded, dominated by non-native plant species, with only one indigenous plant ('uhaloa) present and no rare, threatened, or endangered species observed. The site mainly supports nonnative birds, with the Hawaiian short-eared owl (*pueo*) as the only indigenous species, though the area does not provide critical habitat for it. No listed waterbirds or seabirds were found. While no Hawaiian hoary bats (*ōpe'ape'a*) were observed, trees in the northeastern portion of the site may serve as potential roosting areas, requiring careful consideration during development.

ii. Require the use of noninvasive plant species for landscaping of newly developed areas, public lands, and roadways.

The Applicant proposes to use noninvasive plant species by prioritizing plants grown on Kaua'i. If locally grown plants are unavailable, imported plants will undergo thorough inspection or quarantine to prevent the introduction of invasive species such as coqui frogs, coconut rhinoceros beetles, little fire ants, and miconia.

Additionally, only weed-free seed mixtures will be used for hydroseeding and hydromulching, ensuring that unintended or potentially invasive species are excluded. Any nonnative species not currently found on Kaua'i or those under active control will be removed.

iii. Require future development to address potential impacts on threatened or endangered flora and fauna:

- Evaluate potential loss of habitat.

- Identify all endangered and threatened species present.
- List minimization efforts
- If mitigation is needed, join an established Habitat Conservation Plan or develop one.

The proposed development includes measures to protect and support native and endangered species. The Division of Aquatic Resources (DAR) will contribute to habitat conservation through its hatch/raise/release program and the storage of materials for protecting aquatic species. The Division of Forestry and Wildlife (DOFAW) will use the site for conservation activities, including maintaining equipment for forest management, supporting fire recovery through replanting efforts, and operating a plant nursery for endangered species. Additionally, the project will aid in endangered animal recovery through a dedicated pen and support for the *nēnē* goose protection program.

iv. Encourage new development to implement voluntary actions to encourage a net gain in protection efforts of our threatened and endangered species.

The project supports conservation through voluntary efforts by DAR and DOFAW, including habitat restoration, endangered species nurseries, *nēnē* protection, and fire recovery. These initiatives go beyond regulatory requirements, contributing to a net gain in protecting threatened and endangered species.

v. Minimize risks to threatened and endangered species in construction and development activity.

The project has considered potential risks to threatened and endangered species through environmental assessments and agency consultations. The DLNR Division of Forestry and Wildlife (DOFAW) and the U.S. Fish and Wildlife Service identified several protected bird species and the Hawaiian hoary bat as `and does not contain stream or wetland habitats, nearby wetlands support endangered waterbirds, requiring protective measures.

To minimize risks, mitigative measures will be implemented during construction, including stopping work within 100 feet of any observed listed waterbird species and notifying DOFAW if a nest is found. Best management practices (BMPs) will also be used to prevent stormwater runoff from affecting nearby coastal waters. These efforts ensure compliance with state laws and help reduce the potential for harm to protected species.

2. <u>West Kaua'i Community Plan</u>
The West Kaua'i Community Plan (WKCP) was adopted in 2018. The WKCP guides the long-

term development, growth, and maintenance of communities in the Waimea-Kekaha and Hanapēpē-'Ele'ele districts. The WKCP consists of area-wide goals, policies, and implementation actions concerning land use, town character, shared spaces, circulation, and infrastructure.

Goals and objectives: Community Design

Revitalize the Western Portion of Hanapēpē Town.

a. Encourage the State to develop its vacant and underutilized properties in the area.

The proposed development will use vacant State land in western Hanapēpē to support DLNR's operations and emergency response for West Kaua'i. Currently based in Līhu'e, DLNR faces long commutes, extra labor, and unnecessary fuel costs for six divisions. A west-side facility will enhance efficiency and improve public access to wildfire information, enforcement actions, and safety resources.

3. Special Permit

Pursuant to Chapter 205 of the Hawai'i Revised Statutes (HRS) and its Rules of Practice and Procedures, the Planning Commission may approve a Special Permit under such protective restrictions as may deemed necessary if it finds that the proposed use is an unusual and reasonable use of land situated within the State Land Use Agricultural District, and that the use would promote the effectiveness and objectives of Chapter 205, HRS. The Planning Commission shall consider the following guidelines in determining unusual and reasonable use:

a. Such use shall not be contrary to the objectives sought to be accomplished by Chapters 205 and 205A, HRS, and the Rules of the Land Commission activity.

The proposed project is for the DLNR West Kaua'i Field operation base yard facility. DLNR role is caring for the natural resources and regulating uses through various agencies such as DAR, DOFAW, and SHPD.

b. The desired use would not adversely affect surrounding property.

The proposed facility will occupy a 10-acre portion of Parcel 20, which is a larger parcel consisting of approximately 373.06 acres. Lele Road runs adjacent to the parcel. Kaua'i Veterans Cemetery is located to the south, the Hanapēpē Refuse Station to the east, and Kaumuali'i Highway further north. Several concrete buildings and residential homes are situated southeast of the project area. Hanapēpē Park, which includes several athletic fields, is also nearby. Considering its location and surrounding land uses, the proposed facility and baseyard are expected to have minimal negative impacts on the surrounding area.

c. The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection.

The proposed project will not unreasonably burden public agencies in providing infrastructure or essential services. Existing roads, water lines, sewer connections, and drainage systems along Lele Road are sufficient, eliminating the need for additional improvements. Drainage will be managed on-site without requiring offsite modifications. Emergency services are adequately available, with the Hanapēpē Fire Station 0.6 miles away and the nearest police station in Waimea, approximately 7 miles from the site. The project will not significantly increase demand for these services. Additionally, since it will not induce population growth, local schools such as ʻEleʻele Elementary and Waimea Middle and High Schools will remain unaffected.

Public parks and recreational facilities, including Salt Pond Park and Hanapēpē Town Park, provide sufficient amenities, ensuring no need for new recreational resources. Furthermore, Port Allen Airport operations will remain unaffected, as the project does not interfere with air traffic or require modifications to aviation infrastructure.

d. Unusual conditions, trends, and needs have arisen since the district boundaries and rules were established.

The proposed project does not require a district boundary amendment, and there have been no significant changes to the district boundaries in recent history that would affect the application of these laws. As such, the project is in alignment with the intentions of State Land Use law and does not present any new challenges or concerns regarding land use or zoning.

e. The land upon which the use is sought is unsuited for the uses permitted in the District.

The Project Site is not located within an area identified by the State Land Use Commission as containing important agricultural lands. According to the Land Study Bureau's Detailed Agricultural Land Productivity Rating, which applies to non-urban areas of Hawaiʻi, the southeast corner of the site is not classified. However, the remaining portion on the west side is classified as Type A and Type B, representing the highest and second-highest levels of agricultural productivity (see Figure x). This reflects the area's historical use for agricultural purposes, particularly sugarcane cultivation, on the land to the west of Hanapēpē.

The proposed use of the subject property for the DLNR West Kauaʻi Field Operations Facility aligns with the protection of agricultural land in that agricultural activities can continue within the larger parcel. The Department of Land and Natural Resources (DLNR) plays a key role in managing Hawai'i's natural resources, including overseeing forest reserves, natural area reserves, and state parks. These lands are critical for watershed protection and harbor rare and endangered species, in addition to maintaining intact native ecosystems.

4. Native Hawaiian Traditional Cultural Rights

The *Ka Pa'akai O Ka'aina v. Land Use Commission* case established a three-part framework to help the State and Counties protect traditional and customary Native Hawaiian practices (TCPs). This framework balances Native Hawaiian rights with those of private landowners.

The documentation should include:

- Identification of cultural, historical, and natural resources in the project area and the extent of TCP's.
- An assessment of how the project may impact these resources.
- Suggested actions to protect Native Hawaiian rights, including the possibility of granting access to cultural descendants for fishing, hunting, or gathering, in coordination with the landowner.

This process ensures that the proposed project respects Native Hawaiian cultural practices and resources. A Kapa'akai Analysis has accompanied the Application, and it notes that Cultural Surveys Hawai'i (CSH) reached out to 38 individuals, organizations, and agencies, with seven responding. One provided written testimony.

a. Identification of TCPs

Based on the outreach conducted, Cultural practices identified in Hanapēpē Ahupua'a include:

1) Pa'akai (salt making)
2) Burial practices (iwi kupuna)
3) Freshwater resource gathering (e.g., fish, seaweed, and other marine species in Hanapēpē River)
4) Plant resource gathering (e.g., laukahi and ferns for lā'au lapa'au)
5) Agriculture (especially kalo cultivation) Marine resources (fishing, cultural sites, and pa'akai)
6) Hula
7) Wahi pana (sacred places) and mo'olelo (legends)

While no ongoing cultural practices were identified within the study area, practices such as fishing, pa'akai making, and burial practices occur in the Hanapēpē region.

b. Impacts to Any TCPs

Potential indirect impacts were identified, such as dust from earth-moving activities and increased traffic may negatively affect the salt ponds at ʻUkula, which is approximaley .53 miles from the subject site, potentially degrading the quality of paʻakai. However, no direct impacts to ongoing practices were found within the subject site or area immediately surrounding where any construction activities may occur.

c. Mitigation for Any Impacted TCPs
To mitigate for any indirect impacts due to dust, best management practices, including constructing a dust screen and watering during construction should be required.

5. Historic and Cultural Resources

The Archaeological Inventory Survey (AIS) for the project, conducted by Cultural Surveys Hawaiʻi in 2016 and updated in 2023, identified four historic properties on the site: two remnant cane haul roads, a concrete building foundation, and a plantation-era irrigation ditch. The identified properties date back to the plantation era and World War II, with one of the structures having been used by the military and later as a warehouse for Kauaʻi's first supermarket chain.

The AIS survey included a pedestrian survey, subsurface testing, and a review of previous studies and historical documents. Despite the presence of these historic properties, no significant cultural or archaeological materials were uncovered during the subsurface surveys. Based on state legislation, the project has been assessed as having "no historic properties affected," as the proposed land uses are in line with past agricultural practices and the historic properties will continue their original purpose.

The Archaeological Inventory Survey (AIS) conducted for the project by Cultural Surveys Hawaiʻi, originally in January 2016 and updated in 2023, aimed to comply with the requirements of the Hawaii Administrative Rules (HAR) §13-13-276. The purpose of the AIS was to identify, document, and assess the significance of any historic properties present on the project site. The process involved a pedestrian survey, subsurface testing, and a review of existing literature, including archaeological studies, historical documents, maps, and photographs.

The survey identified four significant historic properties on the site, all of which date to the historic era, primarily associated with the plantation and military periods. The identified properties include:

a. SIHP #2303 – Concrete Building Foundation (Platform): This property consists of a rectangular concrete platform, measuring 86 meters in length and 18.6 meters in width. The height of the structure varies from 0.02 meters at the southern end to 1.19 meters at the northern end. The structure is partially obscured due to stockpiled materials, such as soil, sand, gravel, basalt cobbles, and wood. Historical research indicates that this structure was likely built during World War II when the area served as part of the Kauaʻi Training Center. However, the specific purpose of the building remains unclear. Later,

the structure was repurposed during the 1950s and 1960s as a warehouse for goods associated with Kaua'i's first supermarket chain. The military connection and later use as a warehouse contribute to its historical significance.

b. SIHP #2304 – Remnant Cane Haul Road: This property is a remnant section of a plantation-era cane haul road, which measures 190 meters long and 4 meters wide. The road runs in a northeast/southwest direction through the project area, paralleling an earthen berm located to the north. Cane haul roads were a vital component of the plantation infrastructure, used for transporting sugar cane from fields to mills.

c. SIHP #2305 – Remnant Plantation Irrigation Ditch: This remnant irrigation ditch measures 68.3 meters in length, 1.06 meters in width, and has an average depth of 0.85 meters. It is a simple soil ditch without associated rock work and is overgrown with vegetation. The ditch was part of the plantation irrigation system, which was critical for ensuring adequate water supply to the sugar cane fields. Both ends of the ditch have been bulldozed, but it still retains its historical value as part of the plantation-era irrigation network.

d. SIHP #2306 – Remnant Cane Haul Road: This remnant cane haul road, measuring 120 meters in length and 4 meters in width, runs roughly north/south along the eastern boundary of the former cane lands within the project area. This road has been impacted by bulldozing and soil stockpiling but remains a significant element of the plantation-era transportation network.

The historic properties identified are predominantly tied to the plantation era (late 19th to early 20th century), with the cane haul roads and irrigation ditch reflecting the infrastructure that supported the sugar plantations in the region. SIHP #2303, the concrete building foundation, adds a military dimension to the site, as it was likely constructed during World War II, when the area was utilized as a military training center. After the war, the site was repurposed for commercial uses, including serving as a warehouse for Kaua'i's first supermarket chain.

This project will be reviewed by the KHPRC at its meeting on March 20, 2025, due to the potential impacts on historic properties on the subject area. Any Comments from KHPRC will be transmitted to the commissioners for the April 8, 2025 Planning Commission Agenda.

6. Flora and Fauna

A biological survey and assessment was conducted for the project site in September 2015, with an updated assessment provided in the Environmental Assessment (EA). The survey found that the habitat within the project area is highly disturbed and mostly composed of non-native species. Only one indigenous plant species, *'uhaloa* (Waltheria indica), was identified. The majority of the site is dominated by Guinea grass (*Megathyrsus maximus*) and areas of *koa haole* (Leucaena leucocephala) shrub. A total of 52 vascular plant species from 22 families were identified, none of which were rare or listed as threatened or endangered.

The project site primarily consists of Guinea grassland, with scattered *koa haole* shrubs and herbaceous species such as *spiny amaranth* (Amaranthus spinosus), *buffel grass* (Cenchrus ciliaris), *tick clover* (Desmodium tortuosum), and *golden crownbeard* (Verbesina encelioides). Along the eastern edge of the site, the vegetation is characteristic of roadside plantings, with a mix of Guinea grass, *buffel grass*, *sida* (Sida ciliaris), *love grass* (Eragrosotis amabilis), and *kiawe* (Prosopis pallida) trees. A dense and impenetrable vegetation area was found in the northeastern gulch, consisting of *'opiuma* trees (Pithecellobium dulce) and Guinea grass, with a single *java plum* (Syzygium cumini) tree observed.

The site was surveyed for bird species, with 14 species observed, including one indigenous species, the Hawaiian short-eared owl (*Asio flammeus sandwichensis*), which is listed as endangered on O'ahu but not in the project area. None of the observed birds were federally listed as threatened or endangered. Fourteen species of birds were documented, 13 of which were non-native, with seven of these classified as injurious species harmful to agriculture or wildlife. The area does not provide suitable habitat for endangered waterbirds such as the Hawaiian geese (*Branta sandvicensis*) or nēnē, as there are no water bodies or wetlands nearby. The site also contains a variety of introduced mammal species, including domestic cats and potentially house mice and rats. A Hawaiian hoary bat (*Lasiurus cinereus semotus*) was not observed, though the site does feature trees that could potentially support roosting bats.

The project is not anticipated to have significant adverse effects on the flora or fauna of the site due to its already disturbed state. However, the Department of Land and Natural Resources (DLNR) raised concerns about the potential presence of state-listed waterbirds and the Hawaiian hoary bat. Recommendations for mitigating impacts include avoiding construction activities within 100 feet of any identified waterbird species and implementing best management practices (BMPs) to minimize runoff and pollution. Additionally, actions to prevent the introduction of new invasive species will be undertaken, including cleaning construction equipment and using locally grown plants for landscaping.

In response to concerns about non-native predators such as cats and rodents, the project proposes measures to minimize predator presence, including the removal of cats, installation of bait stations for rodents, and ensuring trash receptacles are covered. Further, to protect seabirds during their migratory season, all nighttime lighting will be shielded, and work requiring lighting will be minimized during the seabird fledging period (September 15 to December 15).

7. <u>CZO Development Standards</u>

Although the project is situated within the Agriculture/Open zoning districts, it would be more appropriate to evaluate the proposal to the development standards within the Industrial zoning district since this type of development is more common in that district. In consideration of the foregoing, the project complies with the land coverage and setback requirements for development within the General Industrial (I-G) zone designation as specified in Sections 8-7.3 and 8-9.2(d)(1) of the Comprehensive Zoning Ordinance (CZO).

8. Use Permit

a. Pursuant to Article 3 of the Comprehensive Zoning Ordinance (CZO), Chapter 8 of the Kaua'i County Code (1987), the purpose of the Use Permit Procedure is to assure the proper integration into the community of uses which may be suitable only in specific locations of a district, or only under certain conditions, or only if the uses are designed, arranged or conducted in a particular manner, and to prohibit the uses if proper integration cannot be assured. Section 8-3.2 of the CZO specifies a Use Permit may be granted only if the Planning Commission finds that the use meets the following criteria:

- The use must be a compatible use;
- The use must not be detrimental to persons or property in the area;
- The use must not cause substantial environmental consequences; and
- The use must not be inconsistent with the intent of the Comprehensive Zoning Ordinance (CZO).

b. Based on the foregoing, the following aspects are considered:

1. Compatible Use- The proposed West Kaua'i Field Operations Facility, which includes office space, storage/workshops, a plant nursery, and other resource management areas, is compatible with the surrounding large-lot and agricultural uses. The land was historically used for agriculture, which aligns with the semi-rural, low-density character of the area. The proposed facility is intended to enhance the DLNR's ability to protect forest reserves, natural habitats, waterways, and historical sites, particularly on the west side of Kaua'i. This integration of office space and resource management services aligns with the overall goals of the Comprehensive Zoning Ordinance (CZO) and provides vital infrastructure for DLNR operations in the region.

2. Non-Detrimental to Persons or Property- The proposed project is designed with careful site planning and environmental management strategies to minimize potential risks to public health, safety, or welfare. The facility will be a base for DLNR personnel to coordinate operations and respond to emergencies, contributing to enhanced public safety. The facility's integration into the existing agricultural landscape ensures it will not have a detrimental impact on neighboring properties or the surrounding community. Given that the land is currently classified as county Open zoning and the facility would support important conservation and resource management efforts, there is minimal concern regarding harmful effects on persons or property.

3. Minimal Environmental Consequences- The project is expected to have minimal environmental consequences. The site design incorporates strategies to minimize environmental impacts, particularly in terms of managing the facility's footprint and ensuring sustainable operation. As the facility is focused on supporting resource

management and conservation activities, it is anticipated to have a net positive effect on the environment, aiding in the protection of Kaua'i's forest reserves, waterways, and cultural sites. Careful planning and adherence to environmental management standards would help avoid significant negative impacts on the land and surrounding ecosystems.

4. Consistent with Zoning Intent- The project aligns with the intent of the Comprehensive Zoning Ordinance and the General Plan. The CZO's purpose is to encourage orderly development, and the establishment of a field operations base yard for DLNR enhances the agency's ability to manage natural and cultural resources effectively. Resource management facilities, including offices and operational spaces for government agencies, are explicitly permitted in the Open zoning district under the CZO. The proposed use supports DLNR's broader mission and fits well within the zoning framework intended to protect and preserve Kaua'i's natural and cultural resources, demonstrating consistency with the goals of the zoning code.

X. PRELIMINARY CONCLUSION

Based on the foregoing analysis, it is determined that through proper mitigative measures and compliance efforts, the proposed development complies with the policies of the County General Plan, West Kaua'i Community Plan, the Kaua'i County Code Comprehensive Zoning Ordinance. It is further noted that:

1. The development should not have any substantial adverse environmental or ecological effect.

2. The proposed development should not have any detrimental impact on the environment or the surrounding area. The Applicant should institute "Best Management Practices" to ensure that the operation of this facility does not generate impacts that may affect the health, safety, and welfare of those in the surrounding area of the proposal.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby recommended that the construction of the West Kaua'i Field Operations Base Yard Facility for the Department of Land and Natural Resources (DLNR) through Class IV Zoning Permit Z-IV-2025-10, Use Permit U-2025-7, and Special Permit SP-2025-4 to be **approved**. If approved, the following conditions shall be implemented.

1. The operation of this facility shall be constructed and operated as represented in the application. Any changes to said structures and/or facilities shall be reviewed by the Planning Department to determine whether Planning Commission review and approval is warranted.

2. In order to minimize adverse impacts on the Federally Listed Threatened Species, Newell's Shearwater and other seabirds, all external lighting shall be only of the following type:

downward facing shielded lights. Spotlights aimed upward or spotlighting of structures or physical features shall be prohibited.

3. The Applicant shall work with the Planning Department to finalize the overall parking for this facility. Provisions shall be made to accommodate employees, and parking for trucks, equipment, or other vehicles used in the conduct of the business, and for future growth of the facility. The Applicant shall utilize the parking standards set in Section 8.7 of the Kaua'i County Code Comprehensive Zoning Ordinance.

4. The Applicant shall resolve and comply with the applicable standards and requirements set forth by the State Health Department, State Historic Preservation Division-DLNR, Office of Hawaiian Affairs, and the County Departments of Public Works, Fire & Water.

5. The Applicant shall develop and utilize Best Management Practices (BMP's) during all phases of development in order to minimize erosion, dust, and sedimentation impacts of the project to abutting properties.

6. The Applicant shall receive a letter from DLNR, SHPD that the project may proceed prior to the installation of BMP's (dust fence) or any ground disturbance begins such as staking, and grading or grubbing.

7. Should any archaeological or historical resources be discovered during ground disturbing/construction work, all work in the area of the archeological/ historical findings shall immediately cease and the Applicant shall contact the State Department of Land and Natural Resources - Historic Preservation Division and the County of Kaua'i, Department of Planning.

8. The Applicant is advised that additional government agency conditions may be imposed. It shall be the applicant's responsibility to resolve those conditions with the respective agency(ies).

9. To the extent possible within the confines of union requirements and applicable legal prohibitions against discrimination in employment, the Applicant shall seek to hire Kaua'i contractors as long as they are qualified and reasonably competitive with other contractors and shall seek to employ residents of Kaua'i in temporary construction and permanent resort-related jobs. It is recognized that the Applicant may have to employ non- Kauai residents for particular skilled jobs where no qualified Kaua'i residents possesses such skills. For the purposes of this condition, the Commission shall relieve the Applicant of this requirement if the Applicant is subjected to anti-competitive restraints on trade or other monopolistic practices.

10. The Applicant shall implement to the extent possible sustainable building techniques and

operational methods for the project, such as Leadership in Energy and Environmental Design (L.E.E.D.) standards or another comparable state-approved, nationally recognized, and consensus-based guideline, standard, or system, and strategies, which may include but is not limited to recycling, natural lighting, extensive landscaping, solar panels, low-energy fixtures, low energy lighting and other similar methods and techniques. All such proposals shall be reflected on the plans submitted for building permit review.

11. The Planning Commission reserves the right to revise, add or delete conditions of approval in order to address or mitigate unforeseen impacts that the project may create, or revoke the permits through the proper procedures should conditions of approval not be complied with or violated.

The Planning Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process scheduled for April 8, 2025, whereby the entire record should be considered prior to decision making. The entire record should include but not be limited to:

a. Pending government agency comments;

b. Testimony from the general public and interested others; and

c. The Applicant's response to staff's report and recommendation as provided herein.

By _____
ROMIO IDICA
Planner

Approved & Recommended to Commission:

By _____
KA'AINA S. HULL
Director of Planning

Date: 3/12/2025

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of a bill amending Chapter 8 of the Kaua'i County Code 1987, as amended, to update Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 1-7-006:006, from "Agriculture" (Ag) to "Plantation Camp" (PC).
Permit Application Nos.	Zoning Amendment ZA-2025-8
Name of Applicant(s)	COUNTY OF KAUA'I, PLANNING DEPARTMENT

II. PERMIT INFORMATION

AMENDMENTS	
☒ **Zoning Amendment**	Pursuant to KCC Section 8-3.4(a), as amended, a Zoning Amendment is necessary when changing the boundaries of districts or by changing text whenever the public necessity and convenience and the general welfare require an amendment.
☐ **General Plan Amendment**	
☐ **State Land Use District Amendment**	

III. LEGAL REQUIREMENTS

KCC Section 8-3.4	
Public Hearing Date:	April 08, 2025
Date of Publication:	March 7, 2025
Date of Director's Report:	March 19, 2025

IV. DESCRIPTION OF PROPOSED BILLS

The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4)1-7-006:006, from "Agriculture" (Ag) to "Plantation Camp" (PC).

V. APPLICANT'S REASONS/JUSTIFICATION

The County of Kaua'i recognizes the historical and cultural significance of our plantation camps, which have provided valued housing for residents for well over a hundred years. These thriving, dynamic communities remain integral to the social and cultural fabric of Kaua'i.

Back in 2020, the Plantation Camps of Kaumakani, Numila, and Pākalā all received a zoning change to the Plantation Camp Zoning District. We are now proposing to change the zoning of the Kā'awanui Plantation Camp to align with the same Plantation Camp Zoning. This change is necessary to ensure that the Kā'awanui community can continue to function as an urban land use, similar to the other historic plantation camps that have already undergone rezoning.

The majority of the historic plantation camps were rezoned from the Agriculture District to the Plantation Camp District to maintain the function of the urban land use. However, Kā'awanui Plantation Camp remains within the Agriculture Zoning District. As a result, all structures within this camp are classified as legally non-conforming under Chapter 8-13 of the Kaua'i County Code 1987, as amended, concerning Non-Conforming Buildings and Structures. This designation prohibits the reconstruction or substantial repair of these structures, thereby limiting the ability of residents to maintain and improve their homes.

The proposed zoning change from Agricultural to Plantation Camp is essential to:

1. **Preserve Historical and Cultural Integrity:** Recognize the unique heritage and historical value of these communities.
2. **Support Housing Stability:** Enable landowner to repair, maintain, and improve their homes without the constraints of non-conforming status.
3. **Align Land Use with Actual Functionality:** Reflect the reality of residential land use that has existed for decades within these areas.

The proposed zoning change will allow the Kā'awanui Plantation Camp to reconstruct or repair existing structures, helping to preserve its historical and cultural significance. It will also enable residents to maintain and improve their homes while removing the restrictions imposed by non-conforming status.

VI. AGENCY COMMENTS

Comments from applicable government agencies are being sought and are expected at the time of the public hearing scheduled for April 08, 2025.

VII. PRELIMINARY EVALUATION

In evaluating the proposed zoning amendment, the following aspect should be taken into consideration:

1. Comprehensive Zoning Ordinance (CZO)

The proposed amendment is to be evaluated pursuant to Section 8-3.4(d) of the CZO, Kaua'i County Code (KCC), as amended. The section, reads:

> "(d) Consideration. In considering an amendment, the Planning Commission shall consider the purposes of the existing and proposed changes to the Zoning Ordinance. A change in the Zoning Map or text shall not be made unless the change will further the public necessity and convenience and the general welfare."

As previously mentioned, the intent of the amendment is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4)1-7-006:006, from "Agriculture" (Ag) to "Plantation Camp" (PC). Amending the Zoning Map to reflect zoning designation updates would further accommodate public necessity and for convenience.

2. General Plan

The 2018 General Plan sets forth a vision, goals, and policies to guide future growth on Kaua'i. The proposed amendment is consistent with the overall vision and policies outlined in the 2018 General Plan.

A. Section 1.4, entitled "Policies to Guide Growth"

i. **Policy #1: "Manage Growth to Preserve Rural Character"**
The proposed zoning change from "Agriculture" to "Plantation Camp" helps maintain the rural character of Kā'awanui by allowing for redevelopment that respects the existing village's historic layout and structures. This zoning change ensures that the area's growth will occur in a manner consistent with its traditional, rural identity.

ii. **Policy #2: Provide Affordable Housing While Facilitating a Diversity of Privately-Developed Housing for Local Families.**
According to the General Plan, Communities that cater to a high-end market, resulting in enclaves of similar household incomes and housing types, are no longer acceptable. Allowing the redevelopment of existing Kā'awanui Village housing will support the local housing market, continuing the village's historic role in providing homes for families from Kaua'i and Ni'ihau.

iii. **Policy #3: Recognize the Identity of Kaua'i's individual Towns and Districts.**
Policy #3 of the General Plan states that Kauai's towns and planning districts are distinct, each with its own character, opportunities, and needs. Allowing for the redevelopment of existing Kā'awanui Village housing ensures that the historic characteristics and features are preserved for generations.

B. Section 3.0 Actions by Sector, Subsection Sector VII, entitled "Heritage Resources" states for code changes:

i. **Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.** The proposed zoning change from "Agriculture" to "Plantation Camp" will help preserve the historic buildings of Kā'awanui, allowing for the reconstruction of the existing structures and protecting the village's historic character.

X. PRELIMINARY CONCLUSION

Based on the foregoing, it is concluded that the proposal is reasonable and appropriate. It is also consistent with the policies and recommendations of the Kaua'i General Plan.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby recommended that Zoning Amendment ZA-2025-8 be **APPROVED**.

By _____
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 3/19/2025

"EXHIBIT A"

(Proposed Zoning Amendment ZA-2025-8)

For reference

ORDINANCE NO. _____ BILL NO. _____

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO ZONING BOUNDARIES IN MAKAWELI, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-8)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 1-7-006:006, from "Agriculture" (Ag) to "Plantation Camp" (PC).

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that TMK (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds the Kā'awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14 acres.

SECTION 3. The Comprehensive Zoning Ordinance (CZO) is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A of this Ordinance which are attached hereto and incorporated by reference, subject to the following conditions:

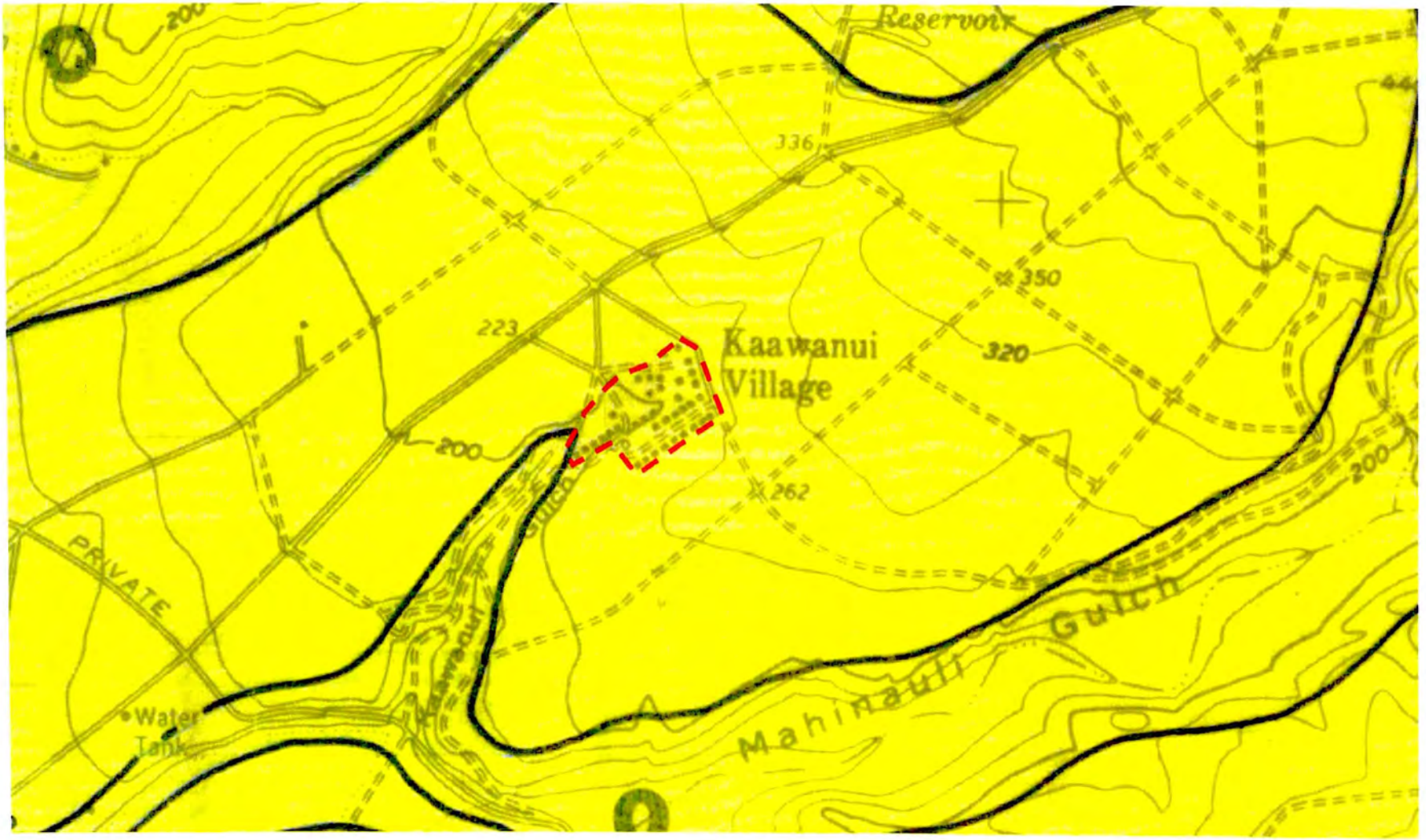
1. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Exhibit A



Amendment to Zoning Map ZM-200 from Agriculture (AG) to Plantation Camp (PC)

Makaweli, Kaua'i, Hawai'i

Agriculture (AG) to Plantation Camp (PC) District Boundary Update

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

TRANSMITTAL OF AGENCY COMMENTS TO PLANNING COMMISSION

DATE: April 1, 2025

PERMIT NUMBER(S): ZA-2025-8

APPLICANT(S): KAUAI PLANNING DEPARTMENT

Attached for the Planning Commission's reference are agency comments for the permit referenced above.

4444 Rice Street, Suite A473 • Līhu'e, Hawai'i 96766 • (808) 241-4050 (b) • (808) 241-6699 (f)
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F.4.a.2.
APR 08 2025

MAR 11 '25 PM3:18
PLANNING DEPT

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

RECEIVED
FEB 28 2025
County of Kaua'i
Transportation Agency

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/27/2025

SUBJECT: Zoning Amendment ZA-2025-8

Applicant: KMD Partners, LLC

A bill for an ordinance amending Zoning Map ZM-200 (Hanapepe) to rezone approximately 14 acres from the Agriculture District (A) to the Plantation Camp District (PC)

TO:

- [x] State Department of Transportation - STP
- [x] State DOT - Highways, Kauai (info only)
- [ ] State DOT - Airports, Kauai (info only)
- [ ] State DOT - Harbors, Kauai (info only)
- [x] State Department of Health
- [ ] State Department of Agriculture
- [ ] State Office of Planning
- [ ] State Dept. of Bus. & Econ. Dev. Tourism
- [ ] State Land Use Commission
- [x] State Historic Preservation Division
- [ ] State DLNR - Land Management
- [ ] State DLNR - Forestry & Wildlife
- [ ] State DLNR - Aquatic Resources
- [ ] State DLNR - Conservation & Coastal Lands
- [ ] Office of Hawaiian Affairs
- [x] County DPW - Engineering
- [x] County DPW - Wastewater
- [ ] County DPW - Building
- [ ] County DPW - Solid Waste
- [ ] County Department of Parks & Recreation
- [x] County Fire Department
- [x] County Housing Agency
- [ ] County Economic Development
- [x] County Water Department
- [ ] County Civil Defense
- [x] County Transportation Agency
- [ ] KHPRC
- [ ] U.S. Postal Department
- [ ] UH Sea Grant
- [ ] Other:

FOR YOUR COMMENTS (pertaining to your department)

2.10.2025

CTA HAS NO FURTHER COMMENT ON THIS PROJECT.

MAHALO!

This matter is scheduled for a public hearing before the County of Kauai Planning Commission on 4/8/2025 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, at 9:00 am or soon thereafter. If we do not receive your agency comments within one (1) month from the date of this request, we will assume that there are no objections to this permit request. Mahalo!

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/27/2025

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JOSH GREEN M.D.
GOVERNOR OF HAWAII

KENNETH S. FINK, M.D., M.G.A., M.P.H
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
3040 Umi St. Lihue
Hawaii 96766

DATE: March 14, 2025

TO: To whom it may concern

FROM: Ellis Jones
District Environmental Health Program Chief

SUBJECT: RESPONSE_KMD partners LLC_ZA-2025-8

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: https://health.hawaii.gov/epo/landuse/. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.

3. Standard comments for the Clean Air Branch are at: https://health.hawaii.gov/epo/landuse/

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standardcomments/.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: https://health.hawaii.gov/epo/landuse/.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, 11-504.
2. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at https://health.hawaii.gov/irhb/asbestos/.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of: 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related the Safe Drinking Water program: https://health.hawaii.gov/sdwb/.
2. Standard comments for the Safe Drinking Water Branch can be found at: https://health.hawaii.gov/epo/landuse/.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H and 342I, and HAR Chapters 11-58.1, and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the

electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.

3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: https://health.hawaii.gov/epo/landuse/.

Wastewater Branch

By Revised Statue 11-62-31.1 If the parcel is less than 10,000sq feet, an individual onsite waste-water unit may not be possible for future construction. Please contact Sina Pruder at the DOH waste-water branch at 808-586-4288 for further information. For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

1. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
2. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure, place, or vacant lot without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure, site, or vacant lot. A demolition or land clearing permit is required prior to demolition or clearing.

Other

1. CDC - Healthy Places - Healthy Community Design Checklist Toolkit recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Kauai District Health Office at 808-241-3492.

Ellis Jones

Ellis Jones
District Environmental Health Program Chief
Office Phone: (808) 241-3326

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

DIR0001495
STP 8.3902

March 13, 2025

VIA EMAIL: planningdepartment@kauai.gov

Mr. Kaaina S. Hull
Planning Director
County of Kauai
Planning Department
4444 Rice Street, Suite A473
Lihue, Hawaii 96766

Dear Mr. Hull:

Subject: Zoning Amendment ZA-2025-8
KMD Partners, LLC (Kaawanui Village)
Makaweli, Kauai, Hawaii
Tax Map Key: (4) 1-7-006: 006

Thank you for your letter, dated February 27, 2025, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the County of Kauai's bill for an ordinance to amend Zoning Map ZM-200 to reflect a zoning designation update from Agriculture to Plantation Camp for the existing site of the Kaawanui Village. HDOT understands that the proposed bill for an ordinance is intended to comply with the West Kauai Community Plan's recognition that such historical structures need to be preserved and protected while accommodating future growth and uses compatible with those that have historically occurred at such plantation camps.

Based on the intent of the bill for an ordinance for the site of the existing Kaawanui Village, the HDOT has no comments.

Please submit any subsequent land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address, DOT.LandUse@hawaii.gov.

If there are any questions, please contact Mr. Blayne Nikaido, Planner, Land Use Section of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

EDWIN H. SNIFFEN
Director of Transportation

Water has no substitute..... Conserve it

ENGINEERING DIVISION
DEPARTMENT OF WATER, COUNTY OF KAUA'I
JASON F. KAGIMOTO, P.E.

JOSEPH E. TAIT
MANAGER AND CHIEF ENGINEER

MICHAEL K. HINAZUMI, P.E.
DEPUTY MANAGER-ENGINEER

DATE: March 24, 2025

TO: Planning Department
Kaaina S. Hull, Director

SUBJECT: Zoning Amendment ZA-2025-8
Applicant: KMD Partners, LLC
A bill for an ordinance amending Zoning Map ZM-200 (Hanapepe) to rezone approximately 14 acres from the Agriculture District (A) to the Plantation Camp District (PC)

DOW COMMENTS:

We have no objections to the proposed Zoning Amendment ZA-2025-8.

At the present time, water service for TMK: 1-7-006:006 is not available from the Department of Water (DOW). The applicant be made aware that prior to DOW recommending building permit approval, the applicant must:

Either:

- Complete a Waiver and Release Agreement with DOW agreeing that water service is not available from DOW for this development.

Or:

- Submit a copy of the current deeds for this lot to DOW. The deeds must specifically specify that County (DOW) water service is not available to the lot or similar wording, as approved by the Department.

Regina Reyes-Flores
Regina Reyes-Flores (Mar 24, 2025 11:29 HST)

Regina Reyes-Flores, P.E.
Water Resources and Planning Section
Engineering Division

03/24/2025
Date

ZA-2025-8, 20250324, KMD Partners LLC/RF:lm

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

PLANNING DIRECTOR'S REPORT

RE: **Annual Status Report 2024**
Special Management Area Use Permit SMA(U)-2004-06
Project Development Use Permit P.D. U-2004-30
Class IV Zoning Permit Z-IV-2004-35
Tax Map Key: (4) 2-8-015:025-037, 045-074, 081
Po'ipū, Kaua'i

APPLICANT: Po'ipū Beach Villas, LLC.

PROJECT BACKGROUND

The subject permits were approved by the Planning Commission on November 23, 2004 to allow the construction of 323 multi-family condominium units, a manager's unit, 508 off-street parking stalls, swimming pool, and accessory structures and uses. Subsequent extensions were granted in one-year and two-year terms in 2006 and 2007, and a 5-year term was granted in 2009.

Condition No. 7 (original version) of the permits establishes the time frame to demonstrate "*substantial completion*" of the project:

> "7. *The Applicant shall provide annual status reports to the Planning Commission beginning one year from the date of this approval. The reports shall provide project status, and progress toward project completion and compliance with conditions of approval. Annual reports shall be provided until completion of the project, and compliance with all conditions of approval. Within five years of the date of approval of this application, the Applicant shall demonstrate substantial completion of the project. Substantial completion shall be demonstrated, at minimum, by the construction of all infrastructure, foundations, structure walls and roofing.*"

The condition was subsequently amended by the Planning Commission on November 24, 2009 to read as follows:

> "7. The Applicant shall submit to the Planning Department, annual status reports for review and approval by the Planning Commission no later than 60 days prior to November 23 of each consecutive year hereafter. The report shall provide project status and progress toward project completion and compliance. No later than September 23, 2014, the Applicant shall demonstrate substantial completion of the project. Substantial completion shall be demonstrated, at minimum, by the construction of all infrastructure, foundations, structure walls and roofing."

G.1.a.1.
APR 0 8 2025

In 2020, the Applicant requested an amendment to the project to increase the number of resort units (103 units) and reduce the number of buildings onsite. It was approved by the Planning Commission on November 10, 2020. There were additional conditions/requirements added and as a result, some of the conditions were renumbered to reflect the amendment. The condition concerning the annual reports remained but was renumbered to what is now Condition No. 8, which reads:

> "8. The Applicant shall provide annual status reports to the Planning Commission beginning one year from the date of this approval. The reports shall provide project status, and progress toward project completion and compliance with conditions of approval. Annual reports shall be provided until completion of the project, and compliance with all conditions of approval. Within five years of the state of approval of this condition, the Applicant shall demonstrate substantial completion of the project. Substantial completion shall be demonstrated, at a minimum, by construction of all infrastructure, foundations, structure walls, and roofing."

APPLICANT'S REQUEST

In accordance with Condition No. 8, the Applicant is providing the attached status and progress report (dated December 5, 20243) on behalf of Poipu Beach Villas, LLC., refer to Exhibit 'A'.

RECOMMENDATION

It is recommended that the Commission receives the Applicant's Annual Status Report dated December 5, 2024. Additionally, the Applicant is advised that all applicable conditions of approval, including the provision of annual status report as required by Condition No. 8, shall remain in effect.

By _____
Dale A. Cua
Planner

Approved and recommended to Commission:

By _____
Ka'āina S. Hull
Director of Planning

Date: 4/2/2025

EXHIBIT "A"

(2024 Annual Status Report)

KOLOA LANDING RESORT AT POIPU
2941 POIPU ROAD
KOLOA, KAUAI, HAWAII

December 5, 2024

KAUAI PLANNING COMMISSION
4444 Rice St., Ste. A473
Lihue, HI 96766

RE: KOLOA LANDING 2024 ANNUAL STATUS REPORT
Special Management Area Use Permit SMA(U)-2004-6
Project Development Use Permit PDU-2004-30
Class IV Zoning Permit Z-IV-2004-35
Tax Map Keys (4) 2-8-015: 025-037, 045-074, 081
Poipu, Kauai, Hawaii

APPLICANT: POIPU BEACH VILLAS, LLC

Ladies and Gentlemen of the Kauai Planning Commission,

Pursuant to Condition #8 of the Planning Commission approval dated November 10, 2020, for the above permits, an annual status report shall be provided to address progress towards project completion and compliance with conditions of approval. Since submittal of the previous status report, the applicant has been focused on meeting Condition #25, relating to the requirements established by the Kauai County Housing Agency (KHA), and the provision of workforce housing.

Condition #26, was added which required coordination with the Kauai Transportation Agency (KTA) to determine if a bus stop is needed at that location, and of which the Director has determined that such will not be necessary. Since three (3) phases of the project are already completed, all other conditions of approval have been addressed or completed with the exception of the workforce housing requirement.

STATUS OF WORKFORCE HOUSING REQUIREMENT

Within the last year, the applicant focused on meeting the requirements of the Kauai Housing Agency to provide workforce housing.

To date, approval of the workforce housing analysis, the number of units to be provided, the site location and the Workforce Housing Agreement has been completed with and approved by the Kauai County Housing Agency.

Construction plans will be prepared and building permit submittal and approval will be pursued in the upcoming year. To assure compliance, the certificate occupancy for Phase 4 of the Koloa Project can be withheld until the workforce housing requirements are complied with.

Should any additional information or clarification be needed relative to the solutions presented in the above status report, please contact me at (808) 651 9961 or email thadley@koloalanding.com.
Respectfully submitted,

(Original signed)
Todd Hadley, President

Attachments:
Exhibit 1: Workforce Housing Agreement











COUNTY OF KAUA`I
GENERAL PLAN
PROGRESS REPORT
FY2020 to FY 2025

Long-Range Planning Division
Department of Planning
County of Kaua`i
Ste. A470, 4444 Rice St.
Lihu`e, HI 96766
plankauai@kauai.gov
(808) 241-4050

H.1.
Apr 08 2025

H.1.
March 11, 2025

Table of Contents

1. INTRODUCTION 3
A. General Plan Implementation Framework 3

2. PLANNING INDICATORS 5

3. IMPLEMENTATION STATUS OF GENERAL PLAN ACTIONS 8
A. Plans and Studies 8
i. Community, Town, and Special Area Plans 8
ii. Other Plans and Studies 9
B. Ordinances and Code Change 14
i. Code Change 14
ii. Zoning Map Amendments 18
C. Capital Improvement Program 19
i. Completed Capital Projects 19
ii. Capital Improvement Program 24

APPENDIX: GENERAL PLAN ACTION KEY 29
1. Permitting and Code Change Actions 29
2. Plans and Studies 44
3. Projects 50

General Plan Progress Report

1. Introduction

The General Plan is a high-level policy framework that guides County decision-making concerning land use and development. Its policies address the expansion of infrastructure, facilities, and services, while promoting goals such as sustainability, resource protection, and affordable housing production. The Planning Department's Long Range Planning Division monitors plan implementation efforts and works with local, state, and federal agencies to ensure alignment with General Plan policy. This report offers a progress update on actions taken since the last comprehensive update of the General Plan in 2018. The report is organized by: A) Updated population projections and data related to growth, B) A summary of development activity and its alignment with General Plan actions, and C) An overview of major capital improvement projects and their connection to General Plan policy. This report highlights actions from General Plan Chapter 2, Future Land Use, and General Plan Chapter 3, Actions by Sector.

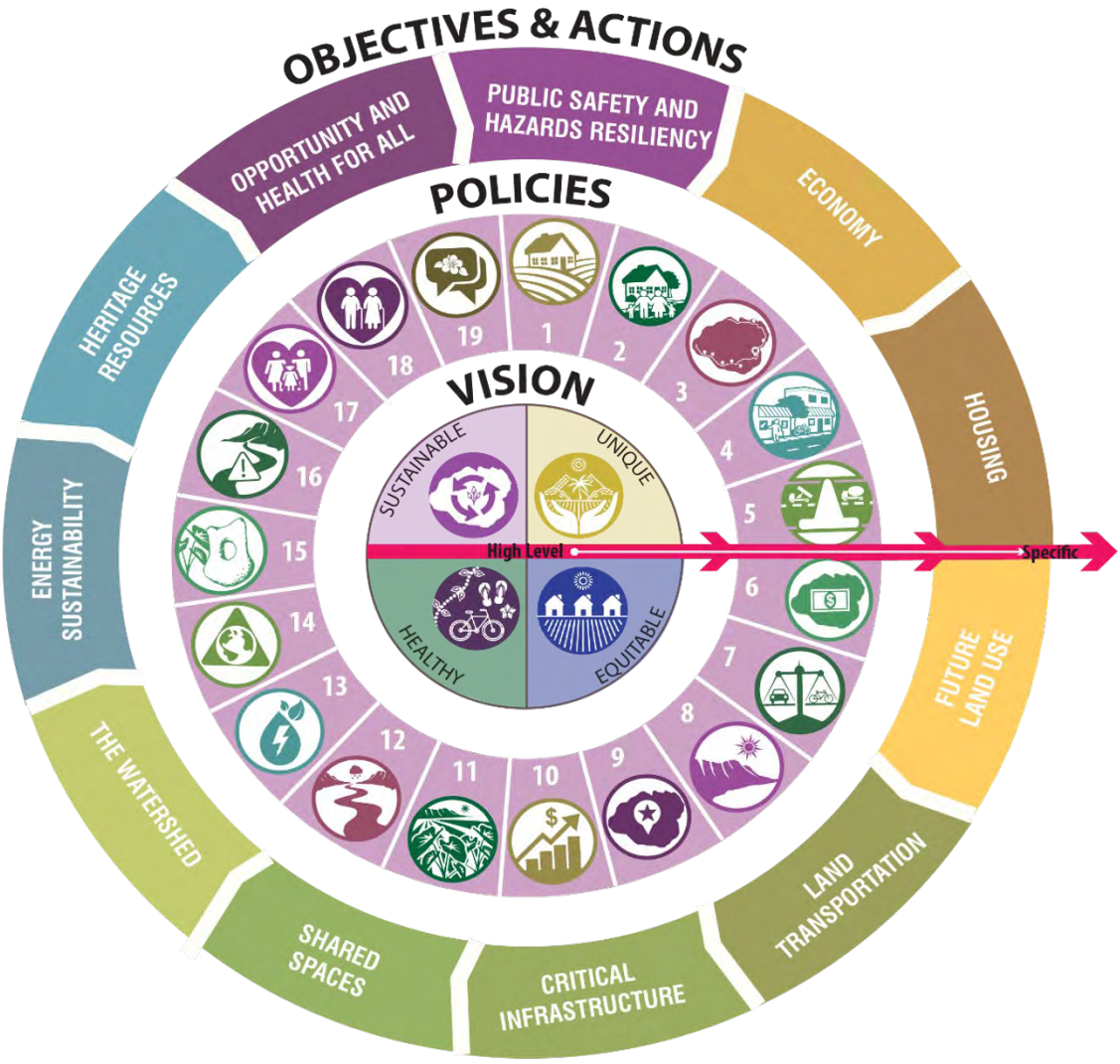
A. General Plan Implementation Framework

The General Plan's vision is for Kaua'i to be a sustainable island; a unique and beautiful place; a healthy and resilient people; and an equitable place with opportunity for all. These high-level vision statements are elaborated through 19 policies that also address the community's most important issues. The General Plan outlines actions that support the overall vision, goals, and policies. Actions are organized by sectors and subsections. The eleven sectors are:

- Community Planning
- The Watershed
- Housing
- Land Transportation
- Critical Infrastructure
- Shared Spaces
- Economy
- Heritage Resources
- Energy Sustainability and Climate Change Mitigation
- Public Safety and Hazards Resiliency
- Opportunity and Health for All

The plan's framework is illustrated in Figure 1, "General Plan Framework." By charter mandate, the General Plan guides future action concerning land use and development regulations, urban renewable programs, and expenditures for capital improvements. Implementation occurs through a broad range of actions. In Chapter 4, "Implementation & Monitoring," the implementation program identifies tools and agencies that serve to implement the GP. Key tools include plans, ordinance change, projects, and programs. In Section 3, "Implementation Status of General Plan actions," each implementation instrument is described before the project implementation status is summarized in a table.

Figure 1. “General Plan Framework”



2. Planning Indicators

Tracking indicators over time can help assess progress made on the County's journey towards achieving the General Plan's vision. The report focuses on data tied to growth and development, including conformance to key goals such as travel mode shift. The indicators covered in this report include:

A. Population Projections
B. Population and Households
C. Housing Units and Tenure
D. Development Activity
    a. Approved Zoning Permits
    b. Housing Unit Approvals
    c. Developable Parcels
E. Major Development Approvals
    a. Class III & IV Permits
    b. Permit type
    c. Approved Housing Units by District
F. Transportation Indicators

A. Population Projections

	2020	2025	2030	2035	2040	2045
County Population	73,214	75,859	78,503	80,511	82,518	83,773
Average Annual Growth Rate		0.70%	0.70%	0.50%	0.50%	0.30%

Source: County of Kaua'i Population Forecast (Ward Research)

B. Population and Households

	2019	2020	2021	2022	2023
Population	73,395	73,214	73,829	73,783	73,851
Population under 18	15,718	15,615	15,949	15, 802	15,729
Population 65 or older	13,859	14,425	14,869	15,557	16, 018
Households	22,898	23,331	23,464	24,237	24,621
Households w/ one or more person 65 or older	9,996	9,804	10,790	10,889	11, 759

Source: American Community Survey, 1-year and 5-year estimates

C. Housing Units and Tenure

	2019	2020	2021	2022	2023
Housing Units	31,016	30,198	30,330	30,485	30,631
Occupied Units	22,898	24,712	23, 464	24,237	24, 621

Owner-Occupied	67.4%	62.8%	65.5%	64.4%	70.4%
Renter-Occupied	32.6%	37.2%	34.5%	35.6%	29.6%

Source: Decennial Census and American Community Survey, 1-year and 5-year estimates

D. Development Activity

Approved Zoning Permits (Class I to Class IV)					
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Class IV	8	9	11	12	8
Class III	2	1	3	6	0
Class I and II	616	682	677	480	482
Use	8	8	11	9	4
Variance	1	1	1	4	4
Total	**635**	**701**	**703**	**511**	**498**

Source: Approved Class I – Class IV Permits, FY 20 – FY 24

Housing Unit Approvals (Class I to Class IV)					
Zoning Permits	2019-20	2020-21	2021-22	2022-23	2023-24
Class III & IV	130	8	5	6	2
Class I and II	13	39	65	78	128
Total	143	47	70	84	130
% Multifamily					

Source: Approved Class I – Class IV Permits, FY 20 – FY 24

Developable Parcels Created					
	2019-20	2020-21	2021-22	2022-23	2023-24
Subdivision Approvals	5	3	3	5	1
*Total parcels created	47	7	55	11	45

Source: Final Subdivision Approvals, FY20- FY24

**Net Developable parcels (does not include easements and roads)*

E. Major Development Approvals

Class III and Class IV Zoning Permit Approvals					
Class IV	2019-20	2020-21	2021-22	2022-23	2023-24
Class IV	8	9	9	9	2
Class III	2	1	3	5	0
Total	10	10	12	14	2

Source: Approved Class I – Class IV Permits, FY 20 – FY 24

Class III and Class IV Permit Approvals – Type of Development or Use					
Use Type	2019-20	2020-21	2021-22	2022-23	2023-24
Residential	918 (67 units)	4 (4 units)	5 (5 units)	6 (8 units)	2 (2 units)
Mixed-Use	1 (63 units)	1 (6 units)	0	0	0
Commercial	2	1	1	1	0

Agricultural	0	1	0	1	0
Industrial	0	1	1	0	0
Resort	1	0	1	1	0
Wall/Fence/Accessory	0	1	1	1	0
Public/Utilities/Educational	2	3	3	4	0

Source: Approved Class I – Class IV Permits, FY 20 – FY 24

Approved HOUSING UNITS by District		
	Last 5 Years	Percent
West Kauaʻi	31	7%
South Kauaʻi	133	30%
Līhuʻe	160	36%
East Kauaʻi	61	14%
North Shore	60	13%
Total	445	

Source: Approved Class I – Class IV Permits, FY 20 – FY 24

F. Transportation Metrics

	2019	2020	2021	2022	2023
Bus Ridership – Fixed Route	682,383	591,506	360,811	477,419	588,960
Bus Ridership – Paratransit	71,696	53,843	18,592	39,216	52,284
Total Vehicle Miles Travelled (VMT)	914.9	876.1	867.2	874.9	918.8
VMT per registered vehicle	10,372	10405	10420	10,424	10,425

Source: Transportation Agency Annual Reports; DBEDT State Databook

3. Implementation Status of General Plan Actions

This section is organized by the County's various implementation "tools" which include plans and studies; ordinances; and capital projects. Plans and studies include community plans, special area plans, studies, master plans, and other plans. Ordinances include zoning amendments (Chapter 8, Kaua'i County Code), General Plan amendments (Chapter 7, Kaua'i County Code), and other changes to the County Code or the County Charter. Projects and programs include major capital projects that address facilities; infrastructure; new roads and roadway improvements; and new parks and park improvements. The timeframe for all items listed is FY 2020 – FY 2024.

A. Plans and Studies

The General Plan is broad in nature and implementation oftentimes requires more detailed planning and analysis. For example, town plans provide guidance for growth and infrastructure investment on a local scale. Master planning is also conducted for specific facilities, parks, and affordable housing projects. The following table summarizes the plans and studies that have been completed or initiated since 2018. The relevant General Plan implementation action(s) is shown in the right column.

i. Community, Town, and Special Area Plans

Description	General Plan Action
1. <u>West Kaua'i Community Plan</u> The West Kaua'i Community Plan (WKCP) guides the long-term development, growth, and maintenance of communities in the West Kaua'i region. It updated the Waimea-Kekaha and Hanapēpē-'Ele'ele development plans from the 1970s. The WKCP consists of area-wide and town-specific goals, policies, and implementation actions on land use; town character; circulation; public services and facilities; health and safety; and hazard mitigation. The WKCP guides the development and planning of County infrastructure for the region. Elements of the plan include: • A focus on strengthening town cores and preserving the historic form and character of the buildings. • Provides infill housing opportunities with buildings that are at scaled for West Kaua'i's small towns. • Plans for sea level rise using the best available science and identifies neighborhoods vulnerable to SLR in the land use map. • Calls for "safe routes" in all towns to promote multimodal transportation. The project was managed by the Planning Department and was adopted in 2020.	LU.A1-Land Use LU.A2-Land Use LU.B1-Land Use
2. <u>East Kaua'i Community and Circulation Plan</u> The East Kaua'i Community and Circulation Plan (EKCCP) is a long-range land use and transportation plan for the East Kaua'i Planning District and will update the Wailua-Kapa'a Development Plan (1974). The EKCCP will supplement the General Plan by providing finer-grained attention to the Future Land Use Map and will develop policies for the region's towns. Anticipated tasks include:	LU.A1-Land Use LU.A2-Land Use LU.B1-Land Use

• Town plans for Wailua, Kapa‘a, Kapahi, and Anahola that address housing, commercial uses, circulation, historic resources, civic space, hazards, and infill development opportunities. • Analyses related to transportation, infrastructure, cultural resources, and hazards. • Updated zoning and/or special planning area standards and regulations. • An innovative and effective public participation program. The project is managed by the Planning Department and was initiated in 2023.	
3. Waimea 400 Conceptual Plan The Waimea 400 Conceptual Plan developed a vision for the County-owned property and designates areas for affordable housing, recreation, agriculture, and wetland restoration. The plan anticipates sea level rise and climate change impacts and incorporates adaptation planning principles by delineating five zones. The project further refines the Waimea Town Plan Map in the West Kaua‘i Community Plan. The project was managed by the Planning Department and was completed in 2022.	HO1.A2-Housing

ii. Other Plans and Studies

Description	General Plan Action
1. Kaua‘i County Climate Adaptation and Action Plan A Climate Adaptation Plan (CAP) was initiated to create a framework to ensure County infrastructure, services, and facilities can adapt to climate change impacts. The CAP builds on the General Plan’s climate adaptation policies and evaluates how climate hazards (such as sea level rise, extreme temperature, flooding, drought, and storms) will impact communities and county operations. In Spring 2022, the Planning Department amended the CAP contract to include a more robust climate action (greenhouse gas mitigation) component. The title of the plan was changed to the Kaua‘i Climate Adaptation and Action Plan (KCAAP). The KCAAP is in its final phase and will wrap up the public process in 2025. Published reports include a Vulnerability and Equity Analysis, Climate Hazard Review Paper, Talk Story Summary, Survey 1 Summary, Youth Climate Change Summit Summary, and the Open House Series 1 Summary. The project is managed by the Planning Department and the County Resiliency Team.	PS3.B1-Adaptation PS3.B2-Adaptation PS3.B3-Adaptation PS3.B4-Adaptation ES2.B1-Ghg ES2.B3-Ghg
2. Kaua‘i Multi-Hazard Mitigation and Resiliency Plan The Kaua‘i County Multi-Hazard Mitigation and Resiliency Plan (MHMRP) addresses climate change and other natural hazards reflecting local and statewide concerns, as well as new FEMA requirements to expand discussion of climate change impacts, risk assessments and analysis of potential cascading impacts. A hazard impact analysis fed into the strategy development and action prioritization. The project	PS2.B5-Hazards

was managed by the Kauaʻi Emergency Management Agency and was completed in 2021.	
3. Līhuʻe Civic Center Mobility Hub Site Plan The **Līhuʻe Civic Center Mobility Plan (LCCMP)** analyzed strategies to support transit-oriented development (TOD) at the Līhuʻe Civic Center and surrounding State-owned properties, such as the former Police Station and Department of Health sites. The final LCCMP integrates rural TOD principles and provides actionable recommendations for the Civic Center and surrounding areas. The project, managed by the Planning Department, was funded through grants administered by the State Office of Planning and Sustainable Development and was completed in 2024.	LT3.D5-Bus LT3.D6-Bus LT4.B2-Pedestrian ES2.A1-Ghg
4. Līhuʻe Civic Center Redevelopment Feasibility Study The **Līhuʻe Civic Center Redevelopment Feasibility Study** developed strategies to support transit-oriented development (TOD) and redevelopment projects at the Līhuʻe Civic Center. The project also assessed the feasibility of various infill housing concepts. The project was managed by the Planning Department and was funded by grants administered by the State Office of Planning and Sustainable Development (OPSD). The project was completed in 2024.	LT3.D5-Bus LT3.D6-Bus ES2.A10-Ghg
5. Coconut Marketplace Mobility Hub Plan The purpose of the Coconut Marketplace Mobility Hub Plan is to explore the feasibility of transforming the existing shopping center into an integrated mobility hub with a broader range of transportation options; such as a direct shuttle from the airport. The study will develop a framework for coordinated planning, implementation, operations, and funding strategies among the property owner, the County, and other stakeholders. The project is managed by the Office of Economic Development and was completed in 2025.	CI4.A1-Airports LT3.C3-Bus LT3.C8-Bus EC1.C3-Tourism
6. West Kauaʻi Community Vulnerability Assessment The West Kauaʻi Community Vulnerability Assessment (WKCVA) developed a community-based vulnerability assessment for climate change and sea level rise in West Kauaʻi using the decision support tool: Vulnerability, Consequences, Adaptation, Planning Scenarios or VCAPs. The assessment covered 6 management concerns and profiled 5 towns. This involved mapping of exposed community assets and community workshops. Recommendations in the WKCVA were integrated into the West Kauaʻi Community Plan. The project was led by UH Sea Grant and the UH Department of Urban and Regional Planning, in coordination with the Planning Department. The project was completed in 2020.	PS 3.B1-Adaptation PS 3.B2-Adaptation PS 3.B3-Adaptation PS 3.B4-Adaptation

7. Kaua‘i Destination Management Action Plan The Kaua‘i Destination Management Action Plan (DMAP) outlines a strategic approach to rebuilding, redefining, and reshaping the direction of tourism on Kaua‘i. It emphasizes protecting the island’s natural resources and addressing climate change through education and sustainable transportation initiatives. To reduce tourism’s impact, the DMAP recommends promoting and incentivizing alternative transportation options, enhancing informational and educational signage on environmental conservation, climate hazards, cultural and historical sites, and endangered species. This initiative is a collaborative effort between the Hawai‘i Tourism Authority (HTA), the Office of Economic Development, and the Kaua‘i Visitors Bureau. The project was completed in 2020.	EC1.B1-Tourism EC1.B3-Tourism
8. Building Back Better: Pre-Disaster Recovery Authority and Structure for the County of Kaua‘i The Build Back Better project will develop a process for improving County recovery functions after a catastrophic natural disaster (such as a hurricane or a tsunami) and explore post-disaster redevelopment scenarios in a selected community. Project recommendations will be integrated into updates to community development plans. The project is managed by UH Sea Grant and KEMA and is funded by the NOAA Sea Grant and NOAA Disaster Preparedness Program. The project is underway.	PS2.B1-Hazards
9. Coastal Access Inventory Update The Planning Department launched the Coastal Access Inventory Update project in 2020. The first phase, now complete, consolidated data from the original 1991 inventory with newly created accesses since that time. Site visits were conducted for 62 of the more than 200 coastal access points listed. Information was organized into an Excel database and integrated into a GIS layer, encompassing county- and state-owned accesses, conveyed easements, "desired" accesses, and privately owned sites. In Phase II of the project, the Open Space Commission will conduct community outreach to develop criteria for prioritizing accessways that should be further identified, recorded, demarcated, or improved for public use. The project is ongoing.	SS3.A1-Trails OH4.A2-Access OH4.B1-Access
10. Salt Pond Hydrogeologic Assessment The Salt Pond Hydrogeologic Assessment, conducted by UH Sea Grant and funded by the County of Kaua‘i Public Access, Open Space & Natural Resources Preservation Fund Commission, evaluated the impacts of sea level rise on the salt pans in Hanapēpē. As an important cultural and historic resource, the salt pans need protection from coastal flooding, wave overtopping, and human-induced erosion. The study recommends restricting vehicle access and restoring the protective sand dunes to mitigate flooding and erosion, and to enhance the area’s resilience to sea level rise.	HR2.A7-Cultural

Collaboration with the stewards of the salt pans, Hui Hāna Pa‘akai o Hanapēpē, played a key role in developing the report. The project was completed in 2023.	
11. Integrated Solid Waste Management Plan The Kaua‘i County Integrated Solid Waste Management Plan (ISWMP), adopted in 2021, provides a framework for managing the county's solid waste in a sustainable and environmentally responsible manner. The plan outlines strategies for waste reduction, recycling, composting, and the safe disposal of waste, while also promoting resource conservation and reducing the county's reliance on landfills.	CI3.B1-Solid Waste
12. Wastewater Facility Plan Updates The Department of Public Works is updating the facility master plans for all County wastewater treatment facilities, including those located in Waimea, ‘Ele‘ele, Līhu‘e, and Wailua. The specific plans include: • Wailua Wastewater Treatment Facility Long-Range Plan • **‘Ele‘ele Wastewater Treatment Facility Long**-Range Plan • **Līhu‘e Wastewater Treatment Facility Long**-Range Plan • Wailua Wastewater Treatment Facility Long-Range Plan Each facility plan will be a comprehensive long-term strategy that outlines necessary facility improvements through 2050. The plan addresses future growth, capacity needs, and the impacts of cesspool conversions, and includes the development of a hydraulic model for the collection system. A key deliverable of the plan will be a prioritized list of capital improvements to guide future investments and promote sustainable operations. The project is managed by the Wastewater Management Division. All plan updates are underway.	CI2.B1-Wastewater CI2.C2-Wastewater
13. Hanapēpē Shuttle Study The Transportation Agency with assistance from the Hawai‘i State Energy Office Clean Energy Wayfinders Program conducted a **Hanapēpē** Heights Shuttle Study, which included a survey and public outreach, to determine the need and feasibility of a Hanapēpē Heights shuttle. The project is underway.	OH3.A1-Health LT3.B1-Bus LT3.C3-Bus
14. Master Planning for Waimea 400 Workforce Housing Development The Waimea 400 Workforce Housing Development is a planned affordable housing project on a 417-acre parcel acquired by Kaua‘i County in 2019. The master planning process, which began in 2020, will develop design and engineering plans for the development of approximately 60 acres for affordable housing, with the rest designated	HO1.A2-Housing HO1.C2-Housing

for community amenities like a sports complex, gardens, agricultural spaces, and walking paths. The project is managed by the Housing Agency is currently underway.	
15. Master Planning and Predevelopment Engineering for Kilauea Affordable Housing Development The **Kīlauea Town Expansion** is a planned affordable housing project on approximately 48 acres adjacent to Kīlauea's town center. The expansion of Kilauea Town in this area was envisioned in the Kilauea Town Plan (2006). The master plan will provide detailed design and engineering for the area and seeks to provide a mix of affordable fee simple and rental units. The plan also includes community amenities such as parks, playgrounds, and commercial zones to foster economic growth and enhance residents' quality of life. The project is managed by the Housing Agency is currently underway.	HO1.A2-Housing HO1.C2-Housing CI2.C3-Wastewater LT5.C3-Bike
16. Safety Action Plan The Transportation Safety Action Plan is funded by a $200,000 grant from the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program and a $20,000 grant from the Ulupono Initiative. Its goal is to enhance roadway safety across Kaua'i and support the goal of zero roadway deaths. Strategies are expected to include policy updates, educational campaigns, enforcement measures, and engineering improvements to create a safer transportation network for all. The project is managed by the Planning Department and will be initiated in 2025.	LT4.B1-Pedestrian
17. Multi-Use Path and Trails Master Plan In FY 23/24, the Planning Department was awarded funding for this project through a State Department of Transportation SPR Grant. The Multi-Use Path and Trails Master Plan aims to create an interconnected network of multi-use paths and trails across the county, enhancing accessibility, especially in underserved areas. It will also generate new trail alignments and establish criteria for future projects. The project is managed by the Planning Department and will be initiated in 2025.	LT5.B1-Bike LT1.B1-Transportation SS3.A2-Trails SS3.A3-Trails OH4.B3-Access
18. Līhu'e Mauka Road Multimodal Corridor Plan In FY 23/24, the Planning Department was awarded funding for this project through a State Department of Transportation SPR Grant. The **Līhu'e Mauka Road** is a priority future roadway identified in the General Plan. A new bypass road will help alleviate congestion in Līhu'e and expand the county's multi-modal transportation network, providing additional options for residents and commuters. The project is managed by the Planning Department and will be initiated in 2025.	LT1.C4-Transportation

B. Ordinances and Code Change

Zoning code and map amendments, adopted through ordinances, are key tools for implementing the General Plan. While the General Plan provides a long-term vision, zoning focuses on specific and immediate land uses. General Plan implementation relies on a zoning ordinance that translates its long-term goals and policies into land use regulations. Below is a summary of regulatory changes adopted since 2018, organized by code changes (zoning, subdivision, and development plan) and zoning map amendments. The relevant General Plan implementation action(s) is shown in the right column.

i. Code Change

Description	General Plan Action
1. Ordinance 1048 (Chapter 6) The ordinance allows the County's Open Space Fund to also pay for improvements to land or accessways. This was approved via a charter amendment in 2018, and the ordinance was adopted in June 2019.	OH4.C2-Access
2. Ordinance 1051 (Chapter 8, ZA-2019-5) The ordinance reduces setback requirements for structures in the Residential District for the purpose of facilitating the development of additional units on small parcels. The ordinance was adopted in July 2019.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A8-Infill
3. Ordinance 1055 (Chapter 8, ZA-2019-6) The ordinance allows a kitchen to be constructed inside a guest house for the purpose of adding housing capacity to existing properties. The ordinance was adopted in August 2019.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A7-Infill HO2.A8-Infill
4. Ordinance 1059 (Chapter 8, ZA-2020-2) The ordinance is one of six ordinances whose purpose is to encourage Additional Rental Unit (ARU) development. It provides property owners with financial incentives to construct an ARU as an affordable unit. The ordinance waives the zoning permit application fee and alleviates the cost of the Department of Water's Facilities Reserve Charge. The ordinance was adopted in November 2019.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A5-Infill HO2.A8-Infill
5. Ordinance 1060 (Chapter 11A, ZA-2019-7) The ordinance is the second of six ordinances whose purpose is to encourage Additional Rental Unit (ARU) development. It provides property owners with financial incentives to construct an ARU as an affordable unit and waives the Environmental Impact Assessment Fee and was adopted in November 2019.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A5-Infill HO2.A8-Infill

6. Ordinance 1061 (Chapter 6, ZA-2020-2) 3 of 6 ordinances to encourage Additional Rental Unit (ARU) development. Provides property owners with financial incentives to construct an ARU for affordable housing purposes. The ordinance was adopted in November 2019.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A5-Infill HO2.A8-Infill
7. Ordinance 1062 (Chapter 12) 4 of 6 ordinances to encourage Additional Rental Unit (ARU) development. Provides property owners with financial incentives to construct an ARU for affordable housing purposes. The ordinance exempts affordable ARUs from the Sewer Assessment Fee. The ordinance was adopted in November 2019.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A5-Infill HO2.A8-Infill
8. Ordinance 1063 (Chapter 12) 5 of 6 ordinances to encourage Additional Rental Unit (ARU) development. Provides property owners with financial incentives to construct an ARU for affordable housing purposes. The ordinance exempts affordable ARUs from building permit fees. The ordinance was adopted in November 2019.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A5-Infill HO2.A8-Infill
9. Ordinance 1065 (Chapter 10, ZA-2019-8) 6 of 6 ordinances to encourage Additional Rental Unit (ARU) development. The ordinance amends Chapter 10 to allow ARUs within the special planning area titled "Rice Street Neighborhood Design District" (SPA-D). The ordinance was adopted in December 2019.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A8-Infill
10. Ordinance 1066 (Chapter 12) Encourages "tiny home" development in all zoning districts by clarifying Building Code rules. The ordinance was adopted in December 2019.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A8-Infill
11. Ordinance 1067 (Chapter 8, ZA-2020-3) Supports coordinated land use and transit service planning by ensuring Transportation Agency review of major projects. The ordinance was adopted in February 2020.	HO3.A6-Communities LT1.A1-Transportation LT3.D2-Bus
12. Ordinance 1070 (Chapter 8, ZA-2020-4) Encourages housing development within existing communities by appropriately sizing access infrastructure requirements and the associated costs for projects between 4 and 20 residential units. The ordinance was adopted in February 2020.	HO2.A4-Infill
13. Ordinance 1072 (Chapter 8, ZA-2020-5)	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill

The purpose of the ordinance is to encourage multifamily unit development on smaller sized parcels. The ordinance was adopted in April 2020.	HO2.A4-Infill HO2.A8-Infill
14. Ordinance 1073 (Chapter 8, ZA-2020-13) The ordinance seeks to encourage additional unit development in the multifamily residential districts (R-10 and R-20 districts) by reducing lot coverage requirements. The ordinance was adopted in May 2020.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A8-Infill
15. Ordinance 1074 (Chapter 8, ZA-2020-6) The ordinance outright allows single-family and multi-family residential development in the Commercial Zoning District. These uses previously required a Use Permit.	HO2.A1-Infill HO2.A2-Infill HO2.A3-Infill HO2.A4-Infill HO2.A8-Infill
16. Ordinance 1081 (Chapter 7A) The County's Housing Policy was updated to promote affordable housing development, guided by a new nexus analysis. Key amendments include prioritizing housing creation for households earning 120% of the Area Median Income (AMI) or below, reducing the housing assessment requirement from 30% to 20%, and exempting "Special Infill Multi-Family Workforce Projects" from the assessment. The ordinance was adopted in October 2020.	HO1.A1-Housing HO1.A4-Housing
17. Ordinance 1083 (Chapter 10, ZA-2020-7) The ordinance adopts the West Kauaʻi Community Plan and Form-Based Code, updating the Hanapēpē-ʻEleʻele and Waimea-Kekaha Development Plans from the 1970s. Additionally, it establishes Special Planning Areas in all town cores in the planning district. The ordinance was adopted in December 2020.	LU.A1-Land Use LU.A2-Land Use LU.B1-Land Use SS1.A1 SS1.B2
18. Ordinance 1084 (Chapter 7, ZA-2020-8) Updates the General Plan's policies and Future Land Use Map based on the West Kauaʻi Community Plan. The Future Land Use Map was amended to remove the "Provisional Agriculture" designation and replace it with "Agriculture." The ordinance was adopted in December 2020.	LU.A1-LAND USE LU.A2-Land Use LU.B1-Land Use
19. Ordinance 1085 (Chapter 8, ZA-2020-9) The ordinance adopts development controls in urban areas determined to be most vulnerable to SLR impacts within the West Kauaʻi planning district. The ordinance was adopted in December 2020.	PS3.A1-Adaptation PS3.A2-Adaptation PS3.A3-Adaptation

20. Ordinance 1086 (Chapter 8, ZA-2020-10) The ordinance establishes a new zoning district called "Plantation Camp" in Kaumakani and Pakala Village to allow rehabilitation of existing non-conforming historic structures and was adopted in December 2020.	HO2.A1-Infill HO2.A2-Infill HO2.A12-Infill
21. Ordinance 1088 (Chapter 8, ZA-2020-14) The ordinance strengthens and updates shoreline setback requirements based on an updated coastal erosion study and was adopted in February 2021.	PS3.A4-Adaptation
22. Ordinance 1092 (Chapter 8, ZA-2021-1) The ordinance encourages agricultural-related commercial activity by outright allowing retail stands, food processing, and packaging of agricultural products in the Agriculture Zoning District. The ordinance was adopted in April 2021.	EC2.A1-Agriculture
23. Ordinance 1113 (ZA-2022-8) Streamlines permitting requirements for Additional Dwelling Units (ADUs) by removing the requirement for a lot-of-record to have direct access onto a County standard road. The ordinance was adopted in July 2022.	HO2.A1-Infill HO2.A2-Infill HO2.A14-Infill
24. Ordinance 1118 (Chapter 8, ZA-2022-6) Streamlines permitting requirements for ADUs by removing the requirement on the ARU clearance form for a lot of record to have direct access onto a County standard road. The ordinance was adopted in July 2022.	HO2.A1-Infill HO2.A2-Infill HO2.A14-Infill
25. Ordinance 1134 (Chapter 8, ZA-2022-12) The ordinance amends Chapter 8 to remove the Shore Constraint District and replaces it with the Sea Level Rise (SLR) Constraint District. The SLR Constraint District addresses annual high wave run-up and passive flooding impacts from Climate Change. The ordinance was adopted in October 2022.	WA3.A7 PS3.A1--Adaptation PS3.A7--Adaptation
26. Ordinance 1135 (Chapter 8, ZA-2022-10) The ordinance allows educational campgrounds in the Agricultural Zoning District and the Open Zoning District under the Use Permit process. The ordinance was adopted in November 2022.	EC2.A1-Agriculture EC2.D7-Agriculture
27. Ordinance 1138 (Chapter 10, ZA-2022-9) The ordinance establishes Special Planning Area "O" (SPA-O), "Kaumakani Plantation Camp Walkable Mixed-Use District" in the West Kaua'i Planning District. The purpose	HO2.A1-Infill HO2.A2-Infill HO2.A14-Infill

is to implement historical preservation controls and form-based code regulations in the area. The ordinance was adopted in November 2022.	
28. Ordinance 1142 (Chapter 8, ZA-2023-1) The ordinance encourages electric vehicle (EV) infrastructure by establishing requirements for EV charging system installations and "EV-ready" parking spaces in development of a certain size. The ordinance was adopted in November 2022.	ES2.A3-Ghg

ii. Zoning Map Amendments

Description	General Plan Action
1. ORD PM-2019-412 (ZA-2019-2) The ordinance amends the zoning district on 38 acres owned by Island School from the Agriculture District to the University District. The parcel is in the Līhu'e District (TMK No. (4) 3-8-018:005). The ordinance was adopted in 2020	LU.A1-Land Use LU.A2-Land Use LU.B1-Land Use
2. ORD PM-2020-414 (ZA-2020-11) The ordinance establishes the Special Treatment-Public Facilities District on 166 acres on the Port Allen Airport owned by the State of Hawai'i. The parcel is in the West Kaua'i District (TMK (4) 1-8-008:004. The ordinance was adopted in December 2020.	LU.A1-Land Use LU.A2-Land use LU.B1-Land Use
3. ORD PM-2020-415 (ZA-2020-12) The ordinance rezones portions of parcels owned by Gay & Robinson from the Agriculture District to the General Industrial District. The parcels include portions of the former Olokele Mill and are located in the West Kaua'i District, specifically identified as portions of TMKs (4) 1-7-006:003 and (4) 1-7-006:001. The ordinance was approved in December 2020.	EC3.A3-Businesses
4. ORD PM-2023-420 (ZA-2023-3) The ordinance amends the zoning on approximately 150 acres owned by the University of Hawai'i from the Agricultural District to the University District. The amendment encompasses the campus of the Kaua'i Community College in the Līhu'e District (TMK Nos. (4) 3-4-007:001 (Portion), 002, and 003.). The ordinance was approved in July 2023.	LU.A1-Land Use LU.A2-Land Use LU.B1-Land Use

C. Capital Improvement Program

The General Plan guides the County's capital improvement program (CIP) and seeks project alignment with the General Plan's vision, policies, and actions. Sections 14.05 and 19.09 of the County Charter assign the Planning Director and Planning Commission responsibility for preparing a Six-Year CIP in coordination with the Mayor's Office and other departments.

This report highlights completed and planned capital projects by sector— Housing, Parks, Solid Waste, Transportation, Wastewater, and Other—but excludes Water Department projects as they have a separate planning process. Part II is the Six-Year Capital Improvement Program which details ongoing and planned projects and links each project its the relevant General Plan action.

i. Completed Capital Projects

Housing Project Highlights	
Description and Status	General Plan Action
Lima Ola Onsite Phase I Construction – County led Lima Ola, Phase I, is the initial stage of a multi-phase affordable housing development on County-owned land in ʻEleʻele. Completed in 2022, Phase I delivered 152 affordable housing units, including 39 single-family homes and 113 multi-family units. The multi-family units comprise three projects: a 28-unit supportive housing project for homeless families, a 45-unit workforce rental project, and a 40-unit senior housing project. The full master plan includes four phases and will provide a total of 550 housing units upon completion.	HO1.C2-Housing
Koaʻe Makana (County-led) The 134-unit Koaʻe Makana Workforce Housing Project in Kōloa was developed on an 11.2-acre parcel dedicated to the County by Alexander & Baldwin as part of the zoning amendment for Kukuiʻula. The project consists of 24 two-story buildings and is targeted at households earning 60% or less of the Area Median Income (AMI). The project was completed in 2020.	HO1.C2-Housing
Kealaula on Pua Loke (County-led) The 22-unit Kealaula at Pua Loke project in Līhuʻe provides supportive transitional housing. It was built on State-owned land and was completed in 2020.	HO1.C2-Housing HO7.C1-Housing
Haupu View Apartments (County-led) Haupu View Apartments is a 53-unit affordable housing development located in Līhuʻe and is adjacent to Kealaula at Pua Loke. Completed in 2021, the project provides rental homes for households earning 60% or less of the Area Median Income (AMI). Developed on a 1.5-acre site, the project features three four-story buildings. The land, previously a parking lot for Department of Water offices, was owned by the State.	HO1.C2-Housing

Waimea Huakaʻi (developed with County assistance) Waimea **Huakaʻi,** Phase I, is a 35-unit affordable rental housing development in Waimea, Kauaʻi, completed in September 2020. It features one-, two-, and three-bedroom apartments for individuals and families earning 30% to 60% of the Area Median Income (AMI). The development includes three two-story buildings. Phase II involves 32 single-family homes developed through Habitat for Humanity.	HO1.C2-Housing

Parks and Recreation Project Highlights	
Description and Status	General Plan Action
Kapaʻa Skatepark Resurfacing Project Major improvements to the **Kapaʻa Skatepark**, located at the Bryan J. Baptiste Sports Complex in Kapaʻa, were completed in December 2020. The project was funded by a $250,000 Coronavirus Aid, Relief, and Economic Security Act grant, and constructed Kauaʻi's first concrete skatepark (it was previously an asphalt surface).	OH3.C3-Health SS2.B3-Parks SS2.C4-Parks
Black Pot Beach Park Improvements Black Pot Beach Park in Hanalei underwent significant improvements to restore and enhance its facilities after severe flooding in 2018. Key upgrades included resurfacing the parking lot with environmentally friendly crushed coral to reduce runoff into Hanalei Bay, renovating restrooms, and adding new pavilions to better serve visitors. The project was completed in 2020.	SS2.A1-Parks SS2.B3-Parks
Kalena Park, Phase I Improvements Kalena Park in Līhuʻe underwent major improvements in 2021 as part of a community-driven effort led by the Kalena Park Action Group of Get Fit Kauaʻi. The project focused on enhancing the park's safety, accessibility, and appeal, with active community involvement throughout the planning and implementation stages. These upgrades are part of a broader initiative to revitalize public spaces in Līhuʻe and promote health and wellness.	SS2.A1-Parks SS2.B3-Parks OH3.C3-Health
Laukona Park, Phase I Improvements Through a community-based process, Laukona Park in Hanamāʻulu underwent improvements funded by a Community Development Block Grant. Improvements included ADA-compliant walkways. parking stalls, a playground, a pavilion equipped with benches and tables, a bike rack, and the repair and repainting of the basketball court. The project was completed in 2022.	SS2.A1-Parks SS2.B3-Parks OH3.C3-Health
Kamalani Inclusive Playground The Kamalani Inclusive Playground, completed in 2022, is County's first fully inclusive playground. Designed to accommodate children of all abilities, the playground	SS2.B3-Parks OH3.C3-Health

features sensory-rich play areas, wheelchair-accessible ramps, and adaptive swings. The project was a collaborative effort involving the County of Kauaʻi, Leadership Kauaʻi's Class of 2022, and Inspired Play LLC.	
Waimea Canyon Park ADA Improvements/Inclusive Playground This project developed the County's second fully inclusive playground at Waimea Canyon Park, along with ADA improvements. The project was completed in 2024.	SS2.B3-Parks OH3.C3-Health
Kilauea Gym Improvements The Kilauea Gymnasium Improvements project, located at the Kilauea Neighborhood Center, will harden the gymnasium building into a rated hurricane shelter and conduct general repair work to the neighborhood center, restrooms, and park dugouts. It is expected to be completed in 2025.	SS2.A1 PS2.A4-Hazards PS2.D9-Hazards
Kapaʻa Swimming Pool Improvements The **Kapaʻa** Swimming Pool Improvements project renovated the facility by upgrading the filtration and drainage systems, as well as adding a new plaster finish and tile markers. The project was completed in 2023.	SS2.B3-Parks OH3.C3-Health
Hanapēpē Stadium Improvements (Food/Ticket Booth) The **Hanapēpē** Stadium Improvements project constructed a new multi-use building with a ticket booth, prep kitchen, concession area, and additional restrooms. The project was completed in 2023.	SS2.B3-Parks OH3.C3-Health
Repairs & Realignment of Ke Ala Hele Makālae along Kaha Lani Resort The **Repairs and Realignment of Ke Ala Hele Makālae** near Kaha Lani Resort involved restoring and realigning sections of the coastal pathway that are impacted by coastal erosion. The project replaced the damaged section of the pathway fronting Kaha Lani Resort and realigned a new segment further mauka. The project was completed in 2024.	SS3.A1-Trails PS3.B2-Adaptation

Solid Waste Project Highlights	
Description and Status	General Plan Action
Island-wide Refuse Transfer Station Improvements Renovations are underway or completed for County refuse transfer stations (RTS) which will improve the facilities and address water quality standards and stormwater discharge concerns. The list of facilities to undergo renovation include the Līhuʻe, RTS	CI3.B1-Solid Waste

(completed 2024), Kapa‘a RTS (underway), Hanalei RTS (TBD), and Hanapēpē RTS (TBD).	
Kekaha Landfill, Cell 2 Lateral Expansion The Lateral E**xpansion of Cell 2** at the Kekaha Municipal Solid Waste Landfill added approximately 8 years of capacity to the Landfilll. The project was completed in 2019.	CI3.C5-Solid Waste
Kekaha Landfill, Cell 2 Vertical Expansion The Kekaha Municipal Solid Waste Landfill is undergoing a **vertical expansion of Cell** II to extend its operational lifespan. Currently, the landfill's maximum permitted elevation is 120 feet above mean sea level, with projections indicating it will reach capacity by June 2027. The proposed expansion aims to increase the maximum elevation to 171.5 feet, thereby extending the landfill's capacity and operational life. In December 2023, the State Board of Land and Natural Resources approved the County of Kaua‘i's request for a time extension to complete the expansion project, moving the expected completion date to August 24, 2031.	CI3.C5-Solid Waste

Transportation Project Highlights	
Description and Status	General Plan Action
Lihu‘e Town Core Mobility and Revitalization Project The **Līhu‘e** Town Core Mobility and Revitalization Project was funded by a $15.1 million TIGER (Transportation Investment Generating Economic Recovery) grant and a $2 million county match. The project included extensive upgrades to Rice Street, Ho‘olako Street, and Eiwa Street, such as new sidewalks, bus shelters, traffic signals, rectangular rapid flashing beacons, landscaping, site furnishings, and roadway restriping. These improvements were designed to enhance mobility and revitalize the Līhu‘e town core and implements the vision for a walkable town core in the Līhu‘e Town Core Urban Design Plan. The project was completed in 2021.	LT4.B2-Pedestrian SS1.C1-Towns
Safe Routes to School Program (SRTS), 2014 Awards, King Kaumuali‘i School SRTS, Phase 1 The King Kaumuali‘i Elementary School Safe Routes to School project was funded by a $416,540 Safe Routes to School grant. It included the installation of RRFB (Rectangular Rapid Flashing Beacon) systems at two existing crosswalks on Hanamaulu Road. Additional improvements include new sidewalks along Hoohana Street (from Laukona Street to Akuili Street), Akuili Street (from Hoohana Street to Hanamaulu Road), and the north side of Hanamaulu Road (from King Kaumualii Elementary to Hanamaulu Place). The project also added a new median on Hanamaulu Road at the school entrance and a striped crosswalk at the school exit. The project was completed in 2022.	LT4.B2-Pedestrian OH2.C1-Education

Safe Routes to School Program (SRTS), 2014 Awards, Kōloa School SRTS, Phase 2 The **Kōloa Elementary School Safe Routes to School, Phase 2** project was funded by a $490,875 Safe Routes to School grant. It replaced the existing sidewalk on Poʻipū Road fronting Koloa Elementary School, constructed a new sidewalk on the east side of Poʻipū Road from Waikomo Road to Blakes Lane, and extended the sidewalk on Paanau Road west to Hikina Road. Additionally, the project extended bike lanes on Poʻipū Road from Koloa Road to Waikomo Road and from Blakes Lane approximately 1,000 feet south. The project was completed in 2022.	LT4.B2-Pedestrian OH2.C1-Education
Līhuʻe-Anahola Coastal Bike Path, Phase III This phase is part of a larger project to develop a shared use path from Anahola to Līhuʻe, also known as **Ke Ala Hele Makalae** or "the path that goes along the coast." Phase III covers a 2.1-mile segment from Lihi Park to Lydgate Park and includes a spur to Kawaihau Road. The segment is complete except for a short privately-owned section in Waipouli that will be constructed through future resort development.	LT1.C4 LT4.B2-Pedestrian SS3.C1-Trails
Kawaihau Road (Route 5860), Hauaala Road (Route 5865), Mailihuna Road (Route 5870), Complete Streets & Safety Improvements The **Kawaihau Road Complete Streets and Safety Improvements** project constructed a peanut-shaped roundabout, sidewalks, paved shoulders, and other roadway improvements to enhance safety and traffic flow at a 5-way intersection connecting Kawaihau Road, Hauʻaʻala Road, and Mailihuna Road. The improvements facilitate safe and efficient travel in an area that includes St. Catherine's School and Church, Kapaʻa High School, Kapaʻa Elementary School, Mahelona Hospital, and Gore Park. The project was completed in 2024.	LT1.C4-Transportation OH2.C1-Education
Puhi Road, Phase II The **Puhi Road, Phase II** project will improve the section of Puhi Road between Kaneka Street and Haleukana Street. Planned upgrades include reconstructing the pavement; widening the roadway to accommodate new bike lanes and parallel parking areas; adding a sidewalk on the west side of Puhi Road between Kaneka and Hanalima Streets; and constructing a shared-use path along the entire east side of the road. The project in ongoing and will be completed in 2025.	LT1.C4-Transportation OH2.C1-Education
Hanapēpē Road Resurfacing This **Hanapēpē Road Resurfacing** project will construct ADA-compliant pedestrian paths along Hanapēpē Road and includes resurfacing, signage, crosswalks and parking. Construction is anticipated to start in 2025.	LT1.C4-Transportation OH2.C1-Education
RAISE Grant - Poʻipū Road (Route 520) Safety and Mobility Project	LT1.C4-Transportation LT4.B2-Pedestrian

The **Poʻipū** Road Safety and Mobility Project will construct bicycle lanes, pedestrian sidewalks, crosswalks, parking, revised intersection traffic control including roundabouts, and drainage improvements. There will be construction of sidewalks in Kōloa Town along Poʻipū Road, construction of bicycle lanes on Poʻipū Road, and improved transit serves along Poʻipū Road. Construction is anticipated to start in 2025.	

Wastewater Management Project Highlights	
Description and Status	General Plan Action
Waimea WWTP Facility and System Upgrades • Waimea R-1 Storage Tank and Distribution System Upgrade Project ($6.2 million, completed 2023)	CI2.C7-Wastewater
Lihue WWTP Facility and System Upgrades • Improvements to Existing Hanamaulu and Kapaia Wastewater Pump Stations ($3.5 million, completed 2022) • Līhuʻe WWTP Process Improvement Project (3.8 million, completed 2022) • Līhuʻe WWTP Process Improvements, Phase 3 ($10 million, ongoing) • Hanamāʻulu Sewerline Rehabilitation ($4.5 million, ongoing)	CI2.C7-Wastewater
Wailua WWTP Facility and System Upgrades • Wailua SPS No. 1 Rehabilitation ($2.3 million, completed 2023) • Wailua Coco Palms SPS Emergency Generator Building Rehabilitation Project – ($1.2 million, ongoing) • Wailua WWTP Electrical and Process Improvement construction ($50 million, ongoing) • Wailua SPS No. 3 Rehabilitation ($5 million, ongoing) • Leho Drive SPS Rehabilitation ($0.9 million, ongoing)	CI2.C7-Wastewater

ii. Capital Improvement Program

The Six-Year Capital Improvement Program (CIP) outlines ongoing and planned capital projects, focusing on those slated for funding and/or construction within the next six-year period. This also includes "Horizon Projects," which align with General Plan (GP) and Community Plan policy but have not yet been scheduled for funding or construction. The tables below detail each project's alignment with General Plan and Community Plan objectives, ensuring consistency with the county's long-term planning goals.

a. Six-Year Capital Improvement Program (Short- to mid-range projects)

The Six-Year Capital Improvement Program (CIP) outlines major County projects that are currently in design, recently initiated, or scheduled for construction within the next six years. The project categories include Housing, Parks, Solid Waste, Transportation, Wastewater, and Other. The "Other" category encompasses capital projects managed by departments such as the Mayor's Office, Police, or Fire. Transportation projects slated for federal-aid funding are identified as marked on the State Transportation Improvement Program or STIP (by Federal Fiscal Year). All projects are subject to change based on future CIP budget approvals.

	Description and Status	General Plan Action
Facilities	Pi'ikoi Building Renovation This project will provide new office space for County departments.	n/a
Facilities	Kaua'i Police Department HVAC This project will upgrade the facility's HVAC system.	n/a
Housing	Lima Ola, Phase II Phase 2 of the four-phase Lima Ola development encompasses approximately 21 acres of the 75-acre parcel and will develop approximately 75 single-family homes, 97 multi-family units, and off-site water system improvements. The project will provide a mix of rental and for-sale housing options, serving households earning up to 140% of the area median income. Completion is anticipated by 2026.	HO1.C10-Housing
Housing	Lima Ola, Phase III Phase 3 of the four-phase Lima Ola development spans approximately 17 acres of a 75-acre parcel, featuring 34 single-family homes, 102 multi-family units, and civil site work. Construction is planned from 2026 to 2029.	HO1.C10-Housing
Housing	Lima Ola, Phase IV Final phase of the development. Timeline to be determined.	HO1.C10-Housing
Housing	Waimea 400 Timeline to be determined based on master planning efforts.	HO1.C10-Housing
Housing	Kilauea Town Expansion Timeline to be determined based on master planning efforts.	HO1.C10-Housing
Housing	Puhi Park – Kahua Ho'oulu Timeline to be determined based on master planning efforts.	HO1.C10-Housing
Parks	Nawiliwili Park Skate Park and Pickleball Courts This project will deliver brand-new recreational facilities, including a skatepark and pickleball courts, to Nawiliwili Park. Public meetings were held in 2024, and the project is currently in design.	OH3.C3-Health SS2.B3-Parks SS2.C4-Parks
Parks	Vidinha Stadium Improvements The Vidinha Stadium Improvements Project will resurface the track and field and upgrade facilities.	OH3.C3-Health SS2.B3-Parks SS2.C4-Parks
Parks	Hanapēpē Town Park Skate Park This project replaces the temporary skatepark at Hanapēpē Town Park with a permanent facility and adds public bathrooms to enhance community amenities. Public meetings were held in 2024, and the project is currently in design.	SS2.A1-Parks SS2.B3-Parks
Parks	Hanamaulu Neighborhood Center Improvements The project will upgrade and renovate the Hanamaulu Neighborhood Center.	SS2.A1-Parks SS2.B3-Parks OH3.C3-Health
Parks	Waimea Neighborhood Center Improvements The project will upgrade and renovate the Waimea Neighborhood Center.	SS2.A1-Parks PS2.A4-Hazards PS2.D9-Hazards

Parks	Tactical Rifle Rated Ready Shooting Range The Tactical Rifle Rated Ready Shooting Range project aims to provide a safe and controlled environment for firearms training and practice.	SS2.A1-Parks SS2.A2-Parks SS2.B2-Parks SS2.C4-Parks
Parks	Pump Track The Pump Track project will provide a paved circuit with features like banked turns, offering a safe space for cyclists of all skill levels to practice their skills.	SS2.A1-Parks SS2.A2-Parks SS2.B2-Parks SS2.C4-Parks
Parks	Equestrian-Rodeo Arena The project will construct facilities for equestrian use and rodeo events.	SS2.A1-Parks SS2.A2-Parks SS2.B2-Parks SS2.C4-Parks
Parks	Kaua'i War Memorial Convention Hall Improvements The project will renovate the convention hall facility.	SS2.A1-Parks SS2.A2-Parks
Transportation	Transportation Agency Baseyard Expansion The project involves the construction of facilities to enhance transit operations. Improvements will support expanded services, accommodate a larger fleet of buses, and enable the operation of electric vehicles (EVs).	LT3.B1-Bus LT3.B7-Bus LT3.B9-Bus
Transportation	Haleko Road (Route 5040) Improvements* This project will construct approximately 0.5 miles of sidewalk on one side of Haleko Road, crosswalk improvements, and the addition of roundabouts at the intersections with Rice Street and Pua Loke Street. **Included in the STIP FFY 26*	LT4.B2-Pedestrian
Transportation	Kekaha Road and Akialoa Road (Route 551) Improvements* The project will resurface the full lengths of Kekaha Road and 'Akialoa Road (approximately 2.5 miles); implement corridor improvements such as sidewalks and bicycle enhancements on Kekaha Road, 'Akialoa Road, and 'Alae Road; and intersection improvements. **Included in the STIP FFY 26*	LT4.B2-Pedestrian OH2.C1-Education
Transportation	Kukui Street and Olohena Road (RTE 581) Improvements* The project includes rehabilitation and resurfacing of the pavement, construction of sidewalks, improved crosswalks, and bicycle lanes, construction of a roundabout at the intersection of Olohena Road, Lehua Street, and Kahau Street. **Included in the STIP FYY 25*	OH2.C1-Education
Transportation	Waimea to Kekaha Shared Use Path, Phase I* A shared-use path, approximately one mile in length, will be constructed from the Waimea Ball Park to Kekaha Road. It will connect to the planned Complete Streets network on Kekaha and Akialoa Roads. **Included in the STIP FFY 26*	LT1.C4-Transportation LT4.B2-Pedestrian LT5.C1-Bike

Transportation	Kawaihau Road Improvements* This Project will make roadway improvements along Kawaihau Road between Kaʻapuni Road and Hauʻaʻala Road. Potential roadway improvements consist of sidewalk improvements, curb and gutter improvements, left turn pockets, bike lanes, and other traffic calming improvements such as striping and signage, etc. **Included in the STIP FFY 25*	LT1.B2-Transportation LT4.B2-Pedestrian LT4.B4-Pedestrian LT5.C5-Bike
Transportation	Papalina Road Sidewalk Reconstruct or add sidewalks on at least one side of Papalina Road from Kaumualiʻi Highway to Waha Road; widen paved shoulders where feasible; add crosswalks where appropriate; drainage improvements where needed.	LT1.B2-Transportation LT4.B2-Pedestrian LT4.B4-Pedestrian LT5.C5-Bike
Transportation	Puuwai Road (Route 534) Sidewalk* Add sidewalk on the mauka side of Puʻuwai Road between Kaumualiʻi Highway and Kalawai Park; reconstruct drainage infrastructure to accommodate sidewalk; resurface Puʻuwai Road as needed. **Included in the STIP FFY 28*	LT1.B2 LT4.B2-Pedestrian LT4.B4-Pedestrian LT5.C5-Bike
Transportation	Koloa Town Sidewalks* The project includes sidewalks and crosswalk improvements on the following streets: East side of Maluhia Road (Route 520) from Waihohonu Stream to Kōloa Road; Kōloa Road (Routes 530, 520, and 526) from Ala Kalanikaumaka to Waikomo Road; West side of Waikomo Road (Route 526) from Koloa Road to Poʻipū Road **Included in the STIP FFY 28*	LT1.B2-Transportation LT4.B2-Pedestrian LT4.B4-Pedestrian LT5.C5-Bike
Transportation	Moi Road Sidewalk* This project will resuface and reconstruct pavement as needed, along the full length of Moi Road; construct sidewalk on the east side where there is no sidewalk; add shoulders/bike lanes both sides between Kaumualiʻi Highway and Kane Street. *Included in the STIP FFY 27*	LT1.B2-Transportation LT4.B2-Pedestrian LT4.B4-Pedestrian LT5.C5-Bike
Transportation	King Kaumualii Safe Routes to School, Phase II This project plans to make pedestrian improvements including sidewalks, turn lanes, and crosswalks with rectangular rapid flashing beacons. There will also be adjustments of lot frontages, driveways, surface utilities, and drainage structures as necessary while remaining ADA compliant.	LT1.B2 LT4.B2-Pedestrian LT4.B4-Pedestrian LT5.C5-Bike
Transportation	Kalaheo Safe Routes to School The project will provide a safe route to Kalaheo Elementary School by reconstructing an ADA sidewalk on Puʻu Road from Papalina Road to	LT1.B2-Transportation LT4.B2-Pedestrian LT4.B4-Pedestrian LT5.C5-Bike

	Maka Road as well as constructing a new sidewalk along Hokua Road. It also aims to provide well-marked pedestrian crossings at key intersections, retain existing drainage patterns and on-street parking, and improve pedestrian access from remote drop-offs that reduce traffic congestion at the school. *Included in STIP FFY 29*	
Transportation	New Roadway - Ala Kalanikaumaka Extension (Route 522) *Included in the STIP FFY 30*	LT1.B2-Transportation
Transportation	New Roadway - Ala Namahana Parkway Extension	LT5.C3-Bike

b. Horizon Projects

These are future major projects whose funding source and/or construction schedule have not been determined.

Project Type	Project Description
Parks	Bryan Baptiste Park Expansion
Parks	Waimea 400 – Sports Complex
Parks	Waimea 400 – Wetlands Restoration
Solid Waste	New Solid Waste Landfill
Transportation	Līhu‘e-Anahola Coastal Bike Path, Phase 4
Transportation	Līhu‘e-Anahola Coastal Bike Path, Phase 5
Transportation	Līhu‘e-Anahola Coastal Bike Path, Phase 6
Transportation	New Road - Līhu‘e Mauka Bypass Road
Transportation	New Road - Mahelona Hospital Development Project

Appendix: General Plan Action Key

1. Permitting and Code Change Actions

Action Key	Sector	Section	Action Description
CI4.A1-Airports	Critical Infrastructure	Airports and Harbors	At airports, accommodate shuttles that transport visitors to resort destinations.
CI4.A2-Airports	Critical Infrastructure	Airports and Harbors	Do not expand the Princeville Airport, except for use as a parking hub and gateway for visitors to the North Shore.
CI1.A1-Airports	Critical Infrastructure	Domestic Water	Prioritize increasing domestic water supply, storage, and distribution systems to meet projected needs while encouraging conservation.
CI1.A2-Water	Critical Infrastructure	Domestic Water	Prioritize water infrastructure improvements in infill development areas.
CI1.A3-Water	Critical Infrastructure	Domestic Water	Encourage alternatives for non-potable water usage, such as rainwater catchment and greywater recycling.
CI1.A4-Water	Critical Infrastructure	Domestic Water	Support water savings through land use practices like low impact development (LID), Ahwahnee Water Principles for Resource Efficient Land Use, new green building programs, and onsite and offsite conservation land use practices.
CI1.A5-Water	Critical Infrastructure	Domestic Water	Conduct an audit of the County's dependency on surface water regarding future development, based on legal availability and water regulations.
CI3.A1-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Reduce construction and demolition debris disposal in landfills by requiring recycling, particularly for large contractors and construction projects.
CI2.A1-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Require large-scale developers to contribute funds toward improved recycled water production and distribution, or to construct their own wastewater reclamation facility.
CI2.A2-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Manage wastewater treatment and disposal in a manner that safeguards human health while accommodating current needs of local residents before any consideration of future growth. These systems are to be efficient and cost-effective and use recycled water from treatment where possible.
CI2.A3-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Improve the quality of effluent discharged into injection wells, especially those in the Special Management Areas.
CI2.A4-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Support innovative treatment systems that produce effluent at appropriate water quality levels to encourage reuse such as irrigation, industrial uses, and other non-potable use.

EC2.A1-Agriculture	Economy	Agriculture	Ensure agriculture-designated lands are used for agriculture and related activities, including aquaculture, commercial forestry, and animal husbandry.
EC2.A10-Agriculture	Economy	Agriculture	Include community gardens as a permitted use in residential areas.
EC2.A11-Agriculture	Economy	Agriculture	Require that prospective buyers of property adjacent to agricultural land be notified through title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities, pursuant to HRS Chapter 205-4.5.
EC2.A2-Agriculture	Economy	Agriculture	Use urban growth boundaries or other land preservation easements to limit conversion of agriculture-designated lands to non-agricultural uses.
EC2.A3-Agriculture	Economy	Agriculture	Control the subdivision and alteration of agriculturally zoned land to prevent the dissipation of agricultural potential, the loss of rural character, and the conversion of land use to urban land use designations.
EC2.A4-Agriculture	Economy	Agriculture	Provide criteria to allow clustering of allowable density for landowners of Important Agricultural Land (IAL).
EC2.A5-Agriculture	Economy	Agriculture	To the extent that public trust purposes would not be impacted or continue to be impacted, or where serviced agricultural operations constitute a reasonable and beneficial use that furthers the interests of the public, require preservation of viable irrigation systems — both government owned and privately owned — to support the supply of irrigation water to farms, provided that mitigation measures are taken to minimize any impacts to public trust purposes.
EC2.A6-Agriculture	Economy	Agriculture	Support landowner and farmer-initiated designations of important agricultural lands that at least meet criterion number five of Act 183 (SLH 2005), "land with enough water to support viable agricultural production.
EC2.A7-Agriculture	Economy	Agriculture	Use IAL maps and tools when reviewing landowner/farmer-initiated petitions for the designation of IAL or for evaluating priority lands for IAL designation proposed by the State or County.
EC2.A8-Agriculture	Economy	Agriculture	Revise the agricultural property tax regime, including but not limited to the Agricultural Dedication program, to increase incentives to lease land for productive farms.
EC2.A9-Agriculture	Economy	Agriculture	Clarify rules and authority related to permitting of agricultural structures and uses on IAL
EC3.A1-Businesses	Economy	Small Businesses & Promising Economic Sectors	Lessen zoning restrictions for home-based businesses.

EC3.A2-Businesses	Economy	Small Businesses & Promising Economic Sectors	Reduce the costs and regulatory hurdles associated with starting a business.
EC3.A3-Businesses	Economy	Small Businesses & Promising Economic Sectors	Increase inventory of industrial zoned lands.
EC1.A1-Tourism	Economy	Tourism	Revitalize—rather than expand—the existing Visitor Destination Areas in Poʻipū, Līhuʻe, Wailua, and Princeville.
EC1.A2-Tourism	Economy	Tourism	Focus visitor uses, services, facilities, and accommodations in the Visitor Destination Area.
EC1.A3-Tourism	Economy	Tourism	Do not expand existing Visitor Destination Area boundaries beyond resort-designated areas.
EC1.A4-Tourism	Economy	Tourism	Allow existing resort entitlements to build out and require any non-entitled resort-designated areas in this General Plan to attain full State and County zoning resort-related approvals by the year 2027, or within ten years of Community Plan approval if an area is conditionally designated.
EC1.A5-Tourism	Economy	Tourism	Require short-duration expiration dates should development not be constructed as permitted.
EC1.A6-Tourism	Economy	Tourism	Where appropriate, negotiate with entitled resort projects to reduce unit count if discretionary permits are sought again.
EC1.A7-Tourism	Economy	Tourism	Create a regulatory system that ensures resort developers pay their own way by paying their fair share of system expansion for all public systems, including but not limited to land transportation improvements, housing, water, sewer, cables, and parks.
ES1.A1-Energy	Energy Sustainability & Climate Change Mitigation	Energy Sustainability	Promote increased energy conservation and renewable energy production.
ES1.A2-Energy	Energy Sustainability & Climate Change Mitigation	Energy Sustainability	Optimize the mix of energy crops that can provide fuel for power production on Kauaʻi.
ES1.A3-Energy	Energy Sustainability & Climate Change Mitigation	Energy Sustainability	Streamline and expedite planning and permitting processes involving renewable energy facilities.
ES1.A4-Energy	Energy Sustainability & Climate Change Mitigation	Energy Sustainability	Require new buildings to incorporate economically feasible design and equipment for energy sustainability, including but not limited to solar hot water capacity and proper insulation.

ES1.A5-Energy	Energy Sustainability & Climate Change Mitigation	Energy Sustainability	Conduct an audit of the County's development standards to identify regulations that are obstacles to, or could be altered to better encourage or require, green building practices.
ES2.A1-GHG	Energy Sustainability & Climate Change Mitigation	Reduction of Greenhouse Gas Emissions	Promote higher density residential development near job centers and amenities, while strongly discouraging development that will require residents to commute via automobile to jobs in other areas of the island.
ES2.A2-GHG	Energy Sustainability & Climate Change Mitigation	Reduction of Greenhouse Gas Emissions	Reduce the carbon footprint of both new and existing buildings and infrastructure by maximizing energy efficiency and minimizing the use of fossil fuel resources on the grid.
ES2.A3-GHG	Energy Sustainability & Climate Change Mitigation	Reduction of Greenhouse Gas Emissions	Accelerate the transition to alternative, carbon free fuels in the ground transportation sector with regulations and policies that support electric vehicle adoption and other alternative fuel infrastructure and support electric groundskeeping and farming equipment/machinery.
ES2.A4-GHG	Energy Sustainability & Climate Change Mitigation	Reduction of Greenhouse Gas Emissions	Require large new developments and infrastructure projects to include a project carbon footprint analysis estimating the anticipated change in emissions resultant from the proposed project and documenting the emissions reduction strategies deployed by the project to minimize its emissions.
ES2.A5-GHG	Energy Sustainability & Climate Change Mitigation	Reduction of Greenhouse Gas Emissions	Support continued reductions in emissions from local energy production.
HR1.A1-Historic	Heritage Resources	Historic Buildings, Structures, and Places	Broaden the types of uses allowed in historic structures.
HR1.A2-Historic	Heritage Resources	Historic Buildings, Structures, and Places	Support the reuse and renovation of historic structures through building code amendments.
HR1.A3-Historic	Heritage Resources	Historic Buildings, Structures, and Places	Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.
HR3.A1-Landmarks	Heritage Resources	Landmarks & Scenic Resources	Prepare amendments to the CZO, Special Management Area Rules, and the Subdivision Ordinance to provide specific criteria and guidelines for evaluating and protecting scenic views, view planes, and landmarks in the siting of new development.

HR3.A2-Landmarks	Heritage Resources	Landmarks & Scenic Resources	Consider regulatory tools such as zoning overlays or corridors to preserve views from roads or public places to the ocean, and to and from mauka to makai.
HR2.A1-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Preserve, restore, and maintain customary access to important archaeological and cultural sites.
HR2.A10-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Movement of kuleana lands through the subdivision process is inconsistent with their intrinsic cultural and historic value and negatively impacts traditional and customary Native Hawaiian rights and practices, which are protected by the Hawai'i State Constitution. Prior to any decision, any movement requires proper due diligence to ensure any historic value relating to the kuleana's past land use is identified and protected to the fullest extent possible consistent with Article XII, Section 7 of the Hawai'i State Constitution, the Ka Pa'akai test, and HRS Chapter 6E. In addition, proper notice must be afforded to the State Office of Hawaiian Affairs and beneficiaries and heirs of the kuleana at issue before any movement is approved.
HR2.A2-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Create natural, landscaped buffers between archaeological sites and adjacent uses.
HR2.A3-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	In the case of development where burials are known to exist, ensure an Archaeological Inventory Study (AIS) is prepared and Kaua'i Island Burial Council recommendations are adhered to before final approvals are given.
HR2.A4-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Require developers to provide archaeological and cultural assessments prior to clearing or development of land in areas of historical significance.
HR2.A5-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Promote, encourage, and require the correct use of traditional place names.
HR2.A6-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Establish archaeological districts where high concentrations of sites exist.
HR2.A7-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Encourage restoration, management, and practitioner access for significant cultural sites on private land, as allowed by law.
HR2.A8-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Encourage the restoration, management, and use of Kaua'i's fishponds and lo'i kalo.
HR2.A9-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Preserve Māhā'ulepū, a wahi pana, where scenic landmarks, natural resources, archaeological sites (including Waiopili Heiau), and burials are found along with subsistence fishing and gathering, agriculture, research and education, and recreation.

HO1.A1-Housing	Housing	Affordable Housing	Update the County's Housing Ordinance into a workable law requiring all developers to contribute a fair share of resources to build affordable housing in a "win-win" manner.
HO1.A2-Housing	Housing	Affordable Housing	Design and locate affordable housing projects in or near job centers to minimize household transportation costs, community and household fossil fuel usage, and traffic congestion.
HO1.A3-Housing	Housing	Affordable Housing	Support economically integrated communities by requiring affordable housing mandates to be met on site.
HO1.A4-Housing	Housing	Affordable Housing	Amend Ordinance 860, Workforce Housing, to incentivize the creation of affordable housing development.
HO1.A5-Housing	Housing	Affordable Housing	Preserve the affordable housing stock by adopting a policy that any units built with taxpayer moneys or required under the Housing Ordinance for the general welfare shall be perpetually affordable to allow the inventory of affordable homes to grow rather than contract (which happens when such units are allowed to be sold on the open market).
HO1.A6-Housing	Housing	Affordable Housing	When possible, encourage the design of affordable, energy-efficient residential projects with civic spaces, shade trees, and pedestrian/bicycle amenities to enhance livability, equity, and safe transit options, especially for children.
HO1.A7-Housing	Housing	Affordable Housing	For county-sponsored housing subsidized with public money, the County shall require the units to be affordable for the life of the building and the land to remain in county ownership in perpetuity.
HO4.A1-Ag Worker	Housing	Agriculture Worker Housing	Support the development of a limited amount of housing on agricultural land for farm workers and their families by: a. Improving the existing process to obtain Farm Worker Housing Permits and remove barriers to participation. b. Providing outreach on the Farm Worker Housing Law to increase participation.
HO6.A1-Elderly	Housing	Elderly Housing & Assisted Living Facilities	Provide additional housing and assisted living facilities for Kaua'i's increasing elderly population by: a. Increasing the supply of housing that is affordable, accessible to services, and promotes aging in place. b. Allow multigenerational housing that accommodates family home care situations. c. Revising development standards to facilitate approval of assisted living units and continuing care communities.
HO6.A2--Elderly	Housing	Elderly Housing & Assisted Living Facilities	Integrate universal design standards into Kaua'i's building code.

HO5.A1-DHHL	Housing	Hawaiian Home Lands	Prior to the issuance of development and subdivision approvals, building permits, and other discretionary approvals for actions that may impact water sources that could also serve or impact the water needs of DHHL, consult with DHHL regarding their projected water needs and other rights to water under the public trust, such as those described or referenced under Hawai'i State Constitution Art. XII § 1; Hawai'i Revised Statutes §§ 168-4, 171-58, and 174C-49; Hawaiian Homes Commission Act §§ 220 and 221; and interpretive case law.
HO8.A1-Resort	Housing	Impact of Resort Uses on Housing Inventory	Reduce the impact and number of transient vacation rentals and similar uses, such as Bed & Breakfasts, in the communities outside the VDA by: a. Continuing aggressive enforcement against illegal TVRs. b. Supporting attrition and amortization of non-confirmin TVRs, especially in high hazard areas. c. Monitoring and enforcing laws against new types of transient rentals facilitated by sharing economy websites, such as Airbnb and VRBO. d. Creatively exploring ways to use the tax code for enhanced compliance of nonconforming TVRs.
HO8.A2-Resort	Housing	Impact of Resort Uses on Housing Inventory	Set fines and taxes on illegal and legal vacation rentals respectively that remove homes from the local residential market supply. The penalties should be high enough to deter illegal use.
HO2.A1-Infill	Housing	Infill Housing	Allow for multi-family structures and a variety of accessory dwellings such as 'ohana units and additional rental units within the Neighborhood Center, Neighborhood General, and Residential Community designations.
HO2.A2-Infill	Housing	Infill Housing	Facilitate the development of small-footprint homes or "tiny homes" on small lots.
HO2.A3-Infill	Housing	Infill Housing	Update zoning in and around town centers to facilitate mixed use and infill development, such as units above commercial space.
HO2.A4-Infill	Housing	Infill Housing	Streamline permit approvals for infill development and housing rehabilitation by removing barriers, such as administrative delays.
HO2.A5-Infill	Housing	Infill Housing	Incentivize infill development by reducing or eliminating tipping fees, wastewater and water facility charges, permit review fees, and park and environmental assessment fees.
HO2.A6-Infill	Housing	Infill Housing	Update the building code to reduce construction costs and facilitate cost-saving materials and technology while maintaining health and safety.
HO2.A7-Infill	Housing	Infill Housing	Reevaluate the definition of "kitchen" to provide flexibility for multi-generational housing.

HO2.A8-Infill	Housing	Infill Housing	Increase lot coverage allowances to provide for more ADUs within the residential district.
HO3.A1-Communities	Housing	New Communities	Locate new communities only in areas designated for growth in the Land Use Map.
HO3.A10-Communities	Housing	New Communities	Require non-entitled new communities in this General Plan to attain full State and County district and zoning approvals by 2027. Require short duration expiration dates should development not be constructed as permitted, unless stated otherwise.
HO3.A11-Communities	Housing	New Communities	Prohibit future subdivision and development from restricting construction of ADUs in their deed and covenants.
HO3.A2-Communities	Housing	New Communities	Avoid sprawl development patterns and inefficient infrastructure and service delivery by maximizing density in new communities.
HO3.A3-Communities	Housing	New Communities	Substantially increase the amount of market rate multi-family and "missing middle" housing on Kaua'i by requiring housing type diversity in all new subdivisions.
HO3.A4-Communities	Housing	New Communities	Increase opportunities for moderate- and low-income households to become homeowners by providing a range of housing types.
HO3.A5-Communities	Housing	New Communities	Build housing in proximity to jobs, parks, community resources, and services.
HO3.A6-Communities	Housing	New Communities	Ensure subdivisions are designed to support housing type diversity, maximize density, provide safe pedestrian/bicycle connections, and slow speed on roads.
HO3.A7-Communities	Housing	New Communities	Take a proactive role in supporting County zoning amendments and State Land Use redistricting consistent with the General Plan and updated Community Plans.
HO3.A8-Communities	Housing	New Communities	Allow higher density to increase profitability for developers, resulting in a cheaper housing per unit cost.
HO3.A9-Communities	Housing	New Communities	New communities should incorporate green infrastructure into their design and be water and energy efficient.
HO7.A1-Houseless	Housing	The Houseless Population	Allow managed micro-housing developments or camp sites for the houseless.
HO7.A2-Houseless	Housing	The Houseless Population	Allow development of Single Resident Occupancy unit projects.
LT5.A1-Bike	Land Transportation	Bicycle Program	Incorporate bicycle parking requirements into the Comprehensive Zoning Ordinance.
LT2.A1-Roads	Land Transportation	County Roads	Complete new street design standards to address all users.
LT2.A2-Roads	Land Transportation	County Roads	Amend the zoning and subdivision codes to support multimodal transportation options and safety for all users.

LT2.A3-Roads	Land Transportation	County Roads	Develop a traffic calming toolkit and update the County Traffic Code to allow for traffic calming features.
LT2.A4-Roads	Land Transportation	County Roads	Designate, sign, and enforce truck routes.
LT2.A5-Roads	Land Transportation	County Roads	Update the school zone ordinance and signage.
LT1.A1-Transportation	Land Transportation	General	Coordinate land use planning with transportation to minimize the impact of growth on congestion, improve walkability in town centers, revitalize commercial areas, and enhance mobility in places where people live, work, learn, and play
LT1.A2-Transportation	Land Transportation	General	Require that transportation impact analysis reports and other traffic studies analyze a project's potential to encourage mode shift.
LT3.A1-Bus	Land Transportation	Transit Program	Provide density bonuses for workforce housing near transit.
OH2.A1-Education	Opportunity & Health For All	Access to Quality Education and Training	For large residential projects and in new communities, ensure the development of adequate school facilities, either at existing schools or at new school sites.
OH2.A2-Education	Opportunity & Health For All	Access to Quality Education and Training	Have developers pay their share of all costs needed to provide adequate school facilities for the children anticipated to live in their development.
OH2.A3-Education	Opportunity & Health For All	Access to Quality Education and Training	Support the use, expansion, and development of family childcare homes, preschools, parent/child kindergarten readiness programs, and charter schools.
OH4.A1-Access	Opportunity & Health For All	Access to Recreation and Subsistence Activities	Require a minimum accessway width of 10 feet and locate accessways at convenient intervals.
OH4.A2-Access	Opportunity & Health For All	Access to Recreation and Subsistence Activities	Protect and preserve mauka and makai access for traditional Hawaiian cultural practices.
OH4.A3-Access	Opportunity & Health For All	Access to Recreation and Subsistence Activities	Require identification and mitigation of potential impacts of subsistence activities and resources when reviewing development permits.
OH3.A1-Health	Opportunity & Health For All	Community Health	Provide access to frequent and convenient public transit near major job centers and health care facilities.
OH3.A2-Health	Opportunity & Health For All	Community Health	Ensure community design supports healthy and active lifestyles.
OH3.A3-Health	Opportunity & Health For All	Community Health	Consider zoning options that limit new fast food restaurants close to schools, daycare centers, or parks

OH3.A4-Health	Opportunity & Health For All	Community Health	Support the built environment and land use recommendations provided by the Native Hawaiian Health Task Force and similar community health initiatives.
OH1.A1-Equity	Opportunity & Health For All	Social Equity	Limit the proliferation of predatory lending establishments through licensing and zoning powers.
OH1.A2-Equity	Opportunity & Health For All	Social Equity	Expand and preserve affordability in neighborhood centers around the island through zoning, incentives, and development.
OH1.A3-Equity	Opportunity & Health For All	Social Equity	Provide affordable housing in proximity to community resources and services.
OH1.A4-Equity	Opportunity & Health For All	Social Equity	Mitigate impact to Native Hawaiian traditional and customary practices and the resources they rely on through district boundary amendments and zoning amendments.
PS3.A1-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Use the best available climate and hazard science to inform and guide decisions. Determine a range of locally relevant (context specific) sea level rise projections for all stages of planning, project design, and permitting reviews. At the time of this General Plan Update publication, the science suggests a planning target of three feet of sea level rise.
PS3.A2-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Regularly review and refine relevant policies, rules, and regulations based on the most currently available climate and hazard science and projections.
PS3.A3-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Identify lands/areas that may serve as buffers from coastal hazards and restrict development within them.
PS3.A4-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Periodically update the shoreline setback and coastal protection article of the Comprehensive Zoning Ordinance to allow for adjustments in the setback calculations based upon best-available SLR data.
PS3.A5-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Update the Floodplain Management Program to incorporate sea level rise planning information, utilizing options detailed in the Kaua‘i Climate Change and Coastal Hazards Assessment or other relevant resources.
PS3.A6-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Within the Special Management Area (SMA) and Zoning Permit program: a. Require applicants to analyze coastal hazard impacts and include mitigation in permit applications. b. Impose development conditions upon permits that minimize the impacts of exacerbated flooding, storm surge, and erosion due to sea level rise. c. Strengthen rebuilding restrictions for non-conforming structures such that these structures are relocated a safe distance from the shoreline in hazardous areas. d. Evaluate conditions that prohibit shoreline armoring.

PS3.A7-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Update the subdivision standards to: a. Restrict residential subdivisions in areas prone to current and future coastal hazards, including sea level rise. b. Outside of these natural hazard areas, provide for conservation subdivisions or cluster subdivisions to conserve environmental resources.
PS3.A8-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Periodically update the building codes to ensure that the standards for strengthening and elevating construction to withstand hazard forces in hazardous areas utilize the best available science and planning information.
PS3.A9-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	When considering project alternatives during the environmental review process, evaluate relocation outside of hazardous areas, elevation of structures, and "soft" hazards such as beach nourishment. When considering environmental mitigation, incorporate climate resilience measures.
PS2.A1-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Minimize coastal development in areas of high risk of erosion, flooding, tsunami inundation, and sea level rise.
PS2.A2-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Provide for adequate emergency shelters and communication systems in all planning districts.
PS2.A3-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Periodically review building codes and permitting standards for alignment with disaster risk reduction (DRR) efforts.
PS2.A4-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Designate areas to serve as public shelters when designing and constructing new public buildings.
PS2.A5-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Include conditions in transient vacation rental and homestay permits that require disclosure to visitors and occupants of hazard risks and instructions for evacuation in cases of natural hazards, such as tsunamis, hurricanes, or flooding. Require disclosure of hazards prior to reserving or booking.
PS1.A1-Safety	Public Safety & Hazards Resiliency	Police, Fire, Ocean Safety, & Emergency Services	Maintain effective levels of public safety services to protect the growing population.
PS1.A2 Safety	Public Safety & Hazards Resiliency	Police, Fire, Ocean Safety, & Emergency Services	Upgrade and enhance facilities to address existing vulnerabilities and support necessary growth in emergency response personnel.
SS3.A1-Trails	Shared Spaces	Linear Parks and Trails	Provide safe and convenient access to beaches and inland resources through the park system.
SS3.A2-Trails	Shared Spaces	Linear Parks and Trails	Identify and design new shared use paths to provide safe corridors for pedestrians and cyclists.
SS3.A3-Trails	Shared Spaces	Linear Parks and Trails	Encourage the development of accessways to the path, when development is adjacent to or near a shared use path.

SS3.A4-Trails	Shared Spaces	Linear Parks and Trails	Increase opportunities for public access to mountainous and forested areas in a way that is ecologically sustainable.
SS2.A1-Parks	Shared Spaces	Parks	Provide comprehensive, well-designed, and highly functional parks and recreational facilities that meet public needs, provide attractive places to exercise, accommodate diverse groups and activities, make suitable use of resources, and are compatible with surrounding uses.
SS2.A2-Parks	Shared Spaces	Parks	Provide a range of civic space and functional parks in large residential projects and in new communities.
SS2.A3-Parks	Shared Spaces	Parks	Streamline permitting of public facilities to efficiently coordinate the development and expansion of parks.
SS2.A4-Parks	Shared Spaces	Parks	Allow in-lieu funding expenditure on facility capital improvements through the Park Dedication Ordinance.
SS1.A1-Towns	Shared Spaces	Town Centers	Encourage vibrant shared space and destinations in town centers by: a. Implementing design standards to ensure the aesthetic character of buildings blends in and matches the desired scale and character of the town. b. Allowing historic buildings on small lots to redevelop without the imposition of new setbacks or off-street parking requirements. c. Siting new commercial development contiguous to towns, within walking distance of residential development. d. Supporting the creation of and improvement of venues for art and culture. e. Providing comfortable and safe walking environments, including context-sensitive sidewalks along main roads. f. Enhancing shade resources, including trees on streets and in public parks, and improving criteria for species selection and programs for tree maintenance. g. Providing more on-street parking.
WA3.A1-Coastal	The Watershed	Kahakai - Coastal Areas and Shorelines	Minimize coastal hazard risks through planning and development standards that: a. Ensure the safety of individuals, families, and communities within coastal hazard areas and communicate the dangers to residents and tourists. b. Discourage development or redevelopment (including tourist uses) within hazardous areas, while preserving adequate space for expected future growth in areas located outside these areas. c. If hazard risks are unavoidable, minimize hazard risks to new development over the life of authorized structures. d. Ensure property owners assume the risks associated with new development in hazardous areas. e. Limit development near vulnerable water supplies. f. Manage water supply issues resulting from saltwater intrusion, such as limits on groundwater withdrawal or diversification of water supplies.

WA3.A2-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Avoid or minimize coastal resource impacts through development standards that: a. Protect public beach, rocky coasts, dune, wetland, river, and stream resources in all coastal planning and regulatory decisions. b. Protect the quality of coral reefs through standards that address, prevent, and minimize impacts from development. c. Minimize impacts to view corridors from roads or public places to the ocean and from mauka to makai. d. Preserve and protect Kaua'i's sandy beaches and shorelines from erosion and degradation while ensuring continued public access to them. e. Ensure adequate parking and convenient public access to coastal lands in all zoning and subdivision permits.
WA3.A3-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Promote strategic beach nourishment in public use areas.
WA3.A4-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Seek to preserve natural beach processes and avoid the construction of shoreline protection structures.
WA3.A5-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Do not allow permanent armoring of the shoreline.
WA3.A6-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Include the following guidelines for coastal development in the CZO: a. For resorts and other multi building complexes, transition from low building heights along the shoreline to taller buildings on the interior of the property. b. Provide an open, vegetated visual buffer between the shoreline and buildings. c. Protect community accessways laterally along the coast in the buffer zone mauka of the shoreline. d. Maintain existing stands of trees or plant trees within the buffer zone to provide sun and wind protection and to moderate the appearance of large buildings.
WA3.A7-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Update the Shore District in relation to the SMA regulations.
WA3.A8-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Continually incorporate new information on climate change into shoreline policies and regulations.
WA3.A1-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Avoid impacts to natural hydrologic recharge areas, stream corridors, floodplains, and wetlands through standards that: a. Guide development to avoid disturbance of natural drainage features, preserve wetlands and streams, and provide riparian buffer areas to prevent land disturbance and filter runoff. b. Require best management practices designed to control stormwater and polluted runoff. c. Ensure drainage systems are properly sized, built, and maintained. d. Incorporate trees, rain gardens, swales, green roofs, and other features that mimic natural systems.

WA3.A10-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Support mauka to makai streamflow, which is essential to the survival of native stream life.
WA3.A11-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Support mediated agreements, such as that in Waimea, to restore streamflows to meet public trust purposes for Wailua River, Hule'ia River, and others, while avoiding costly litigation.
WA3.A2-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Reduce erosion and retain sediment onsite during and after construction.
WA3.A3-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Ensure that Good Agricultural Practices and other runoff reduction measures are addressed when reviewing agricultural grading permit exemptions.
WA3.A4-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Review and update drainage regulations and the drainage constraint district to incorporate and encourage green infrastructure concepts.
WA3.A5-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	If large detention basins are required to control drainage, design them for multiple uses and treat them as an important tool.
WA3.A6-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Utilize existing Water Management Plans as examples of best management practices.

WA3.A7-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Expressly and consistently condition development and subdivision approvals, building permits, and other discretionary approvals for actions that may impact surface water resources, on at least one of the following: a. The prior implementation of updated instream flow standards and a monitoring plan for any surface water sources that are needed for any permitted project or development, when there is a reasonable possibility that public trust purposes are or may be harmed. b. Ground- or surface- water management area designation for any aquifer area where new or expanded water sources will need to be developed, when there is a reasonable possibility of harm to public trust purposes in either ground or surface waters. c. The explicit application and execution of the "framework" of analysis set forth by the Hawai'i Supreme Court in the Kaua'i Springs case, prior to the issuance of any permit or other discretionary approval by the County Planning Department, Planning Commission, or County Council.
WA3.A8-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Provide for the crossing of water courses by spanning rather than by culverts when possible, so that natural streambeds will not be altered.
WA3.A9-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Support the protection, restoration, and enhancement of surface and subsurface water resources, stream habitats, and watershed areas to support groundwater aquifer recharge; aquatic and environmental processes; riparian, scenic, recreational, and Native Hawaiian cultural resources; and constitutionally-protected Native Hawaiian traditional and customary practices.
WA4.A1-Species	The Watershed	Threatened and Endangered Species	Avoid development or land use intensification on critical habitats and in areas that are essential to the health, safety, and life of vulnerable native species.
WA4.A2-Species	The Watershed	Threatened and Endangered Species	Require the use of noninvasive plant species for landscaping of newly developed areas, public lands, and roadways.
WA4.A3-Species	The Watershed	Threatened and Endangered Species	Require future development to address potential impacts on threatened or endangered flora and fauna: a. Evaluate potential loss of habitat. b. Identify all endangered and threatened species present. c. List minimization efforts. d. If mitigation is needed, join an established Habitat Conservation Plan or develop one.
WA4.A4-Species	The Watershed	Threatened and Endangered Species	Encourage new development to implement voluntary actions to encourage a net gain in protection efforts of our threatened and endangered species.
WA4.A5-Species	The Watershed	Threatened and Endangered Species	Minimize risks to threatened and endangered species in construction and development activity.

WA1.A1-Upper Watershed	The Watershed	Wao Nahele - The Upper Watershed	Review State DLNR Forest Reserve Plans when development is adjacent to Forest Reserves.
WA1.A2-Upper Watershed	The Watershed	Wao Nahele - The Upper Watershed	Require best management practices for resource management.

2. Plans and Studies

Action Key	Sector	Section	Action Description
CI1.C1-Water	Critical Infrastructure	Domestic Water	Implement and update the County Water Plan to guide system expansion, improvement, rehabilitation, and rate structures to support growth consistent with the General Plan and Community Plans.
CI1.C2 Water	Critical Infrastructure	Domestic Water	Reduce potable water usage through recycled water and alternative individual water systems such as rainwater catchment and greywater recycling and incorporate these into the County Water Plan Update.
CI1.C3 Water	Critical Infrastructure	Domestic Water	Update sustainable yield of aquifers, incorporating most recent United States Geological Survey (USGS) low-flow studies and surface water data into the County Department of Water budget, with appropriate reservations for public trust purposes including environmental protection, traditional and customary Native Hawaiian rights, appurtenant rights, domestic water uses, and the needs of the Department of Hawaiian Home Lands.
CI1.C4 Water	Critical Infrastructure	Domestic Water	Reconcile water service areas with County planning districts to integrate facilities with Community Plans.
CI3.B1-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Update and implement the Solid Waste Integrated Management Plan to set policies for solid waste programs, facility planning, capital improvements, operations, user fees, and financing facilities and operations.
CI3.B2-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Plan and prepare for emergency debris management and disposal due to future major storms and tsunamis.
CI2.B1-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Develop and update wastewater facility plans to guide decisions regarding the allocation of treatment capacity, the expansion of wastewater systems, and system improvement priorities.
CI2.B2-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Coordinate public and private planning, development, operation, and management of wastewater treatment and disposal systems.

EC2.B1-Agriculture	Economy	Agriculture	Consider the relationship and proximity of other land uses to agricultural land in planning efforts. Define "rural" and include its relationship to agriculture.
EC2.B2-Agriculture	Economy	Agriculture	Update and implement the Agricultural Water Use and Development Plan.
EC2.B3-Agriculture	Economy	Agriculture	Improve upon or develop a system for local and export marketing of food and primary resources.
EC2.B4-Agriculture	Economy	Agriculture	Create an agriculture database of key information and indicators that would enable the monitoring of agricultural progress and growth.
EC2.B5-Agriculture	Economy	Agriculture	Increase access to healthy food in underserved neighborhoods and build more equitable food systems, from cultivation to disposal.
EC2.B6-Agriculture	Economy	Agriculture	Update and implement the Kaua'i Agriculture Strategic Plan.
EC3.B1-Businesses	Economy	Small Businesses & Promising Economic Sectors	Implement and update the Comprehensive Economic Development Strategy (CEDS).
EC3.B2-Businesses	Economy	Small Businesses & Promising Economic Sectors	Develop business improvement districts and Main Street programs to fund revitalization efforts.
EC1.B1-Tourism	Economy	Tourism	Implement and update the Kaua'i Tourism Strategic Plan.
EC1.B2-Tourism	Economy	Tourism	Explore the development of the carrying capacity for various sites around the island and a monitoring system that tracks visitor impacts within the context of "limits of acceptable change" or another metric.
EC1.B3-Tourism	Economy	Tourism	Create a comprehensive incentive and disincentive plan to address visitor numbers and impacts in specific areas.
ES1.B1-Energy	Energy Sustainability & Climate Change Mitigation	Energy Sustainability	Work with the University of Hawai'i to conduct an islandwide study of energy crop production and determine how much energy production comes from locally grown crops.
ES2.B1-GHG	Energy Sustainability & Climate Change Mitigation	Reduction of Greenhouse Gas Emissions	Develop a climate plan that focuses on key sectors and their interrelationships with respect to emissions reductions, to be updated every five years. Include intermediate year emissions reductions for all major sectors.
ES2.B2-GHG	Energy Sustainability & Climate Change Mitigation	Reduction of Greenhouse Gas Emissions	Accelerate "zero waste" strategies, including policies and actions that encourage island residents to move towards lower levels of consumption, and to reuse materials to the maximum extent possible.
ES2.B3-GHG	Energy Sustainability & Climate Change Mitigation	Reduction of Greenhouse Gas Emissions	Conduct a greenhouse gas emissions inventory for the County.

LUA.1-Land Use	Future Land Use	Land Use Designations	Implement a zoning program to comprehensively redistrict and rezone lands consistent with the Future Land Use Map and updated Community Plan and map designations.
LUA.2-Land Use	Future Land Use	Land Use Designations	Build upon place types in future Community Plans and update zoning and development standards to be place-based.
LUA.3-Land Use	Future Land Use	Land Use Designations	Support State Land Use Boundary Amendment Petitions for new Urban District consistent with the Future Land Use Map.
LUA.4-Land Use	Future Land Use	Land Use Designations	Given that the Future Land Use Map is conceptual, the size of future amendments to the State Land Use District should consider the General Plan's population allocations, housing projects, and the objectives for New Communities.
LUB.1-Land Use	Future Land Use	Land Use Designations	Use the community planning process to update and refine the Future Land Use Maps as needed.
HR1.B1-Historic	Heritage Resources	Historic Buildings, Structures, & Places	Update and maintain the inventory and management plan for historic resources.
HR3.B1-Landmarks	Heritage Resources	Landmarks and Scenic Resources	Identify key landmarks, exceptional trees, and scenic resources through Community Plans.
HR3.B2-Landmarks	Heritage Resources	Landmarks and Scenic Resources	Develop an inventory of scenic resources/views, view planes, visual resources, and key landmarks through collaboration of the Kaua‘i Historic Preservation Review Commission and the Open Space Commission.
HR3.B3-Landmarks	Heritage Resources	Landmarks and Scenic Resources	Support creation and implementation of corridor plans for historic and scenic roadways.
HR2.B1-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Inventory and acknowledge the importance of archaeological sites and wahi pana during community planning processes.
HR2.B2-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Create an inventory of kuleana lands and describe their vulnerability to sale and development.
HR2.B3-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, & Resources	Create a county-level tax break for ancestral family lands that do not qualify for kuleana tax breaks for situations such as hanai (adoption), families without birth and death certificates, and other circumstances.
HO1.B1-Housing	Housing	Affordable Housing	Find ways to insulate affordable housing units from the market, whether rentals or for ownership, to preserve the affordability of units.
HO1.B2-Housing	Housing	Affordable Housing	Review existing affordable housing requirements in plans and zoning amendments to assess impediments to affordable housing creation.
HO1.B3-Housing	Housing	Affordable Housing	Assess the County’s affordable housing needs and priorities through the five-year Consolidated Plan and one-year Action Plans.

HO1.B4-Housing	Housing	Affordable Housing	Establish a ratio for the housing needs for workforce, elderly, and disabled households, and amend existing laws and plans as needed.
HO5.B1-Housing	Housing	Hawaiian Home Lands	Integrate the recommendations of DHHL plans into community planning.
HO2.B1-Housing	Housing	Infill Housing	Prevent displacement of vulnerable renters through rent stabilization policies and tax incentives for long-term rentals.
HO7.B1-Housing	Housing	The Houseless Population	Support the implementation and update of the Kaua‘i Houseless Solutions Summit Plan.
LT5.B1-Bike	Land Transportation	Bicycle Program	Establish an islandwide bikeways plan with priorities for implementation through the community planning process.
LT1.B1-Transportation	Land Transportation	General	In all Community Plans, incorporate planning of roadway, transit, bike and pedestrian facilities, and transportation needs to support economic revitalization.
LT1.B2-Transportation	Land Transportation	General	Include analysis of the planned transportation system’s ability to accommodate proposed growth, manage congestion, and achieve the County’s mode shift targets in all Community Plans.
LT1.B3-Transportation	Land Transportation	General	In all Community Plans, develop a regional traffic circulation plan that includes all modes of transportation.
LT4.B1-Parking	Land Transportation	Parking Management	Implement parking audits in areas where parking resources are perceived to be limited and where additional parking resources or parking management may be needed such as Kapa‘a Town, Hanalei, and Po’ipū.
LT4.B2-Parking	Land Transportation	Parking Management	In partnership with the State, develop and implement a parking management plan for the Līhu‘e Civic Center.
LT4.B1-Pedestrian	Land Transportation	Pedestrian Program	Identify high-priority pedestrian safety projects based on crash data.
LT3.B1-Bus	Land Transportation	Transit Program	Implement the Short-Range Transit Plan.
LT3.B2-Bus	Land Transportation	Transit Program	Complete a Mid-Range (4-7 year) Transit Plan for longer-term transit planning.
LT3.B3-Bus	Land Transportation	Transit Program	Address the feasibility and practicality of accommodating luggage, surfboards, and other large objects on County and private buses.
OH4.B1-Access	Opportunity & Health for All	Access To Recreation & Subsistence Activities	Maintain, inventory, and provide information on legal public accessways to beaches and inland recreation areas. Conduct research on easement documents that have been executed or signed but not recorded.
OH4.B2-Access	Opportunity & Health for All	Access To Recreation & Subsistence Activities	Create regional networks of public trails. Partner with private landowners for missing connections via managed access.
OH4.B3-Access	Opportunity & Health for All	Access To Recreation & Subsistence Activities	Explore solutions for protecting access to recreational opportunities, including fishing, hunting, surfing, hiking, and other activities in community planning.
OH3.B1-Health	Opportunity & Health for All	Community Health	Include community health concerns in community planning.

OH3.B2-Health	Opportunity & Health for All	Community Health	Implement and update the Kaua'i Community Drug Response Plan.
OH3.B3-Health	Opportunity & Health for All	Community Health	Implement and update the Kaua'i Plan on Aging.
OH3.B4-Health	Opportunity & Health for All	Community Health	Implement and update the Kaua'i Community Health Improvement Initiative
OH1.B1-Equity	Opportunity & Health for All	Social Equity	Complete a study to establish ratios for different categories of housing for workforce (less than 140 percent of median income), elderly, and disabled.
PS3.B1-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Conduct detailed hazard, risk, and vulnerability assessments for critical infrastructure and lowlying coastal communities when updated sea level rise, erosion rates, and wave inundation information is available.
PS3.B2-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Identify priority planning areas where resources and planning efforts need to be focused and identify how and where to use adaptation strategies such as accommodation, retreat, and protection.
PS3.B3-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Encourage strategic retreat and relocation to safer areas based on the results of the assessments above.
PS3.B4-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Use results of hazard, risk, and vulnerability assessments to inform adaptation strategies to be incorporated into Community Plans or other planning processes.
PS3.B5-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Acknowledge, support, and/or take part in university, government, and private efforts to develop planning information and guidance to address how accelerated sea level rise will affect erosion rates and wave inundation.
PS3.B6-Adaptation	Public Safety & Hazards Resiliency	Global Warming & Climate Change Adaptation	Support implementation of the Hawai'i Climate Adaptation Initiative (Act 83) and development of the Sea Level Rise and Vulnerability Adaptation Report for Hawai'i and the Statewide Climate Adaptation Plan.
PS2.B1-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Encourage community-based disaster resilience plans and incorporate components into future Community Plan updates. Plans should include an assessment of risks and vulnerabilities in the local economy to hazards.
PS2.B2-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Develop an inventory of Critical Infrastructure and Key Resources, according to the standards of the National Incident Management System (NIMS), which can be used for mitigation and disaster recovery efforts.
PS2.B3-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Work with the State Office of Conservation and Coastal Lands (OCCL) to update the Coastal Erosion Mitigation Plan for Kaua'i.

PS2.B4-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Identify and index communities that have existing disaster resilience plans. Provide support to current and ongoing community hazard risk reduction, mitigation, and planning efforts.
PS2.B5-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Periodically review and update the Multi-Hazard Mitigation and Resilience Plan.
SS2.B1-Parks	Shared Spaces	Parks	Plan for safe routes to parks, especially in areas with high concentration of youth.
SS2.B2-Parks	Shared Spaces	Parks	Utilize vacant or underused County-owned land for community purposes.
SS2.B3-Parks	Shared Spaces	Parks	Update and implement the Kaua'i Parks & Recreation Master Plan (2013).
SS1.B1-Towns	Shared Spaces	Town Centers	Acknowledge the important role of town squares and other civic space in town centers and seek to improve usability of such venues.
SS1.B2-Towns	Shared Spaces	Town Centers	Establish or update urban design standards through Community Plans.
SS1.B3-Towns	Shared Spaces	Town Centers	Identify public art opportunities and funding in community and facility planning.
WA3.B1-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Restore lost and unrecorded beach accesses by identifying, recording, and demarcating accessways for public use.
WA3.B2-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Develop detailed hazard, risk, and vulnerability assessments in low-lying coastal areas based on future data and forecasts regarding climate change. Use this assessment to identify where resources and planning efforts should be focused and to develop adaptation strategies and inform stakeholders including tourists of these dangers.
WA3.B3-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Recognize scientific uncertainty by using scenario planning and adaptive management techniques that adjust policies and rules based on monitoring efforts.
WA3.B4-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Analyze options and criteria for relocation of development outside of hazardous areas along the coast and incorporate findings into a long- term relocation plan.
WA3.B5-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Support studies to assess impacts to coastal and cultural resources at Salt Pond Beach and Pū'olo Point in collaboration with community members, including but not limited to the salt making practitioners.
WA3.B1-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	In Community Plans, include protection actions for streams and inland water bodies to prevent degradation of water quality and address nonpoint source pollution.

WA3.B2-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Establish a drainage system database to better understand the drainage network on Kaua‘i and to assist with water quantity and quality impacts.
WA3.B3-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Periodically review the County’s flood control measures and plans using updated information and forecasts on climate change.
WA3.B4-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, & Freshwater Resources	Develop drainage master plans for flood-prone areas such as Hanalei, Nāwiliwili, Kapa‘a, Wailua, Po‘ipū, and Kekaha.
WA1.B1-Upper Watershed	The Watershed	Wao Nahele - The Upper Watershed	Utilize the Forest Reserve and Natural Area Reserve Plans in Community Planning processes and share information regarding forest management activities with the public.
WA1.B2-Upper Watershed	The Watershed	Wao Nahele - The Upper Watershed	Through appropriate county departments, support KWA members in the development of future watershed management plans and appropriate studies as needed for the health of the upper native forests.

3. Projects

Action Key	Sector	Section	Action Description
CI3.C1-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Site and construct a new landfill.
CI3.C2-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Establish an automated weekly, curbside collection system for residentially generated green waste and recyclables.
CI3.C3-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Reduce solid waste volume through source reduction through new technology and programs that reuse building materials, minimize packing materials, and other measures. Focus attention on large volume purchasers and developers.
CI3.C4-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Divert at least 70 percent of solid waste through increased source reduction, recycling, biodiversion, and landfill diversion methods.
CI3.C5-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Maximize effective life of existing and future landfill capacity.

CI3.C6-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Increase the convenience of recycling centers for users.
CI3.C7-Solid Waste	Critical Infrastructure	Solid Waste Disposal & Recycling	Provide commercial volume-based collection with enhanced recycling programs, including incentives for businesses to adopt zero-waste collection programs.
CI2.C1-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Locate and relocate wastewater facilities in appropriate geographic areas, based on traditional, cultural, and biological natural filtration systems for the optimization and expansion of wastewater systems and system improvement, considering alternative reclamation technology or tertiary treatment.
CI2.C2-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Provide adequate trunk sewer and collection main capacities to serve existing and future urban development.
CI2.C3-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Plan for and implement regional wastewater treatment solutions for South Kaua‘i and Kīlauea.
CI2.C4-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Monitor the disposition and potential effect of cesspool seepage and injection wells on the groundwater and nearshore water quality
CI2.C5-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Support water reuse projects and increase the use of recycled water.
CI2.C6-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Explore opportunities to utilize the Clean Water State Revolving Fund Program for financing water quality infrastructure projects, including energy savings at plants, capacity increases including new pump stations, and drainage improvements.
CI2.C7-Wastewater	Critical Infrastructure	Wastewater, Septic Systems, & Cesspools	Improve wastewater infrastructure through grant and loan programs, such as the USDA Rural Development Program
EC2.C1-Agriculture	Economy	Agriculture	Provide economic development programs to promote and support agriculture.
EC2.C10-Agriculture	Economy	Agriculture	Establish a County-wide composting program.
EC2.C2-Agriculture	Economy	Agriculture	Reestablish an Agricultural Specialist position with the Office of Economic Development.
EC2.C3-Agriculture	Economy	Agriculture	Support the Sunshine Markets and other means of marketing Kaua‘i agricultural and food products to residents, businesses, and visitors.
EC2.C4-Agriculture	Economy	Agriculture	Establish a minimum goal for designation of IAL. Improve the IAL program to effectively preserve high-quality agricultural land. Develop related County-level incentives, specifically to encourage food production to increase self-reliance.

EC2.C5-Agriculture	Economy	Agriculture	Increase incentives to lease land to small farmers through revisions to the agricultural property tax regime.
EC2.C6-Agriculture	Economy	Agriculture	Improve water infrastructure for irrigation in priority areas, such as IAL.
EC2.C7-Agriculture	Economy	Agriculture	Develop community food hubs, commercial kitchens, and other initiatives that provide places for community members to grow and prepare their own food.
EC2.C8-Agriculture	Economy	Agriculture	Allow the use of SNAP benefits at farmers markets.
EC2.C9-Agriculture	Economy	Agriculture	Reduce water rates for landowners of agricultural lands in active production.
EC3.C1-Businesses	Economy	Small Businesses & Promising Economic Sectors	Invest in shared facilities and resources that can be utilized by multiple opportunity clusters, such as creative industries and technical services.
EC3.C2-Businesses	Economy	Small Businesses & Promising Economic Sectors	Provide infrastructure that increases the competitiveness of businesses on Kaua‘i and allows them to thrive in all parts of the island.
EC3.C3-Businesses	Economy	Small Businesses & Promising Economic Sectors	Utilize County facilities and funds to support shared workspaces, makerspaces, and equipment for small businesses to utilize
EC3.C4-Businesses	Economy	Small Businesses & Promising Economic Sectors	Support programs and infrastructure that enables employees to telecommute or work in satellite locations.
EC3.C5-Businesses	Economy	Small Businesses & Promising Economic Sectors	Attract technology and energy businesses that complement Kaua‘i’s economic and sustainability goals.
EC3.C6-Businesses	Economy	Small Businesses & Promising Economic Sectors	Build capacity for economic development in the target industry clusters identified by CEDS.
EC1.C1-Tourism	Economy	Tourism	Improve route and destination signage to alleviate congestion associated with difficulties in finding desired locations.
EC1.C2-Tourism	Economy	Tourism	Improve waste disposal, collection, and management at popular destinations and provide more recycling options.
EC1.C3-Tourism	Economy	Tourism	Support projects to encourage visitor transportation mode shift from single occupancy vehicles to other modes.

ES1.C1-Energy	Energy Sustainability & Climate Change Mitigation	Energy Sustainability	Install more solar energy systems on County facilities.
ES1.C2-Energy	Energy Sustainability & Climate Change Mitigation	Energy Sustainability	Pursue green energy conservation, including but not limited to: groundskeeping and farming equipment/machinery, and ground transportation, by: a. Installing more, and regularly maintaining and repairing, electric vehicle charging stations. b. Introducing residential and commercial incentives to transition to electric groundskeeping and farming equipment/ machinery. c. County transition from fuel-powered to electric vehicles, machinery, and equipment, where feasible.
ES1.C3-Energy	Energy Sustainability & Climate Change Mitigation	Energy Sustainability	Conduct regular reviews of County operations to identify ways to conserve energy, particularly during nighttime hours.
ES2.C1-GHG	Energy Sustainability & Climate Change Mitigation	Reducation Of Greenhouse Gas Emissions	Establish capture and containment of methane at all landfills and County waste facilities.
ES2.C2-GHG	Energy Sustainability & Climate Change Mitigation	Reducation Of Greenhouse Gas Emissions	Adopt a county-wide zero-waste strategy, including but not limited to: recycling pick-up at households and public locations and events, and building and maintaining a materials recovery facility with staff assigned to locate markets for recycled material.
ES2.C3-GHG	Energy Sustainability & Climate Change Mitigation	Reducation Of Greenhouse Gas Emissions	Support the expansion of electric vehicle charging station infrastructure at County facilities.
HR1.C1-Historic	Heritage Resources	Historic Buildings, Structures, And Places	Maintain the character of historic structures and bridges by implementing best management practices that adhere to the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation when rehabilitating and/ or renovating historically significant buildings and structures.
HR1.C2-Historic	Heritage Resources	Historic Buildings, Structures, And Places	Educate and encourage property owners to nominate structures and sites to the State and National Register of Historic Places
HR1.C3-Historic	Heritage Resources	Historic Buildings, Structures, And Places	Provide a real property tax exemption for historic properties, including commercial properties.
HR1.C4-Historic	Heritage Resources	Historic Buildings, Structures, And Places	Explore utilizing the Open Space Fund for historic preservation purposes.

HR3.C1-Landmarks	Heritage Resources	Landmarks And Scenic Resources	Support Kaua‘i Nui Kuapapa and other efforts to spread awareness of Kaua‘i’s original place names.
HR3.C2-Landmarks	Heritage Resources	Landmarks And Scenic Resources	Support implementation of the corridor management plan for the Holo Holo Kōloa Scenic Byway.
HR2.C1-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, And Resources	Promote the diversity of stories and sites on Kaua‘i, including those related to Native Hawaiian history and mythology, migrant worker history, and modern history
HR2.C2-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, And Resources	Establish historical trails, markers, and events that draw attention to the history of Kaua‘i.
HR2.C3-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, And Resources	Through stewardship agreements, ensure proper management and interpretation of significant cultural resources and sites.
HR2.C4-Cultural	Heritage Resources	Wahi Pana, Cultural Sites, And Resources	Achieve permanent preservation of highly significant cultural landscapes where multiple heritage and ecological values are located.
HO1.C1-Housing	Housing	Affordable Housing	Complete the Lima Ola affordable housing project.
HO1.C10-Housing	Housing	Affordable Housing	Review best practices from elsewhere and test in pilot programs the methods that significantly reduce the cost of building a home, including infrastructure and system costs. The Mayor and the County Council should work with community to use Hawai‘i Revised Statutes Section 46-15 to “designate areas of land for experimental and demonstration projects, the purposes of which are to research and develop ideas that would reduce the cost of housing in the State.”
HO1.C2-Housing	Housing	Affordable Housing	Seek and acquire land in or near town centers with access to transit, domestic water, and sewers for future affordable housing development.
HO1.C3-Housing	Housing	Affordable Housing	Create dedicated sources of funding and continue to use the Housing Revolving Fund to finance affordable housing projects.
HO1.C4-Housing	Housing	Affordable Housing	Develop and rehabilitate affordable housing low-interest loan programs and awards, such as the Rental Housing Revolving Fund through the Hawai’i Housing Financing and Development Corporation.
HO1.C5-Housing	Housing	Affordable Housing	Support the housing needs of low income households through the Federal Housing Assistance Payments Program (Section 8).
HO1.C6-Housing	Housing	Affordable Housing	Support a flexible planning process and robust monitoring system to allow timely changes in strategy and resource allocation for the housing program.

HO1.C7-Housing	Housing	Affordable Housing	Develop a quasi-public housing development or redevelopment agency to support affordable housing projects, particularly infill housing development projects within town centers.
HO1.C8-Housing	Housing	Affordable Housing	Pursue and establish a source of capital for the development and maintenance of affordable housing. Possible sources include: earmarking a percentage of real property taxes for affordable housing development; a conveyance tax surcharge on high-priced real estate transactions and earmarked for affordable housing development; an expanded Low Income Housing Tax Credit (LIHTC) that increases availability of the tax credit; and setting eligibility higher than the current 60 percent of median income.
HO1.C9-Housing	Housing	Affordable Housing	Continue and expand the County's efforts to provide and require homeownership classes, including financial literacy, for families potentially eligible for county affordable housing projects.
HO6.C1-Elderly	Housing	Elderly Housing and Assisted Living Facilities	Regularly convene a Kauaʻi Houseless Solutions Summit to develop collaborative short-term homeless solutions involving Kauaʻi's faith-based community with support from health and human service organizations and County and State agencies.
HO5.C1-DHHL	Housing	Hawaiian Home Lands	Partner with DHHL on infrastructure projects that will support development of both County and DHHL priority growth areas.
HO5.C2-DHHL	Housing	Hawaiian Home Lands	Partner with DHHL to relocate the Wailua Wastewater Treatment Plant out of the tsunami zone and to support future residential development on DHHL land.
HO2.C1-Infill	Housing	Infill Housing	Improve infrastructure and facility improvements in town centers to support a mixed-use environment and increased density.
HO2.C2-Infill	Housing	Infill Housing	Hold educational sessions for landowners in Special Planning Areas to inform them of new development standards and potential infill development opportunities.
HO7.C1-Houseless	Housing	The Houseless Population	In addressing homelessness, adopt and implement the Housing First approach to reduce and ultimately eliminate homelessness.
LT5.C1-Bike	Land Transportation	Bicycle Program	Complete planning, engineering, and construction for the West Side Path from Waimea to Kekaha and from Hanapēpē to Salt Pond.
LT5.C2-Bike	Land Transportation	Bicycle Program	Complete the Ke Ala Hele Makalae path from Anahola to Līhuʻe.
LT5.C3-Bike	Land Transportation	Bicycle Program	Complete planning and first phase construction of a North Shore Path in areas supported by the community
LT5.C4-Bike	Land Transportation	Bicycle Program	Complete at least one segment of a shared use path identified in the South Kauaʻi Community Plan and the Līhuʻe Community Plan.
LT5.C5-Bike	Land Transportation	Bicycle Program	Complete priority bikeway projects as identified in Community Plans.

LT2.C1-Roads	Land Transportation	County Roads	Complete priority resurfacing, reconstruction, retrofit, and repair of existing roads and bridges based on available funding.
LT2.C2-Roads	Land Transportation	County Roads	Retrofit existing roads to incorporate facilities for all users where feasible and appropriate, and as indicated in Community Plans or other network plans, as a part of resurfacing and reconstruction projects.
LT2.C3-Roads	Land Transportation	County Roads	Implement maintenance of roadside vegetation and roadway surfaces to increase safety.
LT1.C1-Transportation	Land Transportation	General	Establish transportation priorities using a performance-based evaluation process, which considers the following criteria: a. Safety; b. System preservation; c. Economic development/community access; d. Support of growth areas as designated in the General Plan and Community Plans; e. Congestion management; and f. Environmental and cultural impacts.
LT1.C2-Transportation	Land Transportation	General	Support completion of the priority projects in the Kapa‘a Transportation Solutions Report to include the following: a. Add one lane on the Kūhiō Highway from the southern end of the Kapa‘a Bypass Road to Kuamo’o Road. b. Widen the northern segment of the Kapa‘a Bypass Road to two-lane and two-way from the northern end of the Bypass to the roundabout at Olohena Road. c. Operational improvements, such as signalization and left turn restrictions on Kūhiō Highway. d. Extension of right turn lane on Haleilio Road at Kūhiō Highway. e. Congestion management on Kūhiō Highway, from Kuamo‘o Road to Kapule Highway.
LT1.C3-Transportation	Land Transportation	General	Incorporate and integrate transit strategies in the Kapa‘a Transportation Solutions framework.
LT1.C4-Transportation	Land Transportation	General	Following a priority evaluation process, complete priority circulation and multimodal capacity projects identified in the General Plan Transportation Maps.
LT1.C5-Transportation	Land Transportation	General	Consider implementing Transportation Demand Management strategies with County of Kaua‘i employees who work in Līhu‘e as a pilot program that can be replicated by other employers. Strategies may include the following: a. Staggered work hours; b. Bulk rate bus passes; and c. Incentives to encourage commuting by other than single-occupancy vehicles.
LT3.C1-Bus	Land Transportation	Transit Program	Increase mainline service frequency to every 30 minutes, with 15-minute frequency at peak times on peak routes.
LT3.C2-Bus	Land Transportation	Transit Program	Identify and implement service modernization features, including GPS location of buses and integration with transit apps; electronic fare recovery; on-board wi-fi; and other amenities to streamline service and attract riders.
LT3.C3-Bus	Land Transportation	Transit Program	Focus initial phases of service expansion in areas of highest ridership potential.
LT3.C4-Bus	Land Transportation	Transit Program	Improve bus route and schedule information.
LT3.C5-Bus	Land Transportation	Transit Program	Complete bus shelters and amenities at 50 priority bus stops.

LT3.C6-Bus	Land Transportation	Transit Program	Identify priorities for ADA-compliant pedestrian access to bus stops. Develop a construction schedule and funding plan for priority projects.
LT3.C7-Bus	Land Transportation	Transit Program	Provide adequate and efficient bus storage and maintenance facilities.
LT3.C8-Bus	Land Transportation	Transit Program	Identify locations for park and rides, especially in coordination with a North Shore shuttle.
LT3.C9-Bus	Land Transportation	Transit Program	Convert bus fleet to sustainable fuels.
OH2.C1-Education	Opportunity & Health for All	Access To Quality Education & Training	Prioritize pedestrian, bicycle, and road safety improvements around and adjacent to schools.
OH2.C2-Education	Opportunity & Health for All	Access To Quality Education & Training	Prioritize the development and improvement of play areas or tot lots for small children in areas with high concentrations of family care homes, such as Līhu‘e and Kapa‘a.
OH4.C1-Education	Opportunity & Health for All	Access To Quality Education & Training	Acquire priority projects identified by the Open Space Commission.
OH4.C2-Education	Opportunity & Health for All	Access To Quality Education & Training	Pursue easements, acquisitions, and landowner agreements to expand trails, access, open space, protection of coastal lands, and wilderness areas.
OH4.C3-Education	Opportunity & Health for All	Access To Quality Education & Training	Establish a task force including landowners, land trust experts and attorneys, the Open Space Commission, and others, to study and recommend legal and land use measures to address and ameliorate liability on lands dedicated to managed public uses.
OH3.C1-Health	Opportunity & Health for All	Community Health	Prioritize sidewalk and bus stop improvements for accessibility near major health care facilities and group homes.
OH3.C2-Health	Opportunity & Health for All	Community Health	Improve the connectivity of essential services, including emergency response.
OH3.C3-Health	Opportunity & Health for All	Community Health	Ensure that low-income neighborhoods have high-quality parks, playgrounds, and green spaces.
OH3.C4-Health	Opportunity & Health for All	Community Health	Leverage Federal resources such as community development block grants and neighborhood focused programs to create opportunity-rich neighborhoods.
OH3.C5-Health	Opportunity & Health for All	Community Health	Adopt policies for smoke-free cars with keiki, beaches, parks, and condos.
OH1.C1-Equity	Opportunity & Health for All	Social Equity	Develop funding sources to expand, improve, and maintain high-quality transportation, water, parks, broadband, and other infrastructure in underserved neighborhoods.
OH1.C10-Equity	Opportunity & Health for All	Social Equity	Leverage the County’s procurement and contracting to assist minority and female entrepreneurs and triple-bottom-line businesses such as social enterprises, cooperatives, and B Corps.

OH1.C2-Equity	Opportunity & Health for All	Social Equity	Leverage infrastructure investments to bring jobs and housing opportunities to underserved communities.
OH1.C3-Equity	Opportunity & Health for All	Social Equity	Increase access and affordability of public transit for youth and other transit-dependent populations.
OH1.C4-Equity	Opportunity & Health for All	Social Equity	Ensure all residents have an opportunity to have a voice in County initiatives by making special efforts to reach low-income people, youth, non-English speaking immigrants, people with criminal records, and other traditionally underserved groups.
OH1.C5-Equity	Opportunity & Health for All	Social Equity	Establish health and opportunity criteria for prioritizing County programs and policies.
OH1.C6-Equity	Opportunity & Health for All	Social Equity	Establish community standards for wages and benefits, ensure fair scheduling, and support worker organizing.
OH1.C7-Equity	Opportunity & Health For All	Social Equity	Ensure fair hiring, equal pay, and equitable promotion opportunities within the County workforce.
OH1.C8-Equity	Opportunity & Health for All	Social Equity	Reduce barriers to employment and services, such as credit checks and criminal history questions on applications for jobs and housing, in both the private and public sector.
OH1.C9-Equity	Opportunity & Health for All	Social Equity	Target economic development efforts to encourage high-opportunity industries that have potential for growth and to create jobs for people with less than a four-year degree.
PS3.C1-Adaptation	Public Safety & Hazards Resiliency	Global Warming and Climate Change Adaptation	In accordance with Hawai'i State Planning Act Priority Guidelines, consider multiple scenarios of SLR and associated flooding, wave inundation, and erosion impacts when developing and approving capital improvement projects.
PS2.C1-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Ensure that the County's GIS database, including all maps, data, and hazard information, is consistently available to all agencies. Facilitate data sharing through participation in the Hawai'i Geographic Information Coordination Council.
PS2.C2-Hazards	Public Safety & Hazards Resiliency	Hazards Resiliency	Update, maintain, and enhance the use of the County's GIS and database to improve decision making and ensure consistency in planning, permitting, and construction regulations to reduce disaster risk.
PS1.C1-Safety	Public Safety & Hazards Resiliency	Police, Fire, Ocean Safety, & Emergency Services	Upgrade bridges in key areas to ensure emergency vehicles can service all residents and visitors.
PS1.C2-Safety	Public Safety & Hazards Resiliency	Police, Fire, Ocean Safety, & Emergency Services	Construct new fire stations to accommodate anticipated growth in the firefighting force.
PS1.C3-Safety	Public Safety & Hazards Resiliency	Police, Fire, Ocean Safety, & Emergency Services	Strive to attain a police force, firefighting force, and water safety officer force whose coverage meets or exceeds national standards.

PS1.C.4-Safety	Public Safety & Hazards Resiliency	Police, Fire, Ocean Safety, & Emergency Services	Support continuous training for all emergency response officers.
PS1.C5-Safety	Public Safety & Hazards Resiliency	Police, Fire, Ocean Safety, & Emergency Services	Encrypt County radio communications systems.
SS3.C1-Trails	Shared Spaces	Linear Parks and Trails	Complete Ka Ala Hele Makalae from Anahola to Līhu‘e.
SS3.C2-Trails	Shared Spaces	Linear Parks and Trails	Construct the Waimea-Kekaha Shared Use Path.
SS3.C3-Trails	Shared Spaces	Linear Parks and Trails	Construct the North Shore Shared Use Path.
SS3.C4-Trails	Shared Spaces	Linear Parks and Trails	Construct a South Kaua‘i Shared Use Path.
SS2.C1-Parks	Shared Spaces	Parks	Support priority projects in the Kaua‘i Parks & Recreation Master Plan.
SS2.C10-Parks	Shared Spaces	Parks	Develop and install uniform signage, including interpretive signage that promotes a sense of place and educates the public at County beach parks regarding sensitive coastal and marine ecosystems and wildlife.
SS2.C11-Parks	Shared Spaces	Parks	Provide canopy trees and shading at regional parks, such as over unshaded bleachers, to guard against heatstroke and other heat hazards, especially during football, baseball, and soccer seasons.
SS2.C2-Parks	Shared Spaces	Parks	Prioritize park improvements and provide safe routes to parks, especially in low-income neighborhoods with high concentrations of youth.
SS2.C3-Parks	Shared Spaces	Parks	Implement a playground development and rehabilitation program to provide high quality play environments, especially in underserved communities.
SS2.C4-Parks	Shared Spaces	Parks	Enhance parks by making them more conducive to physical activity through shared use paths, play equipment for more than one age group, skate parks, disc golf, tennis facilities, and other improvements.
SS2.C5-Parks	Shared Spaces	Parks	Promote social interaction through facility improvements, such as pavilions, shade trees, and seating.
SS2.C6-Parks	Shared Spaces	Parks	Expand indoor recreation spaces at selected parks.
SS2.C7-Parks	Shared Spaces	Parks	Ensure safety and cleanliness at Kaua‘i’s beach parks. Use Crime Prevention Through Environmental Design (CPTED) when planning improvements.
SS2.C8-Parks	Shared Spaces	Parks	Address illegal camping in parks
SS2.C9-Parks	Shared Spaces	Parks	Provide accessibility features at popular facilities such as beach parks.
SS1.C1-Towns	Shared Spaces	Town Centers	Implement economic revitalization projects in town centers, such as the Līhu‘e Town Core TIGER grant project.

SS1.C2-Towns	Shared Spaces	Town Centers	Construct centralized parking lots in towns that experience parking management issues.
SS1.C3-Towns	Shared Spaces	Town Centers	Improve criteria for species selection and maintenance of street trees and landscaping.
SS1.C4-Towns	Shared Spaces	Town Centers	Identify opportunities for public art installation in projects, such as roundabouts, parks, and streetscape improvements.
WA3.C1-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Adequately fund and utilize the Public Access, Open Space, and Natural Resources Fund to actively acquire shoreline lands and accessways for public use and consider development of an "Offer To Dedicate" (OTD) Coastal Easement or Land Banking Program.
WA3.C2-Coastal	The Watershed	Kahakai - Coastal Areas & Shorelines	Acknowledge, support, and participate in government, university, and private efforts to better understand and predict climate change impacts on coastal areas.
WA3.C1-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, And Freshwater Resources	Utilize green infrastructure concepts and best management practices in County projects.
WA3.C2-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, And Freshwater Resources	Mark stormwater drains as "going to the ocean."
WA3.C3-Drainage	The Watershed	Kahawai - Middle Watershed, Drainage, And Freshwater Resources	Complete the update of the Kaua'i County Water Use and Development Plan.
WA4.C1-Species	The Watershed	Threatened And Endangered Species	Increase wildlife and habitat protection knowledge and expertise within the County government.
WA4.C2-Species	The Watershed	Threatened and Endangered Species	Develop a protocol that will help minimize the current feral cat population, to lessen the impact of direct endangered species fatalities, as well as the spread of diseases, such as toxoplasmosis.
WA4.C3-Species	The Watershed	Threatened and Endangered Species	Adopt a comprehensive animal control ordinance to reduce or eliminate populations of feral, abandoned, and stray cats.

WA4.C4-Species	The Watershed	Threatened and Endangered Species	Develop a list of native plant species suitable for landscaping.
WA1.C1-Upper Watershed	The Watershed	Wao Nahele - The Upper Watershed	Support projects that conserve and protect our remaining endemic forests and landscapes in the upper watershed.
WA1.C2-Upper Watershed	The Watershed	Wao Nahele - The Upper Watershed	Develop collaborative projects that support goals shared by the Forest Reserve Management Plans, County's Open Space Commission, Nā Ala Hele Commission, the Kaua'i Watershed Alliance, and others.
WA1.C3-Upper Watershed	The Watershed	Wao Nahele - The Upper Watershed	Establish a watershed task force or watershed liaison within the County whose mission is to facilitate better communication and coordination between agencies and organizations that work in the watershed (County, State, and nongovernmental organizations), mauka to makai.
WA1.C4-Upper Watershed	The Watershed	Wao Nahele - The Upper Watershed	Utilize best practice watershed management plans, such as the Hanalei Watershed Management Plan, as examples for other communities to employ.

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of Applicant's request to amend Condition No. 6 of Zoning Amendment Ordinance No. PM-326-96 involving design elements of the Līhu'e-Hanamā'ulu Master Plan area.
Permit Application Nos.	Zoning Amendment ZA-1996-2
Name of Applicant(s):	Visionary LLC. (formerly Līhu'e Plantation Co., Ltd. & Amfac/JMB)

II. PERMIT INFORMATION

PERMITS REQUIRED	
☒ **Zoning Amendment**	In accordance with Section 8-3.4, Kaua`i County Code 1987 (KCC), a Zoning Amendment was required to amend the zoning designation for several parcels in Līhu'e.
☐ **General Plan Amendment**	
☐ **State Land Use District Amendment**	

Date of Receipt of Completed Application: N/A
Date of Director's Report: N/A
Date of Public Hearing: APRIL 8, 2025
Deadline Date for PC to Take Action (60TH Day): N/A

III. BACKGROUND

The Planning Commission approved the zoning amendment petition for the Līhu'e/Hanamā'ulu Master Plan Area on February 6, 1996 and it subsequently received approval by the County Council on May 8, 1996. The master planned community consists of four primary areas that include:

- *Molokoa Village* (now referred to as "Wailani")
- *Ahukini Mauka* (area behind Wal-Mart & along Ahukini Road)
- *Ahukini Makai* (area between Kāpule Highway & heliport area); and
- *Hanamā'ulu Triangle* (referred to as "Kohea Loa" & owned by D. R. Horton/ Schuler Homes).

H.2.a.
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At the time the petition for zoning amendment was being considered, the Applicant prepared an exhibit entitled "Draft Urban Design Plan for the Līhu'e-Hanamā'ulu Master Plan" and the intent of this document was to provide generalized guidance in regard to land development concepts, standards and guidelines that would direct the Līhu'e-Hanamā'ulu master planned community to function as a "mixed-use" community.

As represented, the "Urban Design Plan defined the appropriate community planning and design standards to be used in implementing the project while incorporating many of the neo-traditional town planning principles. The master plan consisted of single-family detached homes, townhouses, multi-family units, village mixed-use commercial centers with retail and office uses together with the aesthetic and environmental amenities of open spaces and parks and playgrounds."

It also noted that the land development concepts, standards and guidelines are general and advisory in nature and were not intended to be narrowly construed nor mechanically applied. Rather, it is intended to be broadly and flexibly interpreted in light of changing legal and factual circumstances.

The design concepts that were introduced through the Draft Urban Design Plan for the Līhu'e-Hanamā'ulu Master Plan Area were accepted by the County and further recognized through Condition No. 6 of Ordinance No. PM-326-96. The condition reads as follows:

> *"6. The contents of Exhibit 1 entitled "Draft Urban Design Plan" of the August 1995 Petition for a Zoning Amendment, Lihu'e-Hanamā'ulu Master Plan are acceptable and shall apply to the project's respective zoning districts.*
>
> *Any amendments to the design criteria shall be subject to the review and approval of the Planning Commission throughout the duration of the project."*

IV. APPLICANT'S REQUEST/JUSTIFICATION

The Applicant has submitted for the Planning Commission's consideration a proposal to amend Condition No. 6 to modify the design criteria in order to be consistent with the Industrial zoning district development standards contained in the Comprehensive Zoning Ordinance (CZO).

The intent is to allow greater flexibility for upcoming businesses to maximize their usable area.

V. FINDINGS

The subdivision for the Ahukini Makai project area was processed through Subdivision Application No. S-2005-41 and received final subdivision approval on January 9, 2024. The project established a total of 46 lots and 2 roadway lots. The roadway lots are new roadways that provide another connection from the State highway (Kapule Highway) to Ahukini Landing through Ahukini Road, as well as an interior service road. The project is situated immediately adjacent to the heliport area along the makai side of Kapule Highway (refer to illustration).



It is noted that the infrastructure for the project, more specifically, the roadways have been designed to comply with the current roadway standards implemented by the County Department of Public Works (DPW). The current roadway standards are a little different from the roadway design criteria mentioned in the Draft Urban Design Plan (UDP). The current roadway standards now require a wider right-of-way width.

The building setback standards established through the UDP created a greater building setback as reflected in Section 3.5.2. The Applicant is seeking an amendment to be consistent with the current CZO setback standards within the Industrial zoning district. The setback standards established through the UDP and CZO are noted below:

DEVELOPMENT STANDARDS			
Urban Design Plan (UDP)		**Comprehensive Zoning Ordinance (CZO)**	
Building Setback to Public/Private Street Right-of-Way (ROW)	30 feet (FT)	Building Setback to Public/Private Street ROW	15 FT min.
Building Rear Setback	CZO	Building Rear Setback	15 FT min.
Building Side Setback	10 feet (FT)	Building Side Setback If adjacent zoning is other than Industrial	0 FT 15 FT min.
Landscaping Setback: Interior Roadways Ahukini Road & Kapule Highway	 10 feet (FT) 20 feet (FT)	Landscaping Setback: Along street frontage	 5 FT
Building Height: "Special" Building Envelope	20 feet @ PL, slope rise 1:12 up to 50 FT	Building Height: General Industrial (I-G)	50 FT

VI. EVALUATION

In accommodating the Applicant's request to allow more design flexibility and consistency with the CZO, the department finds it necessary to amend the Draft Urban Design Plan, pursuant to Condition No. 6 of the ordinance. In considering the Applicant's request, it is important to note that the guidelines outlined in the Draft Urban Design Plan guidelines were intended to be general and advisory in nature, and are not intended to be narrowly construed. Instead, it was intended to be broadly and flexibly interpreted in light of changing legal and factual circumstances.

In granting the request, development within the project area results in standards that remain consistent with the CZO. The Applicant still needs to resolve the landscaping requirements imposed by the State Department of Transportation, Highways Division along Ahukini Road and Kapule Highway.

Most of the lots along the perimeter of the subdivision that is primarily along Kapule Highway and Ahukini Road are greater than 1 acre in size, and the interior lots (Lots 21-45) range from 24,029 SF to 1 acre. Reducing the building setback allows for design flexibility and maximizes the amount of development that can occur on each lot. For developments along Kapule Highway and Ahukini Road, the UDP establishes design criteria to minimize the visual impact of the buildings through material selection, building footprint, color selection, and landscaping. The UDP further requires a ten percent (10%) minimum landscaping for each development.

VII. RECOMMENDATION

Based on the foregoing, it is recommended that the Applicant's request to Amend Condition No. 6 of Ordinance No. PM-326-96, relating to revisions to the Draft Urban Design Plan for the Līhu'e/ Hanamā'ulu Master Plan Area could be considered for approval. However, the Planning Commission is advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process scheduled for April 8, 2025 whereby the entire record should also be included as part of the decision making process. The entire record should include, but not be limited to:

a. testimony from the general public and interested others; and
b. the Applicant's response to staff's report and recommendation as provided herein.

By _____
DALE A. CUA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 4/2/2025

EXHIBIT "A"

(Applicant's Correspondence)

March 14, 2025

Mr. Kaaina Hull
Planning Director
County of Kauai
4444 Rice Street, Suite A473
Lihue, HI 96766

Dear Director Hull:

RE: Request to Update Lihue-Hanamaulu Master Plan Urban Design Plan

Pursuant to Ordinance No. PM-326-96, we are required to apply the Draft Urban Design Plan August 1995 (UDP) standards to the respective zoning districts within the Lihue-Hanamaulu Master Plan. In many instances the UDP states that the standards shall be consistent with the Comprehensive Zoning Ordinance (CZO), but also imposes specific provisions that are not consistent with the current CZO. As we move forward with Ahukini Makai Subdivision S-2005-41, zoned General Industrial, we request to update sections of the UDP to achieve consistency with the CZO regarding building setbacks, landscape setbacks, and building heights within the General Industrial zoning district.

The UDP imposes building setbacks from roadways that result in front setbacks of 30' and rear setbacks of 30' for lots that abut Ahukini Road and Kapule Highway. In comparison, the CZO sets 15' front and rear setbacks. This results in a greater loss of useable area for businesses and forces parking lots along the road frontage of the lot versus the possibility of locating the building closer to the road with parking in the rear. Regarding building setbacks, we request to update the UDP to be consistent with the CZO as this would result in 15' front and rear setbacks.

The UDP imposes landscape setbacks of 10' along interior roadways and 20' along Ahukini Road and Kapule Highway whereas the CZO's language results in 5' landscape setbacks. Our request is to reduce the landscape setbacks to 5' to allow the lots to be fully utilized as allowed under the CZO. This will provide greater flexibility for businesses to maximize their useable area while still requiring landscaping elements. The landscape setbacks along Ahukini Road and Kapule Highway are in addition to any landscaping that the State of Hawaii maintains within their right-of-way.

3-1850 Kaumualii Highway Lihue, HI 96766-8609
P 808.245.3678 F 808.246.9470
www.grovefarm.com

Generally, the UDP states that building heights shall be consistent with the CZO. For lots along Ahukini Road and Kapule Highway, the building height is more restrictive than the CZO. Our request is for all building height situations to be consistent with the CZO to allow businesses to maximize their useable area and maintain a consistent application with all industrial buildings that follow the CZO.

Thank you for your consideration of this request. If you have any questions, please contact me at (808) 245-3678 or dhinazumi@grovefarm.com.

Sincerely,

David Hinazumi
Senior Vice President
Visionary LLC

3-1850 Kaumualii Highway Lihue, HI 96766-8609
P 808.245.3678 F 808.246.9470
www.grovefarm.com

EXHIBIT "B"

(DRAFT Urban Design Plan Lihue/Hanama'ulu Master Plan)

DRAFT

Urban Design Plan

LIHUE-HANAMAULU MASTER PLAN

Prepared for:

Amfac/JMB Hawaii, Inc.
and
The Lihue Plantation Company, Limited

Prepared by:

PBR HAWAII
Land Planning • Landscape Architecture • Environmental Studies
Honolulu, Hawaii

August 1995

TABLE OF CONTENTS

1

1.0 INTRODUCTION 1
- 1.1 Purpose and Intent 2
- 1.2 Organization 2
- 1.3 Definitions 3
- 1.4 Location and Physical Setting 4
- 1.5 Master Plan Concept 4
  - 1.5.1 Goals and Objectives 6
  - 1.5.2 Land Use 10

2.0 URBAN DESIGN PLAN 10
- 2.1 Introduction 10
- 2.2 Site Planning 10
  - 2.2.1 Community Design Character 11
  - 2.2.2 Gateway and Entry Treatments 11
  - 2.2.3 Off-Street Parking 13
  - 2.2.4 Loading 13
  - 2.2.5 Pedestrian Access 13
  - 2.2.6 Grading and Drainage 14
  - 2.2.7 Easements 14
  - 2.2.8 Utilities 14
  - 2.2.9 Walls and Fences 14
- 2.3 Circulation 15
  - 2.3.1 Roadway Hierarchy 17
  - 2.3.2 Kapule Highway 17
  - 2.3.3 Ahukini Road 18
  - 2.3.4 Hoolako Street Extension 18
  - 2.3.5 Kaana Street 20
  - 2.3.6 Ahukini Mauka Collector 22
  - 2.3.7 Ahukini Makai Collector 22
  - 2.3.8 Minor Collector Streets 22
  - 2.3.9 Roadway Dedication and Maintenance 25
- 2.4 Landscaping and Open Space 25
  - 2.4.1 Streetscape Design Principles 28
  - 2.4.2 Landscape Roadway Setbacks 30
  - 2.4.3 Gateways 31
  - 2.4.4 Recreational Open Space Hierarchy 31
  - 2.4.5 Pedestrian and Bikeway System 32
- 2.5 Architecture 32
  - 2.5.1 Architectural Character 32
  - 2.5.2 Building Siting 32
  - 2.5.3 Building Bulk and Massing 32

2.5.4 Building Setbacks 33
2.5.5 Building Heights 33
2.5.6 Building Materials and Colors 33
2.5.7 Roofs 33
2.6 Signage and Lighting 33
2.6.1 Signage 34
2.6.2 Lighting 35

3.0 DEVELOPMENT STANDARDS 35
3.1 Objective 35
3.2 Specific Provisions for Single Family Residential Districts (R-6) 35
3.2.1 Objective 35
3.2.2 Specific Provisions 38
3.3 Special Provisions for Multi-Family Residential Districts (R-20) 38
3.3.1 Objective 38
3.3.2 Specific Provisions 42
3.4 Special Provisions for Commercial Districts (CN & CG) 42
3.4.1 Objective 43
3.4.2 Specific Provisions 47
3.5 Special Provisions for Industrial Districts (IG & IL) 47
3.5.1 Objective 47
3.5.2 Specific Provisions .....

LIST OF FIGURES

1	Location/Project Boundary Map	5
2	Conceptual Master Plan	8
3	Circulation Plan	12
4	Hoolako Street Section	19
5	Kaana Street/Ahukini Mauka Section	21
6	Ahukini Makai Street Section	23
7	Minor Collector Street Section	24
8	Landscape Concept	26
9	Building Envelope	49

LIST OF TABLES

1	Comparison of Roadway Design Characteristic	16
2	Street Tree Form/Function and Examples	27
3	Required Landscaped Setback Areas	29

1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The draft Urban Design Plan for Lihue-Hanamaulu Master Plan provides generalized guidance regarding the land development concepts, standards and guidelines that will direct the development of Lihue-Hanamaulu as a mixed-use community. Through the process of reviewing the zoning amendment petition with the Kauai Planning Department and other agencies, this draft Urban Design Plan shall be refined and finalized.

To provide a high quality community in which Kauai residents will be able to live, work and play, the Urban Design Plan defines the appropriate community planning and design standards to be used in implementing the project while incorporating many of the neo-traditional town planning principles. The master plan consists of single-family detached homes, townhouses, multi-family units, village mixed-use commercial centers with retail and office uses together with the aesthetic and environmental amenities of open spaces and parks and playgrounds.

As a logical "infill" of Lihue, the master plan provides for the extension of the Lihue roadway pattern to provide alternate routes within Lihue for both the automobile and pedestrian. Due to the relative level topography, the Urban Design Plan has provided for the integration of a pedestrian friendly streetscape to encourage residents to walk to the various activities and destinations within Lihue and their community. Within the concept of a "village mixed-use district", the plan provides for a mix of commercial and residential uses, which would further enhance the convenience and desirability of the neighborhoods. The proximity of the residential neighborhood to the existing and future employment center will also provide a greater opportunity for residents to minimize commuting time and reduce traffic congestion.

The Urban Design Plan will supplement and is subject to existing regulatory controls, including the zoning and subdivision standards adopted by the County of Kauai. Where appropriate, the specific provisions of the proposed zoning for Lihue-Hanamaulu are summarized in this Urban Design Plan.

The land development concepts, standards and guidelines contained in the Urban Design Plan are general and advisory in nature and are not intended to be narrowly construed nor mechanically applied. Rather, they are intended to be broadly and flexibly interpreted in light of changing legal and factual circumstances. Where any conflict arises between the County regulations and standards and guidelines included in the Urban Design Plan, the more restrictive provisions shall prevail.

Enforcement of the Urban Design Plan shall be accomplished by a Design Review Committee (DRC) established by the master developer Amfac/JMB Hawaii Inc. All developers will be required to present proposed projects to the DRC to show conformance with the Urban Design Plan. Project approval is required prior to construction.

1.2 ORGANIZATION

The Urban Design Plan addresses the overall land use mix and location of land uses, and the urban design concepts for principal development components affecting the character and quality of development for specific residential, commercial, industrial and landscape improvements. The plan is organized into the following sections:

- Introduction
- Urban Design Plan
- Development Standards

1.3 DEFINITIONS

The following terminology is defined to clearly identify intent and meaning:

Association

"Association" means one or more Associations established by the Master Developer. These Association(s) will be responsible for maintenance of specified common areas within the Lihue-Hanamaulu Community and, where applicable, enforcement of the Urban Design Plan.

Covenants, Conditions and Restrictions (CC&R's)

"Covenants, Conditions and Restrictions" means the Master Declaration of Protective Covenants, Conditions and Restrictions for the Lihue-Hanamaulu Community, as the same may from time to time be amended. The Urban Design Plan provides the overall theme and concept for development within the Lihue-Hanamaulu Community, while the CC&R's will provide further detail and elaboration in regards to the development of specific development parcels within the project area, other specified design standards and procedures for project plan reviews and approval prior to construction.

Comprehensive Zoning Ordinance (CZO)

"Comprehensive Zoning Ordinance" refers to the Comprehensive Zoning Ordinance for the County of Kauai as adopted in Title IV, Chapter 8 of the Kauai County Code.

Design Review Committee (DRC)

"Design Review Committee" means the Lihue-Hanamaulu Design Review Committee to be established pursuant to this Urban Design Plan and the Covenants, Conditions, and Restrictions (CC&R's) to review plans and specifications for the construction of improvements within the Lihue-

Hanamaulu Community, and to approve or disapprove the same in accordance with the CC&R's and this Urban Design Plan.

Lihue-Hanamaulu Community

"Lihue-Hanamaulu Community" shall mean and refer to all lands described within the project boundaries.

Master Developer

"Master Developer" refers to Amfac/JMB Hawaii and/or The Lihue Plantation Company. The master developer shall be responsible for the overall development of lands within the Lihue-Hanamaulu Community.

Subdivision

"Subdivision" means a parcel of real property divided or separated into lots as shown on a subdivision plan approved pursuant to the Subdivision Ordinance of the County of Kauai, or the procedure of so dividing or separating real property.

Subdivision Ordinance

"Subdivision Ordinance" refers to the Subdivision Ordinance for the County of Kauai as adopted in Title IV, Chapter 9 of the Kauai County Code.

1.4 LOCATION AND PHYSICAL SETTING

The Lihue-Hanamaulu Master Plan proposes a land use plan to meet the urban expansion needs of Lihue. As a logical urban in-fill project, the Master Plan maintains and supports Lihue as the governmental, commerce, and transportation center of Kauai.

The Setting. Forested mountain peaks at the island's center support unique and valuable natural resources and cascade into valleys giving Kauai its nickname, the Garden Island. Lihue Town is centrally located within the perimeter coastal plain and is suitable topographically and geographically for the island's major transportation infrastructure. Kauai's major airport and harbor facilities are at Lihue, as well as the seat of County government and the head offices of financial institutions and corporations. Lihue serves as the professional center of the island with offices of attorneys, engineers, architects, and social service and health care providers.

Lihue Town Center. Concentrated at the Lihue town center are the Civic Center Complex, the County and State office buildings and the Kauai Museum, a major repository for the cultural and historical record of the island. The street patterns reinforce and strengthen this sense of the town's

core. Over time, however, the vitality of Lihue as the urban core has shifted. Other communities, particularly those that contain visitor destinations and resort complexes, have experienced significant growth in recent times and areas such as Kapaa and Wailua are transforming from primarily residential neighborhoods to full-service communities. Settlement patterns and the ability to grow have had a direct effect on Lihue town's position as the island's major urban center.

1.5 MASTER PLAN CONCEPT

1.5.1 GOALS AND OBJECTIVES

The overall goal of the Lihue-Hanamaulu Master Plan is to develop a range of residential and village mixed-uses on 550 acres of land located at Lihue and Hanamaulu (Figure 1). The project will provide opportunities for residential construction, public and quasi-public facilities, commercial retail and office employment, and industrial development. Development is projected to be over a 15 to 20 year period and is planned to be flexible in responding to future community needs.

In formulating the overall master plan concept, the following goals and objectives have been established to serve as achievable planning milestones that will accomplish the project in an environmentally sensitive and desirable manner.

- PUBLIC FACILITIES AND SERVICES
  - Maintain and support Lihue Town as the governmental and commerce center of Kauai
  - Provide opportunities for public/quasi-public facilities for island-wide and local community needs (i.e., Veteran's Center, judiciary complex, police headquarters, YMCA-type facility/teen center, expanded Transfer Station, Tropical Fruit Disinfestation Facility, parks)
- INFRASTRUCTURE DEVELOPMENT
  - Upgrade existing and provide new infrastructure concurrent with community development
  - Improve traffic circulation between Lihue and Lihue Airport
- HOUSING
  - Provide housing opportunities that will be affordable to Kauai's growing population in all market sectors - affordable, gap group, and market
  - Provide a range of residential product types: single family and multi-family

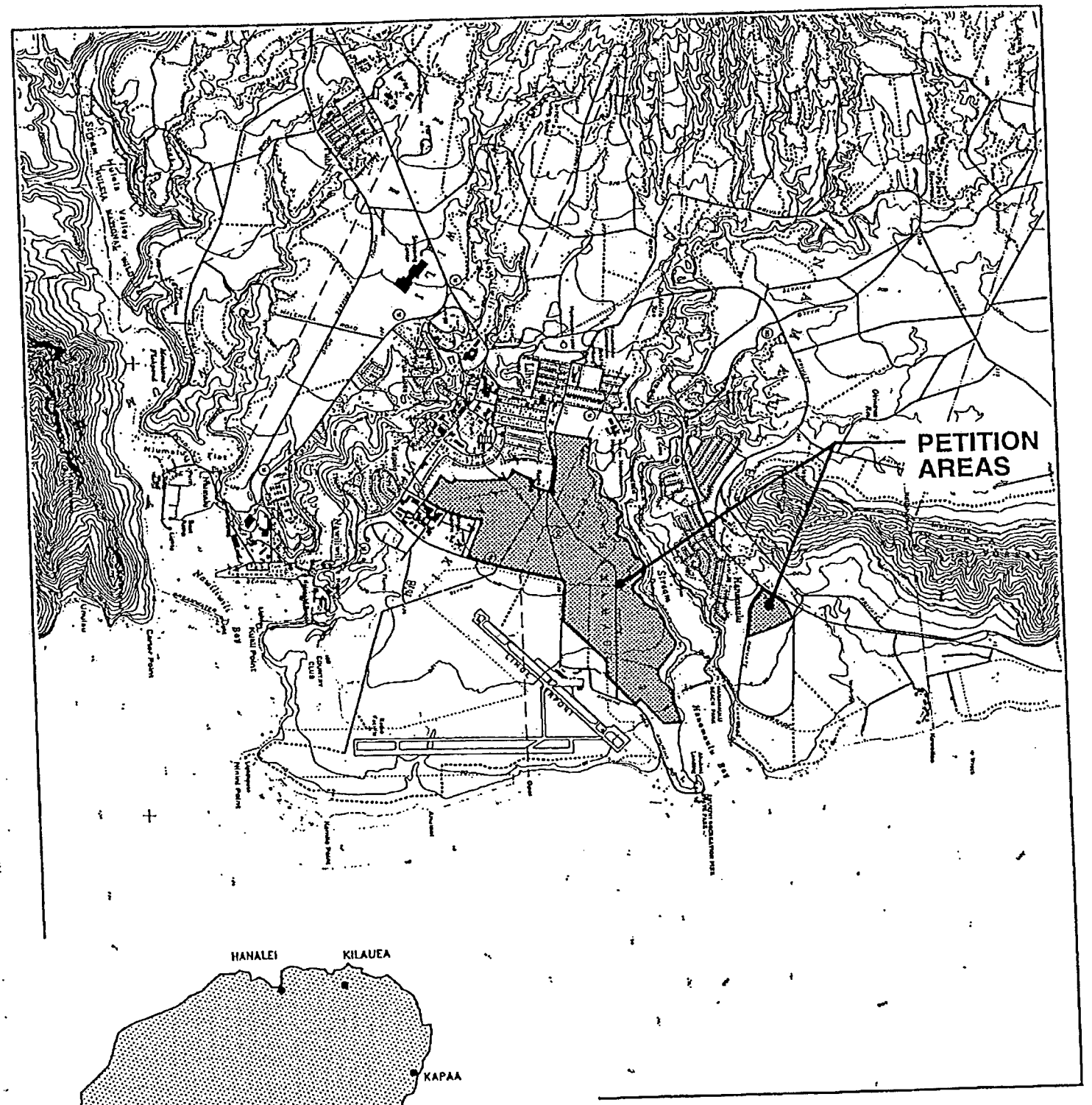


FIGURE 1
LOCATION/PETITION AREA MAP
LIHUE-HANAMAULU
LIHUE DISTRICT, ISLAND OF KAUAI

ANIVAC/IMB HAWAII

NORTH

LINEAL SCALE
1000 0 1000 2000 4000
FEET

PBR HAWAII

- ECONOMIC DEVELOPMENT

  - Provide service, commercial office and retail development to support existing and future sectors and create additional employment opportunities
  - Support island-wide needs for industrial and airport related uses on land adjacent to Lihue Airport
  - Provide a mixture of land uses traditionally found in small towns

- PEDESTRIAN AND TRANSIT ORIENTED

  - Provide an integrated system of pedestrian and bike routes with linkages to existing and future neighborhoods
  - Provide for future transit opportunities that could serve the Lihue-Hanamaulu areas

- KAUAI GATEWAY

  - Provide for the planning and implementation of a "Gateway" entry to Kauai that is distinctive and creates a positive image of Kauai..."the Garden Island"
  - Establish generous landscape buffers along major vehicular corridors

1.4.2 LAND USE

The village mixed use concept has been incorporated into the Master Plan. It includes a mix of commercial retail and office uses, public service facilities, open spaces for park/plaza/village green, all within walking distance of one another and from residential areas adjoining the village core.

In support of the development, infrastructure facilities that will be constructed include; roadways, bike routes and pedestrian paths, a wastewater treatment and disposal system, a drainage system, a potable water supply system, including fire protection and other utilities systems.

A brief description of each geographic area of the Master Plan is presented below.

Molokoa. The heart of the village core will be at Molokoa. Sharing common boundaries with Lihue Town, Molokoa will provide the transition for the expansion. It provides vitality to the project and creates viability and serves as a magnet for social and cultural life. Molokoa is planned as a mixed-use neighborhood with a central town core of services, employment, retail, dining, social and cultural opportunities, with residential, recreational, and public uses within a comfortable 10 minute walking distance of a core commercial area and civic uses. Together with Lihue Town, Molokoa will strengthen and complement the existing economic and governmental sectors of the County. The

extension of Kaana, Malae and Hoolako Streets will improve traffic circulation in and around the Lihue Town area.

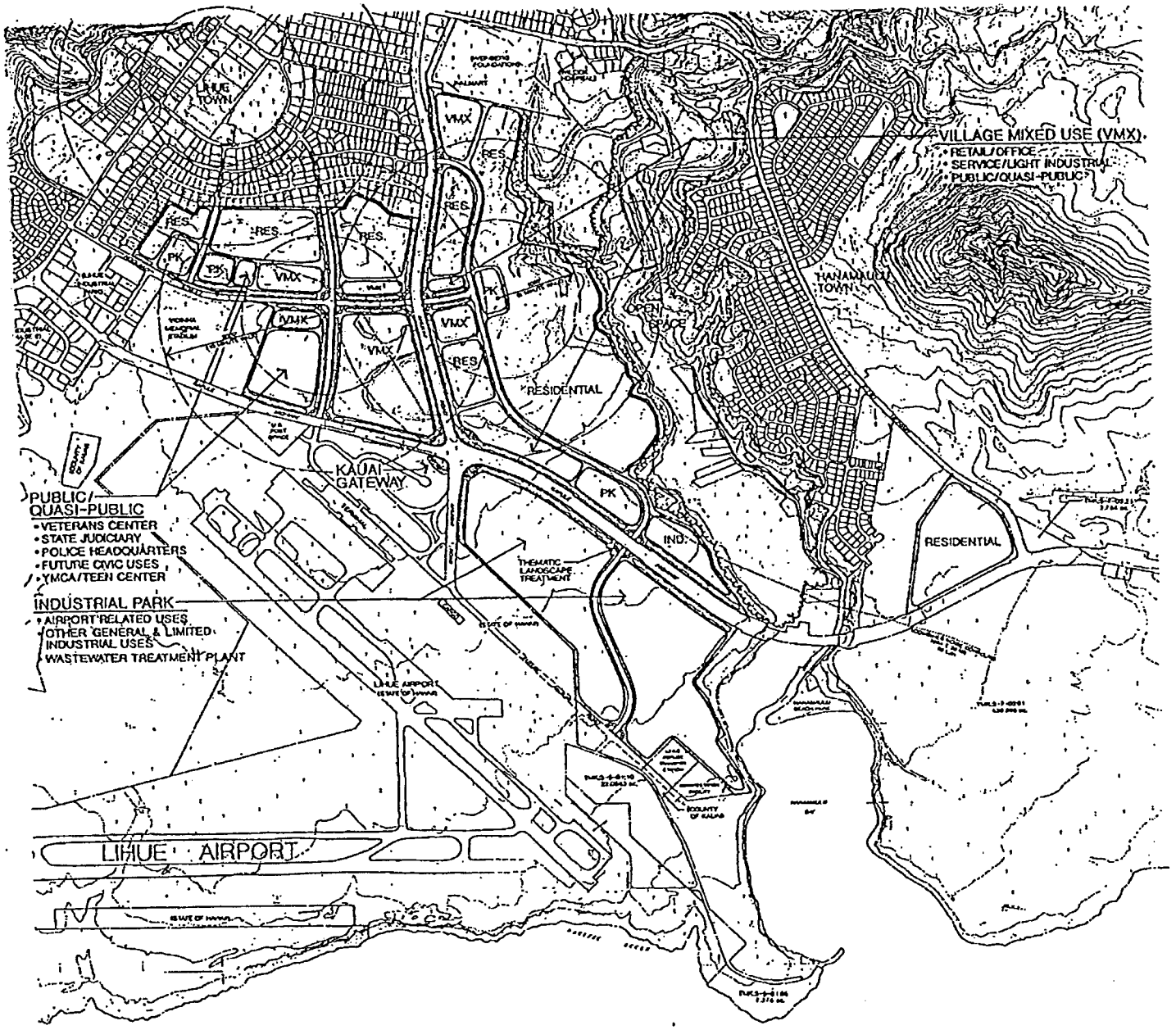
Ahukini Mauka. Ahukini Mauka is characterized by the broad open views over the riparian Hanamaulu Gulch. The neighborhoods at this location will include single-family and multi-family residential uses, a cluster of village mixed-uses and a community park. At the corner of Ahukini Road and Kapule Highway a Kauai Gateway concept is planned to provide a strong sense of arrival to the Garden Island of Kauai. In addition, a village mixed-use area along Kapule Highway could include visitor oriented Kauai products store, commercial retail and craft shops that would be developed within design guidelines which would achieve building profiles compatible with the Gateway concept. A ten-acre multi-purpose park and service and related light industrial uses are also planned.

Ahukini Makai. Industrial uses at Ahukini Makai are well positioned relative to the major transportation centers including major roadways, Lihue Airport and Nawiliwili Harbor. Potential types of business include service facilities for airport related activities; warehousing for wholesalers serving retail, restaurant and hotel operators; motor vehicle oriented activities servicing transportation companies, state and county governments such as car rental yards and commercial passenger vehicle staging areas; food processing and packaging businesses; construction related businesses and local consumer-oriented businesses.

Hanamaulu. As an extension of the existing Hanamaulu Town, the Hanamaulu area will provide additional residential opportunities. A range of single and multi-family residences will be provided.

As shown on the Master Plan in Figure 2, the general land use allocation is summarized as follows:

LAND USE	APPROX. ACRES
Residential	
Single-Family (1,000 - 1,250 units)	180
Multi-Family (400 - 550 units)	43
Village Mixed-Use	
Retail/Office	72
Service/Light Industrial	26
Industrial	139
Public/Quasi-Public Facilities	21
Parks/Open Spaces	48
Major Roadways	21
Total Acreage:	550



LAND USE SUMMARY	APPROX. ACRES
RESIDENTIAL	
SINGLE FAMILY (1,000–1,250 UNITS)	180
MULTI-FAMILY (400–550 UNITS)	43
VILLAGE MIXED USE	
RETAIL/OFFICE	72
SERVICE/LIGHT INDUSTRIAL	26
INDUSTRIAL	139
PUBLIC/QUASI-PUBLIC	21
PARKS/OPEN SPACE	48
MAJOR ROADWAYS	21
	550

FIGURE 2
MASTER PLAN
LIHUE-HANAMAULU

Village Mixed Uses - Commercial Development

Integral to the village concept is the proximate location of employment centers for residents living nearby the village core and within the surrounding area. In addition to the employment at public/quasi public facilities, several commercial clusters will provide retail and office space.

Residential Development

A total of 1,400 to 1,800 single and multi-family homes in a range of product type and densities will be available for purchase and rent. Single-family residential homes would be developed at densities of 3.5 to 9.0 dwelling units per acre and multi-family residences would be developed at densities of 10 to 20 dwelling units per acre.

Industrial

Due to its central location in terms of population distribution and transportation corridors, it is anticipated that Lihue District will likely continue as the primary location for industrial activities on Kauai. As such, the Master Plan area has a number of locational advantages which make it a desirable site for industrial activities. In addition, industrial related public facilities are also planned at Ahukini Makai; these include the reduced Recycling Center adjacent to the Lihue Refuse Transfer Station and Wastewater Treatment Plant.

2.0 URBAN DESIGN PLAN

2.1 INTRODUCTION

To achieve a high quality community in which residents will be able to live, work and play, the Urban Design Plan defines the appropriate community planning and design standards. To achieve a quality livable community, the Urban Design Plan incorporates neo-traditional town planning principles consistent with the Master Plan.

The intent of the Urban Design Plan is to insure that the development of lands within the Lihue-Hanamaulu property successfully implement the concept, theme and compositional elements proposed for the project. The Urban Design Plan addresses general development guidelines related to site planning, circulation, landscaping and open space, and architecture.

2.2 SITE PLANNING

2.2.1 COMMUNITY DESIGN CHARACTER

A well designed development will result in a high quality environment with a clearly defined sense of community. This is accomplished only through a carefully coordinated design effort which serves to accommodate the variety of uses, activities and lifestyles envisioned for this master planned community.

Specific Provisions:

1. Configuration of projects. The overall configuration of buildings and the open spaces defined by them should capitalize on the site's natural amenities, preserve views, ensure privacy and safety, and encourage social interaction.

2. Continuity within projects. The character of all buildings and landscaped open space within a single development project should maintain a consistent design concept and material palette.

3. Transition to adjacent projects. Project design should maintain design continuity with adjacent projects through the use of complementary materials and for transitions that avoid disruptive visual contrast.

4. Pedestrian oriented. Provide for a pedestrian friendly streetscape to encourage walking to nearby community parks and village commercial centers.

2.2.2 GATEWAY AND ENTRY TREATMENTS

Carefully designed gateways and entries into the Lihue-Hanamaulu project area are important elements which can add a sense of identity as well as maintain continuity for the community. To enhance the sense of place as one enters into and moves through the project area, a hierarchy of gateways and entries has been established for the Lihue-Hanamaulu Community. (See Figure 3)

Specific Provisions:

1. Kauai Gateway. The proposed Kauai Gateway is intended to create a positive visual impression of Kauai as the Garden Island at the first major crossroads formed by the Ahukini/Kapule Highway intersection. Visitors and returning residents arriving at the Lihue Airport and traveling to their destinations all pass through this crossroads. Appropriate landscaping and signage at the four corners will be coordinated with the State Department of Transportation and Mayor's Beautification Committee. (Also See Section 2.4.3)

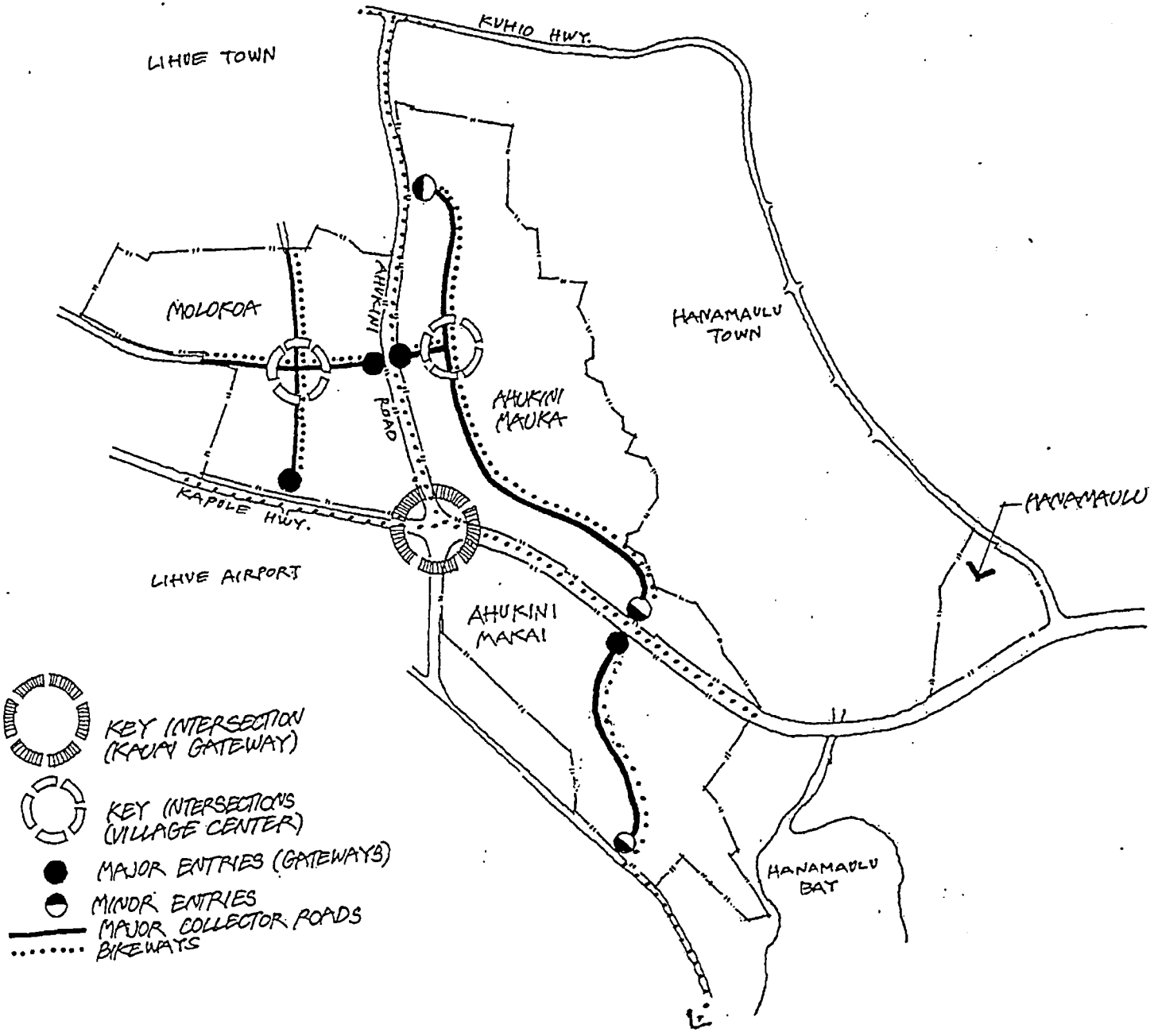
2. Key Intersections. The Hoolako/Kaana Street intersection and the Hoolako/Ahukini Mauka Street intersection have been identified as the two key "village center" intersections for the Molokoa and Ahukini Mauka properties. Enhanced landscaping and signage at the four corners of these intersections will be provided to clearly define the core area of the commercial districts. (Also See Section 2.4.3)

3. Major and Minor Entries in the Project Area. An entry and arrival sequence developed through the use of enhanced landscaping along with the use of special lighting, signage and walls will be provided to highlight the major and minor entries into the project area. (Also See Section 2.4.3)

4. Residential Enclave Entries. A primary entry and arrival sequence shall be developed for each new development. The primary entrance into a developed parcel shall be identified by enhanced landscaping, lighting, signage, and entry walls to help create an entry statement for each development. (Also See Section 2.4.3)

2.2.3 OFF-STREET PARKING

Each development shall provide sufficient off-street parking. Parking should be sited to minimize its visibility from major entrances and roadways.



CIRCULATION CONCEPT PLAN
LIHUE–HANAMAULU

FIGURE 3

Specific Provisions:

1. Parking should be clustered in parking courts and placed to the rear of buildings or interior of a block, whenever possible.

2. Parking should be visually screened from adjoining properties and common areas by walls, earthmounds or landscaping.

3. Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods.

2.2.4 LOADING

All loading and service areas shall be screened with visual barriers so they are not visible from public streets or from adjacent buildings, gathering areas or residential lots. Except with the industrial districts, no outdoor storage areas will be allowed. Shared access to loading and parking areas will be permitted provided interference with automobile or pedestrian movement is minimal.

2.2.5 PEDESTRIAN ACCESS

A coordinated pedestrian walkway system with access to all buildings shall be provided throughout each project. The walkways should be designed to provide a safe, convenient, comfortable and interesting system. This includes providing shade and adequate and attractive shelter and lighting.

Specific Provisions:

1. Pedestrian and automobile circulation shall be clearly defined throughout a project. Where pedestrian walkways cross a roadway, the crossing shall be highlighted through the use of one or a combination of the following techniques: special paving material, road striping, signage and landscaping. Curb cuts for wheelchair access should also be provided in these areas.

2. Use of the same material (either concrete, stone or tile) should be encouraged for all pedestrian walkways within a development parcel. The use of asphalt walkways shall be discouraged.

3. All sidewalks should be a minimum of 4 feet for all proposed developments.

2.2.6 GRADING AND DRAINAGE

Grading and finished elevations should reflect the natural conditions and slopes of the site. Grading should provide drainage without erosion, threat to life, or threat to property. Grading of a development parcel should not adversely affect adjacent existing development or the adjacent terrain.

Site drainage will not be directed to adjacent parcels or lots but to street drainage systems via pipe culvert or approved drainageways.

2.2.7 EASEMENTS

To accommodate existing and proposed infrastructure, view corridors, etc., easements will be reserved as needed. Landowners with easements must not develop or otherwise infringe upon the ability of the developer or appropriate governmental agency to gain access to the easement for maintenance purposes.

2.2.8 UTILITIES

All required utility lines shall be underground and located in designated utility easements for easy access. Any above ground utility vaults shall be located to the side or rear of buildings or project entries and screened with appropriate landscaping and/or wall in order to minimize visual impact.

2.2.9 WALLS AND FENCES

Walls and fences used for visual screening, grade separations, security, privacy and/or sound alteration should have a strong cohesiveness with the adjacent architecture and/or surrounding environment. All project boundary, perimeter, or property line walls, retaining walls or fences will conform to guidelines for fence design as specified by the DRC.

Specific Provisions:

1. Property line fences and walls shall not be constructed parallel with and immediately adjacent to fences and walls on adjoining property.

2. Fences and walls shall be constructed so that the structure appears the same from both sides or so that the "finished" side is seen from outside of the lot.

3. No more than two materials shall be used in a fence or wall surrounding all or a portion of the lot.

2.3 CIRCULATION

Roadways would be designed to meet the traffic and drainage needs and respond to the overall character of the community. To complement the environmental quality desired within the project, shoulder treatments and landscaping would enhance the streetscape, strengthen the relationship between the roadway and adjacent uses, and provide visual screening where appropriate. (See Figure 3)

2.3.1 ROADWAY HIERARCHY

The roadway hierarchy within the project area utilizes street designs that may vary in detail from the typical County of Kauai standards. The roadway hierarchy system provides the project roadways with a distinctive well-landscaped image and enhance pedestrian and bicycle use. The preliminary roadway designs are illustrated in Figures 4 through 7 and a summary of roadway design characteristics is illustrated in Table 1. As a non-typical roadway standard, the proposed roadway standards shall be approved by the County Department of Public Works. The major roadway types include:

Major Arterial Roadways

The two major State-owned arterial roadways which serve as the primary access to the Lihue-Hanamaulu Master Plan area are Kapule Highway and Ahukini Road.

Internal Roadways

The extension of the existing internal roadway network and the construction of new internal roadways are proposed for the project area. Roadway design standards of the County of Kauai were considered for all interior roadways. Roads were classified as either major collector streets or minor collector streets. The major and minor collector streets proposed for the project area are described below. Smaller local serving roadways are not discussed here as they will be planned with development of each of the parcels.

Major Collector Streets. These traffic arteries serve or will serve various communities within a regional area of the County. The minimum right-of-way width is 60 feet. For the project area, the major collector streets include: Hoolako Street, Kaana Street, Ahukini Mauka Collector and Ahukini Makai Collector.

Minor Collector Streets. These roadways includes streets within a subdivision or adjacent thereto which, because of their location with reference to other streets or other sources of traffic, carries or will carry traffic from minor streets to major streets or thoroughfares; and including the principal entrance streets of residential developments and streets for circulation of traffic within such developments. Minimum right-of-way width for a minor collector street is 56 feet.

TABLE 1

COMPARISON OF ROADWAY DESIGN CHARACTERISTICS

	Kapule* Highway	Ahukini* Road	Hoolako Street	Kaana Street	Ahukini Mauka	Ahukini Makai	Minor Collector
Right-of-Way Width		120 ft.	60 ft.	60 ft.	60 ft.	60 ft.	56 ft.
Traffic Lanes	2 (4 future)	2 (4 future)	2/4 during peak hrs.	2/4 during peak hrs.	2/4 during peak hrs.	2 (4 future)	2 (4 future)
Median	Ahukini Road to Hanamaulu	none	none	none	none	none	none
On-Street Parking	none	none	controlled	controlled	controlled	controlled	yes
Sidewalks†	none	none	9 ft. both sides	9 ft. comm./ 5 ft. Res.	9 ft. comm./ 5 ft. Res.	4.5 ft. both sides	4 ft. both sides
Landscaping† (excludes adjacent setback area. See Table 3)	not applicable	not applicable	tree wells in sidewalk/ both sides	tree wells- Comm./ 4 ft. Res.	4 ft. Res.	3.5 ft. both sides	4 ft. both sides
Bike Route	Yes	Yes	Yes	Yes	Yes	Yes	None

Notes:

* Information on Kapule Highway and Ahukini Road is based on discussions with the State Department of Transportation and is preliminary in nature.

† For Kaana Street and Ahukini Mauka Street, a 4 foot sidewalk with tree wells is provided along the right-of-way fronting commercial property to achieve a 9-foot sidewalk when combined with the building setback area. A 5 foot sidewalk with a 4 foot planting strip is provided along the right-of-way areas fronting residential property.

2.3.2 KAPULE HIGHWAY

The existing two lane roadway serves as the primary north/south arterial providing access to Ahukini Makai, Ahukini Mauka and Molokoa. This roadway intersects with Rice Street, located approximately one mile south of Ahukini Road. To the north, Kapule Highway intersects with Kuhio Highway at Hanamaulu. For the area between Ahukini Road and Hanamaulu, the State has preliminary plans to widen the right-of-way to four lanes, two in each direction, with a divided median. No median is proposed for the widening of Kapule Highway between Rice Street and Ahukini Road, which is also planned to be increased to a four lane roadway with two lanes in each direction.

Specific Provisions:

1. A proposed 20-foot landscape setback on each side of the right-of-way would help to screen and buffer the proposed commercial and industrial uses and to create a uniform and attractive treatment along the highway.

2. Because of the traffic volumes anticipated along these arterial roads, access from this highway to adjacent land will be prohibited.

3. Additional building setback and envelope restrictions and landscape requirements will be provided for commercial and industrial uses to mitigate visual impacts of the facilities along the roadway.

4. Kapule Highway is a State designated bike route.

2.3.3 AHUKINI ROAD

The existing two lane roadway extends from Lihue Airport in the mauka direction, through the central portion of the project area, connecting to Kuhio Highway. The roadway serves as the primary access to Molokoa and Ahukini Mauka. The Master Plan provides for the ultimate realignment of the roadway to align with Ehiku Street as a future bypass road. The State of Hawaii has planned for the widening of this roadway to a four lane road, with two lanes in each direction.

Specific Provisions:

1. A proposed 20-foot landscape setback on each side of the right-of-way would help to screen and buffer the proposed commercial, industrial and residential uses and to create a uniform and attractive treatment along the road.

2. Because of the traffic volumes anticipated along these arterial roads, access from this roadway to adjacent lands will be prohibited.

3. Additional building setback and envelope restrictions and landscaping requirements will be provided for commercial and industrial uses to mitigate visual impacts of the facilities along the roadway.

4. Ahukini Road is a State designated bike route.

2.3.4 HOOLAKO STREET EXTENSION

Originating at Rice Street, this roadway bisects the Molokoa property providing direct access through to Ahukini Road. As the north/south roadway, this major collector street is intended to serve as the main commercial roadway through the property with the town center oriented to the intersection of Hoolako Street and Kaana Street. This roadway will provide access to adjoining commercial, mixed use and residential developments, and function as a route which links these areas to the surrounding arterial roads. This roadway should provide an attractive and safe environment for both pedestrians and vehicles with adequate lanes to accommodate anticipated traffic.

Special Provisions:

1. One moving lane is provided in each direction with on-street parking controlled during peak traffic hours to allow for two moving lanes of traffic, as required.

2. A 9-foot wide sidewalk (with a 5-foot clear pedestrian corridor) with tree wells for street trees is provided to accommodate high pedestrian traffic within the village center.

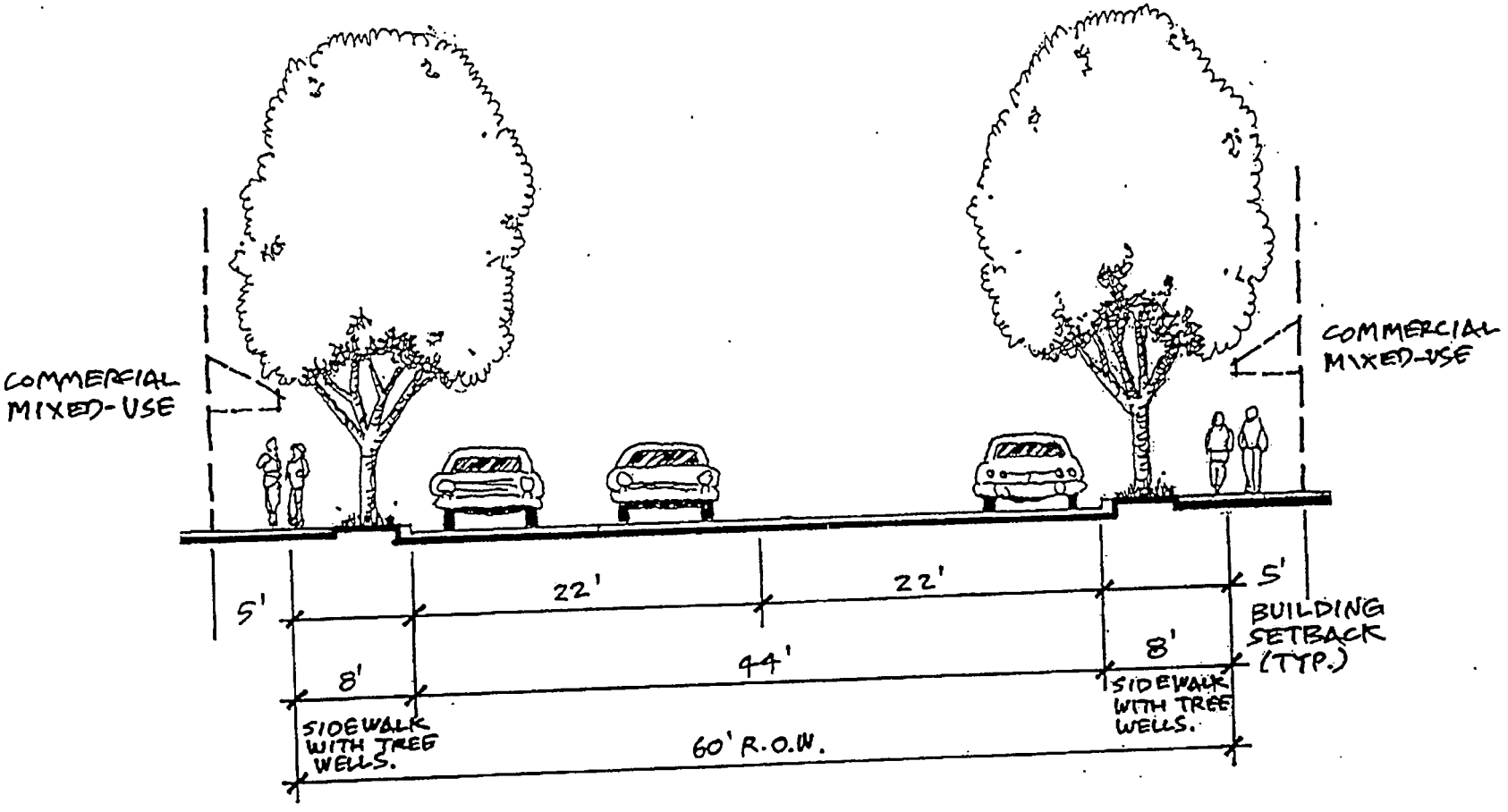
3. A setback of 5 feet adjacent to the right-of-way should be paved and incorporated into the sidewalk pattern to increase the sidewalk width to a 10-foot clear corridor.

4. Street trees will be planted in tree wells, not more than 50 feet apart to reinforce the urban character of the commercial center.

5. Hoolako Street would be designated as a bike route to link with the State's islandwide bikeway system.

2.3.5 KAANA STREET

The existing Kaana Street will extend eastward through the property, providing a cross intersection with Hoolako Street, and connecting to Kapule Highway at the Post Office Annex intersection. This road will serve as the major east/west collector in the Molokoa property, providing access to the major arterial roadways and to the mixed use/commercial uses within the town center. This roadway is designed to provide an attractive and safe environment for pedestrians and vehicles, with adequate lanes to accommodate anticipated traffic.



HOOLAKO STREET
STREET SECTION
LIHUE-HANAMAULU

FIGURE 4

Specific Provisions:

1. One moving lane is provided in each direction with on-street parking controlled during peak hours when traffic volumes warrant. Parking will be prohibited during peak traffic hours or eliminated entirely so two lanes can be accommodated in each direction.

2. A 5-foot wide sidewalk is provided on both sides of the roadway.

3. For commercial uses a 5-foot wide building setback is provided. For residential uses a 10-foot landscape setback is provided.

4. The road right-of-way boundary is delineated by the outside edge of the sidewalk.

5. Kaana Street would be designated as a bike route to link with the State's islandwide bikeway system.

2.3.6 AHUKINI MAUKA COLLECTOR

This major collector street will generally run parallel to Ahukini Road and Kapule Highway. The roadway will provide access to commercial, residential, light industrial and park uses within the property. This roadway is designed to provide an attractive and safe environment for pedestrians and vehicles, with adequate lanes to accommodate anticipated traffic.

Specific Provisions:

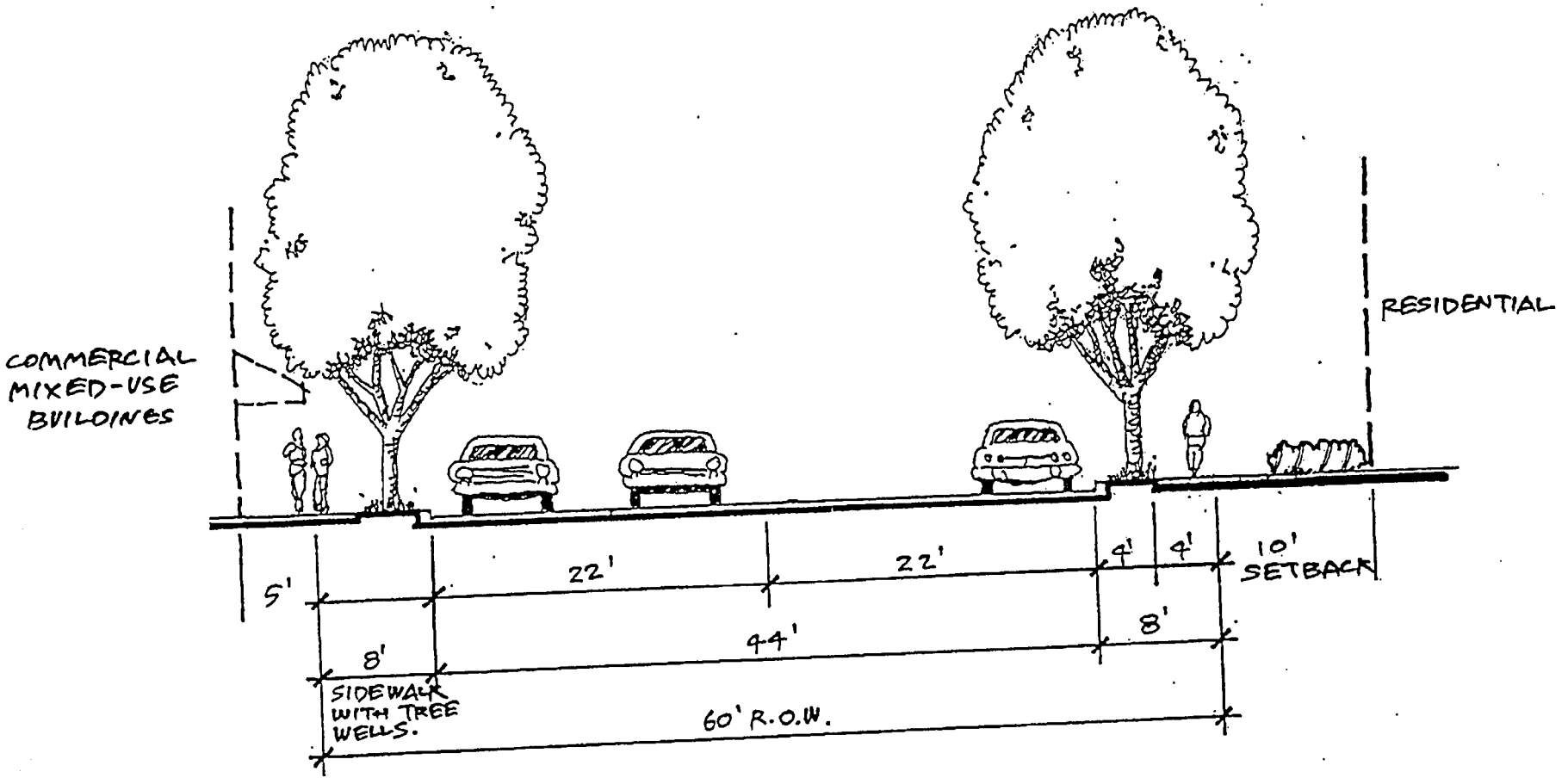
1. One moving lane is provided in each direction with on-street parking controlled during peak hours when traffic volumes warrant. Parking may be prohibited during peak traffic hours so two lanes can be accommodated in each direction.

2. A 5-foot wide sidewalk is provided on both sides of the roadway.

3. For commercial uses a 5-foot wide building setback is provided. For residential uses a 10-foot landscape setback is provided.

4. The road right-of-way boundary is delineated by the outside edge of the sidewalk.

5. The Ahukini Mauka Collector road would be designated as a bike route to link with the State's islandwide bikeway plan.



KAANA STREET/AHUKINI MAUKA COLLECTOR
STREET SECTION
LIHUE-HANAMAULU

FIGURE 5

2.3.7 AHUKINI MAKAI COLLECTOR

This proposed east/west roadway provides internal access within the planned industrial development and provides an altemative access route to Lihue Refuse Transfer Station, Ahukini Pre-State Park, and airport related support facilities.

Specific Provisions: .

1. One moving lane is provided in each direction with on-street parking controlled during peak hours when traffic volumes warrant, parking will be prohibited during peak traffic hours or eliminated entirely so two lanes can be accommodated in each direction.

2. A 4.5-foot wide sidewalk is provided on both sides of the roadway adjacent to a 3.5-foot wide planting strip that would include street trees planted at intervals no greater than 50 feet.

3. A 10-foot wide landscape setback is provided adjacent to the road right-of-way on both sides of the roadway.

4. The Ahukini Makai Collector road would be designated as a bike route to link with the State's islandwide bikeway plan.

2.3.8 MINOR COLLECTOR STREETS

These roadways serve to carry traffic from the minor roadways to the major collector roadways.

Specific Provisions:

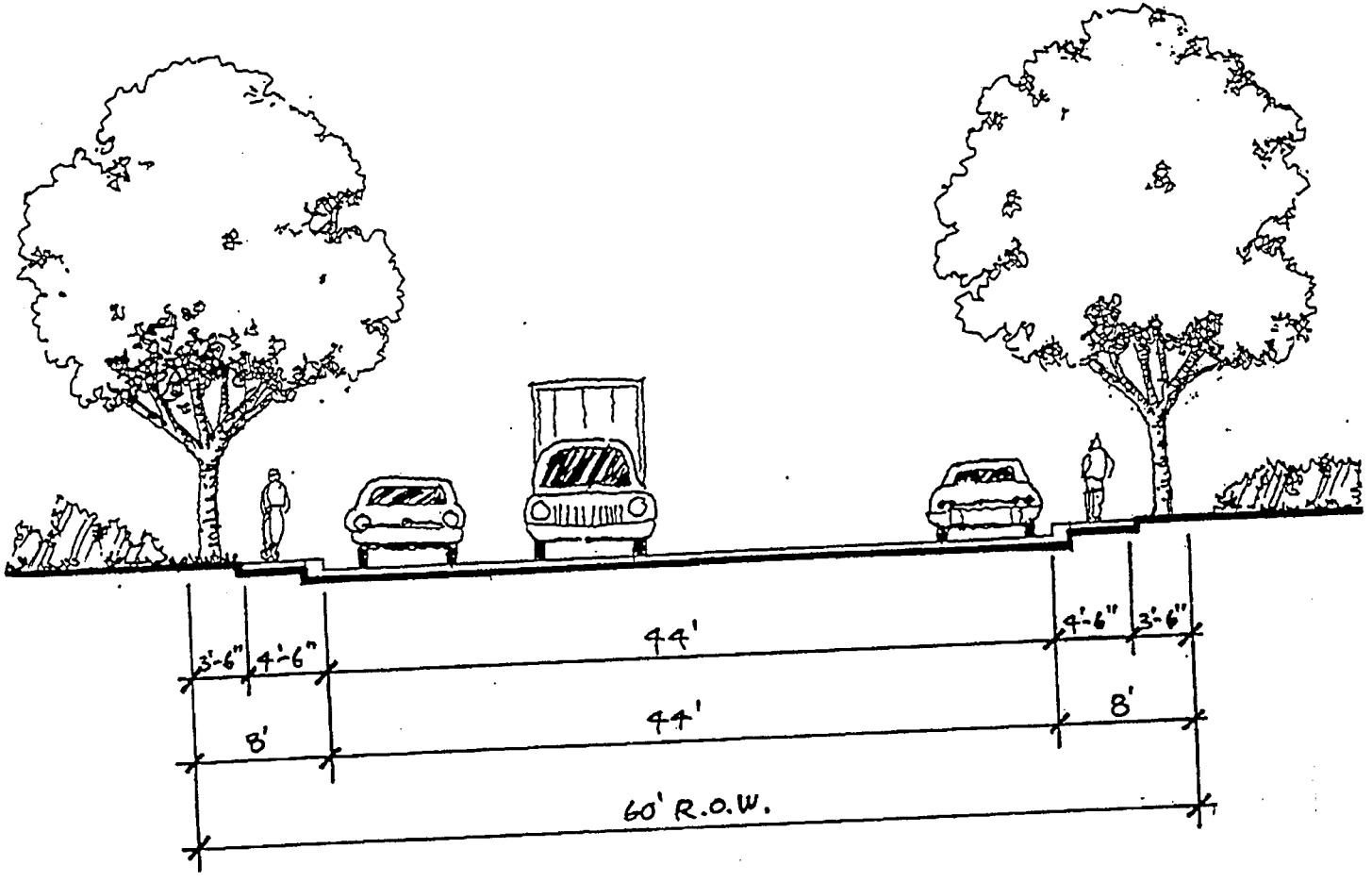
1. One moving lane is provided in each direction with on-street parking.

2. A continuous 4-foot planting strip is provided adjacent to a 4-foot wide sidewalk is provided on both sides of the roadway.

3. No designated bicycle routes or lanes are proposed for these roadways.

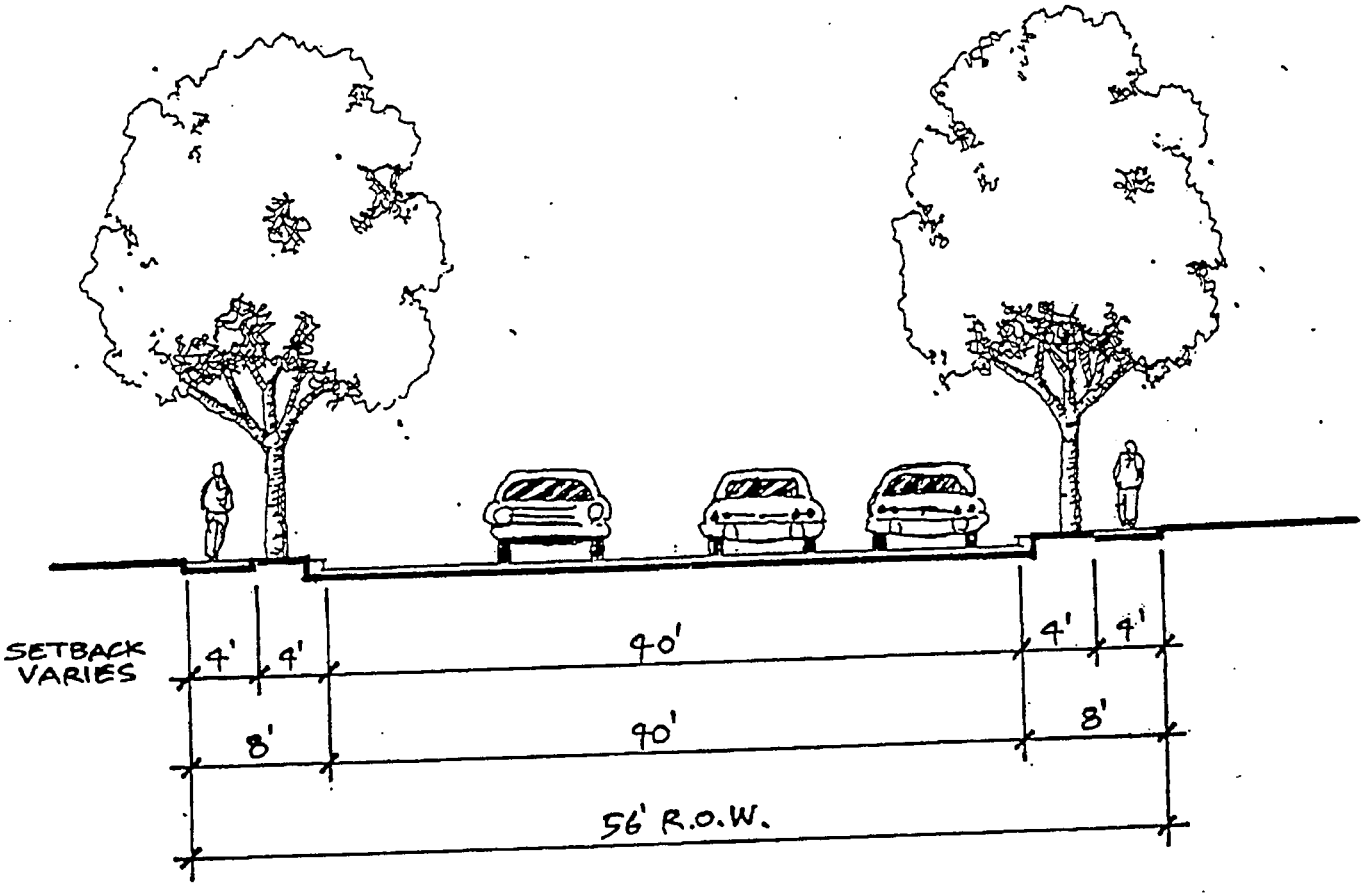
2.3.9 ROADWAY DEDICATION AND MAINTENANCE

The collector roadways are planned to be built by the master developer and/or potential project developers with the designated right-of-way and improvement dedicated to the County. It is expected that the County and appropriate utility companies will maintain the dedicated street sections, utilities and street lighting.



AHUKINI MAKAI
STREET SECTION
LIHUE-HANAMAULU

FIGURE 6



MINOR COLLECTOR
STREET SECTION
LIHUE-HANAMAULU

FIGURE 7

2.4 LANDSCAPING AND OPEN SPACE

The landscape and open space concept for development of the Lihue-Hanamaulu Master Plan will result in providing a range of streetscape types and recreational areas that create a hierarchy of open spaces linked together to respond to the needs of the residents of the project area as well as the greater Lihue and Hanamaulu communities.

2.4.1 STREETSCAPE DESIGN PRINCIPLES

The major and minor internal collector roadways incorporating vehicular and pedestrian routes as well as open space amenities function as a greenway system through the Lihue-Hanamaulu area. Street design and landscaping shall heighten visual interest in framing views of the open space network and provide for a variety of interesting spaces. Variations in the landscape treatment of roadways shall identify the street hierarchy and visually unify the development. The general landscape concept for the roadway right-of-ways is indicated in Figure 4. The form and function of the street trees, and an example of street tree types are included in Table 2.

Specific Provisions:

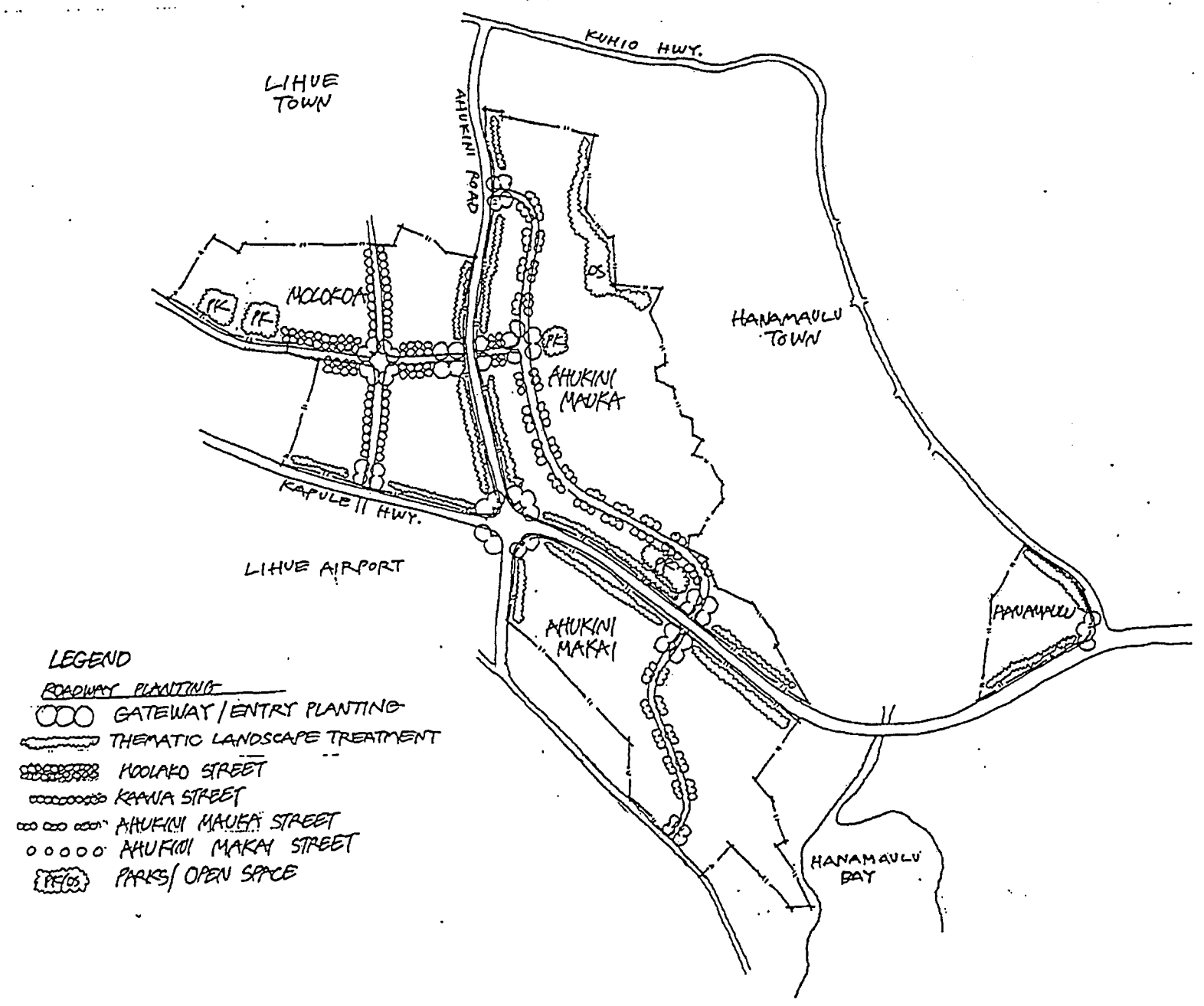
Planting patterns will adhere to the following planting concepts and general landscaping guidelines:

1. General:

   - Trees shall be planted and on each side of the roadway except where they interfere with roadway sight distance requirements.
   - Low flowering groundcover may be used to accent street trees.
   - The primary ground cover within street rights-of-way shall be lawn.
   - All landscaped areas shall be provided with a permanent irrigation system.

2. Ahukini Road. As the major gateway to Lihue, the landscaping for Ahukini Road should carry forth the gateway concept established at the intersection of Kapule Highway and Ahukini Road. Landscaping comprised of a informal groupings of large and medium canopy trees and accent vegetation is proposed within the landscape setbacks adjacent to the road.

3. Kapule Highway. As a major arterial corridor through the project. The gateway concept established at the intersection of Kapule Highway and Ahukini Street should be extended along this roadway. Informal grouping of large and medium canopy trees and understory landscaping is proposed to extend the gateway landscape theme.



LANDSCAPE CONCEPT PLAN
LIHUE-HANAMAULU

FIGURE 8

TABLE 2

STREET TREE FORM/FUNCTION AND EXAMPLES

Location	Form/Function	Examples
Kapule Highway	Large and Medium Canopy Tree	**(Plant List To Be Provided)**
Ahukini Road	Large and Medium Canopy Tree	
Hoolako Street	Upright Tree	
Kaana Street - Residential	Medium Canopy Tree	
- Commercial	Upright Tree	
Ahukini Mauka - Residential - Commercial - Light Industrial	Medium Canopy Tree	
Ahukini Makai - Industrial	Large Canopy Tree	
Minor Collector	Medium Canopy Tree	

4. Hoolako Street. This roadway serves as the primary circulation corridor to the business district and town center commercial core and should include a formal planting of upright trees to enhance the urban character of this roadway. The intersection of Hoolako Street and Kaana Street is a primary focal point along this roadway and would be accented with medium canopy trees and public plazas.

5. Kaana Street. This roadway serves as a primary circulation corridor within the Molokoa property and links the civic center of Lihue with the planned public facilities within Molokoa. The streetscape concept establishes a regularly spaced, linear street tree pattern.

6. Ahukini Mauka Collector. Similar in function to Kaana Street, this roadway will serve as the primary circulation corridor within the Ahukini Mauka property. The streetscape concept establishes a regularly spaced, linear street tree pattern. Varying landscape setbacks and plantings are provided for the varying land uses that front this collector road.

7. Ahukini Makai Collector. This roadway will serve as an extension of the above collector road and serve the industrial uses in Ahukini Makai. The streetscape will be unified by a regularly spaced large canopy street tree and landscape setbacks fronting all properties.

8. Minor Collector. The streetscape concept for minor collectors should provide a consistent, unified image by using a single medium canopy tree variety, irregularly spaced in groupings which will be compatible with driveways, utility placement, and street signage.

2.4.2 LANDSCAPE ROADWAY SETBACKS

Landscaped setbacks from the street right-of-ways shall provide areas of sufficient depth for creating a continuous landscape border scaled to the width of the right-of-way. The landscaped setbacks are summarized in Table 3.

Specific Provisions:

1. General

   - Setbacks are minimum required distances between a property line and an improvement such as a building or a parking area. All setback areas shall be landscaped except for required driveways or walkways.

   - Landscaped areas shall be the responsibility of the property owner. Maintenance of the landscape areas shall be performed in conformance with acceptable standards and subject to review by the DRC.

TABLE 3

REQUIRED LANDSCAPED SETBACK AREAS

Roadway	Building Setback	Landscape Setback
Kapule Highway	10'	20'
Ahukini Road	10'	20'
Hoolako Street	5'	Street Trees Only
Kaana Street	5' for commercial use 10' for residential use	5' for commercial use 10' for residential uses
Ahukini Mauka	5' for commercial use 10' for residential use 30' for industrial use	5' for commercial use 10' for residential use
Ahukini Makai	30' for industrial uses	10' for industrial uses 10' for other uses

- Edges along the setback fronting major roads will be defined by landscaping, earthen mounds, or walls.

- Trees will conform to the variety selected for the streets.

- Wall dimensions, particularly height, shall comply with adopted design standards of the DRC.

- Walls and landscape plantings at intersections and approach lanes will not interfere with vehicular sight distance requirements.

2. Permitted Improvements

   - Permitted improvements within designated landscaped setback areas shall include all landscaping, approved fencing or screening, driveways or paving to accommodate convenient pedestrian circulation, pedestrian-scaled or ornamental lighting, and approved signing.

   - Designated landscape setback areas shall expressly exclude storage areas or any building improvements.

2.4.3 GATEWAYS AND ENTRIES

To create a strong sense of entry and identity for the Lihue-Hanamaulu Community, a hierarchy of gateways and entries have been identified for the project area. The design and landscaping treatment for gateways and entries should comply with the general design and landscaping guidelines discussed below as well as other guidelines established in the CC&R's for the community.

Specific Provisions:

1. Kauai Gateway. As the major gateway to the island of Kauai, this gateway will be characterized by lush landscaping comprised of masses of coconut and fan palms and informal groupings of medium canopy trees, and accent shrubs and colorful ground cover. Appropriate signage, welcoming residents and visitors to Kauai, should be installed along corners of the intersection.

2. Key Intersections. The Hoolako/Kaana Street intersection and the Hoolako/Ahukini Mauka Street intersection have been identified as the two key "village center" intersections for the Molokoa and Ahukini Mauka properties. Medium canopy trees and accent vegetation along with hardscaped features (such as plazas) and lighting can be provided to accentuate the image of a village center.

3. Major and Minor Entries in the Project Area. A landscaped entry and arrival sequence should be developed through the use of large and medium canopy tree plantings, accent vegetation and ground cover. The use of special lighting, signage and walls also helps highlight the major and minor entries into the project area. Specific design treatments for each of these intersections can vary with theme and location.

4. Residential Enclave Entries. A primary entry and arrival sequence shall be developed for each new development. The primary entrance into a developed parcel shall be identified by medium canopy tree plantings, accent vegetation and ground cover. The use of lighting, signage, and entry walls, sympathetic to the architecture within the development, shall also be encouraged.

2.4.4 RECREATIONAL OPEN SPACE HIERARCHY

The recreational open space system is intended to respond to the needs of Lihue-Hanamaulu's residents and the surrounding communities. It is composed of four major elements:

Specific Provisions:

1. Community and Neighborhood Parks. Several parks are planned within the master plan area. These include parks adjoining the village core and neighborhood parks for passive and active recreation and community parks to meet the need for active field sports of the various leagues. The parks should be linked with pathways and bike paths to enhance pedestrian and bicyclist access and minimize the need to develop on-site parking.

2. Private Parks. In addition to the community oriented parks, private neighborhood mini-parks and recreational facilities may be planned within the single-family and multi-family residential areas. These facilities will provide additional recreational opportunities for Lihue-Hanamaulu's residents.

2.4.5 PEDESTRIAN AND BIKEWAY SYSTEM

The pedestrian/bikeway system is intended to link the various land use areas within the Lihue-Hanamaulu project area, as well as integrate Lihue-Hanamaulu with the surrounding community. (See Figure 3) To provide links to the State's existing and planned bike routes included in the islandwide bikeway master plan, bike routes are planned on the major collector roads of the project. In addition, a bike path system is planned to be incorporated into the neighborhoods to provide a convenient and recreational amenity to link the major parks and commercial areas with the residential areas.

Specific Provisions:

1. Bikeway and pedestrian improvements included in the Lihue-Hanamaulu streetscape design are described in the Urban Design Circulation element and summarized in Table 1.

2. The streetscape is planned to be pedestrian friendly with appropriate landscaping and site furniture to encourage pedestrian use.

3. As a recreational amenity, a safe and functional bike path system is planned to be incorporated into neighborhood plans to provide links to the recreational and commercial areas of the community.

2.5 ARCHITECTURE

2.5.1 ARCHITECTURAL CHARACTER

The intent of developing an architectural character for the Lihue-Hanamaulu project area is to promote a local identity which does not impose one style or a single design theme. The architectural style should emphasize local design traditions that create a unique sense of place and a harmonious and inviting environment. In determining an appropriate character, Hawaii's climate and history should be taken into consideration to determine what is appropriate.

2.5.2 BUILDING SITING

Because the Lihue-Hanamaulu project area will be an urban environment with a variety of land uses, a consideration in the design review of all developments will be their contribution to the creation and definition of distinctive public and quasi-public spaces.

Specific Provisions:

1. Major developments which are oriented away from the street, or which result in left-over or underutilized open space are discouraged.

2. The siting of buildings for the various developments should address environmental design considerations including sun, temperature, wind, rainfall, topography, and views.

2.5.3 BUILDING BULK AND MASSING

Building bulk and massing refers to the apparent massiveness of a building compared to its surroundings. A building may appear to have great bulk regardless of its height, and buildings

should avoid awkward or overscaled blunt forms if possible. Offsetting building bulk and massing by the use of variety in building details is encouraged.

2.5.4 BUILDING SETBACKS

To a considerable extent, the spatial character of urban streets is determined by the location of buildings in relation to the streets and sidewalks. Building setbacks will vary with different land use types, products and street classification. Nevertheless, special design considerations should be given to the design of spaces between the buildings and the street, for buildings with street frontage.

2.5.5 BUILDING HEIGHTS

Building height will vary with product type and should be sensitive to views from surrounding developments as well as view opportunities within a specific parcel.

2.5.6 BUILDING MATERIALS AND COLORS

Building materials must be permanent in nature to ensure quality and permanence. Earth tone colors and tile roofing are encouraged. Excessively bright or garish colors are to be avoided.

2.5.7 ROOFS

Roofs shall be designed to add articulation and lessen the building mass and visual impact of structures. Roof articulation may be achieved by a change in roof plane, and/or the use of transitional roof forms such as gables, hips and dormers. Roof materials and colors shall blend with the colors and materials of the structure to which they are attached. Roof shapes should generally be sloped and roof planes varied to encourage visual interest and variety in the skyline. Hip and gable roofs (or a combination of the two) should be the predominant roof type. Roof overhangs/eaves shall be encouraged as they provide visual and climatic relief.

2.6 SIGNAGE AND LIGHTING

2.6.1 SIGNAGE

Signs can be a welcome part of a business or residential environment. Signage provides information and adds interest and visual variety to the street. Signs for individual buildings should be attractive in appearance, blend with building facades, and be compatible in scale with signage on adjacent buildings. Signage guidelines will be established by the master developer to ensure a coordinated and unified approach for all sign categories, establish size and location parameters, and establish design guidelines for color, materials, illumination, layout and lettering size and style. Signage should be individualized for each new development yet coordinated with the overall signage plan.

2.6.2 LIGHTING

Lighting can serve to both dramatize and highlight the landscape or a building. Lighting should be used to create the same attractive setting for the landscape and structure experienced during the daylight hours. Light sources should be recessed, screened or shielded to minimize glare and reflection to street, sidewalks, parking areas and buildings. Low intensity light fixtures are preferred. Light sources should not be directly viewable from locations outside the project boundaries.

Specific Provisions:

1. Illumination levels in parking areas should be within the accepted safety standards. Within these standards, a fluctuation of light intensity from one portion of the parking area to another is preferred to a more uniform treatment.

2. Special lighting that enhances water features, landscaping, architectural details and invite evening pedestrian activity are encouraged. The general floodlighting of buildings is not allowed.

3. To minimize the impact of urban/residential lighting on the Newell Shearwater, shields on street lights and lights around buildings should be provided which direct the light towards the ground.

3.0 DEVELOPMENT STANDARDS

3.1 OBJECTIVE

Development standards and guidelines have been included to control the environmental quality and visual impression created by the individual project components in the Lihue-Hanamaulu Master Plan. The standards and guidelines are meant to provide a general context that will take advantage of the site's natural features, reinforce its image as a coherent and well-planned community, while retaining flexibility for individual developers and architects. The guidelines and standards serve to reinforce and ensure that individual projects contribute toward the implementation of the concepts, themes and compositional elements presented in the Urban Design Plan.

3.2 SPECIFIC PROVISIONS FOR SINGLE FAMILY RESIDENTIAL DISTRICTS (R-6 and R-10)

3.2.1 OBJECTIVE

- To provide low density single-family detached and attached dwellings in an attractive living environment in close proximity to employment opportunities, shopping and personal services.

3.2.2 SPECIFIC PROVISIONS

Site Planning

1. Building and Open Space Pattern

   - *Project Development Provisions.* Residential projects are encouraged to utilize the Project Development provisions in the CZO to the greatest extent possible to achieve innovative site planning patterns and create the maximum usable outdoor open space.

   - *Required Open Space.* Required landscaped open spaces within individual neighborhood projects should be concentrated, to the extent that they are compatible with the parcelization patterns and enhance recreational amenities.

2. Setbacks

- *Streets.* Setbacks from the street rights-of-way will be maintained to provide a landscaped streetscape on neighborhood residential streets while encouraging efficient use of the private parcels for outdoor living. Minimum and maximum front setbacks are established to reflect the desired character of an area.

    - Minimum setback for buildings will be 10 feet in conformance with the CZO. In addition, the average setback within any individual neighborhood project will be 15 feet to increase opportunities for off-street parking, and shall be staggered a minimum of two feet between adjacent residences.

    - Garden walls, fences and privacy screens along the front side of properties along streets shall be permitted with restrictions on height depending on location within the setback area.

    - Private garages and carports shall be positioned to reduce their visual impact on the street. At a minimum, garages and carports should be setback from the front facade of the residential building by 5 feet.

- *Rear Yards.* Setbacks from rear property lines will be maintained to provide adequate outdoor living areas.

    - Minimum setbacks from the rear property line for occupied buildings is 15 feet.

- *Side Yards.* Setbacks from side property lines shall be maintained to maximize natural lighting, ventilation, and facilitate building maintenance.

Architecture

1. Architectural Character

- *Building Design.* Building design should be residential in scale and reflect the environmental considerations and the Hawaiian context. Traditional elements which may be used include front porches, high-pitched roofs, gable vents, extended eaves and latticed screens.

- *Building Facades.* Building facades should be varied and articulated to provide visual interest. This can be accomplished through the use of front porches, balconies, and decks. In no case shall a facade of a building consist of an unarticulated blank wall or a unbroken series of garage doors.

- *Building Materials and Colors.* Exterior wall materials should be non-reflective (except non-tinted glass). Exterior wall colors should be light subdued tones (off-white, beige or light pastels) which blend with the surrounding environment. Base and accent colors selected for residential development shall be approved by the DRC.

1. Building Height

   - *Maximum Height.* The maximum building height shall be 30 feet in conformance with the CZO.

2. Roof Form and Materials

   - *Roof Forms.* Roof forms refer to the geometric shape and framing structure of roofs covering occupied buildings and garages but excludes open trellis or ancillary structures.

     - All major roof planes will be sloping at a minimum 3:12 pitch. Permitted Roof Forms will include hips and gables. Shed roofs shall be permitted when they cover incidental projections attached to the major building form.

   - *Roof Overhangs.* In response to climatic conditions, roof overhangs shall be encouraged particularly at openings, porches, balconies and window recesses.

   - *Appurtenances.* Appurtenances on the roof such as pipe vents, stacks, etc., should be designed in such a way as to blend in with the roof. The use of satellite dishes and large antennas on roofs shall be prohibited.

   - *Roof Materials.* Roof materials and colors shall complement the colors and materials of the structure to which they are attached. Roof colors should be earth tones in the medium range.

Landscaping

1. Character

   - A variety of plant materials shall be used within view of any street to convey a low density rural atmosphere.

2. Streetscape

   - *Street Trees.* For each street a planting theme shall be established utilizing up to three varieties of trees for parkway and front yard planting selected from an approved plant material list.

- *Continuity.* The landscape areas along the streets within individual neighborhood projects shall be designed to reinforce the visual continuity of the street and minimize disruptive changes at individual property boundaries in planting style and materials. Transitions in finish grade shall minimize disruptions between individual lots.

3. Neighborhood Identity

   - *Entry Features.* A minimum of one entry monument or sign shall be provided to identify individual neighborhood projects. Entry features shall include accent landscaping integrated with entry signing to establish a gateway into individual projects.

3.3 SPECIAL PROVISIONS FOR MULTI-FAMILY RESIDENTIAL DISTRICTS (R-10 AND R-20)

3.3.1 OBJECTIVE

- To provide medium density, multi-family dwellings in a planned attractive living environment in close proximity to employment opportunities, shopping and personal services.

3.3.2 SPECIFIC PROVISIONS

Site Planning

1. Building and Open Space Pattern

   - *Building Organization.* Buildings shall be organized into identifiable clusters to clarify site circulation and parking patterns and to avoid creating a large, institutional image.

     - Stagger facades of building clusters to emphasize the definition of individual units and visually reduce the scale of attached housing types.

     - Locate parking areas adjacent to major noise generators, such as Ahukini Road or Kapule Highway to minimize the noise impacts on residential units and/or outdoor living areas.

- *Required Open Space.* Required landscape open space should be designed to provide a focal point for each neighborhood. They should encourage continuous pedestrian circulation, by providing pedestrian improvements and outdoor lighting, which will link individual building clusters with public rights-of-way and adjacent public open space.

- *Public Open Space.* Where public open space is adjacent to a housing site, buildings shall be sited to take advantage of views toward the open space. To the extent feasible, garages or parking areas should not be sited adjacent to public open space resources.

2. Setbacks

- *Major Roadways.* Setbacks from the street rights-of-way (not including interior, private circulation improvements) shall be maintained to provide a generous landscape streetscape on the major roadway serving the development while encouraging innovative site planning and efficient use of the low density apartment zones.

    - Minimum setback for buildings shall be 10 feet from roadways to provide ample space for landscaping.

- *Rear Yards and Side Yards.* Rear and side yards shall conform to the CZO.

3. Off-Street Parking

- Parking areas shall be distributed throughout the project area to reduce the overall visual impact of large paved expanses and maximize convenience for the residents.

- Where activities which are major noise generators adjoin housing, parking areas shall be located so as to serve as buffers and minimize the noise impacts on residential units and/or outdoor living areas.

- Parking Courts are encouraged to provide central car storage areas convenient to residential building clusters.

- Clearly identified guest parking areas are encouraged throughout the project area.

- Freestanding parking structures or uncovered parking areas shall be visually screened, to the greatest extent possible, from residential entries and major perimeter roadways through effective siting and landscaping.

- Pedestrian-scaled outdoor lighting shall be provided in all parking areas.

4. Walls, Fencing and Screening

- *Project Perimeter Fences.* The perimeter of individual development projects shall be defined by a uniform fence design approved for compatibility by the DRC.

- *Property Line Fences.* Where permitted, property line fences shall have a maximum height of six feet.

- *Walls and Fences along Streets.* Garden walls or retaining walls (except project perimeter fences) shall be permitted with restrictions on height depending on location within the setback area. Chain link fences shall not be allowed along street frontages.

- *Wall and Fence Materials.* Walls and fences should be constructed of opaque materials and should have a strong cohesiveness with the adjacent architecture or surrounding environment.

- *Trash Receptacle Screening.* Trash receptacle storage areas shall be visually screened from the street.

- *Site Furnishings.* Site furnishing shall be compatible with the architectural character of the building.

- *Storage Areas.* All storage areas facing the street shall be screened from view.

Architecture

1. Architectural Character.

- *Building Design.* Building design should be residential in scale and reflect the environmental considerations and the Hawaiian context. Traditional elements which may be used include front porches, high-pitched roofs, gable vents, extended eaves and latticed screens.

- *Building Facades.* Building facades should be varied and articulated to provide visual interest. This can be accomplished through the use of front porches, balconies and decks. In no case shall a facade of a building consist of an unarticulated blank wall or an unbroken series of garage doors.

- *Street Orientation.* Except frontage along the major arterial roadways, (Ahukini Road and Kapule Highway) residential entries should face the street to encourage pedestrian activity along the roadway. Ground floor entries should be provided along the street frontage.

2. Building Height

- *Maximum Height.* The maximum building height shall conform with the CZO.

3. Roof Form

- *Roof Forms.* Roof forms refer to the geometric shape and framing structure of roofs covering occupied buildings and garages but excludes open trellis or ancillary structures.

    - All major roof planes shall be sloping at a minimum 3:12 pitch. Permitted roof forms shall include hips and gables. Shed roofs shall be permitted when they cover incidental projections attached to the major building form.

    - The offsetting of roofs at changes in the wall plane is encouraged.

- *Roof Overhangs.* In response to climatic conditions, roof overhangs shall be encouraged particularly at openings, porches, balconies and window recesses.

- *Appurtenances.* Appurtenances on the roof such as pipe vents, stacks, etc., should be designed in such a way as to blend in with the roof. The use of satellite dishes and large antennas on roofs shall be prohibited.

- *Roof Materials.* Roof materials and colors shall complement the colors and materials of the structure to which they are attached. Roof colors should be earth tones in the medium range.

4. Ancillary Structures

- *Materials and Design.* Freestanding structures ancillary to the primary dwelling shall be constructed of materials and of a design compatible with the primary dwelling.

Landscaping

1. Character

- Landscaping shall soften building mass and scale and enhance the attractiveness of the neighborhood.

2. Streetscape

- *Street Trees.* For each street a planting theme shall be established utilizing up to three varieties of trees for parkway and front yard planting selected from an approved plant material list.

- *Streetscape Continuity.* A variety of plant materials to include the street theme trees shall be used to identify and visual relate the project with the streetscape.

3. Landscape Coverage

- Landscape design standards shall specify the landscape coverage required and landscape design guidelines.

4. Project Identity

- A minimum of one entry monument or sign shall be provided to identify individual residential projects. Entry features shall include accent landscaping integrated with entry signing to establish a gateway to individual projects.

5. Parking Areas

- Landscaping of off-street parking areas shall, at a minimum, comply with the off-street parking landscape standards of the CZO. The setback requirements for off-street parking expressed in the CZO may be increased at the option of the developer. Increasing the setback area shall not commensurately reduce other landscaping standards or relieve the developer from complying with the CZO standards.

- Parking lots shall be landscaped with canopied shade trees and ground cover to reduce and absorb heat.

3.4 SPECIAL PROVISIONS FOR COMMERCIAL DISTRICTS (CN & CG)

3.4.1 OBJECTIVE

- To create commercial areas which provide for the development of mutually supportive combinations of uses, such as retail shops, cafes, restaurants, personal services, offices, business support uses and public facilities.

- Developments within these districts should be planned to encourage walking and bicycling activities, especially to and from jobs, thus reducing automobile dependency and demands upon the transportation system.

- The establishment of a historic design character which is small in scale and similar to that of Lihue Town, is encouraged so as to help provide a vitality and charm that will attract both residents and visitors to patronize the businesses.

3.4.2 SPECIFIC PROVISIONS

Site Planning

1. Setbacks

   - *Street Setbacks*. A minimum 5-foot setback and maximum 10-foot setback (except for outdoor eating areas) from street right-of-way shall be maintained to create a more pedestrian-friendly streetscape along all major collector roadways serving the commercial center. At least a portion of this setback will be paved and serve as an extension of the sidewalk. Greater setbacks of 30 feet are provided along the exterior roadways (Ahukini Road and Kapule Highway) to provide generous landscape buffers as commercial properties will not be permitted access from these roadways.

2. Off-Street Parking

   - Parking areas shall be distributed throughout the project area so as to reduce the overall visual impact of large paved expanses and minimize walking distance to entries.

   - The siting of parking lots are not permitted along the commercial street frontage of Hoolako Street is highly discouraged. For Kaana Street, parking lots should not occupy more than roughly one-third (1/3) of the frontage, or more than 75 feet of a pedestrian-oriented street.

   - If utilized, parking structures should not dominate the street frontage. Where feasible, retail uses should be encouraged on the first floors of the street-side edge of parking structures. Parking structures that do not have first level retail use are encouraged to incorporate articulation to their facade or have an appearance similar to the buildings they serve.

3. Service Access, Loading and Storage

- *Location.* Loading space shall be provided for adequate standard truck service required by the planned use. Loading and unloading areas and outdoor storage areas shall be completely screened from public areas.

- *Circulation Conflicts.* All truck loading, unloading and circulation should be separated from automobile parking. Shared entries and major site circulation roads are allowed so long as there is no interference.

- *Roof Equipment.* Roof mounted equipment should be screened from view in all directions to a distance of 1,000 feet. Screens shall be consistent with the buildings architectural design and finishes.

4. Signage

- *Design.* Signage should be designed to enhance the intended historic architectural character of the village core area. Sign size should be appropriate for the scale of the buildings. Signs suspended from awnings, canopies or arcades, perpendicular to the street frontage, are permitted.

5. Outdoor Lighting

- *Lighting Fixtures.* Lighting fixtures should be compatible with the theme and styles established in the village core area.

- *Parking Areas.* In parking areas, fixtures should be scaled to the pedestrian as well as to the automobile with light directed downward. Recommended height for fixtures is no more than 30 feet. Within accepted safety standards, a fluctuation of light intensity from one portion of the parking area to another is preferred to a more uniform treatment.

- *Accent Lighting.* Special lighting requirements for water features, landscaped amenities, pedestrian pathways, etc. will be reviewed on a site-by-site basis, but the practice of floodlighting buildings is prohibited.

Architecture

- *Architectural Character.* In order to ensure continuity within any one site, buildings in common groups or clusters are encouraged to have:

  - Common architectural treatment.

- Common roof lines and styles among building types.

- Consistently scaled structural arcades with uniform column height, rhythm and dimension.

- Arcades, arbors, balconies, porches and other architectural features which create visual interest and character are encouraged, especially along pedestrian frontage. In no case shall the streetside facade of a building consist of an unarticulated blank wall.

- Building facades should be varied and articulated to provide visual interest to pedestrians. The division of ground floor facades into small units by structural elements, window walls, and columns, etc. is encouraged to avoid the appearance of an unarticulated blank wall.

- Buildings in the town center shall be clustered to define pedestrian space and create a "main street"-like environment.

- *Entries and Outdoor Courts.* Individual commercial buildings within a project should be clustered to form useful outdoor pedestrian environments.

  - When feasible, building entries should be physically and visually oriented toward streets, parks and courtyards, and not to parking lots or garages. Secondary entrances, oriented toward parking lots are permitted.

  - When feasible, buildings within a project should be sited to form well-landscaped pedestrian spines providing access to building entries.

- *Retail Frontage.* Ground floor treatment along retail frontages should encourage and enliven pedestrian activity. Establishments are encouraged to provide window areas for display. Large setbacks from public walkways are discouraged.

- *Food Services.* Retail uses such as sidewalk cafes which contribute to the liveliness of the pedestrian ground floor area are encouraged. For outdoor eating areas adjacent to public walkways, a setback of at least 10 feet is recommended to allow a double row of tables.

2. Building Height

- *Maximum Height.* The maximum building height shall be 35 or 50 feet depending on commercial zoning consistent with height requirements established in the CZO.

3. Building Materials

- *Building Materials.* Building materials such as concrete masonry, tile, stone and wood should be encouraged; the use of shiny metal or reflective services should be avoided. Building colors should be warm earth tones or natural colors of stone, coral and cast concrete.

4. Roof Forms and Materials

- *Roof Forms.* Roof forms refers to the geometric shape and framing structure of roofs covering occupied buildings but excluding open trellis or ancillary structures.

    - All major roof planes for structures 3 stories or fewer can be either sloping (at a minimum 3:12 pitch), or false fronts. Permitted roof forms shall include hips and gables, mansard and false fronts. Shed roofs shall be permitted when they cover incidental projections attached to the major building form.

    - Buildings taller than three stories shall have roofs pitched or articulated (such as stepped corners or sides) to provide transitions to the generally low-rise development pattern.

- *Roof Materials.* Roof materials should complement the materials and colors of the structure to which they are attached. Brighter colored roofs are encouraged on low-rise (three-story maximum) roof areas and as accents along pedestrian arcades to establish a strong identity and visual character for the commercial center.

Landscaping

1. Character

- The focal point of Lihue-Hanamaulu shall convey the image of a distinct urban environment. Planting patterns shall reinforce the geometry of parking areas. Buildings in the commercial town center shall be clustered to define pedestrian space and create a "main street"-like environment.

2. Screening

- Outdoor trash areas, electrical transformers or above grade utility vaults, service and loading spaces, and outdoor storage areas shall be screened or buffered through the use of walls, fences and landscaping comprised of a combination of trees, shrubs, vines and berms.

3. Landscape Coverage

- A minimum of 10 percent of each development site shall be landscaped.
- Landscaping and earthmounds are encouraged along parking lot perimeters to soften the visual impact from the sidewalk.

4. Parking Areas

- Landscaping of off-street paving areas shall, at a minimum comply with the off-street parking landscape standards of the CZO. Parking areas shall be screened from view from adjacent streets with plant materials, berms, attractive fencing or combinations thereof.

3.5 SPECIAL PROVISIONS FOR INDUSTRIAL DISTRICTS (IG & IL)

3.5.1 OBJECTIVE

- To create a cohesive, visually unified industrial/business park environment for general industrial, light industrial and service related uses.
- To improve the visual character of the area through appropriate landscaping and architectural design standards.

3.5.2 SPECIFIC PROVISIONS

Site Planning

1. Setbacks

- *Street Setbacks*. Setbacks from street right-of-ways will be maintained to provide a appropriate areas for landscaping on roadways within industrial areas.
  - A landscape setback of 10 feet along the frontage of all lots shall be landscaped in accordance with guidelines established by the DRC.
  - The minimum distance of any building from the right-of-way of a public or private street shall be 30 feet.
  - The minimum side and rear setbacks shall be consistent with the CZO. In addition, for industrial areas adjacent to exterior arterial roadways of (Kapule Highway and Ahukini Road), a 10 foot building setback and restricted

building envelope is required to allow for a consistent and attractive building frontage with landscape treatment along these roadways.

2. Driveways and Parking Areas

- *Driveways.* Vehicular access to individual lots shall be provided by driveways in conformance with the CZO. The location of driveways shall comply with sight distance requirements for the County of Kauai.

- *Off-Street Parking.* The number of off-street parking spaces, including designated handicapped stalls, shall comply with the CZO. The dimensions and access to off-street parking shall comply with standards established by the County Engineer. On-street parking will be permitted in designated areas only. These areas will be identified by appropriate signage and/or curb markings.

3. Service, Access, Loading and Storage

- *Service Areas.* Service areas which may include truck facilities, parked motor vehicles, materials, supplies, refuse collection, an exposed mechanical or electrical equipment must be screened with visual barriers so the service area is not visible from public streets or adjacent lots. Visual screening shall be approved by the DRC and be of architecturally appropriate materials, which may include landscaping.

- *Roof Equipment.* Where feasible, roof mounted equipment shall be screened from view from roadways to a distance of 1,000 feet. Screens shall be consistent with the buildings architectural design and finishes.

4. Signage and Lighting

- *Signage.* To allow sufficient, though not excessive, business identification, the name of each business shall be permitted to clearly and individually identify the facilities it occupies when viewed from the fronting street.

- *Lighting.* Lighting of the exterior shall be done in a manner that will not detract from architectural character of the building. Uniform levels of lighting shall be established to prevent glare onto adjacent lots or streets.

5. Walls and Fencing

- *Walls.* Within the 30-foot front yard setback zone, all walls shall be no higher than 6 feet. Wall color shall be specified by the DRC to maintain uniformity along the roadways.

- *Fencing.* All fencing materials used, including galvanized chain-link, must be approved by the DRC.

Architecture

1. Architectural Character and Design

- *Architectural Character.* The design of buildings should serve to create a sense of consistency and compatibility within the industrial areas. This can be accomplished through the use of compatible forms, texture, color and specific design features.

- *Building Entry Design.* Building designs should include an entry element or elements to direct the public to entrance doors of each building.

2. Building Heights and Envelope

- *Building Heights.* The maximum building height shall be 30 feet or 50 feet depending on industrial zoning consistent with the CZO. For properties that abut the Lihue Airport, additional height restrictions may be imposed.

- *Building Envelope.* For lots that abut Ahukini Road and Kapule Highway further building height restrictions in the form of a building envelope shall apply. This envelope shall limit the massing at the rear areas of these lots to control the visual impact of the development to traffic on surrounding roads. For lots abutting Ahukini Road and Kapule Highway, the envelope shall begin at a 10 foot setback from the property line. A common and continuous 6' high chain link fence shall be installed along the property line adjacent to a continuous 20 foot landscaped setback area. The building envelope shall allow a maximum building height of 20' at the 10-foot rear property line setback. The envelope limits shall rise at a 1:2 slope to the maximum permitted building height. Refer to Figure 9.

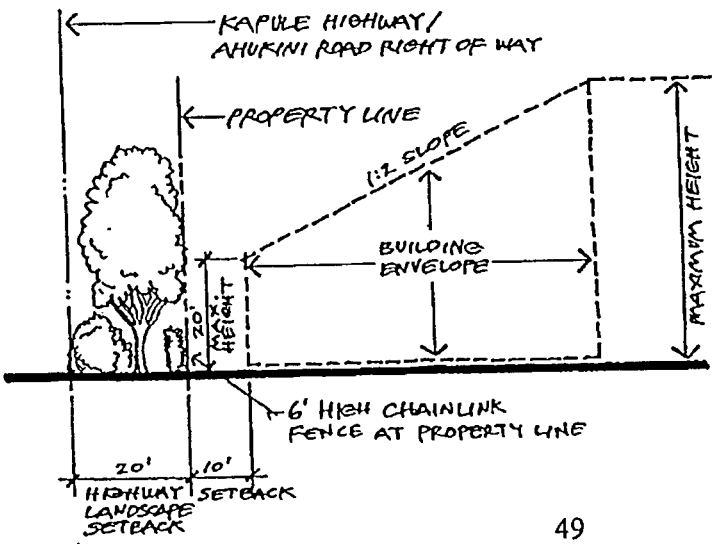


FIGURE 9

BUILDING ENVELOPE-
LOTS ABUTTING
AHUKINI ROAD AND KAPULE HIGHWAY
LIHUE-HANAMAULU

3. General Building Design Quality

Lot developers shall be required to reduce the visual impact of their buildings through design and/or their selection of materials if their buildings footprint size exceeds 80% of the lot coverage. Some key principles that can reduce visual impact are:

- Using a variety of building elements such as "pop-outs" and multiple roofs. This can divide the building into smaller pieces and avoid the single large massing appearance.

- Hip roofs will reduce the visual impact of the high ridge and end walls typically found in gable roofed structures.

- The mixing of exterior building materials can reduce the single mass of walls by introducing texture and/or color changes.

- Fascias trims and belly bands can create a horizontal line and division which visually separates the roof plane and the wall. This can reduce the overall building's scale and height, plus focuses on a horizontal line rather than vertical.

4. Roof Forms and Materials

- *Roof Forms.* Roof forms refer to the geometric shape and framing structure of roofs covering occupied buildings, but excluding open trellis or structures.

  - Permitted roof forms shall include: mansard, gable, hip, hip/gable, and flat roofs.

- *Roof Materials.* Roof materials shall include: metal, tile, shingle and modified bitmen roofing material.

  - *Skylights.* Skylight glazing shall be a clear or smoke tinted safety glass or Plexiglass set in an anodized or powder coated aluminum frame finished to match the roofing color. The skylight must meet all government code requirements.

Landscaping

1. Character and Design

- *Character.* Landscaping shall serve to soften building massing and scale and enhance the attractiveness of industrial areas.

- *Design.* Proper landscape design is essential to the successful development of industrial areas. Landscape design standards to be provided by the DRC, shall provide developers with guidelines for treatment of landscaped areas to achieve visual continuity and create a "park-like" atmosphere. A planting palette for the project area will identify specific plant material to be used for within the industrial areas.

2. Parking and Service Areas

- *Parking Areas.* A minimum 10-foot landscape setback between public streets and parking lots shall be fully landscaped. The use of berming, fences, walls, and shrub and tree plantings shall be incorporated to screen the view of parking areas from the roadway.

- *Screening.* Outdoor trash areas, electric transformers or above grade utility vaults, service and loading spaces, and outdoor storage areas shall be screened or buffered through the use of walls and fencing, along with landscaping comprised of a combination of trees, shrubs, vines and berms.

- *Landscape Coverage.* A minimum of 10 percent of each development site shall be landscaped.

- *Project Entries.* Project entries shall include accent landscaping integrated with entry signage to accent the entries to individual projects.

ERRATA

1.	Table of Contents	Section 3.5, Corrected from (GI & LI) to (IG & IL)
2.	Page 16	Corrected Right-of-Way width from 70 feet to 60 feet.
3.	Page 16	Corrected Sidewalks/Ahukini Makai from 4 feet to 4.5 feet.
4.	Page 16	Corrected Landscaping/Ahukini Makai from 4 feet to 3.5 feet.
5.	Page 17	Section 2.3.2, Item 2, Corrected highways to highway.
6.	Page 18	Section 2.3.4, Item 5, Corrected States' to State's
7.	Page 22	Section 2.3.7, Item 2, Corrected sidewalk width from 4-foot to 4.5-foot.
8.	Page 22	Section 2.3.7, Item 2. Corrected planting strip from 4-foot to 3.5 foot.
9.	Page 28	Section 2.4.1, Item 7, Corrected medium canopy to large canopy.
10.	Page 29	Corrected Ahukini Mauka to Ahukini Makai.
11.	Page 29	Corrected from residential uses to other uses.
12.	Page 41	Corrected numbering for Ancillary Structures from 3. to 4.
13.	Page 45-46	Corrected conditional end of page for Item 3. Building Materials.
14.	Page 46	Corrected numbering for Roof Forms and Materials from 3. to 4.
15.	Page 47	Section 3.5, Corrected from (GI & LI) to (IG & IL)

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of multiple bills amending Chapter 8 of the Kaua'i County Code 1987, as amended, regarding the Comprehensive Zoning Ordinance (CZO), the Kaua'i Kākou – Kaua'i County General Plan, the State Land Use District, and the West Kaua'i Community Plan.
Permit Application Nos.	Zoning Amendment ZA-2025-3 Zoning Amendment ZA-2025-4 General Plan Amendment GPA-2025-2 State Land Use Amendment A-2025-2
Name of Applicant(s)	COUNTY OF KAUA'I, PLANNING DEPARTMENT

II. PERMIT INFORMATION

AMENDMENTS	
☒ **Zoning Amendment**	Pursuant to KCC Section 8-3.4(a), as amended, a Zoning Amendment is necessary when changing the boundaries of districts or by changing text whenever the public necessity and convenience and the general welfare require an amendment.
☒ **General Plan Amendment**	Pursuant to KCC Section 7-3.1, as amended, the General Plan of the County of Kaua'i may be amended by ordinance, in accordance with the Charter. An amendment may change provisions of this ordinance; text provisions or map designations of the General Plan document; or any of these in combination.
☒ **State Land Use District Amendment**	Pursuant to KCC Section 11-1, as amended, a State Land Use District Boundary Amendment Ordinance, organized as a Zoning Amendment, is required to reclassify a State Land Use District designation.

III. LEGAL REQUIREMENTS

KCC Section 8-3.4	
Public Hearing Date:	March 11, 2025
Date of Publication:	February 7, 2025
Date of Director's Report:	February 26, 2025

K.1.
K.2.
K.3.
K.4.
APR 08 2025

F.4.a.1.
F.4.b.1.
F.4.c.1.
F.4.d.1.
X
March 11, 2025

IV. DESCRIPTION OF PROPOSED BILLS

There are four separate amendments associated with the proposed Numila Camp area:

1. **General Plan Amendment (GPA-2025-2)** – Proposes to amend Figure 5-1 (Kaua'i Land Use Map) and Figure 5-2 (West Kaua'i Land Use Map) of the *Kaua'i Kakou – Kaua'i County General Plan* from Agriculture to Plantation Camp (Exhibit A).
2. **West Kaua'i Community Plan Amendment (ZA-2025-4)** – Proposes amendments to Chapter 10, Article 3 of the *Kaua'i County Code 1987, as amended*, related to the West Kaua'i Community Plan (Exhibit B). This includes:
    - Amending Section 10-3 to establish a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan.
    - Updating figure 12 of the West Kaua'i Community plan, Regional Town Plan Map to change the land use designation within the SPA-P boundaries from Agriculture to Plantation Camp.
3. **State Land Use District Amendment (A-2025-2)** – Proposes to change approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4)-2-2-001:001 from Agricultural to Urban (Exhibit C).
4. **Zoning Map Amendment (ZA-2025-3)** – Proposes to amend approximately 14.9 acres of Zoning Map ZM-200 to reflect zoning changes for TMK (4)-2-2-001:001 from Agricultural (Ag) to Residential-1 (R-1) (Exhibit D).

The proposed ordinances to amend County Zoning, the State Land Use District, the General Plan, and the West Kaua'i Community Plan aim to encourage redevelopment within the existing Numila Camp while allowing for new growth in an adjacent area that maintains and enhances its distinct form and character.

V. APPLICANT'S REASONS/JUSTIFICATION

The Numila Plantation Camp Form-Based Code (FBC) guides development in alignment with the West Kaua'i Community Plan and the County of Kaua'i General Plan. This FBC establishes a regulatory framework to preserve the character of the existing plantation camps, including Numila Camp, while allowing for limited infill development and housing expansion. The Plantation Camps should remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity. The intent of the code would:

1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Numila's historic plantation camp.
2. Support and maintain affordable-by-design housing stock.
3. Encourage appropriately scaled infill development within or near the historic boundaries of the camps.

Form-Based Codes (FBC) are a development regime that encourages the development of communities with a focus on "building form and character" as opposed to development frameworks based on the separation of uses, regularly referred to as Euclidian zoning. FBCs have been adopted to serve a variety of purposes that can include historic preservation, economic development, sustainability, affordable housing, and general planning. FBC follows a natural to urban transect model, that progressively experience greater density in line with desired development outcomes. The model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). Kaua'i only experiences four transect types (T1-T4).

The development of FBCs included an intensive inventory process and an exercise to identify unique or historical characteristics that define the respective towns and villages. The Numila Plantation Camp transect is considered a special district due to the unique patterns which were identified. The transects within the Numila Camp are T3 Numila (T3N-PC), T3 Numila Flex (T3NF-PC), T3 Numila HSPA (T3NH-PC), and T3 Numila Luna (T3NL-PC). Each Plantation Camp transect type reinforces and/or maintains the historic patterns of the Numila Community. The Numila FBC incorporates detailed regulations specific to building types, street standards, and civic space that are sensitive to the surrounding local character. The regulations set forth in the Form-Base Code help to maintain the unique characteristics of Numila Camp.

Creating design standards specific to these areas ensures history and culture are a part of the future development. The Plantation Camp Form-Based Code includes elements such as roof pitches, siding materials, building massing, building types, frontages, setbacks, rear exists and wings, and are regulated to reinforce existing character and to create new, compatible neighborhoods in Numila Camp. For example, the building type regulations in T3 Numila (T3N-PC) capture the form and characteristics of the historical Numila cottages. Crafting regulations that require unique features such as single or double hung windows, 5:12 or 6:12 roof pitches, wood-based material, decorative vents, post and pier, and height of the wall ensures that new cottages or reconstructed cottages will maintain the same look and feel of the surrounding cottages.



Figure 1: Example of applying the T3 Numila (T3N-PC) regulations.



Figure 2, 3, 4: Pictures of Numila Camp Cottages.

Form-Based Code differs from the existing use-base code requirements in the Comprehensive Zoning Ordinance in that the primary emphasis is on building and streetscape "form", the importance of how the proposed development is integrated with the existing town character. This is a more comprehensive approach that includes the regulation of building types, street design, and civic space requirements. These standards are crafted to regulate the specific and desired qualities of areas identified through the inventory and data collection process.

The County of Kaua'i has adopted multiple Form-Based Codes tailored to preserve the unique and localized characteristics of South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camps. During the South Kaua'i and West Kaua'i Community planning efforts, the community sought to preserve and revitalize their town cores. Form-Base Codes were ideally suited to meet this community goal. Since the adoption of the South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camp Form-Based Code, the Planning Department and the respective communities have seen the value of this development approach.

Consistent with the West Kauai towns of Waimea, Kekaha, 'Ele'ele, and Hanapēpē, the Numila Camp supports unique town and village features that can benefit from the establishment of a Form-Based Code. The Numila Camp Form-Based Code is a tool that

seeks to maintain the existing character of the Numila Camp while simultaneously establishing design guidelines that inform buildout scenarios.

Implementing the Numila Form-Based Code requires several land use and zoning amendments to align with the intended development vision for the area. These changes will allow for the redevelopment of the historic Numila Camp footprint.

1. **General Plan Amendment (GPA-2025-2)** – The General Plan amendment updates the Kaua'i Land Use Map and West Kaua'i Land Use Map within the General Plan to reflect a change from Agriculture to Plantation Camp, aligning with the historic residential uses of the area and future vision for lands adjacent to the existing Numila camp. This designation supports the continued use and nominal expansion of the area for residential purposes.

2. **West Kaua'i Community Plan Amendment (ZA-2025-4)** – Updates to the West Kaua'i Community Plan ensure consistency between local planning documents and the Numila FBC. The amendment revises the **Regional Town Plan Map (Figure 12)** to change the land use designation within the **Special Planning Area – Plantation Camp (SPA-P)** from **Agriculture to Plantation Camp**, supporting the envisioned small-town character and historic Numila Camp development. The proposal also amends Section 10-3 to establish a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan.

3. **State Land Use District Amendment (A-2025-2)** – This amendment is needed to reclassify **14.9 acres** from **Agricultural to Urban**, allowing for residential development adjacent to the historic Numila Camp residential footprint to allow for a nominal expansion of the area for residential purposes while keeping within the form and character of the historic camp.

4. **Zoning Map Amendment (ZA-2025-3)** – This change updates the zoning from Agricultural (Ag) to Residential-1 (R-1) allowing for residential development within the historic Numila Camp area and adjacent lands.

VI. AGENCY COMMENTS

Comments from applicable government agencies are being sought and are expected at the time of the public hearing scheduled for March 11, 2025.

VII. PRELIMINARY EVALUATION

In evaluating the proposed zoning amendment, the following aspect should be taken into consideration:

1. Comprehensive Zoning Ordinance (CZO)

The proposed amendment is to be evaluated pursuant to Section 8-3.4(d) of the CZO, Kaua'i County Code (KCC), as amended. The section, reads:

> "(d) Consideration. In considering an amendment, the Planning Commission shall consider the purposes of the existing and proposed changes to the Zoning Ordinance. A change in the Zoning Map or text shall not be made unless the change will further the public necessity and convenience and the general welfare."

As previously mentioned, the intent of the amendment is to amend the West Kaua'i Community Plan to add Special Planning Area "P" (SPA-P), which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District." Amending the code to include Special Planning Area "P" would further accommodate public necessity and for convenience.

2. General Plan

The 2018 General Plan sets forth a vision, goals, and policies to guide future growth on Kaua'i. The proposed amendment is consistent with the overall vision and policies outlined in the 2018 General Plan.

A. Section 1.4, entitled "Policies to Guide Growth"

i. **Policy #1: "Manage Growth to Preserve Rural Character"**
The new design standards that correspond with Special Planning Area "P" will ensure the rural characteristics of our communities are maintained through the preservation of the Numila Camp's building form and characteristics.

ii. **Policy #2: Provide Affordable Housing While Facilitating a Diversity of Privately-Developed Housing for Local Families.**
According to the General Plan, Communities that cater to a high-end market, resulting in enclaves of similar household incomes and housing types, are no longer acceptable. The design standards that correspond with Special Planning Area "P" limit development to building standards that cater to and support the local housing market. These design standards will provide an opportunity to create housing for local families.

iii. **Policy #3: Recognize the Identity of Kaua'i's individual Towns and Districts.**
Policy #3 of the General Plan states that Kauai's towns and planning districts are distinct, each with its own character, opportunities, and needs. The design standards outlined for Numila Camp acknowledge the characteristics and features that generate the unique community identity of the Numila Camp.

B. Section 3.0 Actions by Sector, Subsection Sector VII, entitled "Heritage Resources" states for code changes:

i. **Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.** The proposed Numila Camp Form-Based Code implements these exact code changes recommended by the General Plan creating design standards to preserve the historic character of Numila Camp.

X. PRELIMINARY CONCLUSION

Based on the foregoing, it is concluded that the proposal is reasonable and appropriate. It is also consistent with the policies and recommendations of the Kaua'i General Plan.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby Zoning Amendment ZA-2025-3, Zoning Amendment ZA-2025-4, General Plan Amendment GPA-2025-2 and State Land Use District Amendment A-2025-2 be **APPROVED**.

By _____
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 2/25/2025

“EXHIBIT A”

(Proposed General Plan Amendment GPA-2025-2)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING
"KAUA'I KĀKOU – KAUA'I COUNTY GENERAL PLAN" (2018)
RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I

(County of Kaua'i Planning Department, Applicant) (GPA-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 2-2-001:001 and referred to hereafter as "Numila Camp," is located adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road.

The Council finds the Numila Camp amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the Numila Plantation Camp areas maintain a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (BBCP Kaua'i Operating LLC) has consented to this General Plan amendment.

SECTION 2: The booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua'i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua'i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua'i.

2. Amend page 233 by deleting the amended Figure 5-2, West Kaua'i Land Use Map (as previously amended by ordinance No. 1084), and replacing it with a new map, Figure 5-3 West Kaua'i Land Use Map as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua'i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

Introduced by:

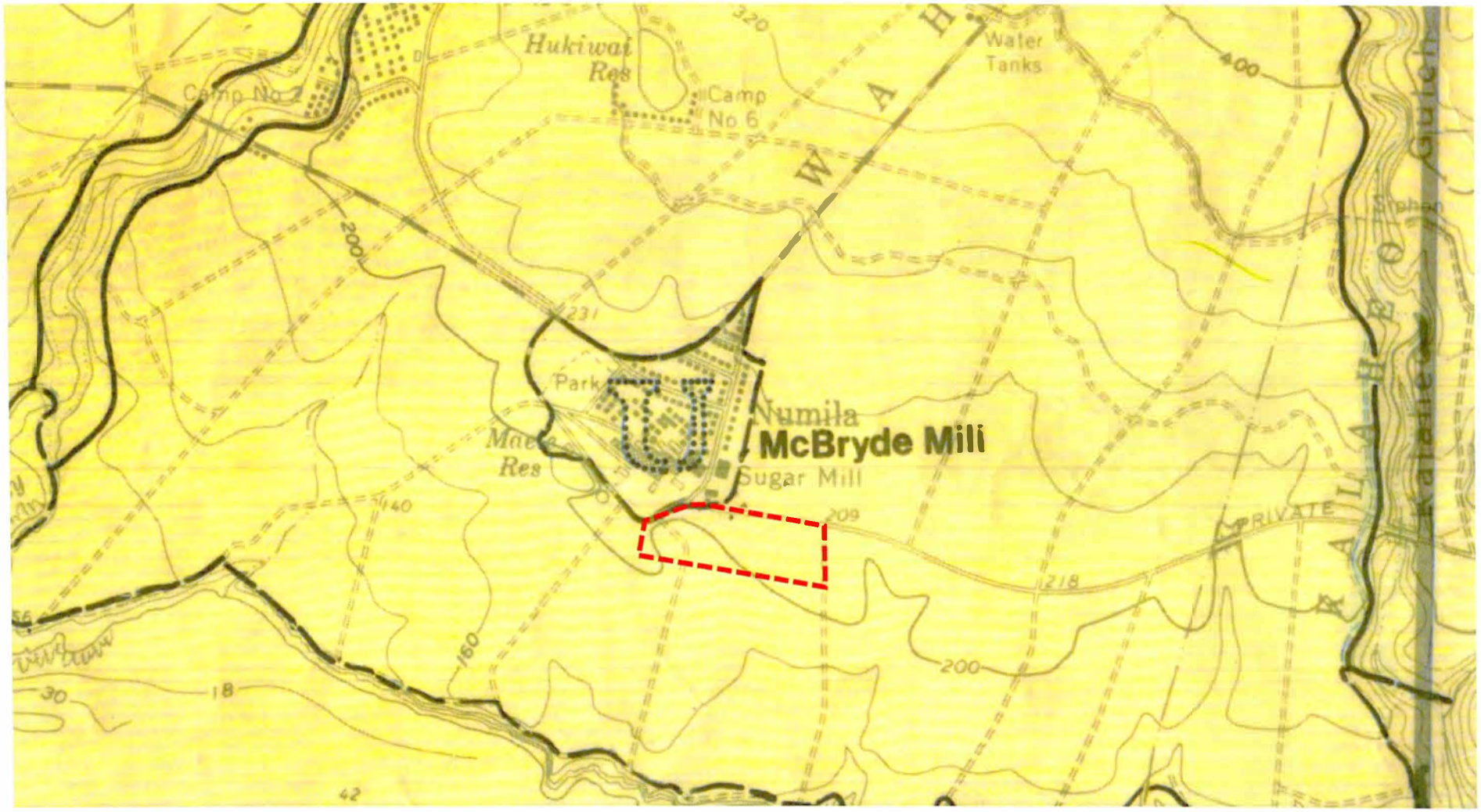
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

Location Map



Zoning Amendment Location Map

Amendment Boundaries

Exhibit B

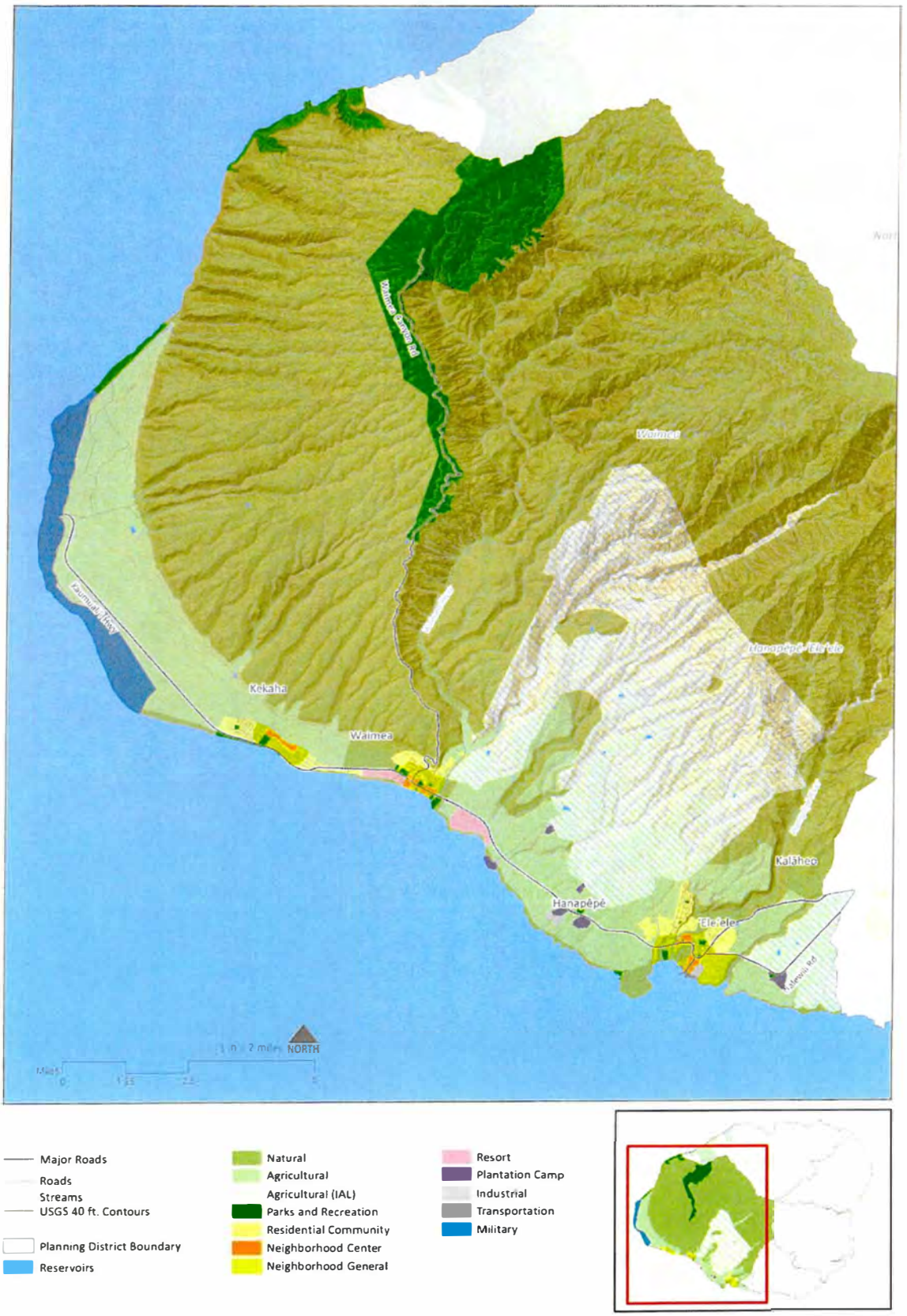
Map Showing Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-1 "Kaua'i Land Use Map"

- Planning District Boundary
- Major Roads
- Roads
- Streams
- USGS 40 ft. Contours
- Urban Edge Boundary
- Reservoirs
- Natural
- Agricultural
- Agricultural (IAL)
- Parks and Recreation
- Golf Course
- Homestead
- Residential Community
- Urban Center
- Neighborhood Center
- Neighborhood General
- Large Town
- Small Town
- Resort
- Provisional Resort (Pending Community Plan Process)
- University Zone
- Plantation Camp
- Industrial
- Transportation
- Military
- Provisional Agriculture



Exhibit C

Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-3 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"



“EXHIBIT B”

(Proposed Zoning Amendment ZA-2025-4)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10 ARTICLE 3, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)

(County of Kaua'i Planning Department, Applicant) (ZA-2025-4)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-NC-100 (Numila Camp) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-P boundaries.

The Council finds the Numila Camp amendment boundaries delineated by the map in Exhibit A.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes the opportunity to "ensure redevelopment and renovation projects reflect the historic character of Numila Camp."

The Council finds that the current landowner (BBCP Kaua'i Operating LLC) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Section 10-3 of the Kaua'i County Code to add a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District". The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan as attached in Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached in Exhibit C.

SECTION 3. The booklet entitled "West Kaua'i Community Plan" (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua'i.

SECTION 4. The content of Chapter 10, Article 3, West Kaua'i Community Plan Implementing Ordinance, Kaua'i County Code, as amended is amended as follows:

§ 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the "West Kaua'i Community Plan Implementing Ordinance." It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, [and] Ordinance No. 1138, and Ordinance No. XXXX, on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, and as may be subsequently amended), a booklet whose major components include:

(1) Regional and town plan maps;

(2) Policies for the West Kaua'i region as a whole;

(3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and

(4) Appendices.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community Plan."

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.3. Application of Regulations.

(a) The West Kaua'i Form-Based Code, attached as Appendix "C", [and] the Plantation Camp Form-Based Code, attached as Appendix "D", and the Numila Plantation Camp Form-Based Code, attached as Appendix "E," to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, [and] the Plantation Camp Form Based Code, and the Numila Plantation Camp Form Based Code shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, [and] Ordinance No. 1138, and Ordinance No. XXX, on file with the Planning Department, County of Kaua'i.

(b) The regulations and procedures established in Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua'i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the West Kaua'i Form-Based Code. When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance), the West Kaua'i Form-Based Code shall supersede such provisions as provided in Chapter 8, Article 11, Kaua'i County Code 1987, as amended (Special Treatment Districts (ST)).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas "K," "L," "M," "N," [and] "O[.]," and "P." The boundaries of the following form-based code districts are hereby adopted as described in the West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code, attached as Appendix "C," [and]

Appendix "D," and Appendix "E" to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area "K," which shall also be known as the "Kekaha Town Walkable Mixed Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area "L," which shall also be known as the "Waimea Town Walkable Mixed Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area "M," which shall also be known as the "Hanapēpē Town Walkable Mixed Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area "N," which shall also be known as the "'Ele'ele-Port Allen Walkable Mixed Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua'i.

(5) Special Planning Area "O," which shall also be known as the "Kaumakani Plantation Camp Walkable Mixed Use District" and designated "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area "P," which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District" and designated "SPA-P" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village), [and] ZM-KA-100 (Kaumakani Avenue), and ZM-NC-100 (Numila Camp) is hereby adopted.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. This Ordinance shall take effect upon its approval.

Introduced by:

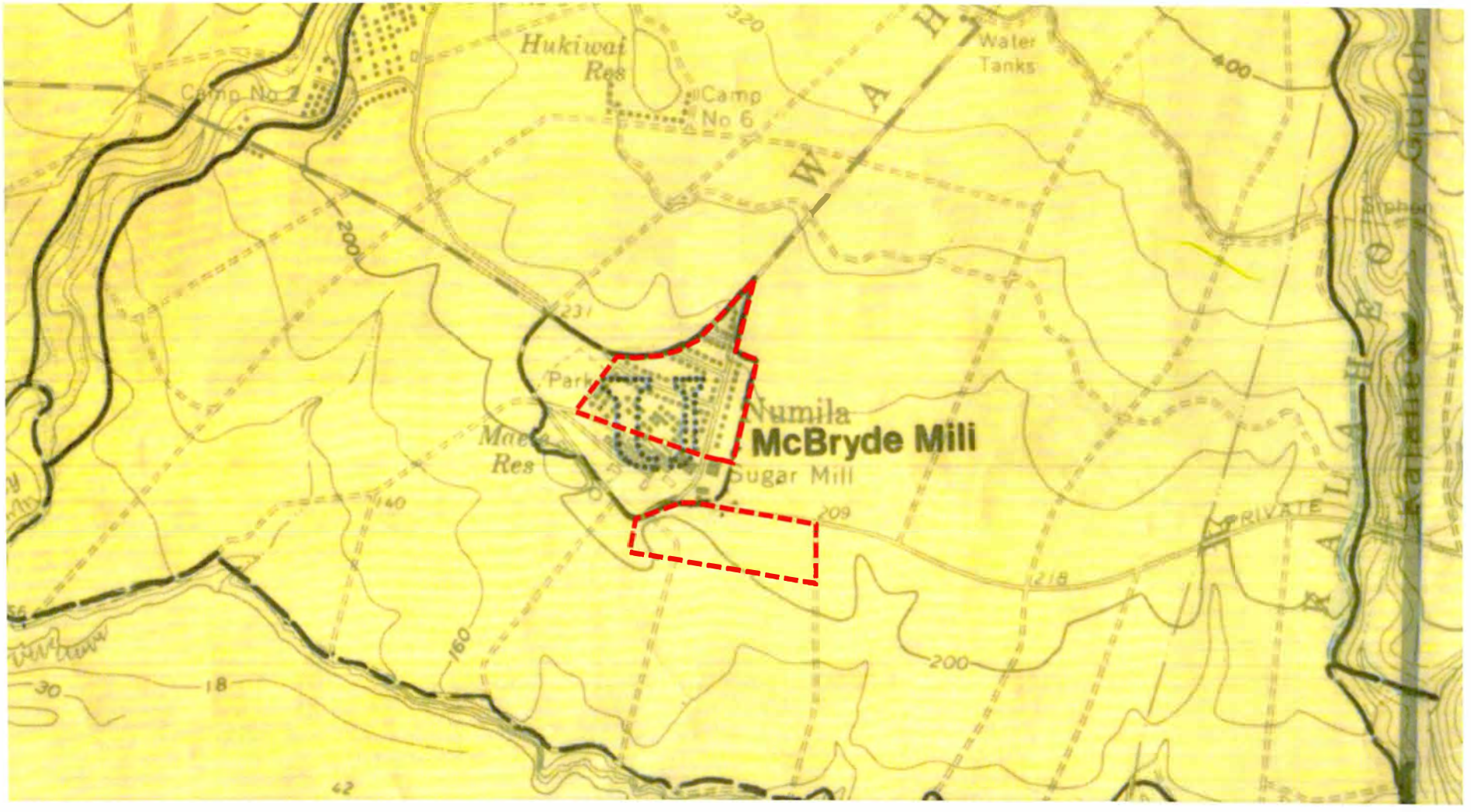
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

Location Map

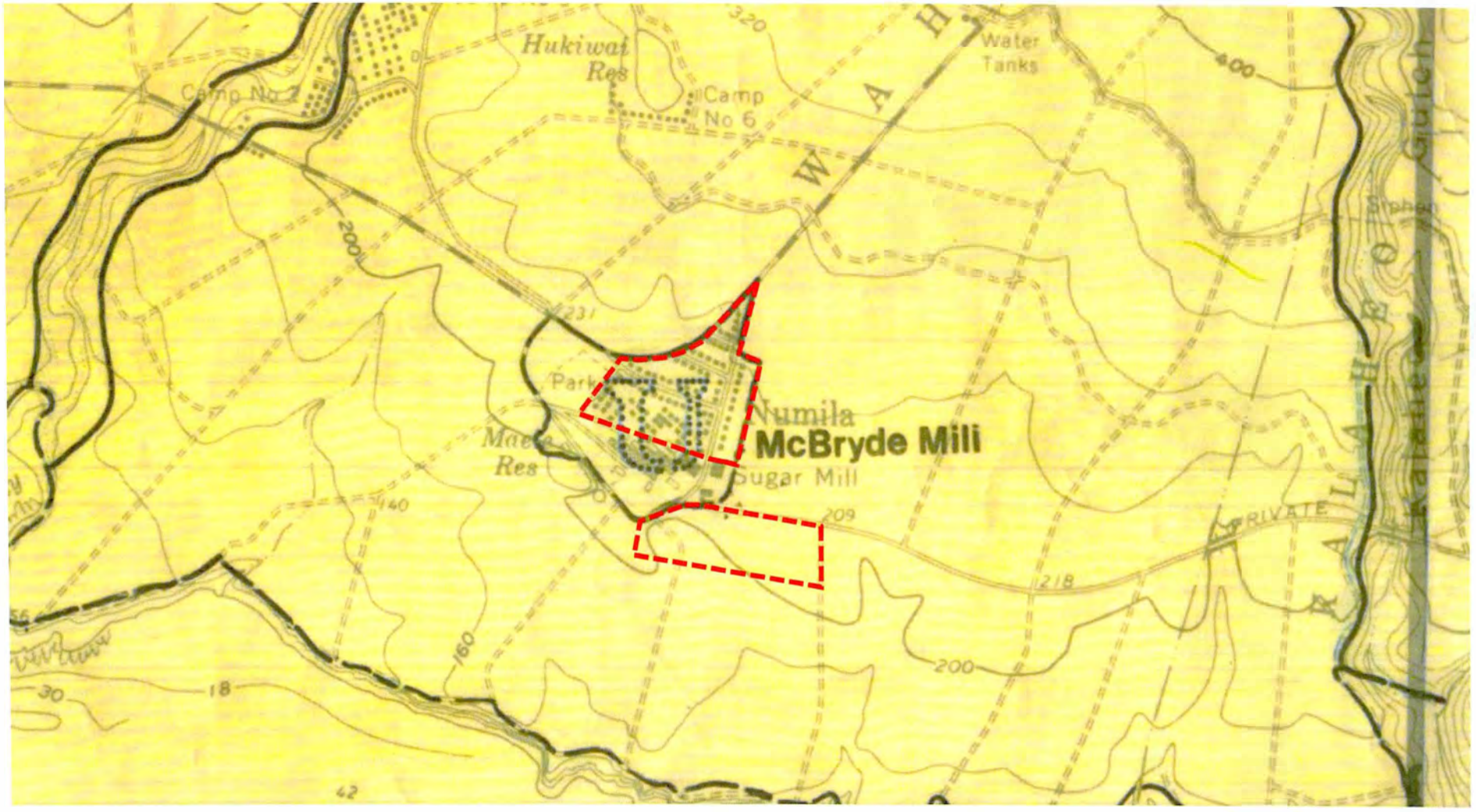


Zoning Amendment Location Map

Amendment Boundaries

Exhibit B

Location Map



Zoning Map ZM-NC-100 (Numila Camp)

SPA-P Boundary – Numila Plantation Camp Walkable Mixed Use District
Wahiawa, Kaua'i, Hawai'i

Exhibit C



Numila Camp Form-Based Code

Prepared by the County of Kaua'i Planning Department

Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose **5-8**

1.1.010 Purpose and Intent 5
1.1.020 Using Zoning to Reinforce West Kaua'i's Places 5
1.1.030 Numila Camp Place Type 6
1.1.040 The West Kauai Numila Transect 7
1.1.050 Lack of Lot Lines 8

Sub-Article 1.2: Transect Map **10**

1.2.010 Transect Map 10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Plantation Camp Transect Zone Descriptions **12-19**

2.1.010 T3 Numila – Plantation Camp (T3N-PC) 12-13
2.1.020 T3 Numila Luna – Plantation Camp (T3NL-PC) 14-15
2.1.030 T3 Numila HSPA– Plantation Camp (T3H-PC) 16-17
2.1.040 T3 Numila Flex – Plantation Camp (T3NF-PC) 18-19

Sub-Article 2.2: Plantation Camp Building Types **21-35**

2.2.010 Numila Cottage 21-22
2.2.020 Luna Cottage 1 23-24
2.2.030 Luna Cottage 2 25-26
2.2.040 HSPA Cottage 27-28
2.2.050 Duplex 29-30
2.2.060 Multiplex Small 31-32
2.2.070 Dormitory 33-34
2.2.080 Community Parking Facility 35

Sub-Article 2.3: Numila Building Type Frontages **37-40**

2.3.010 Lānai, Projecting 37
2.3.020 Lānai, Engaged 38
2.3.030 Lānai, Hybrid 39
2.3.040 Stoop 40

Sub-Article 2.4: Numila Building Type Rear Exit **42-44**

2.4.010 Rear Exit, Stoop 42
2.4.020 Rear Exit, Engaged 43
2.4.030 Rear Exit, Enclosed 44

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**46**
3.1.010	Purpose	46
3.1.020	Applicability	46
3.1.030	Standards	46
Sub-Article 3.2: Civic Space Standards		**47-50**
3.2.010	Purpose	47
3.2.020	Standards	47
3.2.030	Civic Spaces	47-48
3.2.040	Civic Space Type Standards	49-50

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**52-53**
4.1.010	Purpose	52
4.1.020	Applicability	52
4.1.030	Review Authority	52
4.1.040	Concurrent Processing	53
4.1.050	Rules of Interpretation	53
Sub-Article 4.2: Permits and Approvals		**54-55**
4.2.010	Zoning Permits	54
4.2.020	Use Permits	55
4.2.030	Variance	55
4.2.040	Minor Modifications	55
Sub-Article 4.3: Administration and Enforcement		**56**
4.3.010	Amendments	56
4.3.020	Non-Conforming Provisions	56
4.3.030	Appeals	56
4.3.040	Fee Exemptions	56
4.3.050	Enforcement	56

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**58-59**
5.1.010	Definitions	58-59

Article 1: Introduction

Sub-Article 1.1: Purpose		**5-8**
1.1.010	Purpose and Intent	5
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	5
1.1.030	Numila Camp Place Type	6
1.1.040	The West Kauai Plantation Camp Transect	7
1.1.050	Lack of Lot Lines	8
Sub-Article 1.2: Transect Maps		**10**
1.2.010	Transect Maps	10

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Numila Form-Based Code guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by Numila Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Numila Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

A. Promotes and enhances existing community design and development patterns that reflect the distinct character of the historic plantation camp at Numila;

B. Promotes and maintains workforce housing stock.

C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kaua'i's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kaua'i County Code 1987, as amended). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

A. Rural crossroads;

B. Plantation camps;

C. Small village;

D. Large village;

E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Ka'awanui Camp, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Numila:

The Numila Plantation Camp, also known as "Camp 9", "Mill Camp", and "New Mill", was once part of a thriving network of eighteen camps that provided housing for employees of the McBryde Sugar Plantation. Numila, which developed closest to the mill, is the last remaining plantation camp on former McBryde lands and at one point in time had approximately 185 dwellings with a population of 700-750 people (A&B, 2023). The Numila Plantation Camp was broken down into three main sections of housing: 9-A for skilled labor and lunas and 9-B and 9-C for laborers who worked at the mill (A&B, 2023). Many of the camp homes were simple, single-family residences that were occupied by a diversity of ethnic groups that worked for the plantation. In addition to dwellings, Numila Plantation Camp had other amenities such as a camp store, gas station, movie theatre, pool hall/ club house, bath house, barber shop, clinic, and at least one church (A&B, 2023).

Alexander & Baldwin, Inc. (2023) *Numila Camp Closure and Removal Project Summary*.

1.1.040 The West Kauai Numila Camp Transect

The Form Based Code transect is an organizing principle used in form-based code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). However, Kaua'i's various form based codes that were instituted in several town cores and plantation camps contain only four transects (T1 to T4).

The Numila Camp Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Numila. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas. The Numila Form Based Code contains transects that comprise a special district due to its unique pattern unlike other Kaua'i form base code transects.

The West Kauai Numila Camp Transect Zones:

A. T3 Numila – Plantation Camp (T3N-PC) The form and character of this transect zone will be primarily one-story, single-family residences with accessory structures located to the rear of the single-family residences. This transect zone will also maintain similar features to the historic plantation camp layout in terms of setbacks, scale, and massing. Historically, the boundaries of this transect zone was formerly known as the Camp 9-B section of Numila Plantation Camp, which housed laborers.

B. T3 Numila Luna – Plantation Camp (T3NL-PC) - The form and character of this transect zone will be primarily for one story, medium to large sized dwelling units that may be used as single family residences or multi-family units. Historically, the boundaries of this transect was formerly known as the Camp 9-A section of Numila Plantation Camp. Camp 9-A housed skilled labor and supervisors or "luna".

C. T3 Numila HSPA – Plantation Camp (T3H-PC) - The form and character of this transect zone will be a concentration of smaller housing units surrounding the existing mill and agricultural buildings. Historically, the boundaries of this transect was formerly known as the older Camp 9-B section of Numila Plantation Camp, which housed laborers.

D. T3 Numila Flex – Plantation Camp (T3NF-PC) – The from and character of this transect zone supports a limited amount of new development that is compatible with the historic neighborhood design of the Numila Camp and of West Kaua'i communities. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 Lack of Lot Lines

Design standards for form-based codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, form-based codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. Unique to the subject Numila Form -Based Code Transects is that they overlay one large single lot of record. The subject Numila Transects and their corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the subject Code utilizes building-to-building and building-to-thoroughfare standards to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Numila Transect Map



T3N Numila – Plantation Camp
T3NL Numila Luna – Plantation Camp
T3H Numila – HSPA – Plantation Camp
T3NF Numila Flex – Plantation Camp

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Numila Transect Zone Descriptions **12-19**

2.1.010	T3 Numila – Plantation Camp (T3N-PC)	12-13
2.1.020	T3 Numila Luna – Plantation Camp (T3NL-PC)	14-15
2.1.030	T3 Numila HSPA – Plantation Camp (T3H-PC)	16-17
2.1.040	T3 Numila Flex – Plantation Camp (T3NF-PC)	18-19

2.1.010 T3 Numila - Plantation Camp (T3N-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. *Community Parking Facility	2.2.080

- Except for accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the Numila Cottage building type is the only permissible use within this transect. Home businesses are a permissible residential use within a Numila Cottage. All other uses are prohibited.

T3 Numila - Plantation Camp (T3N-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the front thoroughfare.
ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 30 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the side thoroughfare for cottages.
ii. There is a 35 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per cottage.
ii. Each cottage shall have a detached garage or carport.
iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

i. All off-thoroughfare parking areas shall be setback behind the respective cottage's rear wall.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.020 T3 Numila Luna - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Luna Cottage I	2.2.020
ii. Luna Cottage II	2.2.030
iii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the building types is the only permissible use within this transect. Home businesses are a permissible residential use within the above building types. All other uses are prohibited.

T3 Numila Luna - Plantation Camp (T3NL-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the front thoroughfare.
ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 30 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per cottage.
ii. Each cottage shall have a garage or carport.
iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

i. All off-thoroughfare parking areas shall be setback behind the respective building type's rear wall.

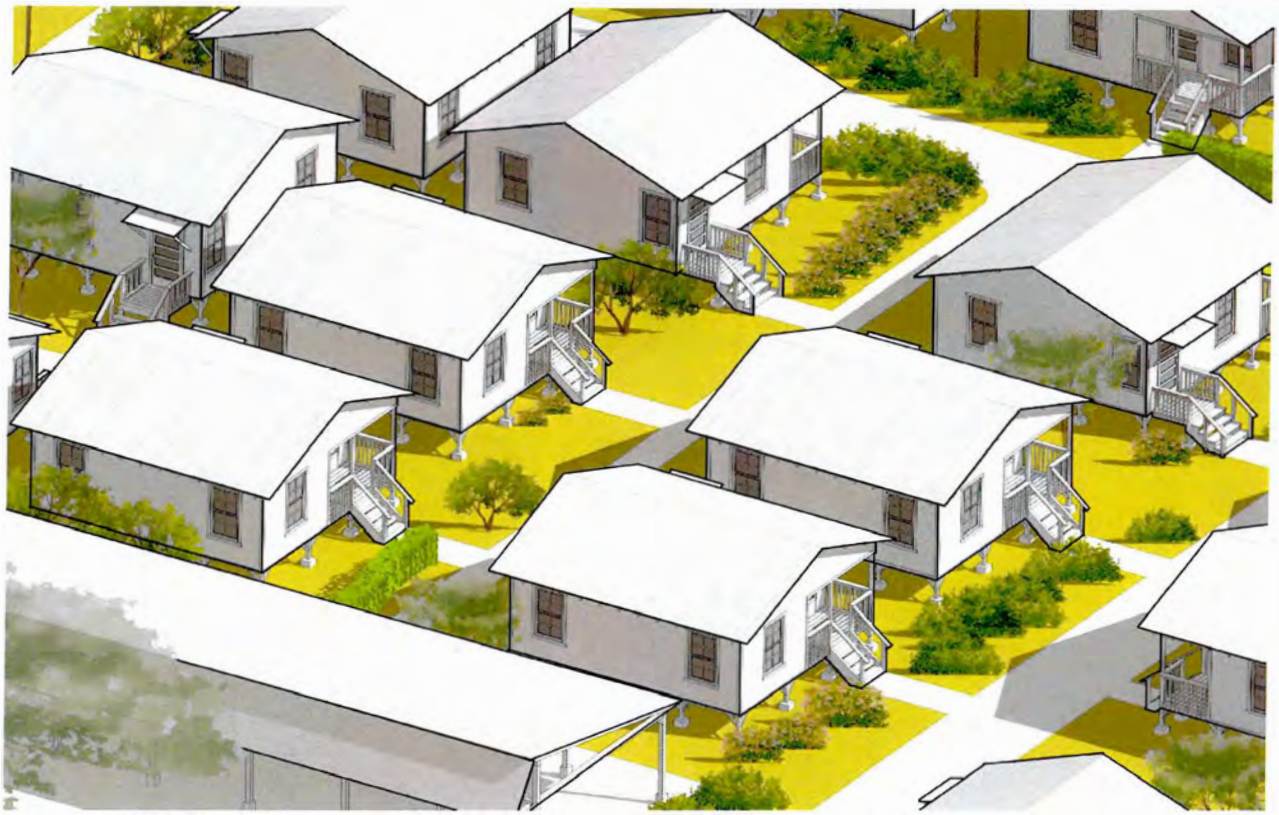
F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.030 T3 Numila HSPA - Plantation Camp (T3NH-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone continues the historical pattern and intensity of the Numila plantation camp through the HSPA Cottage Building Type.

B. Building Types

1. Permissible Building Types	Standards
i. HSPA Cottage	2.2.040
ii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila HSPA- Plantation Camp (T3NH-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 5 foot minimum setback from the front thoroughfare.
ii. There is a 10 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 10 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare for cottages.
ii. There is a 10 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per HSPA Cottage. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.040 T3 Numila Flex - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone is adjacent to the historic Numila Camp residential footprint and allows for a nominal expansion of the area for residential purposes while preserving the form and character of the historic camp (See Figure 1.2.010 on page 10).

B. Building Types

1. Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. Luna Cottage I	2.2.020
iii. Luna Cottage II	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila Flex - Plantation Camp (T3NF-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

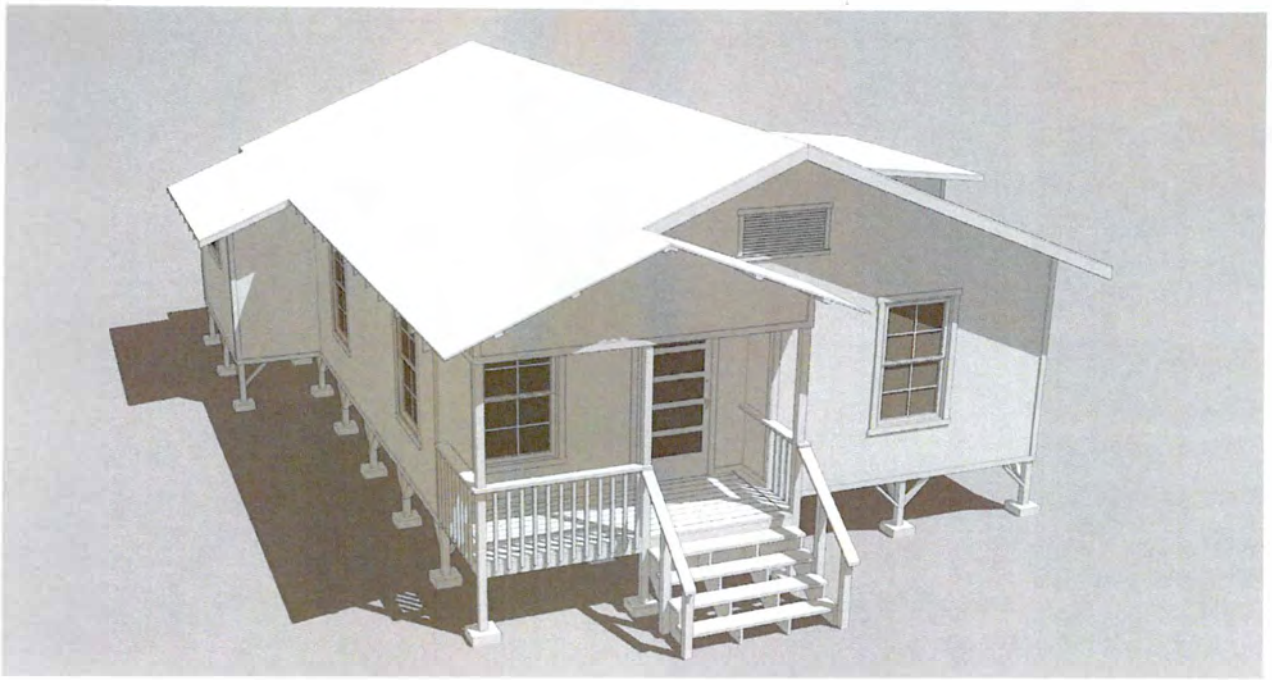
G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Numila Camp Building Types		21-35
2.2.010	Numila Cottage	21-22
2.2.020	Luna Cottage I	23-24
2.2.030	Luna Cottage II	25-26
2.2.040	HSPA Cottage	27-28
2.2.050	Duplex	29-30
2.2.060	Multiplex Small	31-32
2.2.070	Dormitory	33
2.2.080	Community Parking Facility	35

2.2.010 Numila Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Numila Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the various plantation camp homes that were located throughout Camp 9-B, which housed laborers. Some of the homes in the Camp 9-B section were originally relocated from the Camp 9-C portion of Numila Plantation Camp.

B. Building Size and Massing

1. Massing

i. A Numila Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Numila Cottage.
iii. A Numila Cottage may have 1 wing attached to the main body.
iv. The wing shall be located entirely along 1 of the main body's side walls.

2. Main Body

i. The minimum width of the main body shall be 22 feet and a maximum of 26 feet.
ii. The minimum depth of the main body shall be 28 feet and a maximum of 40 feet.

B. Building Size and Massing (continued)

3. Wing(s)

i. The width of the wing shall be no more than 4 feet maximum.
ii. The depth of the wing shall be no more than 12 feet maximum.

C. Building Frontages

i. A Numila Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; Lānai, Hybrid. All other frontage types are prohibited.

D. Building Rear Exit

i. A Numila Cottage may a Rear Exit type. The permissible Rear Exit types are: Rear Exit, Stoop; Rear Exit, Engaged; Rear Exit, Enclosed.

E. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Numila Cottage.

2.2.010 Numila Cottage

F. Foundation

i. The Numila Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Numila Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.
ii. Finished grade at the main entry shall not be greater than 4 feet above existing grade.

J. Roof

1. Roof Pitch

i. The Numila Cottage roof pitch ratios shall be set at a 5:12 or 6:12 pitch.

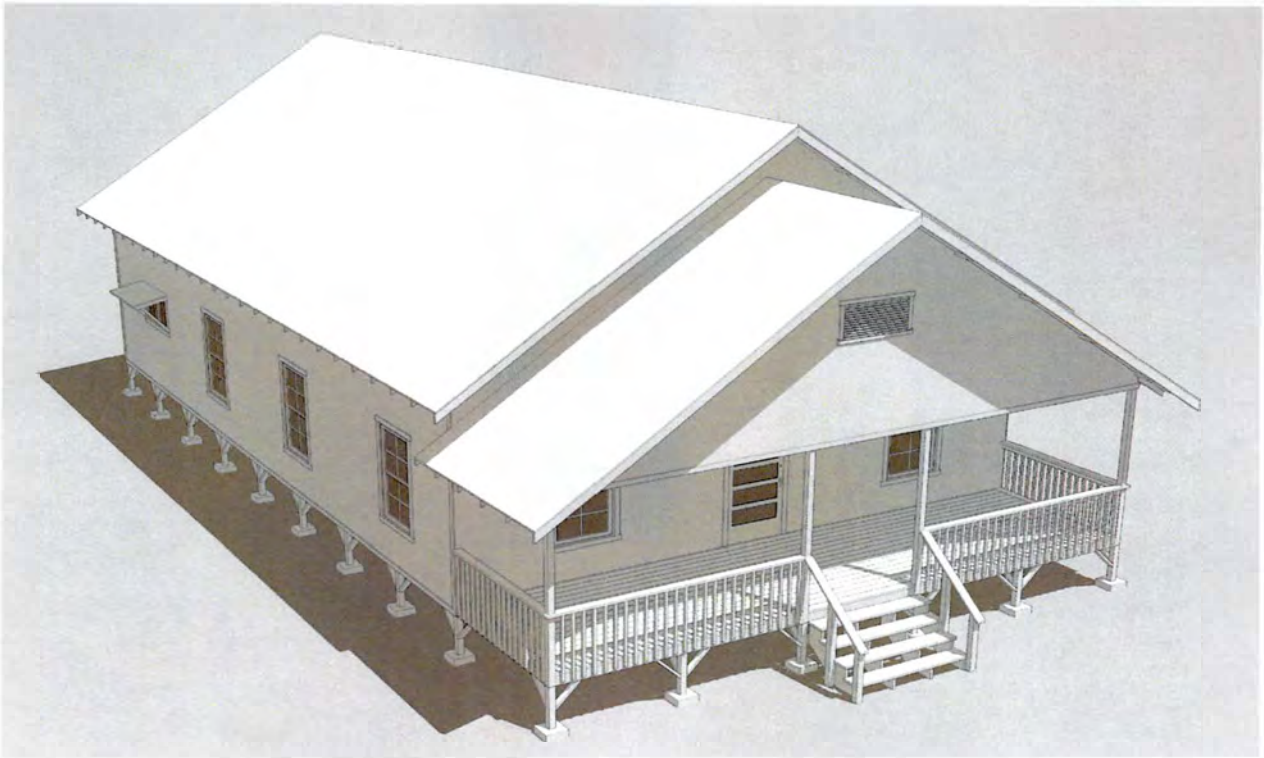
2. Roof Material Type

i. The Numila Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Numila Cottage roof types shall be Gable, Hip, or Dutch-Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.020 Luna Cottage I



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage I: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type found in House #164, 165, and 166, which housed skilled labor and supervisors or "luna".

B. Building Size and Massing

1. Massing

i. A Luna Cottage I shall have 1 main body section.
ii. No more than 1 main body is permissible for each Luna Cottage I.
iii. Wings are prohibited on the Luna Cottage I.

2. Main Body

i. The minimum width of the main body shall be 24 feet and a maximum of 30 feet.
ii. The minimum depth of the main body shall be 34 feet and a maximum of 48 feet maximum.

C. Building Frontages

i. A Luna Cottage I shall have at least 1 frontage type. The permissible frontage type is Lānai, Projecting.

D. Building Rear Exit

i. A Luna Cottage I may have a Rear Exit. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other rearage types are prohibited.

E. Pedestrian Access

i. The main entrance shall be located in the front of the Luna Cottage I.

F. Foundation

i. The Luna Cottage I shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

2.2.020 Luna Cottage I

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Luna Cottage I shall have a maximum height limit of 12 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Luna Cottage I roof pitch ratios shall be set at 8:12.

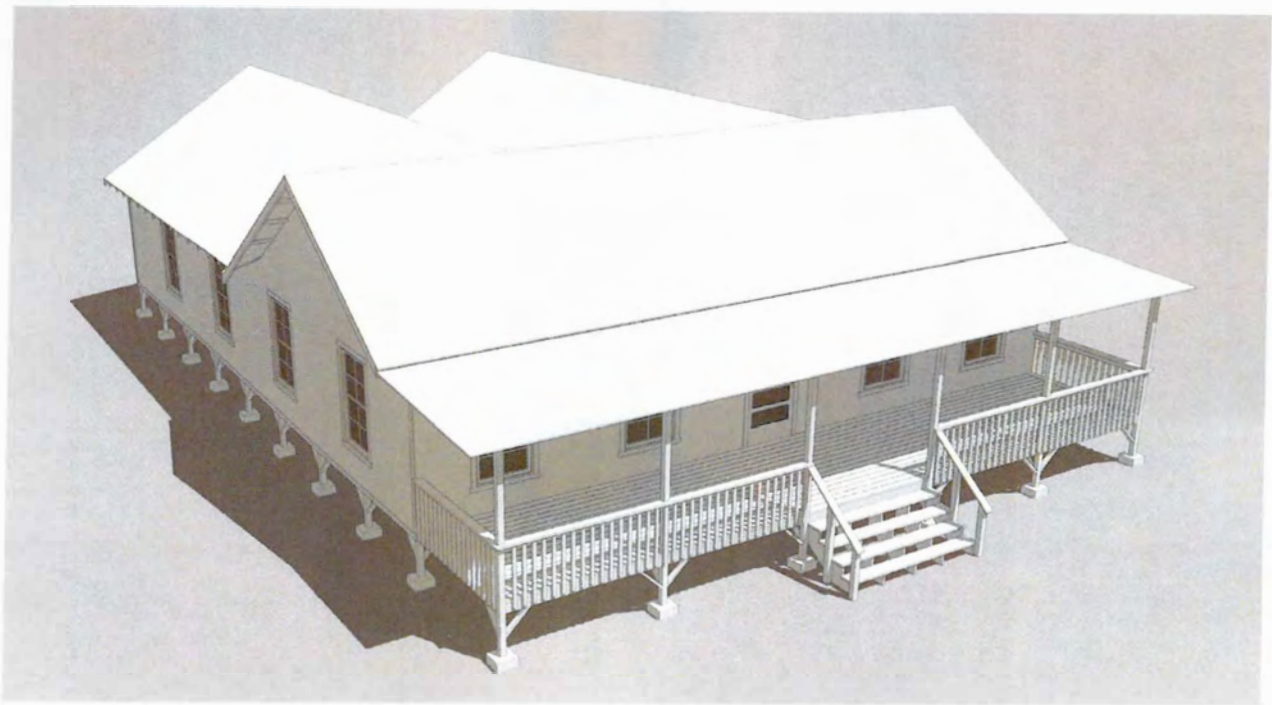
2. Roof Material Type

i. The Numila Cottage shall be corrugated metal.

3. Miscellaneous

i. The Luna Cottage I roof type shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.030 Luna Cottage II



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage II: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type in House #152, which housed skilled labor and supervisors or "luna".

B. Building Size and Massing

1. Massing

i. A Luna Cottage II shall have 1 main body section.
ii. No more than 1 main body is permissible for each Luna Cottage II.
iii. A Luna Cottage II may have multiple wings attached to the main body.
iv. The wing shall be attached to the rear of the main body.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be a maximum of 40 feet.
ii. The depth of the main body shall be a maximum of 20 feet.

3. Wing(s)

i. The width of the wings shall be a maximum of 20 feet.
ii. The depth of the wings shall shall be a maximum of 30 feet

C. Building Frontages

i. A Luna Cottage II shall have at least one frontage type. The permissible frontage type is Lānai, Projecting.
ii. The frontage shall span the entire width of the main body.

D. Building Rear Exit

i. A Luna Cottage II may have a Rear Exit type. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other Rear Exit types are prohibited.

2.2.030 Luna Cottage II

E. Pedestrian Access

i. The main entrance location shall be located in the front of the Luna Cottage II.

F. Foundation

i. The Luna Cottage II shall have a post-on-pier foundations that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Luna Cottage II shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Luna Cottage II roof pitch ratios shall be set at 8:12.

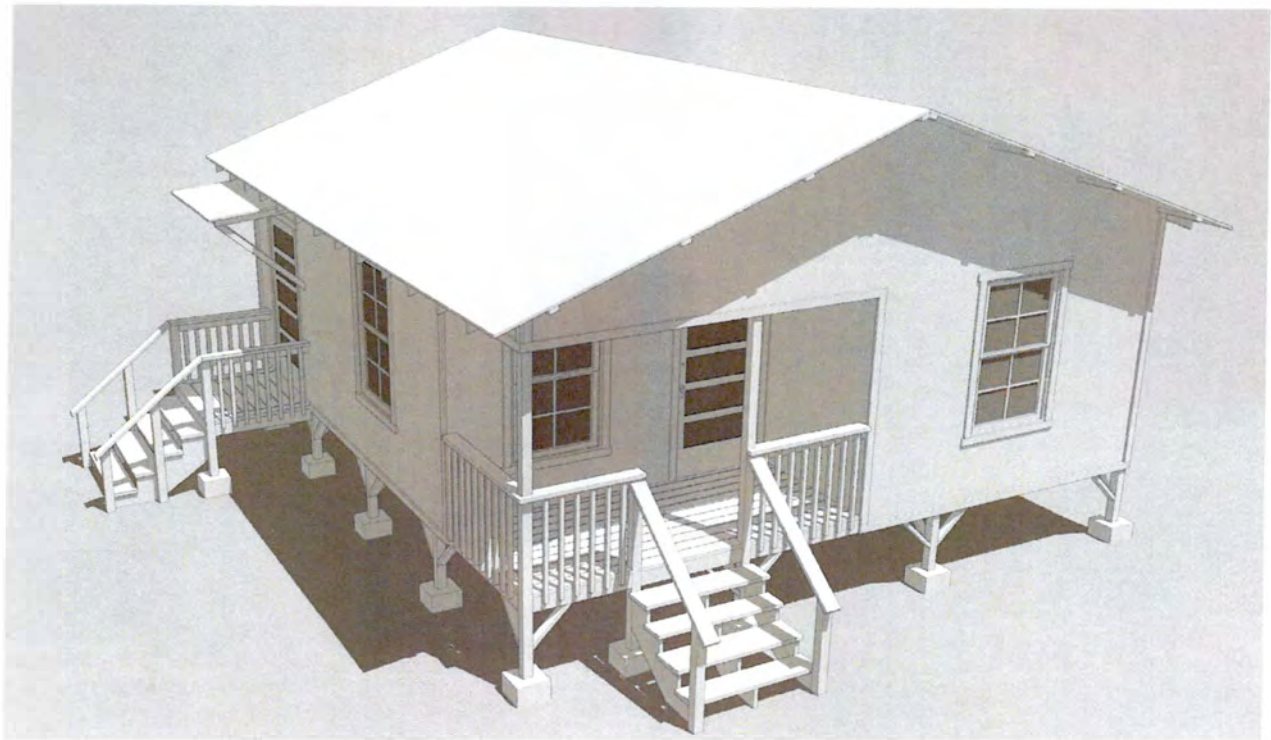
2. Roof Material Type

i. The Luna Cottage II roof materials shall be corrugated metal.

3. Miscellaneous

i. The Luna Cottage II roof type shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the 1920 Hawaiian Sugar Planters' Association (HSPA) Plans for a single-family cottage, which served as the standard floor plan for plantation housing during that time. Some of the homes that were in Camp 9-B generally followed the HSPA 1920 floor plan and were intended for housing field laborers.

B. Building Size and Massing

1. Massing

i. A HSPA Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each HSPA Cottage.

2. Main Body

i. The width of the main body shall be 22 feet.
ii. The depth of the main body shall be 24 feet.

C. Building Frontages

i. A HSPA Cottage shall have at least 1 frontage type.
ii. The permissible frontage type is: Lānai, Engaged. All other frontage types are prohibited.

D. Building Rear Exit

i. A HSPA Cottage may have the Stoop Rear Exit type.

E. Pedestrian Access

i. The main entrance location shall be located in the front of the HSPA Cottage.

2.2.040 HSPA

F. Foundation

i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The HSPA Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

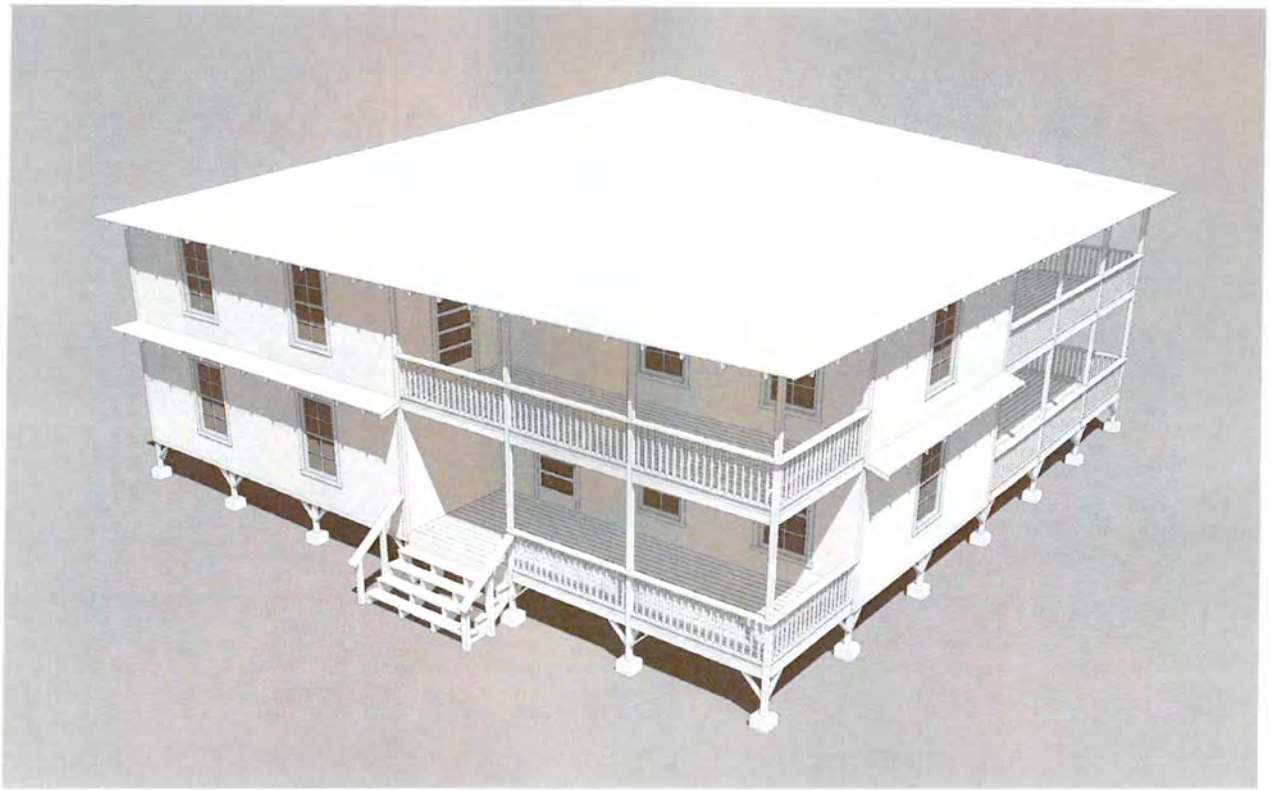
2. Roof Material Type

i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The HSPA Cottage roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.050 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarilty single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

i. A Duplex shall have one main body.
ii. No more than one main body is permissible for each Duplex.
iii. A Duplex may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 15 feet maximum.
ii. The depth of the wing shall be no more than 20 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Duplex.
ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

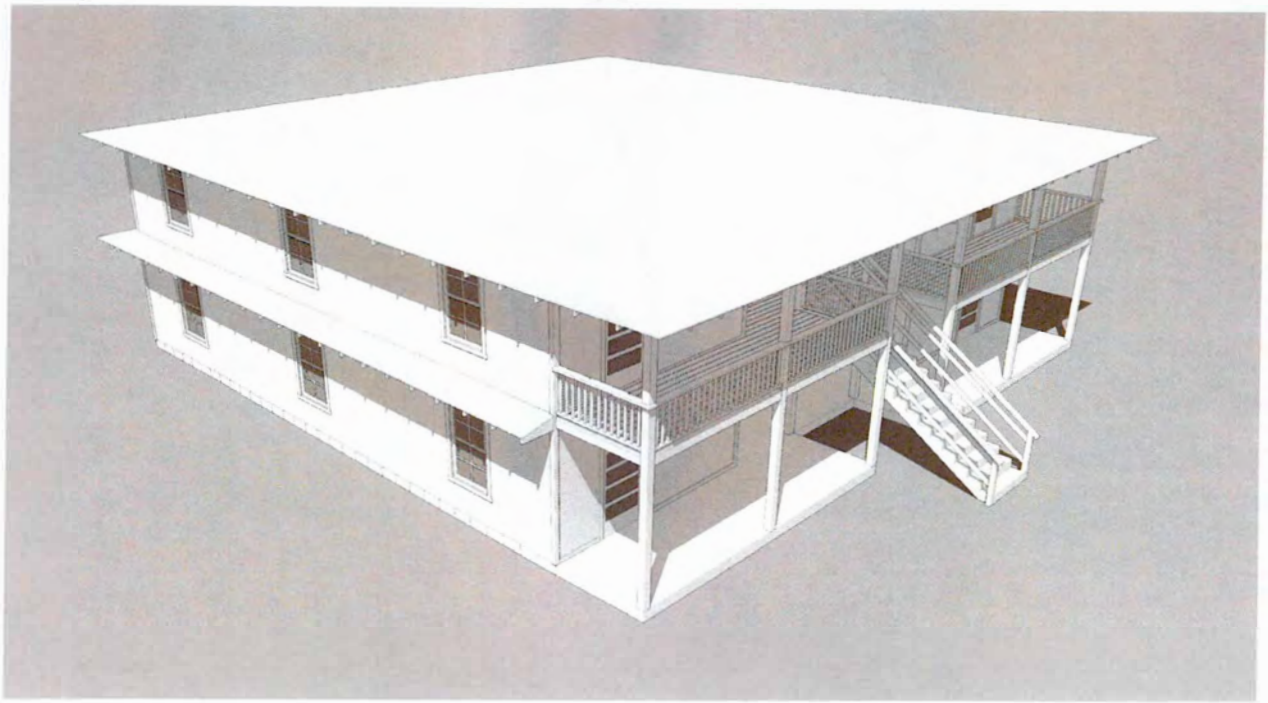
H. Height

i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Duplex shall not be greater than two stories in height.

I. Roof

i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

i. The minimum number of units in a Multiplex Small building is three.
ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

i. A Multiplex Small building shall have one main body.
ii. No more than one main body is permissible for each Multiplex Small building.
iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 24 feet maximum.
ii. The depth of the wing shall be no more than 24 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small

E. Fenestration

i. All windows shall be single or double hung.

F. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

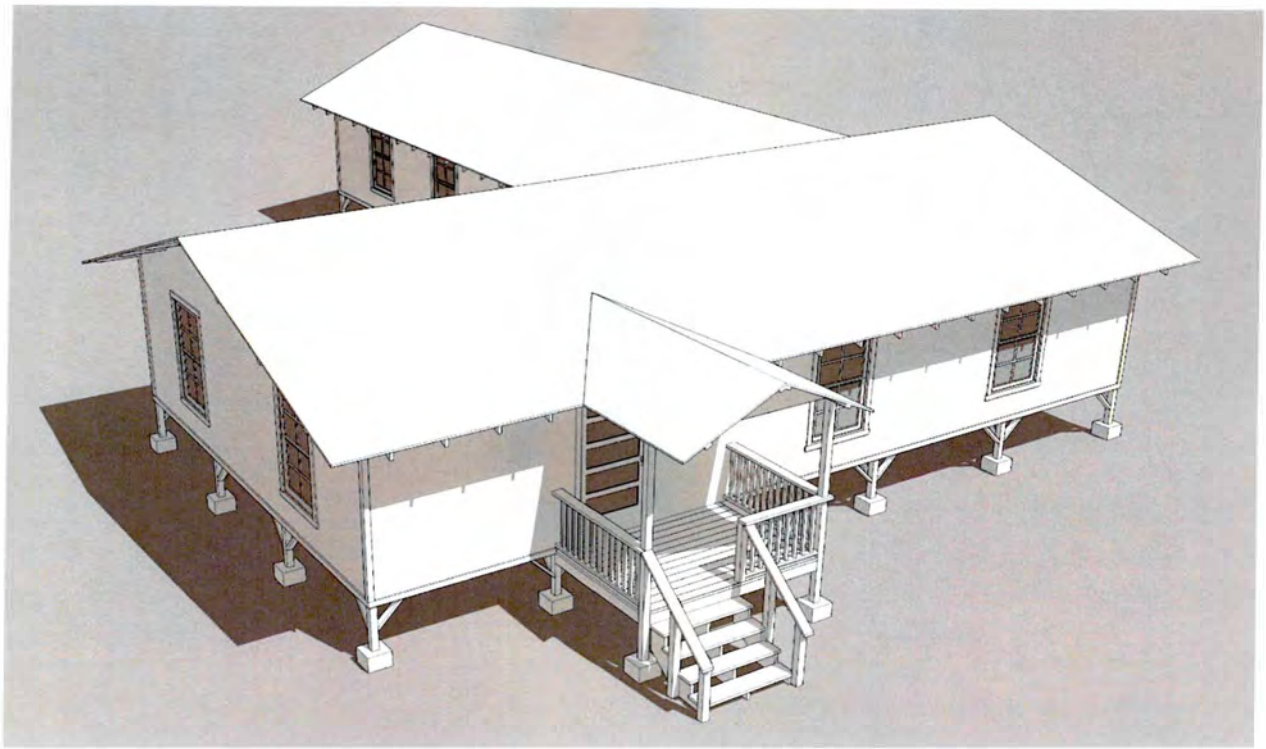
G. Height

i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

i. A Dormitory shall have one main body.
ii. No more than one main body is permissible for each Dormitory building type.
iii. A Dormitory may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

2. Main Body

i. The width of the main body shall not be greater than 62 feet.
ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

i. The width of the wing shall not be greater than 26 feet.
ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

i. The Dormitory shall have a Lāna'i, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.070 Dormitory

H. Height

i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.

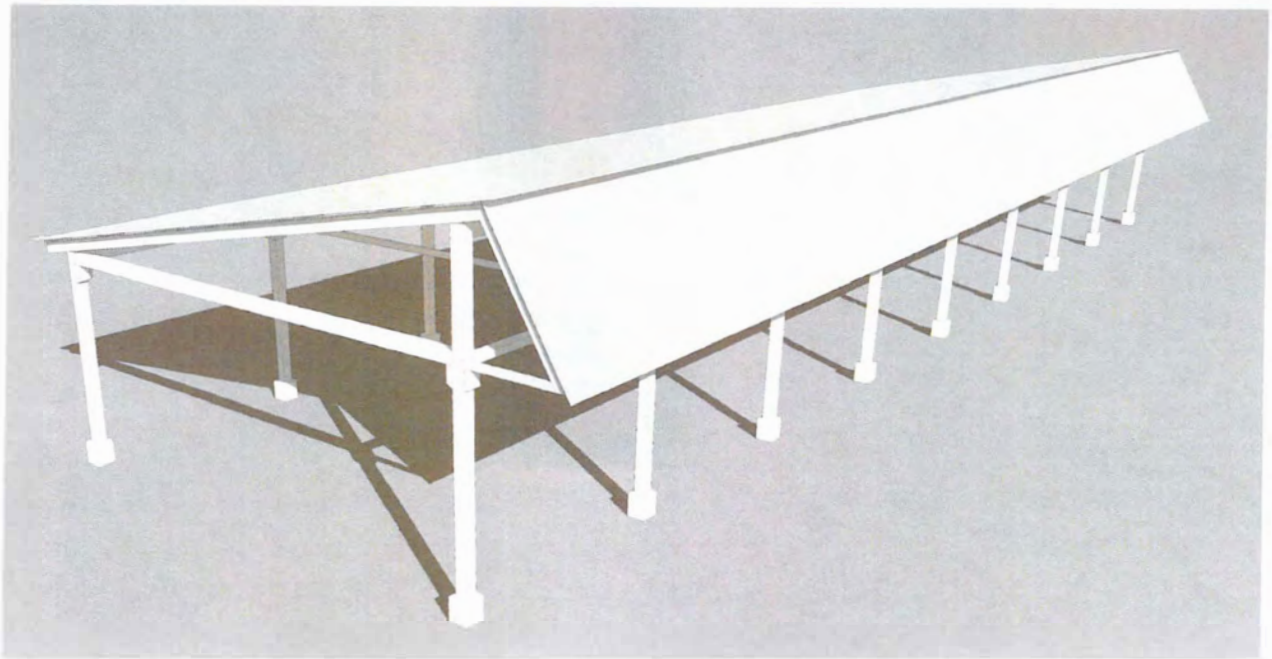
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.

iii. The Dormitory shall not be greater than one story in height.

I. Roof

i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.



B. Building Size and Massing

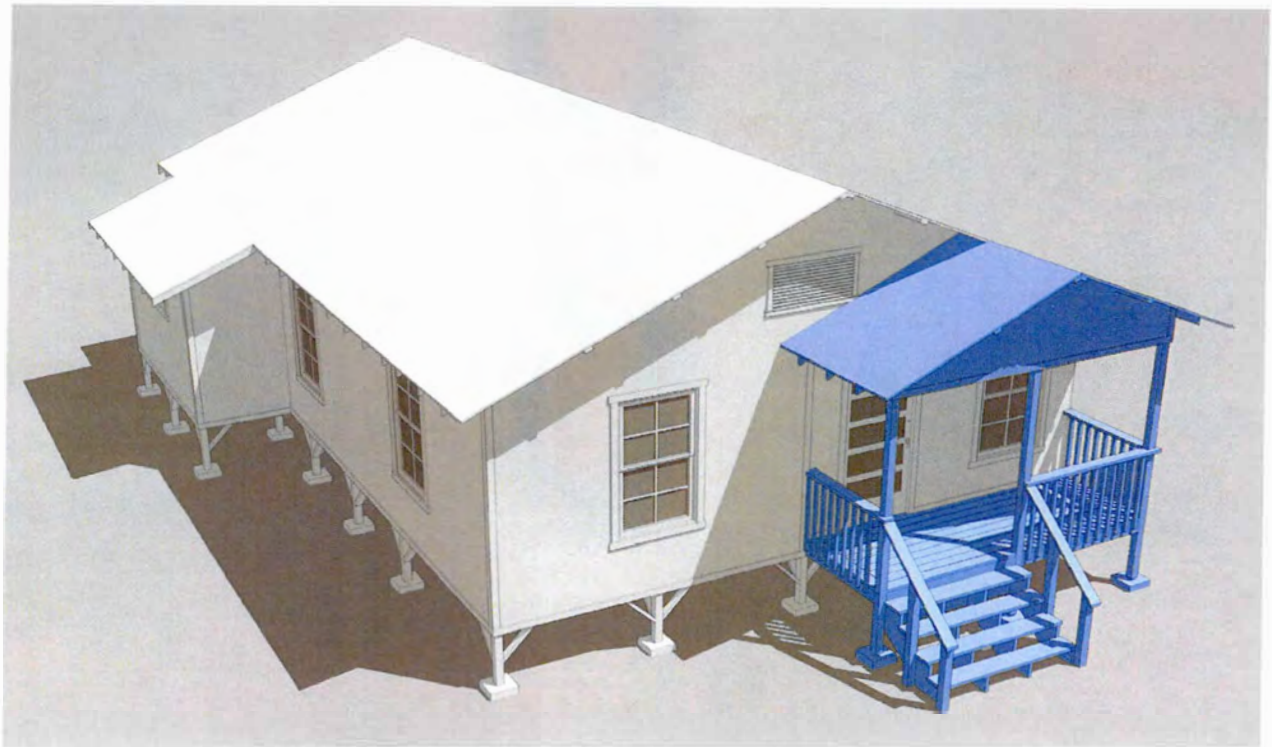
1. Massing

i. A Community Parking Facility shall have 1 main body section.
ii. No more than 1 main body is permissible for each Community Parking Facility (BFG).
iii. The Main body shall not exceed 120 ft in width and 30 feet deep.
iv. The maximum height shall be no more than 20 ft.

Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Numila Camp Building Type Frontages		37-40
2.3.010	Lānai, Projecting	37
2.3.020	Lānai, Engaged	38
2.3.030	Lānai, Hybrid	39
2.3.040	Stoop	40

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

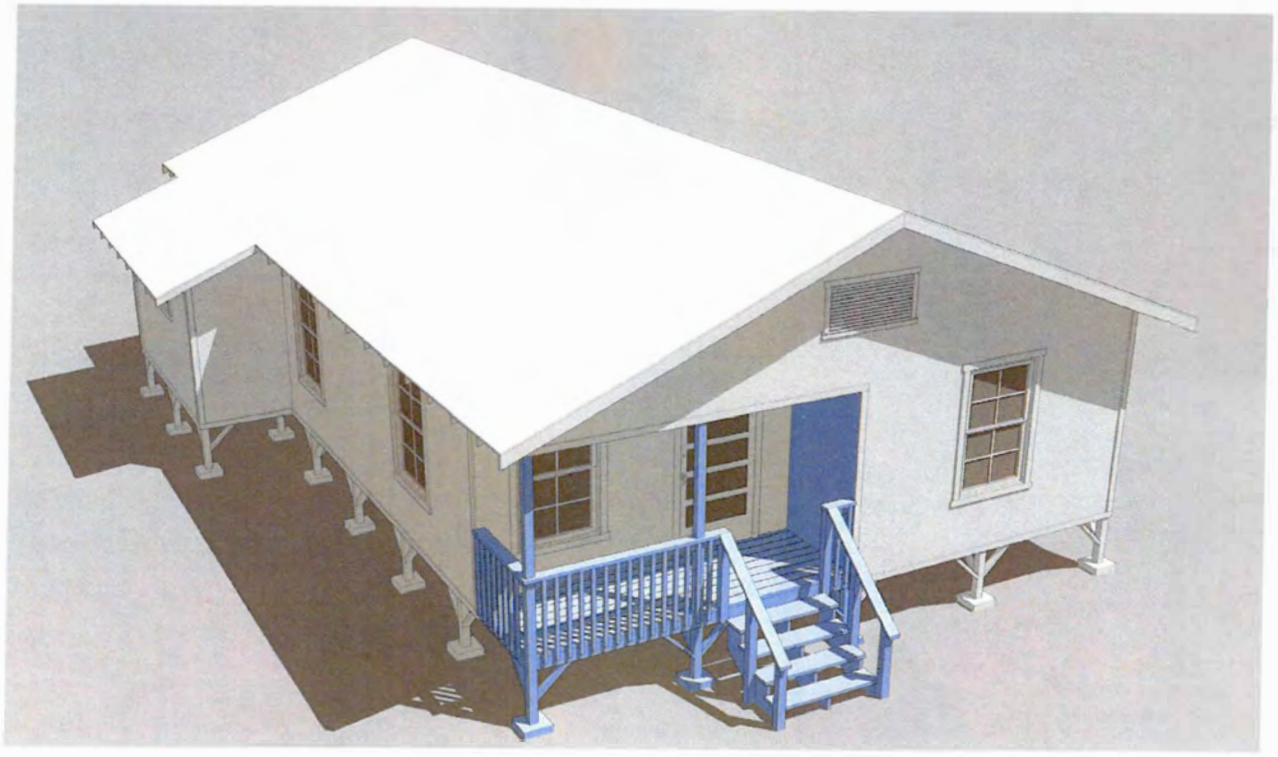
B. Location

i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be no greater than the width of the front of the main body.
ii. The depth of the frontage shall be a maximum of 8 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet.

2.3.020 Lānai, Engaged



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building while the other two sides are open.

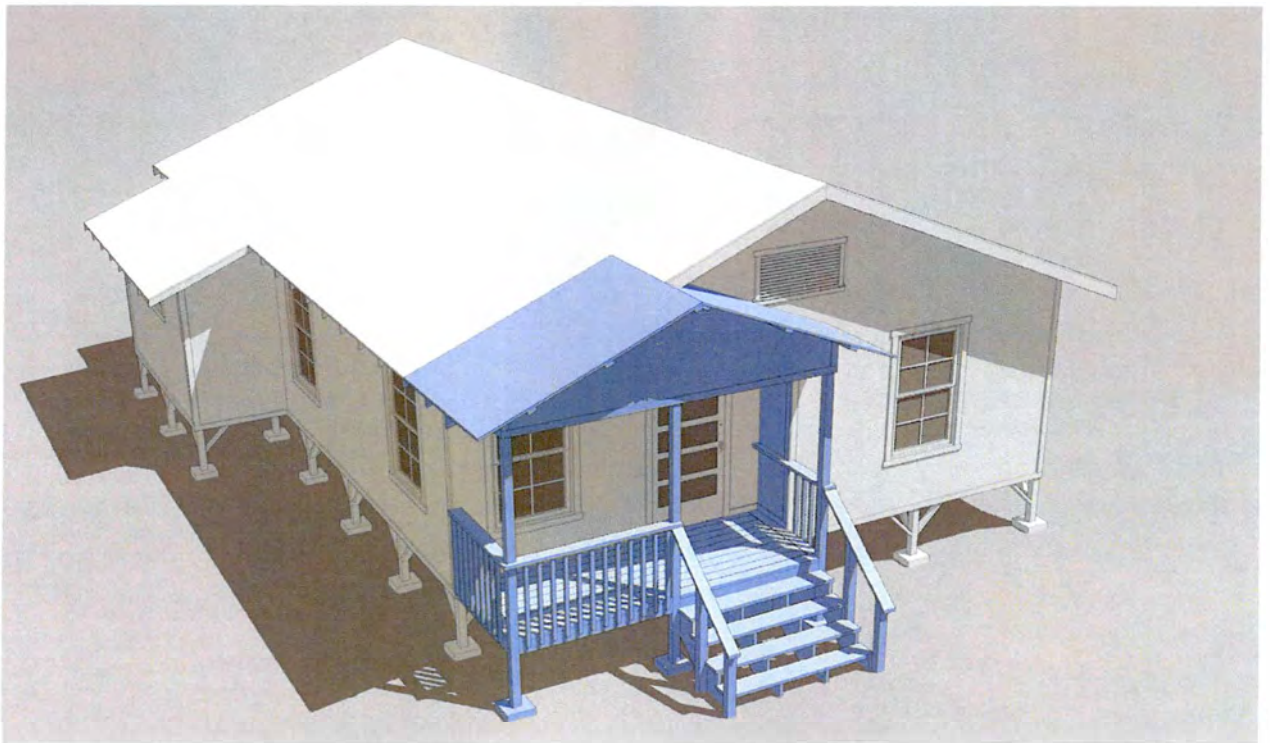
B. Location

i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be half the width of the building's front wall.
ii. The depth of the Lānai, Engaged shall be 5 feet, excluding the stairs.
iii. The height of the Lānai, Engaged shall be a minimum of 8 feet.

2.3.030 Lānai, Hybrid



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Hybrid: The main façade of the building has a small to medium setback from the thoroughfare. The Lānai, Hybrid has a portion of space where two adjacent sides are engaged to the building while the other two sides are open, and the other portion of the space is open on 3 sides. It's architecturally non-binary.

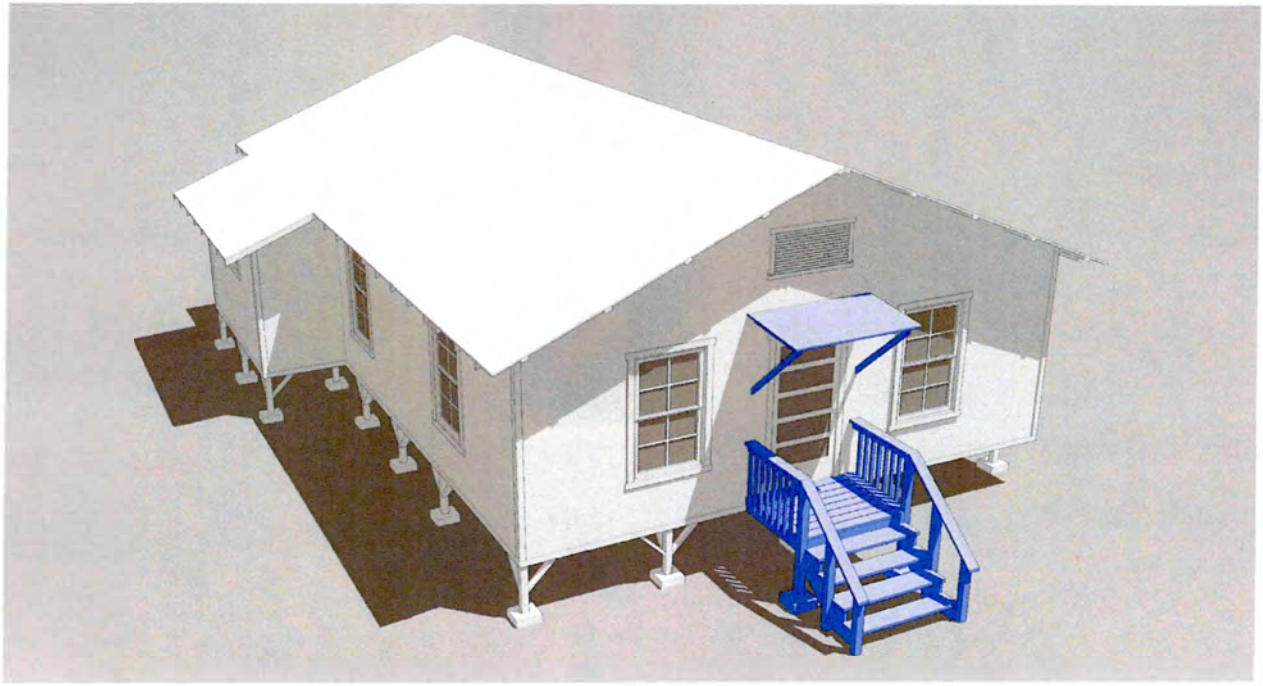
B. Location

i. The Lānai, Hybrid shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be half the width of the building's front wall.
ii. The depth of the Lānai, Hybrid shall be 5 feet, excluding the stairs
iii. The height of the Lānai, Hybrid shall be a minimum of 8 feet.

2.3.040 Stoop



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

i. The Stoop shall be located on the front of the building facing the thoroughfare.

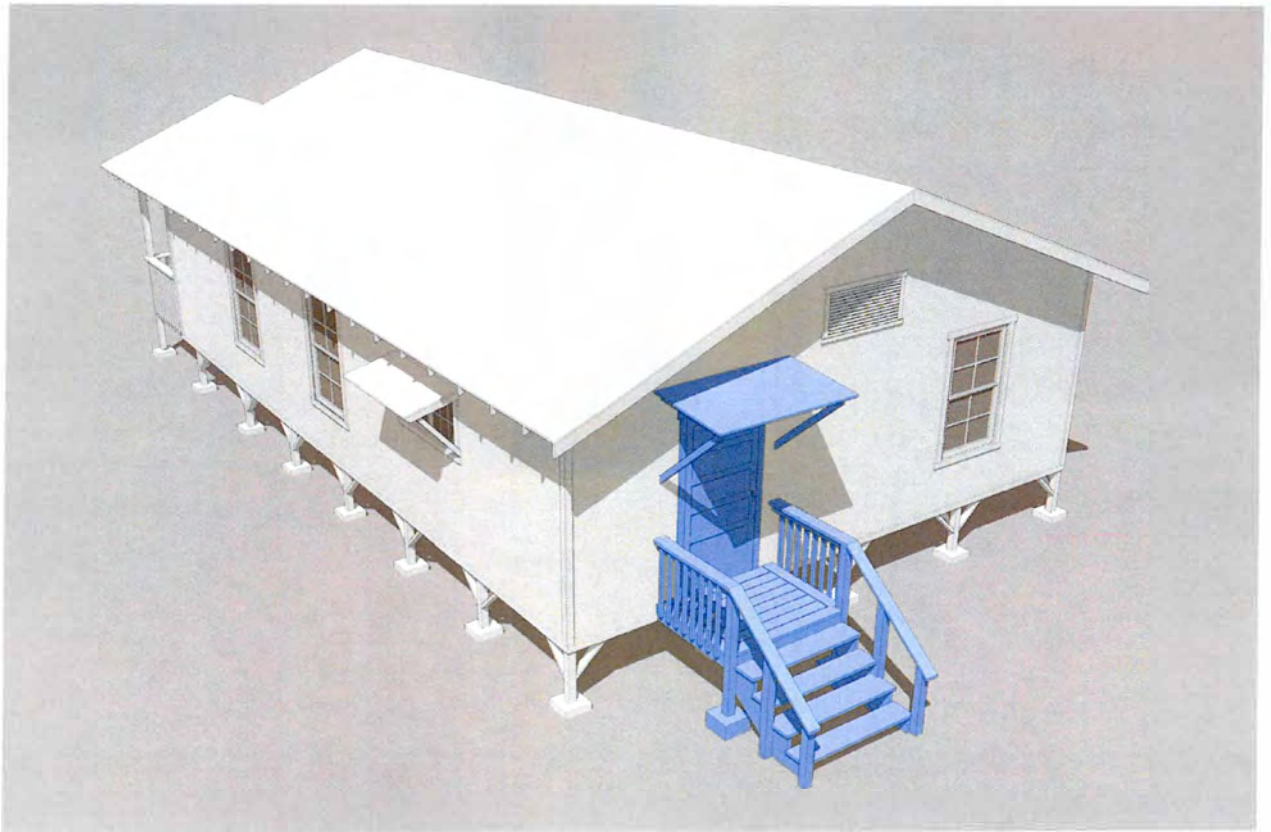
C. Size

i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 2: Transect Descriptions and Building Types, Rear Exit

Sub-Article 2.4:	Numila Camp Building Type Rear Exit	42-44
2.4.010	Rear Exit, Stoop	42
2.4.020	Rear Exit, Engaged	43
2.4.030	Rear Exit, Enclosed	44

2.4.010 Rear Exit, Stoop



General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

A. Description

Rear Exit, Stoop: Provides access to rear accessory structures and spaces. A Rear Exit stoop is a rear entrance that may have a small series of steps and a small platform.

B. Size

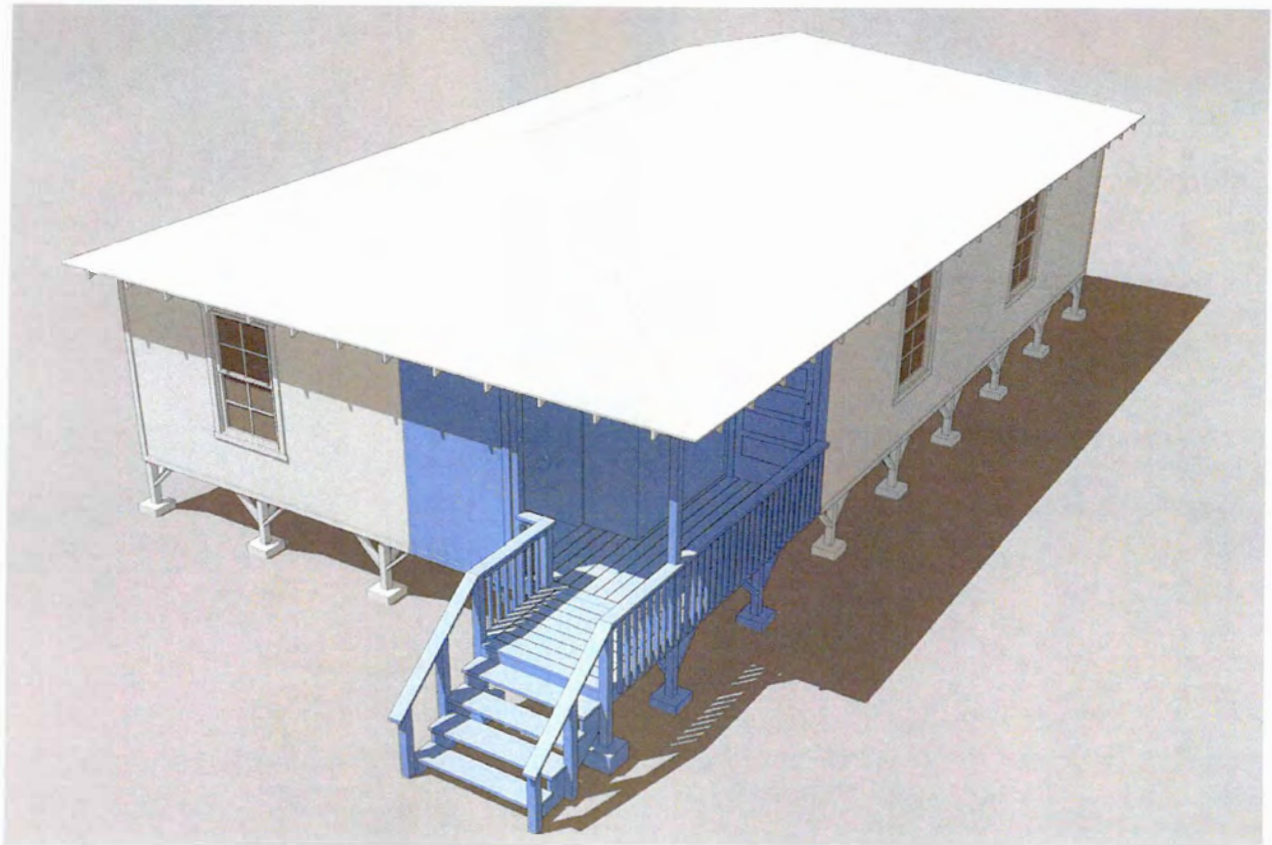
i. The width of the Rear Exit, Stoop shall be 8 feet maximum.

ii. The depth of the Rear Exit, Stoop shall be 8 feet maximum, excluding the stairs.

C. Miscellaneous

i. Stoops must have a roof.

2.4.020 Rear Exit, Engaged



General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

A. Description

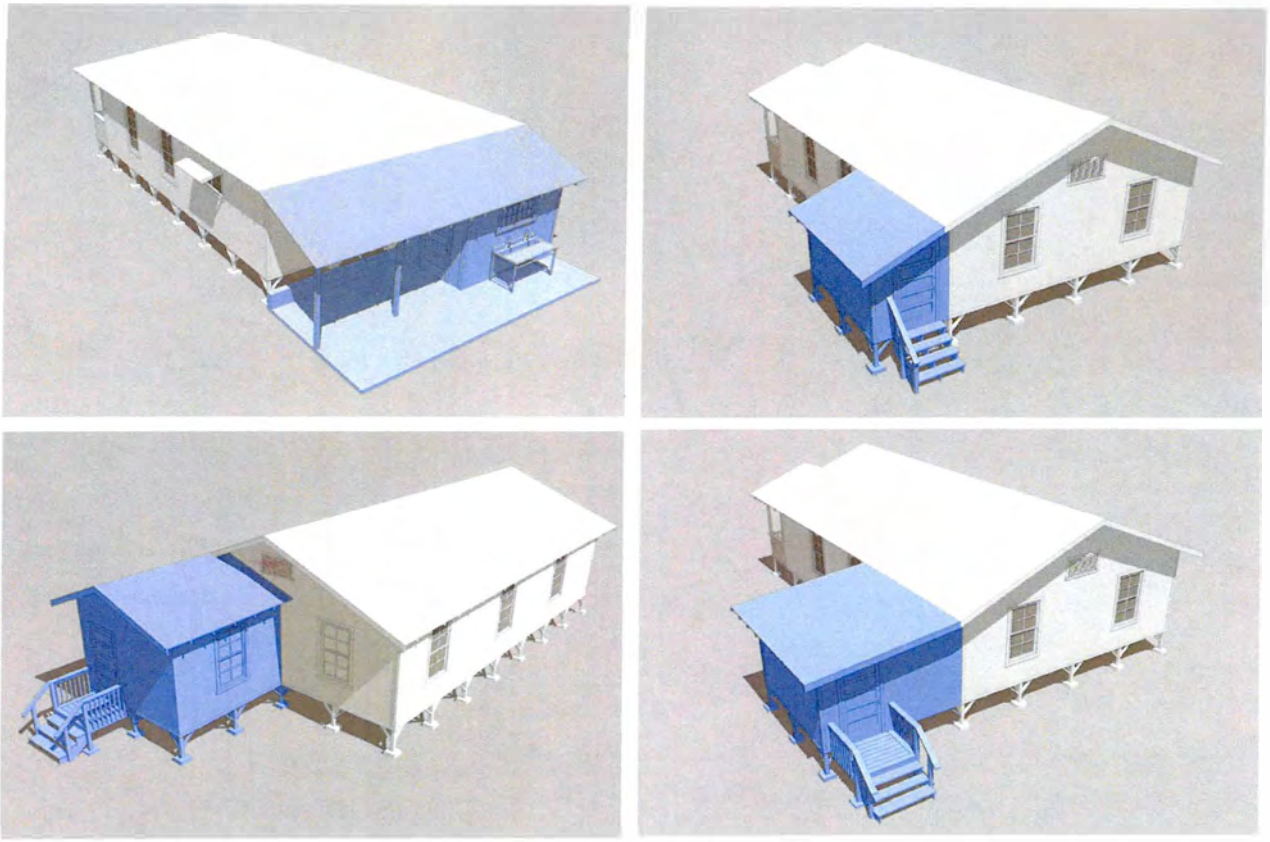
Rear Exit, Engaged: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate utilities including a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Engaged has two adjacent sides on the rear of the building that are engaged to the building while the other 2 sides are open.

B. Size

i. The width of the Rear Exit, Engaged shall be no greater than the width of the rear of the building.

ii. The depth of the Rear Exit, Engaged shall be 12 feet maximum, excluding the stairs.

2.4.030 Rear Exit, Enclosed



General note: the illustrations above are intended to provide a brief overview of the Rear Exit, type and is descriptive in nature.

A. Description

Rear Exit, Enclosed: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate space for utilities such as a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Enclosed is attached to the rear or in line with the rear of the structure. It is enclosed on at least 3 sides and has a rear entry.

B. Size

i. The width of the Rear Exit, Enclosed shall be no greater than the width of the rear of the building.

ii. The depth of the Rear Exit, Enclosed shall be 12 feet maximum, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**46**
3.1.010	Purpose	46
3.1.020	Applicability	46
3.1.030	Standards	46
Sub-Article 3.2: Civic Space Standards		**47-50**
3.2.010	Purpose	47
3.2.020	Standards	47
3.2.030	Civic Spaces	47-48
3.2.040	Civic Space Type Standards	49-50

Sub-Article 3.1: Thoroughfare Standards

3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.

3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.

3.1.030 **Standards:**

A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.

B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:

1. The thoroughfare is 18 to 20 ft. in width;

2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;

3. On street parking is prohibited;

4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.

5. The shared parking facility has at least one parking stall for each of the associated residences it services.

6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.

3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.

3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.

B. Size. The overall range of allowed sizes of the civic space.

C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.

1. Building. Civic spaces that are listed as having a "Building" Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.

2. Independent. Civic spaces that are listed as having an "Independent" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.

D. Disposition of Elements. The placement of objects within the civic space.

1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.

2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.

3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.

Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;

B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;

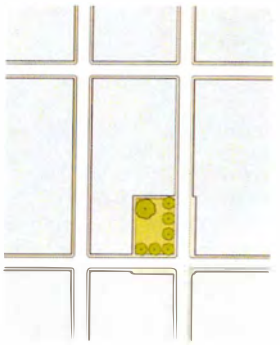
C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or

D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

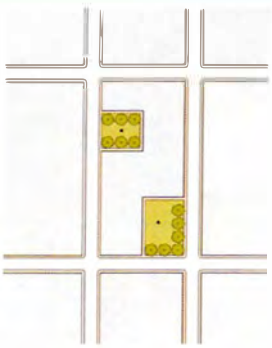
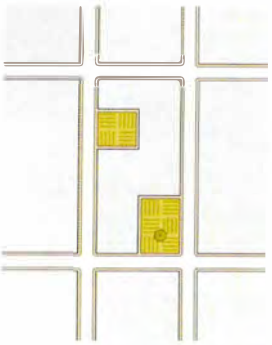
The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards

Civic Space Type	Special Use Park	Overlook Park	Pocket Park
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**52-53**
4.1.010	Purpose	52
4.1.020	Applicability	52
4.1.030	Review Authority	52
4.1.040	Concurrent Processing	53
4.1.050	Rules of Interpretation	53
Sub-Article 4.2: Permits and Approvals		**54-55**
4.2.010	Zoning Permits	54
4.2.020	Use Permits	55
4.2.030	Variance	55
4.2.040	Minor Modifications	55
Sub-Article 5.3: Administration and Enforcement		**56**
4.3.010	Amendments	56
4.3.020	Non-Conforming Provisions	56
4.3.030	Appeals	56
4.3.040	Fee Exemptions	56
4.3.050	Enforcement	56

Sub-Article 4.1: Purpose and Applicability

4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.

4.1.020 **Applicability:**

A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Numila Transect Map).

B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua'i County Code 1987, as amended.

C. In case of conflict between any provision of this Code, Kaua'i County Code Chapter 8 (Comprehensive Zoning Ordinance) ("CZO"), and any other Kaua'i County Code, rule, or regulation conflict, this Code shall apply.

Review Authority:

4.1.030

A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.

B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority)).

4.1.050 **Rules of Interpretation:**

A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.

B. Language.

1. The words "shall," "must," "will," "is to," and "are to" are always mandatory:
2. "Should is not mandatory but is strongly recommended; and "may" is permissive;
3. The present tense includes the past and future tenses; and the future tense includes the present;
4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
5. The words "includes" and "including" shall mean "including but not limited to".
6. "Applicant" means an owner or any person who has full written authorization of the owner.
7. "Owner" means the holders of equitable and legal title of land in fee simple.
8. When used in this Code, the terms "Code," "this Code," or "Form-Based Code" means the West Kaua'i Form-Based Code

C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.

D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 **Zoning Permits:**

A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.

B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).

C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).

D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:

1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:

    a. For non-residential or mixed-use projects that are generally permitted; or

    b. For residential projects, the project consists of no more than one (1) dwelling unit.

2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.

3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:

    a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or

    b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

    a. For non-residential or mixed-use projects that require a use permit; or

    b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or

    c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars ($500.00), whichever is greater.

4.2.020 Use Permits:

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 Variance:

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 Minor Modifications:

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 **Non-Conforming Provisions:**

Nothing in the Numila Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transact beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Numila Form-Based Code.

4.3.030 **Appeals:**

A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.

B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.

C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 **Fee Exemptions:**

A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 **Enforcement:**

A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**58-59**
5.1.010	Definitions	58-59

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gablet/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Rear Exit – Doorway situated on the Rear of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 "West Kaua'i Regional Map Showing Town Plan Areas".



FIGURE 12 | Regional Town Plan Map

“EXHIBIT C”

(Proposed State Land Use District Amendment A-2025-2)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I

(County of Kaua'i Planning Department, Applicant) (A-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 2-2-001:001 from Agricultural to Urban.

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Wahiawa, Kaua'i, identified as TMK (4) 2-2-001:001, as shown on the attached map as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (A) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in Exhibit A.

2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.

3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

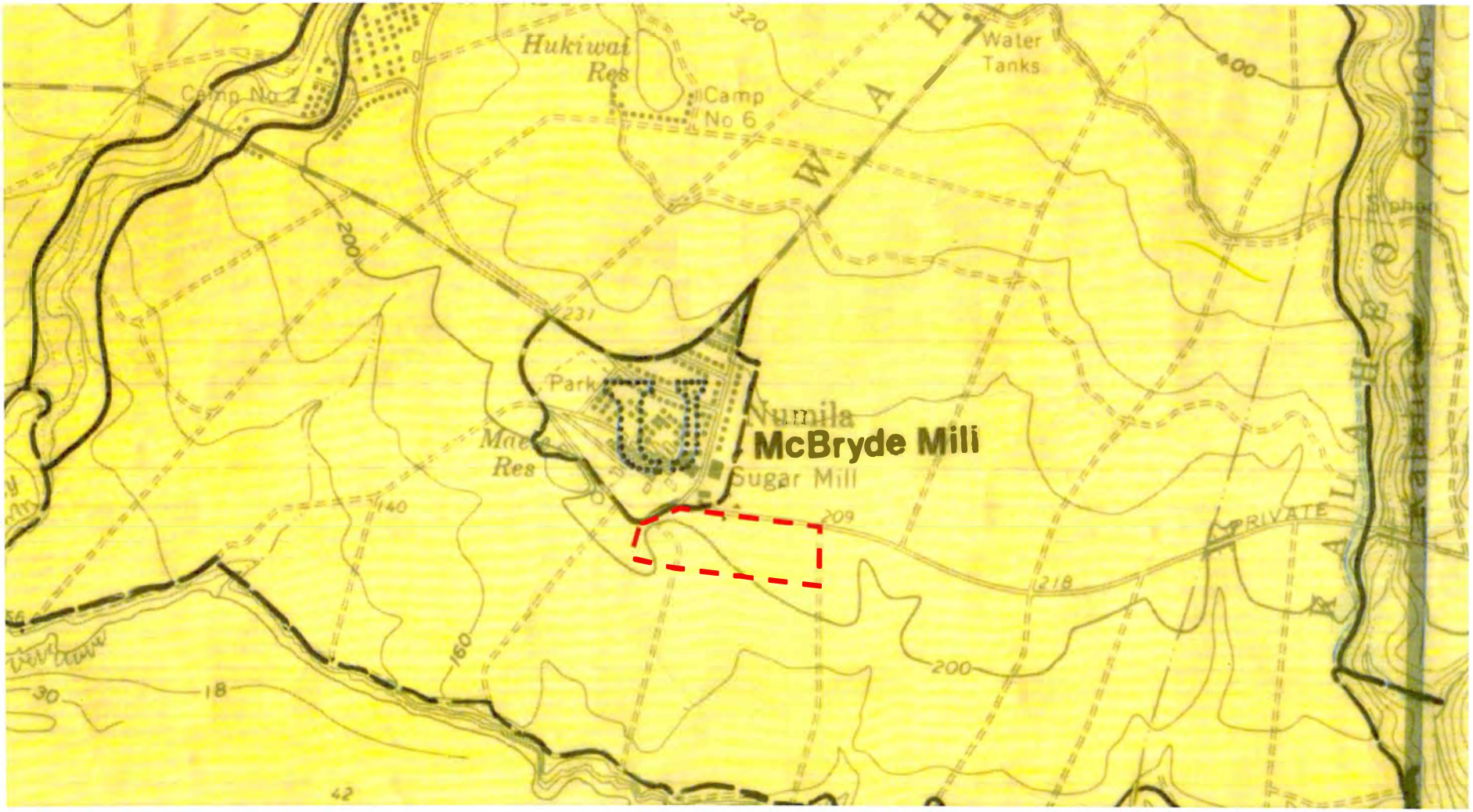
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Wahiawa, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

“EXHIBIT D”

(Proposed Zoning Amendment ZA-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO ZONING BOUNDARIES IN WAHIAWA, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 2-2-001:001, from "Agricultural" (Ag) to "Residential-1" (R-1).

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes the opportunity to "ensure redevelopment and renovation projects reflect the historic character of Numila."

The Council finds that TMK (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds the Numila Camp amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

SECTION 3. The Comprehensive Zoning Ordinance (CZO) is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A of this Ordinance which are attached hereto and incorporated by reference, subject to the following conditions:

1. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

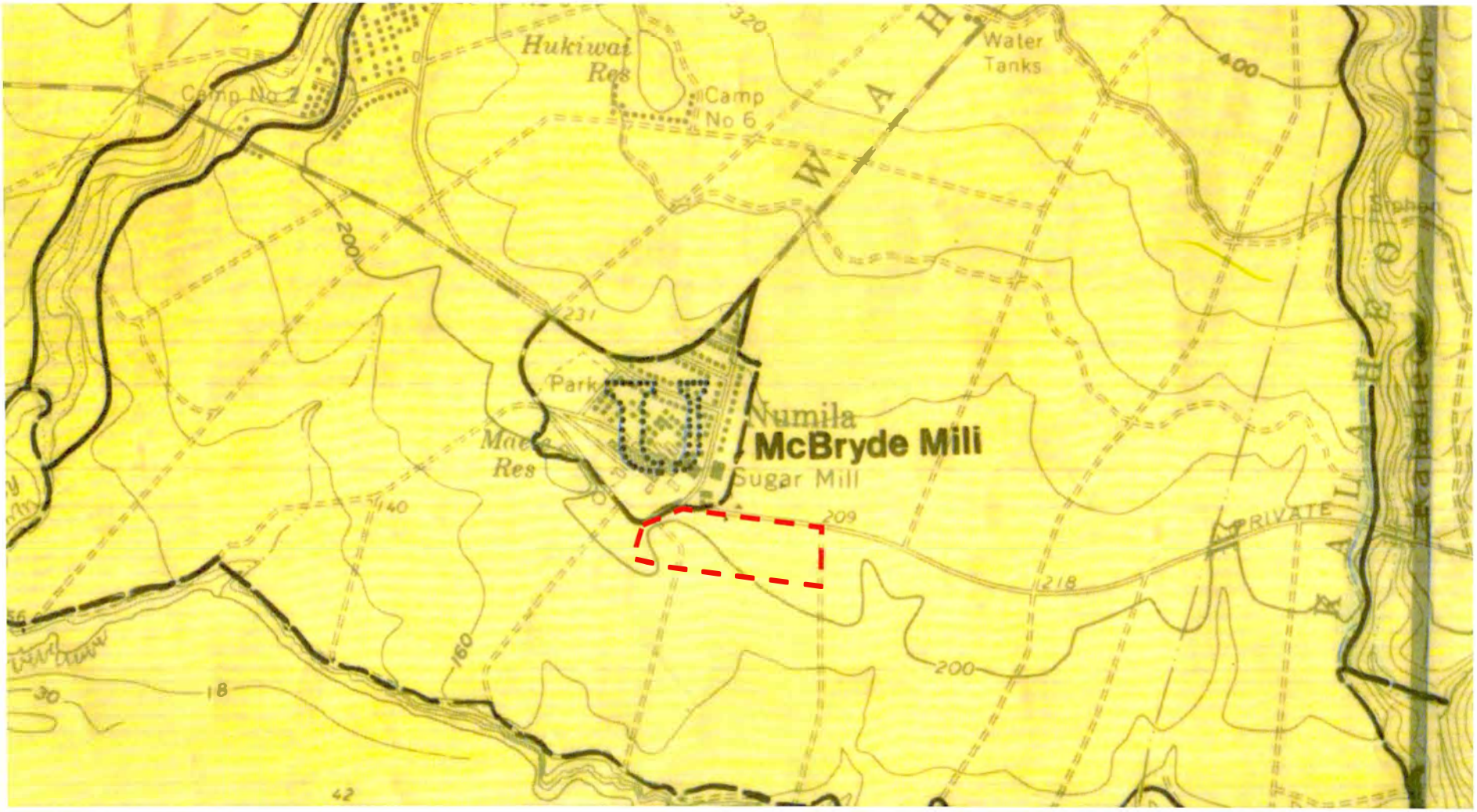
SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by:

Exhibit A



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Residential-1 (R-1)

Wahiawa, Kaua'i, Hawai'i

Agricultural (AG) to Residential-1 (R-1) District Boundary Update

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

TRANSMITTAL OF AGENCY COMMENTS TO PLANNING COMMISSION

DATE: April 1, 2025

PERMIT NUMBER(S): GPA-2025-2

APPLICANT(S): KAUAI PLANNING DEPARTMENT

Attached for the Planning Commission's reference are agency comments for the permit referenced above.

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PLANNING DEPT

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/11/2025

SUBJECT: General Plan Amendment GPA-2025-2
Tax Map Key: 220010010000
Applicant: Planning Department
Amendment from Agriculture to Plantation Camp

TO:

- [ ] State Department of Transportation - STP
- [x] State DOT - Highways, Kauai (info only)
- [ ] State DOT - Airports, Kauai (info only)
- [ ] State DOT - Harbors, Kauai (info only)
- [x] State Department of Health
- [ ] State Department of Agriculture
- [ ] State Office of Planning
- [ ] State Dept. of Bus. & Econ. Dev. Tourism
- [ ] State Land Use Commission
- [x] State Historic Preservation Division
- [ ] State DLNR - Land Management
- [ ] State DLNR - Forestry & Wildlife
- [ ] State DLNR - Aquatic Resources
- [ ] State DLNR - Conservation & Coastal Lands
- [ ] Office of Hawaiian Affairs
- [x] County DPW - Engineering
- [ ] County DPW - Wastewater
- [ ] County DPW - Building
- [ ] County DPW - Solid Waste
- [ ] County Department of Parks & Recreation
- [x] County Fire Department
- [x] County Housing Agency
- [ ] County Economic Development
- [x] County Water Department
- [ ] County Civil Defense
- [x] County Transportation Agency
- [ ] KHPRC
- [ ] U.S. Postal Department
- [ ] UH Sea Grant
- [ ] Other:

FOR YOUR COMMENTS (pertaining to your department)

3.10.2025

NO COMMENT.

This matter is scheduled for a public hearing before the County of Kauai Planning Commission on 3/11/2025 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, at 9:00 am or soon thereafter. If we do not receive your agency comments within one (1) month from the date of this request, we will assume that there are no objections to this permit request. Mahalo!

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of multiple bills amending Chapter 8 of the Kaua'i County Code 1987, as amended, regarding the Comprehensive Zoning Ordinance (CZO), the Kaua'i Kākou – Kaua'i County General Plan, the State Land Use District, and the West Kaua'i Community Plan.
Permit Application Nos.	Zoning Amendment ZA-2025-3 Zoning Amendment ZA-2025-4 General Plan Amendment GPA-2025-2 State Land Use Amendment A-2025-2
Name of Applicant(s)	COUNTY OF KAUA'I, PLANNING DEPARTMENT

II. PERMIT INFORMATION

AMENDMENTS	
☒ **Zoning Amendment**	Pursuant to KCC Section 8-3.4(a), as amended, a Zoning Amendment is necessary when changing the boundaries of districts or by changing text whenever the public necessity and convenience and the general welfare require an amendment.
☒ **General Plan Amendment**	Pursuant to KCC Section 7-3.1, as amended, the General Plan of the County of Kaua'i may be amended by ordinance, in accordance with the Charter. An amendment may change provisions of this ordinance; text provisions or map designations of the General Plan document; or any of these in combination.
☒ **State Land Use District Amendment**	Pursuant to KCC Section 11-1, as amended, a State Land Use District Boundary Amendment Ordinance, organized as a Zoning Amendment, is required to reclassify a State Land Use District designation.

III. LEGAL REQUIREMENTS

KCC Section 8-3.4	
Public Hearing Date:	March 11, 2025
Date of Publication:	February 7, 2025
Date of Director's Report:	February 26, 2025

K.1.
K.2.
K.3.
K.4.
APR 08 2025

F.4.a.1.
F.4.b.1.
F.4.c.1.
F.4.d.1.
X
March 11, 2025

IV. DESCRIPTION OF PROPOSED BILLS

There are four separate amendments associated with the proposed Numila Camp area:

1. **General Plan Amendment (GPA-2025-2)** – Proposes to amend Figure 5-1 (Kaua'i Land Use Map) and Figure 5-2 (West Kaua'i Land Use Map) of the *Kaua'i Kakou – Kaua'i County General Plan* from Agriculture to Plantation Camp (Exhibit A).
2. **West Kaua'i Community Plan Amendment (ZA-2025-4)** – Proposes amendments to Chapter 10, Article 3 of the *Kaua'i County Code 1987, as amended*, related to the West Kaua'i Community Plan (Exhibit B). This includes:
    - Amending Section 10-3 to establish a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan.
    - Updating figure 12 of the West Kaua'i Community plan, Regional Town Plan Map to change the land use designation within the SPA-P boundaries from Agriculture to Plantation Camp.
3. **State Land Use District Amendment (A-2025-2)** – Proposes to change approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4)-2-2-001:001 from Agricultural to Urban (Exhibit C).
4. **Zoning Map Amendment (ZA-2025-3)** – Proposes to amend approximately 14.9 acres of Zoning Map ZM-200 to reflect zoning changes for TMK (4)-2-2-001:001 from Agricultural (Ag) to Residential-1 (R-1) (Exhibit D).

The proposed ordinances to amend County Zoning, the State Land Use District, the General Plan, and the West Kaua'i Community Plan aim to encourage redevelopment within the existing Numila Camp while allowing for new growth in an adjacent area that maintains and enhances its distinct form and character.

V. APPLICANT'S REASONS/JUSTIFICATION

The Numila Plantation Camp Form-Based Code (FBC) guides development in alignment with the West Kaua'i Community Plan and the County of Kaua'i General Plan. This FBC establishes a regulatory framework to preserve the character of the existing plantation camps, including Numila Camp, while allowing for limited infill development and housing expansion. The Plantation Camps should remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity. The intent of the code would:

1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Numila's historic plantation camp.
2. Support and maintain affordable-by-design housing stock.
3. Encourage appropriately scaled infill development within or near the historic boundaries of the camps.

Form-Based Codes (FBC) are a development regime that encourages the development of communities with a focus on "building form and character" as opposed to development frameworks based on the separation of uses, regularly referred to as Euclidian zoning. FBCs have been adopted to serve a variety of purposes that can include historic preservation, economic development, sustainability, affordable housing, and general planning. FBC follows a natural to urban transect model, that progressively experience greater density in line with desired development outcomes. The model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). Kaua'i only experiences four transect types (T1-T4).

The development of FBCs included an intensive inventory process and an exercise to identify unique or historical characteristics that define the respective towns and villages. The Numila Plantation Camp transect is considered a special district due to the unique patterns which were identified. The transects within the Numila Camp are T3 Numila (T3N-PC), T3 Numila Flex (T3NF-PC), T3 Numila HSPA (T3NH-PC), and T3 Numila Luna (T3NL-PC). Each Plantation Camp transect type reinforces and/or maintains the historic patterns of the Numila Community. The Numila FBC incorporates detailed regulations specific to building types, street standards, and civic space that are sensitive to the surrounding local character. The regulations set forth in the Form-Base Code help to maintain the unique characteristics of Numila Camp.

Creating design standards specific to these areas ensures history and culture are a part of the future development. The Plantation Camp Form-Based Code includes elements such as roof pitches, siding materials, building massing, building types, frontages, setbacks, rear exists and wings, and are regulated to reinforce existing character and to create new, compatible neighborhoods in Numila Camp. For example, the building type regulations in T3 Numila (T3N-PC) capture the form and characteristics of the historical Numila cottages. Crafting regulations that require unique features such as single or double hung windows, 5:12 or 6:12 roof pitches, wood-based material, decorative vents, post and pier, and height of the wall ensures that new cottages or reconstructed cottages will maintain the same look and feel of the surrounding cottages.



Figure 1: Example of applying the T3 Numila (T3N-PC) regulations.



Figure 2, 3, 4: Pictures of Numila Camp Cottages.

Form-Based Code differs from the existing use-base code requirements in the Comprehensive Zoning Ordinance in that the primary emphasis is on building and streetscape "form", the importance of how the proposed development is integrated with the existing town character. This is a more comprehensive approach that includes the regulation of building types, street design, and civic space requirements. These standards are crafted to regulate the specific and desired qualities of areas identified through the inventory and data collection process.

The County of Kaua'i has adopted multiple Form-Based Codes tailored to preserve the unique and localized characteristics of South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camps. During the South Kaua'i and West Kaua'i Community planning efforts, the community sought to preserve and revitalize their town cores. Form-Base Codes were ideally suited to meet this community goal. Since the adoption of the South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camp Form-Based Code, the Planning Department and the respective communities have seen the value of this development approach.

Consistent with the West Kauai towns of Waimea, Kekaha, 'Ele'ele, and Hanapēpē, the Numila Camp supports unique town and village features that can benefit from the establishment of a Form-Based Code. The Numila Camp Form-Based Code is a tool that

seeks to maintain the existing character of the Numila Camp while simultaneously establishing design guidelines that inform buildout scenarios.

Implementing the Numila Form-Based Code requires several land use and zoning amendments to align with the intended development vision for the area. These changes will allow for the redevelopment of the historic Numila Camp footprint.

1. **General Plan Amendment (GPA-2025-2)** – The General Plan amendment updates the Kaua'i Land Use Map and West Kaua'i Land Use Map within the General Plan to reflect a change from Agriculture to Plantation Camp, aligning with the historic residential uses of the area and future vision for lands adjacent to the existing Numila camp. This designation supports the continued use and nominal expansion of the area for residential purposes.

2. **West Kaua'i Community Plan Amendment (ZA-2025-4)** – Updates to the West Kaua'i Community Plan ensure consistency between local planning documents and the Numila FBC. The amendment revises the **Regional Town Plan Map (Figure 12)** to change the land use designation within the **Special Planning Area – Plantation Camp (SPA-P)** from **Agriculture to Plantation Camp**, supporting the envisioned small-town character and historic Numila Camp development. The proposal also amends Section 10-3 to establish a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan.

3. **State Land Use District Amendment (A-2025-2)** – This amendment is needed to reclassify **14.9 acres** from **Agricultural to Urban**, allowing for residential development adjacent to the historic Numila Camp residential footprint to allow for a nominal expansion of the area for residential purposes while keeping within the form and character of the historic camp.

4. **Zoning Map Amendment (ZA-2025-3)** – This change updates the zoning from Agricultural (Ag) to Residential-1 (R-1) allowing for residential development within the historic Numila Camp area and adjacent lands.

VI. AGENCY COMMENTS

Comments from applicable government agencies are being sought and are expected at the time of the public hearing scheduled for March 11, 2025.

VII. PRELIMINARY EVALUATION

In evaluating the proposed zoning amendment, the following aspect should be taken into consideration:

1. Comprehensive Zoning Ordinance (CZO)

The proposed amendment is to be evaluated pursuant to Section 8-3.4(d) of the CZO, Kaua'i County Code (KCC), as amended. The section, reads:

> "(d) Consideration. In considering an amendment, the Planning Commission shall consider the purposes of the existing and proposed changes to the Zoning Ordinance. A change in the Zoning Map or text shall not be made unless the change will further the public necessity and convenience and the general welfare."

As previously mentioned, the intent of the amendment is to amend the West Kaua'i Community Plan to add Special Planning Area "P" (SPA-P), which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District." Amending the code to include Special Planning Area "P" would further accommodate public necessity and for convenience.

2. General Plan

The 2018 General Plan sets forth a vision, goals, and policies to guide future growth on Kaua'i. The proposed amendment is consistent with the overall vision and policies outlined in the 2018 General Plan.

A. Section 1.4, entitled "Policies to Guide Growth"

i. **Policy #1: "Manage Growth to Preserve Rural Character"**
The new design standards that correspond with Special Planning Area "P" will ensure the rural characteristics of our communities are maintained through the preservation of the Numila Camp's building form and characteristics.

ii. **Policy #2: Provide Affordable Housing While Facilitating a Diversity of Privately-Developed Housing for Local Families.**
According to the General Plan, Communities that cater to a high-end market, resulting in enclaves of similar household incomes and housing types, are no longer acceptable. The design standards that correspond with Special Planning Area "P" limit development to building standards that cater to and support the local housing market. These design standards will provide an opportunity to create housing for local families.

iii. **Policy #3: Recognize the Identity of Kaua'i's individual Towns and Districts.**
Policy #3 of the General Plan states that Kauai's towns and planning districts are distinct, each with its own character, opportunities, and needs. The design standards outlined for Numila Camp acknowledge the characteristics and features that generate the unique community identity of the Numila Camp.

B. Section 3.0 Actions by Sector, Subsection Sector VII, entitled "Heritage Resources" states for code changes:

i. **Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.** The proposed Numila Camp Form-Based Code implements these exact code changes recommended by the General Plan creating design standards to preserve the historic character of Numila Camp.

X. PRELIMINARY CONCLUSION

Based on the foregoing, it is concluded that the proposal is reasonable and appropriate. It is also consistent with the policies and recommendations of the Kaua'i General Plan.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby Zoning Amendment ZA-2025-3, Zoning Amendment ZA-2025-4, General Plan Amendment GPA-2025-2 and State Land Use District Amendment A-2025-2 be **APPROVED**.

By _____
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 2/25/2025

“EXHIBIT A”

(Proposed General Plan Amendment GPA-2025-2)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING
"KAUA'I KĀKOU – KAUA'I COUNTY GENERAL PLAN" (2018)
RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I

(County of Kaua'i Planning Department, Applicant) (GPA-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 2-2-001:001 and referred to hereafter as "Numila Camp," is located adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road.

The Council finds the Numila Camp amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the Numila Plantation Camp areas maintain a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (BBCP Kaua'i Operating LLC) has consented to this General Plan amendment.

SECTION 2: The booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua'i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua'i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua'i.

2. Amend page 233 by deleting the amended Figure 5-2, West Kaua'i Land Use Map (as previously amended by ordinance No. 1084), and replacing it with a new map, Figure 5-3 West Kaua'i Land Use Map as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua'i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

Introduced by:

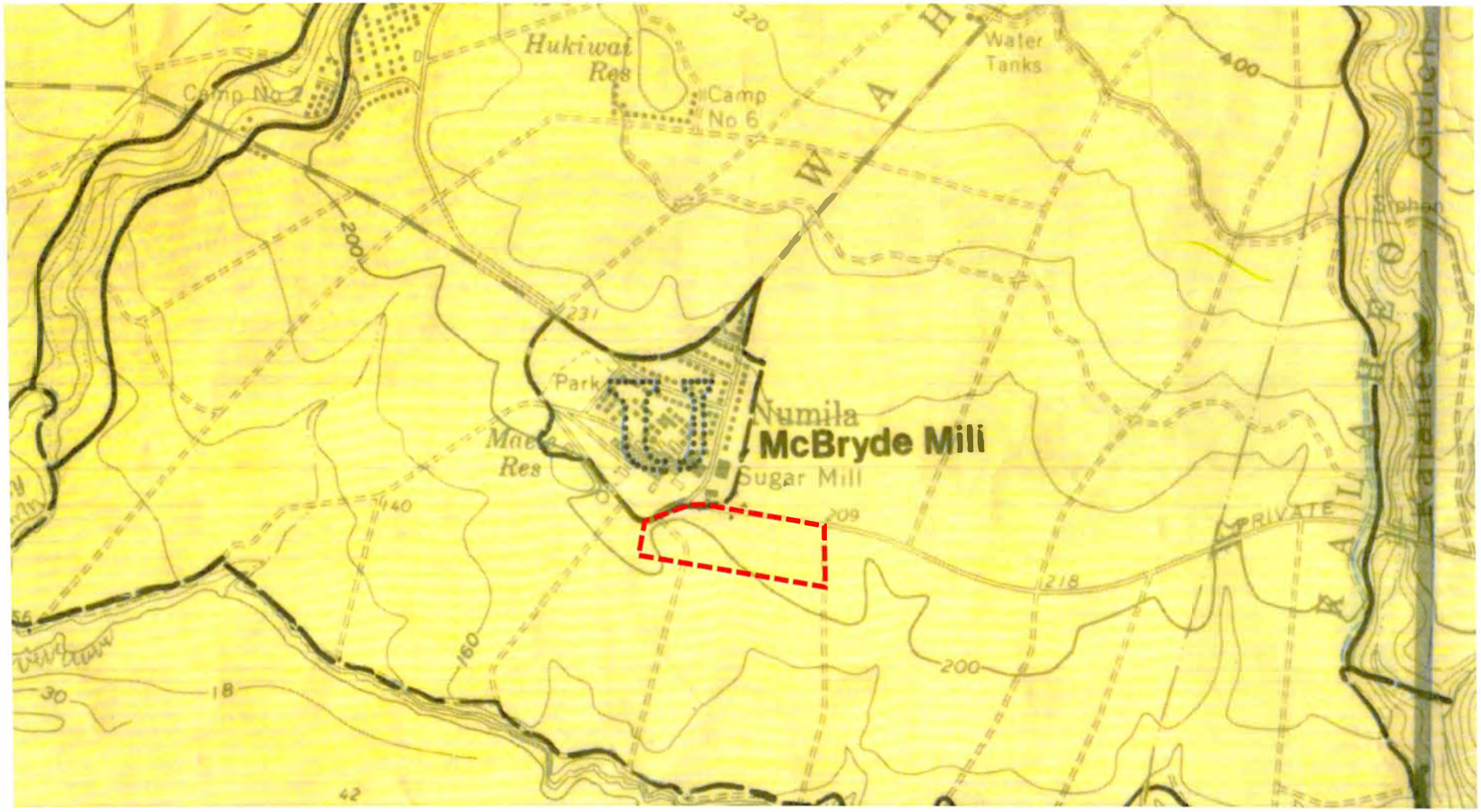
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

Location Map



Zoning Amendment Location Map

Amendment Boundaries

Exhibit B

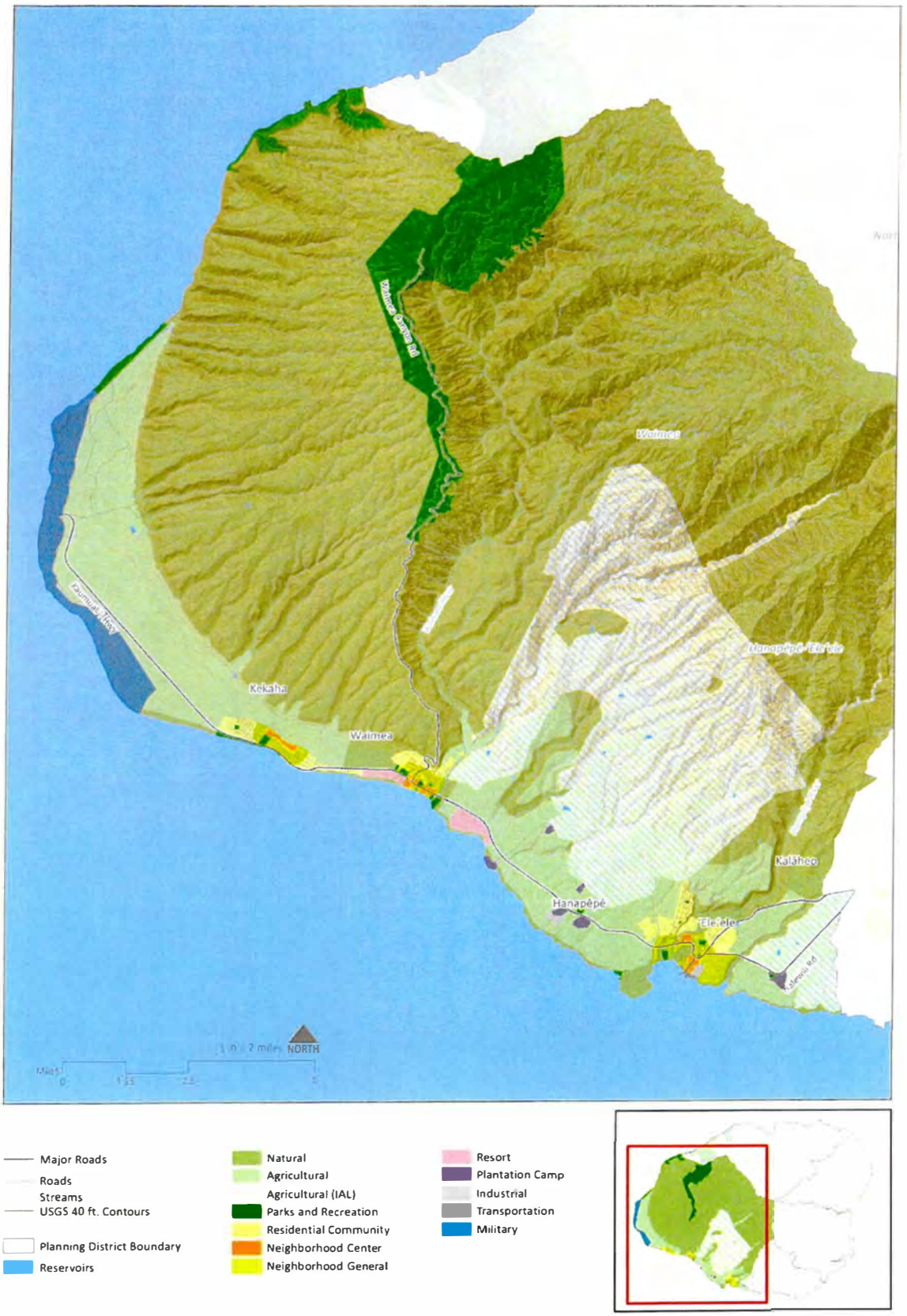
Map Showing Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-1 "Kaua'i Land Use Map"

- Planning District Boundary
- Major Roads
- Roads
- Streams
- USGS 40 ft. Contours
- Urban Edge Boundary
- Reservoirs
- Natural
- Agricultural
- Agricultural (IAL)
- Parks and Recreation
- Golf Course
- Homestead
- Residential Community
- Urban Center
- Neighborhood Center
- Neighborhood General
- Large Town
- Small Town
- Resort
- Provisional Resort (Pending Community Plan Process)
- University Zone
- Plantation Camp
- Industrial
- Transportation
- Military
- Provisional Agriculture



Exhibit C

Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-3 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"



“EXHIBIT B”

(Proposed Zoning Amendment ZA-2025-4)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10 ARTICLE 3, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)

(County of Kaua'i Planning Department, Applicant) (ZA-2025-4)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-NC-100 (Numila Camp) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-P boundaries.

The Council finds the Numila Camp amendment boundaries delineated by the map in Exhibit A.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes the opportunity to "ensure redevelopment and renovation projects reflect the historic character of Numila Camp."

The Council finds that the current landowner (BBCP Kaua'i Operating LLC) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Section 10-3 of the Kaua'i County Code to add a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District". The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan as attached in Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached in Exhibit C.

SECTION 3. The booklet entitled "West Kaua'i Community Plan" (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua'i.

SECTION 4. The content of Chapter 10, Article 3, West Kaua'i Community Plan Implementing Ordinance, Kaua'i County Code, as amended is amended as follows:

§ 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the "West Kaua'i Community Plan Implementing Ordinance." It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, [and] Ordinance No. 1138, and Ordinance No. XXXX, on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, and as may be subsequently amended), a booklet whose major components include:

(1) Regional and town plan maps;

(2) Policies for the West Kaua'i region as a whole;

(3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and

(4) Appendices.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community Plan."

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.3. Application of Regulations.

(a) The West Kaua'i Form-Based Code, attached as Appendix "C", [and] the Plantation Camp Form-Based Code, attached as Appendix "D", and the Numila Plantation Camp Form-Based Code, attached as Appendix "E," to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, [and] the Plantation Camp Form Based Code, and the Numila Plantation Camp Form Based Code shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, [and] Ordinance No. 1138, and Ordinance No. XXX, on file with the Planning Department, County of Kaua'i.

(b) The regulations and procedures established in Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua'i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the West Kaua'i Form-Based Code. When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance), the West Kaua'i Form-Based Code shall supersede such provisions as provided in Chapter 8, Article 11, Kaua'i County Code 1987, as amended (Special Treatment Districts (ST)).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas "K," "L," "M," "N," [and] "O[.]," and "P." The boundaries of the following form-based code districts are hereby adopted as described in the West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code, attached as Appendix "C," [and]

Appendix "D," and Appendix "E" to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area "K," which shall also be known as the "Kekaha Town Walkable Mixed Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area "L," which shall also be known as the "Waimea Town Walkable Mixed Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area "M," which shall also be known as the "Hanapēpē Town Walkable Mixed Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area "N," which shall also be known as the "'Ele'ele-Port Allen Walkable Mixed Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua'i.

(5) Special Planning Area "O," which shall also be known as the "Kaumakani Plantation Camp Walkable Mixed Use District" and designated "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area "P," which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District" and designated "SPA-P" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village), [and] ZM-KA-100 (Kaumakani Avenue), and ZM-NC-100 (Numila Camp) is hereby adopted.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. This Ordinance shall take effect upon its approval.

Introduced by:

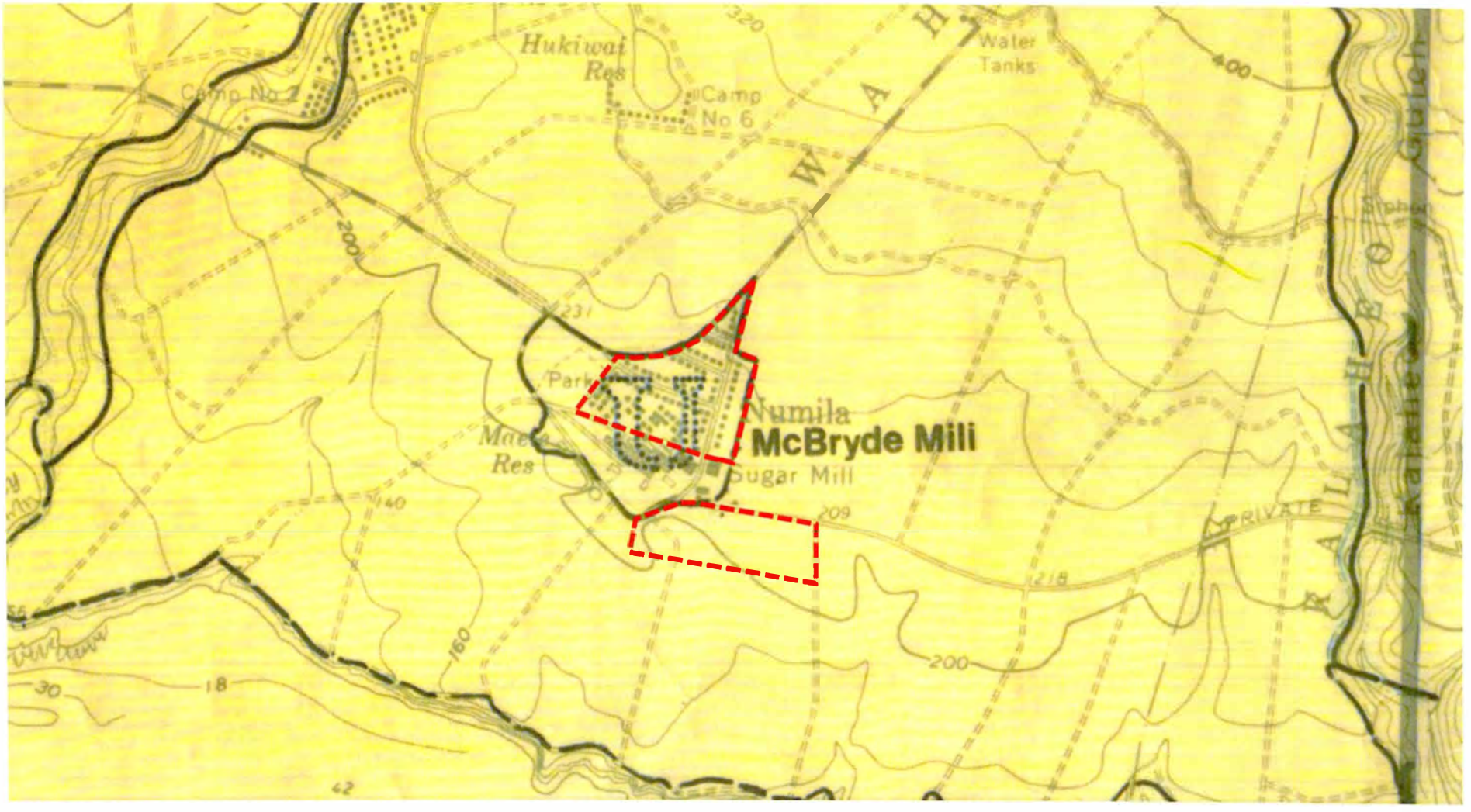
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

Location Map

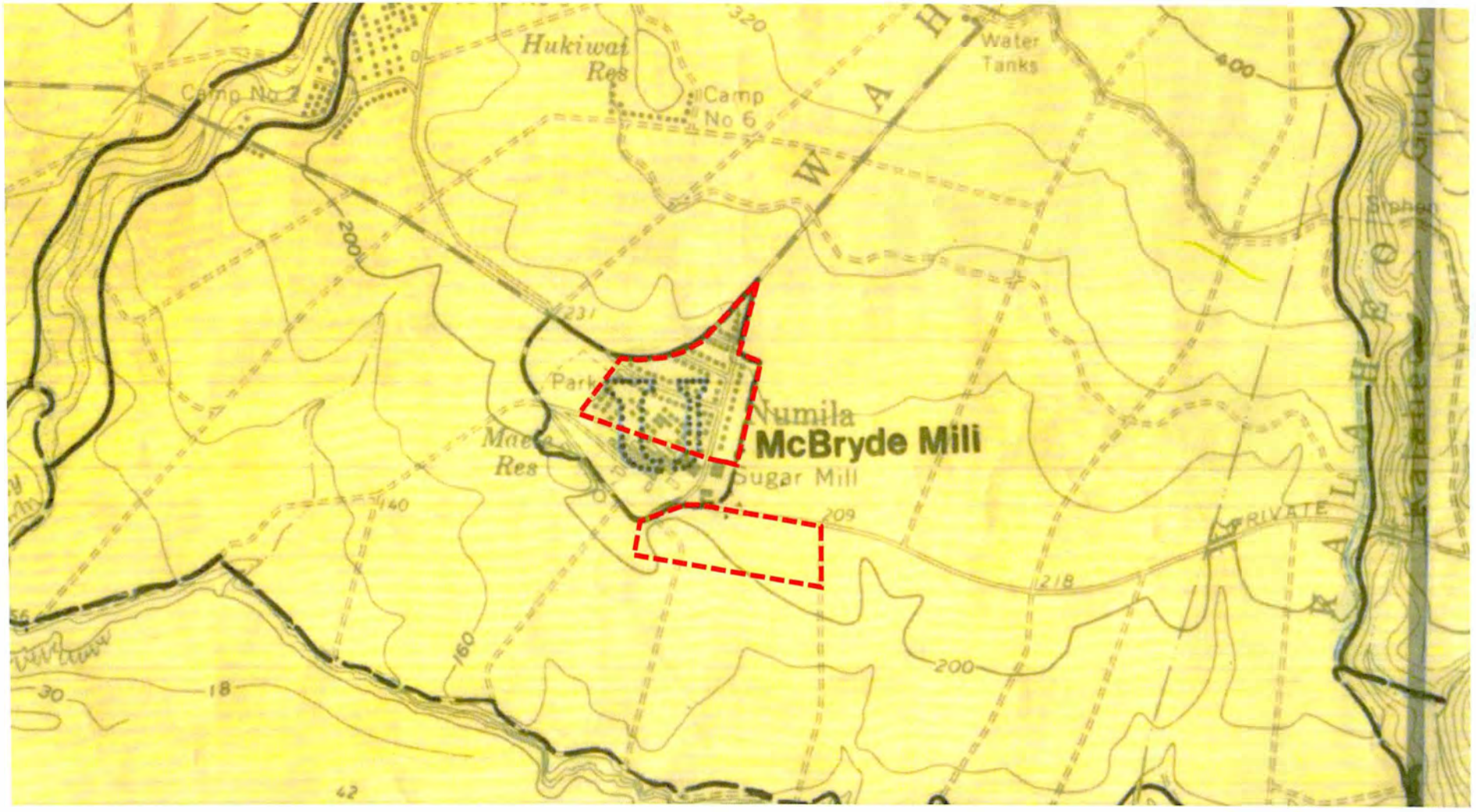


Zoning Amendment Location Map

Amendment Boundaries

Exhibit B

Location Map



Zoning Map ZM-NC-100 (Numila Camp)

SPA-P Boundary – Numila Plantation Camp Walkable Mixed Use District
Wahiawa, Kaua'i, Hawai'i

Exhibit C



Numila Camp Form-Based Code

Prepared by the County of Kaua'i Planning Department

Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose **5-8**

1.1.010 Purpose and Intent 5
1.1.020 Using Zoning to Reinforce West Kaua'i's Places 5
1.1.030 Numila Camp Place Type 6
1.1.040 The West Kauai Numila Transect 7
1.1.050 Lack of Lot Lines 8

Sub-Article 1.2: Transect Map **10**

1.2.010 Transect Map 10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Plantation Camp Transect Zone Descriptions **12-19**

2.1.010 T3 Numila – Plantation Camp (T3N-PC) 12-13
2.1.020 T3 Numila Luna – Plantation Camp (T3NL-PC) 14-15
2.1.030 T3 Numila HSPA– Plantation Camp (T3H-PC) 16-17
2.1.040 T3 Numila Flex – Plantation Camp (T3NF-PC) 18-19

Sub-Article 2.2: Plantation Camp Building Types **21-35**

2.2.010 Numila Cottage 21-22
2.2.020 Luna Cottage 1 23-24
2.2.030 Luna Cottage 2 25-26
2.2.040 HSPA Cottage 27-28
2.2.050 Duplex 29-30
2.2.060 Multiplex Small 31-32
2.2.070 Dormitory 33-34
2.2.080 Community Parking Facility 35

Sub-Article 2.3: Numila Building Type Frontages **37-40**

2.3.010 Lānai, Projecting 37
2.3.020 Lānai, Engaged 38
2.3.030 Lānai, Hybrid 39
2.3.040 Stoop 40

Sub-Article 2.4: Numila Building Type Rear Exit **42-44**

2.4.010 Rear Exit, Stoop 42
2.4.020 Rear Exit, Engaged 43
2.4.030 Rear Exit, Enclosed 44

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**46**
3.1.010	Purpose	46
3.1.020	Applicability	46
3.1.030	Standards	46
Sub-Article 3.2: Civic Space Standards		**47-50**
3.2.010	Purpose	47
3.2.020	Standards	47
3.2.030	Civic Spaces	47-48
3.2.040	Civic Space Type Standards	49-50

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**52-53**
4.1.010	Purpose	52
4.1.020	Applicability	52
4.1.030	Review Authority	52
4.1.040	Concurrent Processing	53
4.1.050	Rules of Interpretation	53
Sub-Article 4.2: Permits and Approvals		**54-55**
4.2.010	Zoning Permits	54
4.2.020	Use Permits	55
4.2.030	Variance	55
4.2.040	Minor Modifications	55
Sub-Article 4.3: Administration and Enforcement		**56**
4.3.010	Amendments	56
4.3.020	Non-Conforming Provisions	56
4.3.030	Appeals	56
4.3.040	Fee Exemptions	56
4.3.050	Enforcement	56

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**58-59**
5.1.010	Definitions	58-59

Article 1: Introduction

Sub-Article 1.1: Purpose		**5-8**
1.1.010	Purpose and Intent	5
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	5
1.1.030	Numila Camp Place Type	6
1.1.040	The West Kauai Plantation Camp Transect	7
1.1.050	Lack of Lot Lines	8
Sub-Article 1.2: Transect Maps		**10**
1.2.010	Transect Maps	10

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Numila Form-Based Code guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by Numila Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Numila Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

A. Promotes and enhances existing community design and development patterns that reflect the distinct character of the historic plantation camp at Numila;

B. Promotes and maintains workforce housing stock.

C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kaua'i's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kaua'i County Code 1987, as amended). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

A. Rural crossroads;

B. Plantation camps;

C. Small village;

D. Large village;

E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Ka'awanui Camp, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Numila:

The Numila Plantation Camp, also known as "Camp 9", "Mill Camp", and "New Mill", was once part of a thriving network of eighteen camps that provided housing for employees of the McBryde Sugar Plantation. Numila, which developed closest to the mill, is the last remaining plantation camp on former McBryde lands and at one point in time had approximately 185 dwellings with a population of 700-750 people (A&B, 2023). The Numila Plantation Camp was broken down into three main sections of housing: 9-A for skilled labor and lunas and 9-B and 9-C for laborers who worked at the mill (A&B, 2023). Many of the camp homes were simple, single-family residences that were occupied by a diversity of ethnic groups that worked for the plantation. In addition to dwellings, Numila Plantation Camp had other amenities such as a camp store, gas station, movie theatre, pool hall/ club house, bath house, barber shop, clinic, and at least one church (A&B, 2023).

Alexander & Baldwin, Inc. (2023) *Numila Camp Closure and Removal Project Summary*.

1.1.040 The West Kauai Numila Camp Transect

The Form Based Code transect is an organizing principle used in form-based code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). However, Kaua'i's various form based codes that were instituted in several town cores and plantation camps contain only four transects (T1 to T4).

The Numila Camp Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Numila. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas. The Numila Form Based Code contains transects that comprise a special district due to its unique pattern unlike other Kaua'i form base code transects.

The West Kauai Numila Camp Transect Zones:

A. T3 Numila – Plantation Camp (T3N-PC) The form and character of this transect zone will be primarily one-story, single-family residences with accessory structures located to the rear of the single-family residences. This transect zone will also maintain similar features to the historic plantation camp layout in terms of setbacks, scale, and massing. Historically, the boundaries of this transect zone was formerly known as the Camp 9-B section of Numila Plantation Camp, which housed laborers.

B. T3 Numila Luna – Plantation Camp (T3NL-PC) - The form and character of this transect zone will be primarily for one story, medium to large sized dwelling units that may be used as single family residences or multi-family units. Historically, the boundaries of this transect was formerly known as the Camp 9-A section of Numila Plantation Camp. Camp 9-A housed skilled labor and supervisors or "luna".

C. T3 Numila HSPA – Plantation Camp (T3H-PC) - The form and character of this transect zone will be a concentration of smaller housing units surrounding the existing mill and agricultural buildings. Historically, the boundaries of this transect was formerly known as the older Camp 9-B section of Numila Plantation Camp, which housed laborers.

D. T3 Numila Flex – Plantation Camp (T3NF-PC) – The from and character of this transect zone supports a limited amount of new development that is compatible with the historic neighborhood design of the Numila Camp and of West Kaua'i communities. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 Lack of Lot Lines

Design standards for form-based codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, form-based codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. Unique to the subject Numila Form -Based Code Transects is that they overlay one large single lot of record. The subject Numila Transects and their corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the subject Code utilizes building-to-building and building-to-thoroughfare standards to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Numila Transect Map



T3N Numila – Plantation Camp
T3NL Numila Luna – Plantation Camp
T3H Numila – HSPA – Plantation Camp
T3NF Numila Flex – Plantation Camp

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Numila Transect Zone Descriptions **12-19**

2.1.010	T3 Numila – Plantation Camp (T3N-PC)	12-13
2.1.020	T3 Numila Luna – Plantation Camp (T3NL-PC)	14-15
2.1.030	T3 Numila HSPA – Plantation Camp (T3H-PC)	16-17
2.1.040	T3 Numila Flex – Plantation Camp (T3NF-PC)	18-19

2.1.010 T3 Numila - Plantation Camp (T3N-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. *Community Parking Facility	2.2.080

- Except for accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the Numila Cottage building type is the only permissible use within this transect. Home businesses are a permissible residential use within a Numila Cottage. All other uses are prohibited.

T3 Numila - Plantation Camp (T3N-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the front thoroughfare.
ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 30 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the side thoroughfare for cottages.
ii. There is a 35 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per cottage.
ii. Each cottage shall have a detached garage or carport.
iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

i. All off-thoroughfare parking areas shall be setback behind the respective cottage's rear wall.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.020 T3 Numila Luna - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Luna Cottage I	2.2.020
ii. Luna Cottage II	2.2.030
iii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the building types is the only permissible use within this transect. Home businesses are a permissible residential use within the above building types. All other uses are prohibited.

T3 Numila Luna - Plantation Camp (T3NL-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the front thoroughfare.
ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 30 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per cottage.
ii. Each cottage shall have a garage or carport.
iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

i. All off-thoroughfare parking areas shall be setback behind the respective building type's rear wall.

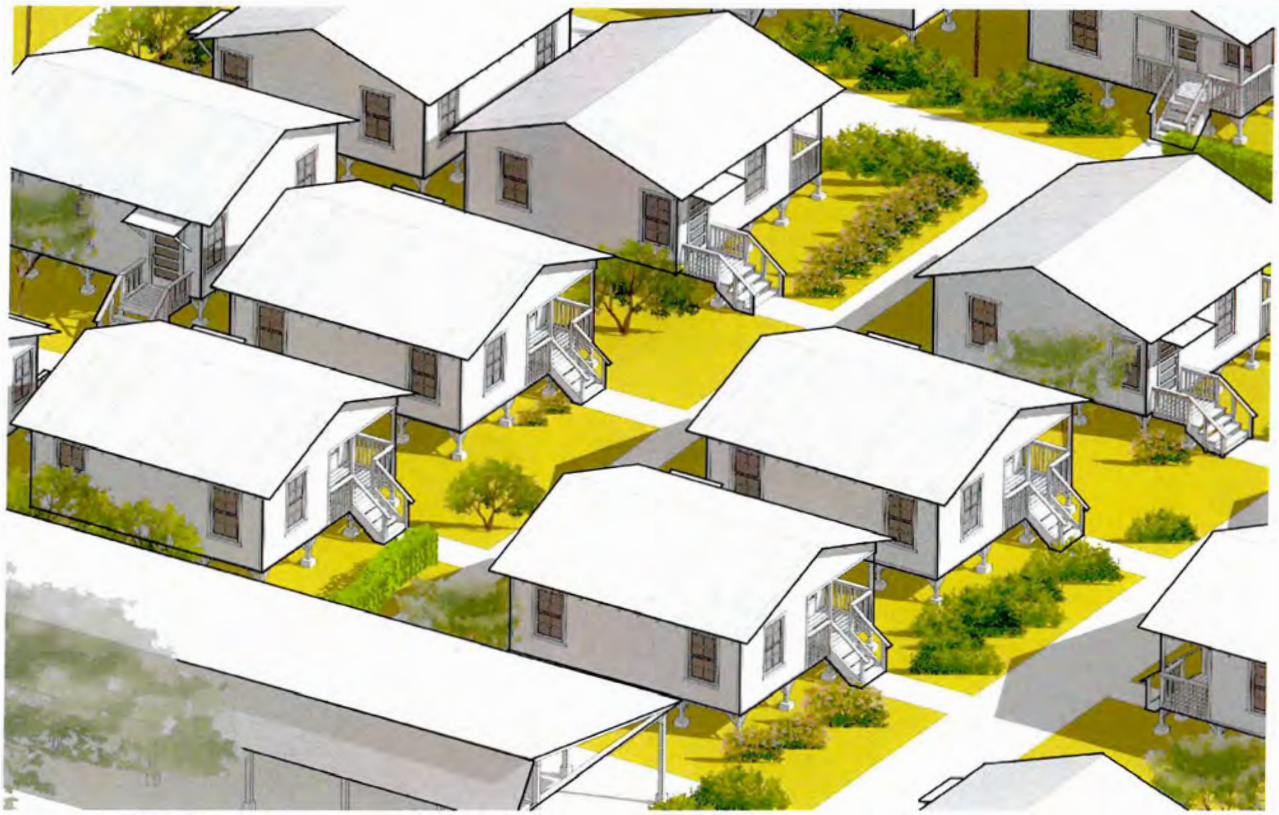
F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.030 T3 Numila HSPA - Plantation Camp (T3NH-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone continues the historical pattern and intensity of the Numila plantation camp through the HSPA Cottage Building Type.

B. Building Types

1. Permissible Building Types	Standards
i. HSPA Cottage	2.2.040
ii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila HSPA- Plantation Camp (T3NH-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 5 foot minimum setback from the front thoroughfare.
ii. There is a 10 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 10 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare for cottages.
ii. There is a 10 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per HSPA Cottage. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.040 T3 Numila Flex - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone is adjacent to the historic Numila Camp residential footprint and allows for a nominal expansion of the area for residential purposes while preserving the form and character of the historic camp (See Figure 1.2.010 on page 10).

B. Building Types

1. Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. Luna Cottage I	2.2.020
iii. Luna Cottage II	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila Flex - Plantation Camp (T3NF-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

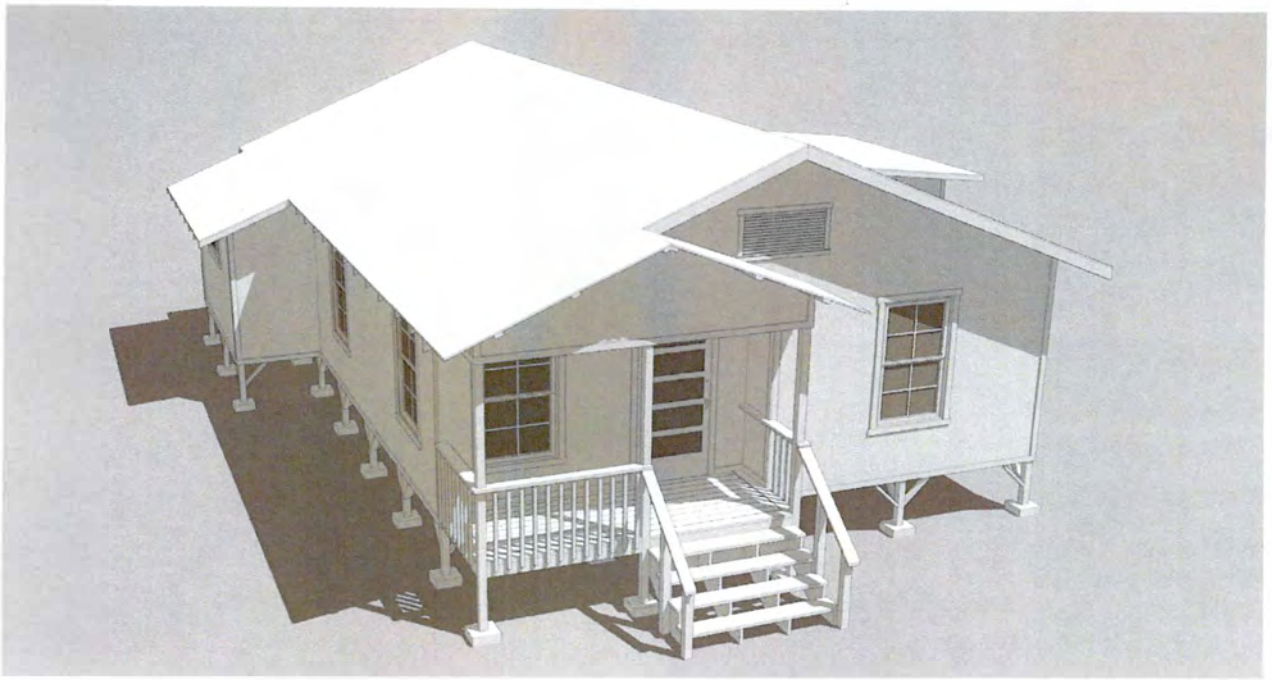
G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Numila Camp Building Types		21-35
2.2.010	Numila Cottage	21-22
2.2.020	Luna Cottage I	23-24
2.2.030	Luna Cottage II	25-26
2.2.040	HSPA Cottage	27-28
2.2.050	Duplex	29-30
2.2.060	Multiplex Small	31-32
2.2.070	Dormitory	33
2.2.080	Community Parking Facility	35

2.2.010 Numila Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Numila Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the various plantation camp homes that were located throughout Camp 9-B, which housed laborers. Some of the homes in the Camp 9-B section were originally relocated from the Camp 9-C portion of Numila Plantation Camp.

B. Building Size and Massing

1. Massing

i. A Numila Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Numila Cottage.
iii. A Numila Cottage may have 1 wing attached to the main body.
iv. The wing shall be located entirely along 1 of the main body's side walls.

2. Main Body

i. The minimum width of the main body shall be 22 feet and a maximum of 26 feet.
ii. The minimum depth of the main body shall be 28 feet and a maximum of 40 feet.

B. Building Size and Massing (continued)

3. Wing(s)

i. The width of the wing shall be no more than 4 feet maximum.
ii. The depth of the wing shall be no more than 12 feet maximum.

C. Building Frontages

i. A Numila Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; Lānai, Hybrid. All other frontage types are prohibited.

D. Building Rear Exit

i. A Numila Cottage may a Rear Exit type. The permissible Rear Exit types are: Rear Exit, Stoop; Rear Exit, Engaged; Rear Exit, Enclosed.

E. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Numila Cottage.

2.2.010 Numila Cottage

F. Foundation

i. The Numila Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Numila Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.
ii. Finished grade at the main entry shall not be greater than 4 feet above existing grade.

J. Roof

1. Roof Pitch

i. The Numila Cottage roof pitch ratios shall be set at a 5:12 or 6:12 pitch.

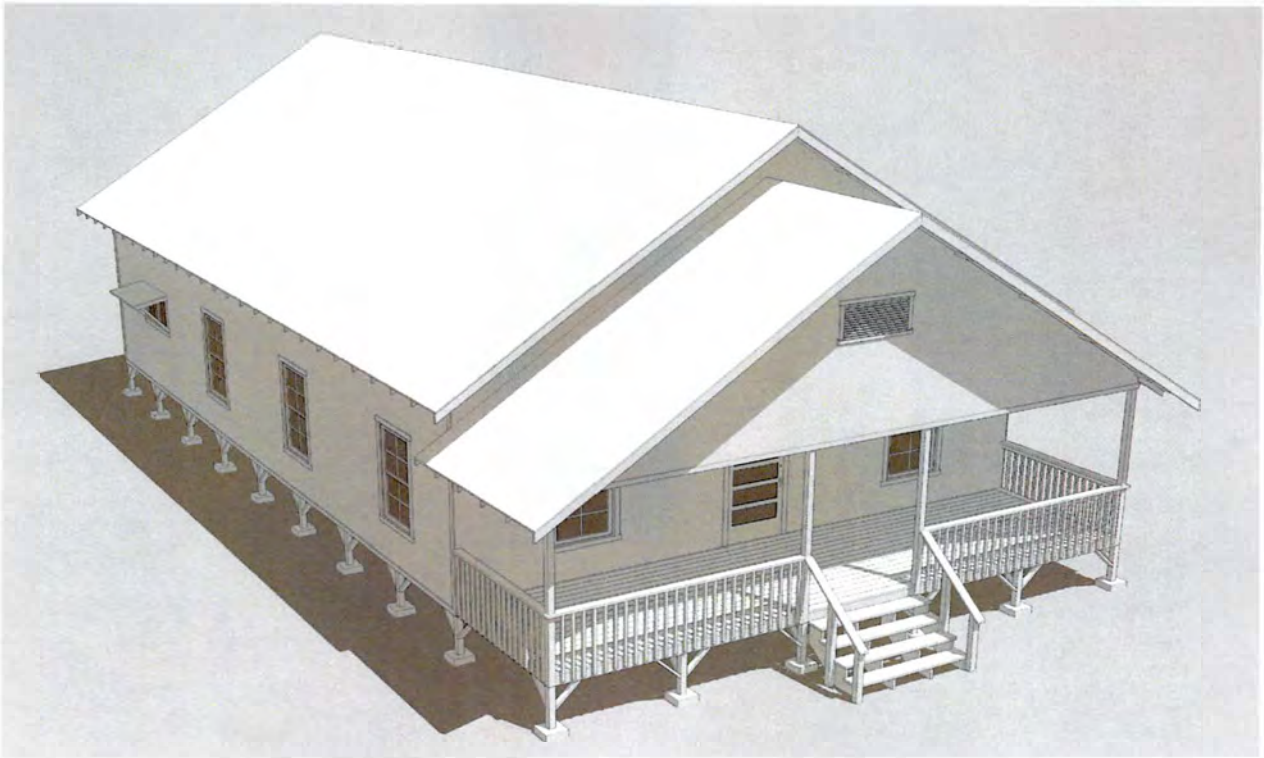
2. Roof Material Type

i. The Numila Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Numila Cottage roof types shall be Gable, Hip, or Dutch-Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.020 Luna Cottage I



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage I: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type found in House #164, 165, and 166, which housed skilled labor and supervisors or "luna".

B. Building Size and Massing

1. Massing

i. A Luna Cottage I shall have 1 main body section.
ii. No more than 1 main body is permissible for each Luna Cottage I.
iii. Wings are prohibited on the Luna Cottage I.

2. Main Body

i. The minimum width of the main body shall be 24 feet and a maximum of 30 feet.
ii. The minimum depth of the main body shall be 34 feet and a maximum of 48 feet maximum.

C. Building Frontages

i. A Luna Cottage I shall have at least 1 frontage type. The permissible frontage type is Lānai, Projecting.

D. Building Rear Exit

i. A Luna Cottage I may have a Rear Exit. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other rearage types are prohibited.

E. Pedestrian Access

i. The main entrance shall be located in the front of the Luna Cottage I.

F. Foundation

i. The Luna Cottage I shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

2.2.020 Luna Cottage I

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Luna Cottage I shall have a maximum height limit of 12 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Luna Cottage I roof pitch ratios shall be set at 8:12.

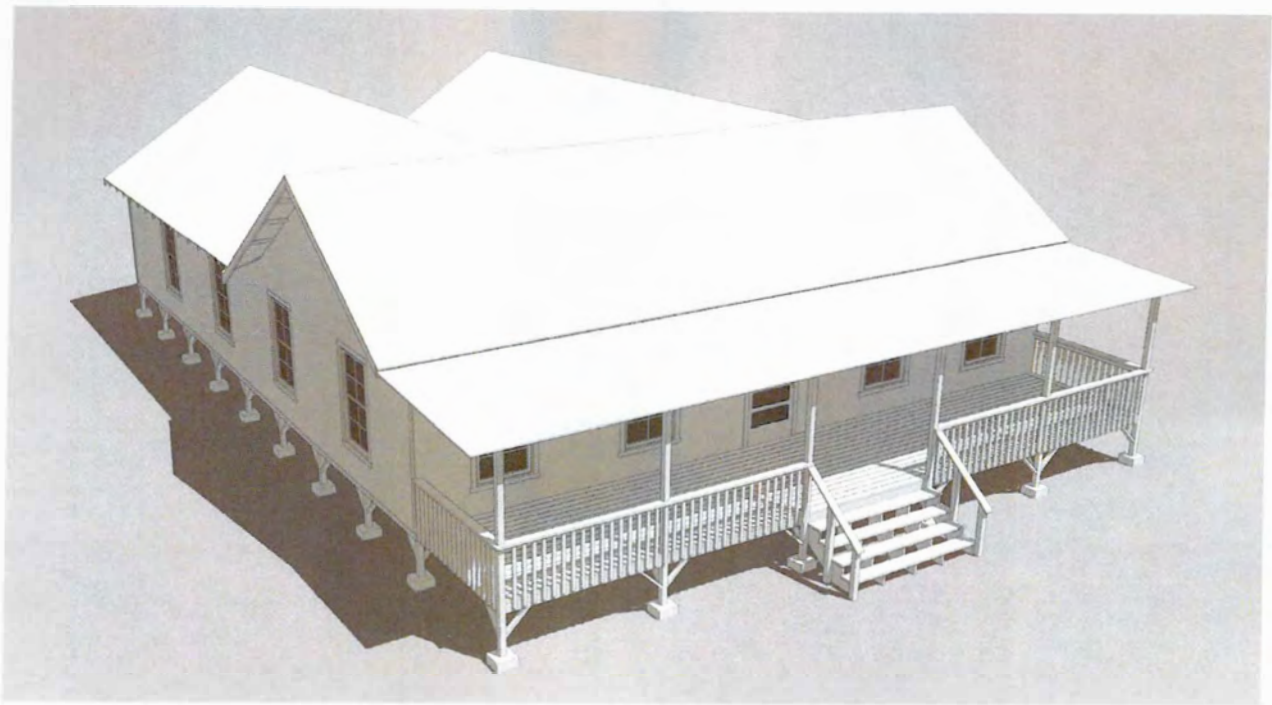
2. Roof Material Type

i. The Numila Cottage shall be corrugated metal.

3. Miscellaneous

i. The Luna Cottage I roof type shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.030 Luna Cottage II



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage II: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type in House #152, which housed skilled labor and supervisors or "luna".

B. Building Size and Massing

1. Massing

i. A Luna Cottage II shall have 1 main body section.
ii. No more than 1 main body is permissible for each Luna Cottage II.
iii. A Luna Cottage II may have multiple wings attached to the main body.
iv. The wing shall be attached to the rear of the main body.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be a maximum of 40 feet.
ii. The depth of the main body shall be a maximum of 20 feet.

3. Wing(s)

i. The width of the wings shall be a maximum of 20 feet.
ii. The depth of the wings shall shall be a maximum of 30 feet

C. Building Frontages

i. A Luna Cottage II shall have at least one frontage type. The permissible frontage type is Lānai, Projecting.
ii. The frontage shall span the entire width of the main body.

D. Building Rear Exit

i. A Luna Cottage II may have a Rear Exit type. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other Rear Exit types are prohibited.

2.2.030 Luna Cottage II

E. Pedestrian Access

i. The main entrance location shall be located in the front of the Luna Cottage II.

F. Foundation

i. The Luna Cottage II shall have a post-on-pier foundations that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Luna Cottage II shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Luna Cottage II roof pitch ratios shall be set at 8:12.

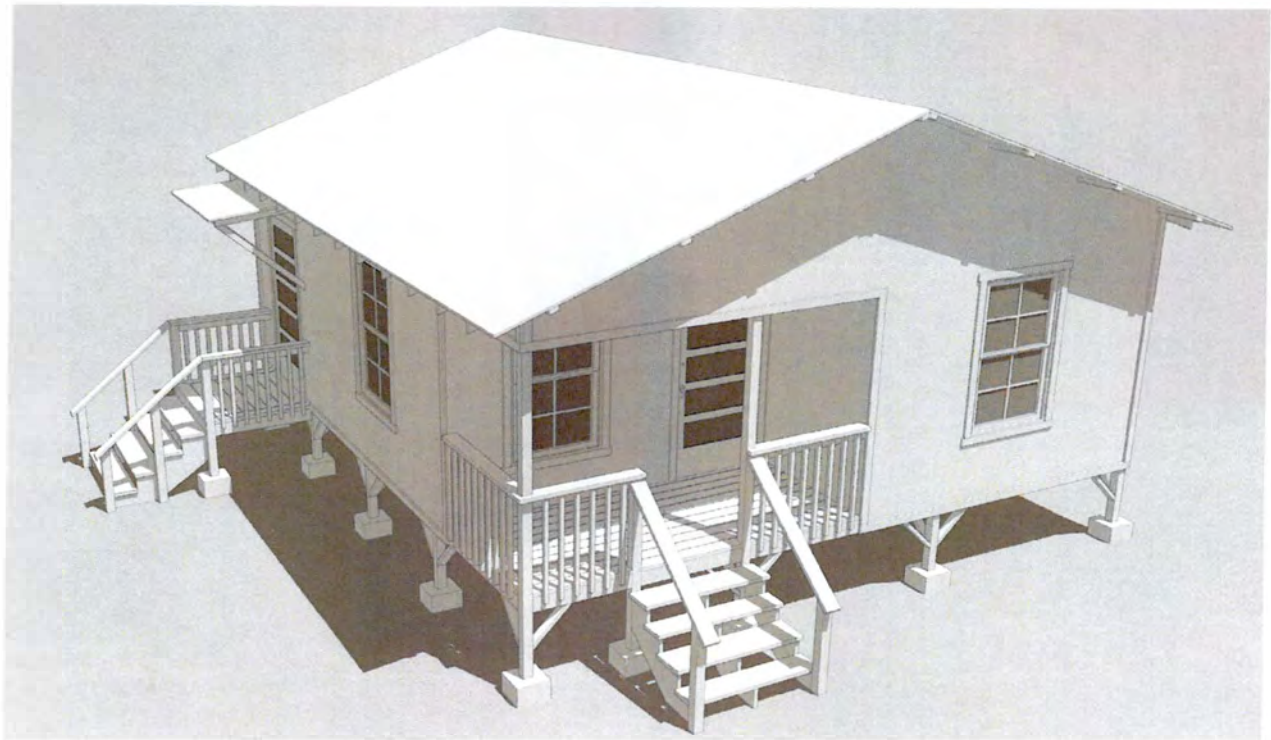
2. Roof Material Type

i. The Luna Cottage II roof materials shall be corrugated metal.

3. Miscellaneous

i. The Luna Cottage II roof type shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the 1920 Hawaiian Sugar Planters' Association (HSPA) Plans for a single-family cottage, which served as the standard floor plan for plantation housing during that time. Some of the homes that were in Camp 9-B generally followed the HSPA 1920 floor plan and were intended for housing field laborers.

B. Building Size and Massing

1. Massing

i. A HSPA Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each HSPA Cottage.

2. Main Body

i. The width of the main body shall be 22 feet.
ii. The depth of the main body shall be 24 feet.

C. Building Frontages

i. A HSPA Cottage shall have at least 1 frontage type.
ii. The permissible frontage type is: Lānai, Engaged. All other frontage types are prohibited.

D. Building Rear Exit

i. A HSPA Cottage may have the Stoop Rear Exit type.

E. Pedestrian Access

i. The main entrance location shall be located in the front of the HSPA Cottage.

2.2.040 HSPA

F. Foundation

i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The HSPA Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

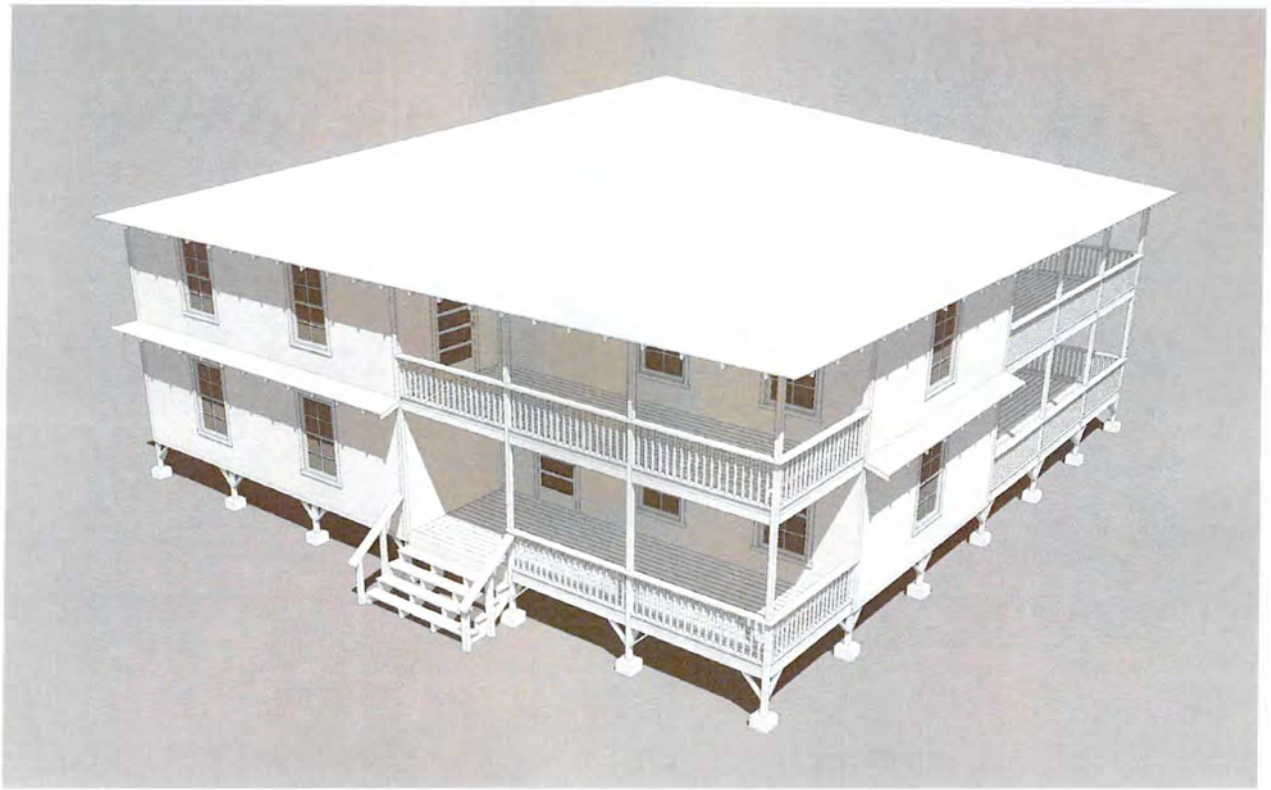
2. Roof Material Type

i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The HSPA Cottage roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.050 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarilty single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

i. A Duplex shall have one main body.
ii. No more than one main body is permissible for each Duplex.
iii. A Duplex may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 15 feet maximum.
ii. The depth of the wing shall be no more than 20 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Duplex.
ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

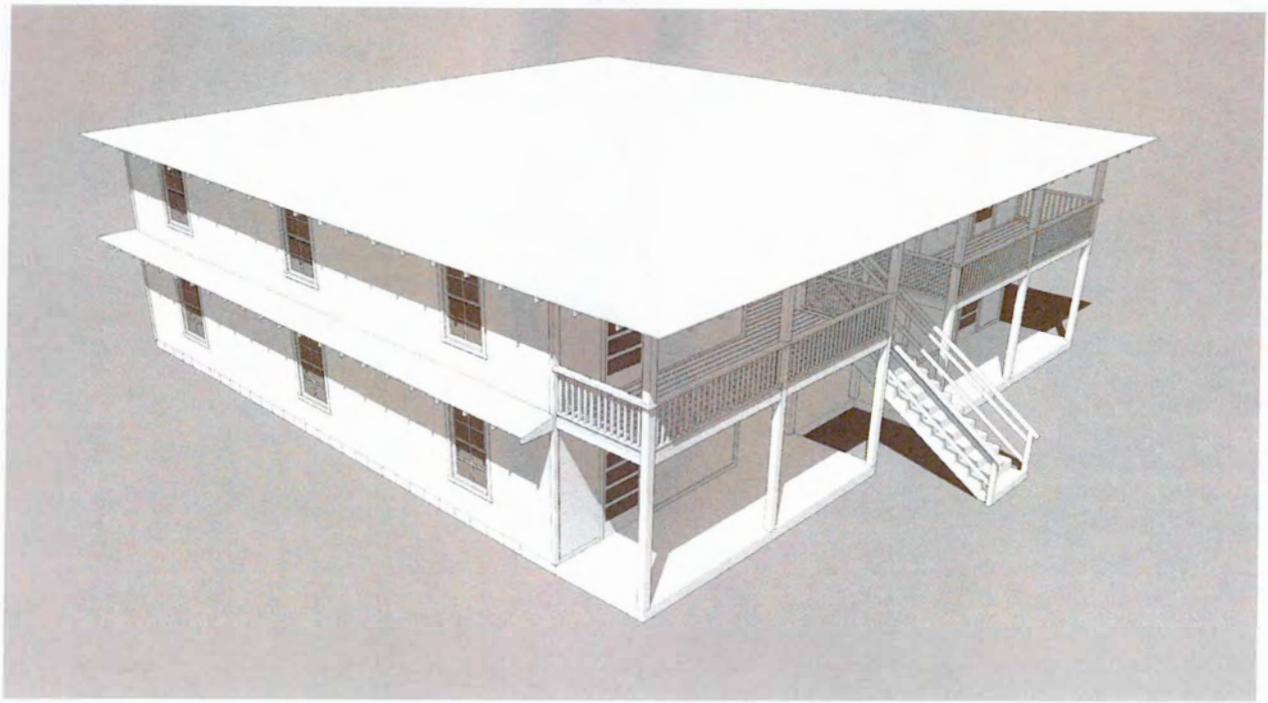
H. Height

i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Duplex shall not be greater than two stories in height.

I. Roof

i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

i. The minimum number of units in a Multiplex Small building is three.
ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

i. A Multiplex Small building shall have one main body.
ii. No more than one main body is permissible for each Multiplex Small building.
iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 24 feet maximum.
ii. The depth of the wing shall be no more than 24 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small

E. Fenestration

i. All windows shall be single or double hung.

F. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

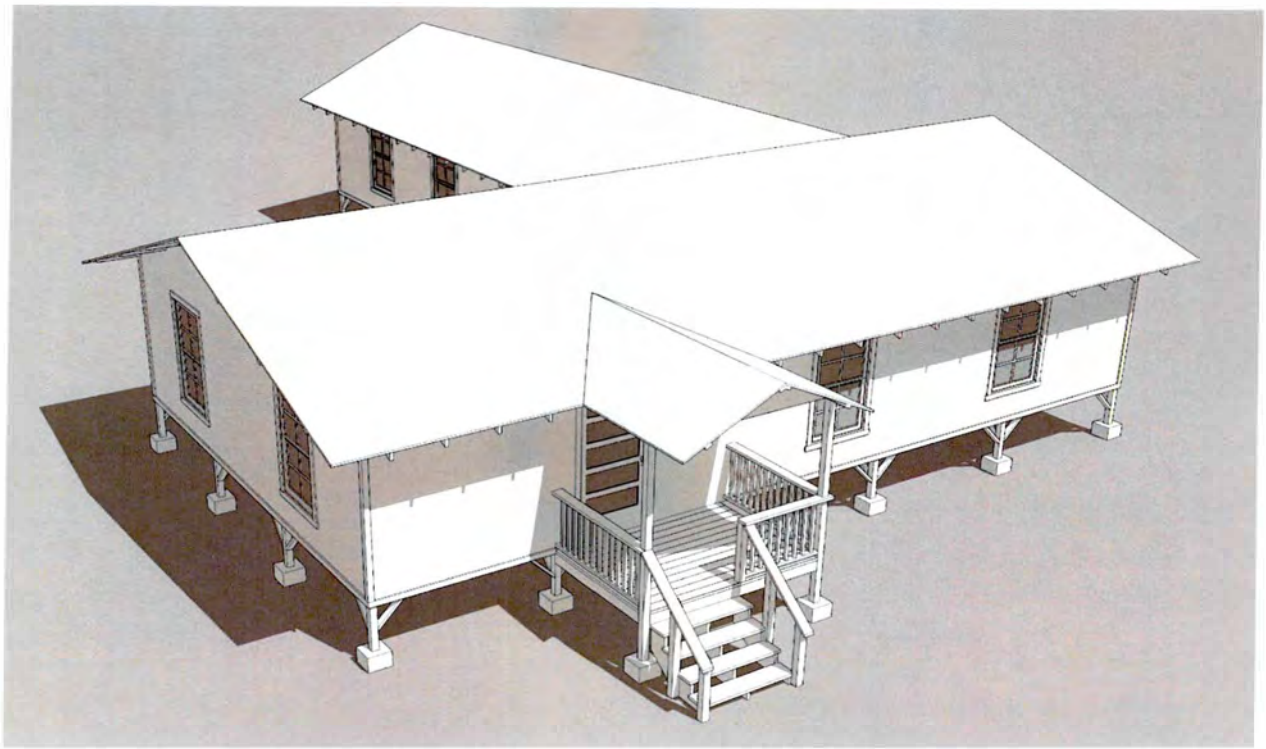
G. Height

i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

i. A Dormitory shall have one main body.
ii. No more than one main body is permissible for each Dormitory building type.
iii. A Dormitory may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

2. Main Body

i. The width of the main body shall not be greater than 62 feet.
ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

i. The width of the wing shall not be greater than 26 feet.
ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

i. The Dormitory shall have a Lāna'i, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.070 Dormitory

H. Height

i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.

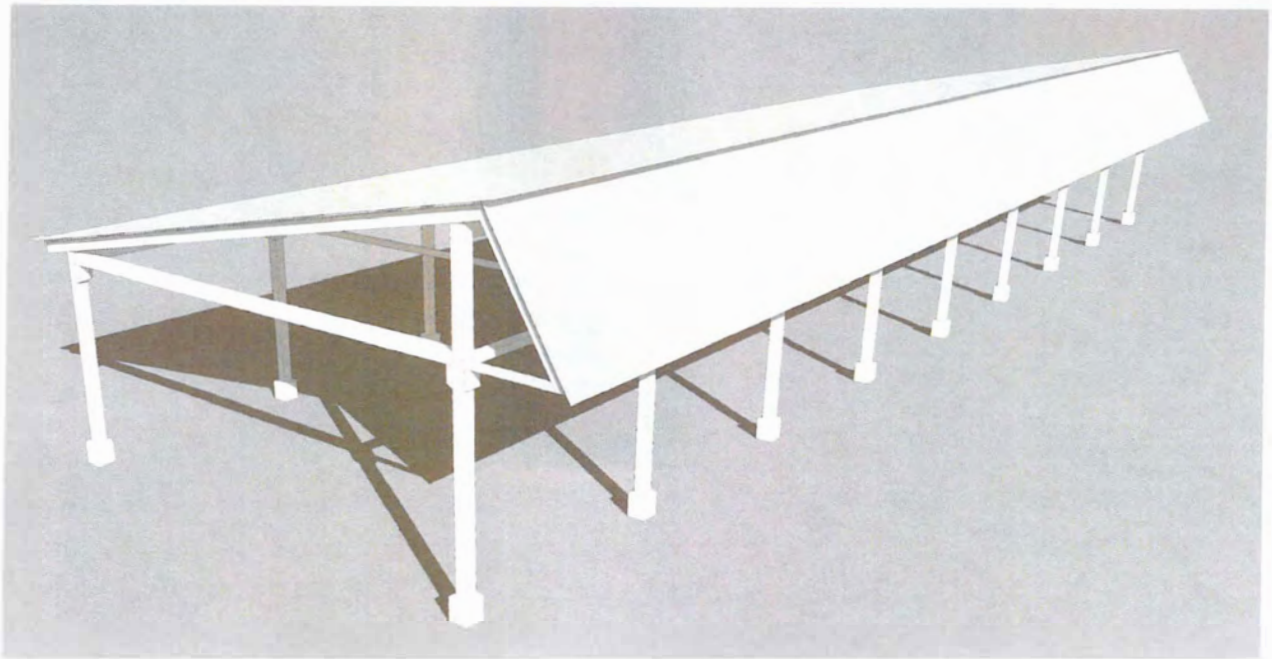
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.

iii. The Dormitory shall not be greater than one story in height.

I. Roof

i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.



B. Building Size and Massing

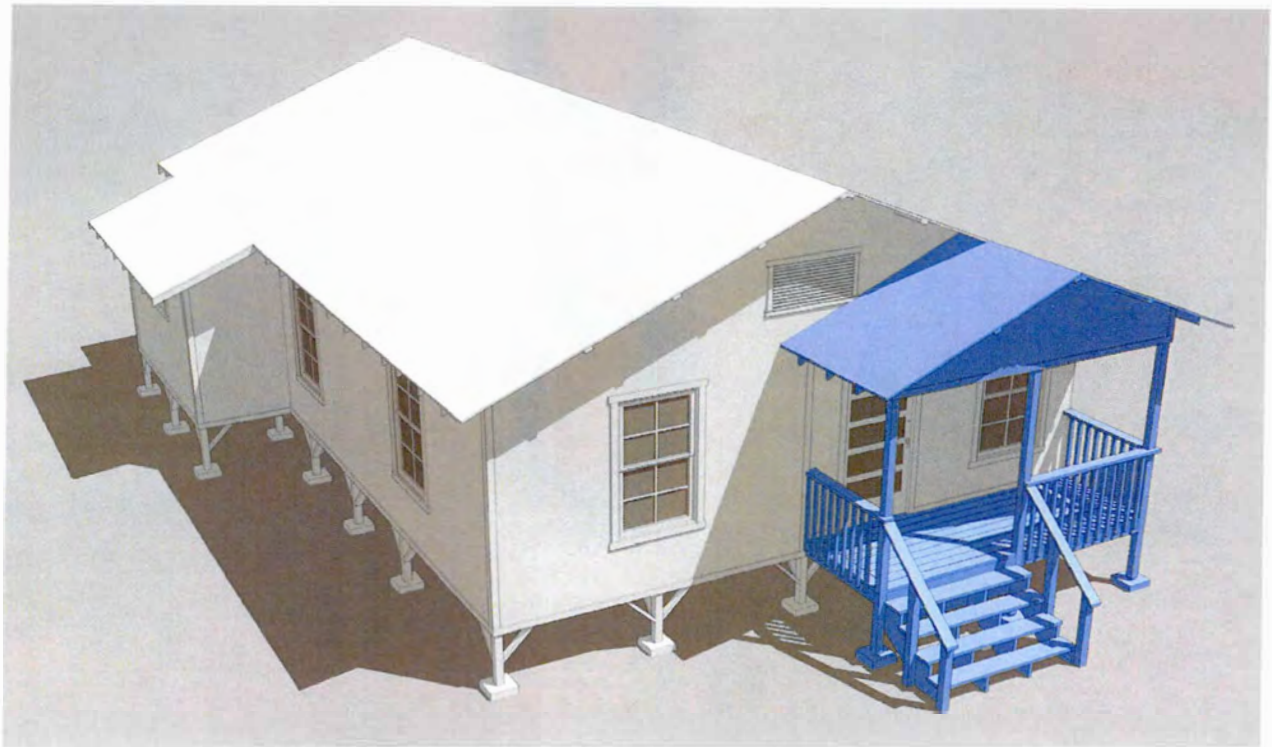
1. Massing

i. A Community Parking Facility shall have 1 main body section.
ii. No more than 1 main body is permissible for each Community Parking Facility (BFG).
iii. The Main body shall not exceed 120 ft in width and 30 feet deep.
iv. The maximum height shall be no more than 20 ft.

Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Numila Camp Building Type Frontages		37-40
2.3.010	Lānai, Projecting	37
2.3.020	Lānai, Engaged	38
2.3.030	Lānai, Hybrid	39
2.3.040	Stoop	40

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

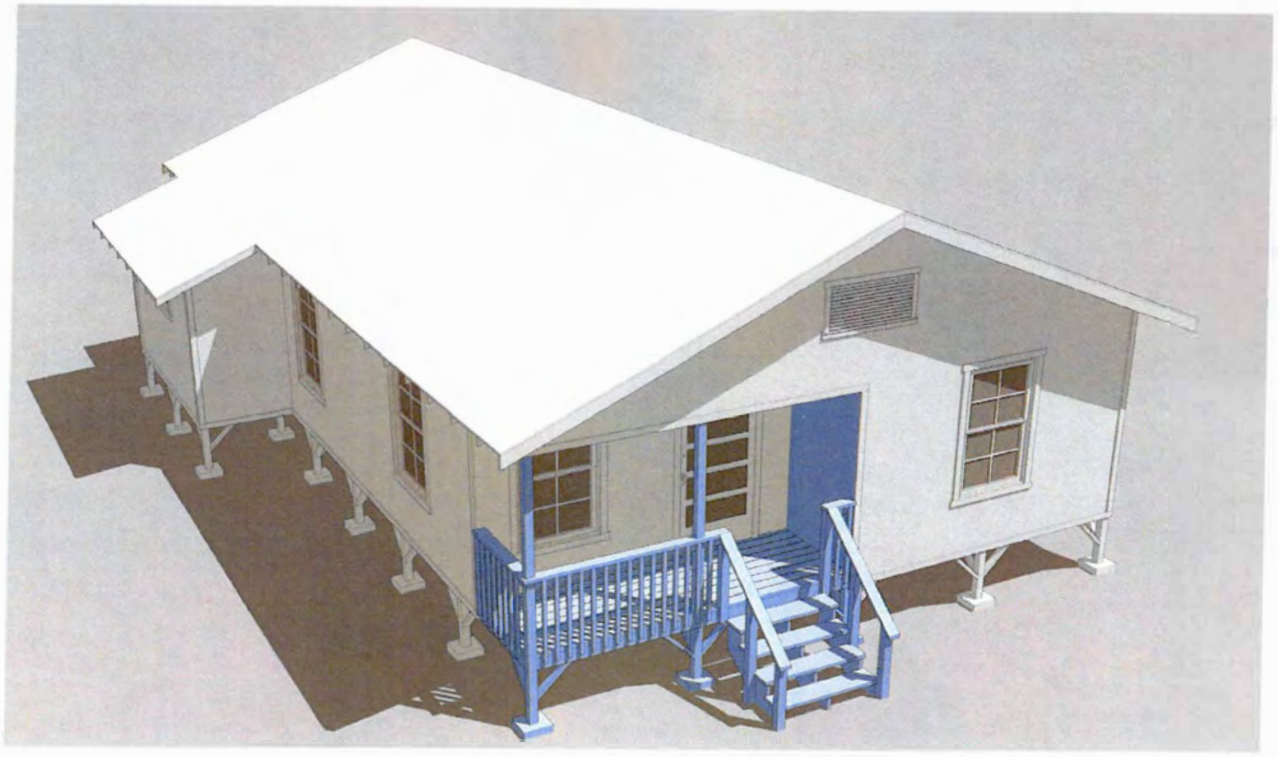
B. Location

i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be no greater than the width of the front of the main body.
ii. The depth of the frontage shall be a maximum of 8 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet.

2.3.020 Lānai, Engaged



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building while the other two sides are open.

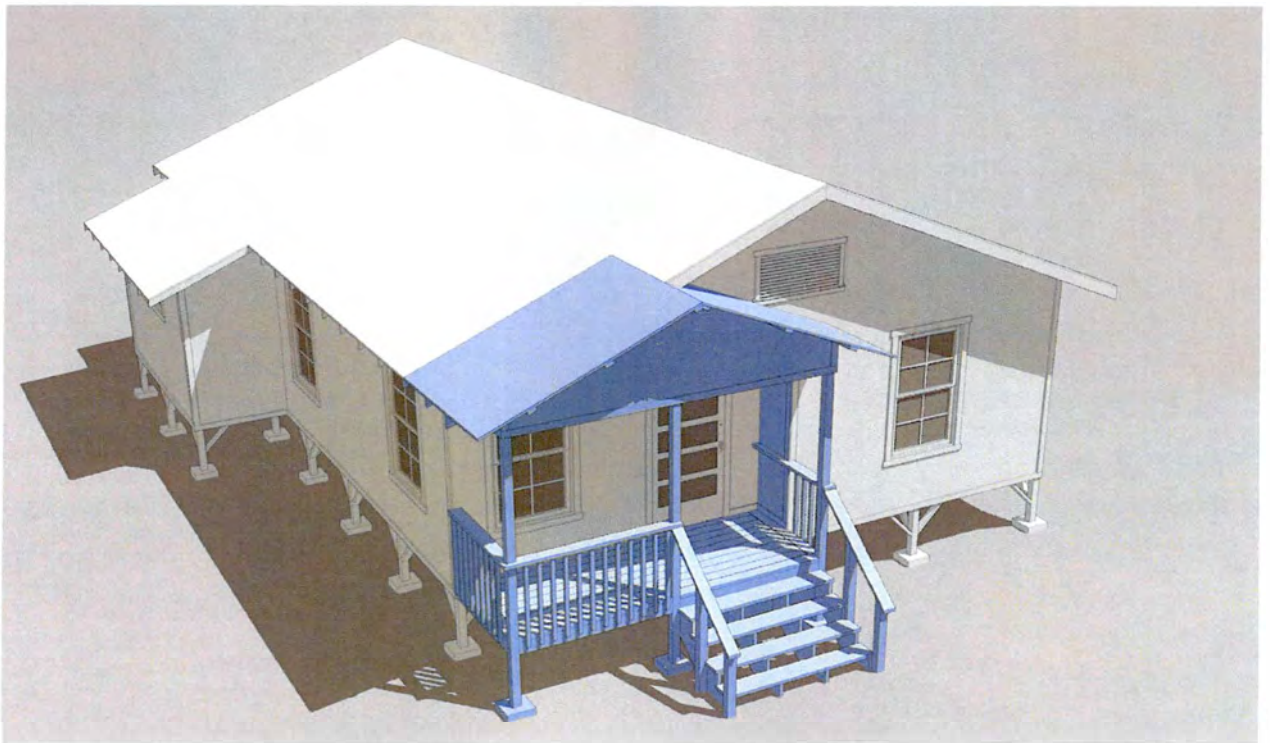
B. Location

i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be half the width of the building's front wall.
ii. The depth of the Lānai, Engaged shall be 5 feet, excluding the stairs.
iii. The height of the Lānai, Engaged shall be a minimum of 8 feet.

2.3.030 Lānai, Hybrid



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Hybrid: The main façade of the building has a small to medium setback from the thoroughfare. The Lānai, Hybrid has a portion of space where two adjacent sides are engaged to the building while the other two sides are open, and the other portion of the space is open on 3 sides. It's architecturally non-binary.

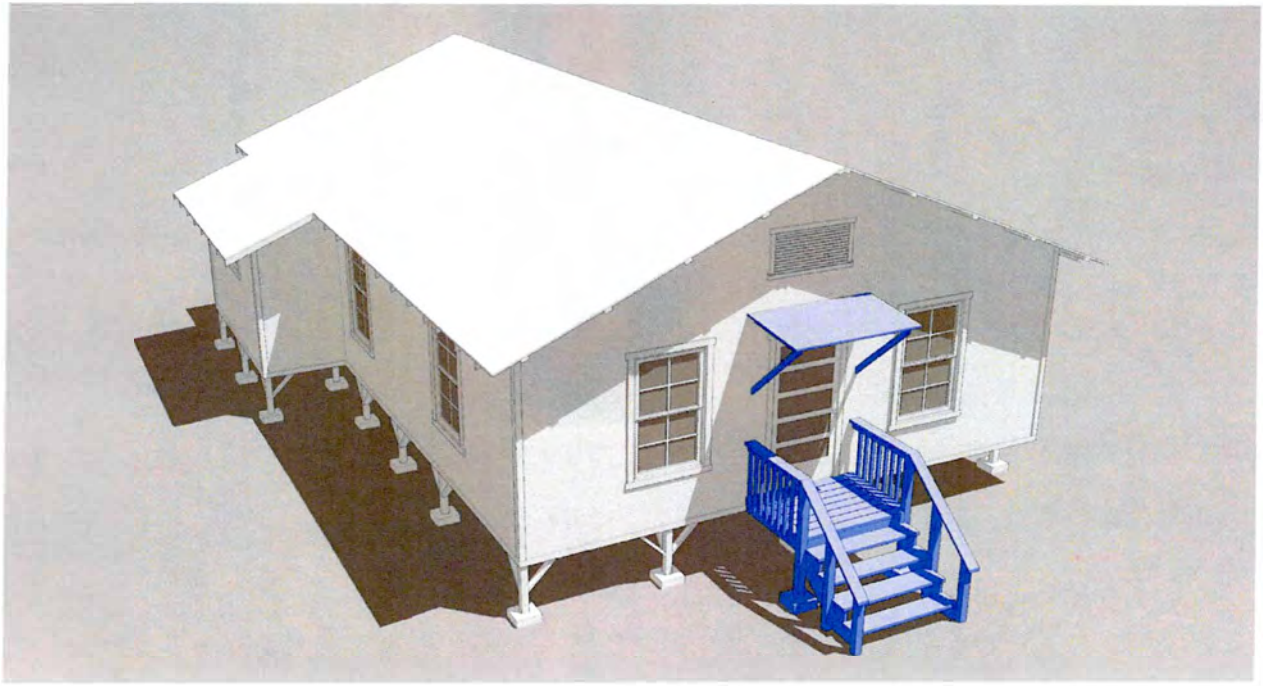
B. Location

i. The Lānai, Hybrid shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be half the width of the building's front wall.
ii. The depth of the Lānai, Hybrid shall be 5 feet, excluding the stairs
iii. The height of the Lānai, Hybrid shall be a minimum of 8 feet.

2.3.040 Stoop



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

i. The Stoop shall be located on the front of the building facing the thoroughfare.

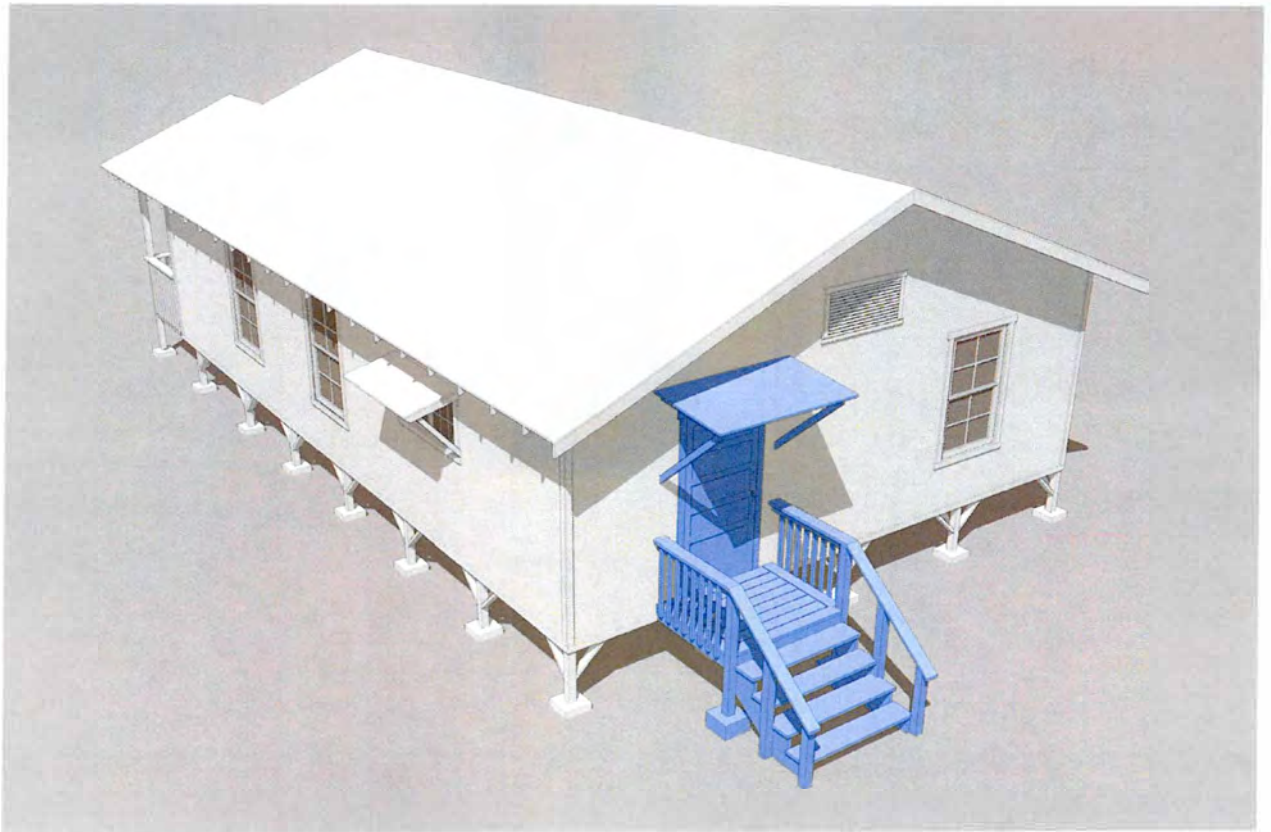
C. Size

i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 2: Transect Descriptions and Building Types, Rear Exit

Sub-Article 2.4:	Numila Camp Building Type Rear Exit	42-44
2.4.010	Rear Exit, Stoop	42
2.4.020	Rear Exit, Engaged	43
2.4.030	Rear Exit, Enclosed	44

2.4.010 Rear Exit, Stoop



General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

A. Description

Rear Exit, Stoop: Provides access to rear accessory structures and spaces. A Rear Exit stoop is a rear entrance that may have a small series of steps and a small platform.

B. Size

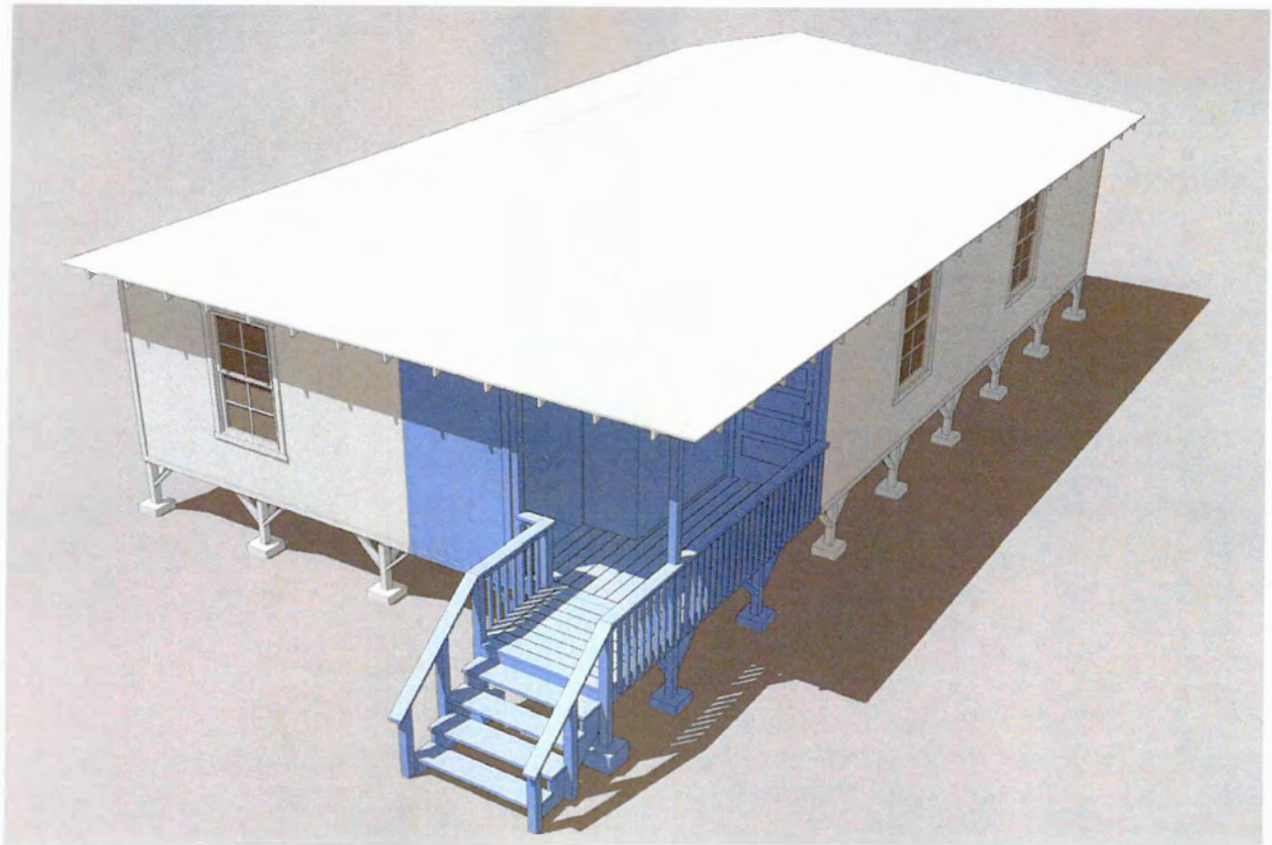
i. The width of the Rear Exit, Stoop shall be 8 feet maximum.

ii. The depth of the Rear Exit, Stoop shall be 8 feet maximum, excluding the stairs.

C. Miscellaneous

i. Stoops must have a roof.

2.4.020 Rear Exit, Engaged



General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

A. Description

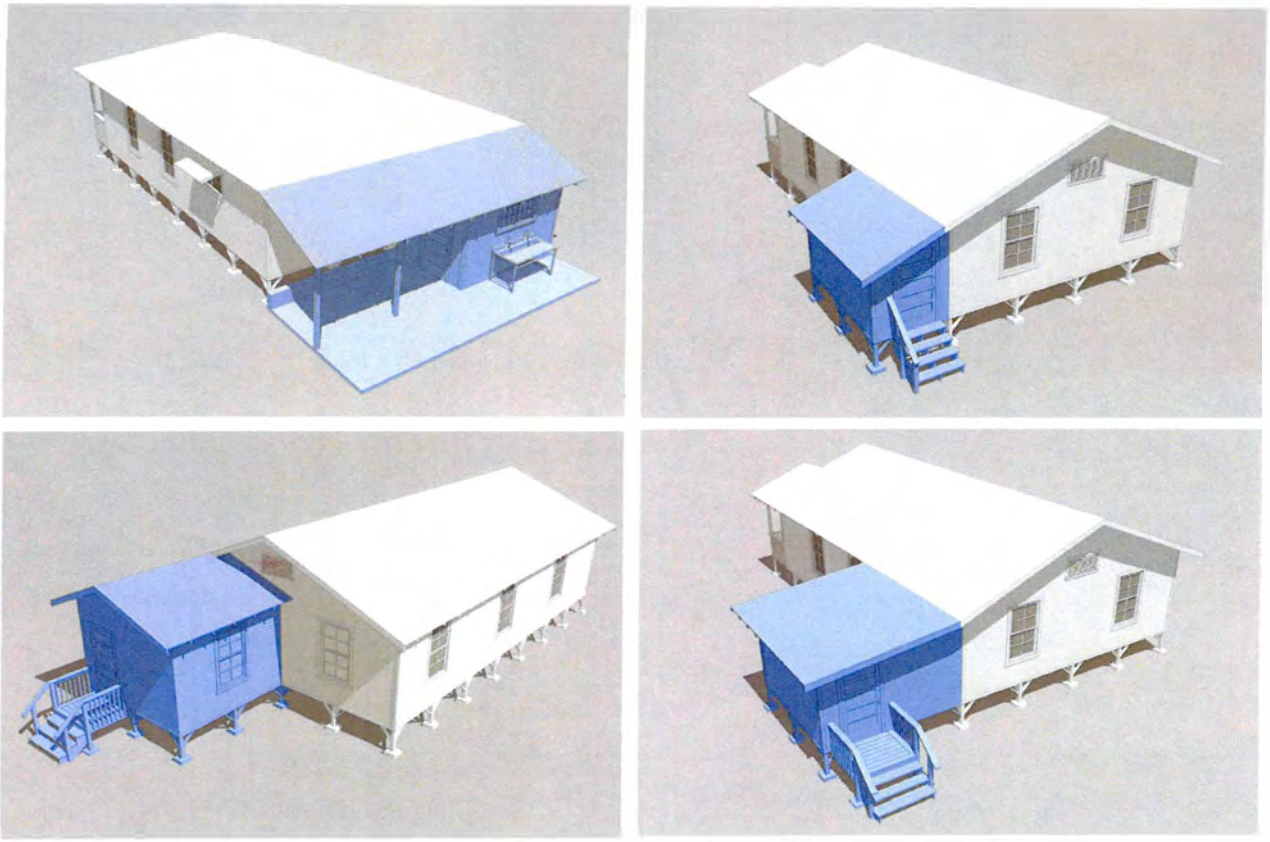
Rear Exit, Engaged: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate utilities including a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Engaged has two adjacent sides on the rear of the building that are engaged to the building while the other 2 sides are open.

B. Size

i. The width of the Rear Exit, Engaged shall be no greater than the width of the rear of the building.

ii. The depth of the Rear Exit, Engaged shall be 12 feet maximum, excluding the stairs.

2.4.030 Rear Exit, Enclosed



General note: the illustrations above are intended to provide a brief overview of the Rear Exit, type and is descriptive in nature.

A. Description

Rear Exit, Enclosed: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate space for utilities such as a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Enclosed is attached to the rear or in line with the rear of the structure. It is enclosed on at least 3 sides and has a rear entry.

B. Size

i. The width of the Rear Exit, Enclosed shall be no greater than the width of the rear of the building.

ii. The depth of the Rear Exit, Enclosed shall be 12 feet maximum, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**46**
3.1.010	Purpose	46
3.1.020	Applicability	46
3.1.030	Standards	46
Sub-Article 3.2: Civic Space Standards		**47-50**
3.2.010	Purpose	47
3.2.020	Standards	47
3.2.030	Civic Spaces	47-48
3.2.040	Civic Space Type Standards	49-50

Sub-Article 3.1: Thoroughfare Standards

3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.

3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.

3.1.030 **Standards:**

A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.

B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:

1. The thoroughfare is 18 to 20 ft. in width;

2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;

3. On street parking is prohibited;

4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.

5. The shared parking facility has at least one parking stall for each of the associated residences it services.

6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.

3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.

3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.

B. Size. The overall range of allowed sizes of the civic space.

C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.

1. Building. Civic spaces that are listed as having a "Building" Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.

2. Independent. Civic spaces that are listed as having an "Independent" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.

D. Disposition of Elements. The placement of objects within the civic space.

1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.

2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.

3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.

Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;

B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;

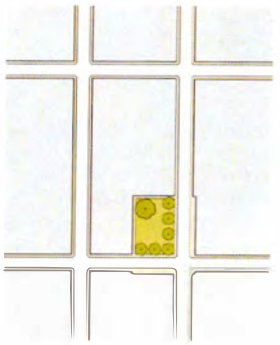
C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or

D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

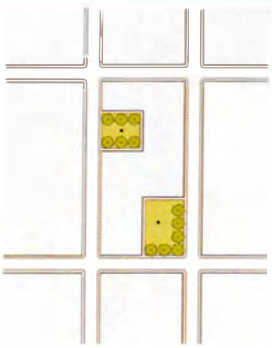
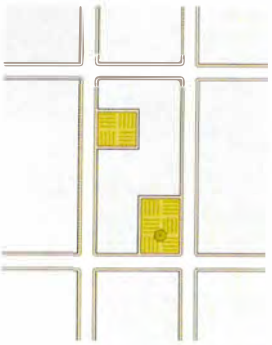
The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards

Civic Space Type	Special Use Park	Overlook Park	Pocket Park
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**52-53**
4.1.010	Purpose	52
4.1.020	Applicability	52
4.1.030	Review Authority	52
4.1.040	Concurrent Processing	53
4.1.050	Rules of Interpretation	53
Sub-Article 4.2: Permits and Approvals		**54-55**
4.2.010	Zoning Permits	54
4.2.020	Use Permits	55
4.2.030	Variance	55
4.2.040	Minor Modifications	55
Sub-Article 5.3: Administration and Enforcement		**56**
4.3.010	Amendments	56
4.3.020	Non-Conforming Provisions	56
4.3.030	Appeals	56
4.3.040	Fee Exemptions	56
4.3.050	Enforcement	56

Sub-Article 4.1: Purpose and Applicability

4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.

4.1.020 **Applicability:**

A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Numila Transect Map).

B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua'i County Code 1987, as amended.

C. In case of conflict between any provision of this Code, Kaua'i County Code Chapter 8 (Comprehensive Zoning Ordinance) ("CZO"), and any other Kaua'i County Code, rule, or regulation conflict, this Code shall apply.

Review Authority:

4.1.030

A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.

B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority)).

4.1.050 **Rules of Interpretation:**

A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.

B. Language.

1. The words "shall," "must," "will," "is to," and "are to" are always mandatory:
2. "Should is not mandatory but is strongly recommended; and "may" is permissive;
3. The present tense includes the past and future tenses; and the future tense includes the present;
4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
5. The words "includes" and "including" shall mean "including but not limited to".
6. "Applicant" means an owner or any person who has full written authorization of the owner.
7. "Owner" means the holders of equitable and legal title of land in fee simple.
8. When used in this Code, the terms "Code," "this Code," or "Form-Based Code" means the West Kaua'i Form-Based Code

C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.

D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 **Zoning Permits:**

A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.

B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).

C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).

D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:

1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:

    a. For non-residential or mixed-use projects that are generally permitted; or

    b. For residential projects, the project consists of no more than one (1) dwelling unit.

2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.

3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:

    a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or

    b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

    a. For non-residential or mixed-use projects that require a use permit; or

    b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or

    c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars ($500.00), whichever is greater.

4.2.020 Use Permits:

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 Variance:

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 Minor Modifications:

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 **Non-Conforming Provisions:**

Nothing in the Numila Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transact beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Numila Form-Based Code.

4.3.030 **Appeals:**

A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.

B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.

C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 **Fee Exemptions:**

A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 **Enforcement:**

A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**58-59**
5.1.010	Definitions	58-59

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gablet/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Rear Exit – Doorway situated on the Rear of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 "West Kaua'i Regional Map Showing Town Plan Areas".



FIGURE 12 | Regional Town Plan Map

“EXHIBIT C”

(Proposed State Land Use District Amendment A-2025-2)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I

(County of Kaua'i Planning Department, Applicant) (A-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 2-2-001:001 from Agricultural to Urban.

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Wahiawa, Kaua'i, identified as TMK (4) 2-2-001:001, as shown on the attached map as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (A) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in Exhibit A.

2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.

3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

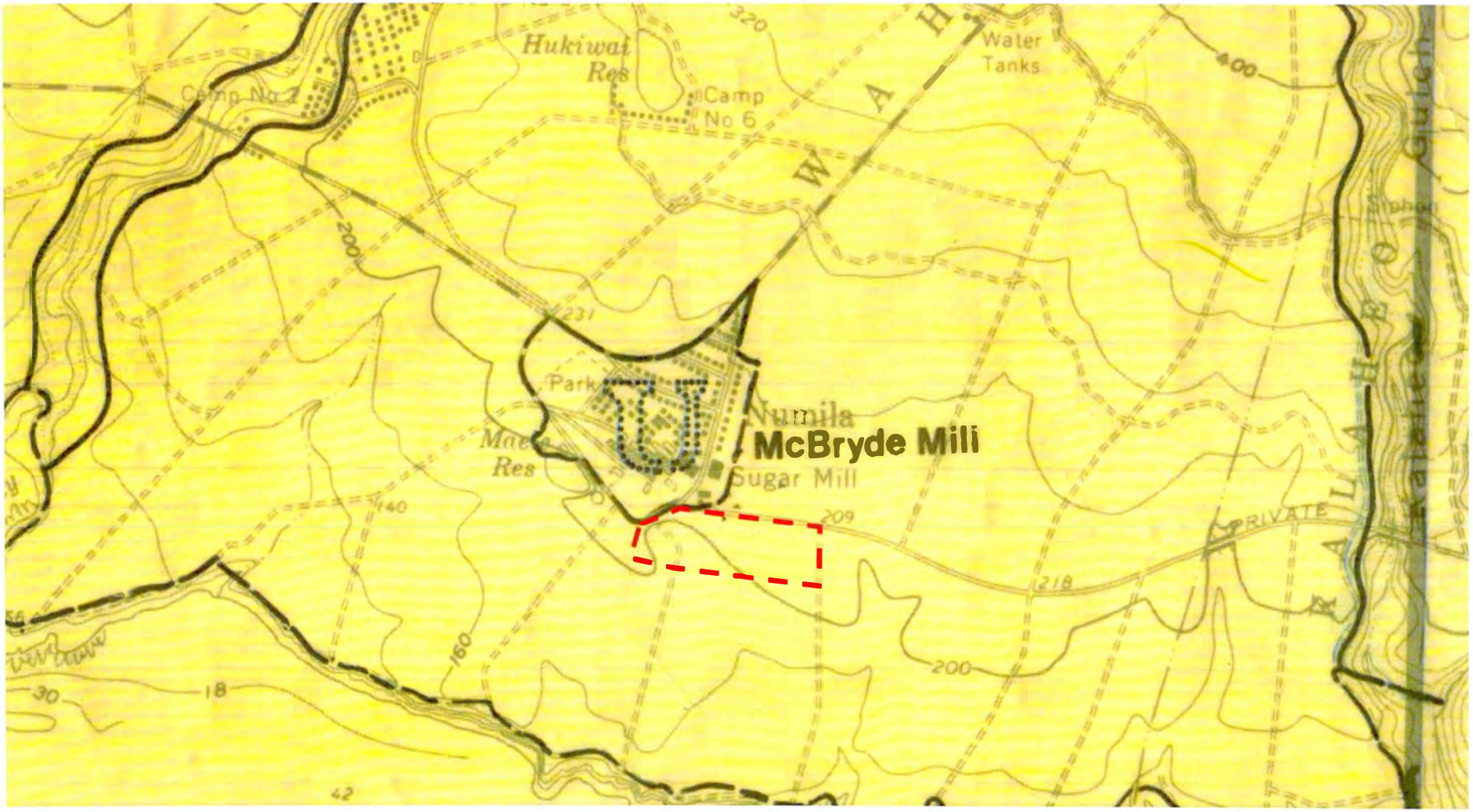
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Wahiawa, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

“EXHIBIT D”

(Proposed Zoning Amendment ZA-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO ZONING BOUNDARIES IN WAHIAWA, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 2-2-001:001, from "Agricultural" (Ag) to "Residential-1" (R-1).

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes the opportunity to "ensure redevelopment and renovation projects reflect the historic character of Numila."

The Council finds that TMK (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds the Numila Camp amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

SECTION 3. The Comprehensive Zoning Ordinance (CZO) is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A of this Ordinance which are attached hereto and incorporated by reference, subject to the following conditions:

1. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

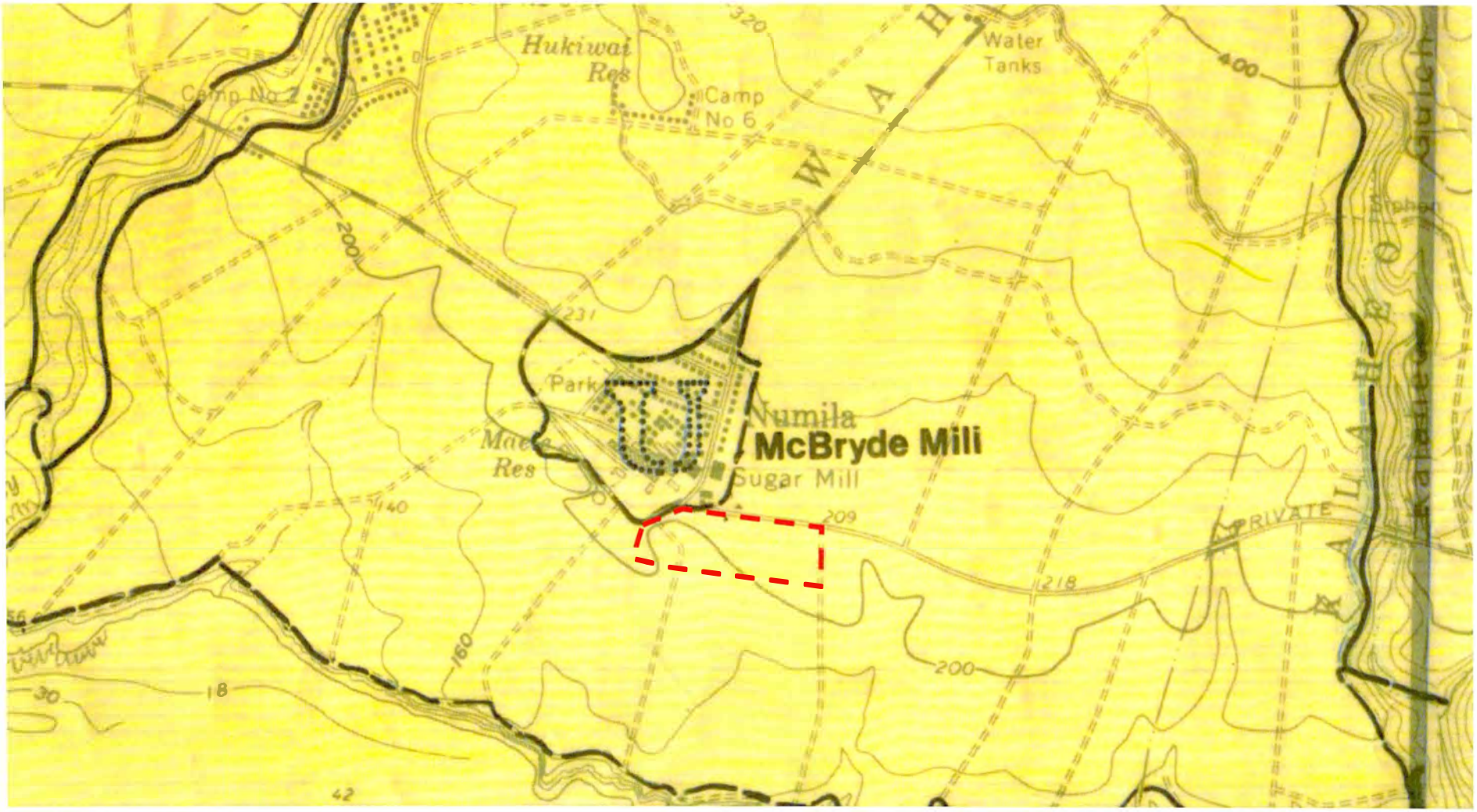
SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by:

Exhibit A



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Residential-1 (R-1)

Wahiawa, Kaua'i, Hawai'i

Agricultural (AG) to Residential-1 (R-1) District Boundary Update

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

TRANSMITTAL OF AGENCY COMMENTS TO PLANNING COMMISSION

DATE: April 1, 2025

PERMIT NUMBER(S): A-2025-2

APPLICANT(S): KAUAI PLANNING DEPARTMENT

Attached for the Planning Commission's reference are agency comments for the permit referenced above.

4444 Rice Street, Suite A473 • Līhu'e, Hawai'i 96766 • (808) 241-4050 (b) • (808) 241-6699 (f)
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APR 08 2025

MAR 11 '25 PM3:18
PLANNING DEPT

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/11/2025

SUBJECT: State Land Use District Boundary Amendment A-2025-2

Tax Map Key: 220010010000
Applicant: Planning Department
State Land Use District Boundary Amendment from the Agricultural District to the Urban District

TO:

- [ ] State Department of Transportation - STP
- [x] State DOT - Highways, Kauai (info only)
- [ ] State DOT - Airports, Kauai (info only)
- [ ] State DOT - Harbors, Kauai (info only)
- [x] State Department of Health
- [ ] State Department of Agriculture
- [ ] State Office of Planning
- [ ] State Dept. of Bus. & Econ. Dev. Tourism
- [ ] State Land Use Commission
- [x] State Historic Preservation Division
- [ ] State DLNR - Land Management
- [ ] State DLNR - Forestry & Wildlife
- [ ] State DLNR - Aquatic Resources
- [ ] State DLNR - Conservation & Coastal Lands
- [ ] Office of Hawaiian Affairs
- [x] County DPW - Engineering
- [ ] County DPW - Wastewater
- [ ] County DPW - Building
- [ ] County DPW - Solid Waste
- [ ] County Department of Parks & Recreation
- [x] County Fire Department
- [x] County Housing Agency
- [ ] County Economic Development
- [x] County Water Department
- [ ] County Civil Defense
- [x] County Transportation Agency
- [ ] KHPRC
- [ ] U.S. Postal Department
- [ ] UH Sea Grant
- [ ] Other:

FOR YOUR COMMENTS (pertaining to your department)

3.10.2025

NO COMMENT.



RECEIVED

FEB 11 2025

County of Kauai
Transportation Agency

This matter is scheduled for a public hearing before the County of Kauai Planning Commission on 3/11/2025 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, at 9:00 am or soon thereafter. If we do not receive your agency comments within one (1) month from the date of this request, we will assume that there are no objections to this permit request. Mahalo!

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of multiple bills amending Chapter 8 of the Kaua'i County Code 1987, as amended, regarding the Comprehensive Zoning Ordinance (CZO), the Kaua'i Kākou – Kaua'i County General Plan, the State Land Use District, and the West Kaua'i Community Plan.
Permit Application Nos.	Zoning Amendment ZA-2025-3 Zoning Amendment ZA-2025-4 General Plan Amendment GPA-2025-2 State Land Use Amendment A-2025-2
Name of Applicant(s)	COUNTY OF KAUA'I, PLANNING DEPARTMENT

II. PERMIT INFORMATION

AMENDMENTS	
☒ **Zoning Amendment**	Pursuant to KCC Section 8-3.4(a), as amended, a Zoning Amendment is necessary when changing the boundaries of districts or by changing text whenever the public necessity and convenience and the general welfare require an amendment.
☒ **General Plan Amendment**	Pursuant to KCC Section 7-3.1, as amended, the General Plan of the County of Kaua'i may be amended by ordinance, in accordance with the Charter. An amendment may change provisions of this ordinance; text provisions or map designations of the General Plan document; or any of these in combination.
☒ **State Land Use District Amendment**	Pursuant to KCC Section 11-1, as amended, a State Land Use District Boundary Amendment Ordinance, organized as a Zoning Amendment, is required to reclassify a State Land Use District designation.

III. LEGAL REQUIREMENTS

KCC Section 8-3.4	
Public Hearing Date:	March 11, 2025
Date of Publication:	February 7, 2025
Date of Director's Report:	February 26, 2025

K.1.
K.2.
K.3.
K.4.
APR 08 2025

F.4.a.1.
F.4.b.1.
F.4.c.1.
F.4.d.1.
X
March 11, 2025

IV. DESCRIPTION OF PROPOSED BILLS

There are four separate amendments associated with the proposed Numila Camp area:

1. **General Plan Amendment (GPA-2025-2)** – Proposes to amend Figure 5-1 (Kaua'i Land Use Map) and Figure 5-2 (West Kaua'i Land Use Map) of the *Kaua'i Kakou – Kaua'i County General Plan* from Agriculture to Plantation Camp (Exhibit A).
2. **West Kaua'i Community Plan Amendment (ZA-2025-4)** – Proposes amendments to Chapter 10, Article 3 of the *Kaua'i County Code 1987, as amended*, related to the West Kaua'i Community Plan (Exhibit B). This includes:
    - Amending Section 10-3 to establish a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan.
    - Updating figure 12 of the West Kaua'i Community plan, Regional Town Plan Map to change the land use designation within the SPA-P boundaries from Agriculture to Plantation Camp.
3. **State Land Use District Amendment (A-2025-2)** – Proposes to change approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4)-2-2-001:001 from Agricultural to Urban (Exhibit C).
4. **Zoning Map Amendment (ZA-2025-3)** – Proposes to amend approximately 14.9 acres of Zoning Map ZM-200 to reflect zoning changes for TMK (4)-2-2-001:001 from Agricultural (Ag) to Residential-1 (R-1) (Exhibit D).

The proposed ordinances to amend County Zoning, the State Land Use District, the General Plan, and the West Kaua'i Community Plan aim to encourage redevelopment within the existing Numila Camp while allowing for new growth in an adjacent area that maintains and enhances its distinct form and character.

V. APPLICANT'S REASONS/JUSTIFICATION

The Numila Plantation Camp Form-Based Code (FBC) guides development in alignment with the West Kaua'i Community Plan and the County of Kaua'i General Plan. This FBC establishes a regulatory framework to preserve the character of the existing plantation camps, including Numila Camp, while allowing for limited infill development and housing expansion. The Plantation Camps should remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity. The intent of the code would:

1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Numila's historic plantation camp.
2. Support and maintain affordable-by-design housing stock.
3. Encourage appropriately scaled infill development within or near the historic boundaries of the camps.

Form-Based Codes (FBC) are a development regime that encourages the development of communities with a focus on "building form and character" as opposed to development frameworks based on the separation of uses, regularly referred to as Euclidian zoning. FBCs have been adopted to serve a variety of purposes that can include historic preservation, economic development, sustainability, affordable housing, and general planning. FBC follows a natural to urban transect model, that progressively experience greater density in line with desired development outcomes. The model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). Kaua'i only experiences four transect types (T1-T4).

The development of FBCs included an intensive inventory process and an exercise to identify unique or historical characteristics that define the respective towns and villages. The Numila Plantation Camp transect is considered a special district due to the unique patterns which were identified. The transects within the Numila Camp are T3 Numila (T3N-PC), T3 Numila Flex (T3NF-PC), T3 Numila HSPA (T3NH-PC), and T3 Numila Luna (T3NL-PC). Each Plantation Camp transect type reinforces and/or maintains the historic patterns of the Numila Community. The Numila FBC incorporates detailed regulations specific to building types, street standards, and civic space that are sensitive to the surrounding local character. The regulations set forth in the Form-Base Code help to maintain the unique characteristics of Numila Camp.

Creating design standards specific to these areas ensures history and culture are a part of the future development. The Plantation Camp Form-Based Code includes elements such as roof pitches, siding materials, building massing, building types, frontages, setbacks, rear exists and wings, and are regulated to reinforce existing character and to create new, compatible neighborhoods in Numila Camp. For example, the building type regulations in T3 Numila (T3N-PC) capture the form and characteristics of the historical Numila cottages. Crafting regulations that require unique features such as single or double hung windows, 5:12 or 6:12 roof pitches, wood-based material, decorative vents, post and pier, and height of the wall ensures that new cottages or reconstructed cottages will maintain the same look and feel of the surrounding cottages.



Figure 1: Example of applying the T3 Numila (T3N-PC) regulations.



Figure 2, 3, 4: Pictures of Numila Camp Cottages.

Form-Based Code differs from the existing use-base code requirements in the Comprehensive Zoning Ordinance in that the primary emphasis is on building and streetscape "form", the importance of how the proposed development is integrated with the existing town character. This is a more comprehensive approach that includes the regulation of building types, street design, and civic space requirements. These standards are crafted to regulate the specific and desired qualities of areas identified through the inventory and data collection process.

The County of Kaua'i has adopted multiple Form-Based Codes tailored to preserve the unique and localized characteristics of South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camps. During the South Kaua'i and West Kaua'i Community planning efforts, the community sought to preserve and revitalize their town cores. Form-Base Codes were ideally suited to meet this community goal. Since the adoption of the South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camp Form-Based Code, the Planning Department and the respective communities have seen the value of this development approach.

Consistent with the West Kauai towns of Waimea, Kekaha, 'Ele'ele, and Hanapēpē, the Numila Camp supports unique town and village features that can benefit from the establishment of a Form-Based Code. The Numila Camp Form-Based Code is a tool that

seeks to maintain the existing character of the Numila Camp while simultaneously establishing design guidelines that inform buildout scenarios.

Implementing the Numila Form-Based Code requires several land use and zoning amendments to align with the intended development vision for the area. These changes will allow for the redevelopment of the historic Numila Camp footprint.

1. **General Plan Amendment (GPA-2025-2)** – The General Plan amendment updates the Kaua'i Land Use Map and West Kaua'i Land Use Map within the General Plan to reflect a change from Agriculture to Plantation Camp, aligning with the historic residential uses of the area and future vision for lands adjacent to the existing Numila camp. This designation supports the continued use and nominal expansion of the area for residential purposes.

2. **West Kaua'i Community Plan Amendment (ZA-2025-4)** – Updates to the West Kaua'i Community Plan ensure consistency between local planning documents and the Numila FBC. The amendment revises the **Regional Town Plan Map (Figure 12)** to change the land use designation within the **Special Planning Area – Plantation Camp (SPA-P)** from **Agriculture to Plantation Camp**, supporting the envisioned small-town character and historic Numila Camp development. The proposal also amends Section 10-3 to establish a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan.

3. **State Land Use District Amendment (A-2025-2)** – This amendment is needed to reclassify **14.9 acres** from **Agricultural to Urban**, allowing for residential development adjacent to the historic Numila Camp residential footprint to allow for a nominal expansion of the area for residential purposes while keeping within the form and character of the historic camp.

4. **Zoning Map Amendment (ZA-2025-3)** – This change updates the zoning from Agricultural (Ag) to Residential-1 (R-1) allowing for residential development within the historic Numila Camp area and adjacent lands.

VI. AGENCY COMMENTS

Comments from applicable government agencies are being sought and are expected at the time of the public hearing scheduled for March 11, 2025.

VII. PRELIMINARY EVALUATION

In evaluating the proposed zoning amendment, the following aspect should be taken into consideration:

1. Comprehensive Zoning Ordinance (CZO)

The proposed amendment is to be evaluated pursuant to Section 8-3.4(d) of the CZO, Kaua'i County Code (KCC), as amended. The section, reads:

> "(d) Consideration. In considering an amendment, the Planning Commission shall consider the purposes of the existing and proposed changes to the Zoning Ordinance. A change in the Zoning Map or text shall not be made unless the change will further the public necessity and convenience and the general welfare."

As previously mentioned, the intent of the amendment is to amend the West Kaua'i Community Plan to add Special Planning Area "P" (SPA-P), which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District." Amending the code to include Special Planning Area "P" would further accommodate public necessity and for convenience.

2. General Plan

The 2018 General Plan sets forth a vision, goals, and policies to guide future growth on Kaua'i. The proposed amendment is consistent with the overall vision and policies outlined in the 2018 General Plan.

A. Section 1.4, entitled "Policies to Guide Growth"

i. **Policy #1: "Manage Growth to Preserve Rural Character"**
The new design standards that correspond with Special Planning Area "P" will ensure the rural characteristics of our communities are maintained through the preservation of the Numila Camp's building form and characteristics.

ii. **Policy #2: Provide Affordable Housing While Facilitating a Diversity of Privately-Developed Housing for Local Families.**
According to the General Plan, Communities that cater to a high-end market, resulting in enclaves of similar household incomes and housing types, are no longer acceptable. The design standards that correspond with Special Planning Area "P" limit development to building standards that cater to and support the local housing market. These design standards will provide an opportunity to create housing for local families.

iii. **Policy #3: Recognize the Identity of Kaua'i's individual Towns and Districts.**
Policy #3 of the General Plan states that Kauai's towns and planning districts are distinct, each with its own character, opportunities, and needs. The design standards outlined for Numila Camp acknowledge the characteristics and features that generate the unique community identity of the Numila Camp.

B. Section 3.0 Actions by Sector, Subsection Sector VII, entitled "Heritage Resources" states for code changes:

i. **Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.** The proposed Numila Camp Form-Based Code implements these exact code changes recommended by the General Plan creating design standards to preserve the historic character of Numila Camp.

X. PRELIMINARY CONCLUSION

Based on the foregoing, it is concluded that the proposal is reasonable and appropriate. It is also consistent with the policies and recommendations of the Kaua'i General Plan.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby Zoning Amendment ZA-2025-3, Zoning Amendment ZA-2025-4, General Plan Amendment GPA-2025-2 and State Land Use District Amendment A-2025-2 be **APPROVED**.

By _____
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 2/25/2025

“EXHIBIT A”

(Proposed General Plan Amendment GPA-2025-2)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING
"KAUA'I KĀKOU – KAUA'I COUNTY GENERAL PLAN" (2018)
RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I

(County of Kaua'i Planning Department, Applicant) (GPA-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 2-2-001:001 and referred to hereafter as "Numila Camp," is located adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road.

The Council finds the Numila Camp amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the Numila Plantation Camp areas maintain a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (BBCP Kaua'i Operating LLC) has consented to this General Plan amendment.

SECTION 2: The booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua'i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua'i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua'i.

2. Amend page 233 by deleting the amended Figure 5-2, West Kaua'i Land Use Map (as previously amended by ordinance No. 1084), and replacing it with a new map, Figure 5-3 West Kaua'i Land Use Map as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua'i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

Introduced by:

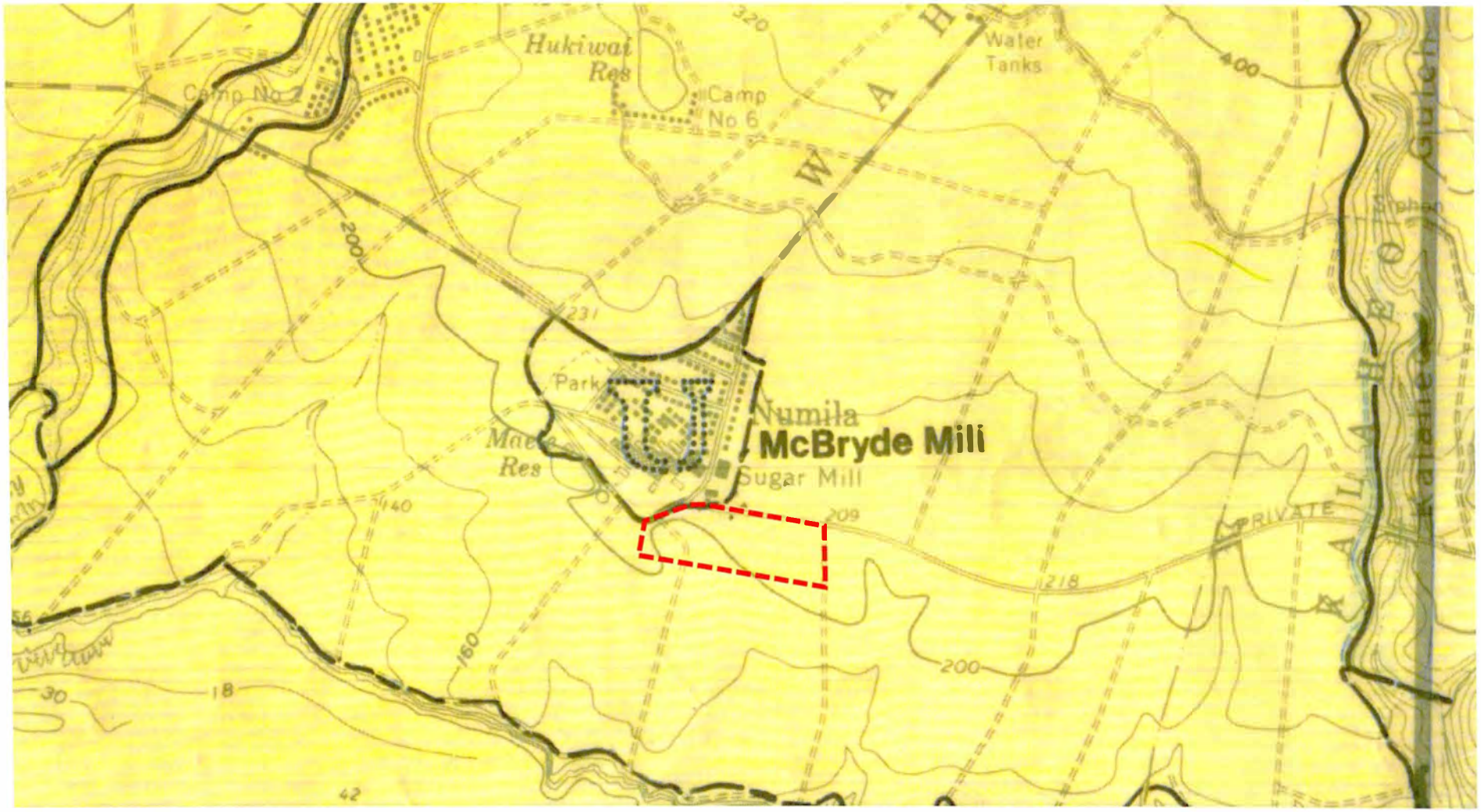
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

Location Map



Zoning Amendment Location Map

Amendment Boundaries

Exhibit B

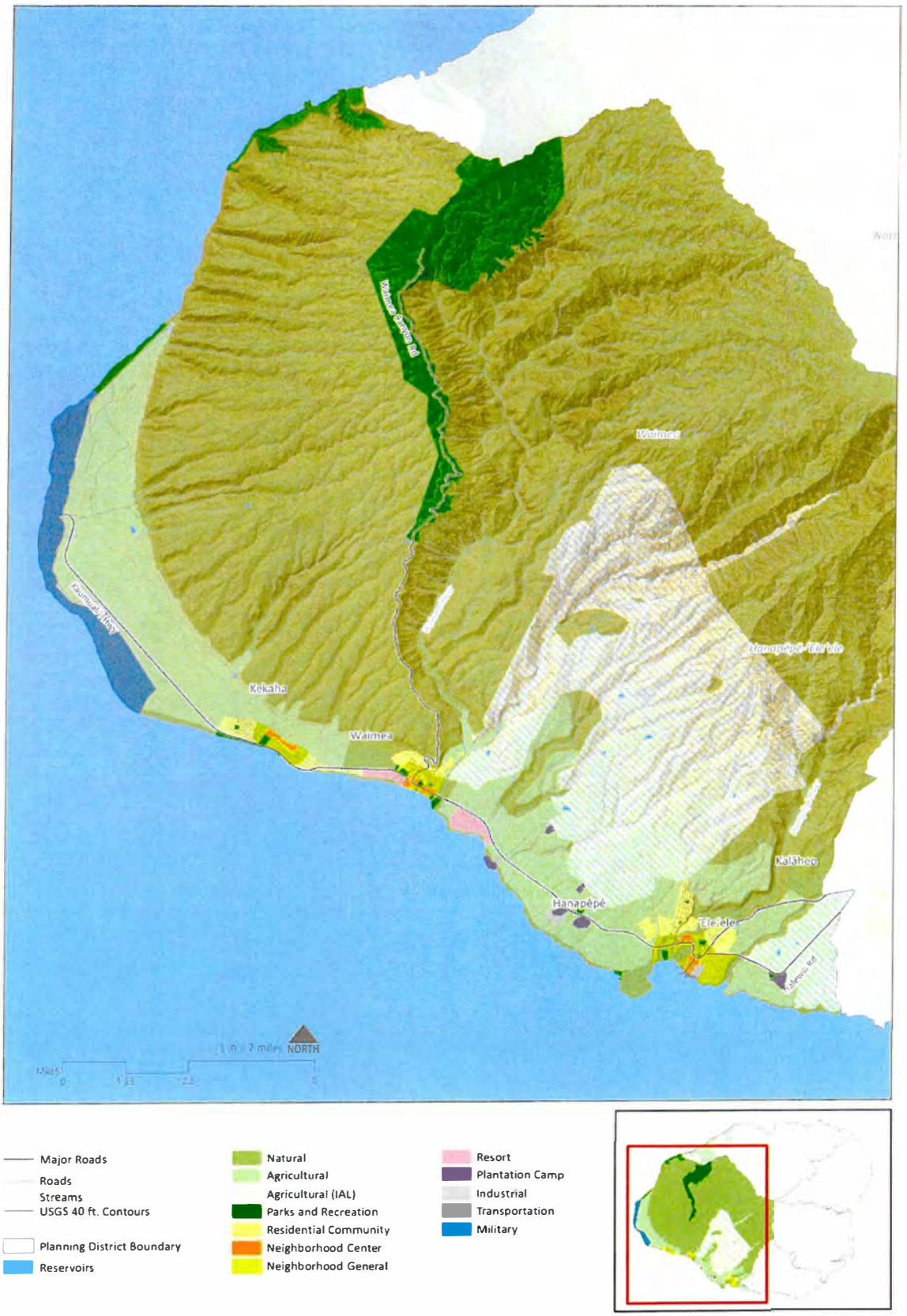
Map Showing Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-1 "Kaua'i Land Use Map"

- Planning District Boundary
- Major Roads
- Roads
- Streams
- USGS 40 ft. Contours
- Urban Edge Boundary
- Reservoirs
- Natural
- Agricultural
- Agricultural (IAL)
- Parks and Recreation
- Golf Course
- Homestead
- Residential Community
- Urban Center
- Neighborhood Center
- Neighborhood General
- Large Town
- Small Town
- Resort
- Provisional Resort (Pending Community Plan Process)
- University Zone
- Plantation Camp
- Industrial
- Transportation
- Military
- Provisional Agriculture



Exhibit C

Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-3 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"



“EXHIBIT B”

(Proposed Zoning Amendment ZA-2025-4)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10 ARTICLE 3, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)

(County of Kaua'i Planning Department, Applicant) (ZA-2025-4)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-NC-100 (Numila Camp) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-P boundaries.

The Council finds the Numila Camp amendment boundaries delineated by the map in Exhibit A.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes the opportunity to "ensure redevelopment and renovation projects reflect the historic character of Numila Camp."

The Council finds that the current landowner (BBCP Kaua'i Operating LLC) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Section 10-3 of the Kaua'i County Code to add a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District". The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan as attached in Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached in Exhibit C.

SECTION 3. The booklet entitled "West Kaua'i Community Plan" (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua'i.

SECTION 4. The content of Chapter 10, Article 3, West Kaua'i Community Plan Implementing Ordinance, Kaua'i County Code, as amended is amended as follows:

§ 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the "West Kaua'i Community Plan Implementing Ordinance." It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, [and] Ordinance No. 1138, and Ordinance No. XXXX, on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, and as may be subsequently amended), a booklet whose major components include:

(1) Regional and town plan maps;

(2) Policies for the West Kaua'i region as a whole;

(3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and

(4) Appendices.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community Plan."

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.3. Application of Regulations.

(a) The West Kaua'i Form-Based Code, attached as Appendix "C", [and] the Plantation Camp Form-Based Code, attached as Appendix "D", and the Numila Plantation Camp Form-Based Code, attached as Appendix "E," to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, [and] the Plantation Camp Form Based Code, and the Numila Plantation Camp Form Based Code shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, [and] Ordinance No. 1138, and Ordinance No. XXX, on file with the Planning Department, County of Kaua'i.

(b) The regulations and procedures established in Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua'i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the West Kaua'i Form-Based Code. When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance), the West Kaua'i Form-Based Code shall supersede such provisions as provided in Chapter 8, Article 11, Kaua'i County Code 1987, as amended (Special Treatment Districts (ST)).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas "K," "L," "M," "N," [and] "O[.]," and "P." The boundaries of the following form-based code districts are hereby adopted as described in the West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code, attached as Appendix "C," [and]

Appendix "D," and Appendix "E" to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area "K," which shall also be known as the "Kekaha Town Walkable Mixed Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area "L," which shall also be known as the "Waimea Town Walkable Mixed Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area "M," which shall also be known as the "Hanapēpē Town Walkable Mixed Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area "N," which shall also be known as the "'Ele'ele-Port Allen Walkable Mixed Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua'i.

(5) Special Planning Area "O," which shall also be known as the "Kaumakani Plantation Camp Walkable Mixed Use District" and designated "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area "P," which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District" and designated "SPA-P" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village), [and] ZM-KA-100 (Kaumakani Avenue), and ZM-NC-100 (Numila Camp) is hereby adopted.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. This Ordinance shall take effect upon its approval.

Introduced by:

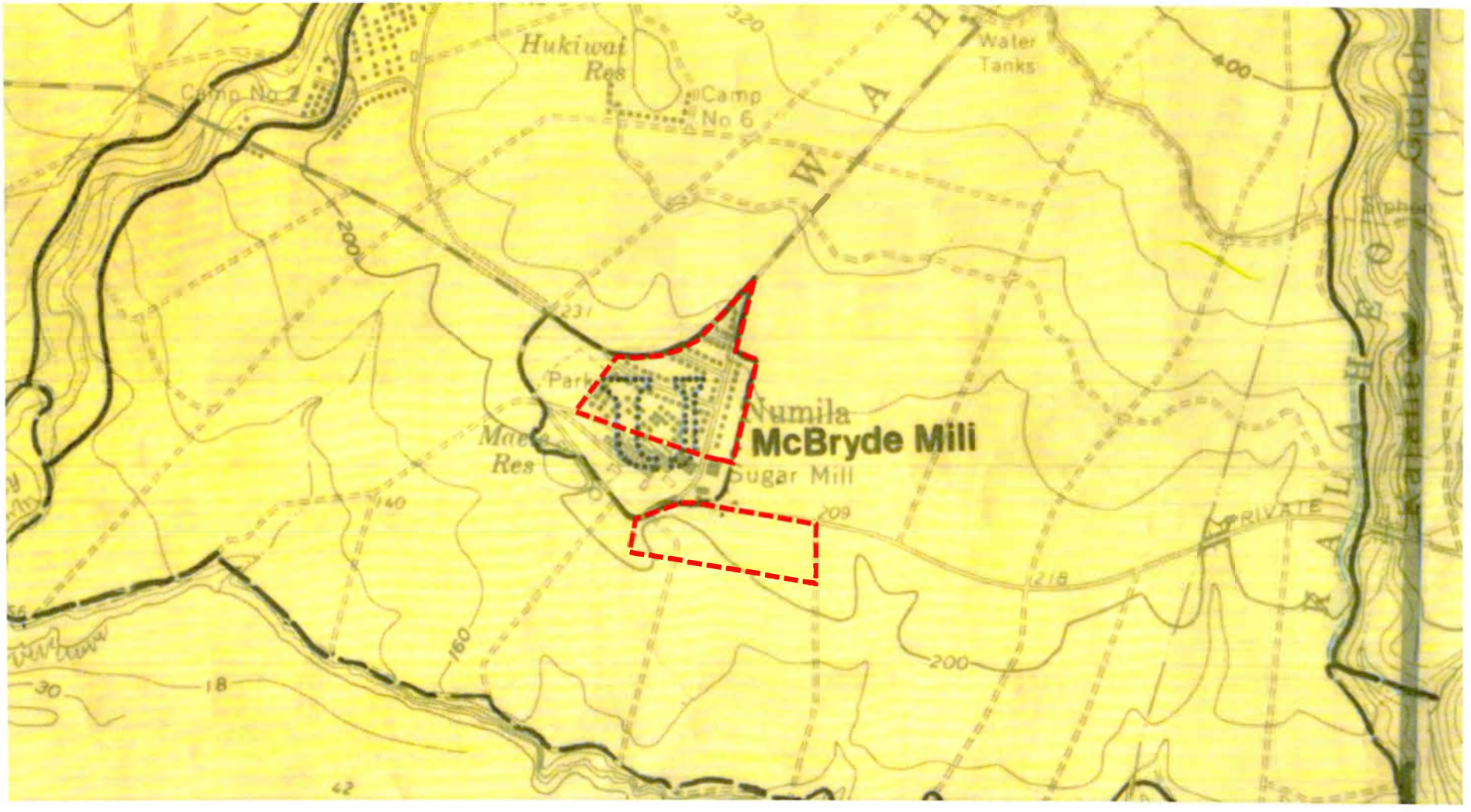
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

Location Map

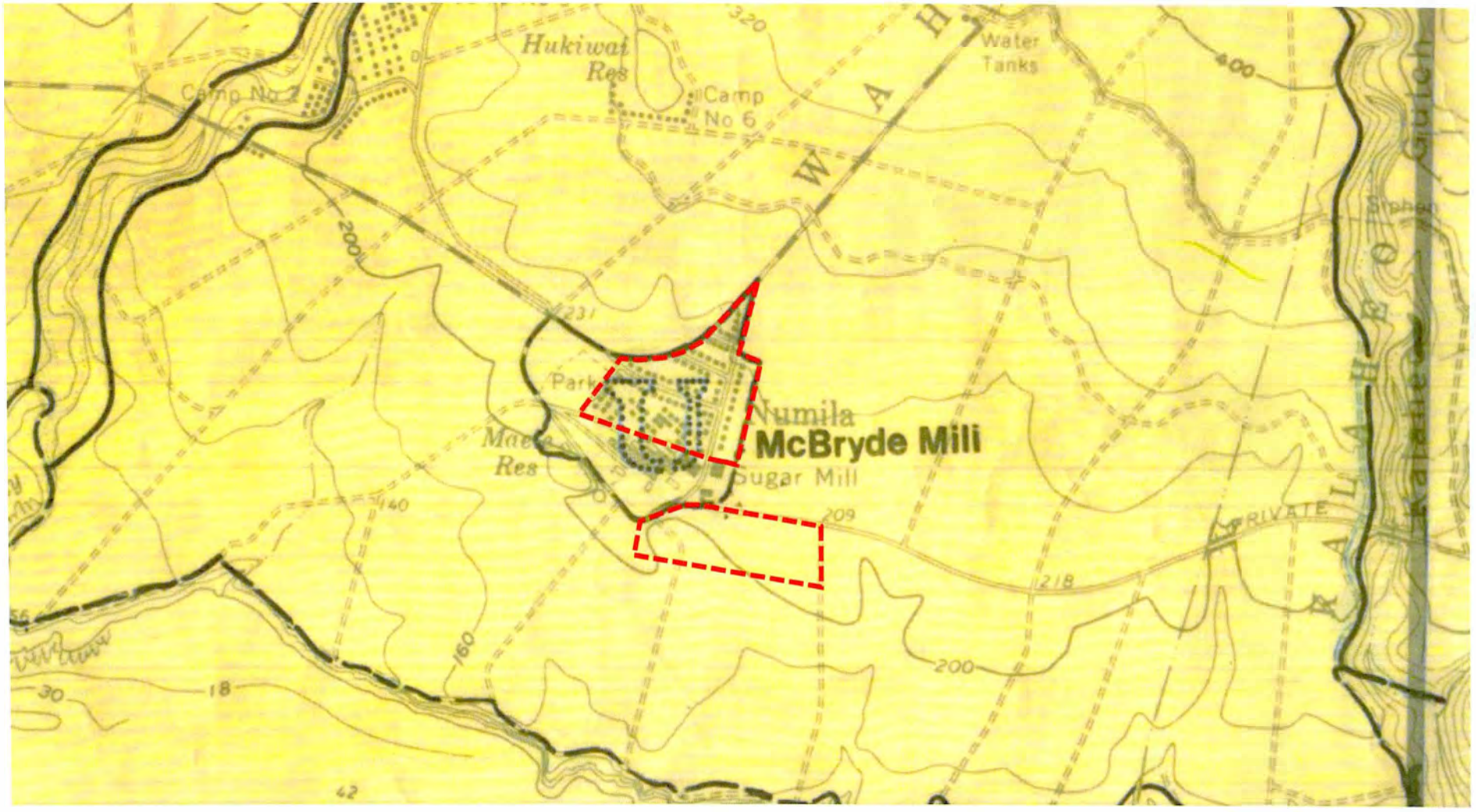


Zoning Amendment Location Map

Amendment Boundaries

Exhibit B

Location Map



Zoning Map ZM-NC-100 (Numila Camp)

SPA-P Boundary – Numila Plantation Camp Walkable Mixed Use District
Wahiawa, Kaua'i, Hawai'i

Exhibit C



Numila Camp Form-Based Code

Prepared by the County of Kaua'i Planning Department

Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose **5-8**

1.1.010 Purpose and Intent 5
1.1.020 Using Zoning to Reinforce West Kaua'i's Places 5
1.1.030 Numila Camp Place Type 6
1.1.040 The West Kauai Numila Transect 7
1.1.050 Lack of Lot Lines 8

Sub-Article 1.2: Transect Map **10**

1.2.010 Transect Map 10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Plantation Camp Transect Zone Descriptions **12-19**

2.1.010 T3 Numila – Plantation Camp (T3N-PC) 12-13
2.1.020 T3 Numila Luna – Plantation Camp (T3NL-PC) 14-15
2.1.030 T3 Numila HSPA– Plantation Camp (T3H-PC) 16-17
2.1.040 T3 Numila Flex – Plantation Camp (T3NF-PC) 18-19

Sub-Article 2.2: Plantation Camp Building Types **21-35**

2.2.010 Numila Cottage 21-22
2.2.020 Luna Cottage 1 23-24
2.2.030 Luna Cottage 2 25-26
2.2.040 HSPA Cottage 27-28
2.2.050 Duplex 29-30
2.2.060 Multiplex Small 31-32
2.2.070 Dormitory 33-34
2.2.080 Community Parking Facility 35

Sub-Article 2.3: Numila Building Type Frontages **37-40**

2.3.010 Lānai, Projecting 37
2.3.020 Lānai, Engaged 38
2.3.030 Lānai, Hybrid 39
2.3.040 Stoop 40

Sub-Article 2.4: Numila Building Type Rear Exit **42-44**

2.4.010 Rear Exit, Stoop 42
2.4.020 Rear Exit, Engaged 43
2.4.030 Rear Exit, Enclosed 44

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**46**
3.1.010	Purpose	46
3.1.020	Applicability	46
3.1.030	Standards	46
Sub-Article 3.2: Civic Space Standards		**47-50**
3.2.010	Purpose	47
3.2.020	Standards	47
3.2.030	Civic Spaces	47-48
3.2.040	Civic Space Type Standards	49-50

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**52-53**
4.1.010	Purpose	52
4.1.020	Applicability	52
4.1.030	Review Authority	52
4.1.040	Concurrent Processing	53
4.1.050	Rules of Interpretation	53
Sub-Article 4.2: Permits and Approvals		**54-55**
4.2.010	Zoning Permits	54
4.2.020	Use Permits	55
4.2.030	Variance	55
4.2.040	Minor Modifications	55
Sub-Article 4.3: Administration and Enforcement		**56**
4.3.010	Amendments	56
4.3.020	Non-Conforming Provisions	56
4.3.030	Appeals	56
4.3.040	Fee Exemptions	56
4.3.050	Enforcement	56

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**58-59**
5.1.010	Definitions	58-59

Article 1: Introduction

Sub-Article 1.1: Purpose		**5-8**
1.1.010	Purpose and Intent	5
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	5
1.1.030	Numila Camp Place Type	6
1.1.040	The West Kauai Plantation Camp Transect	7
1.1.050	Lack of Lot Lines	8
Sub-Article 1.2: Transect Maps		**10**
1.2.010	Transect Maps	10

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Numila Form-Based Code guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by Numila Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Numila Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

A. Promotes and enhances existing community design and development patterns that reflect the distinct character of the historic plantation camp at Numila;

B. Promotes and maintains workforce housing stock.

C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kaua'i's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kaua'i County Code 1987, as amended). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

A. Rural crossroads;

B. Plantation camps;

C. Small village;

D. Large village;

E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Ka'awanui Camp, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Numila:

The Numila Plantation Camp, also known as "Camp 9", "Mill Camp", and "New Mill", was once part of a thriving network of eighteen camps that provided housing for employees of the McBryde Sugar Plantation. Numila, which developed closest to the mill, is the last remaining plantation camp on former McBryde lands and at one point in time had approximately 185 dwellings with a population of 700-750 people (A&B, 2023). The Numila Plantation Camp was broken down into three main sections of housing: 9-A for skilled labor and lunas and 9-B and 9-C for laborers who worked at the mill (A&B, 2023). Many of the camp homes were simple, single-family residences that were occupied by a diversity of ethnic groups that worked for the plantation. In addition to dwellings, Numila Plantation Camp had other amenities such as a camp store, gas station, movie theatre, pool hall/ club house, bath house, barber shop, clinic, and at least one church (A&B, 2023).

Alexander & Baldwin, Inc. (2023) *Numila Camp Closure and Removal Project Summary*.

1.1.040 The West Kauai Numila Camp Transect

The Form Based Code transect is an organizing principle used in form-based code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). However, Kaua'i's various form based codes that were instituted in several town cores and plantation camps contain only four transects (T1 to T4).

The Numila Camp Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Numila. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas. The Numila Form Based Code contains transects that comprise a special district due to its unique pattern unlike other Kaua'i form base code transects.

The West Kauai Numila Camp Transect Zones:

A. T3 Numila – Plantation Camp (T3N-PC) The form and character of this transect zone will be primarily one-story, single-family residences with accessory structures located to the rear of the single-family residences. This transect zone will also maintain similar features to the historic plantation camp layout in terms of setbacks, scale, and massing. Historically, the boundaries of this transect zone was formerly known as the Camp 9-B section of Numila Plantation Camp, which housed laborers.

B. T3 Numila Luna – Plantation Camp (T3NL-PC) - The form and character of this transect zone will be primarily for one story, medium to large sized dwelling units that may be used as single family residences or multi-family units. Historically, the boundaries of this transect was formerly known as the Camp 9-A section of Numila Plantation Camp. Camp 9-A housed skilled labor and supervisors or "luna".

C. T3 Numila HSPA – Plantation Camp (T3H-PC) - The form and character of this transect zone will be a concentration of smaller housing units surrounding the existing mill and agricultural buildings. Historically, the boundaries of this transect was formerly known as the older Camp 9-B section of Numila Plantation Camp, which housed laborers.

D. T3 Numila Flex – Plantation Camp (T3NF-PC) – The from and character of this transect zone supports a limited amount of new development that is compatible with the historic neighborhood design of the Numila Camp and of West Kaua'i communities. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 Lack of Lot Lines

Design standards for form-based codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, form-based codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. Unique to the subject Numila Form -Based Code Transects is that they overlay one large single lot of record. The subject Numila Transects and their corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the subject Code utilizes building-to-building and building-to-thoroughfare standards to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Numila Transect Map



T3N Numila – Plantation Camp
T3NL Numila Luna – Plantation Camp
T3H Numila – HSPA – Plantation Camp
T3NF Numila Flex – Plantation Camp

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Numila Transect Zone Descriptions **12-19**

2.1.010	T3 Numila – Plantation Camp (T3N-PC)	12-13
2.1.020	T3 Numila Luna – Plantation Camp (T3NL-PC)	14-15
2.1.030	T3 Numila HSPA – Plantation Camp (T3H-PC)	16-17
2.1.040	T3 Numila Flex – Plantation Camp (T3NF-PC)	18-19

2.1.010 T3 Numila - Plantation Camp (T3N-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. *Community Parking Facility	2.2.080

- Except for accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the Numila Cottage building type is the only permissible use within this transect. Home businesses are a permissible residential use within a Numila Cottage. All other uses are prohibited.

T3 Numila - Plantation Camp (T3N-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the front thoroughfare.
ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 30 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the side thoroughfare for cottages.
ii. There is a 35 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per cottage.
ii. Each cottage shall have a detached garage or carport.
iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

i. All off-thoroughfare parking areas shall be setback behind the respective cottage's rear wall.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.020 T3 Numila Luna - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Luna Cottage I	2.2.020
ii. Luna Cottage II	2.2.030
iii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the building types is the only permissible use within this transect. Home businesses are a permissible residential use within the above building types. All other uses are prohibited.

T3 Numila Luna - Plantation Camp (T3NL-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the front thoroughfare.
ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 30 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per cottage.
ii. Each cottage shall have a garage or carport.
iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

i. All off-thoroughfare parking areas shall be setback behind the respective building type's rear wall.

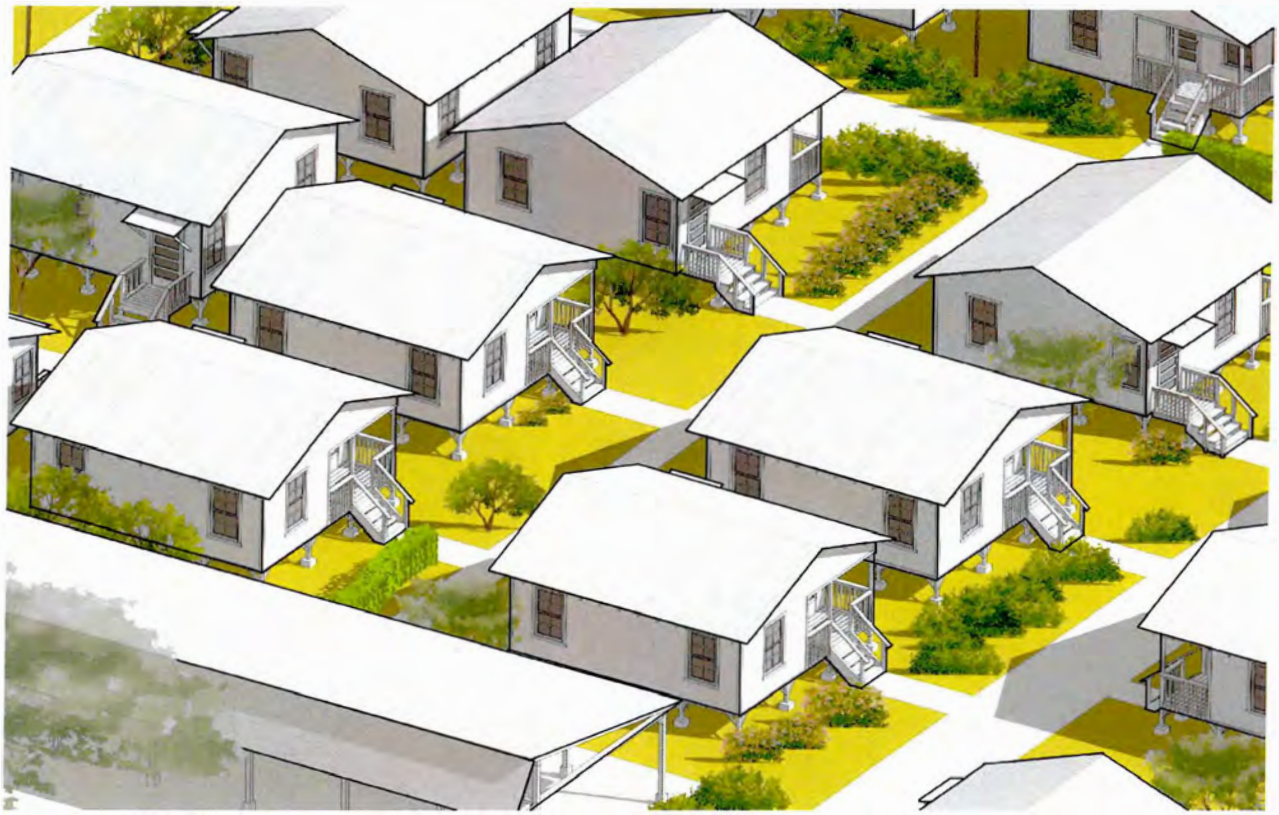
F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.030 T3 Numila HSPA - Plantation Camp (T3NH-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone continues the historical pattern and intensity of the Numila plantation camp through the HSPA Cottage Building Type.

B. Building Types

1. Permissible Building Types	Standards
i. HSPA Cottage	2.2.040
ii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila HSPA- Plantation Camp (T3NH-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 5 foot minimum setback from the front thoroughfare.
ii. There is a 10 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 10 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare for cottages.
ii. There is a 10 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per HSPA Cottage. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.040 T3 Numila Flex - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone is adjacent to the historic Numila Camp residential footprint and allows for a nominal expansion of the area for residential purposes while preserving the form and character of the historic camp (See Figure 1.2.010 on page 10).

B. Building Types

1. Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. Luna Cottage I	2.2.020
iii. Luna Cottage II	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila Flex - Plantation Camp (T3NF-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

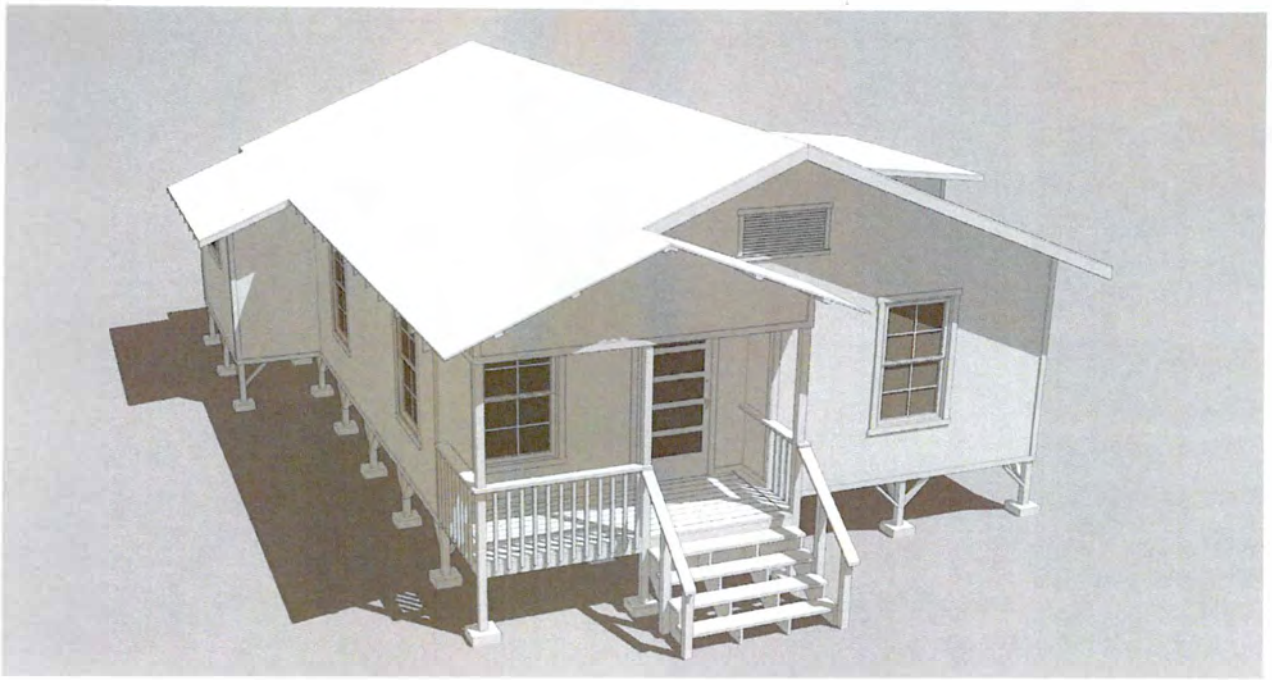
G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Numila Camp Building Types		21-35
2.2.010	Numila Cottage	21-22
2.2.020	Luna Cottage I	23-24
2.2.030	Luna Cottage II	25-26
2.2.040	HSPA Cottage	27-28
2.2.050	Duplex	29-30
2.2.060	Multiplex Small	31-32
2.2.070	Dormitory	33
2.2.080	Community Parking Facility	35

2.2.010 Numila Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Numila Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the various plantation camp homes that were located throughout Camp 9-B, which housed laborers. Some of the homes in the Camp 9-B section were originally relocated from the Camp 9-C portion of Numila Plantation Camp.

B. Building Size and Massing

1. Massing

i. A Numila Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Numila Cottage.
iii. A Numila Cottage may have 1 wing attached to the main body.
iv. The wing shall be located entirely along 1 of the main body's side walls.

2. Main Body

i. The minimum width of the main body shall be 22 feet and a maximum of 26 feet.
ii. The minimum depth of the main body shall be 28 feet and a maximum of 40 feet.

B. Building Size and Massing (continued)

3. Wing(s)

i. The width of the wing shall be no more than 4 feet maximum.
ii. The depth of the wing shall be no more than 12 feet maximum.

C. Building Frontages

i. A Numila Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; Lānai, Hybrid. All other frontage types are prohibited.

D. Building Rear Exit

i. A Numila Cottage may a Rear Exit type. The permissible Rear Exit types are: Rear Exit, Stoop; Rear Exit, Engaged; Rear Exit, Enclosed.

E. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Numila Cottage.

2.2.010 Numila Cottage

F. Foundation

i. The Numila Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Numila Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.
ii. Finished grade at the main entry shall not be greater than 4 feet above existing grade.

J. Roof

1. Roof Pitch

i. The Numila Cottage roof pitch ratios shall be set at a 5:12 or 6:12 pitch.

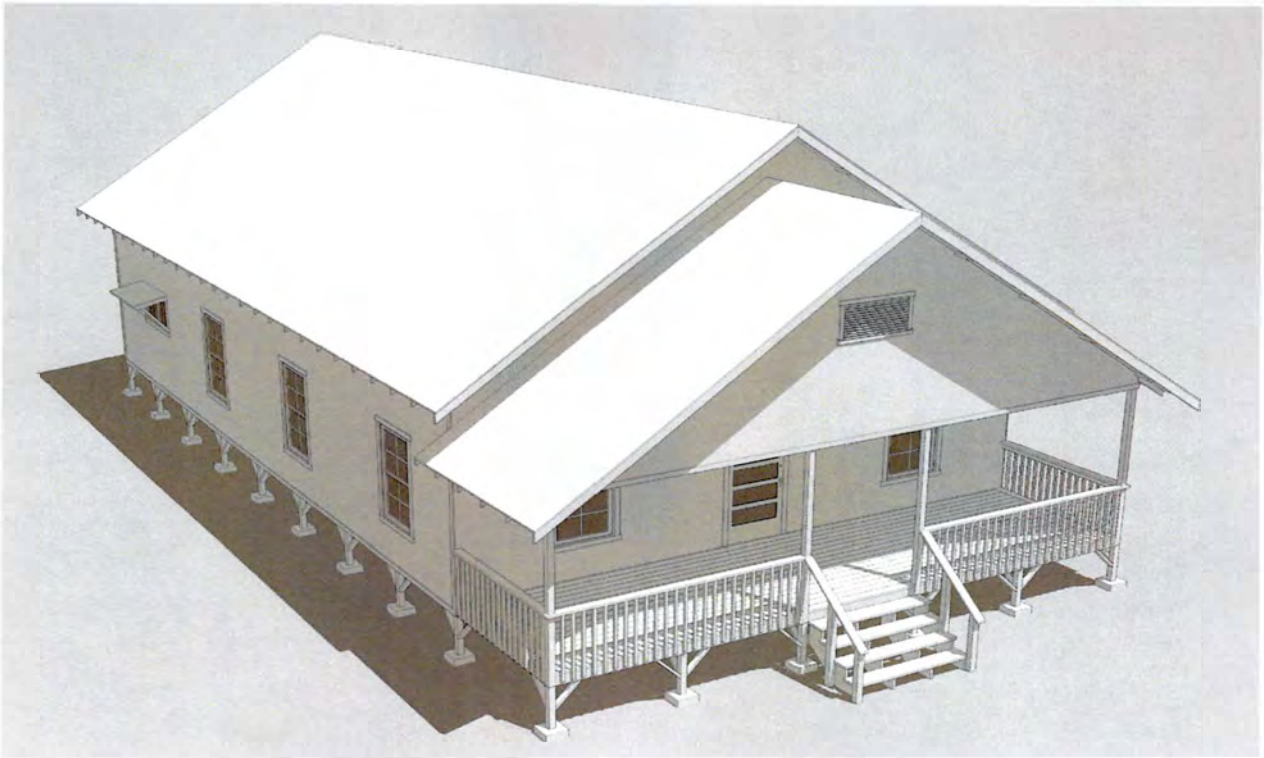
2. Roof Material Type

i. The Numila Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Numila Cottage roof types shall be Gable, Hip, or Dutch-Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.020 Luna Cottage I



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage I: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type found in House #164, 165, and 166, which housed skilled labor and supervisors or "luna".

B. Building Size and Massing

1. Massing

i. A Luna Cottage I shall have 1 main body section.
ii. No more than 1 main body is permissible for each Luna Cottage I.
iii. Wings are prohibited on the Luna Cottage I.

2. Main Body

i. The minimum width of the main body shall be 24 feet and a maximum of 30 feet.
ii. The minimum depth of the main body shall be 34 feet and a maximum of 48 feet maximum.

C. Building Frontages

i. A Luna Cottage I shall have at least 1 frontage type. The permissible frontage type is Lānai, Projecting.

D. Building Rear Exit

i. A Luna Cottage I may have a Rear Exit. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other rearage types are prohibited.

E. Pedestrian Access

i. The main entrance shall be located in the front of the Luna Cottage I.

F. Foundation

i. The Luna Cottage I shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

2.2.020 Luna Cottage I

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Luna Cottage I shall have a maximum height limit of 12 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Luna Cottage I roof pitch ratios shall be set at 8:12.

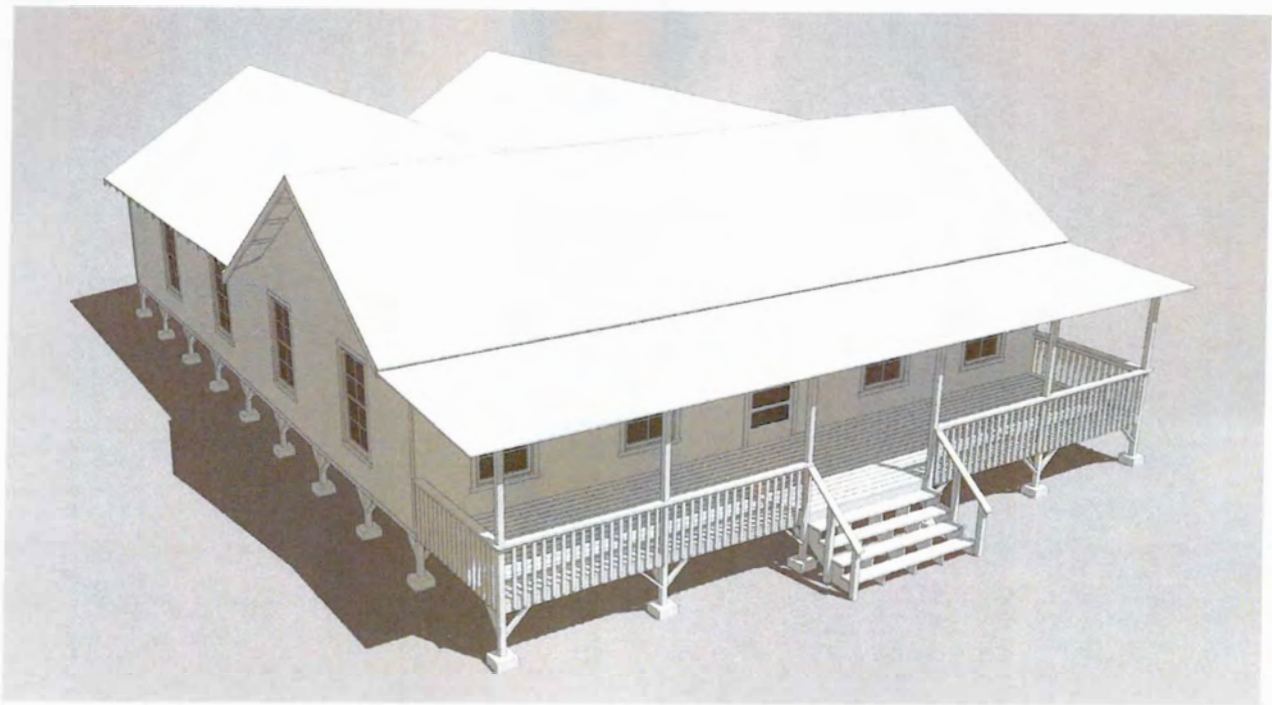
2. Roof Material Type

i. The Numila Cottage shall be corrugated metal.

3. Miscellaneous

i. The Luna Cottage I roof type shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.030 Luna Cottage II



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage II: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type in House #152, which housed skilled labor and supervisors or "luna".

B. Building Size and Massing

1. Massing

i. A Luna Cottage II shall have 1 main body section.
ii. No more than 1 main body is permissible for each Luna Cottage II.
iii. A Luna Cottage II may have multiple wings attached to the main body.
iv. The wing shall be attached to the rear of the main body.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be a maximum of 40 feet.
ii. The depth of the main body shall be a maximum of 20 feet.

3. Wing(s)

i. The width of the wings shall be a maximum of 20 feet.
ii. The depth of the wings shall shall be a maximum of 30 feet

C. Building Frontages

i. A Luna Cottage II shall have at least one frontage type. The permissible frontage type is Lānai, Projecting.
ii. The frontage shall span the entire width of the main body.

D. Building Rear Exit

i. A Luna Cottage II may have a Rear Exit type. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other Rear Exit types are prohibited.

2.2.030 Luna Cottage II

E. Pedestrian Access

i. The main entrance location shall be located in the front of the Luna Cottage II.

F. Foundation

i. The Luna Cottage II shall have a post-on-pier foundations that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Luna Cottage II shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Luna Cottage II roof pitch ratios shall be set at 8:12.

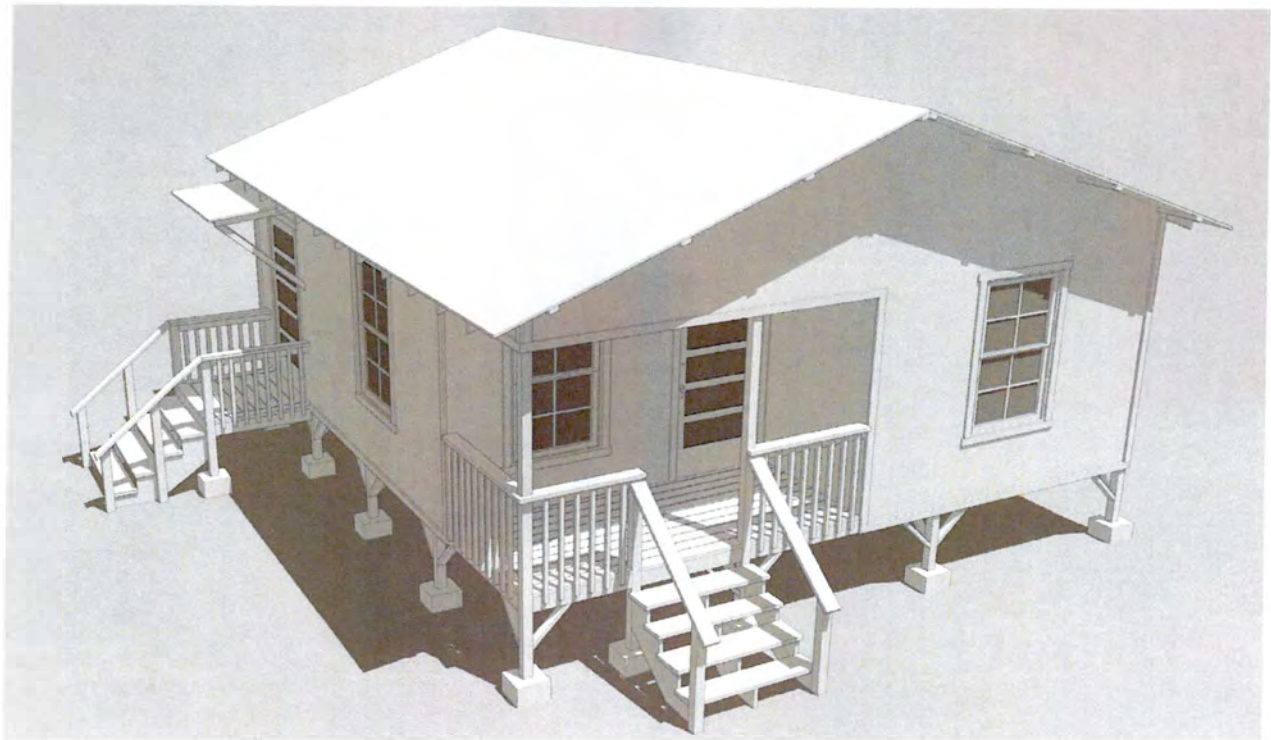
2. Roof Material Type

i. The Luna Cottage II roof materials shall be corrugated metal.

3. Miscellaneous

i. The Luna Cottage II roof type shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the 1920 Hawaiian Sugar Planters' Association (HSPA) Plans for a single-family cottage, which served as the standard floor plan for plantation housing during that time. Some of the homes that were in Camp 9-B generally followed the HSPA 1920 floor plan and were intended for housing field laborers.

B. Building Size and Massing

1. Massing

i. A HSPA Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each HSPA Cottage.

2. Main Body

i. The width of the main body shall be 22 feet.
ii. The depth of the main body shall be 24 feet.

C. Building Frontages

i. A HSPA Cottage shall have at least 1 frontage type.
ii. The permissible frontage type is: Lānai, Engaged. All other frontage types are prohibited.

D. Building Rear Exit

i. A HSPA Cottage may have the Stoop Rear Exit type.

E. Pedestrian Access

i. The main entrance location shall be located in the front of the HSPA Cottage.

2.2.040 HSPA

F. Foundation

i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The HSPA Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

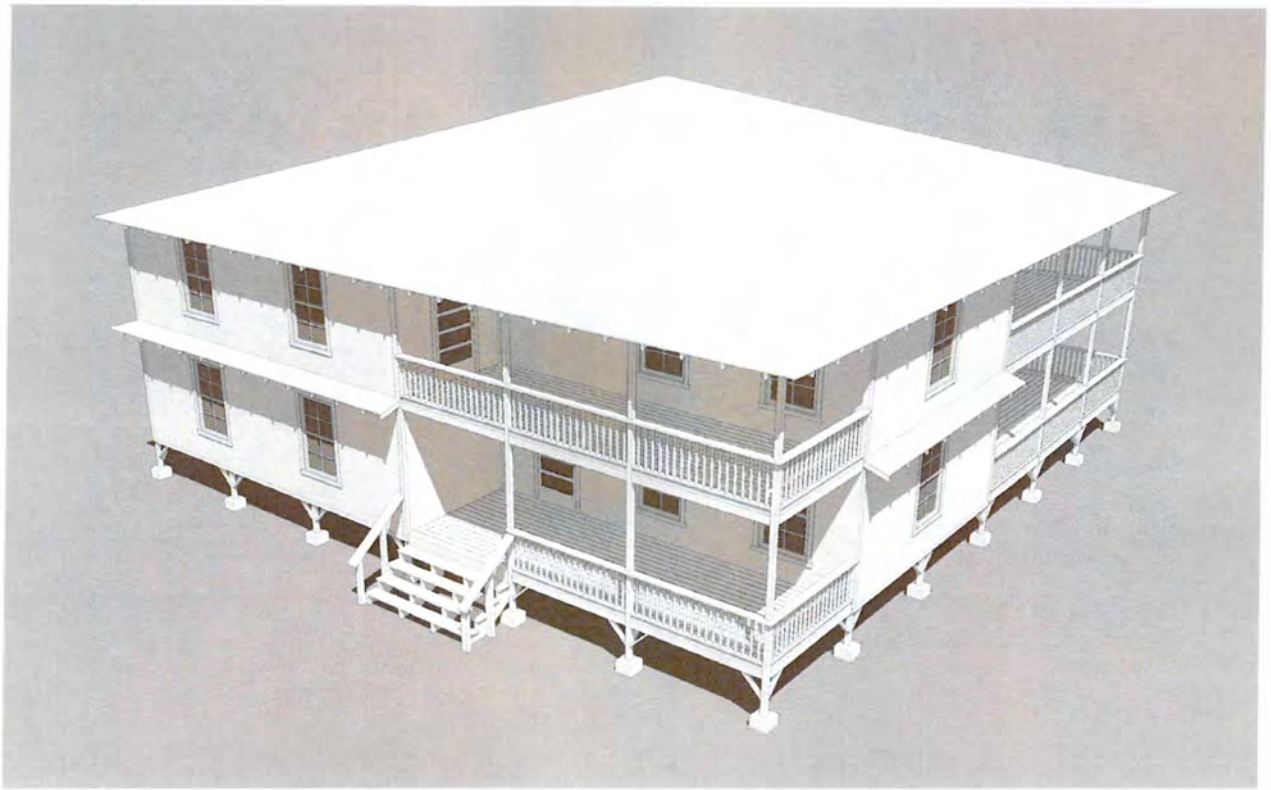
2. Roof Material Type

i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The HSPA Cottage roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.050 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarilty single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

i. A Duplex shall have one main body.
ii. No more than one main body is permissible for each Duplex.
iii. A Duplex may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 15 feet maximum.
ii. The depth of the wing shall be no more than 20 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Duplex.
ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

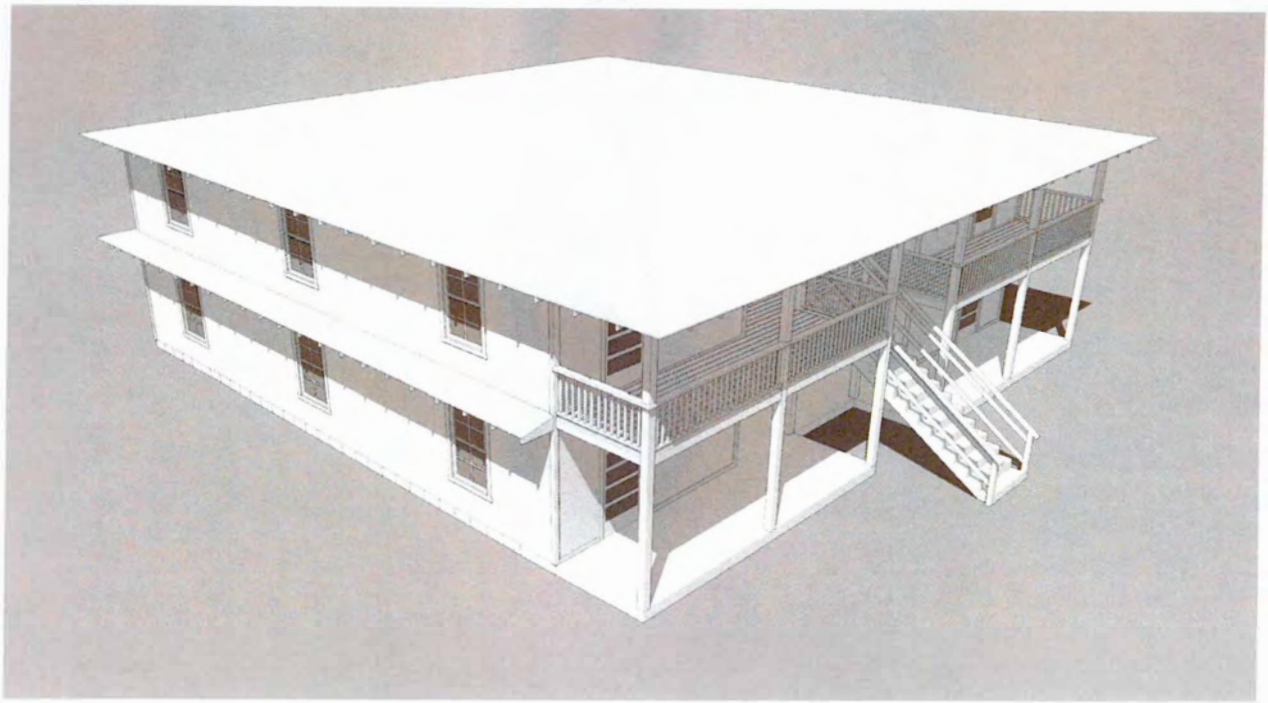
H. Height

i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Duplex shall not be greater than two stories in height.

I. Roof

i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

i. The minimum number of units in a Multiplex Small building is three.
ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

i. A Multiplex Small building shall have one main body.
ii. No more than one main body is permissible for each Multiplex Small building.
iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 24 feet maximum.
ii. The depth of the wing shall be no more than 24 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small

E. Fenestration

i. All windows shall be single or double hung.

F. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

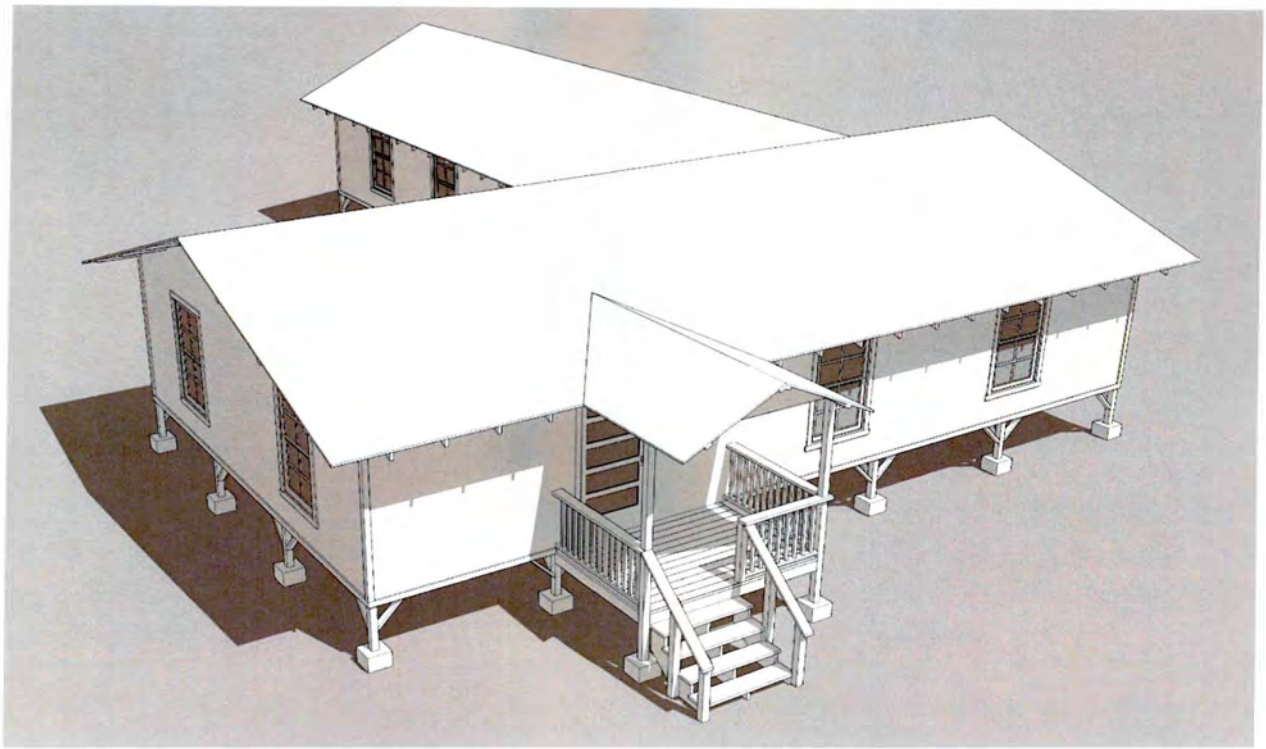
G. Height

i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

i. A Dormitory shall have one main body.
ii. No more than one main body is permissible for each Dormitory building type.
iii. A Dormitory may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

2. Main Body

i. The width of the main body shall not be greater than 62 feet.
ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

i. The width of the wing shall not be greater than 26 feet.
ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

i. The Dormitory shall have a Lāna'i, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.070 Dormitory

H. Height

i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.

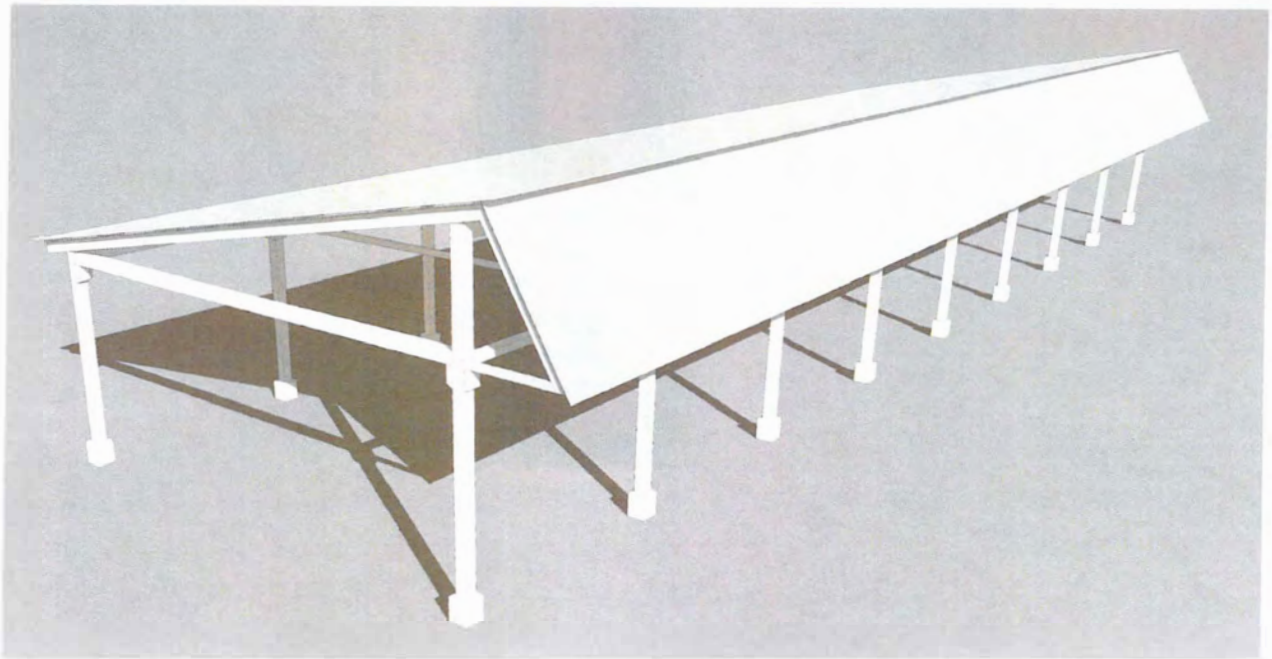
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.

iii. The Dormitory shall not be greater than one story in height.

I. Roof

i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.



B. Building Size and Massing

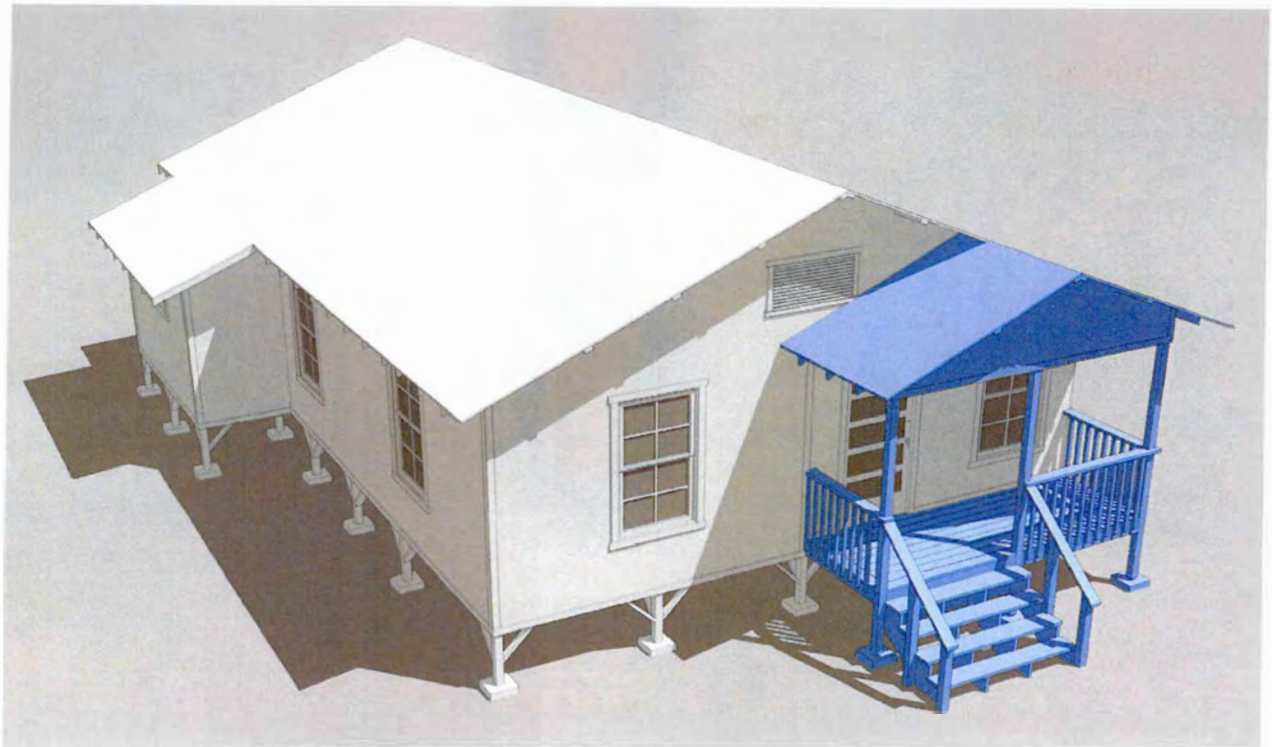
1. Massing

i. A Community Parking Facility shall have 1 main body section.
ii. No more than 1 main body is permissible for each Community Parking Facility (BFG).
iii. The Main body shall not exceed 120 ft in width and 30 feet deep.
iv. The maximum height shall be no more than 20 ft.

Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Numila Camp Building Type Frontages		37-40
2.3.010	Lānai, Projecting	37
2.3.020	Lānai, Engaged	38
2.3.030	Lānai, Hybrid	39
2.3.040	Stoop	40

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

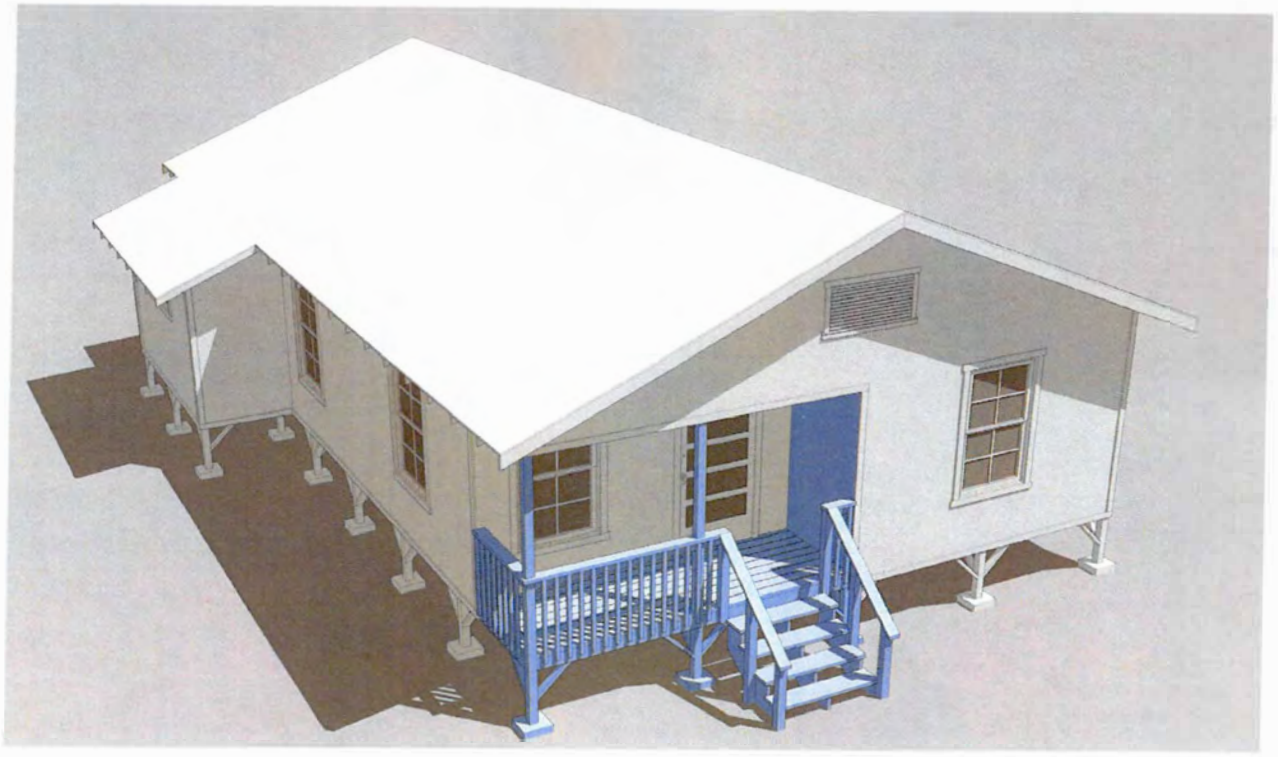
B. Location

i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be no greater than the width of the front of the main body.
ii. The depth of the frontage shall be a maximum of 8 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet.

2.3.020 Lānai, Engaged



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building while the other two sides are open.

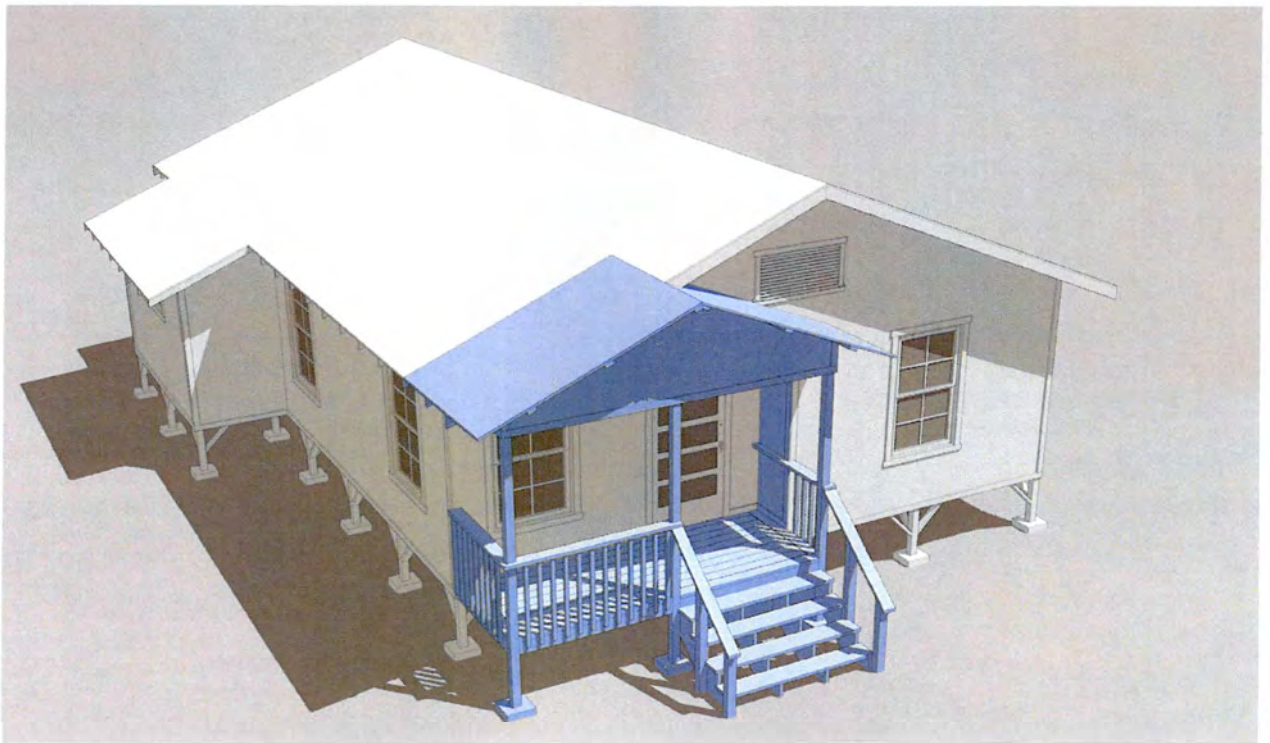
B. Location

i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be half the width of the building's front wall.
ii. The depth of the Lānai, Engaged shall be 5 feet, excluding the stairs.
iii. The height of the Lānai, Engaged shall be a minimum of 8 feet.

2.3.030 Lānai, Hybrid



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Hybrid: The main façade of the building has a small to medium setback from the thoroughfare. The Lānai, Hybrid has a portion of space where two adjacent sides are engaged to the building while the other two sides are open, and the other portion of the space is open on 3 sides. It's architecturally non-binary.

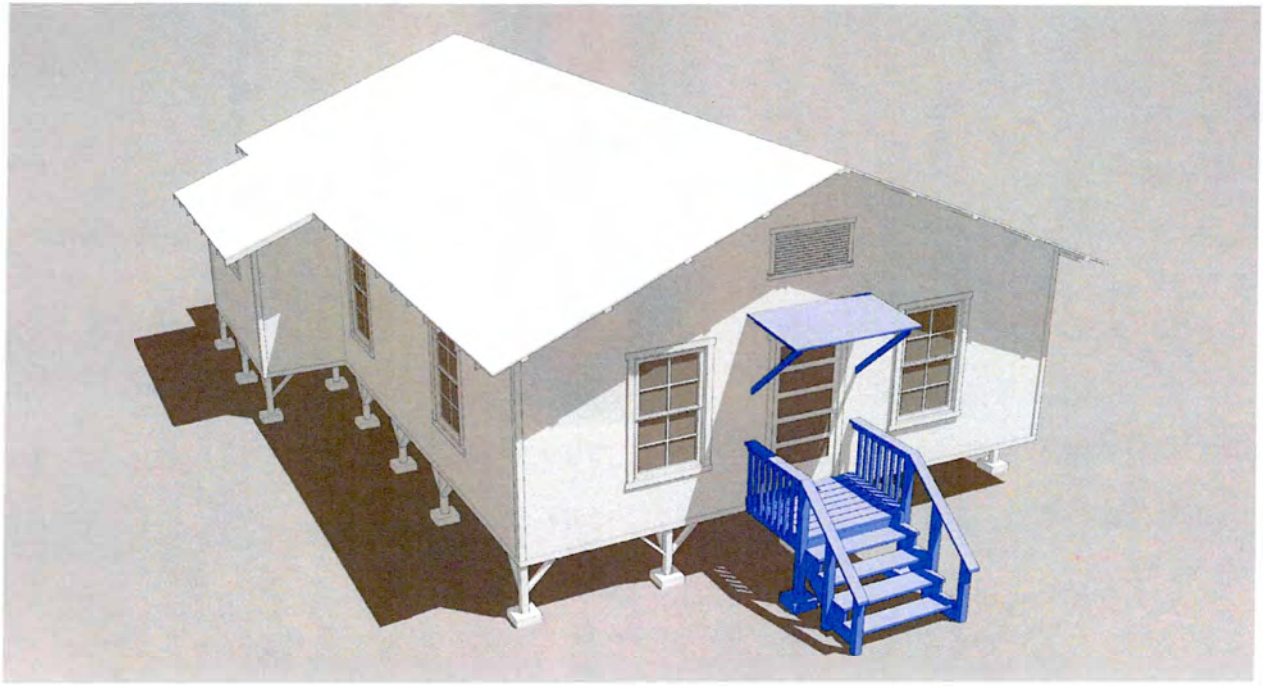
B. Location

i. The Lānai, Hybrid shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be half the width of the building's front wall.
ii. The depth of the Lānai, Hybrid shall be 5 feet, excluding the stairs
iii. The height of the Lānai, Hybrid shall be a minimum of 8 feet.

2.3.040 Stoop



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

i. The Stoop shall be located on the front of the building facing the thoroughfare.

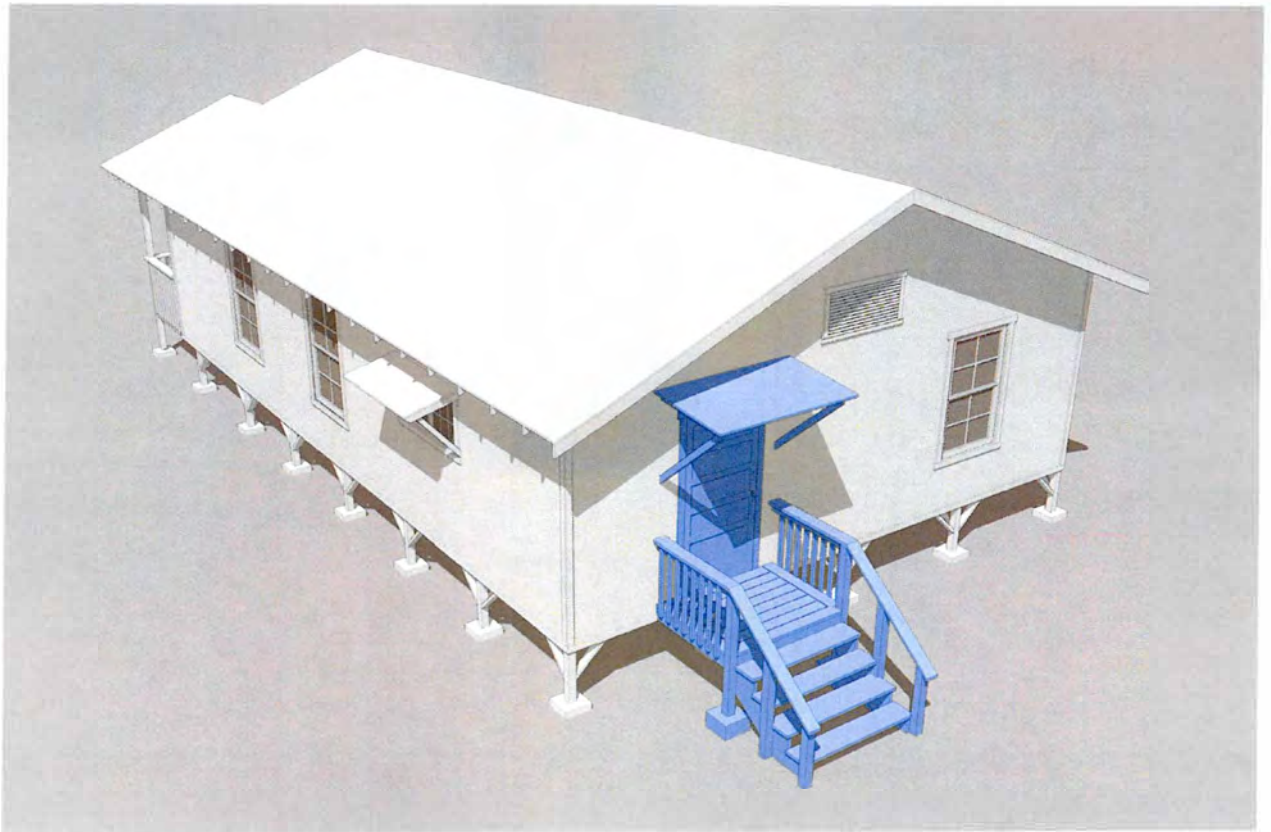
C. Size

i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 2: Transect Descriptions and Building Types, Rear Exit

Sub-Article 2.4:	Numila Camp Building Type Rear Exit	42-44
2.4.010	Rear Exit, Stoop	42
2.4.020	Rear Exit, Engaged	43
2.4.030	Rear Exit, Enclosed	44

2.4.010 Rear Exit, Stoop



General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

A. Description

Rear Exit, Stoop: Provides access to rear accessory structures and spaces. A Rear Exit stoop is a rear entrance that may have a small series of steps and a small platform.

B. Size

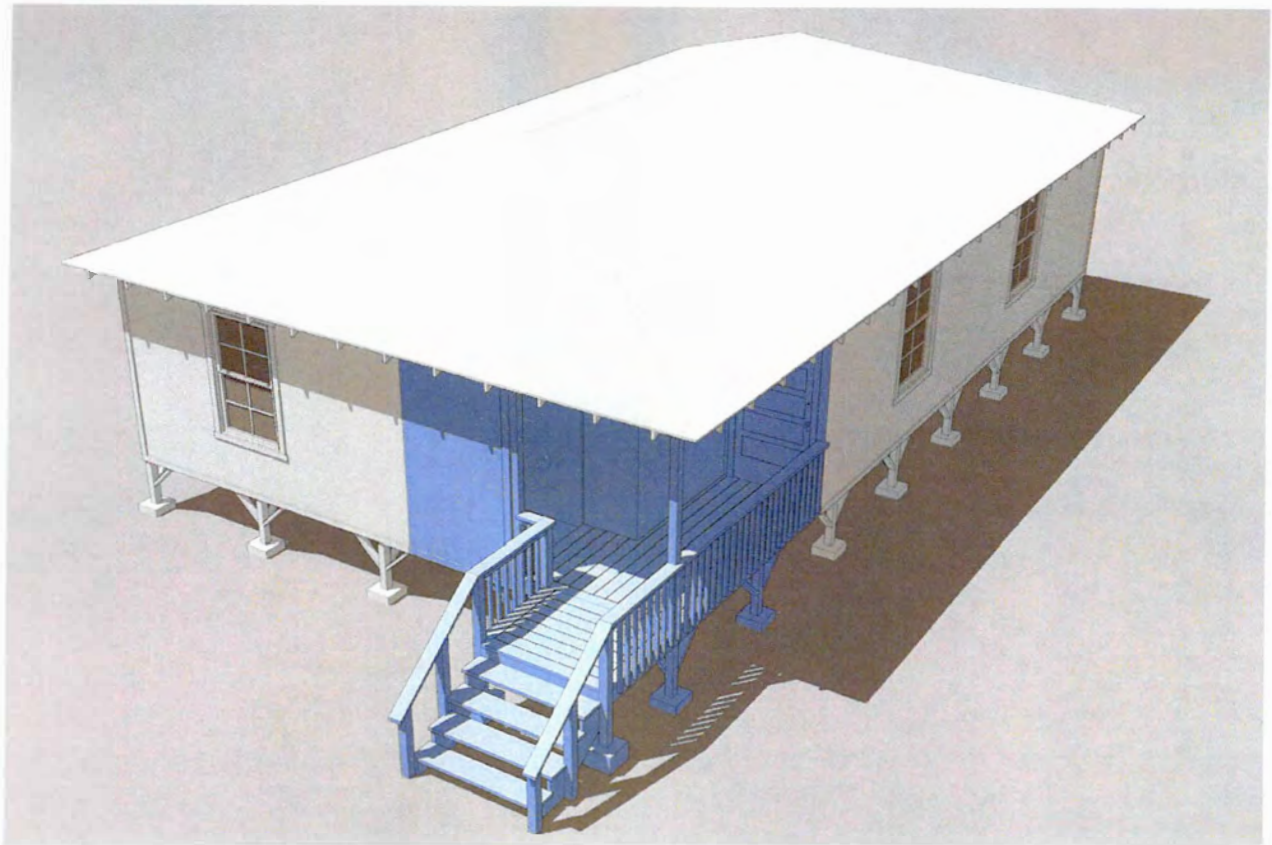
i. The width of the Rear Exit, Stoop shall be 8 feet maximum.

ii. The depth of the Rear Exit, Stoop shall be 8 feet maximum, excluding the stairs.

C. Miscellaneous

i. Stoops must have a roof.

2.4.020 Rear Exit, Engaged



General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

A. Description

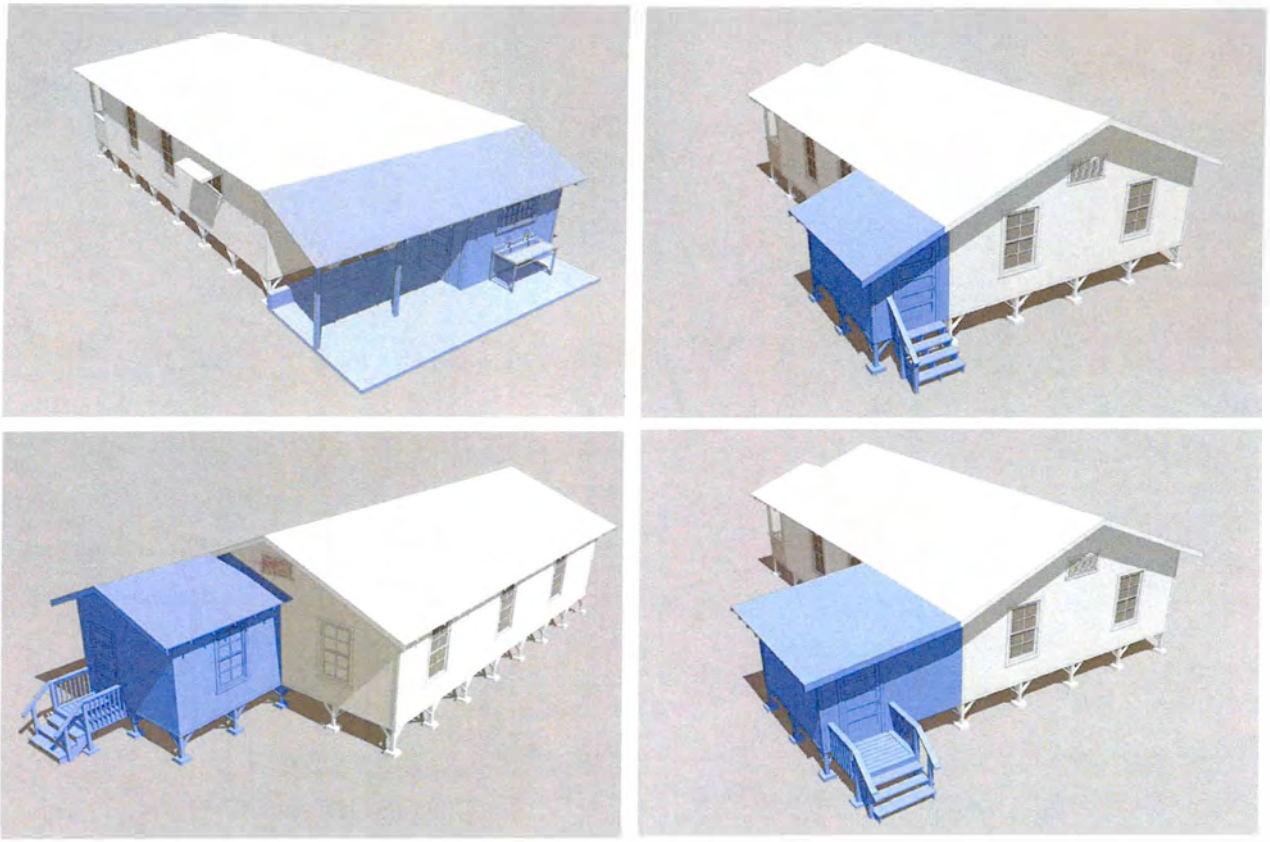
Rear Exit, Engaged: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate utilities including a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Engaged has two adjacent sides on the rear of the building that are engaged to the building while the other 2 sides are open.

B. Size

i. The width of the Rear Exit, Engaged shall be no greater than the width of the rear of the building.

ii. The depth of the Rear Exit, Engaged shall be 12 feet maximum, excluding the stairs.

2.4.030 Rear Exit, Enclosed



General note: the illustrations above are intended to provide a brief overview of the Rear Exit, type and is descriptive in nature.

A. Description

Rear Exit, Enclosed: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate space for utilities such as a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Enclosed is attached to the rear or in line with the rear of the structure. It is enclosed on at least 3 sides and has a rear entry.

B. Size

i. The width of the Rear Exit, Enclosed shall be no greater than the width of the rear of the building.

ii. The depth of the Rear Exit, Enclosed shall be 12 feet maximum, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**46**
3.1.010	Purpose	46
3.1.020	Applicability	46
3.1.030	Standards	46
Sub-Article 3.2: Civic Space Standards		**47-50**
3.2.010	Purpose	47
3.2.020	Standards	47
3.2.030	Civic Spaces	47-48
3.2.040	Civic Space Type Standards	49-50

Sub-Article 3.1: Thoroughfare Standards

3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.

3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.

3.1.030 **Standards:**

A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.

B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:

1. The thoroughfare is 18 to 20 ft. in width;

2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;

3. On street parking is prohibited;

4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.

5. The shared parking facility has at least one parking stall for each of the associated residences it services.

6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.

3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.

3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.

B. Size. The overall range of allowed sizes of the civic space.

C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.

1. Building. Civic spaces that are listed as having a "Building" Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.

2. Independent. Civic spaces that are listed as having an "Independent" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.

D. Disposition of Elements. The placement of objects within the civic space.

1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.

2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.

3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.

Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;

B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;

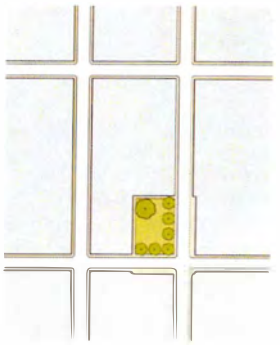
C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or

D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

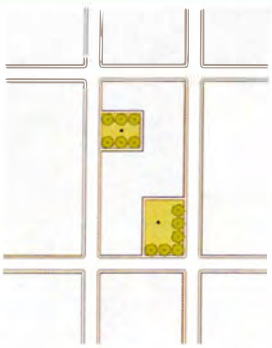
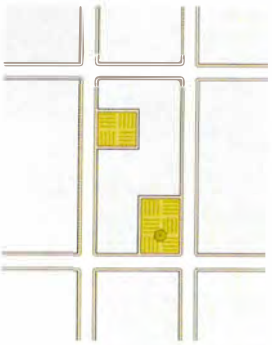
The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards

Civic Space Type	Special Use Park	Overlook Park	Pocket Park
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**52-53**
4.1.010	Purpose	52
4.1.020	Applicability	52
4.1.030	Review Authority	52
4.1.040	Concurrent Processing	53
4.1.050	Rules of Interpretation	53
Sub-Article 4.2: Permits and Approvals		**54-55**
4.2.010	Zoning Permits	54
4.2.020	Use Permits	55
4.2.030	Variance	55
4.2.040	Minor Modifications	55
Sub-Article 5.3: Administration and Enforcement		**56**
4.3.010	Amendments	56
4.3.020	Non-Conforming Provisions	56
4.3.030	Appeals	56
4.3.040	Fee Exemptions	56
4.3.050	Enforcement	56

Sub-Article 4.1: Purpose and Applicability

4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.

4.1.020 **Applicability:**

A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Numila Transect Map).

B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua'i County Code 1987, as amended.

C. In case of conflict between any provision of this Code, Kaua'i County Code Chapter 8 (Comprehensive Zoning Ordinance) ("CZO"), and any other Kaua'i County Code, rule, or regulation conflict, this Code shall apply.

Review Authority:

4.1.030

A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.

B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority)).

4.1.050 **Rules of Interpretation:**

A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.

B. Language.

1. The words "shall," "must," "will," "is to," and "are to" are always mandatory:
2. "Should is not mandatory but is strongly recommended; and "may" is permissive;
3. The present tense includes the past and future tenses; and the future tense includes the present;
4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
5. The words "includes" and "including" shall mean "including but not limited to".
6. "Applicant" means an owner or any person who has full written authorization of the owner.
7. "Owner" means the holders of equitable and legal title of land in fee simple.
8. When used in this Code, the terms "Code," "this Code," or "Form-Based Code" means the West Kaua'i Form-Based Code

C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.

D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 **Zoning Permits:**

A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.

B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).

C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).

D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:

1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:

    a. For non-residential or mixed-use projects that are generally permitted; or

    b. For residential projects, the project consists of no more than one (1) dwelling unit.

2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.

3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:

    a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or

    b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

    a. For non-residential or mixed-use projects that require a use permit; or

    b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or

    c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars ($500.00), whichever is greater.

4.2.020 Use Permits:

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 Variance:

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 Minor Modifications:

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 **Non-Conforming Provisions:**

Nothing in the Numila Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transact beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Numila Form-Based Code.

4.3.030 **Appeals:**

A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.

B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.

C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 **Fee Exemptions:**

A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 **Enforcement:**

A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**58-59**
5.1.010	Definitions	58-59

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gablet/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Rear Exit – Doorway situated on the Rear of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 "West Kaua'i Regional Map Showing Town Plan Areas".



FIGURE 12 | Regional Town Plan Map

“EXHIBIT C”

(Proposed State Land Use District Amendment A-2025-2)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I

(County of Kaua'i Planning Department, Applicant) (A-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 2-2-001:001 from Agricultural to Urban.

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Wahiawa, Kaua'i, identified as TMK (4) 2-2-001:001, as shown on the attached map as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (A) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in Exhibit A.

2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.

3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

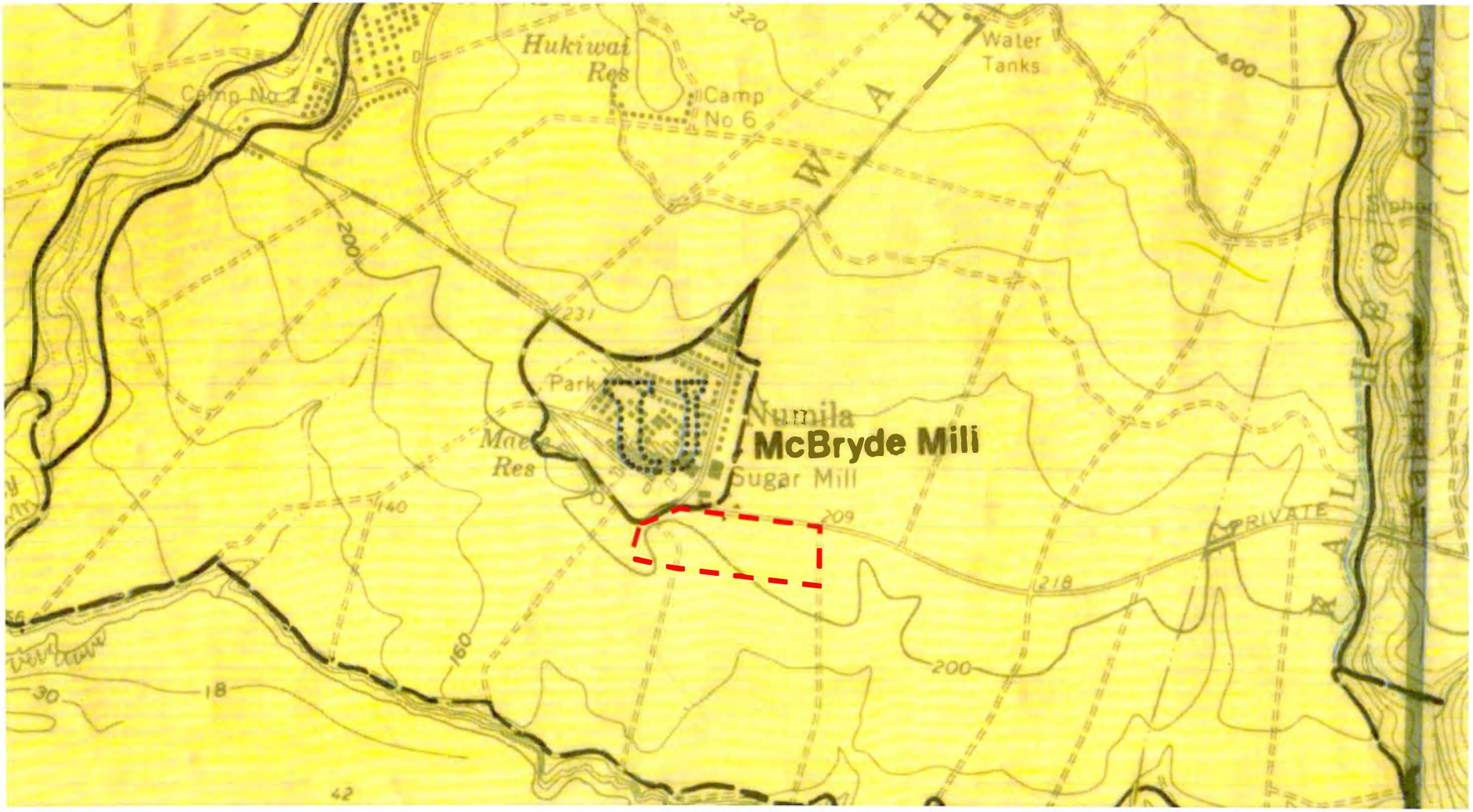
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Wahiawa, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

“EXHIBIT D”

(Proposed Zoning Amendment ZA-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO ZONING BOUNDARIES IN WAHIAWA, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 2-2-001:001, from "Agricultural" (Ag) to "Residential-1" (R-1).

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes the opportunity to "ensure redevelopment and renovation projects reflect the historic character of Numila."

The Council finds that TMK (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds the Numila Camp amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

SECTION 3. The Comprehensive Zoning Ordinance (CZO) is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A of this Ordinance which are attached hereto and incorporated by reference, subject to the following conditions:

1. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

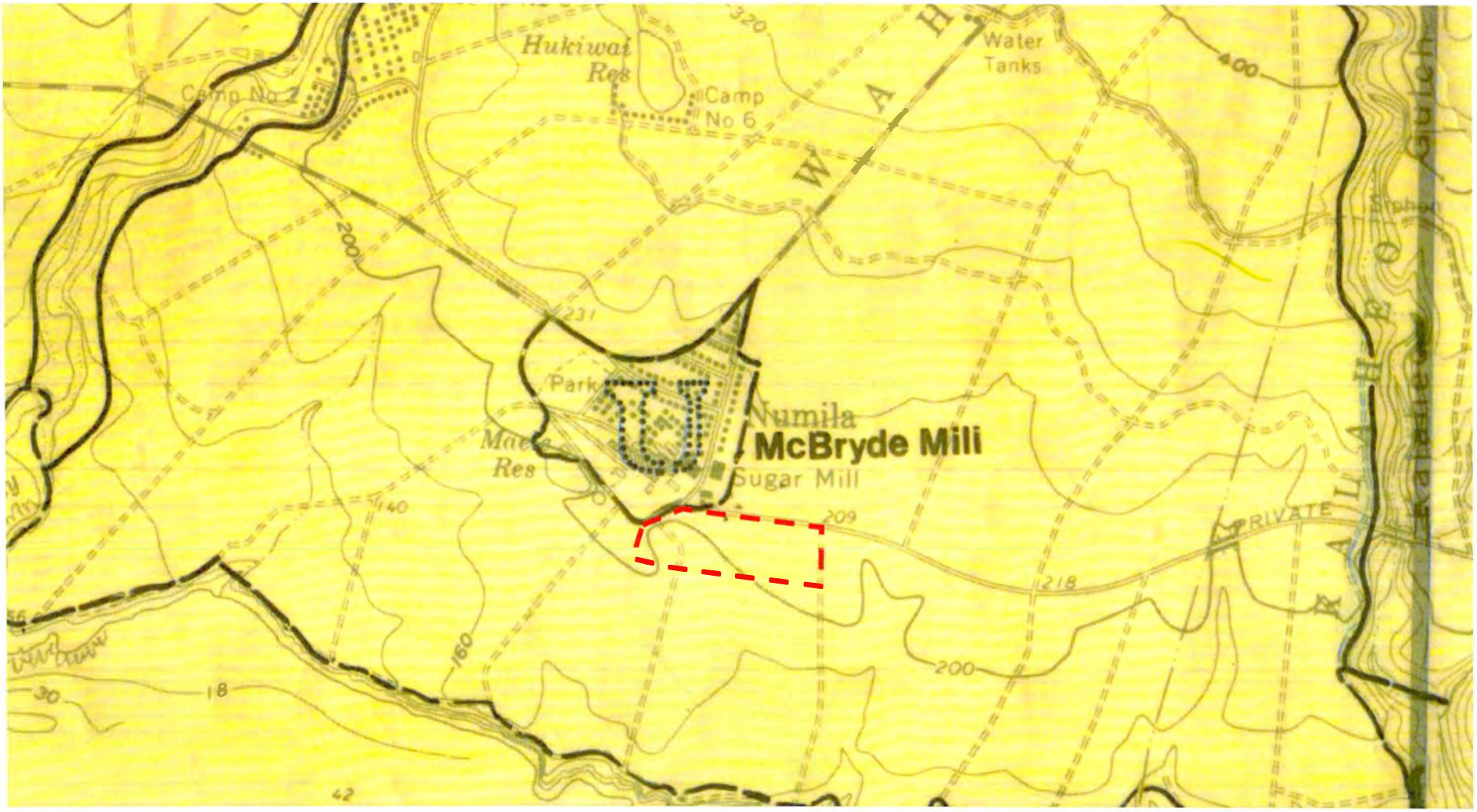
SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by:

Exhibit A



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Residential-1 (R-1)

Wahiawa, Kaua'i, Hawai'i

Agricultural (AG) to Residential-1 (R-1) District Boundary Update

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

TRANSMITTAL OF AGENCY COMMENTS TO PLANNING COMMISSION

DATE: April 1, 2025

PERMIT NUMBER(S): ZA-2025-3

APPLICANT(S): KAUAI PLANNING DEPARTMENT

Attached for the Planning Commission's reference are agency comments for the permit referenced above.

4444 Rice Street, Suite A473 • Līhu'e, Hawai'i 96766 • (808) 241-4050 (b) • (808) 241-6699 (f)
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APR 0 8 2025

MAR 11 '25 PM3:18
PLANNING DEPT

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/11/2025

SUBJECT: Zoning Amendment ZA-2025-3

Tax Map Key: 220010010000
Applicant: Planning Department
Rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1)

TO:

- [ ] State Department of Transportation - STP
- [x] State DOT - Highways, Kauai (info only)
- [ ] State DOT - Airports, Kauai (info only)
- [ ] State DOT - Harbors, Kauai (info only)
- [x] State Department of Health
- [ ] State Department of Agriculture
- [ ] State Office of Planning
- [ ] State Dept. of Bus. & Econ. Dev. Tourism
- [ ] State Land Use Commission
- [x] State Historic Preservation Division
- [ ] State DLNR - Land Management
- [ ] State DLNR - Forestry & Wildlife
- [ ] State DLNR - Aquatic Resources
- [ ] State DLNR - Conservation & Coastal Lands
- [ ] Office of Hawaiian Affairs
- [x] County DPW - Engineering
- [ ] County DPW - Wastewater
- [ ] County DPW - Building
- [ ] County DPW - Solid Waste
- [ ] County Department of Parks & Recreation
- [x] County Fire Department
- [x] County Housing Agency
- [ ] County Economic Development
- [x] County Water Department
- [ ] County Civil Defense
- [x] County Transportation Agency
- [ ] KHPRC
- [ ] U.S. Postal Department
- [ ] UH Sea Grant
- [ ] Other:

FOR YOUR COMMENTS (pertaining to your department)

3.10.2025

NO COMMENT.



This matter is scheduled for a public hearing before the County of Kauai Planning Commission on 3/11/2025 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, at 9:00 am or soon thereafter. If we do not receive your agency comments within one (1) month from the date of this request, we will assume that there are no objections to this permit request. Mahalo!

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of multiple bills amending Chapter 8 of the Kaua'i County Code 1987, as amended, regarding the Comprehensive Zoning Ordinance (CZO), the Kaua'i Kākou – Kaua'i County General Plan, the State Land Use District, and the West Kaua'i Community Plan.
Permit Application Nos.	Zoning Amendment ZA-2025-3 Zoning Amendment ZA-2025-4 General Plan Amendment GPA-2025-2 State Land Use Amendment A-2025-2
Name of Applicant(s)	COUNTY OF KAUA'I, PLANNING DEPARTMENT

II. PERMIT INFORMATION

AMENDMENTS	
☒ **Zoning Amendment**	Pursuant to KCC Section 8-3.4(a), as amended, a Zoning Amendment is necessary when changing the boundaries of districts or by changing text whenever the public necessity and convenience and the general welfare require an amendment.
☒ **General Plan Amendment**	Pursuant to KCC Section 7-3.1, as amended, the General Plan of the County of Kaua'i may be amended by ordinance, in accordance with the Charter. An amendment may change provisions of this ordinance; text provisions or map designations of the General Plan document; or any of these in combination.
☒ **State Land Use District Amendment**	Pursuant to KCC Section 11-1, as amended, a State Land Use District Boundary Amendment Ordinance, organized as a Zoning Amendment, is required to reclassify a State Land Use District designation.

III. LEGAL REQUIREMENTS

KCC Section 8-3.4	
Public Hearing Date:	March 11, 2025
Date of Publication:	February 7, 2025
Date of Director's Report:	February 26, 2025

K.1.
K.2.
K.3.
K.4.
APR 08 2025

F.4.a.1.
F.4.b.1.
F.4.c.1.
F.4.d.1.
X
March 11, 2025

IV. DESCRIPTION OF PROPOSED BILLS

There are four separate amendments associated with the proposed Numila Camp area:

1. **General Plan Amendment (GPA-2025-2)** – Proposes to amend Figure 5-1 (Kaua'i Land Use Map) and Figure 5-2 (West Kaua'i Land Use Map) of the *Kaua'i Kakou – Kaua'i County General Plan* from Agriculture to Plantation Camp (Exhibit A).
2. **West Kaua'i Community Plan Amendment (ZA-2025-4)** – Proposes amendments to Chapter 10, Article 3 of the *Kaua'i County Code 1987, as amended*, related to the West Kaua'i Community Plan (Exhibit B). This includes:
    - Amending Section 10-3 to establish a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan.
    - Updating figure 12 of the West Kaua'i Community plan, Regional Town Plan Map to change the land use designation within the SPA-P boundaries from Agriculture to Plantation Camp.
3. **State Land Use District Amendment (A-2025-2)** – Proposes to change approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4)-2-2-001:001 from Agricultural to Urban (Exhibit C).
4. **Zoning Map Amendment (ZA-2025-3)** – Proposes to amend approximately 14.9 acres of Zoning Map ZM-200 to reflect zoning changes for TMK (4)-2-2-001:001 from Agricultural (Ag) to Residential-1 (R-1) (Exhibit D).

The proposed ordinances to amend County Zoning, the State Land Use District, the General Plan, and the West Kaua'i Community Plan aim to encourage redevelopment within the existing Numila Camp while allowing for new growth in an adjacent area that maintains and enhances its distinct form and character.

V. APPLICANT'S REASONS/JUSTIFICATION

The Numila Plantation Camp Form-Based Code (FBC) guides development in alignment with the West Kaua'i Community Plan and the County of Kaua'i General Plan. This FBC establishes a regulatory framework to preserve the character of the existing plantation camps, including Numila Camp, while allowing for limited infill development and housing expansion. The Plantation Camps should remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity. The intent of the code would:

1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Numila's historic plantation camp.
2. Support and maintain affordable-by-design housing stock.
3. Encourage appropriately scaled infill development within or near the historic boundaries of the camps.

Form-Based Codes (FBC) are a development regime that encourages the development of communities with a focus on "building form and character" as opposed to development frameworks based on the separation of uses, regularly referred to as Euclidian zoning. FBCs have been adopted to serve a variety of purposes that can include historic preservation, economic development, sustainability, affordable housing, and general planning. FBC follows a natural to urban transect model, that progressively experience greater density in line with desired development outcomes. The model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). Kaua'i only experiences four transect types (T1-T4).

The development of FBCs included an intensive inventory process and an exercise to identify unique or historical characteristics that define the respective towns and villages. The Numila Plantation Camp transect is considered a special district due to the unique patterns which were identified. The transects within the Numila Camp are T3 Numila (T3N-PC), T3 Numila Flex (T3NF-PC), T3 Numila HSPA (T3NH-PC), and T3 Numila Luna (T3NL-PC). Each Plantation Camp transect type reinforces and/or maintains the historic patterns of the Numila Community. The Numila FBC incorporates detailed regulations specific to building types, street standards, and civic space that are sensitive to the surrounding local character. The regulations set forth in the Form-Base Code help to maintain the unique characteristics of Numila Camp.

Creating design standards specific to these areas ensures history and culture are a part of the future development. The Plantation Camp Form-Based Code includes elements such as roof pitches, siding materials, building massing, building types, frontages, setbacks, rear exists and wings, and are regulated to reinforce existing character and to create new, compatible neighborhoods in Numila Camp. For example, the building type regulations in T3 Numila (T3N-PC) capture the form and characteristics of the historical Numila cottages. Crafting regulations that require unique features such as single or double hung windows, 5:12 or 6:12 roof pitches, wood-based material, decorative vents, post and pier, and height of the wall ensures that new cottages or reconstructed cottages will maintain the same look and feel of the surrounding cottages.



Figure 1: Example of applying the T3 Numila (T3N-PC) regulations.



Figure 2, 3, 4: Pictures of Numila Camp Cottages.

Form-Based Code differs from the existing use-base code requirements in the Comprehensive Zoning Ordinance in that the primary emphasis is on building and streetscape "form", the importance of how the proposed development is integrated with the existing town character. This is a more comprehensive approach that includes the regulation of building types, street design, and civic space requirements. These standards are crafted to regulate the specific and desired qualities of areas identified through the inventory and data collection process.

The County of Kaua'i has adopted multiple Form-Based Codes tailored to preserve the unique and localized characteristics of South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camps. During the South Kaua'i and West Kaua'i Community planning efforts, the community sought to preserve and revitalize their town cores. Form-Base Codes were ideally suited to meet this community goal. Since the adoption of the South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camp Form-Based Code, the Planning Department and the respective communities have seen the value of this development approach.

Consistent with the West Kauai towns of Waimea, Kekaha, 'Ele'ele, and Hanapēpē, the Numila Camp supports unique town and village features that can benefit from the establishment of a Form-Based Code. The Numila Camp Form-Based Code is a tool that

seeks to maintain the existing character of the Numila Camp while simultaneously establishing design guidelines that inform buildout scenarios.

Implementing the Numila Form-Based Code requires several land use and zoning amendments to align with the intended development vision for the area. These changes will allow for the redevelopment of the historic Numila Camp footprint.

1. **General Plan Amendment (GPA-2025-2)** – The General Plan amendment updates the Kaua'i Land Use Map and West Kaua'i Land Use Map within the General Plan to reflect a change from Agriculture to Plantation Camp, aligning with the historic residential uses of the area and future vision for lands adjacent to the existing Numila camp. This designation supports the continued use and nominal expansion of the area for residential purposes.

2. **West Kaua'i Community Plan Amendment (ZA-2025-4)** – Updates to the West Kaua'i Community Plan ensure consistency between local planning documents and the Numila FBC. The amendment revises the **Regional Town Plan Map (Figure 12)** to change the land use designation within the **Special Planning Area – Plantation Camp (SPA-P)** from **Agriculture to Plantation Camp**, supporting the envisioned small-town character and historic Numila Camp development. The proposal also amends Section 10-3 to establish a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan.

3. **State Land Use District Amendment (A-2025-2)** – This amendment is needed to reclassify **14.9 acres** from **Agricultural to Urban**, allowing for residential development adjacent to the historic Numila Camp residential footprint to allow for a nominal expansion of the area for residential purposes while keeping within the form and character of the historic camp.

4. **Zoning Map Amendment (ZA-2025-3)** – This change updates the zoning from Agricultural (Ag) to Residential-1 (R-1) allowing for residential development within the historic Numila Camp area and adjacent lands.

VI. AGENCY COMMENTS

Comments from applicable government agencies are being sought and are expected at the time of the public hearing scheduled for March 11, 2025.

VII. PRELIMINARY EVALUATION

In evaluating the proposed zoning amendment, the following aspect should be taken into consideration:

1. Comprehensive Zoning Ordinance (CZO)

The proposed amendment is to be evaluated pursuant to Section 8-3.4(d) of the CZO, Kaua'i County Code (KCC), as amended. The section, reads:

> "(d) Consideration. In considering an amendment, the Planning Commission shall consider the purposes of the existing and proposed changes to the Zoning Ordinance. A change in the Zoning Map or text shall not be made unless the change will further the public necessity and convenience and the general welfare."

As previously mentioned, the intent of the amendment is to amend the West Kaua'i Community Plan to add Special Planning Area "P" (SPA-P), which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District." Amending the code to include Special Planning Area "P" would further accommodate public necessity and for convenience.

2. General Plan

The 2018 General Plan sets forth a vision, goals, and policies to guide future growth on Kaua'i. The proposed amendment is consistent with the overall vision and policies outlined in the 2018 General Plan.

A. Section 1.4, entitled "Policies to Guide Growth"

i. **Policy #1: "Manage Growth to Preserve Rural Character"**
The new design standards that correspond with Special Planning Area "P" will ensure the rural characteristics of our communities are maintained through the preservation of the Numila Camp's building form and characteristics.

ii. **Policy #2: Provide Affordable Housing While Facilitating a Diversity of Privately-Developed Housing for Local Families.**
According to the General Plan, Communities that cater to a high-end market, resulting in enclaves of similar household incomes and housing types, are no longer acceptable. The design standards that correspond with Special Planning Area "P" limit development to building standards that cater to and support the local housing market. These design standards will provide an opportunity to create housing for local families.

iii. **Policy #3: Recognize the Identity of Kaua'i's individual Towns and Districts.**
Policy #3 of the General Plan states that Kauai's towns and planning districts are distinct, each with its own character, opportunities, and needs. The design standards outlined for Numila Camp acknowledge the characteristics and features that generate the unique community identity of the Numila Camp.

B. Section 3.0 Actions by Sector, Subsection Sector VII, entitled "Heritage Resources" states for code changes:

i. **Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.** The proposed Numila Camp Form-Based Code implements these exact code changes recommended by the General Plan creating design standards to preserve the historic character of Numila Camp.

X. PRELIMINARY CONCLUSION

Based on the foregoing, it is concluded that the proposal is reasonable and appropriate. It is also consistent with the policies and recommendations of the Kaua'i General Plan.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby Zoning Amendment ZA-2025-3, Zoning Amendment ZA-2025-4, General Plan Amendment GPA-2025-2 and State Land Use District Amendment A-2025-2 be **APPROVED**.

By _____
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 2/25/2025

“EXHIBIT A”

(Proposed General Plan Amendment GPA-2025-2)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING
"KAUA'I KĀKOU – KAUA'I COUNTY GENERAL PLAN" (2018)
RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I

(County of Kaua'i Planning Department, Applicant) (GPA-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 2-2-001:001 and referred to hereafter as "Numila Camp," is located adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road.

The Council finds the Numila Camp amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the Numila Plantation Camp areas maintain a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (BBCP Kaua'i Operating LLC) has consented to this General Plan amendment.

SECTION 2: The booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua'i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua'i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua'i.

2. Amend page 233 by deleting the amended Figure 5-2, West Kaua'i Land Use Map (as previously amended by ordinance No. 1084), and replacing it with a new map, Figure 5-3 West Kaua'i Land Use Map as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua'i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

Introduced by:

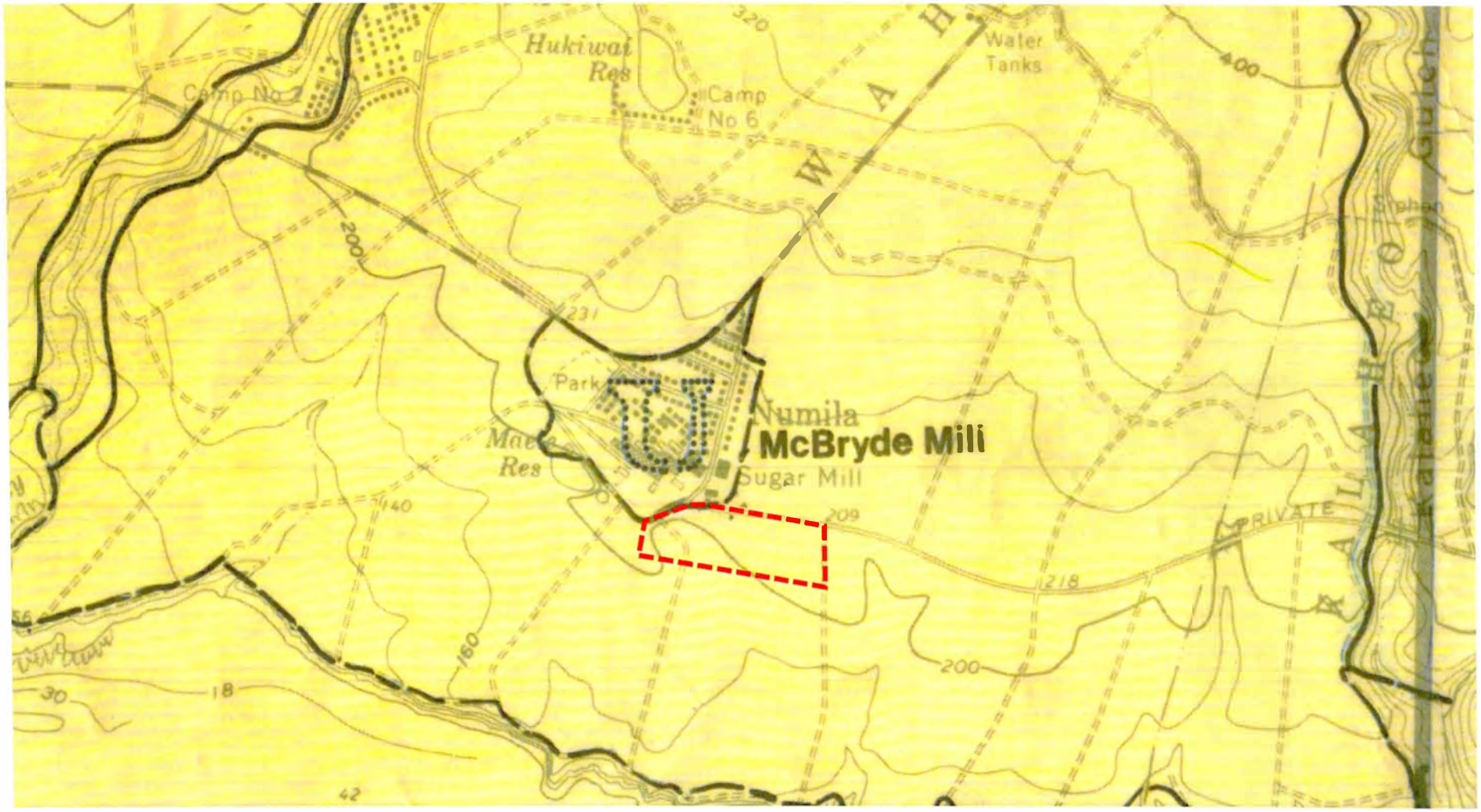
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

Location Map



Zoning Amendment Location Map

Amendment Boundaries

Exhibit B

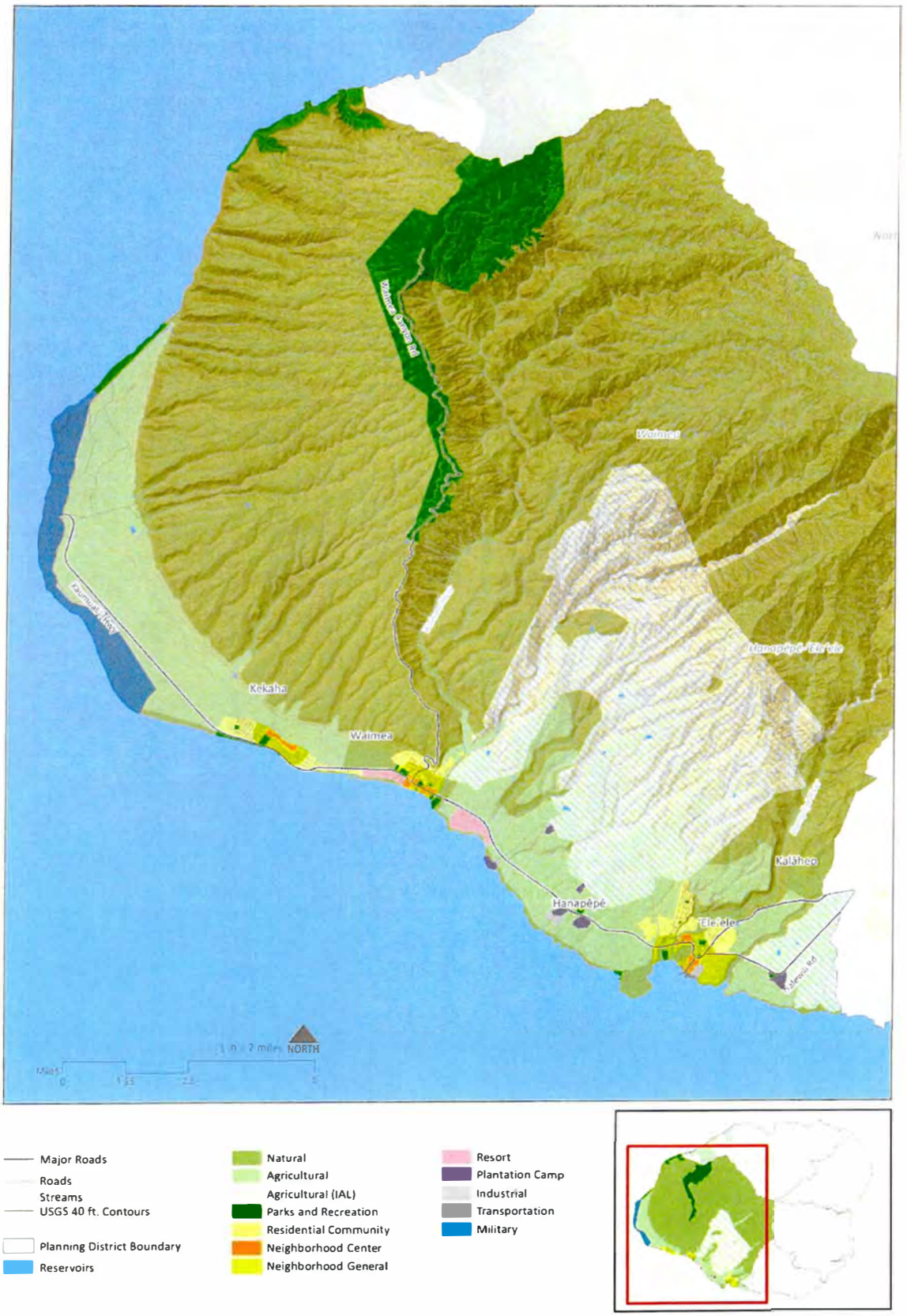
Map Showing Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-1 "Kaua'i Land Use Map"

- Planning District Boundary
- Major Roads
- Roads
- Streams
- USGS 40 ft. Contours
- Urban Edge Boundary
- Reservoirs
- Natural
- Agricultural
- Agricultural (IAL)
- Parks and Recreation
- Golf Course
- Homestead
- Residential Community
- Urban Center
- Neighborhood Center
- Neighborhood General
- Large Town
- Small Town
- Resort
- Provisional Resort (Pending Community Plan Process)
- University Zone
- Plantation Camp
- Industrial
- Transportation
- Military
- Provisional Agriculture



Exhibit C

Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-3 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"



“EXHIBIT B”

(Proposed Zoning Amendment ZA-2025-4)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10 ARTICLE 3, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)

(County of Kaua'i Planning Department, Applicant) (ZA-2025-4)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-NC-100 (Numila Camp) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-P boundaries.

The Council finds the Numila Camp amendment boundaries delineated by the map in Exhibit A.

The Council finds that TMK Parcel (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes the opportunity to "ensure redevelopment and renovation projects reflect the historic character of Numila Camp."

The Council finds that the current landowner (BBCP Kaua'i Operating LLC) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Section 10-3 of the Kaua'i County Code to add a Special Planning Area "P" (SPA-P), which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District". The Special Planning Area shall be adopted with a new map ZM-NC-100 (Numila Camp) and adopted within the West Kaua'i Community Plan as attached in Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached in Exhibit C.

SECTION 3. The booklet entitled "West Kaua'i Community Plan" (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua'i.

SECTION 4. The content of Chapter 10, Article 3, West Kaua'i Community Plan Implementing Ordinance, Kaua'i County Code, as amended is amended as follows:

§ 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the "West Kaua'i Community Plan Implementing Ordinance." It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, [and] Ordinance No. 1138, and Ordinance No. XXXX, on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, and as may be subsequently amended), a booklet whose major components include:

(1) Regional and town plan maps;

(2) Policies for the West Kaua'i region as a whole;

(3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and

(4) Appendices.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community Plan."

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.3. Application of Regulations.

(a) The West Kaua'i Form-Based Code, attached as Appendix "C", [and] the Plantation Camp Form-Based Code, attached as Appendix "D", and the Numila Plantation Camp Form-Based Code, attached as Appendix "E," to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, [and] the Plantation Camp Form Based Code, and the Numila Plantation Camp Form Based Code shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, [and] Ordinance No. 1138, and Ordinance No. XXX, on file with the Planning Department, County of Kaua'i.

(b) The regulations and procedures established in Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua'i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the West Kaua'i Form-Based Code. When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance), the West Kaua'i Form-Based Code shall supersede such provisions as provided in Chapter 8, Article 11, Kaua'i County Code 1987, as amended (Special Treatment Districts (ST)).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas "K," "L," "M," "N," [and] "O[.]," and "P." The boundaries of the following form-based code districts are hereby adopted as described in the West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code, attached as Appendix "C," [and]

Appendix "D," and Appendix "E" to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area "K," which shall also be known as the "Kekaha Town Walkable Mixed Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area "L," which shall also be known as the "Waimea Town Walkable Mixed Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area "M," which shall also be known as the "Hanapēpē Town Walkable Mixed Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area "N," which shall also be known as the "'Ele'ele-Port Allen Walkable Mixed Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua'i.

(5) Special Planning Area "O," which shall also be known as the "Kaumakani Plantation Camp Walkable Mixed Use District" and designated "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area "P," which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District" and designated "SPA-P" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village), [and] ZM-KA-100 (Kaumakani Avenue), and ZM-NC-100 (Numila Camp) is hereby adopted.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. This Ordinance shall take effect upon its approval.

Introduced by:

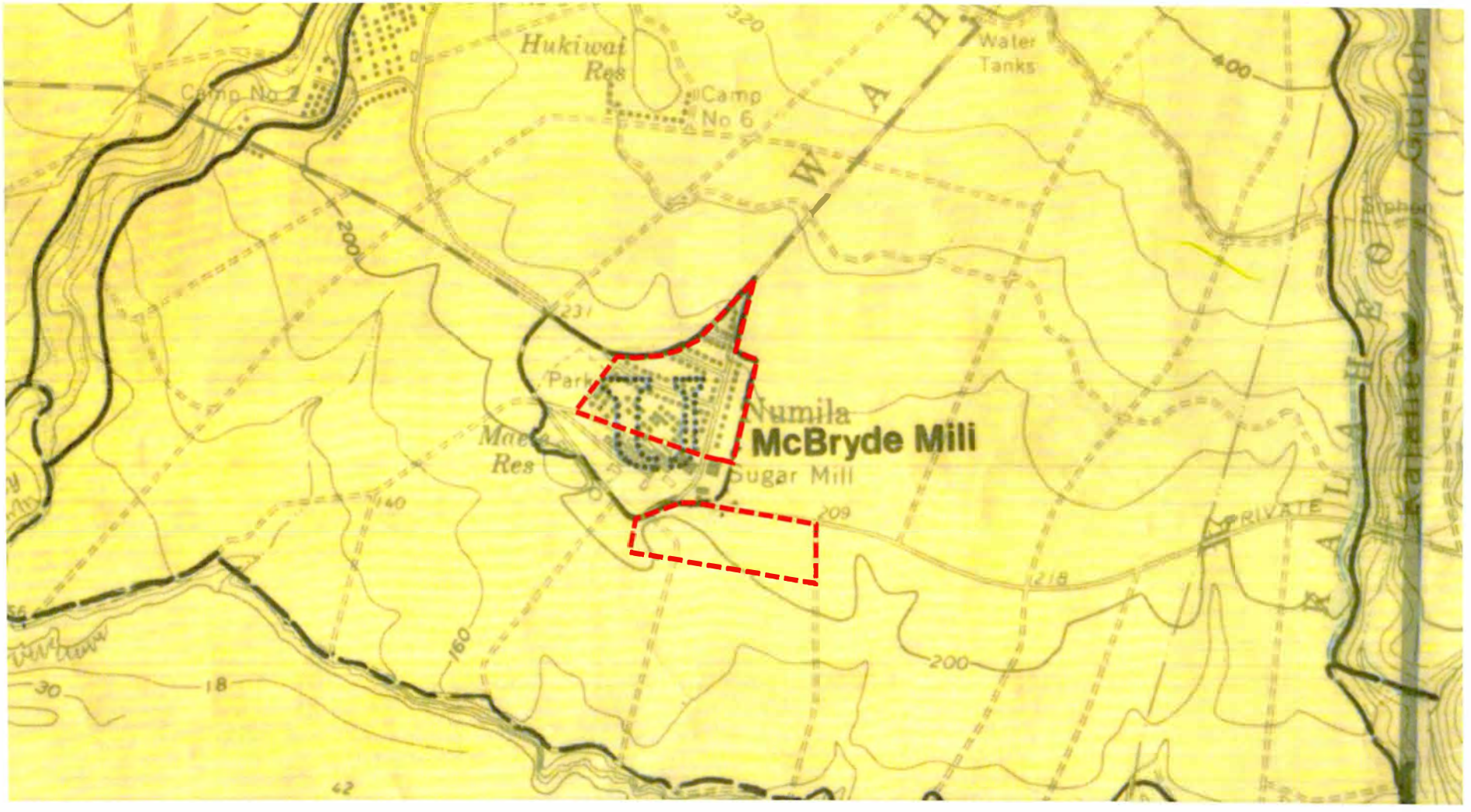
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

Location Map

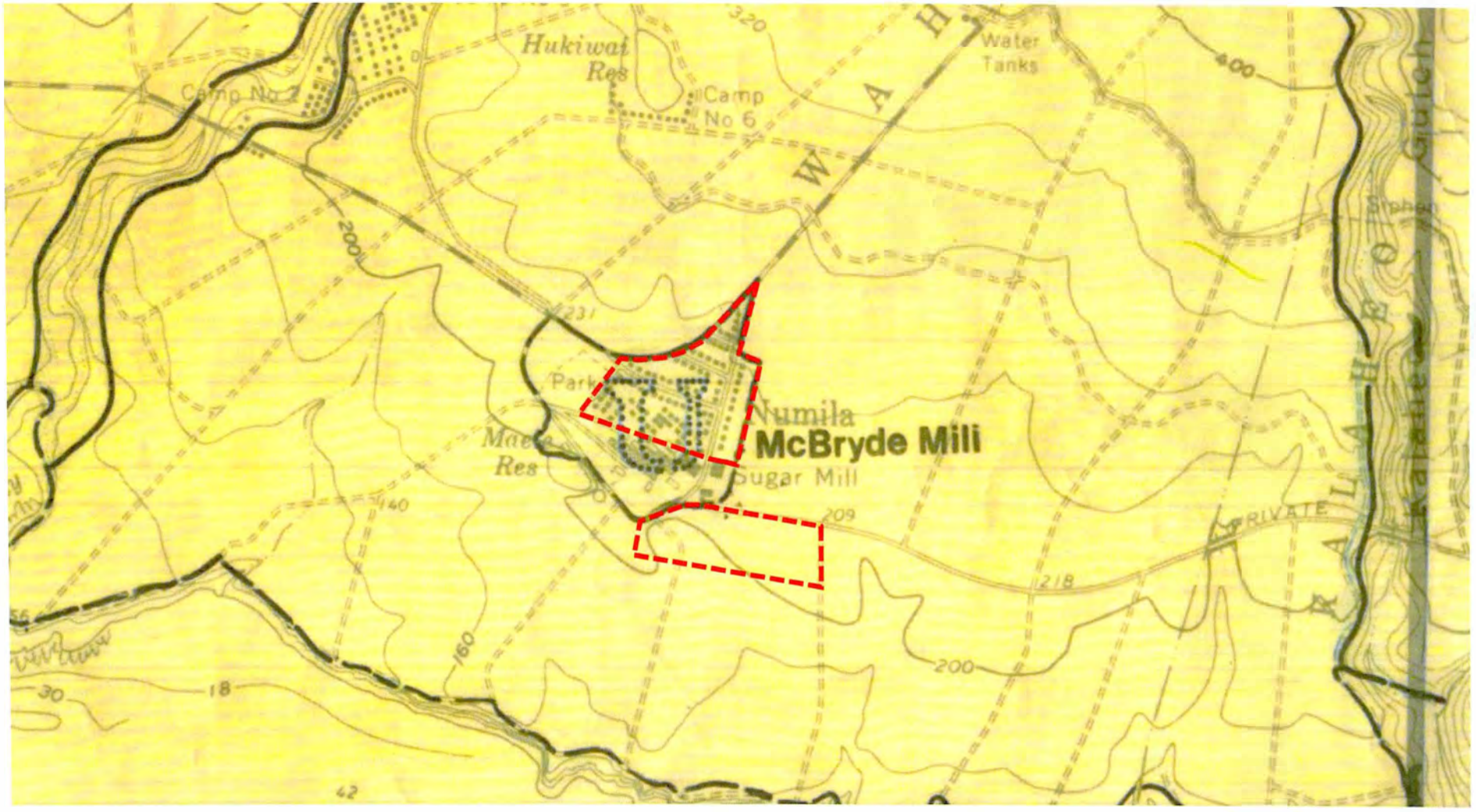


Zoning Amendment Location Map

Amendment Boundaries

Exhibit B

Location Map



Zoning Map ZM-NC-100 (Numila Camp)

SPA-P Boundary – Numila Plantation Camp Walkable Mixed Use District
Wahiawa, Kaua'i, Hawai'i

Exhibit C



Numila Camp Form-Based Code

Prepared by the County of Kaua'i Planning Department

Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose **5-8**

1.1.010 Purpose and Intent 5
1.1.020 Using Zoning to Reinforce West Kaua'i's Places 5
1.1.030 Numila Camp Place Type 6
1.1.040 The West Kauai Numila Transect 7
1.1.050 Lack of Lot Lines 8

Sub-Article 1.2: Transect Map **10**

1.2.010 Transect Map 10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Plantation Camp Transect Zone Descriptions **12-19**

2.1.010 T3 Numila – Plantation Camp (T3N-PC) 12-13
2.1.020 T3 Numila Luna – Plantation Camp (T3NL-PC) 14-15
2.1.030 T3 Numila HSPA– Plantation Camp (T3H-PC) 16-17
2.1.040 T3 Numila Flex – Plantation Camp (T3NF-PC) 18-19

Sub-Article 2.2: Plantation Camp Building Types **21-35**

2.2.010 Numila Cottage 21-22
2.2.020 Luna Cottage 1 23-24
2.2.030 Luna Cottage 2 25-26
2.2.040 HSPA Cottage 27-28
2.2.050 Duplex 29-30
2.2.060 Multiplex Small 31-32
2.2.070 Dormitory 33-34
2.2.080 Community Parking Facility 35

Sub-Article 2.3: Numila Building Type Frontages **37-40**

2.3.010 Lānai, Projecting 37
2.3.020 Lānai, Engaged 38
2.3.030 Lānai, Hybrid 39
2.3.040 Stoop 40

Sub-Article 2.4: Numila Building Type Rear Exit **42-44**

2.4.010 Rear Exit, Stoop 42
2.4.020 Rear Exit, Engaged 43
2.4.030 Rear Exit, Enclosed 44

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**46**
3.1.010	Purpose	46
3.1.020	Applicability	46
3.1.030	Standards	46
Sub-Article 3.2: Civic Space Standards		**47-50**
3.2.010	Purpose	47
3.2.020	Standards	47
3.2.030	Civic Spaces	47-48
3.2.040	Civic Space Type Standards	49-50

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**52-53**
4.1.010	Purpose	52
4.1.020	Applicability	52
4.1.030	Review Authority	52
4.1.040	Concurrent Processing	53
4.1.050	Rules of Interpretation	53
Sub-Article 4.2: Permits and Approvals		**54-55**
4.2.010	Zoning Permits	54
4.2.020	Use Permits	55
4.2.030	Variance	55
4.2.040	Minor Modifications	55
Sub-Article 4.3: Administration and Enforcement		**56**
4.3.010	Amendments	56
4.3.020	Non-Conforming Provisions	56
4.3.030	Appeals	56
4.3.040	Fee Exemptions	56
4.3.050	Enforcement	56

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**58-59**
5.1.010	Definitions	58-59

Article 1: Introduction

Sub-Article 1.1: Purpose		**5-8**
1.1.010	Purpose and Intent	5
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	5
1.1.030	Numila Camp Place Type	6
1.1.040	The West Kauai Plantation Camp Transect	7
1.1.050	Lack of Lot Lines	8
Sub-Article 1.2: Transect Maps		**10**
1.2.010	Transect Maps	10

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Numila Form-Based Code guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by Numila Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Numila Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

A. Promotes and enhances existing community design and development patterns that reflect the distinct character of the historic plantation camp at Numila;

B. Promotes and maintains workforce housing stock.

C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kaua'i's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kaua'i County Code 1987, as amended). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

A. Rural crossroads;

B. Plantation camps;

C. Small village;

D. Large village;

E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Ka'awanui Camp, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Numila:

The Numila Plantation Camp, also known as "Camp 9", "Mill Camp", and "New Mill", was once part of a thriving network of eighteen camps that provided housing for employees of the McBryde Sugar Plantation. Numila, which developed closest to the mill, is the last remaining plantation camp on former McBryde lands and at one point in time had approximately 185 dwellings with a population of 700-750 people (A&B, 2023). The Numila Plantation Camp was broken down into three main sections of housing: 9-A for skilled labor and lunas and 9-B and 9-C for laborers who worked at the mill (A&B, 2023). Many of the camp homes were simple, single-family residences that were occupied by a diversity of ethnic groups that worked for the plantation. In addition to dwellings, Numila Plantation Camp had other amenities such as a camp store, gas station, movie theatre, pool hall/ club house, bath house, barber shop, clinic, and at least one church (A&B, 2023).

Alexander & Baldwin, Inc. (2023) *Numila Camp Closure and Removal Project Summary*.

1.1.040 The West Kauai Numila Camp Transect

The Form Based Code transect is an organizing principle used in form-based code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). However, Kaua'i's various form based codes that were instituted in several town cores and plantation camps contain only four transects (T1 to T4).

The Numila Camp Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Numila. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas. The Numila Form Based Code contains transects that comprise a special district due to its unique pattern unlike other Kaua'i form base code transects.

The West Kauai Numila Camp Transect Zones:

A. T3 Numila – Plantation Camp (T3N-PC) The form and character of this transect zone will be primarily one-story, single-family residences with accessory structures located to the rear of the single-family residences. This transect zone will also maintain similar features to the historic plantation camp layout in terms of setbacks, scale, and massing. Historically, the boundaries of this transect zone was formerly known as the Camp 9-B section of Numila Plantation Camp, which housed laborers.

B. T3 Numila Luna – Plantation Camp (T3NL-PC) - The form and character of this transect zone will be primarily for one story, medium to large sized dwelling units that may be used as single family residences or multi-family units. Historically, the boundaries of this transect was formerly known as the Camp 9-A section of Numila Plantation Camp. Camp 9-A housed skilled labor and supervisors or "luna".

C. T3 Numila HSPA – Plantation Camp (T3H-PC) - The form and character of this transect zone will be a concentration of smaller housing units surrounding the existing mill and agricultural buildings. Historically, the boundaries of this transect was formerly known as the older Camp 9-B section of Numila Plantation Camp, which housed laborers.

D. T3 Numila Flex – Plantation Camp (T3NF-PC) – The from and character of this transect zone supports a limited amount of new development that is compatible with the historic neighborhood design of the Numila Camp and of West Kaua'i communities. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 Lack of Lot Lines

Design standards for form-based codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, form-based codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. Unique to the subject Numila Form -Based Code Transects is that they overlay one large single lot of record. The subject Numila Transects and their corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the subject Code utilizes building-to-building and building-to-thoroughfare standards to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Numila Transect Map



T3N Numila – Plantation Camp
T3NL Numila Luna – Plantation Camp
T3H Numila – HSPA – Plantation Camp
T3NF Numila Flex – Plantation Camp

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Numila Transect Zone Descriptions **12-19**

2.1.010	T3 Numila – Plantation Camp (T3N-PC)	12-13
2.1.020	T3 Numila Luna – Plantation Camp (T3NL-PC)	14-15
2.1.030	T3 Numila HSPA – Plantation Camp (T3H-PC)	16-17
2.1.040	T3 Numila Flex – Plantation Camp (T3NF-PC)	18-19

2.1.010 T3 Numila - Plantation Camp (T3N-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. *Community Parking Facility	2.2.080

- Except for accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the Numila Cottage building type is the only permissible use within this transect. Home businesses are a permissible residential use within a Numila Cottage. All other uses are prohibited.

T3 Numila - Plantation Camp (T3N-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the front thoroughfare.
ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 30 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the side thoroughfare for cottages.
ii. There is a 35 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per cottage.
ii. Each cottage shall have a detached garage or carport.
iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

i. All off-thoroughfare parking areas shall be setback behind the respective cottage's rear wall.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.020 T3 Numila Luna - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Numila Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Luna Cottage I	2.2.020
ii. Luna Cottage II	2.2.030
iii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the building types is the only permissible use within this transect. Home businesses are a permissible residential use within the above building types. All other uses are prohibited.

T3 Numila Luna - Plantation Camp (T3NL-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 20 foot minimum setback from the front thoroughfare.
ii. There is a 35 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 30 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per cottage.
ii. Each cottage shall have a garage or carport.
iii. Garage or carport structures may be shared between 2 cottages, and these shared garages shall accommodate at least 2 vehicles.

2. Parking Setback

i. All off-thoroughfare parking areas shall be setback behind the respective building type's rear wall.

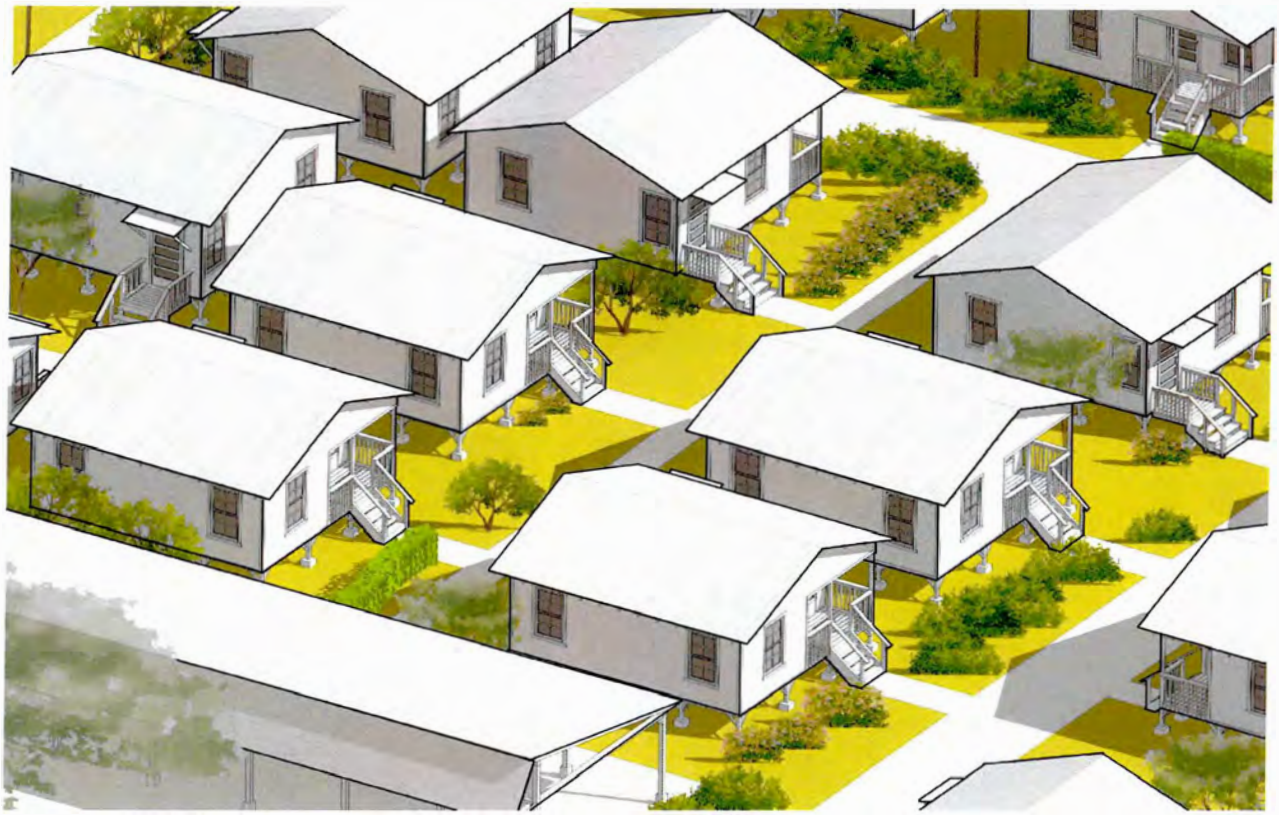
F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.030 T3 Numila HSPA - Plantation Camp (T3NH-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone continues the historical pattern and intensity of the Numila plantation camp through the HSPA Cottage Building Type.

B. Building Types

1. Permissible Building Types	Standards
i. HSPA Cottage	2.2.040
ii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila HSPA- Plantation Camp (T3NH-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 5 foot minimum setback from the front thoroughfare.
ii. There is a 10 foot maximum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 10 foot minimum setback between cottages.
ii. There is 10 foot minimum setback from all structures (i.e., from cottages or other accessory structures)

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare for cottages.
ii. There is a 10 foot minimum setback from the side thoroughfare for accessory structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per HSPA Cottage. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

2.1.040 T3 Numila Flex - Plantation Camp (T3NF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This zone is adjacent to the historic Numila Camp residential footprint and allows for a nominal expansion of the area for residential purposes while preserving the form and character of the historic camp (See Figure 1.2.010 on page 10).

B. Building Types

1. Permissible Building Types	Standards
i. Numila Cottage	2.2.010
ii. Luna Cottage I	2.2.020
iii. Luna Cottage II	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. *Community Parking Facility	2.2.080

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. Dormitory	Permitted Use

- Residential use within the HSPA Cottage is the only permissible use within this transect. Home businesses are a permissible residential use within a HSPA Cottage. All other uses are prohibited.

T3 Numila Flex - Plantation Camp (T3NF-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

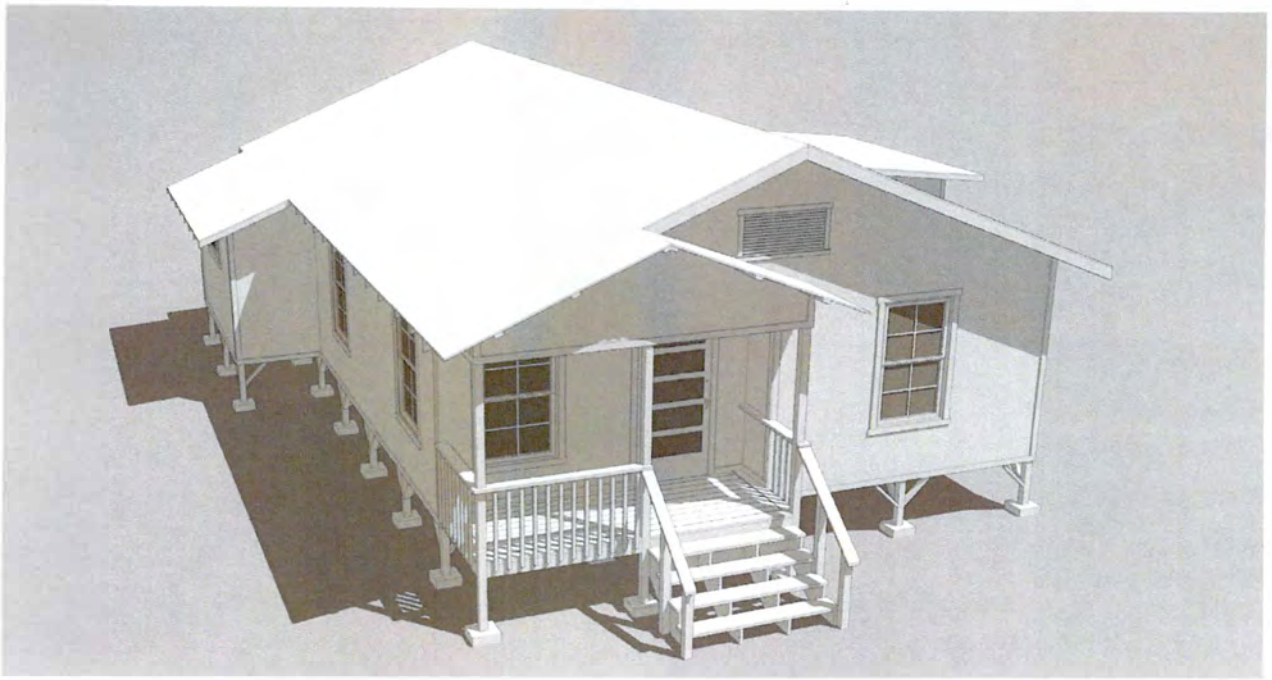
G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Numila Camp Building Types		21-35
2.2.010	Numila Cottage	21-22
2.2.020	Luna Cottage I	23-24
2.2.030	Luna Cottage II	25-26
2.2.040	HSPA Cottage	27-28
2.2.050	Duplex	29-30
2.2.060	Multiplex Small	31-32
2.2.070	Dormitory	33
2.2.080	Community Parking Facility	35

2.2.010 Numila Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Numila Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the various plantation camp homes that were located throughout Camp 9-B, which housed laborers. Some of the homes in the Camp 9-B section were originally relocated from the Camp 9-C portion of Numila Plantation Camp.

B. Building Size and Massing

1. Massing

i. A Numila Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Numila Cottage.
iii. A Numila Cottage may have 1 wing attached to the main body.
iv. The wing shall be located entirely along 1 of the main body's side walls.

2. Main Body

i. The minimum width of the main body shall be 22 feet and a maximum of 26 feet.
ii. The minimum depth of the main body shall be 28 feet and a maximum of 40 feet.

B. Building Size and Massing (continued)

3. Wing(s)

i. The width of the wing shall be no more than 4 feet maximum.
ii. The depth of the wing shall be no more than 12 feet maximum.

C. Building Frontages

i. A Numila Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; Lānai, Hybrid. All other frontage types are prohibited.

D. Building Rear Exit

i. A Numila Cottage may a Rear Exit type. The permissible Rear Exit types are: Rear Exit, Stoop; Rear Exit, Engaged; Rear Exit, Enclosed.

E. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Numila Cottage.

2.2.010 Numila Cottage

F. Foundation

i. The Numila Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Numila Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.
ii. Finished grade at the main entry shall not be greater than 4 feet above existing grade.

J. Roof

1. Roof Pitch

i. The Numila Cottage roof pitch ratios shall be set at a 5:12 or 6:12 pitch.

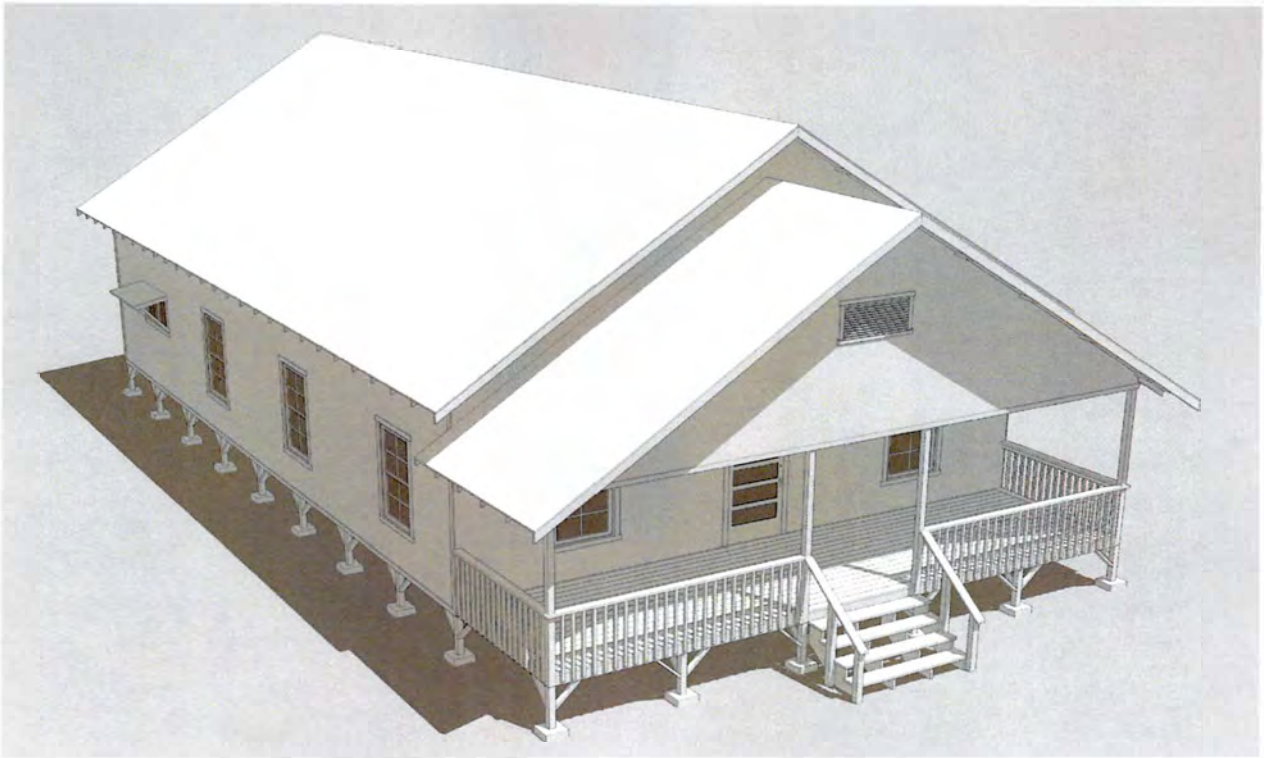
2. Roof Material Type

i. The Numila Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Numila Cottage roof types shall be Gable, Hip, or Dutch-Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.020 Luna Cottage I



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage I: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type found in House #164, 165, and 166, which housed skilled labor and supervisors or "luna".

B. Building Size and Massing

1. Massing

i. A Luna Cottage I shall have 1 main body section.
ii. No more than 1 main body is permissible for each Luna Cottage I.
iii. Wings are prohibited on the Luna Cottage I.

2. Main Body

i. The minimum width of the main body shall be 24 feet and a maximum of 30 feet.
ii. The minimum depth of the main body shall be 34 feet and a maximum of 48 feet maximum.

C. Building Frontages

i. A Luna Cottage I shall have at least 1 frontage type. The permissible frontage type is Lānai, Projecting.

D. Building Rear Exit

i. A Luna Cottage I may have a Rear Exit. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other rearage types are prohibited.

E. Pedestrian Access

i. The main entrance shall be located in the front of the Luna Cottage I.

F. Foundation

i. The Luna Cottage I shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

2.2.020 Luna Cottage I

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Luna Cottage I shall have a maximum height limit of 12 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Luna Cottage I roof pitch ratios shall be set at 8:12.

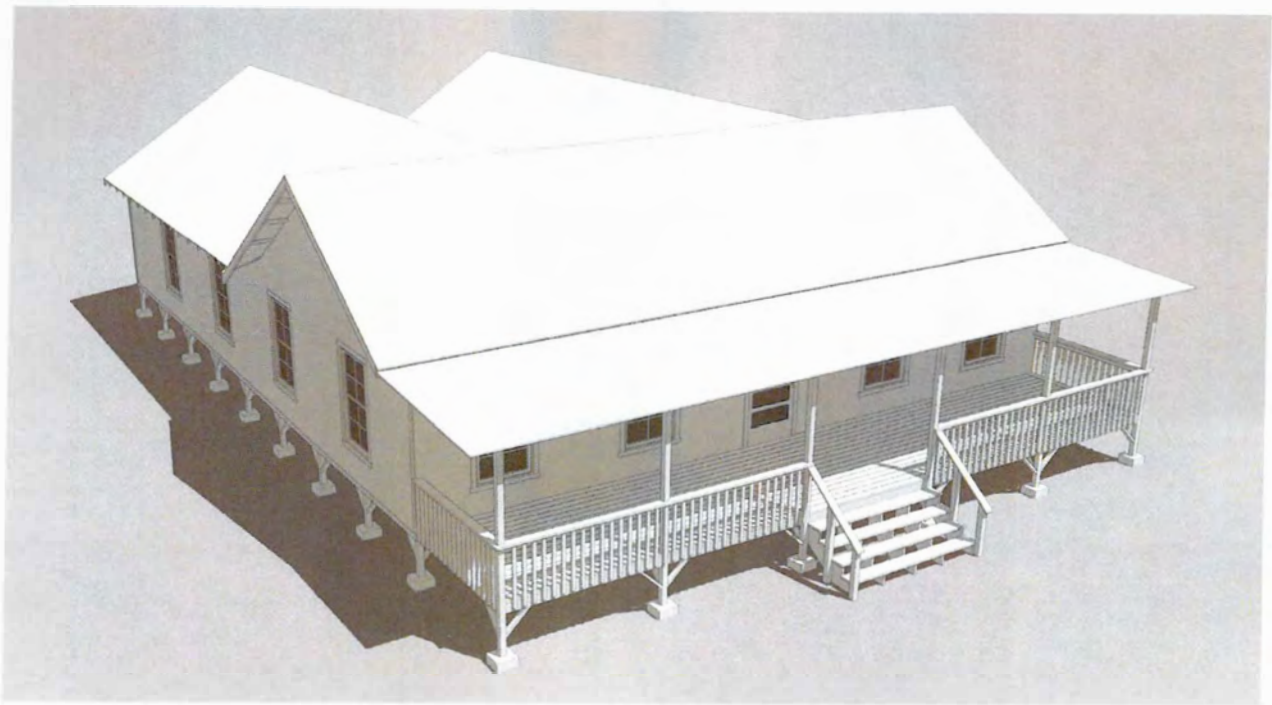
2. Roof Material Type

i. The Numila Cottage shall be corrugated metal.

3. Miscellaneous

i. The Luna Cottage I roof type shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.030 Luna Cottage II



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Luna Cottage II: This building type is a medium-to-large-sized detached residential structure, and it may be used for single family occupancy or dormitory uses. This building type is inspired by the Camp 9-A building type in House #152, which housed skilled labor and supervisors or "luna".

B. Building Size and Massing

1. Massing

i. A Luna Cottage II shall have 1 main body section.
ii. No more than 1 main body is permissible for each Luna Cottage II.
iii. A Luna Cottage II may have multiple wings attached to the main body.
iv. The wing shall be attached to the rear of the main body.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be a maximum of 40 feet.
ii. The depth of the main body shall be a maximum of 20 feet.

3. Wing(s)

i. The width of the wings shall be a maximum of 20 feet.
ii. The depth of the wings shall shall be a maximum of 30 feet

C. Building Frontages

i. A Luna Cottage II shall have at least one frontage type. The permissible frontage type is Lānai, Projecting.
ii. The frontage shall span the entire width of the main body.

D. Building Rear Exit

i. A Luna Cottage II may have a Rear Exit type. The permissible Rear Exit types are: Stoop; Rearage, Enclosed. All other Rear Exit types are prohibited.

2.2.030 Luna Cottage II

E. Pedestrian Access

i. The main entrance location shall be located in the front of the Luna Cottage II.

F. Foundation

i. The Luna Cottage II shall have a post-on-pier foundations that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Luna Cottage II shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Luna Cottage II roof pitch ratios shall be set at 8:12.

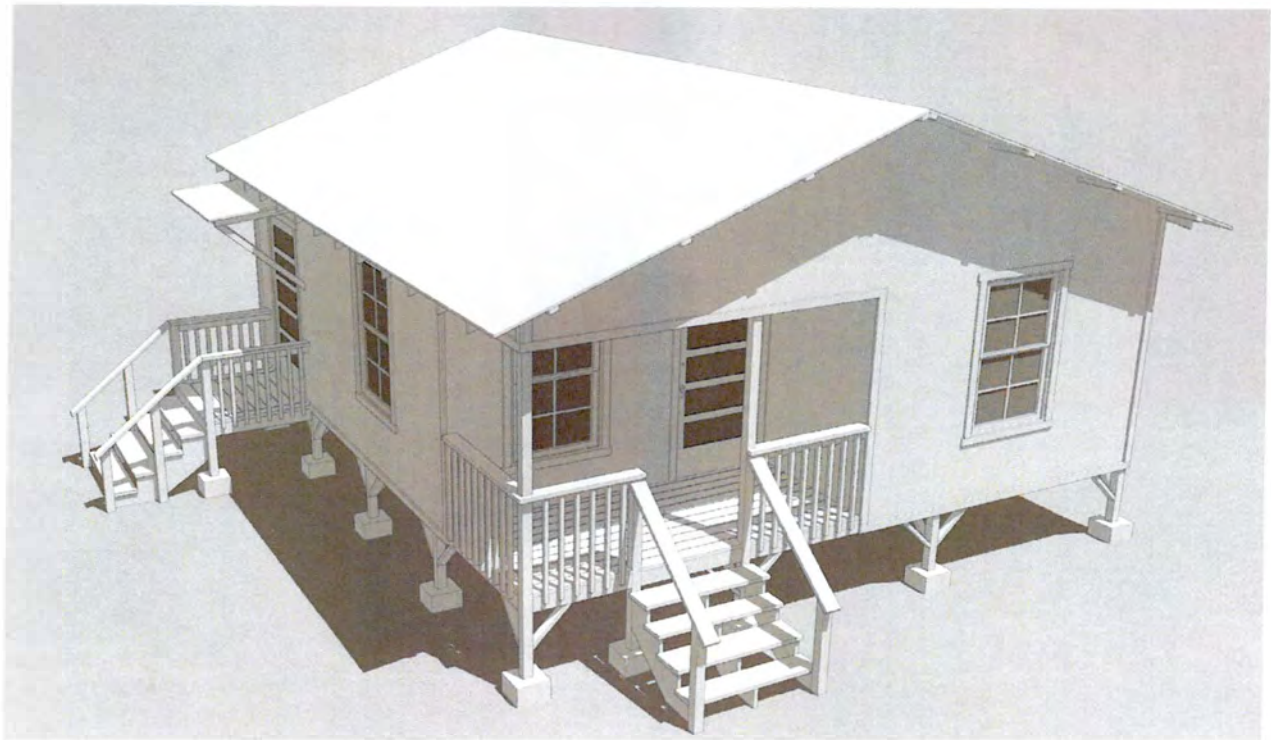
2. Roof Material Type

i. The Luna Cottage II roof materials shall be corrugated metal.

3. Miscellaneous

i. The Luna Cottage II roof type shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small-sized detached residential structure, and it is used for single family occupancy. This building type is inspired by the 1920 Hawaiian Sugar Planters' Association (HSPA) Plans for a single-family cottage, which served as the standard floor plan for plantation housing during that time. Some of the homes that were in Camp 9-B generally followed the HSPA 1920 floor plan and were intended for housing field laborers.

B. Building Size and Massing

1. Massing

i. A HSPA Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each HSPA Cottage.

2. Main Body

i. The width of the main body shall be 22 feet.
ii. The depth of the main body shall be 24 feet.

C. Building Frontages

i. A HSPA Cottage shall have at least 1 frontage type.
ii. The permissible frontage type is: Lānai, Engaged. All other frontage types are prohibited.

D. Building Rear Exit

i. A HSPA Cottage may have the Stoop Rear Exit type.

E. Pedestrian Access

i. The main entrance location shall be located in the front of the HSPA Cottage.

2.2.040 HSPA

F. Foundation

i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.
ii. As an exception, slider windows may be granted for kitchens or bathrooms; however, slider windows shall not face the front thoroughfare.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The HSPA Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

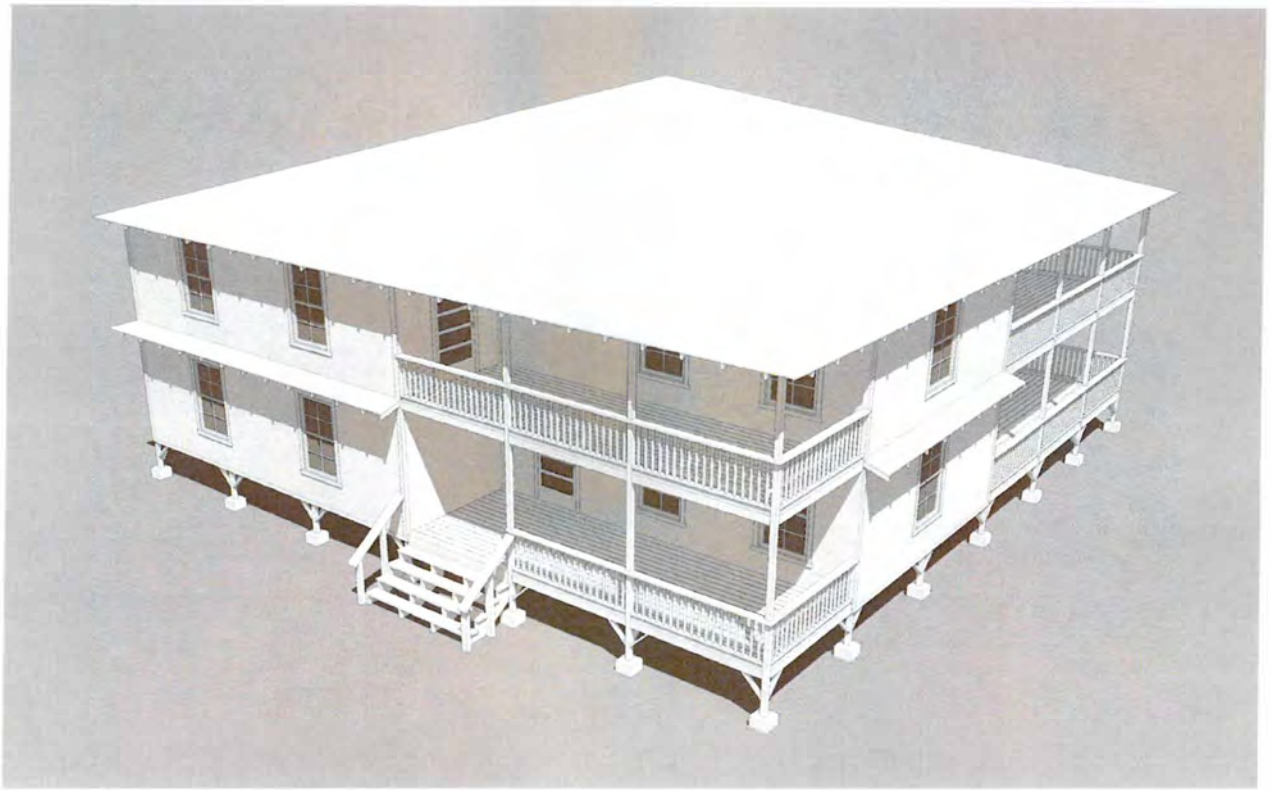
2. Roof Material Type

i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The HSPA Cottage roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.050 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarilty single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

i. A Duplex shall have one main body.
ii. No more than one main body is permissible for each Duplex.
iii. A Duplex may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 15 feet maximum.
ii. The depth of the wing shall be no more than 20 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Duplex.
ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

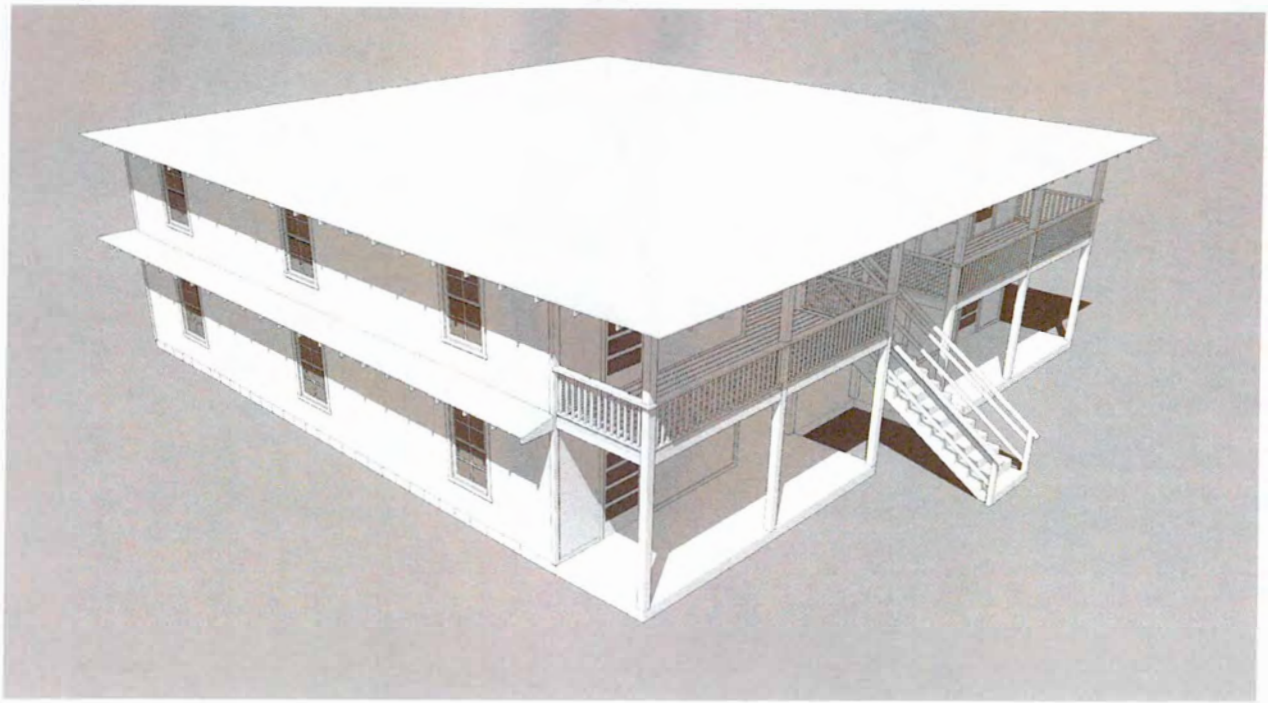
H. Height

i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Duplex shall not be greater than two stories in height.

I. Roof

i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

i. The minimum number of units in a Multiplex Small building is three.
ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

i. A Multiplex Small building shall have one main body.
ii. No more than one main body is permissible for each Multiplex Small building.
iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 24 feet maximum.
ii. The depth of the wing shall be no more than 24 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small

E. Fenestration

i. All windows shall be single or double hung.

F. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

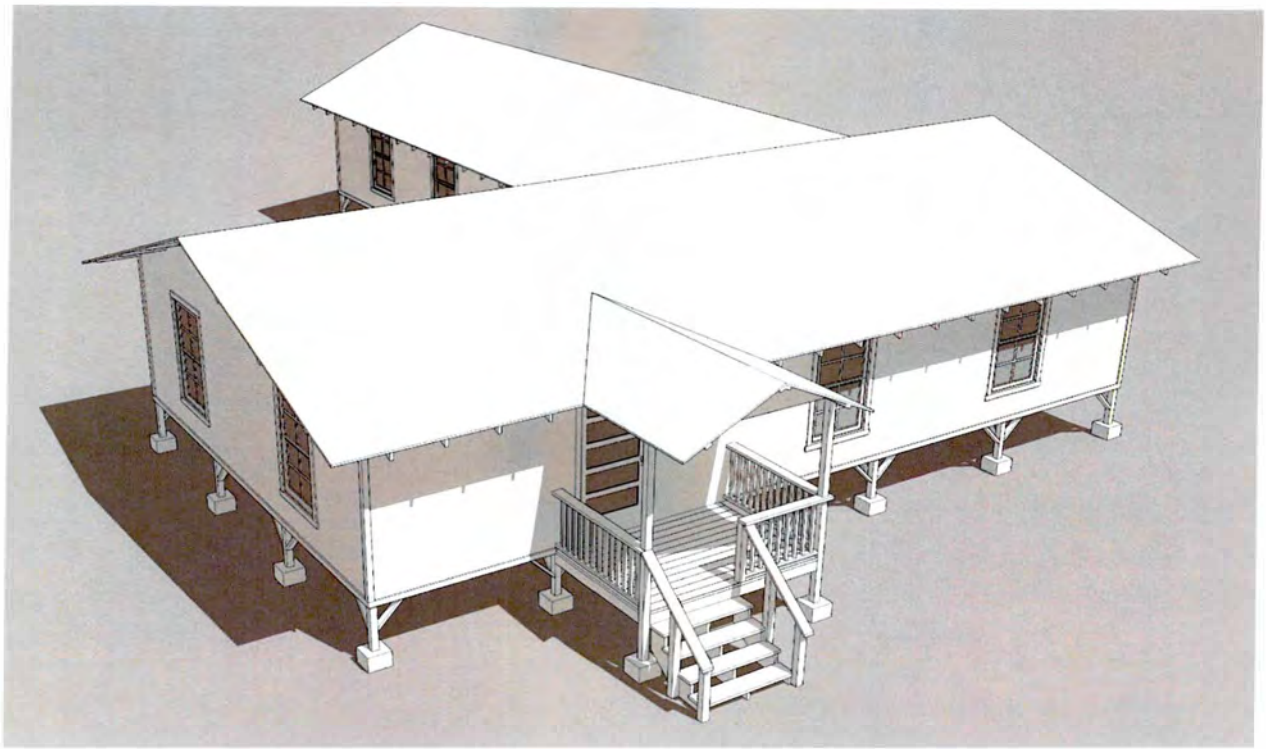
G. Height

i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

i. A Dormitory shall have one main body.
ii. No more than one main body is permissible for each Dormitory building type.
iii. A Dormitory may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

2. Main Body

i. The width of the main body shall not be greater than 62 feet.
ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

i. The width of the wing shall not be greater than 26 feet.
ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

i. The Dormitory shall have a Lāna'i, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.070 Dormitory

H. Height

i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.

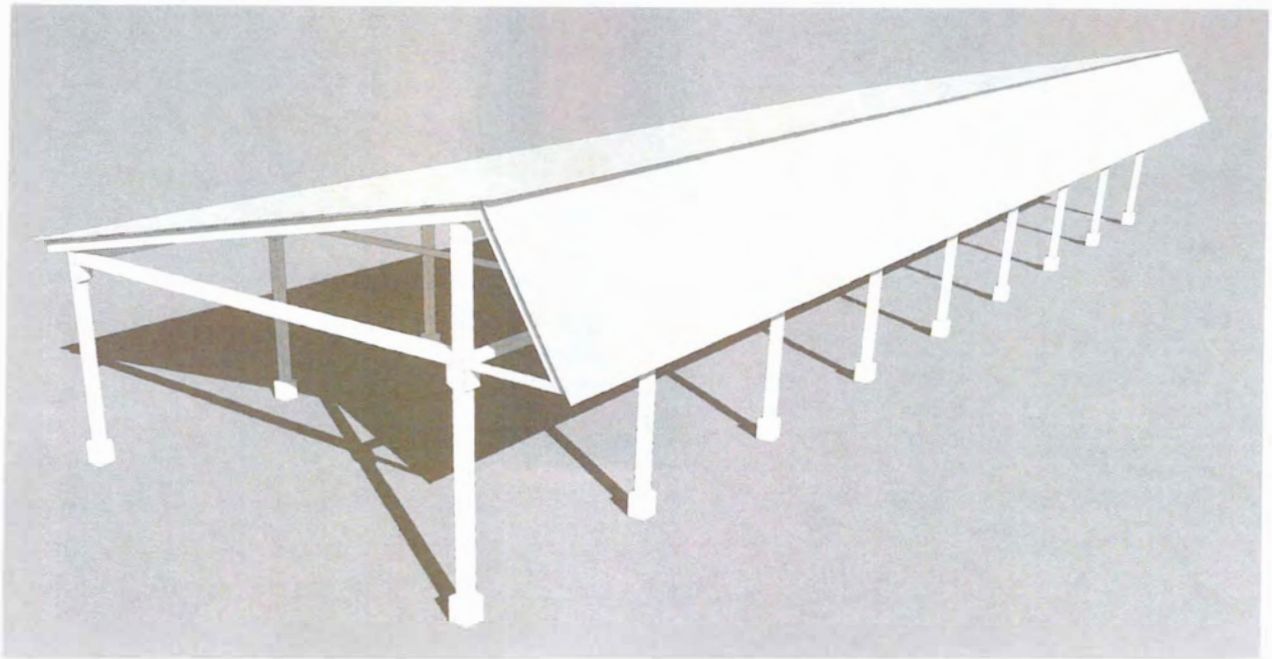
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.

iii. The Dormitory shall not be greater than one story in height.

I. Roof

i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.



B. Building Size and Massing

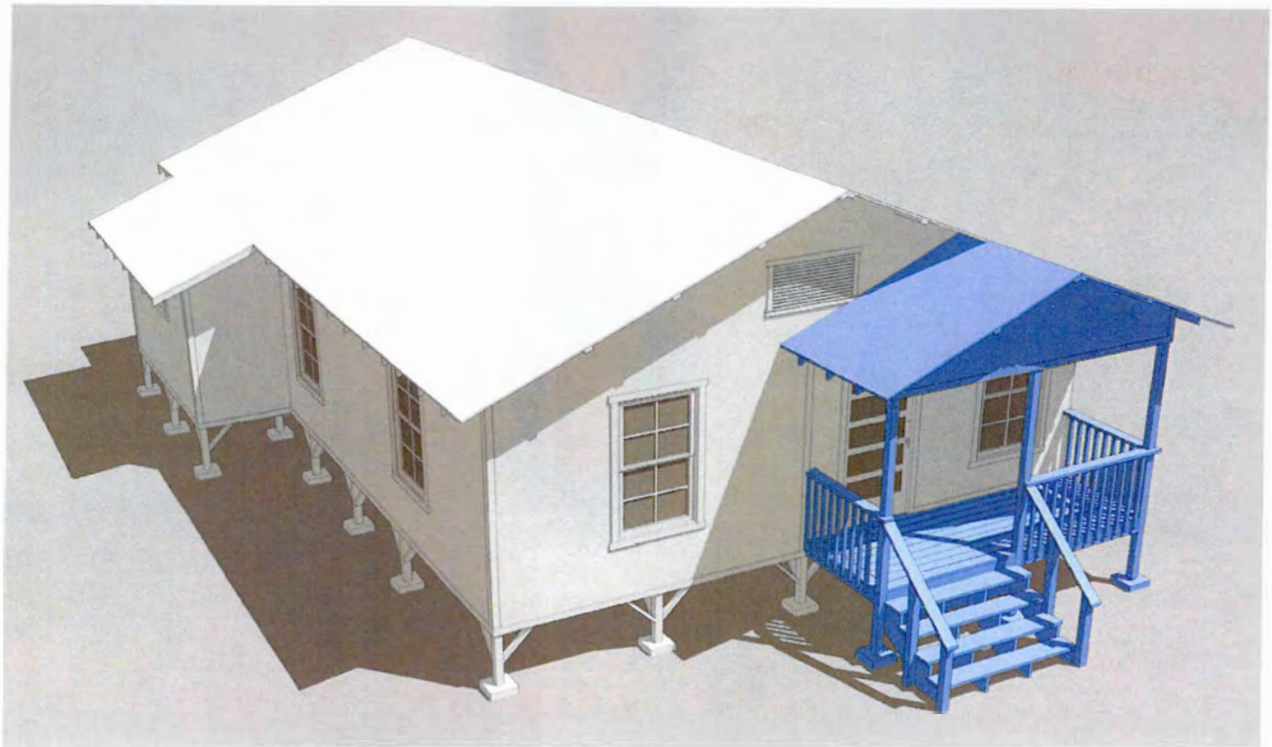
1. Massing

i. A Community Parking Facility shall have 1 main body section.
ii. No more than 1 main body is permissible for each Community Parking Facility (BFG).
iii. The Main body shall not exceed 120 ft in width and 30 feet deep.
iv. The maximum height shall be no more than 20 ft.

Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Numila Camp Building Type Frontages		37-40
2.3.010	Lānai, Projecting	37
2.3.020	Lānai, Engaged	38
2.3.030	Lānai, Hybrid	39
2.3.040	Stoop	40

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

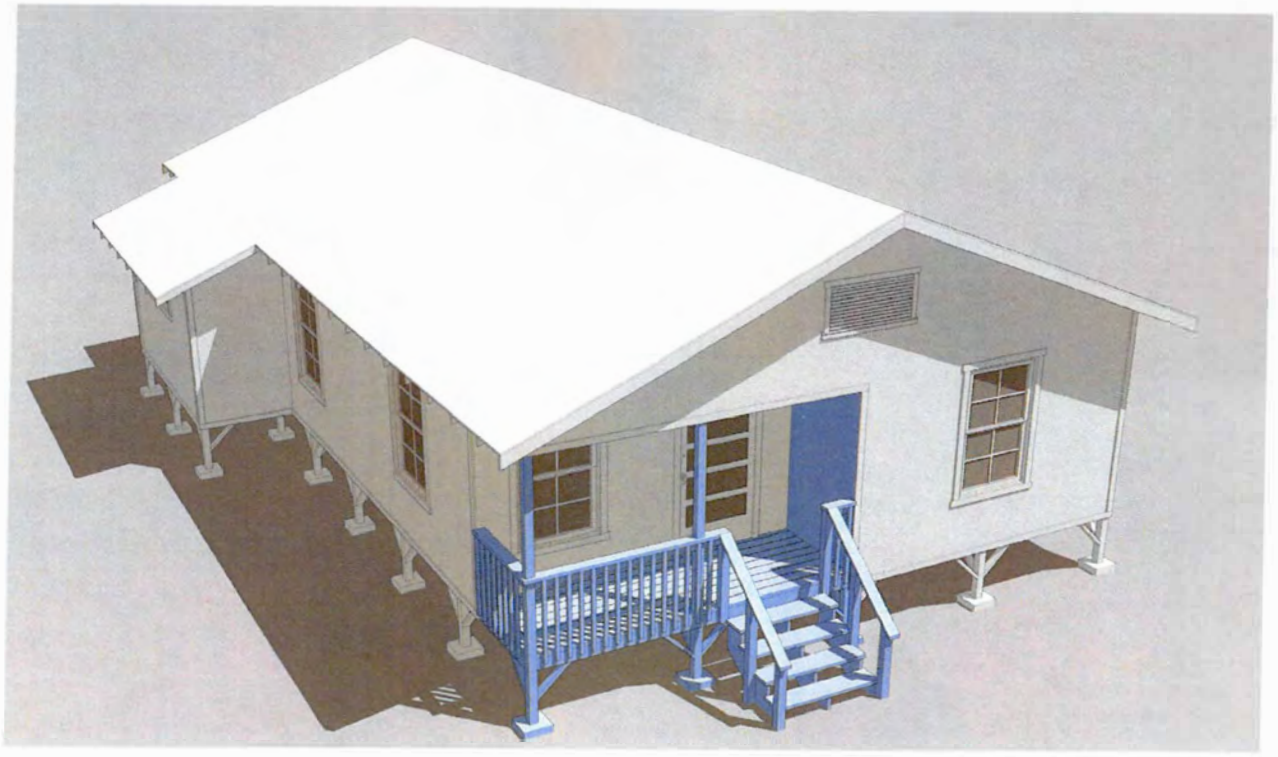
B. Location

i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be no greater than the width of the front of the main body.
ii. The depth of the frontage shall be a maximum of 8 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet.

2.3.020 Lānai, Engaged



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building while the other two sides are open.

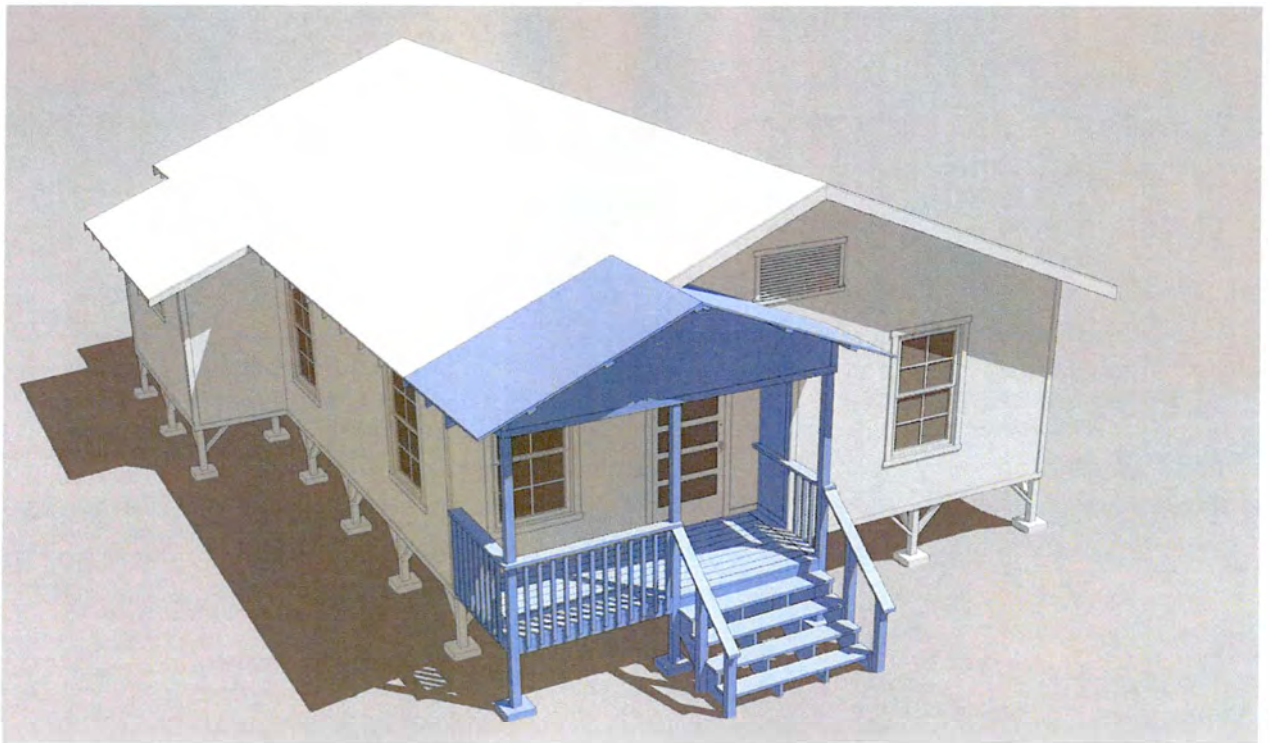
B. Location

i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be half the width of the building's front wall.
ii. The depth of the Lānai, Engaged shall be 5 feet, excluding the stairs.
iii. The height of the Lānai, Engaged shall be a minimum of 8 feet.

2.3.030 Lānai, Hybrid



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Hybrid: The main façade of the building has a small to medium setback from the thoroughfare. The Lānai, Hybrid has a portion of space where two adjacent sides are engaged to the building while the other two sides are open, and the other portion of the space is open on 3 sides. It's architecturally non-binary.

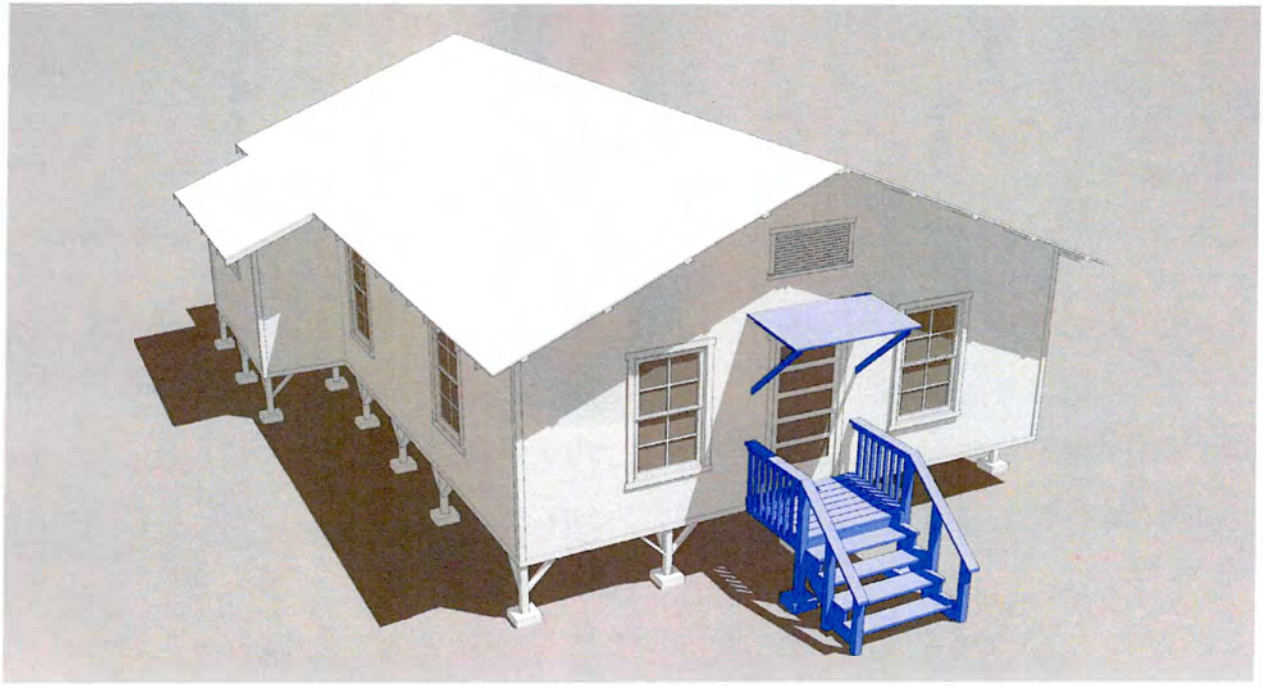
B. Location

i. The Lānai, Hybrid shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be half the width of the building's front wall.
ii. The depth of the Lānai, Hybrid shall be 5 feet, excluding the stairs
iii. The height of the Lānai, Hybrid shall be a minimum of 8 feet.

2.3.040 Stoop



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

i. The Stoop shall be located on the front of the building facing the thoroughfare.

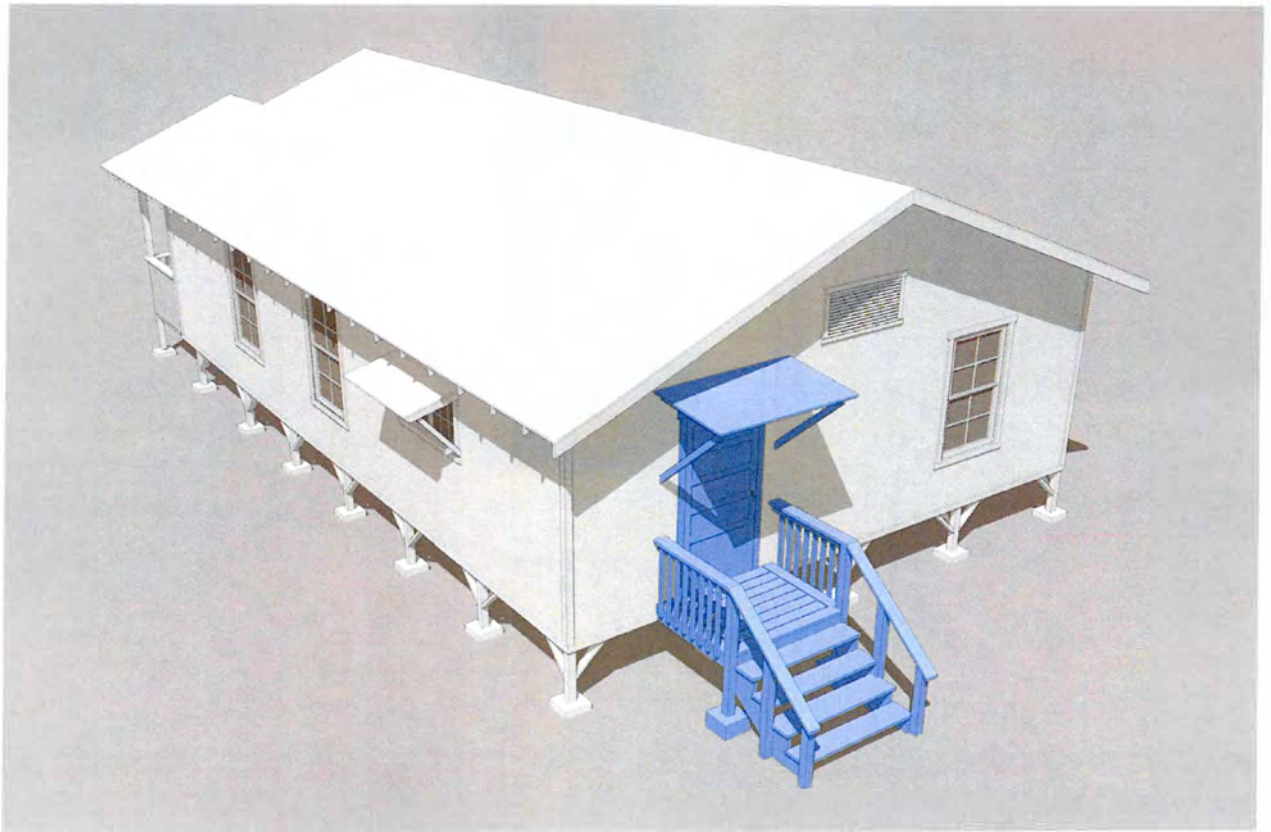
C. Size

i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 2: Transect Descriptions and Building Types, Rear Exit

Sub-Article 2.4:	Numila Camp Building Type Rear Exit	42-44
2.4.010	Rear Exit, Stoop	42
2.4.020	Rear Exit, Engaged	43
2.4.030	Rear Exit, Enclosed	44

2.4.010 Rear Exit, Stoop



General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

A. Description

Rear Exit, Stoop: Provides access to rear accessory structures and spaces. A Rear Exit stoop is a rear entrance that may have a small series of steps and a small platform.

B. Size

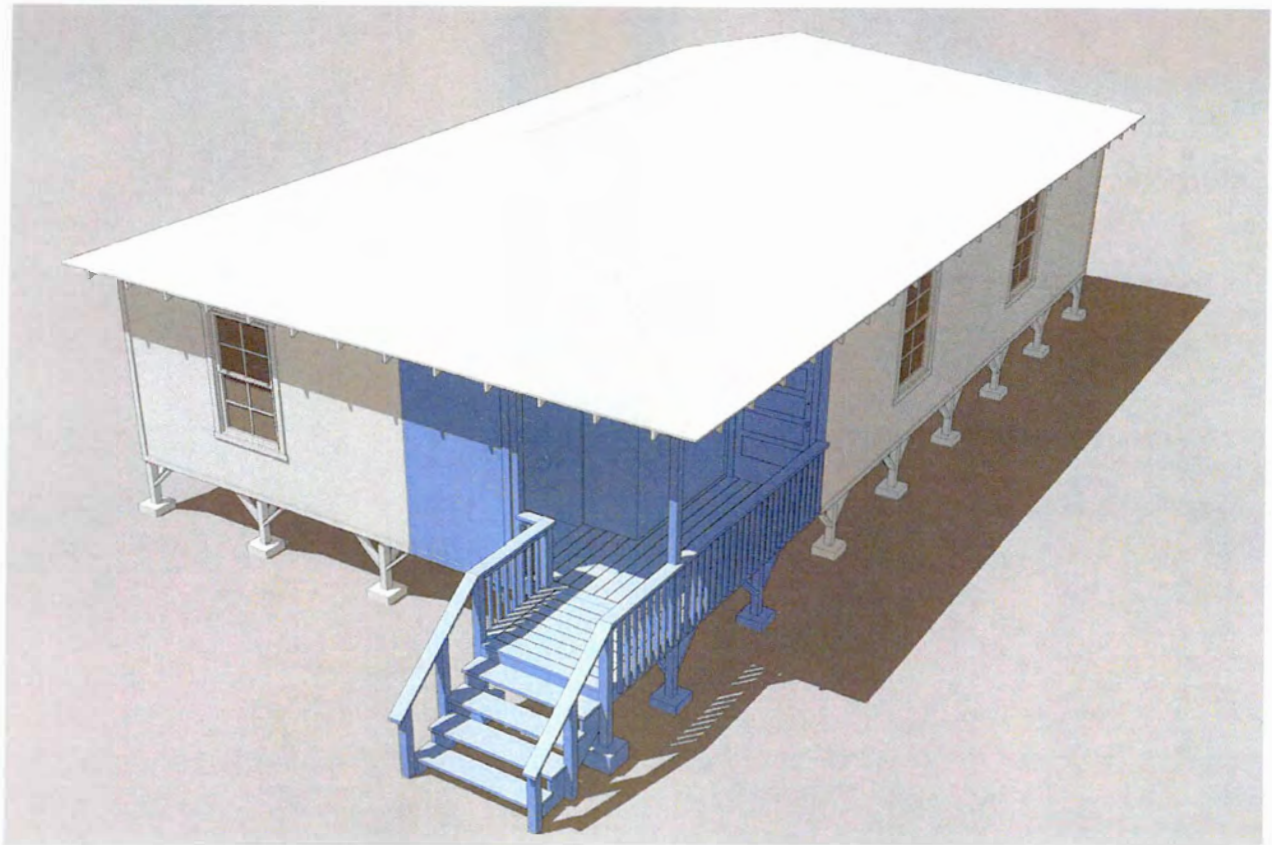
i. The width of the Rear Exit, Stoop shall be 8 feet maximum.

ii. The depth of the Rear Exit, Stoop shall be 8 feet maximum, excluding the stairs.

C. Miscellaneous

i. Stoops must have a roof.

2.4.020 Rear Exit, Engaged



General note: the illustration above is intended to provide a brief overview of the Rear Exit type and is descriptive in nature.

A. Description

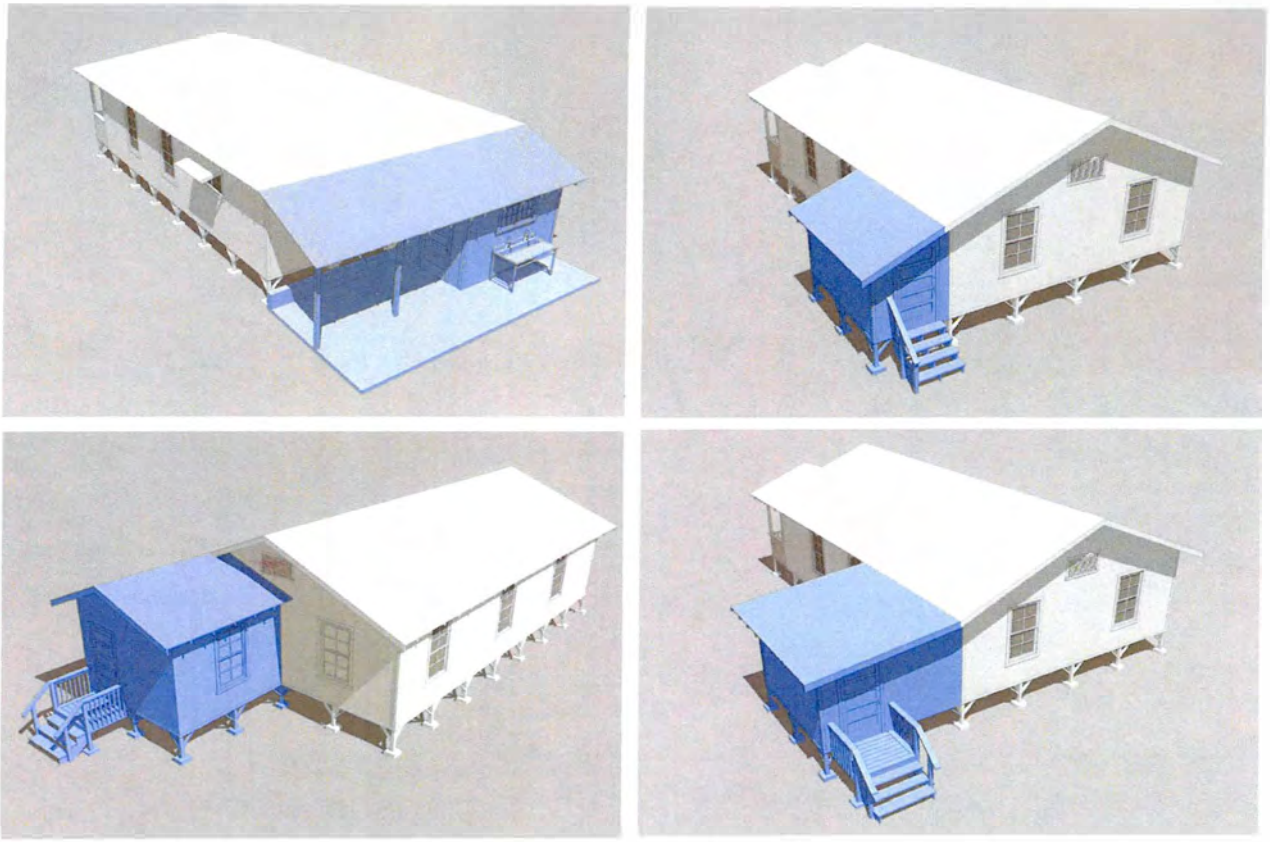
Rear Exit, Engaged: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate utilities including a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Engaged has two adjacent sides on the rear of the building that are engaged to the building while the other 2 sides are open.

B. Size

i. The width of the Rear Exit, Engaged shall be no greater than the width of the rear of the building.

ii. The depth of the Rear Exit, Engaged shall be 12 feet maximum, excluding the stairs.

2.4.030 Rear Exit, Enclosed



General note: the illustrations above are intended to provide a brief overview of the Rear Exit, type and is descriptive in nature.

A. Description

Rear Exit, Enclosed: This rear entryway links the outdoors with the interior, offering access to rear accessory structures and spaces. The resulting rear entryway may accommodate space for utilities such as a shower, toilet, wash basin, or laundry in this versatile and practical area. The Rear Exit, Enclosed is attached to the rear or in line with the rear of the structure. It is enclosed on at least 3 sides and has a rear entry.

B. Size

i. The width of the Rear Exit, Enclosed shall be no greater than the width of the rear of the building.

ii. The depth of the Rear Exit, Enclosed shall be 12 feet maximum, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**46**
3.1.010	Purpose	46
3.1.020	Applicability	46
3.1.030	Standards	46
Sub-Article 3.2: Civic Space Standards		**47-50**
3.2.010	Purpose	47
3.2.020	Standards	47
3.2.030	Civic Spaces	47-48
3.2.040	Civic Space Type Standards	49-50

Sub-Article 3.1: Thoroughfare Standards

3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.

3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.

3.1.030 **Standards:**

A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.

B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:

1. The thoroughfare is 18 to 20 ft. in width;

2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;

3. On street parking is prohibited;

4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.

5. The shared parking facility has at least one parking stall for each of the associated residences it services.

6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.

3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.

3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.

B. Size. The overall range of allowed sizes of the civic space.

C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.

1. Building. Civic spaces that are listed as having a "Building" Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.

2. Independent. Civic spaces that are listed as having an "Independent" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.

D. Disposition of Elements. The placement of objects within the civic space.

1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.

2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.

3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.

Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;

B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;

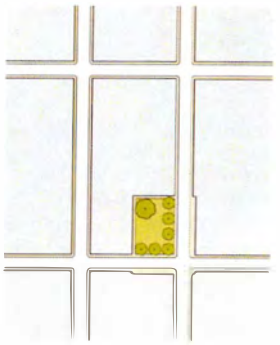
C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or

D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

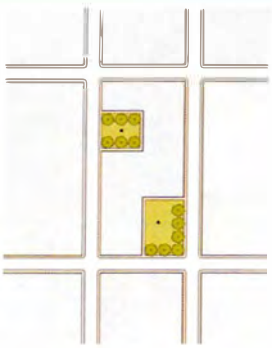
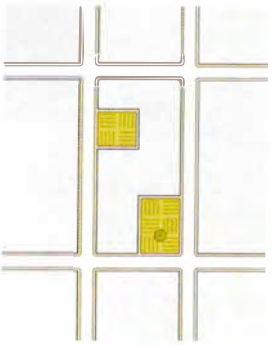
The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards

Civic Space Type	Special Use Park	Overlook Park	Pocket Park
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**52-53**
4.1.010	Purpose	52
4.1.020	Applicability	52
4.1.030	Review Authority	52
4.1.040	Concurrent Processing	53
4.1.050	Rules of Interpretation	53
Sub-Article 4.2: Permits and Approvals		**54-55**
4.2.010	Zoning Permits	54
4.2.020	Use Permits	55
4.2.030	Variance	55
4.2.040	Minor Modifications	55
Sub-Article 5.3: Administration and Enforcement		**56**
4.3.010	Amendments	56
4.3.020	Non-Conforming Provisions	56
4.3.030	Appeals	56
4.3.040	Fee Exemptions	56
4.3.050	Enforcement	56

Sub-Article 4.1: Purpose and Applicability

4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.

4.1.020 **Applicability:**

A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Numila Transect Map).

B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua'i County Code 1987, as amended.

C. In case of conflict between any provision of this Code, Kaua'i County Code Chapter 8 (Comprehensive Zoning Ordinance) ("CZO"), and any other Kaua'i County Code, rule, or regulation conflict, this Code shall apply.

Review Authority:

4.1.030

A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.

B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority)).

4.1.050 **Rules of Interpretation:**

A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.

B. Language.

1. The words "shall," "must," "will," "is to," and "are to" are always mandatory:
2. "Should is not mandatory but is strongly recommended; and "may" is permissive;
3. The present tense includes the past and future tenses; and the future tense includes the present;
4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
5. The words "includes" and "including" shall mean "including but not limited to".
6. "Applicant" means an owner or any person who has full written authorization of the owner.
7. "Owner" means the holders of equitable and legal title of land in fee simple.
8. When used in this Code, the terms "Code," "this Code," or "Form-Based Code" means the West Kaua'i Form-Based Code

C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.

D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 **Zoning Permits:**

A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.

B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).

C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).

D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:

1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:

    a. For non-residential or mixed-use projects that are generally permitted; or

    b. For residential projects, the project consists of no more than one (1) dwelling unit.

2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.

3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:

    a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or

    b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

    a. For non-residential or mixed-use projects that require a use permit; or

    b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or

    c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars ($500.00), whichever is greater.

4.2.020 Use Permits:

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 Variance:

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 Minor Modifications:

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 **Non-Conforming Provisions:**

Nothing in the Numila Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transact beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Numila Form-Based Code.

4.3.030 **Appeals:**

A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.

B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.

C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 **Fee Exemptions:**

A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 **Enforcement:**

A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**58-59**
5.1.010	Definitions	58-59

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gablet/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Rear Exit – Doorway situated on the Rear of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 "West Kaua'i Regional Map Showing Town Plan Areas".



FIGURE 12 | Regional Town Plan Map

“EXHIBIT C”

(Proposed State Land Use District Amendment A-2025-2)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN WAHIAWA, KAUA'I

(County of Kaua'i Planning Department, Applicant) (A-2025-2)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 2-2-001:001 from Agricultural to Urban.

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Wahiawa, Kaua'i, identified as TMK (4) 2-2-001:001, as shown on the attached map as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (A) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in Exhibit A.

2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.

3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

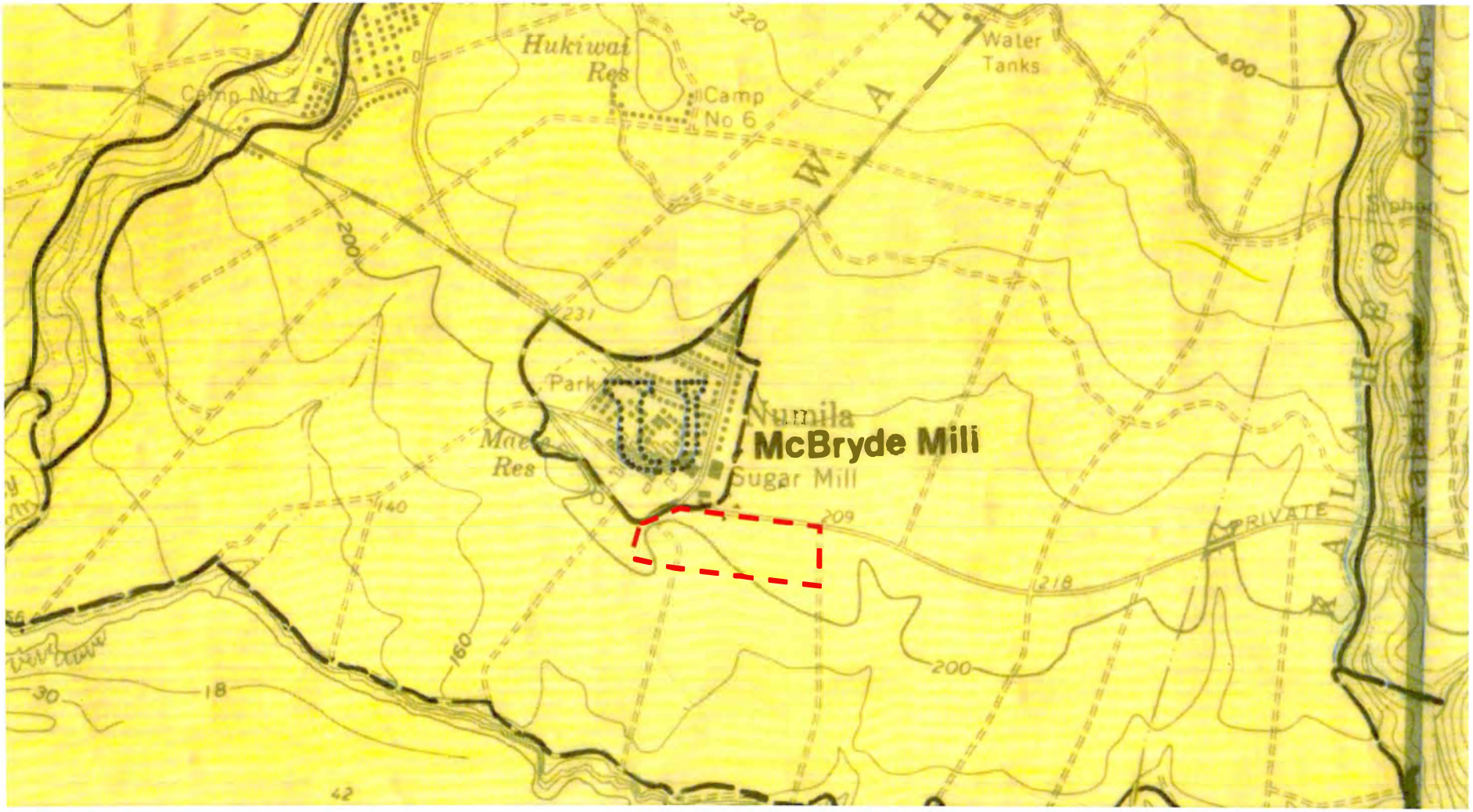
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Wahiawa, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

“EXHIBIT D”

(Proposed Zoning Amendment ZA-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO ZONING BOUNDARIES IN WAHIAWA, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 2-2-001:001, from "Agricultural" (Ag) to "Residential-1" (R-1).

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes the opportunity to "ensure redevelopment and renovation projects reflect the historic character of Numila."

The Council finds that TMK (4) 2-2-001:001 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds the Numila Camp amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

SECTION 3. The Comprehensive Zoning Ordinance (CZO) is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A of this Ordinance which are attached hereto and incorporated by reference, subject to the following conditions:

1. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

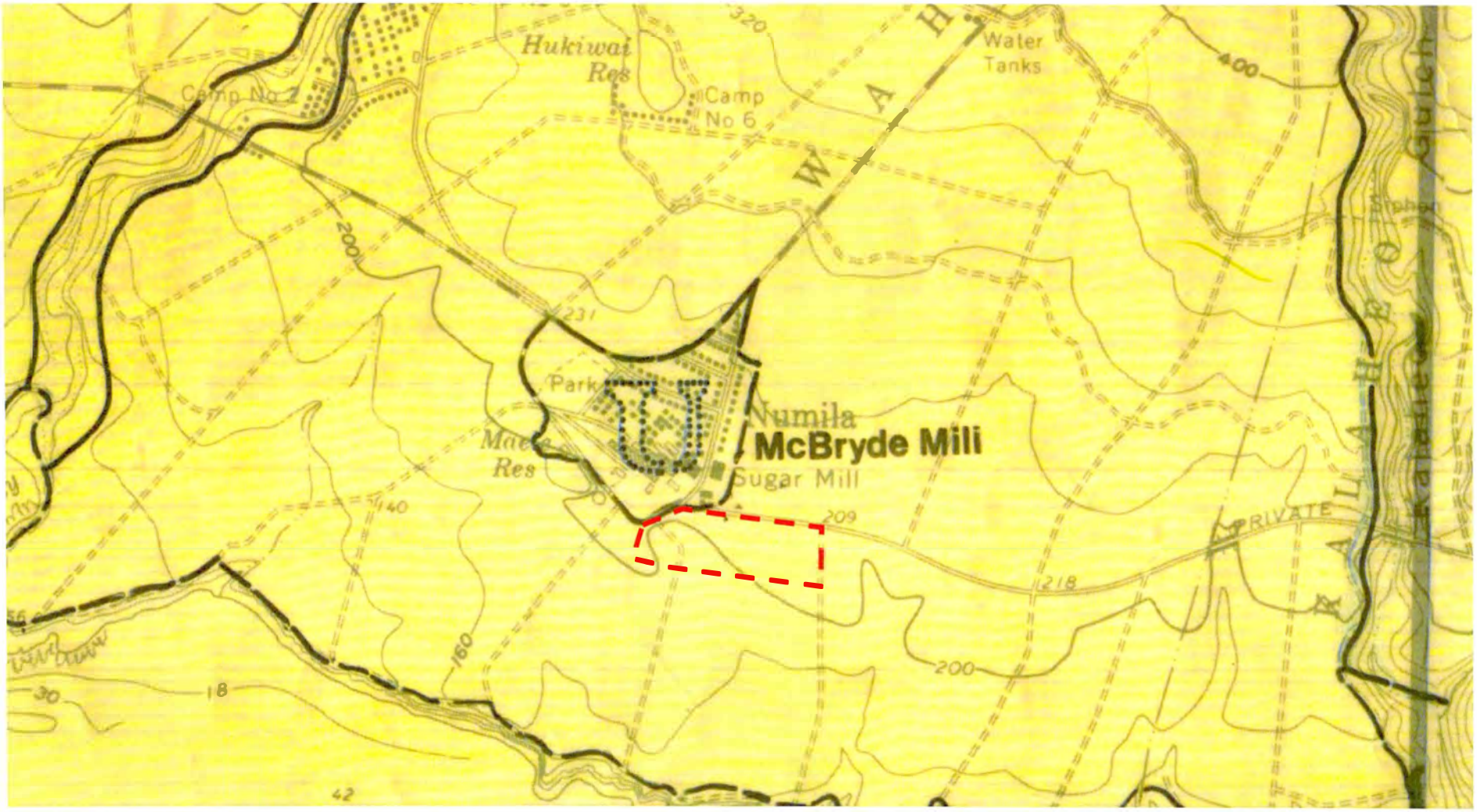
SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by:

Exhibit A



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Residential-1 (R-1)

Wahiawa, Kaua'i, Hawai'i

Agricultural (AG) to Residential-1 (R-1) District Boundary Update

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

TRANSMITTAL OF AGENCY COMMENTS TO PLANNING COMMISSION

DATE: April 1, 2025

PERMIT NUMBER(S): ZA-2025-4

APPLICANT(S): KAUAI PLANNING DEPARTMENT

Attached for the Planning Commission's reference are agency comments for the permit referenced above.

4444 Rice Street, Suite A473 • Līhu'e, Hawai'i 96766 • (808) 241-4050 (b) • (808) 241-6699 (f)
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PLANNING DEPT

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/11/2025

SUBJECT: Zoning Amendment ZA-2025-4

Tax Map Key: 220010010000
Applicant: Planning Department
Establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P"

TO:

- [ ] State Department of Transportation - STP
- [x] State DOT - Highways, Kauai (info only)
- [ ] State DOT - Airports, Kauai (info only)
- [ ] State DOT - Harbors, Kauai (info only)
- [x] State Department of Health
- [ ] State Department of Agriculture
- [ ] State Office of Planning
- [ ] State Dept. of Bus. & Econ. Dev. Tourism
- [ ] State Land Use Commission
- [x] State Historic Preservation Division
- [ ] State DLNR - Land Management
- [ ] State DLNR - Forestry & Wildlife
- [ ] State DLNR - Aquatic Resources
- [ ] State DLNR - Conservation & Coastal Lands
- [ ] Office of Hawaiian Affairs
- [x] County DPW - Engineering
- [ ] County DPW - Wastewater
- [ ] County DPW - Building
- [ ] County DPW - Solid Waste
- [ ] County Department of Parks & Recreation
- [x] County Fire Department
- [x] County Housing Agency
- [ ] County Economic Development
- [x] County Water Department
- [ ] County Civil Defense
- [x] County Transportation Agency
- [ ] KHPRC
- [ ] U.S. Postal Department
- [ ] UH Sea Grant
- [ ] Other:

FOR YOUR COMMENTS (pertaining to your department)

3.10.2025

NO COMMENT.

This matter is scheduled for a public hearing before the County of Kauai Planning Commission on 3/11/2025 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, at 9:00 am or soon thereafter. If we do not receive your agency comments within one (1) month from the date of this request, we will assume that there are no objections to this permit request. Mahalo!

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of multiple bills amending Chapter 8 of the Kaua'i County Code 1987, as amended, regarding the Comprehensive Zoning Ordinance (CZO), the Kaua'i Kākou – Kaua'i County General Plan, the State Land Use District, and the West Kaua'i Community Plan.
Permit Application Nos.	Zoning Amendment ZA-2025-5 Zoning Amendment ZA-2025-6 General Plan Amendment GPA-2025-3 State Land Use Amendment A-2025-3
Name of Applicant(s)	COUNTY OF KAUA'I, PLANNING DEPARTMENT

II. PERMIT INFORMATION

AMENDMENTS	
☒ **Zoning Amendment**	Pursuant to KCC Section 8-3.4(a), as amended, a Zoning Amendment is necessary when changing the boundaries of districts or by changing text whenever the public necessity and convenience and the general welfare require an amendment.
☒ **General Plan Amendment**	Pursuant to KCC Section 7-3.1, as amended, the General Plan of the County of Kaua'i may be amended by ordinance, in accordance with the Charter. An amendment may change provisions of this ordinance; text provisions or map designations of the General Plan document; or any of these in combination.
☒ **State Land Use District Amendment**	Pursuant to KCC Section 11-1, as amended, a State Land Use District Boundary Amendment Ordinance, organized as a Zoning Amendment, is required to reclassify a State Land Use District designation.

III. LEGAL REQUIREMENTS

KCC Section 8-3.4	
Public Hearing Date:	March 11, 2025
Date of Publication:	February 7, 2025
Date of Director's Report:	February 26, 2025

K.5. F.4.e.1.
K.6. F.4.f.1.
K.7. F.4.g.1.
K.8. F.4.h.1.
APR 08 2025 March 11, 2025

IV. DESCRIPTION OF PROPOSED BILLS

There are four separate amendments associated with the proposed Kā'awanui Village area:

1. **General Plan Amendment (GPA-2025-3)** – Proposes to amend Figure 5-1 (Kaua'i Land Use Map) and Figure 5-2 (West Kaua'i Land Use Map) of the *Kaua'i Kakou – Kaua'i County General Plan* from Agriculture to Plantation Camp (Exhibit A).

2. **West Kaua'i Community Plan Amendment (ZA-2025-6) –** Proposes amendments to Chapter 10, Article 3 of the *Kaua'i County Code 1987, as amended*, related to the West Kaua'i Community Plan (Exhibit B). This includes:

    - Amending Section 10-3 to establish a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-KAAV-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan.

    - Updating figure 12 of the West Kaua'i Community plan, Regional Town Plan Map to change the land use designation within the SPA-Q boundaries from Agriculture to Plantation Camp.

3. **State Land Use District Amendment (A-2025-3)** – Proposes to change approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4)1-7-006:006 from Agricultural to Urban (Exhibit C).

4. **Zoning Map Amendment (ZA-2025-5) –** Proposes to amend approximately 14.9 acres of Zoning Map ZM-200 to reflect zoning changes for TMK (4) 1-7-006:006 from Agricultural (Ag) to Residential-1 (R-1) (Exhibit D).

The proposed ordinances to amend County Zoning, the State Land Use District, the General Plan, and the West Kaua'i Community Plan aim to encourage new growth in an adjacent area to Kā'awanui Village that maintains and enhances its distinct form and character.

V. APPLICANT'S REASONS/JUSTIFICATION

The Kā'awanui Plantation Camp Form-Based Code (FBC) guides development in alignment with the West Kaua'i Community Plan and the County of Kaua'i General Plan. This FBC establishes a regulatory framework to preserve the character of the existing plantation camps, including Kā'awanui Village, while allowing for limited infill development and housing expansion. The Plantation Camps should remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity. The intent of the code would:

1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Kā'awanui Village historic plantation camp.
2. Support and maintain affordable-by-design housing stock.
3. Encourage appropriately scaled infill development within or near the historic boundaries of the camps.

Form-Based Codes (FBC) are a development regime that encourages the development of communities with a focus on "building form and character" as opposed to development frameworks based on the separation of uses, regularly referred to as Euclidian zoning. FBCs have been adopted to serve a variety of purposes that can include historic preservation, economic development, sustainability, affordable housing, and general planning. FBC follows a natural to urban transect model, that progressively experience greater density in line with desired development outcomes. The model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). Kaua'i only experiences four transect types (T1-T4).

The development of FBCs included an intensive inventory process and an exercise to identify unique or historical characteristics that define the respective towns and villages. The Kā'awanui Plantation Camp transect is considered a special district due to the unique patterns which were identified. Within the Kā'awanui FBC, this transect is classified as T3 Kā'awanui Village Flex (T3KAAVF-PC), reinforcing and preserving the historic development patterns of the Kā'awanui community. The Kā'awanui FBC incorporates detailed regulations specific to building types, street standards, and civic space that are sensitive to the surrounding local character. The regulations set forth in the Form-Base Code help to maintain the unique characteristics of Kā'awanui Village.

Creating design standards specific to these areas ensures history and culture are a part of the future development. The Kā'awanui Plantation Camp Form-Based Code includes elements such as roof pitches, siding materials, building massing, building types, frontages, setbacks, rear exists and wings, and are regulated to reinforce existing character and to create new, compatible neighborhoods in Kā'awanui Village. For example, the building type regulations in T3 Kā'awanui Village Flex (T3KAAVF-PC) capture the form and characteristics of the historical Kā'awanui cottages. Crafting regulations that require unique features such as single or double hung windows, 4:12, 5:12, or 6:12 roof pitches, wood-based material, post and pier, and height of the wall ensure that new cottages will maintain the same look and feel of the surrounding cottages.

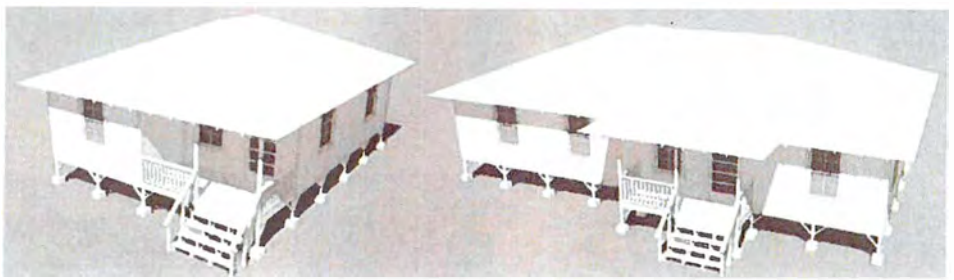


Figure 1: Example of applying the T3 Kā'awanui Village Flex (T3KAAVF-PC) regulations.



Figure 2, 3, 4: Pictures of Kā'awanui Village Cottages.

Form-Based Code differs from the existing use-base code requirements in the Comprehensive Zoning Ordinance in that the primary emphasis is on building and streetscape "form", the importance of how the proposed development is integrated with the existing town character. This is a more comprehensive approach that includes the regulation of building types, street design, and civic space requirements. These standards are crafted to regulate the specific and desired qualities of areas identified through the inventory and data collection process.

The County of Kaua'i has adopted multiple Form-Based Codes tailored to preserve the unique and localized characteristics of South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camps. During the South Kaua'i and West Kaua'i Community planning efforts, the community sought to preserve and revitalize their town cores. Form-Base Codes were ideally suited to meet this community goal. Since the adoption of the South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camp Form-Based Code, the Planning Department and the respective communities have seen the value of this development approach.

Consistent with the West Kauai towns of Waimea, Kekaha, 'Ele'ele, and Hanapēpē, Kā'awanui Village supports unique town and village features that can benefit from the establishment of a Form-Based Code. Kā'awanui Form-Based Code is a tool that seeks to maintain the existing character of Kā'awanui Village while simultaneously establishing design guidelines that inform buildout scenarios.

Implementing the Kā'awanui Form-Based Code requires several zoning amendments to achieve the appropriate regulatory alignment between State and County Zoning. These amendments will allow for 14.9 additional acres for predominately residential uses.

1. **General Plan Amendment (GPA-2025-3)** – The General Plan amendment updates the Kaua'i Land Use Map and West Kaua'i Land Use Map within the General Plan to reflect a change from Agriculture to Plantation Camp, aligning with the historic residential uses of the area and future vision for lands adjacent to the existing Kā'awanui Village. This designation supports the continued use and nominal expansion of the area for residential purposes.

2. **West Kaua'i Community Plan Amendment (ZA-2025-6)** – Updates to the West Kaua'i Community Plan ensure consistency between local planning documents and the Kā'awanui FBC. The amendment revises the **Regional Town Plan Map (Figure 12)** to change the land use designation within the **Special Planning Area – Plantation Camp (SPA-Q)** from **Agriculture to Plantation Camp**, supporting the envisioned small-town character and historic Kā'awanui Village development. The proposal also amends Section 10-3 to establish a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-KAAV-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan.

3. **State Land Use District Amendment (A-2025-3)** – This amendment is needed to reclassify **14.9** acres from **Agricultural** to **Urban**, allowing for residential development adjacent to the historic Kā'awanui Village residential footprint to allow for a nominal expansion of the area for residential purposes while keeping within the form and character of the historic camp.

4. **Zoning Map Amendment (ZA-2025-5)** – This change updates the underlying County of Kauai Zoning from Agricultural (Ag) to Residential-1 (R-1) allowing for residential development adjacent to the historic Kā'awanui Village area.

VI. AGENCY COMMENTS

Comments from applicable government agencies are being sought and are expected at the time of the public hearing scheduled for March 11, 2025.

VII. PRELIMINARY EVALUATION

In evaluating the proposed zoning amendment, the following aspect should be taken into consideration:

1. Comprehensive Zoning Ordinance (CZO)

The proposed amendment is to be evaluated pursuant to Section 8-3.4(d) of the CZO, Kaua'i County Code (KCC), as amended. The section, reads:

> "(d) Consideration. In considering an amendment, the Planning Commission shall consider the purposes of the existing and proposed changes to the Zoning Ordinance. A change in the Zoning Map or text shall not be made unless the change will further the public necessity and convenience and the general welfare."

As previously mentioned, the intent of the amendment is to amend the West Kaua'i Community Plan to add Special Planning Area "Q" (SPA-Q), which shall be referred to as the "Kā'awanui Village Plantation Camp Walkable Mixed Use District." Amending the code to include Special Planning Area "Q" would further accommodate public necessity and for convenience.

2. General Plan

The 2018 General Plan sets forth a vision, goals, and policies to guide future growth on Kaua'i. The proposed amendment is consistent with the overall vision and policies outlined in the 2018 General Plan.

A. Section 1.4, entitled "Policies to Guide Growth"

i. **Policy #1: "Manage Growth to Preserve Rural Character"**
The new design standards that correspond with Special Planning Area "Q" will ensure the rural characteristics of our communities are maintained through the preservation of the Kā'awanui Village building form and characteristics.

ii. **Policy #2: Provide Affordable Housing While Facilitating a Diversity of Privately-Developed Housing for Local Families.**
According to the General Plan, Communities that cater to a high-end market, resulting in enclaves of similar household incomes and housing types, are no longer acceptable. The design standards that correspond with Special Planning Area "Q" limit development to building standards that cater to and support the local housing market. These design standards will provide an opportunity to create housing for local families.

iii. **Policy #3: Recognize the Identity of Kaua'i's individual Towns and Districts.**
Policy #3 of the General Plan states that Kauai's towns and planning districts are distinct, each with its own character, opportunities, and needs. The design standards outlined for Kā'awanui Village acknowledge the characteristics and features that generate the unique community identity of the Kā'awanui Village.

B. Section 3.0 Actions by Sector, Subsection Sector VII, entitled "Heritage Resources" states for code changes:

i. **Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.** The proposed Kā'awanui Form-Based Code implements these exact code changes recommended by the General Plan creating design standards to preserve the historic character of Kā'awanui Village.

X. PRELIMINARY CONCLUSION

Based on the foregoing, it is concluded that the proposal is reasonable and appropriate. It is also consistent with the policies and recommendations of the Kaua'i General Plan.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby Zoning Amendment ZA-2025-5, Zoning Amendment ZA-2025-6, General Plan Amendment GPA-2025-3 and State Land Use District Amendment A-2025-3 be **APPROVED**.

By _____
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 3/7/2025

“EXHIBIT A”

(Proposed General Plan Amendment GPA-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING "KAUA'I KĀKOU – KAUA'I COUNTY GENERAL PLAN" (2018) RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I

(County of Kaua'i Planning Department, Applicant) (GPA-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 1-7-006:006 and referred to hereafter as " Kā'awanui Village," is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli.

The Council finds the Kā'awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the Kā'awanui Village area maintain a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (Gay & Robinson Inc) has consented to this General Plan amendment.

SECTION 2: The booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua'i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua'i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua'i.

2. Amend page 233 by deleting the amended Figure 5-2, West Kaua'i Land Use Map (as previously amended by ordinance No. 1084), and replacing it with a new map, Figure 5-3 West Kaua'i Land Use Map as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua'i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

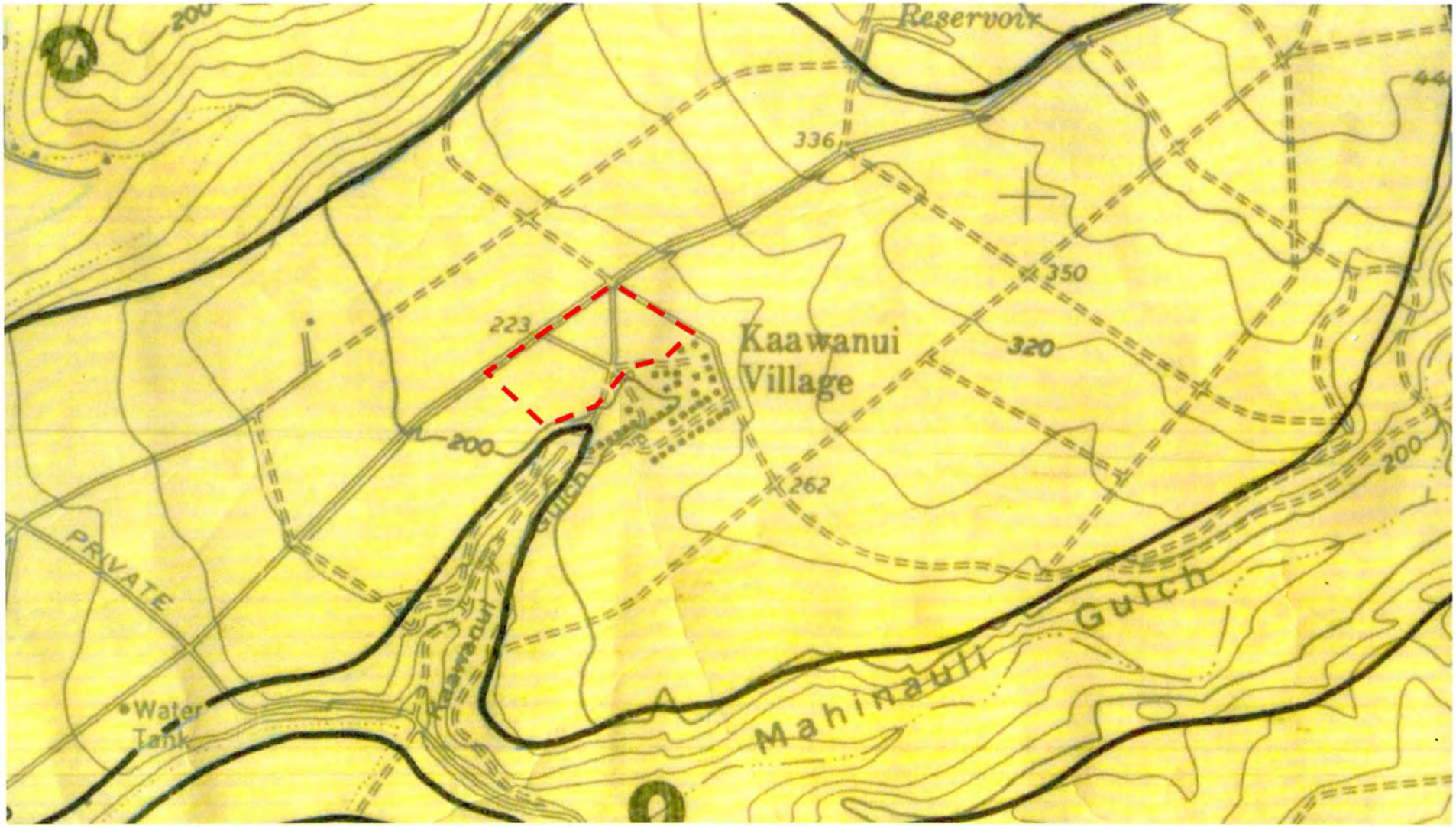
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

Exhibit B

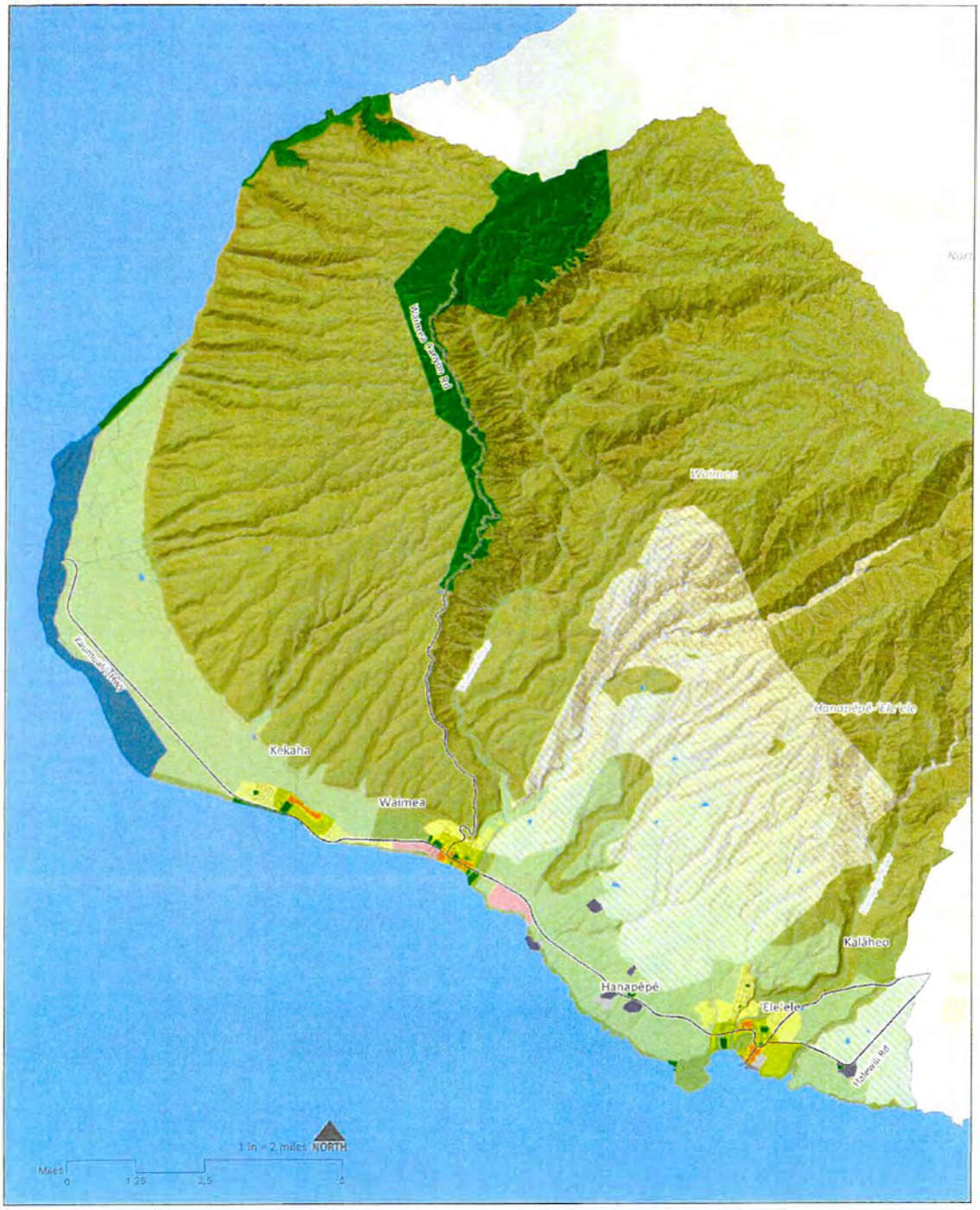
Map Showing Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-1 "Kaua'i Land Use Map"

- Planning District Boundary
- Major Roads
- Roads
- Streams
- USGS 40 ft. Contours
- Urban Edge Boundary
- Reservoirs
- Natural
- Agricultural
- Agricultural (IAL)
- Parks and Recreation
- Golf Course
- Homestead
- Residential Community
- Urban Center
- Neighborhood Center
- Neighborhood General
- Large Town
- Small Town
- Resort
- Provisional Resort (Pending Community Plan Process)
- University Zone
- Plantation Camp
- Industrial
- Transportation
- Military
- Provisional Agriculture



Exhibit C

Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-2 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"



Major Roads
Roads
Streams
USGS 40 ft. Contours
Planning District Boundary
Reservoirs

Natural
Agricultural
Agricultural (IAL)
Parks and Recreation
Residential Community
Neighborhood Center
Neighborhood General

Resort
Plantation Camp
Industrial
Transportation
Military



“EXHIBIT B”

(Proposed Zoning Amendment ZA-2025-6)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10 ARTICLE 3, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)

(County of Kaua'i Planning Department, Applicant) (ZA-2025-6)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "Q", which shall be referred to as the "Kā'awanui Plantation Camp Walkable Mixed Use District", and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC6-100 (Kā'awanui Village) involving a portion of a property further identified as Tax Map Key 1-7-006:006. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-Q boundaries.

The Council finds the Kā'awanui Village amendment boundaries delineated by the map in Exhibit A.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that the current landowner (Gay & Robinson Inc) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Section 10-3 of the Kaua'i County Code to add a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed Use District". The Special Planning Area shall be adopted with a new map ZM-KC6-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan as attached in Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached in Exhibit C.

SECTION 3. The booklet entitled "West Kaua'i Community Plan" (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua'i.

SECTION 4. The content of Chapter 10, Article 3, West Kaua'i Community Plan Implementing Ordinance, Kaua'i County Code, as amended is amended as follows:

§ 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the "West Kaua'i Community Plan Implementing Ordinance." It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, Ordinance No. 1138, [and] Ordinance No. XXXX, and Ordinance No. XXXX on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, and as may be subsequently amended), a booklet whose major components include:

(1) Regional and town plan maps;

(2) Policies for the West Kaua'i region as a whole;

(3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and

(4) Appendices.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community

Plan."

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.3. Application of Regulations.

(a) The West Kaua'i Form-Based Code, attached as Appendix "C", the Plantation Camp Form-Based Code, attached as Appendix "D", [and] the Numila Plantation Camp Form-Based Code, attached as Appendix "E," and the Kā'awanui Planation Camp Form-Based Code, attached as Appendix "F" to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, the Plantation Camp Form Based Code, [and] the Numila Plantation Camp Form Based Code, and the Kā'awanui Planation Camp Form-Based Code shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, Ordinance No. 1138, [and] Ordinance No. XXXX, and Ordinance No. XXXX on file with the Planning Department, County of Kaua'i.

(b) The regulations and procedures established in Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua'i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the West Kaua'i Form-Based Code. When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance), the West Kaua'i Form-Based Code shall supersede such provisions as provided in Chapter 8, Article 11, Kaua'i County Code 1987, as amended (Special Treatment Districts (ST)).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas "K," "L," "M," "N," "O," [and] "P[.]" and "Q." The

boundaries of the following form-based code districts are hereby adopted as described in the West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code, attached as Appendix "C," Appendix "D," [and] Appendix "E," and Appendix "F" to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area "K," which shall also be known as the "Kekaha Town Walkable Mixed Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area "L," which shall also be known as the "Waimea Town Walkable Mixed Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area "M," which shall also be known as the "Hanapēpē Town Walkable Mixed Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area "N," which shall also be known as the "'Ele'ele-Port Allen Walkable Mixed Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua'i.

(5) Special Planning Area "O," which shall also be known as the "Kaumakani Plantation Camp Walkable Mixed Use District" and designated "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area "P," which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District" and designated "SPA-P" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(7) Special Planning Area "Q," which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed Use District" and designated "SPA-Q" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village), ZM-KA-100 (Kaumakani Avenue), [and] ZM-NC-100 (Numila Camp), and ZM-KC6-100 (Kā'awanui Village) is hereby adopted.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area.
(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. This Ordinance shall take effect upon its approval.

Introduced by:

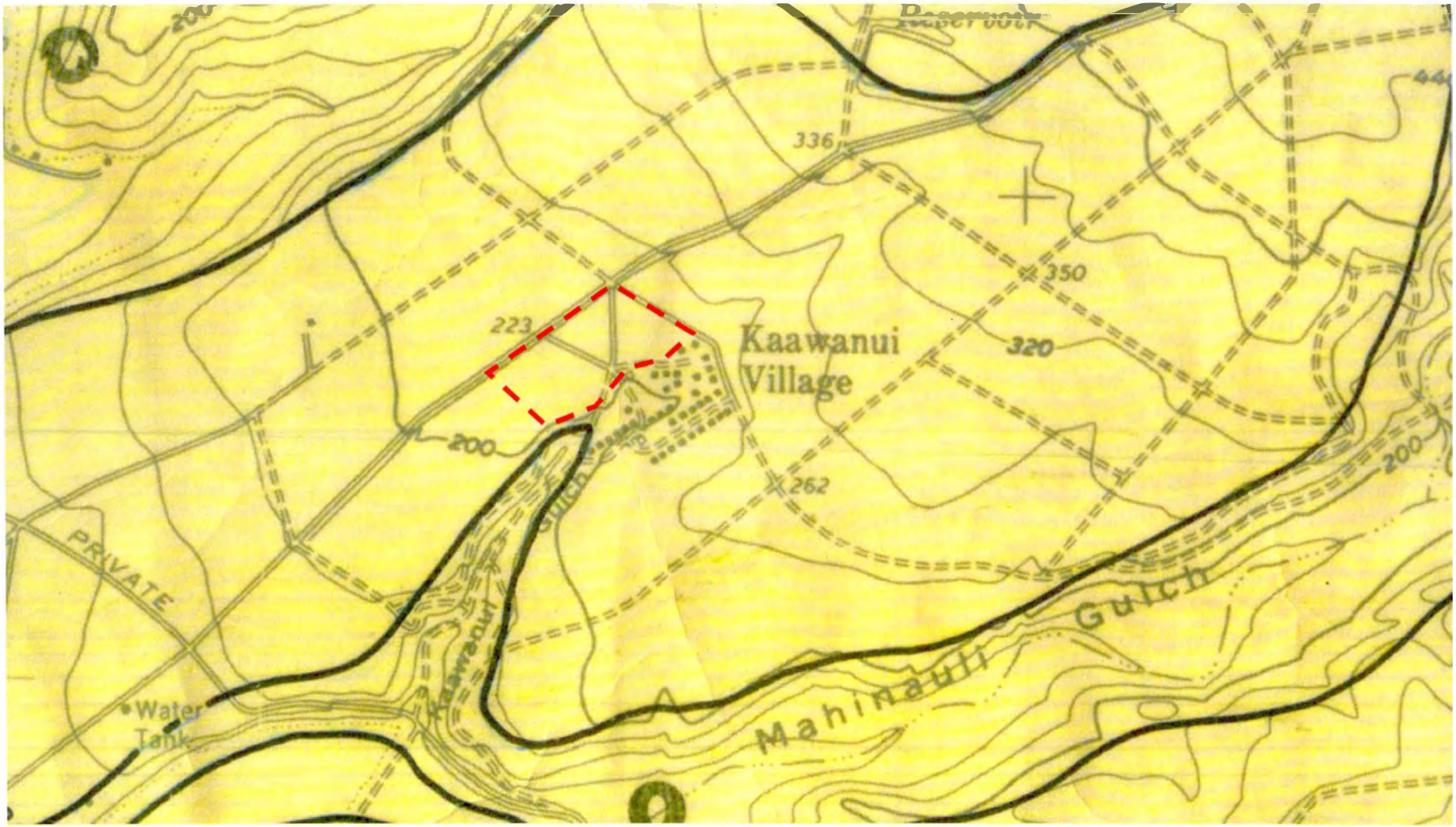
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

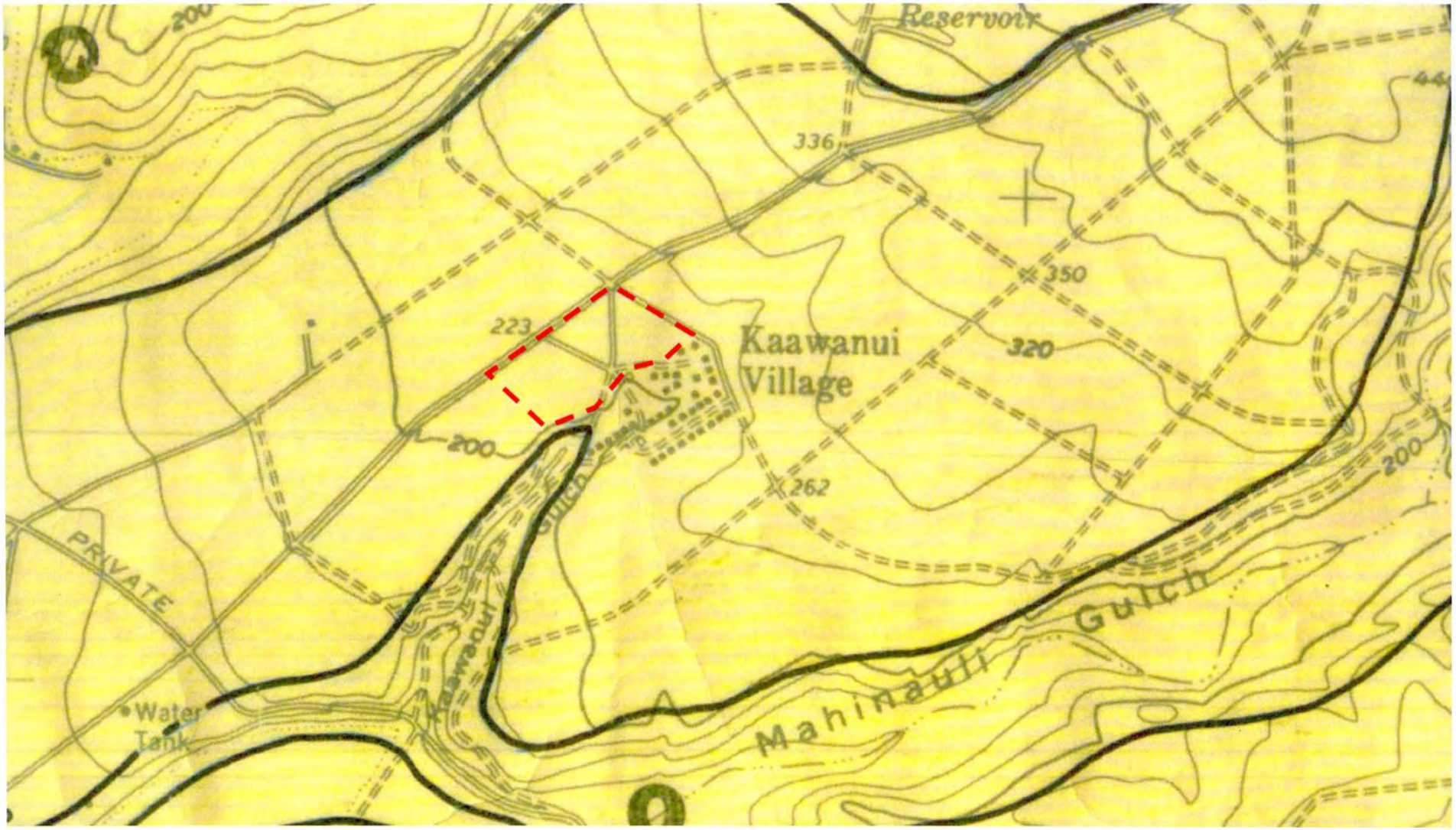
Location Map



Zoning Amendment Location Map

Amendment Boundaries

Exhibit B



Zoning Map ZM-KC6-100 (Kāʻawanui Village)

SPA-Q Boundary - Kāʻawanui Plantation Camp Walkable Mixed Use District
Makaweli, Kauaʻi, Hawaiʻi

Exhibit C









Kā‘awanui Village Form-Based Code

Prepared by the County of Kaua‘i Planning Department

Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose		**5-8**
1.1.010	Purpose and Intent	5
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	5
1.1.030	Plantation Camp Place Type	6
1.1.040	The West Kauai Kā'awanui Village Transect	7
1.1.050	Lack of Lot Lines	8
Sub-Article 1.2: Transect Map		**10**
1.2.010	Transect Map	10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kā'awanui Village Transect Zone Descriptions		**12-13**
2.1.010	T3 Kā'awanui Village Flex – Plantation Camp (T3KAAVF-PC)	12-13
Sub-Article 2.2: Kā'awanui Village Building Types		**15-30**
2.2.010	Kā'awanui Cottage Horizontal	15-16
2.2.020	Kā'awanui Cottage Vertical	17-18
2.2.030	H-Type Cottage	19-20
2.2.040	HSPA Cottage	21-22
2.2.050	Duplex	23-24
2.2.060	Multiplex Small	25-26
2.2.070	Dormitory	27-28
2.2.080	Camp Store	29
2.2.090	Community Parking Facility	30
Sub-Article 2.3: Kā'awanui Village Building Type Frontages		**32-34**
2.3.010	Lānai, Projecting	32
2.3.020	Lānai, Engaged	33
2.3.030	Stoop	34

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**36**
3.1.010	Purpose	36
3.1.020	Applicability	36
3.1.030	Standards	36
Sub-Article 3.2: Civic Space Standards		**37-40**
3.2.010	Purpose	37
3.2.020	Standards	37
3.2.030	Civic Spaces	37-38
3.2.040	Civic Space Type Standards	39-40

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**42-43**
4.1.010	Purpose	42
4.1.020	Applicability	42
4.1.030	Review Authority	42
4.1.040	Concurrent Processing	43
4.1.050	Rules of Interpretation	43
Sub-Article 4.2: Permits and Approvals		**44-45**
4.2.010	Zoning Permits	44-45
4.2.020	Use Permits	45
4.2.030	Variance	45
4.2.040	Minor Modifications	45
Sub-Article 4.3: Administration and Enforcement		**46**
4.3.010	Amendments	46
4.3.020	Non-Conforming Provisions	46
4.3.030	Appeals	46
4.3.040	Fee Exemptions	46
4.3.050	Enforcement	46

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**48-49**
5.1.010	Definitions	48-49

Article 1: Introduction

Sub-Article 1.1: Purpose		**X-X**
1.1.010	Purpose and Intent	X
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	X
1.1.030	Plantation Camp Place Type	X
1.1.040	The West Kaua'i Kā'awanui Village Transect	X-X
1.1.050	Lack of Lot Lines	X
Sub-Article 1.2: Transect Maps		**X-X**
1.2.010	Transect Maps	X-X

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Kā'awanui Village Form-Based Code guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by the Kā'awanui Village Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Kā'awanui Village Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

A. 1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Kā'awanui Village historic plantation camp;

B. Promotes and maintains affordable housing stock, especially for agricultural workers or those with familial connections to the agriculture industry; and

C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kaua'i's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kaua'i County Code 1987, as amended). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

A. Rural crossroads;

B. Plantation camps;

C. Small village;

D. Large village;

E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Kā'awanui Village, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Kā'awanui Village:

Gay and Robinson Kā'awanui Village was a plantation camp located on the island of Kaua'i, Hawaii. Established during the early 20th century, the camp was part of the extensive sugar plantation operations owned by the Gay and Robinson families, who were prominent figures in Hawaii's sugar industry. The plantation camps, including Kā'awanui Village, were integral to the daily operations of the plantations, providing housing and community facilities for the workers and their families. The camp was home to a diverse population of laborers, including many immigrants from Japan, the Philippines, China, and Portugal, who had come to Hawaii seeking better economic opportunities. These workers played a crucial role in the cultivation and processing of sugar cane, which was a major export commodity for Hawaii.

Life in the camp was characterized by a strong sense of community, with residents often sharing cultural traditions, foods, and celebrations. Despite the challenging working conditions, the camp residents forged tight-knit communities and supported each other through the demanding plantation lifestyle.

As the sugar industry in Hawaii began to decline in the latter half of the 20th century, many of the plantation camps, including Gay and Robinson Kā'awanui Village, were eventually abandoned or repurposed. The legacy of these camps remains a significant part of Hawaii's agricultural and cultural history, reflecting the contributions and experiences of the plantation workers and their families.

1.1.040 The West Kauai Kā'awanui Village Transect

The Form-Based Code transect is an organizing principle used in Form-Based Code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6).

The Kā'awanui Village Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Kā'awanui Village. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas.

The West Kauai Kā'awanui Village Plantation Camp Transect Zones:

A. T3 Kā'awanui Village Flex – Plantation Camp (T3KAAVF-PC) The form and character of this transect zone supports a limited amount of new development that includes building types derived from the historic Kā'awanui Village camp and the West Kauai region. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 Lack of Lot Lines

Design standards for Form-Based Codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, Form-Based Codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. The Kā'awanui Village Form-Based Code Transects is within a single lot of record. The Kā'awanui Village Transects and the corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the Code utilizes building-to-building and building-to-thoroughfare setbacks to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Kā'awanui Village Transect Map



Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kā'awanui Village Transect Zone Descriptions		**12-13**
2.1.010	T3 Kā'awanui Village – Plantation Camp (T3KAAV-PC)	12-13

2.1.010 T3 Kā'awanui Village Flex (T3KAAVF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Kā'awanui Village Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Kā'awanui Horizontal Cottage	2.2.010
ii. Kā'awanui Vertical Cottage	2.2.020
iii. H-Type Cottage	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. Camp Store	2.2.080
ix. Community Parking Facility	2.2.090

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. *Commercial	Permitted Use

- Residential use and Home Businesses are the only permissible use within the building types except for commercial operations in the Camp Store building type. All other uses are prohibited.
- *Commercial operations are a Permitted Use only within the Camp Store building type.

2.1.010 T3 Kā'awanui Village Flex (T3KAAVF-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare for all structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Miscellaneous

i. A maximum of one Camp Store is allowed within the Kā'awanui Village – Plantation Camp transect for every 50 cottages.
ii. Any additional Camp Stores will require a use permit.

F. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

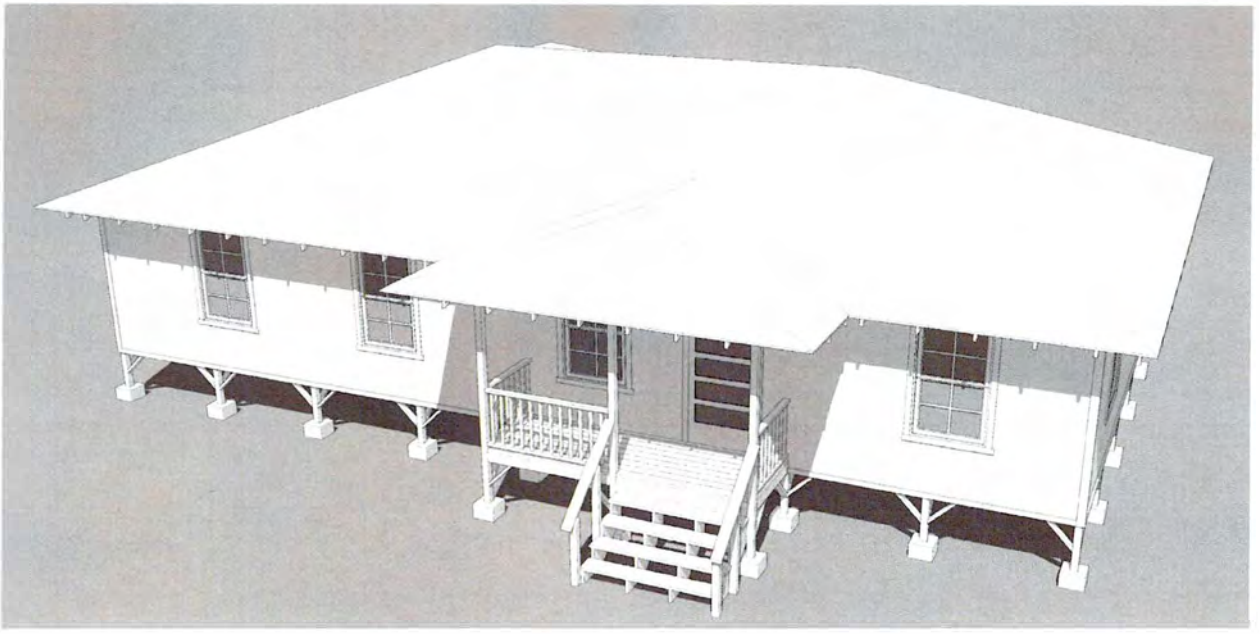
G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Kā'awanui Village Building Types		**15-30**
2.2.010	Kā'awanui Horizontal Cottage	15-16
2.2.020	Kā'awanui Vertical Cottage	17-18
2.2.030	H-Type Cottage	19-20
2.2.040	HSPA Cottage	21-22
2.2.050	Duplex	23-24
2.2.060	Multiplex Small	25-26
2.2.070	Dormitory	27-28
2.2.080	Camp Store	29
2.2.090	Community Parking Facility	30

2.2.010 Kā'awanui Horizontal Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā'awanui Horizontal Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The longest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A Kā'awanui Horizontal Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Kā'awanui Horizontal Cottage.
iii. A Kā'awanui Horizontal Cottage may have up to 1 wing attached to the main body.
iv. The wing shall project from either the front or the rear of the main body.
v. The wing shall be aligned with either of the sides of the main body.

2. Main Body

i. The minimum width of the main body shall be 30 feet and a maximum of 48 feet.
ii. The minimum depth of the main body shall be 18 feet and a maximum of 32 feet.

B. Building Size and Massing (continued)

3. Wing(s)

i. The width of the wing shall be no more than 22 feet maximum.
ii. The depth of the wing shall be no more than 14 feet maximum.

C. Building Frontages

i. A Kā'awanui Horizontal Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.
iii. The frontage may be attached to a front projecting wing.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Kā'awanui Cottage.
ii. A rear entrance is required and shall be located on the rear of the main body or the back wall of a rear wing.

2.2.010 Kā'awanui Horizontal Cottage

F. Foundation

i. The Kā'awanui Hotizontal Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Kā'awanui Horizontal Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Kā'awanui Horizontal Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

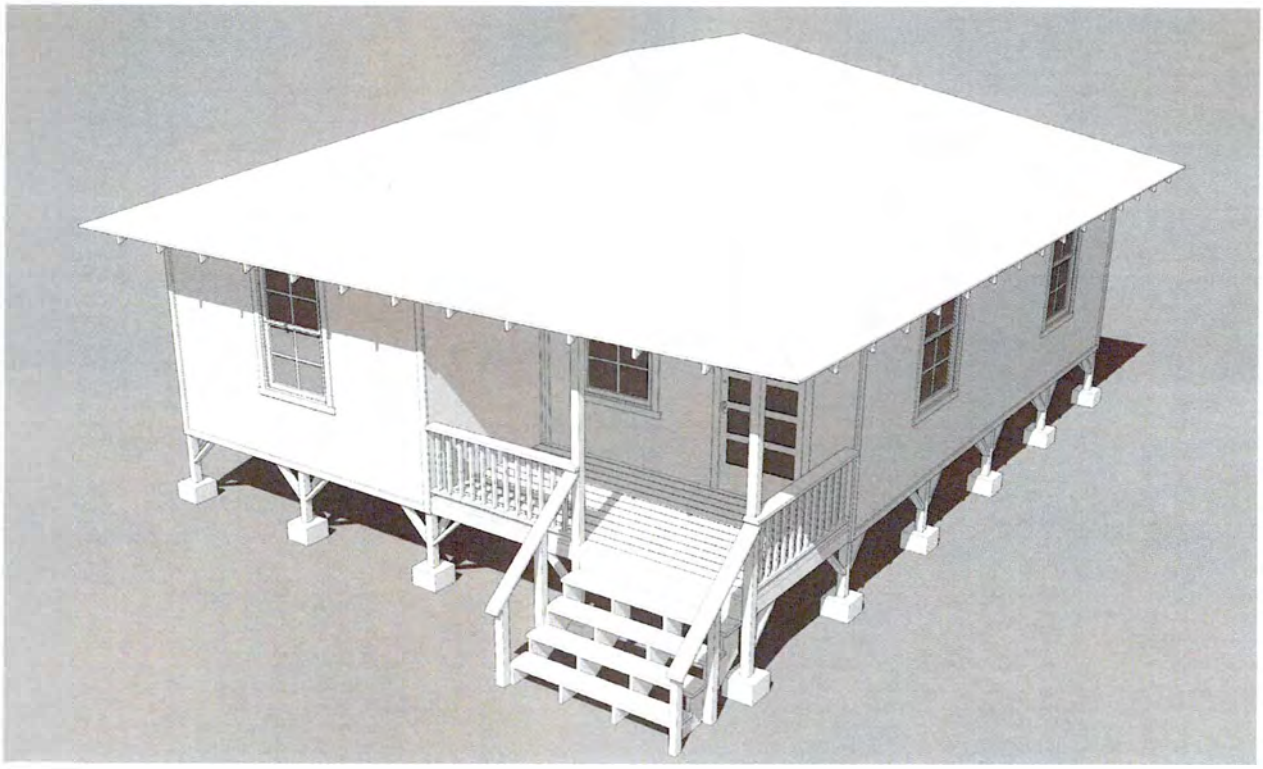
2. Roof Material Type

i. The Kā'awanui Horizontal Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Kā'awanui Horizontal Cottage roof types shall be Gable, Hip, or Dutch-Gable.
ii. Gable roofs shall have a decorative vent feature. The decorative vent shall include a fire mesh.

2.2.020 Kā‘awanui Vertical Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā‘awanui Vertical Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The shortest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A Kā‘awanui Vertical Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Kā‘awanui Vertical Cottage.
iii. A Kā‘awanui Vertical Cottage shall not have wings.

2. Main Body

i. The minimum width of the main body shall be 16 feet and a maximum of 28 feet.
ii. The minimum depth of the main body shall be 30 feet and a maximum of 44 feet.

C. Building Frontages

i. A Kā‘awanui Vertical Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Kā‘awanui Vertical Cottage.

2.2.020 Kā'awanui Vertical Cottage

F. Foundation

i. The Kā'awanui Vertical Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Kā'awanui Vertical Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Kā'awanui Vertical Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

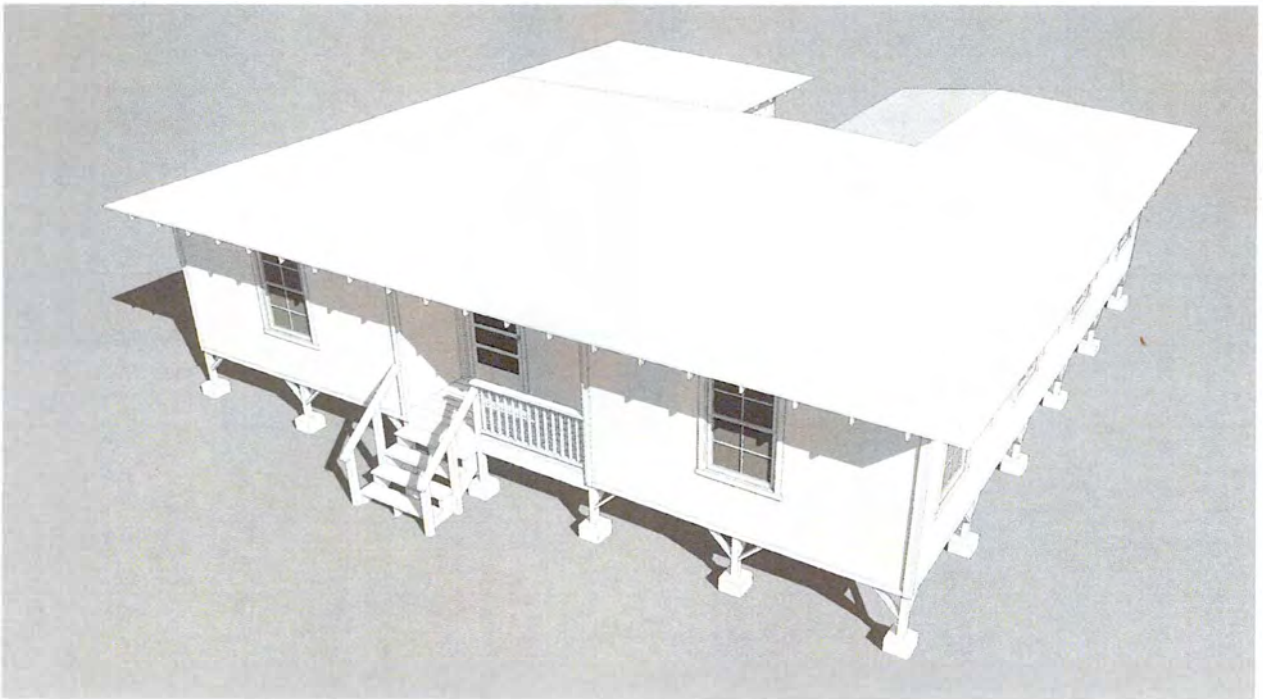
2. Roof Material Type

i. The Kā'awanui Vertical Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Kā'awanui Vertical Cottage roof types shall be Gable or Hip.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.030 H-Type Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

H-Type Cottage: This building type is a medium-sized detached residential structure, and it is used for single or multi family occupancy. The longest side of the main body of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A H-type Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each H-Type Cottage.
iii. A H-Type Cottage shall have 2 wings attached to the rear of the main body.
iv. The wings shall be aligned with the sides of the the main body's side walls.

2. Main Body

i. The width of the main body shall be 40 feet.
ii. The depth of the main body shall be 24 feet.

3. Wing(s)

i. The width of the wing shall be 15 feet.
ii. The depth of the wing shall be 10 feet.

C. Building Frontages

i. A H-Type Cottage shall have a Lānai, Engaged frontage type.
ii. The Lānai, Engaged shall be located in the center of the structure.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the H-Type Cottage.

E. Foundation

i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.030 H-Type Cottage

H. Height

i. The H-Type Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The H-Type Cottage roof pitch ratios shall be set at a 4:12.

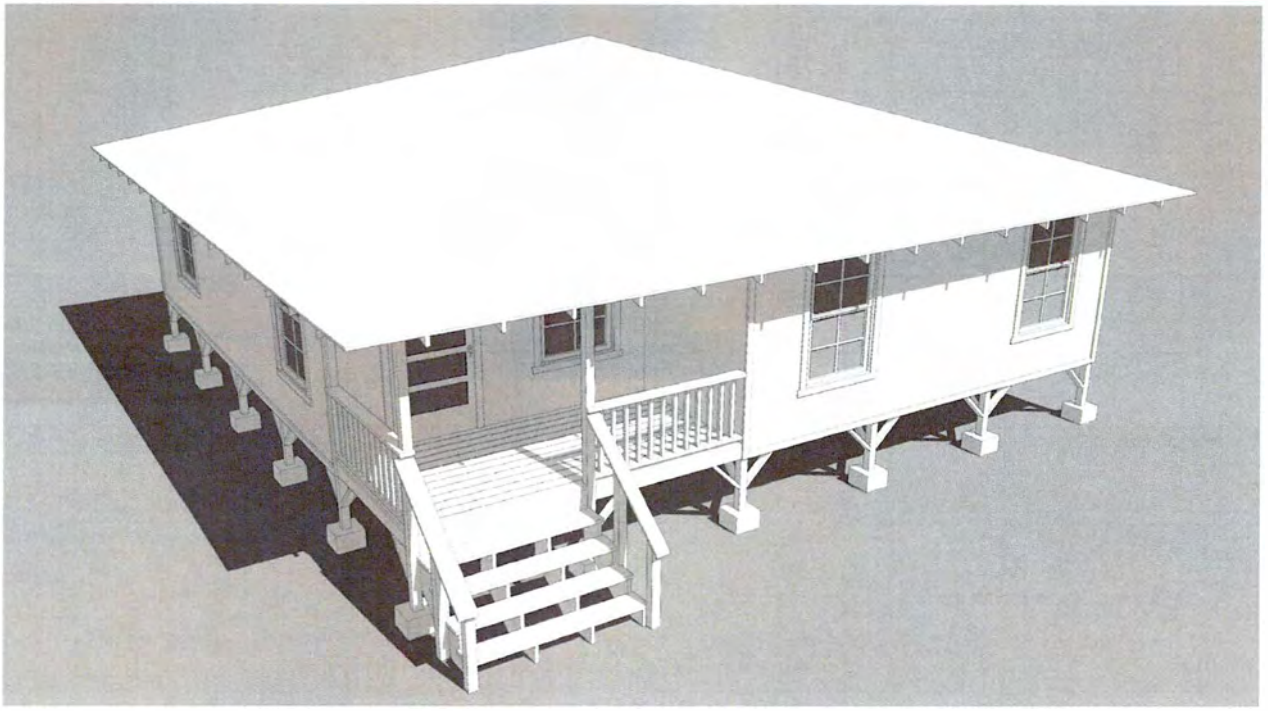
2. Roof Material Type

i. The H-Type Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The H-Type Cottage roof types shall be Hip.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small to medium sized square detached residential structure, and it is used for single family occupancy.

B. Building Size and Massing

1. Massing

i. A HSPA Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each HSPA Cottage.
iii. A HSPA Cottage shall not have wings.

2. Main Body

i. The minimum width of the main body shall be 25 feet and a maximum of 35 feet.
ii. The depth of the main body shall be equal to the width of the main body, creating a square structure.

C. Building Frontages

i. A HSPA Cottage shall have a frontage type.
ii. The permissible frontage type is Lānai, Engaged; All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the HSPA Cottage.

E. Foundation

i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.040 HSPA Cottage

H. Height

i. The HSPA Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

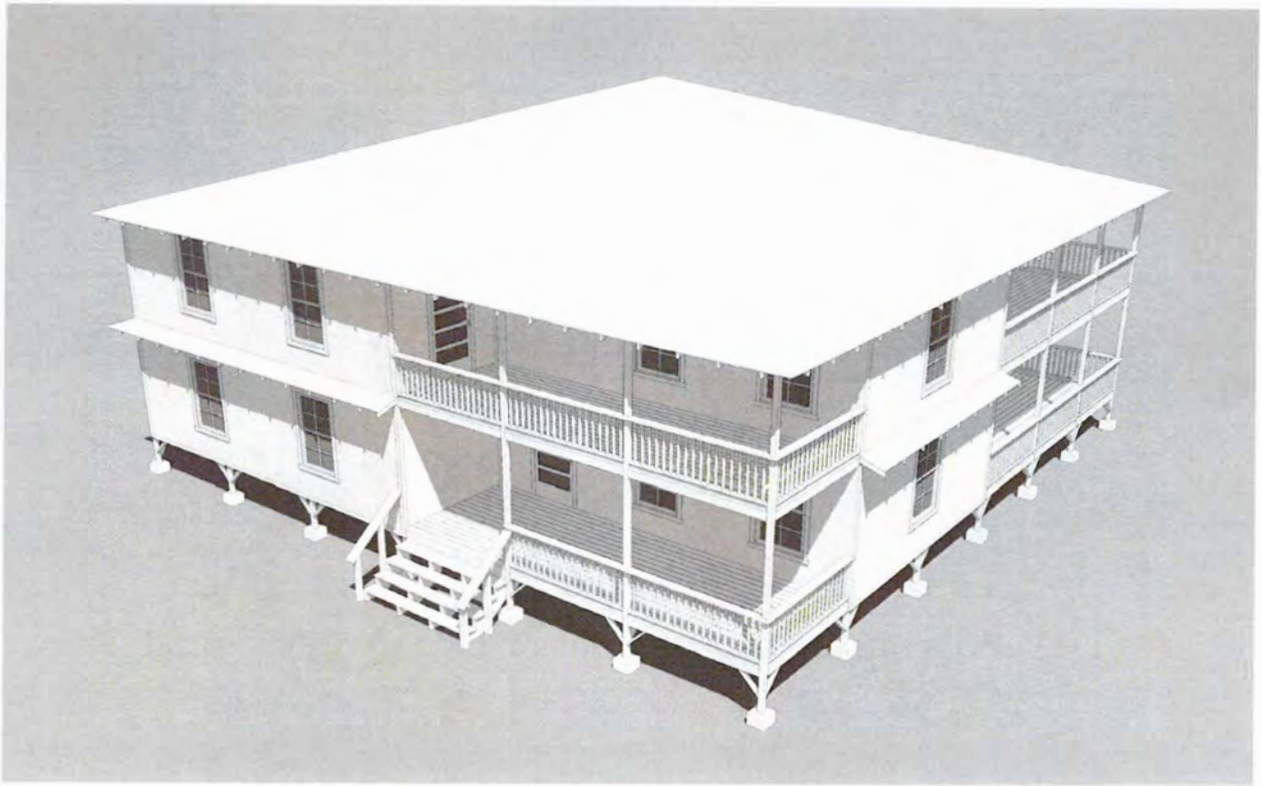
2. Roof Material Type

i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The HSPA Cottage roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature.

2.2.050 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarilty single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

i. A Duplex shall have one main body.
ii. No more than one main body is permissible for each Duplex.
iii. A Duplex may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 15 feet maximum.
ii. The depth of the wing shall be no more than 20 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Duplex.
ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

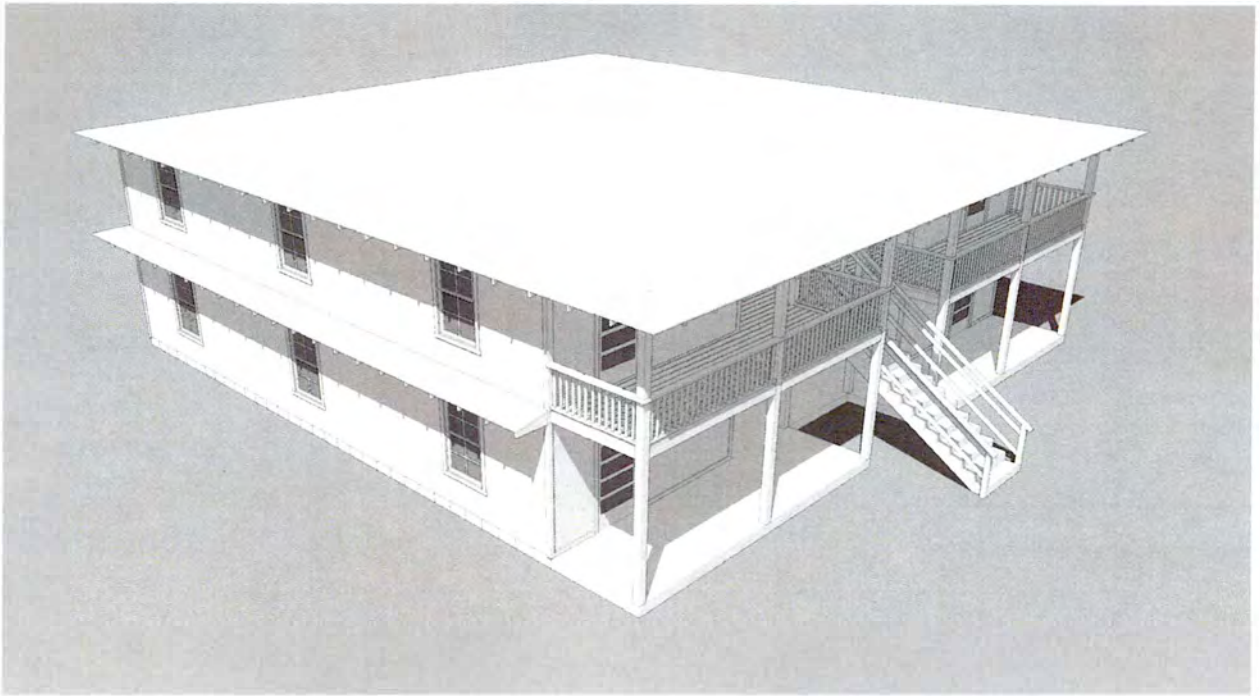
H. Height

i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Duplex shall not be greater than two stories in height.

I. Roof

i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

i. The minimum number of units in a Multiplex Small building is three.
ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

i. A Multiplex Small building shall have one main body.
ii. No more than one main body is permissible for each Multiplex Small building.
iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 24 feet maximum.
ii. The depth of the wing shall be no more than 24 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lānaʻi, Projecting; Lānaʻi, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small

E. Fenestration

i. All windows shall be single or double hung.

F. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

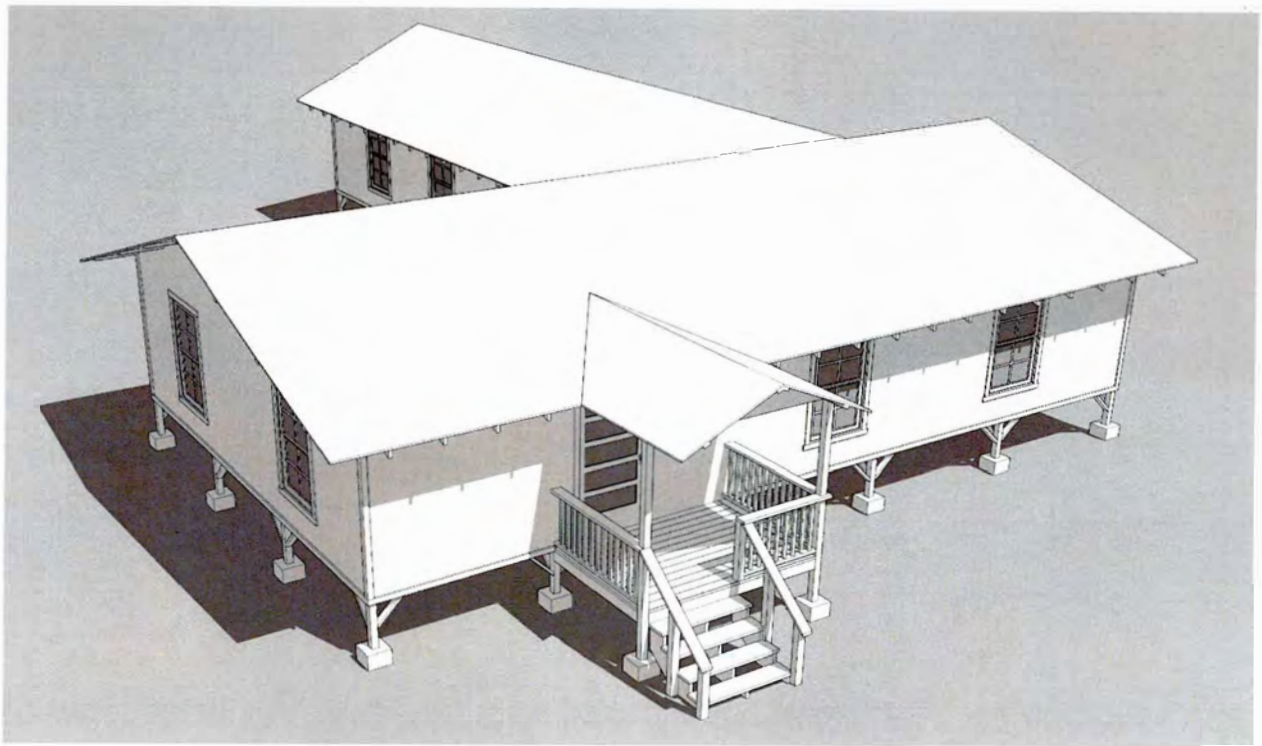
G. Height

i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

i. A Dormitory shall have one main body.
ii. No more than one main body is permissible for each Dormitory building type.
iii. A Dormitory may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

2. Main Body

i. The width of the main body shall not be greater than 62 feet.
ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

i. The width of the wing shall not be greater than 26 feet.
ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

i. The Dormitory shall have a Lāna'i, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.070 Dormitory

H. Height

i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.

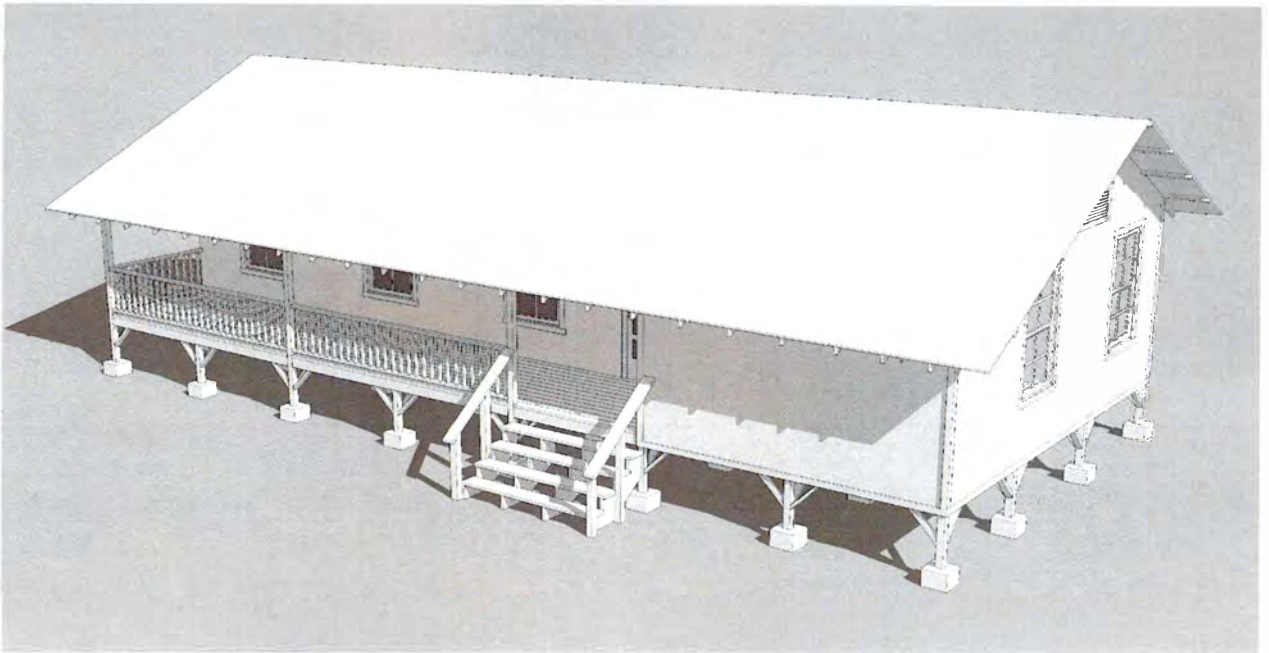
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.

iii. The Dormitory shall not be greater than one story in height.

I. Roof

i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Camp Store



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Camp Store: This building type is a small to medium sized detached commercial structure.

B. Building Size and Massing

1. Massing

i. A Camp Store shall have 1 main body section.
ii. No more than 1 main body is permissible for each Camp Store.
iii. A Camp Store shall not have wings.

2. Main Body

i. The width of the main body shall be 40 feet.
ii. The depth of the main body shall be 20 feet.

C. Building Frontages

i. A Camp Store shall have a frontage type.
ii. The permissible frontage type is Lānai, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Camp Store Cottage.

E. Fenestration

i. All windows shall be single or double hung.

F. Foundation

i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

H. Height

i. The Camp Store shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The Camp Store roof pitch ratio shall be set at 6:12.

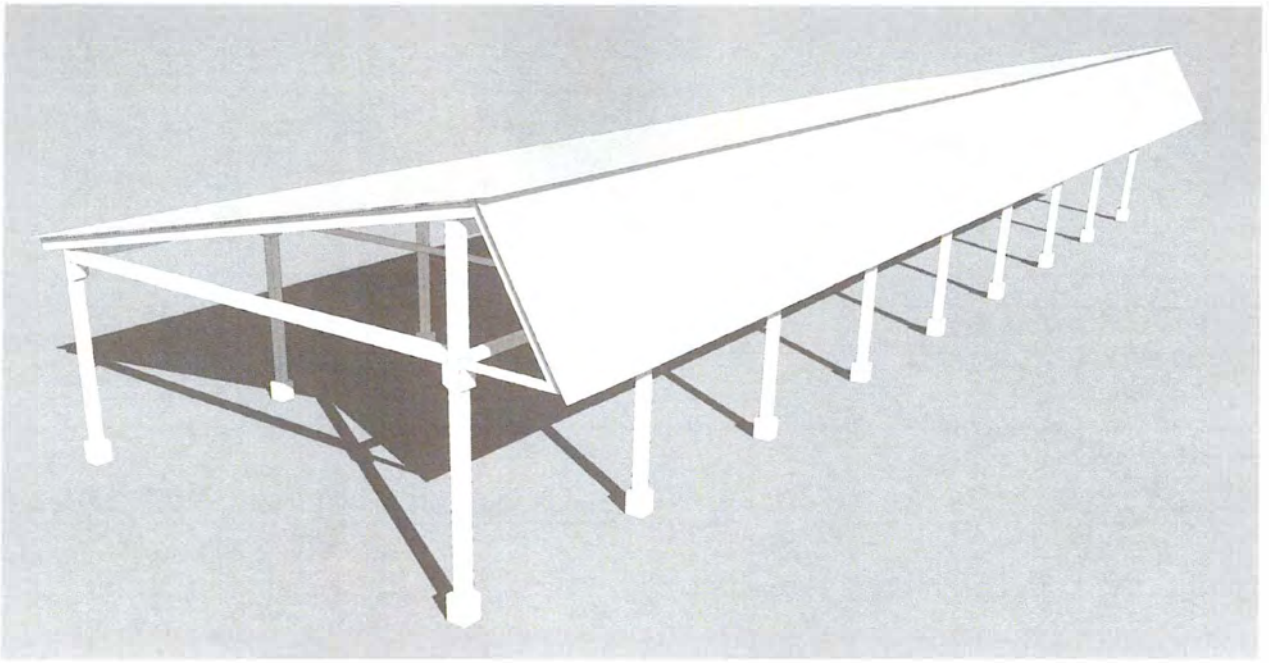
2. Roof Material Type

i. The Camp Store roof materials shall be corrugated metal.

3. Miscellaneous

i. The Camp Store roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature.

2.2.090 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.

B. Building Size and Massing

1. Massing

i. A Community Parking Facility shall have 1 main body section.
ii. No more than 1 main body is permissible for each Community Parking Facility.
iii. The Main body shall not exceed 120 ft in width and 30 feet in depth.
iv. The maximum height shall be no more than 20 ft.

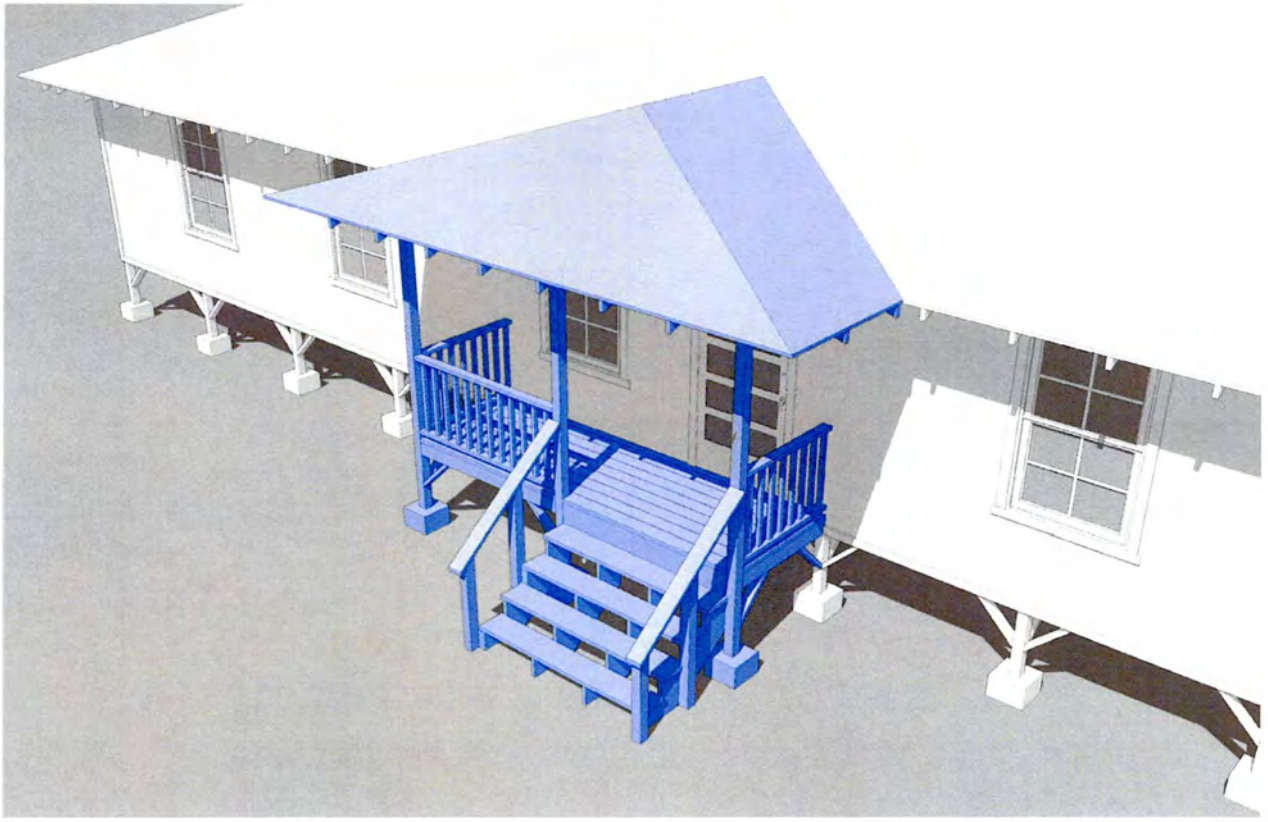


General note: Kaumakani Village Shared Parking Structure

Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Kā'awanui Village Building Type Frontages		32-34
2.3.010	Lānai, Projecting	32
2.3.020	Lānai, Engaged	33
2.3.030	Stoop	34

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

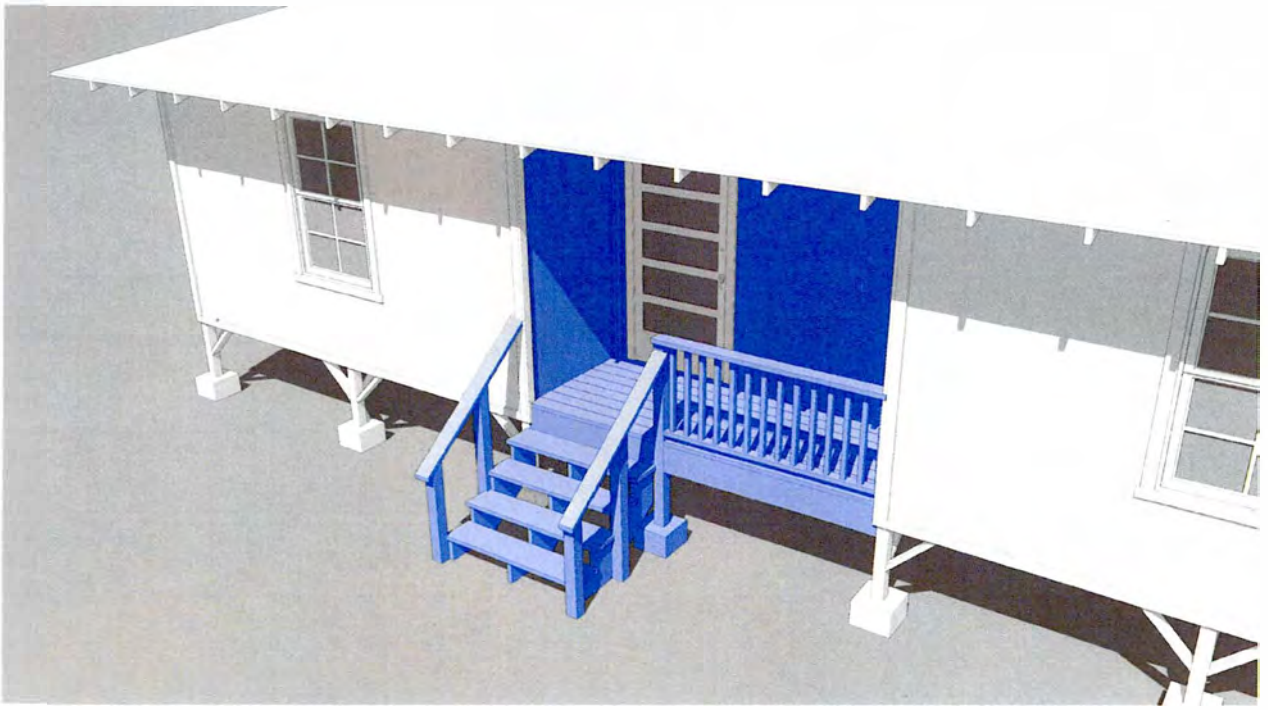
B. Location

i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be a minimum of 5 feet and a maximum or 12 feet.
ii. The depth of the frontage shall be a minimum of 4 feet and a maximum of 6 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.020 Lānai, Engaged



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building. If the Lanai, Engaged is situated in the center of the structure it can be engaged on 3 sides.

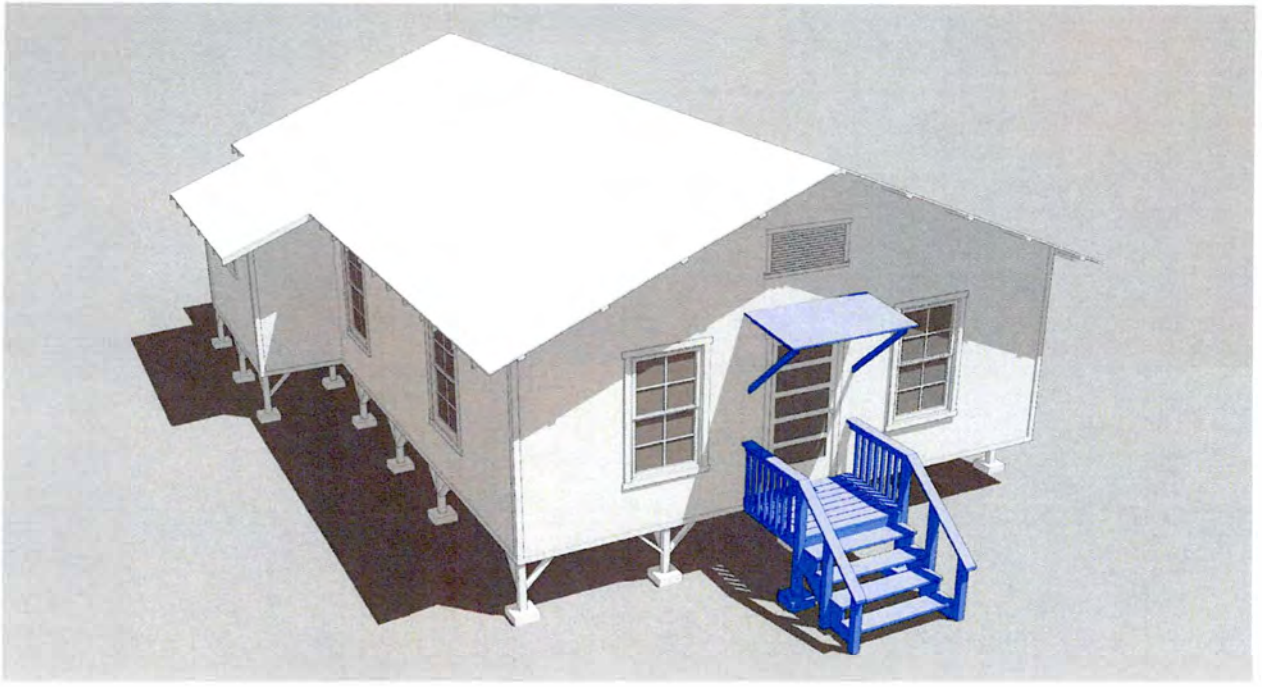
B. Location

i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be a minimum of 8 feet and a maximum of 12.
ii. The depth of the frontage shall be a minimum of 4 feet and maximum of 8 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.030 Stoop



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

i. The Stoop shall be located on the front of the building facing the thoroughfare.

C. Size

i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**36**
3.1.010	Purpose	36
3.1.020	Applicability	36
3.1.030	Standards	36
Sub-Article 3.2: Civic Space Standards		**37-40**
3.2.010	Purpose	37
3.2.020	Standards	37
3.2.030	Civic Spaces	37-38
3.2.040	Civic Space Type Standards	39-40

Sub-Article 3.1: Thoroughfare Standards

3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.

3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.

3.1.030 **Standards:**

A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.

B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:

1. The thoroughfare is 18 to 20 ft. in width;

2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;

3. On street parking is prohibited;

4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.

5. The shared parking facility has at least one parking stall for each of the associated residences it services.

6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.

3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.

3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.

B. Size. The overall range of allowed sizes of the civic space.

C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.

1. Building. Civic spaces that are listed as having a "Building" Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.

2. Independent. Civic spaces that are listed as having an "Independent" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.

D. Disposition of Elements. The placement of objects within the civic space.

1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.

2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.

3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.

Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;

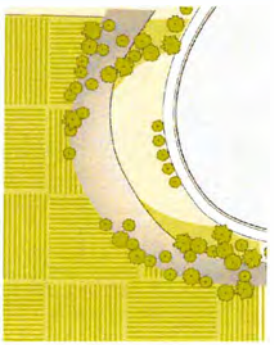
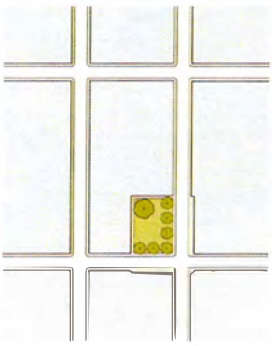
B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;

C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or

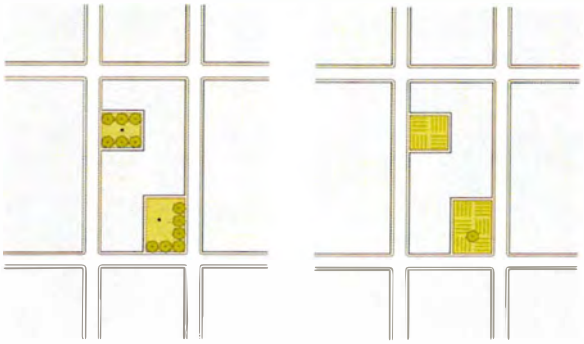
D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards			
Civic Space Type	**Special Use Park**	**Overlook Park**	**Pocket Park**
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**42-43**
4.1.010	Purpose	42
4.1.020	Applicability	42
4.1.030	Review Authority	42
4.1.040	Concurrent Processing	43
4.1.050	Rules of Interpretation	43
Sub-Article 4.2: Permits and Approvals		**44-45**
4.2.010	Zoning Permits	44-45
4.2.020	Use Permits	45
4.2.030	Variance	45
4.2.040	Minor Modifications	45
Sub-Article 5.3: Administration and Enforcement		**46**
4.3.010	Amendments	46
4.3.020	Non-Conforming Provisions	46
4.3.030	Appeals	46
4.3.040	Fee Exemptions	46
4.3.050	Enforcement	46

Sub-Article 4.1: Purpose and Applicability

4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.

4.1.020 **Applicability:**

A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Kā'awanui Village Transect Map).

B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua'i County Code 1987, as amended.

C. In case of conflict between any provision of this Code, Kaua'i County Code Chapter 8 (Comprehensive Zoning Ordinance) ("CZO"), and any other Kaua'i County Code, rule, or regulation conflict, this Code shall apply.

4.1.030 **Review Authority:**

A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.

B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority).

4.1.050 **Rules of Interpretation:**

A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.

B. Language.

1. The words "shall," "must," "will," "is to," and "are to" are always mandatory:
2. "Should" is not mandatory but is strongly recommended; and "may" is permissive;
3. The present tense includes the past and future tenses; and the future tense includes the present;
4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
5. The words "includes" and "including" shall mean "including but not limited to".
6. "Applicant" means an owner or any person who has full written authorization of the owner.
7. "Owner" means the holders of equitable and legal title of land in fee simple.
8. When used in this Code, the terms "Code," "this Code," or "Form-Based Code" means the West Kaua'i Form-Based Code

C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.

D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 **Zoning Permits:**

A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.

B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).

C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).

D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:

1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:

    a. For non-residential or mixed-use projects that are generally permitted; or

    b. For residential projects, the project consists of no more than one (1) dwelling unit.

2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.

3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:

    a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or

    b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

    a. For non-residential or mixed-use projects that require a use permit; or

    b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or

    c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars ($500.00), whichever is greater.

4.2.020 Use Permits:

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 Variance:

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 Minor Modifications:

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 **Non-Conforming Provisions:**

Nothing in the Kā'awanui Village Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transact beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Kā'awanui Village Form-Based Code.

4.3.030 **Appeals:**

A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.

B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.

C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 **Fee Exemptions:**

A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 **Enforcement:**

A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases **48-49**

5.1.010 Definitions 48-49

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gablet/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 "West Kaua'i Regional Map Showing Town Plan Areas".

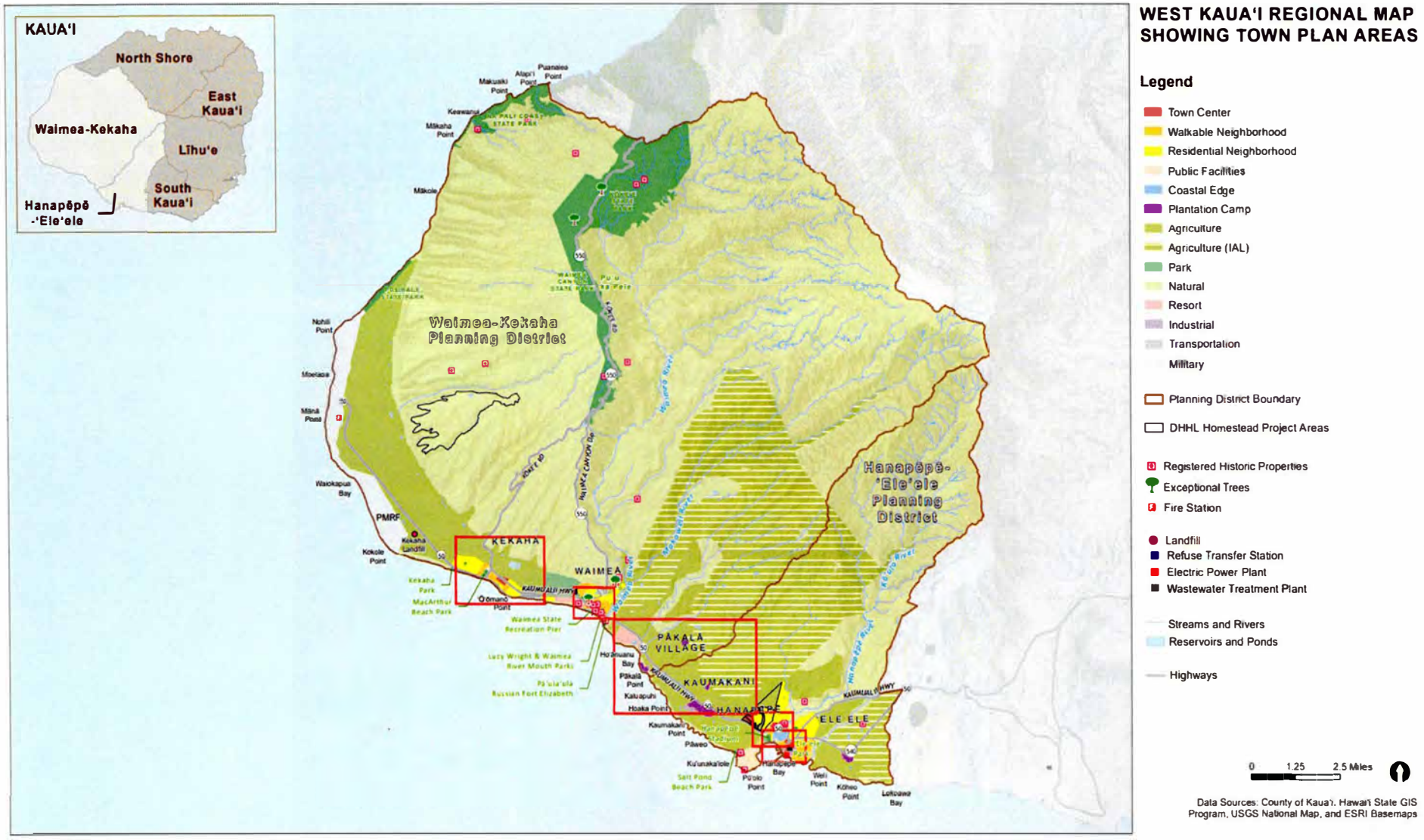


FIGURE 12 | Regional Town Plan Map

“EXHIBIT C”

(Proposed State Land Use District Amendment A-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I

(County of Kaua'i Planning Department, Applicant) (A-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 1-7-006:006 from Agricultural to Urban.

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Makaweli, Kaua'i, identified as TMK (4) 1-7-006:006, as shown on the attached map as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (A) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in Exhibit A.

2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.

3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

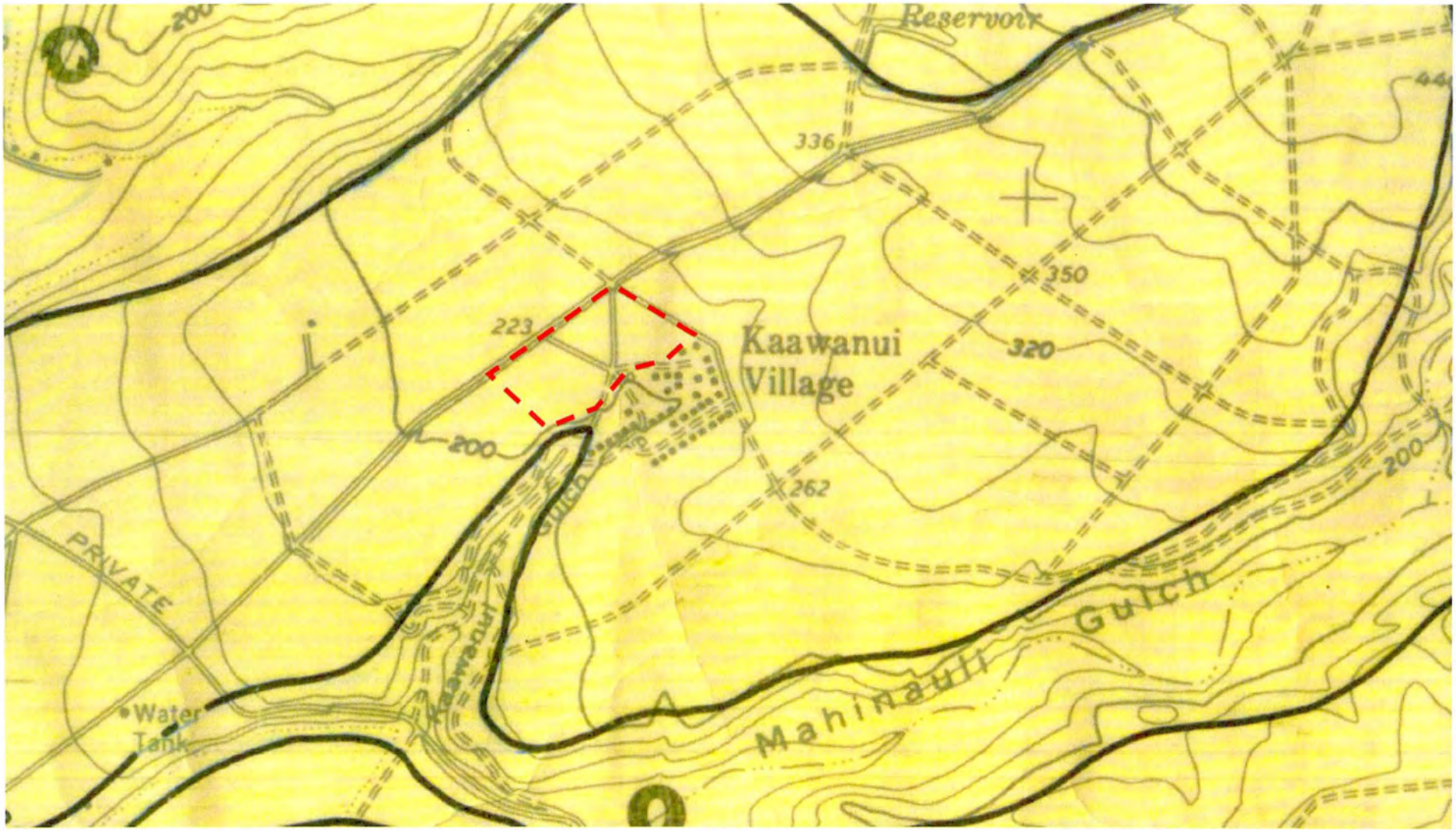
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

“EXHIBIT D”

(Proposed Zoning Amendment ZA-2025-5)

For reference

ORDINANCE NO. _____ BILL NO. _____

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO ZONING BOUNDARIES IN MAKAWELI, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-5)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 1-7-006:006, from "Agricultural" (Ag) to "Residential-1" (R-1).

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that TMK (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds the Kā'awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

SECTION 3. The Comprehensive Zoning Ordinance (CZO) is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A of this Ordinance which are attached hereto and incorporated by reference, subject to the following conditions:

1. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

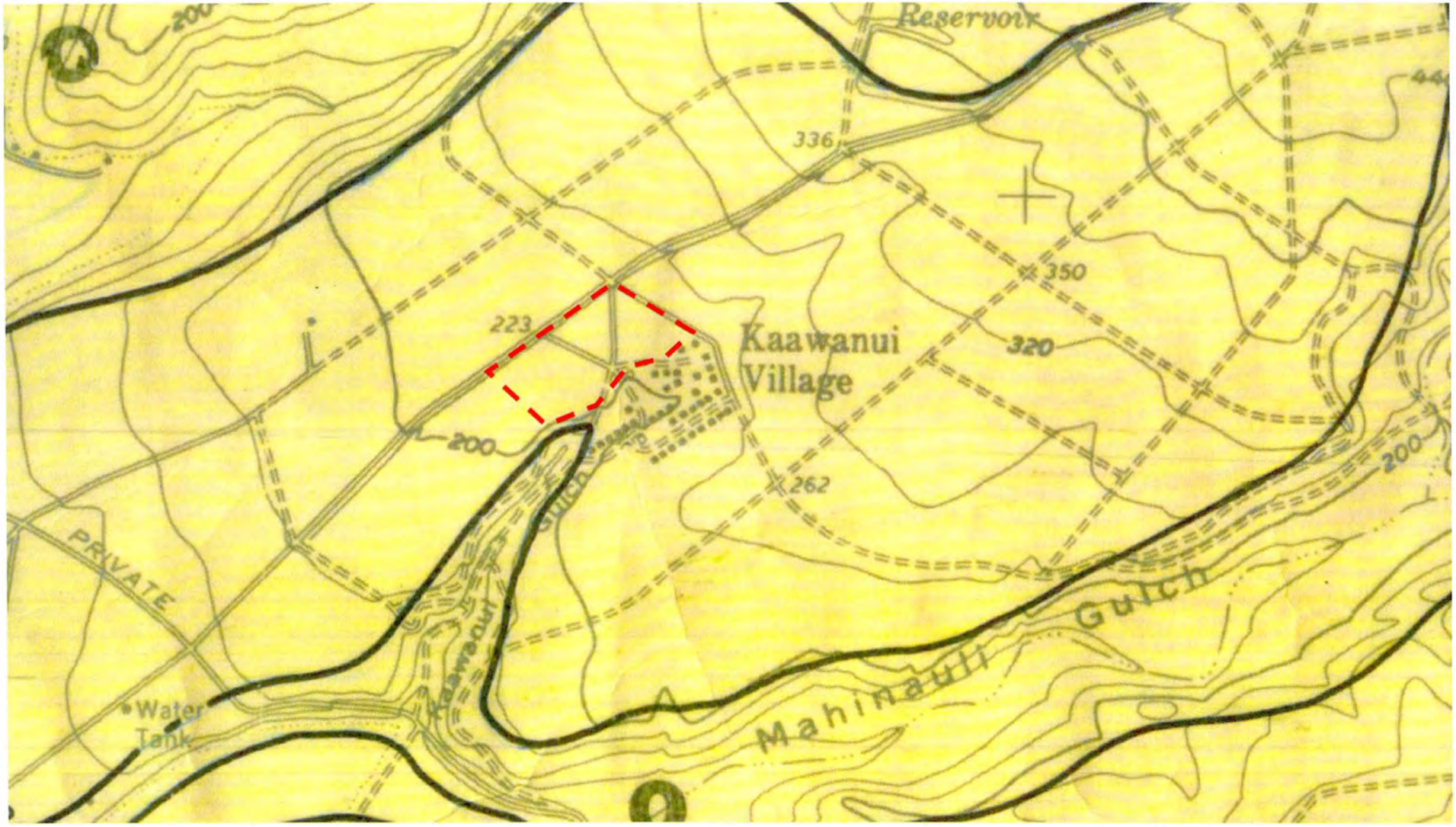
SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by:

Exhibit A



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Residential-1 (R-1)

Makaweli, Kaua'i, Hawai'i

Agricultural (AG) to Residential-1 (R-1) District Boundary Update

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

TRANSMITTAL OF AGENCY COMMENTS TO PLANNING COMMISSION

DATE: April 1, 2025

PERMIT NUMBER(S): GPA-2025-3

APPLICANT(S): KAUAI PLANNING DEPARTMENT

Attached for the Planning Commission's reference are agency comments for the permit referenced above.

4444 Rice Street, Suite A473 • Līhu'e, Hawai'i 96766 • (808) 241-4050 (b) • (808) 241-6699 (f)
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PLANNING DEPT

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/11/2025

SUBJECT: General Plan Amendment GPA-2025-3

Tax Map Key: 170060060000
Applicant: Planning Department
General Plan Future Land Use Map Amendment from "Agriculture" to "Plantation Camp"

TO:

- [ ] State Department of Transportation - STP
- [x] State DOT - Highways, Kauai (info only)
- [ ] State DOT - Airports, Kauai (info only)
- [ ] State DOT - Harbors, Kauai (info only)
- [x] State Department of Health
- [ ] State Department of Agriculture
- [ ] State Office of Planning
- [ ] State Dept. of Bus. & Econ. Dev. Tourism
- [ ] State Land Use Commission
- [x] State Historic Preservation Division
- [ ] State DLNR - Land Management
- [ ] State DLNR - Forestry & Wildlife
- [ ] State DLNR - Aquatic Resources
- [ ] State DLNR - Conservation & Coastal Lands
- [ ] Office of Hawaiian Affairs
- [x] County DPW - Engineering
- [ ] County DPW - Wastewater
- [ ] County DPW - Building
- [ ] County DPW - Solid Waste
- [ ] County Department of Parks & Recreation
- [x] County Fire Department
- [x] County Housing Agency
- [ ] County Economic Development
- [x] County Water Department
- [ ] County Civil Defense
- [x] County Transportation Agency
- [ ] KHPRC
- [ ] U.S. Postal Department
- [ ] UH Sea Grant
- [ ] Other:

FOR YOUR COMMENTS (pertaining to your department)

3.10.2025

NO COMMENT.

This matter is scheduled for a public hearing before the County of Kauai Planning Commission on 3/11/2025 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, at 9:00 am or soon thereafter. If we do not receive your agency comments within one (1) month from the date of this request, we will assume that there are no objections to this permit request. Mahalo!

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of multiple bills amending Chapter 8 of the Kaua'i County Code 1987, as amended, regarding the Comprehensive Zoning Ordinance (CZO), the Kaua'i Kākou – Kaua'i County General Plan, the State Land Use District, and the West Kaua'i Community Plan.
Permit Application Nos.	Zoning Amendment ZA-2025-5 Zoning Amendment ZA-2025-6 General Plan Amendment GPA-2025-3 State Land Use Amendment A-2025-3
Name of Applicant(s)	COUNTY OF KAUA'I, PLANNING DEPARTMENT

II. PERMIT INFORMATION

AMENDMENTS	
☒ **Zoning Amendment**	Pursuant to KCC Section 8-3.4(a), as amended, a Zoning Amendment is necessary when changing the boundaries of districts or by changing text whenever the public necessity and convenience and the general welfare require an amendment.
☒ **General Plan Amendment**	Pursuant to KCC Section 7-3.1, as amended, the General Plan of the County of Kaua'i may be amended by ordinance, in accordance with the Charter. An amendment may change provisions of this ordinance; text provisions or map designations of the General Plan document; or any of these in combination.
☒ **State Land Use District Amendment**	Pursuant to KCC Section 11-1, as amended, a State Land Use District Boundary Amendment Ordinance, organized as a Zoning Amendment, is required to reclassify a State Land Use District designation.

III. LEGAL REQUIREMENTS

KCC Section 8-3.4	
Public Hearing Date:	March 11, 2025
Date of Publication:	February 7, 2025
Date of Director's Report:	February 26, 2025

K.5. F.4.e.1.
K.6. F.4.f.1.
K.7. F.4.g.1.
K.8. F.4.h.1.
APR 08 2025 March 11, 2025

IV. DESCRIPTION OF PROPOSED BILLS

There are four separate amendments associated with the proposed Kā'awanui Village area:

1. **General Plan Amendment (GPA-2025-3)** – Proposes to amend Figure 5-1 (Kaua'i Land Use Map) and Figure 5-2 (West Kaua'i Land Use Map) of the *Kaua'i Kakou – Kaua'i County General Plan* from Agriculture to Plantation Camp (Exhibit A).

2. **West Kaua'i Community Plan Amendment (ZA-2025-6) –** Proposes amendments to Chapter 10, Article 3 of the *Kaua'i County Code 1987, as amended*, related to the West Kaua'i Community Plan (Exhibit B). This includes:

    - Amending Section 10-3 to establish a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-KAAV-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan.

    - Updating figure 12 of the West Kaua'i Community plan, Regional Town Plan Map to change the land use designation within the SPA-Q boundaries from Agriculture to Plantation Camp.

3. **State Land Use District Amendment (A-2025-3)** – Proposes to change approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4)1-7-006:006 from Agricultural to Urban (Exhibit C).

4. **Zoning Map Amendment (ZA-2025-5) –** Proposes to amend approximately 14.9 acres of Zoning Map ZM-200 to reflect zoning changes for TMK (4) 1-7-006:006 from Agricultural (Ag) to Residential-1 (R-1) (Exhibit D).

The proposed ordinances to amend County Zoning, the State Land Use District, the General Plan, and the West Kaua'i Community Plan aim to encourage new growth in an adjacent area to Kā'awanui Village that maintains and enhances its distinct form and character.

V. APPLICANT'S REASONS/JUSTIFICATION

The Kā'awanui Plantation Camp Form-Based Code (FBC) guides development in alignment with the West Kaua'i Community Plan and the County of Kaua'i General Plan. This FBC establishes a regulatory framework to preserve the character of the existing plantation camps, including Kā'awanui Village, while allowing for limited infill development and housing expansion. The Plantation Camps should remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity. The intent of the code would:

1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Kā'awanui Village historic plantation camp.
2. Support and maintain affordable-by-design housing stock.
3. Encourage appropriately scaled infill development within or near the historic boundaries of the camps.

Form-Based Codes (FBC) are a development regime that encourages the development of communities with a focus on "building form and character" as opposed to development frameworks based on the separation of uses, regularly referred to as Euclidian zoning. FBCs have been adopted to serve a variety of purposes that can include historic preservation, economic development, sustainability, affordable housing, and general planning. FBC follows a natural to urban transect model, that progressively experience greater density in line with desired development outcomes. The model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). Kaua'i only experiences four transect types (T1-T4).

The development of FBCs included an intensive inventory process and an exercise to identify unique or historical characteristics that define the respective towns and villages. The Kā'awanui Plantation Camp transect is considered a special district due to the unique patterns which were identified. Within the Kā'awanui FBC, this transect is classified as T3 Kā'awanui Village Flex (T3KAAVF-PC), reinforcing and preserving the historic development patterns of the Kā'awanui community. The Kā'awanui FBC incorporates detailed regulations specific to building types, street standards, and civic space that are sensitive to the surrounding local character. The regulations set forth in the Form-Base Code help to maintain the unique characteristics of Kā'awanui Village.

Creating design standards specific to these areas ensures history and culture are a part of the future development. The Kā'awanui Plantation Camp Form-Based Code includes elements such as roof pitches, siding materials, building massing, building types, frontages, setbacks, rear exists and wings, and are regulated to reinforce existing character and to create new, compatible neighborhoods in Kā'awanui Village. For example, the building type regulations in T3 Kā'awanui Village Flex (T3KAAVF-PC) capture the form and characteristics of the historical Kā'awanui cottages. Crafting regulations that require unique features such as single or double hung windows, 4:12, 5:12, or 6:12 roof pitches, wood-based material, post and pier, and height of the wall ensure that new cottages will maintain the same look and feel of the surrounding cottages.

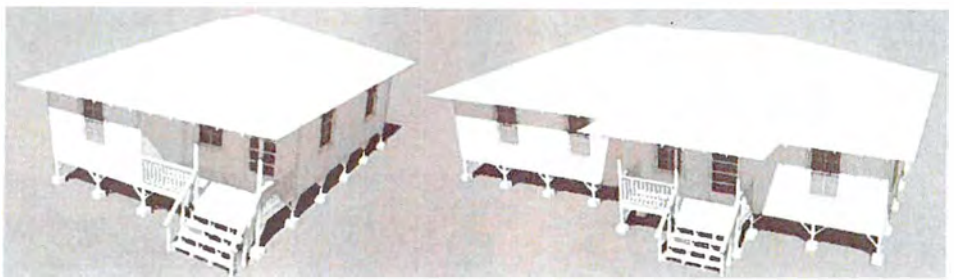


Figure 1: Example of applying the T3 Kā'awanui Village Flex (T3KAAVF-PC) regulations.



Figure 2, 3, 4: Pictures of Kā'awanui Village Cottages.

Form-Based Code differs from the existing use-base code requirements in the Comprehensive Zoning Ordinance in that the primary emphasis is on building and streetscape "form", the importance of how the proposed development is integrated with the existing town character. This is a more comprehensive approach that includes the regulation of building types, street design, and civic space requirements. These standards are crafted to regulate the specific and desired qualities of areas identified through the inventory and data collection process.

The County of Kaua'i has adopted multiple Form-Based Codes tailored to preserve the unique and localized characteristics of South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camps. During the South Kaua'i and West Kaua'i Community planning efforts, the community sought to preserve and revitalize their town cores. Form-Base Codes were ideally suited to meet this community goal. Since the adoption of the South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camp Form-Based Code, the Planning Department and the respective communities have seen the value of this development approach.

Consistent with the West Kauai towns of Waimea, Kekaha, 'Ele'ele, and Hanapēpē, Kā'awanui Village supports unique town and village features that can benefit from the establishment of a Form-Based Code. Kā'awanui Form-Based Code is a tool that seeks to maintain the existing character of Kā'awanui Village while simultaneously establishing design guidelines that inform buildout scenarios.

Implementing the Kā'awanui Form-Based Code requires several zoning amendments to achieve the appropriate regulatory alignment between State and County Zoning. These amendments will allow for 14.9 additional acres for predominately residential uses.

1. **General Plan Amendment (GPA-2025-3)** – The General Plan amendment updates the Kaua'i Land Use Map and West Kaua'i Land Use Map within the General Plan to reflect a change from Agriculture to Plantation Camp, aligning with the historic residential uses of the area and future vision for lands adjacent to the existing Kā'awanui Village. This designation supports the continued use and nominal expansion of the area for residential purposes.

2. **West Kaua'i Community Plan Amendment (ZA-2025-6)** – Updates to the West Kaua'i Community Plan ensure consistency between local planning documents and the Kā'awanui FBC. The amendment revises the **Regional Town Plan Map (Figure 12)** to change the land use designation within the **Special Planning Area – Plantation Camp (SPA-Q)** from **Agriculture to Plantation Camp**, supporting the envisioned small-town character and historic Kā'awanui Village development. The proposal also amends Section 10-3 to establish a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-KAAV-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan.

3. **State Land Use District Amendment (A-2025-3)** – This amendment is needed to reclassify **14.9** acres from **Agricultural** to **Urban**, allowing for residential development adjacent to the historic Kā'awanui Village residential footprint to allow for a nominal expansion of the area for residential purposes while keeping within the form and character of the historic camp.

4. **Zoning Map Amendment (ZA-2025-5)** – This change updates the underlying County of Kauai Zoning from Agricultural (Ag) to Residential-1 (R-1) allowing for residential development adjacent to the historic Kā'awanui Village area.

VI. AGENCY COMMENTS

Comments from applicable government agencies are being sought and are expected at the time of the public hearing scheduled for March 11, 2025.

VII. PRELIMINARY EVALUATION

In evaluating the proposed zoning amendment, the following aspect should be taken into consideration:

1. Comprehensive Zoning Ordinance (CZO)

The proposed amendment is to be evaluated pursuant to Section 8-3.4(d) of the CZO, Kaua'i County Code (KCC), as amended. The section, reads:

> "(d) Consideration. In considering an amendment, the Planning Commission shall consider the purposes of the existing and proposed changes to the Zoning Ordinance. A change in the Zoning Map or text shall not be made unless the change will further the public necessity and convenience and the general welfare."

As previously mentioned, the intent of the amendment is to amend the West Kaua'i Community Plan to add Special Planning Area "Q" (SPA-Q), which shall be referred to as the "Kā'awanui Village Plantation Camp Walkable Mixed Use District." Amending the code to include Special Planning Area "Q" would further accommodate public necessity and for convenience.

2. General Plan

The 2018 General Plan sets forth a vision, goals, and policies to guide future growth on Kaua'i. The proposed amendment is consistent with the overall vision and policies outlined in the 2018 General Plan.

A. Section 1.4, entitled "Policies to Guide Growth"

i. **Policy #1: "Manage Growth to Preserve Rural Character"**
The new design standards that correspond with Special Planning Area "Q" will ensure the rural characteristics of our communities are maintained through the preservation of the Kā'awanui Village building form and characteristics.

ii. **Policy #2: Provide Affordable Housing While Facilitating a Diversity of Privately-Developed Housing for Local Families.**
According to the General Plan, Communities that cater to a high-end market, resulting in enclaves of similar household incomes and housing types, are no longer acceptable. The design standards that correspond with Special Planning Area "Q" limit development to building standards that cater to and support the local housing market. These design standards will provide an opportunity to create housing for local families.

iii. **Policy #3: Recognize the Identity of Kaua'i's individual Towns and Districts.**
Policy #3 of the General Plan states that Kauai's towns and planning districts are distinct, each with its own character, opportunities, and needs. The design standards outlined for Kā'awanui Village acknowledge the characteristics and features that generate the unique community identity of the Kā'awanui Village.

B. Section 3.0 Actions by Sector, Subsection Sector VII, entitled "Heritage Resources" states for code changes:

i. **Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.** The proposed Kā'awanui Form-Based Code implements these exact code changes recommended by the General Plan creating design standards to preserve the historic character of Kā'awanui Village.

X. PRELIMINARY CONCLUSION

Based on the foregoing, it is concluded that the proposal is reasonable and appropriate. It is also consistent with the policies and recommendations of the Kaua'i General Plan.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby Zoning Amendment ZA-2025-5, Zoning Amendment ZA-2025-6, General Plan Amendment GPA-2025-3 and State Land Use District Amendment A-2025-3 be **APPROVED**.

By _____
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 3/7/2025

“EXHIBIT A”

(Proposed General Plan Amendment GPA-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING "KAUA'I KĀKOU – KAUA'I COUNTY GENERAL PLAN" (2018) RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I

(County of Kaua'i Planning Department, Applicant) (GPA-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 1-7-006:006 and referred to hereafter as " Kā'awanui Village," is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli.

The Council finds the Kā'awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the Kā'awanui Village area maintain a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (Gay & Robinson Inc) has consented to this General Plan amendment.

SECTION 2: The booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua'i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua'i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua'i.

2. Amend page 233 by deleting the amended Figure 5-2, West Kaua'i Land Use Map (as previously amended by ordinance No. 1084), and replacing it with a new map, Figure 5-3 West Kaua'i Land Use Map as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua'i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

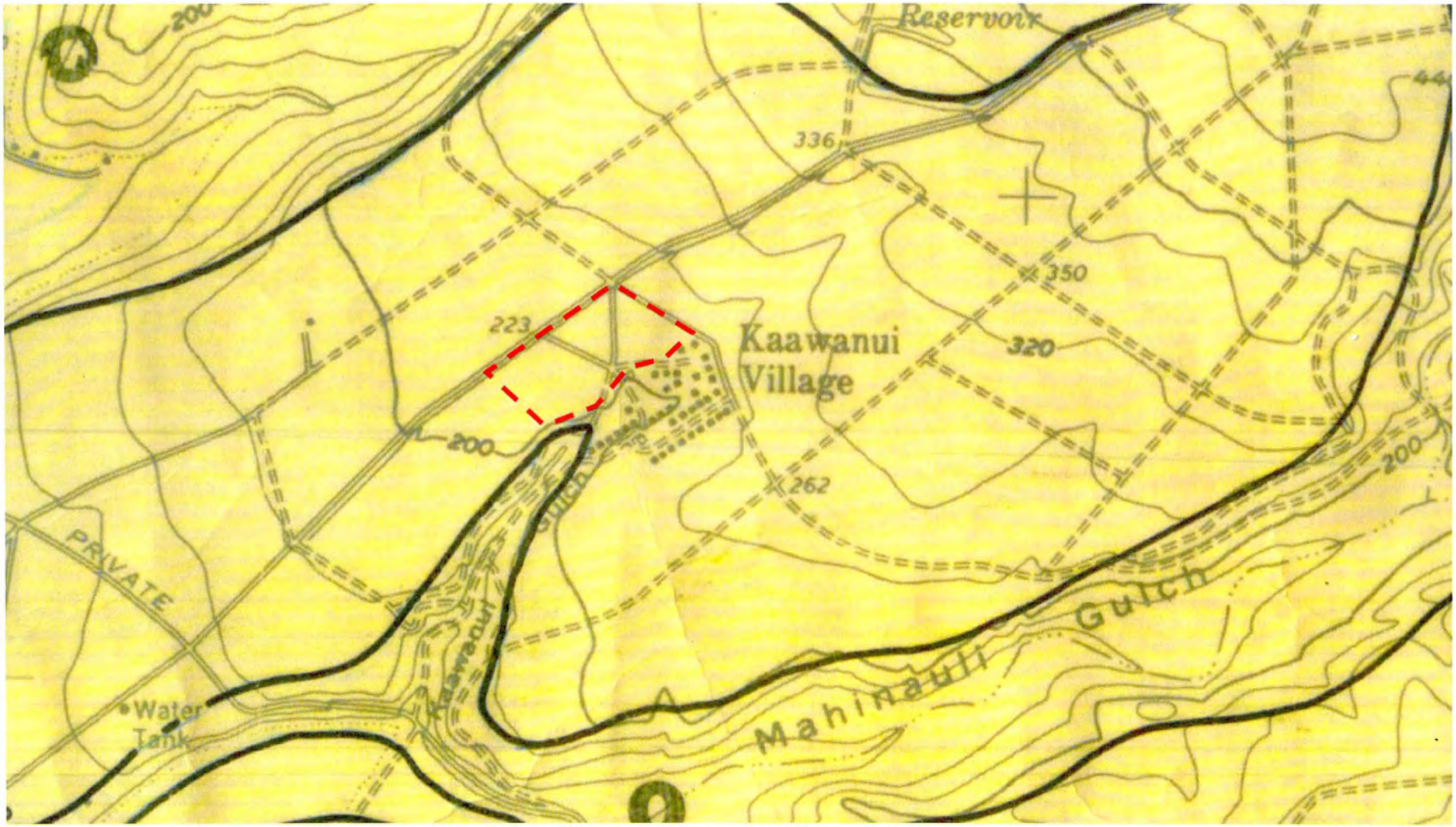
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

Exhibit B

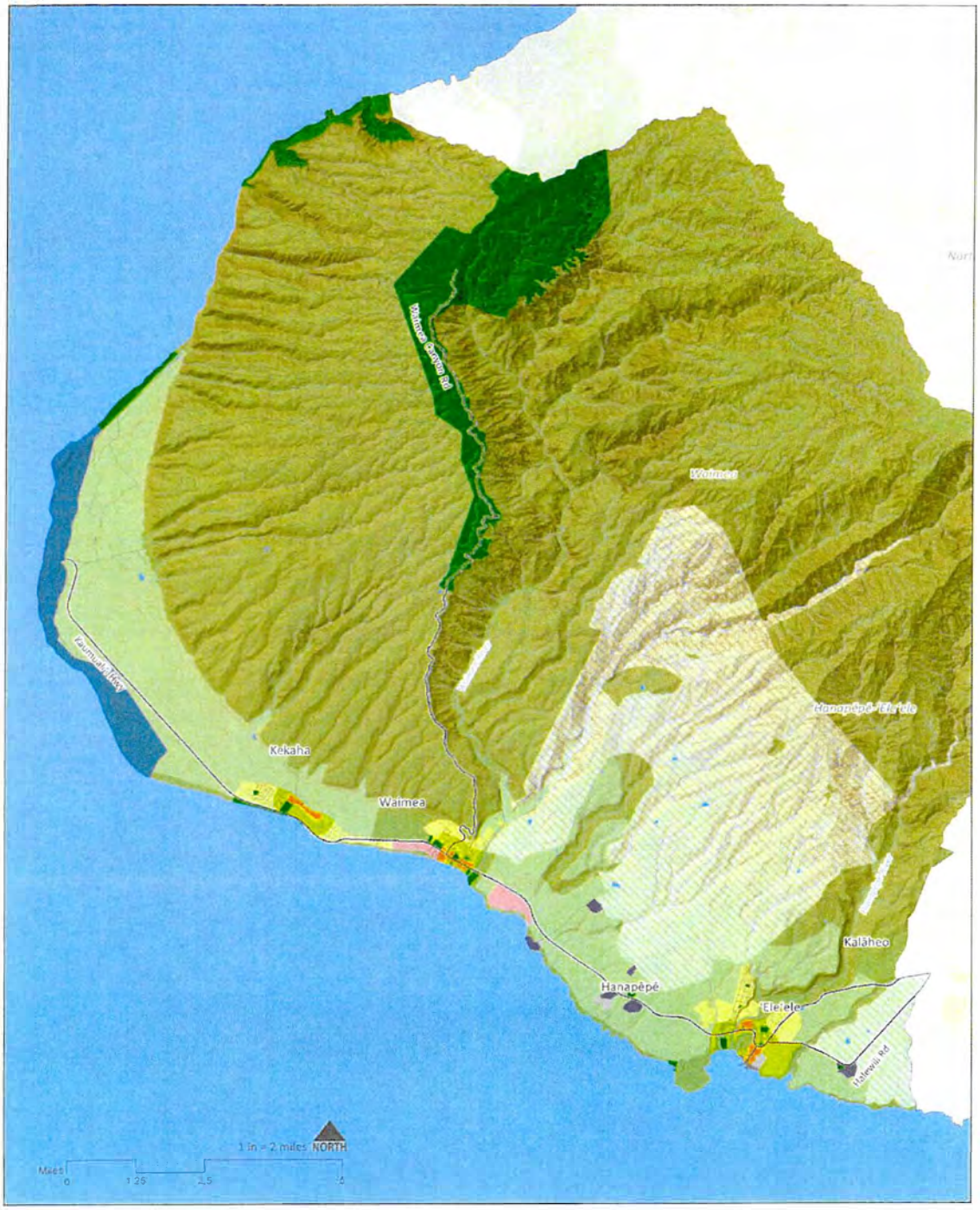
Map Showing Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-1 "Kaua'i Land Use Map"

- Planning District Boundary
- Major Roads
- Roads
- Streams
- USGS 40 ft. Contours
- Urban Edge Boundary
- Reservoirs
- Natural
- Agricultural
- Agricultural (IAL)
- Parks and Recreation
- Golf Course
- Homestead
- Residential Community
- Urban Center
- Neighborhood Center
- Neighborhood General
- Large Town
- Small Town
- Resort
- Provisional Resort (Pending Community Plan Process)
- University Zone
- Plantation Camp
- Industrial
- Transportation
- Military
- Provisional Agriculture



Exhibit C

Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-2 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"



Major Roads
Roads
Streams
USGS 40 ft. Contours
Planning District Boundary
Reservoirs

Natural
Agricultural
Agricultural (IAL)
Parks and Recreation
Residential Community
Neighborhood Center
Neighborhood General

Resort
Plantation Camp
Industrial
Transportation
Military



“EXHIBIT B”

(Proposed Zoning Amendment ZA-2025-6)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10 ARTICLE 3, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)

(County of Kaua'i Planning Department, Applicant) (ZA-2025-6)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "Q", which shall be referred to as the "Kā'awanui Plantation Camp Walkable Mixed Use District", and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC6-100 (Kā'awanui Village) involving a portion of a property further identified as Tax Map Key 1-7-006:006. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-Q boundaries.

The Council finds the Kā'awanui Village amendment boundaries delineated by the map in Exhibit A.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that the current landowner (Gay & Robinson Inc) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Section 10-3 of the Kaua'i County Code to add a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed Use District". The Special Planning Area shall be adopted with a new map ZM-KC6-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan as attached in Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached in Exhibit C.

SECTION 3. The booklet entitled "West Kaua'i Community Plan" (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua'i.

SECTION 4. The content of Chapter 10, Article 3, West Kaua'i Community Plan Implementing Ordinance, Kaua'i County Code, as amended is amended as follows:

§ 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the "West Kaua'i Community Plan Implementing Ordinance." It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, Ordinance No. 1138, [and] Ordinance No. XXXX, and Ordinance No. XXXX on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, and as may be subsequently amended), a booklet whose major components include:

(1) Regional and town plan maps;

(2) Policies for the West Kaua'i region as a whole;

(3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and

(4) Appendices.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community

Plan."

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.3. Application of Regulations.

(a) The West Kaua'i Form-Based Code, attached as Appendix "C", the Plantation Camp Form-Based Code, attached as Appendix "D", [and] the Numila Plantation Camp Form-Based Code, attached as Appendix "E," and the Kā'awanui Planation Camp Form-Based Code, attached as Appendix "F" to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, the Plantation Camp Form Based Code, [and] the Numila Plantation Camp Form Based Code, and the Kā'awanui Planation Camp Form-Based Code shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, Ordinance No. 1138, [and] Ordinance No. XXXX, and Ordinance No. XXXX on file with the Planning Department, County of Kaua'i.

(b) The regulations and procedures established in Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua'i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the West Kaua'i Form-Based Code. When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance), the West Kaua'i Form-Based Code shall supersede such provisions as provided in Chapter 8, Article 11, Kaua'i County Code 1987, as amended (Special Treatment Districts (ST)).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas "K," "L," "M," "N," "O," [and] "P[.]" and "Q." The

boundaries of the following form-based code districts are hereby adopted as described in the West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code, attached as Appendix "C," Appendix "D," [and] Appendix "E," and Appendix "F" to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area "K," which shall also be known as the "Kekaha Town Walkable Mixed Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area "L," which shall also be known as the "Waimea Town Walkable Mixed Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area "M," which shall also be known as the "Hanapēpē Town Walkable Mixed Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area "N," which shall also be known as the "'Ele'ele-Port Allen Walkable Mixed Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua'i.

(5) Special Planning Area "O," which shall also be known as the "Kaumakani Plantation Camp Walkable Mixed Use District" and designated "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area "P," which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District" and designated "SPA-P" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(7) Special Planning Area "Q," which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed Use District" and designated "SPA-Q" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village), ZM-KA-100 (Kaumakani Avenue), [and] ZM-NC-100 (Numila Camp), and ZM-KC6-100 (Kā'awanui Village) is hereby adopted.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area.
(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. This Ordinance shall take effect upon its approval.

Introduced by:

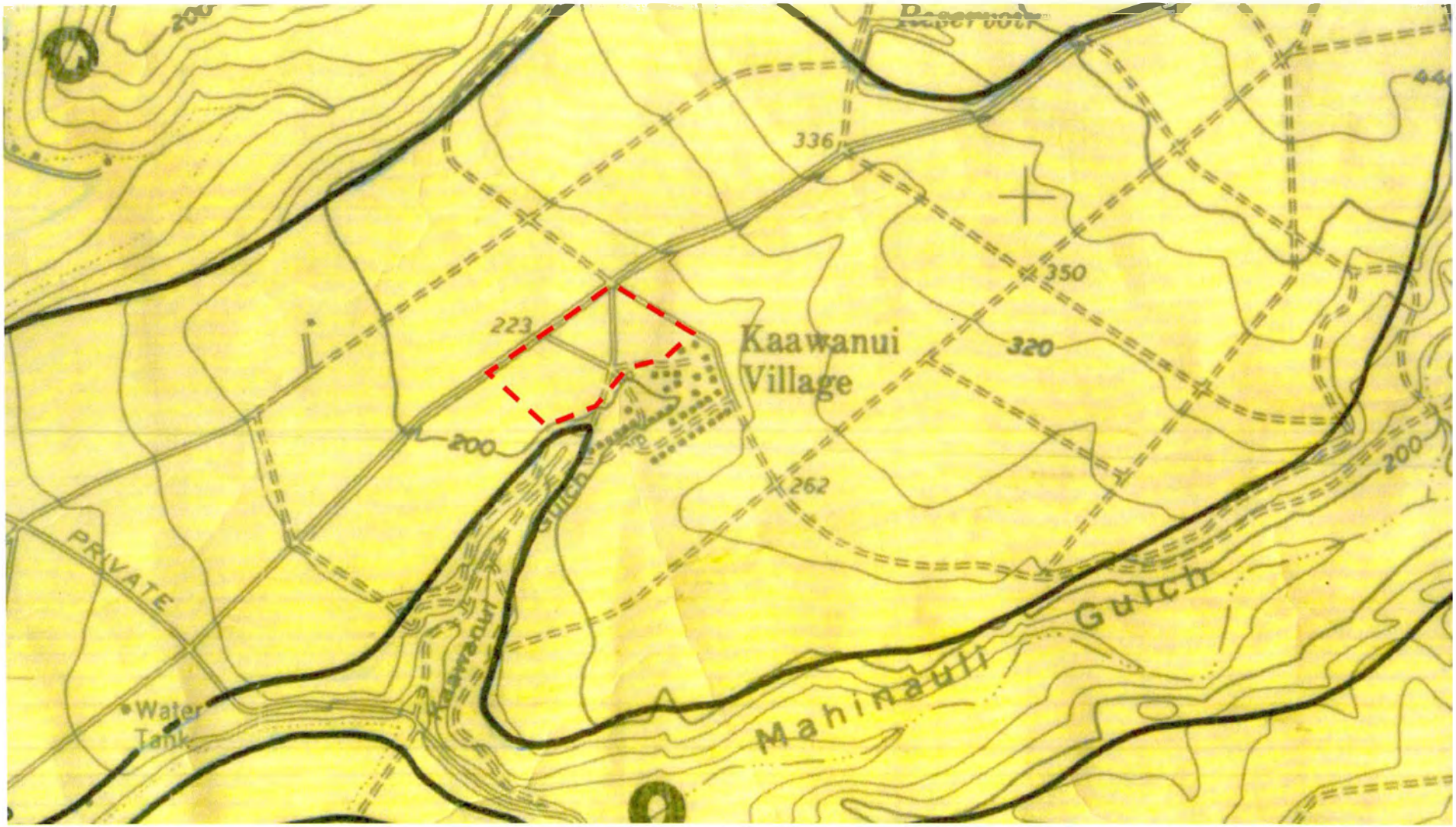
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

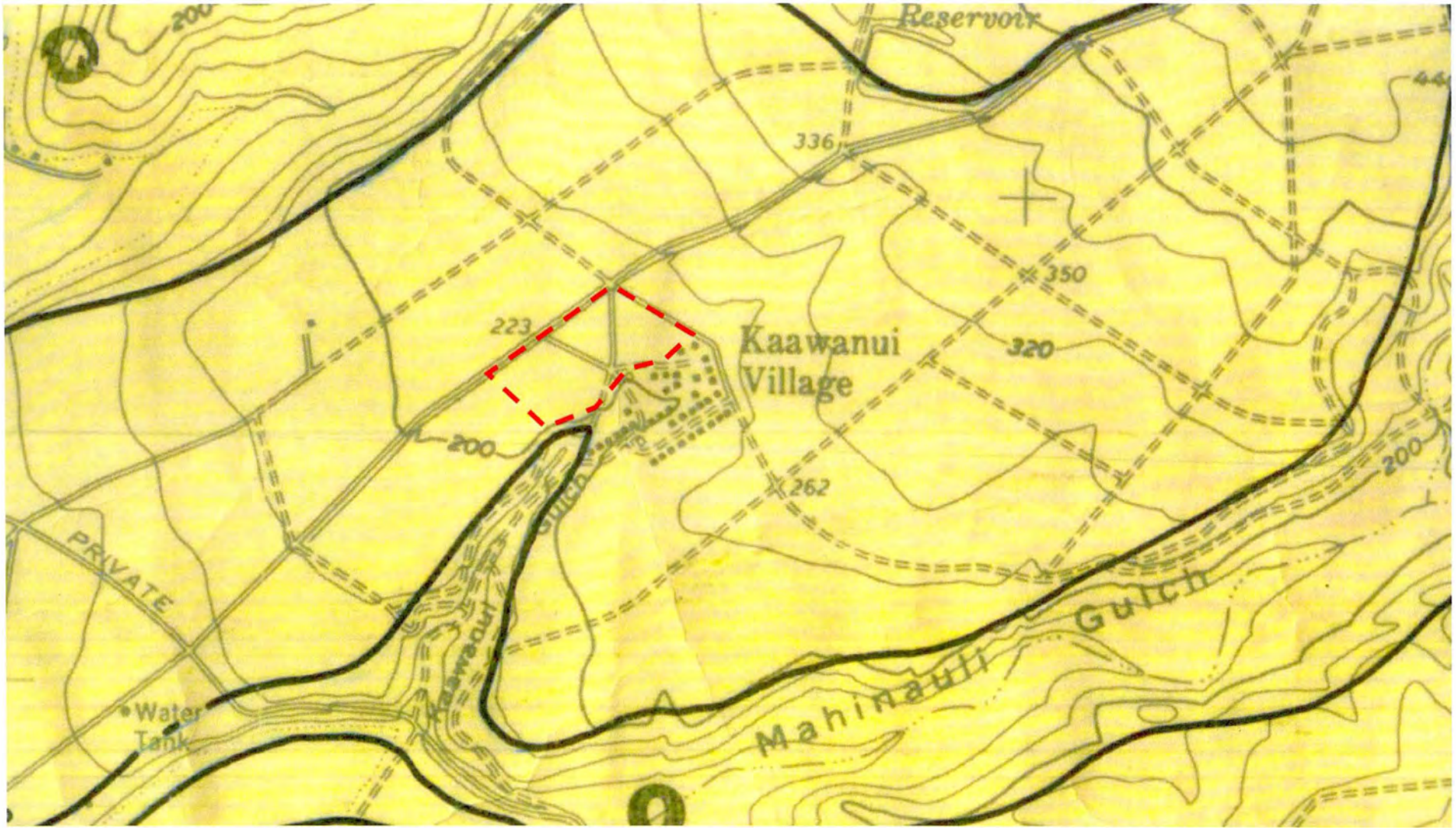
Location Map



Zoning Amendment Location Map

Amendment Boundaries

Exhibit B



Zoning Map ZM-KC6-100 (Kāʻawanui Village)

SPA-Q Boundary - Kāʻawanui Plantation Camp Walkable Mixed Use District
Makaweli, Kauaʻi, Hawaiʻi

Exhibit C









Kā‘awanui Village Form-Based Code

Prepared by the County of Kaua‘i Planning Department

Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose		**5-8**
1.1.010	Purpose and Intent	5
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	5
1.1.030	Plantation Camp Place Type	6
1.1.040	The West Kauai Kā'awanui Village Transect	7
1.1.050	Lack of Lot Lines	8
Sub-Article 1.2: Transect Map		**10**
1.2.010	Transect Map	10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kā'awanui Village Transect Zone Descriptions		**12-13**
2.1.010	T3 Kā'awanui Village Flex – Plantation Camp (T3KAAVF-PC)	12-13
Sub-Article 2.2: Kā'awanui Village Building Types		**15-30**
2.2.010	Kā'awanui Cottage Horizontal	15-16
2.2.020	Kā'awanui Cottage Vertical	17-18
2.2.030	H-Type Cottage	19-20
2.2.040	HSPA Cottage	21-22
2.2.050	Duplex	23-24
2.2.060	Multiplex Small	25-26
2.2.070	Dormitory	27-28
2.2.080	Camp Store	29
2.2.090	Community Parking Facility	30
Sub-Article 2.3: Kā'awanui Village Building Type Frontages		**32-34**
2.3.010	Lānai, Projecting	32
2.3.020	Lānai, Engaged	33
2.3.030	Stoop	34

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**36**
3.1.010	Purpose	36
3.1.020	Applicability	36
3.1.030	Standards	36
Sub-Article 3.2: Civic Space Standards		**37-40**
3.2.010	Purpose	37
3.2.020	Standards	37
3.2.030	Civic Spaces	37-38
3.2.040	Civic Space Type Standards	39-40

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**42-43**
4.1.010	Purpose	42
4.1.020	Applicability	42
4.1.030	Review Authority	42
4.1.040	Concurrent Processing	43
4.1.050	Rules of Interpretation	43
Sub-Article 4.2: Permits and Approvals		**44-45**
4.2.010	Zoning Permits	44-45
4.2.020	Use Permits	45
4.2.030	Variance	45
4.2.040	Minor Modifications	45
Sub-Article 4.3: Administration and Enforcement		**46**
4.3.010	Amendments	46
4.3.020	Non-Conforming Provisions	46
4.3.030	Appeals	46
4.3.040	Fee Exemptions	46
4.3.050	Enforcement	46

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**48-49**
5.1.010	Definitions	48-49

Article 1: Introduction

Sub-Article 1.1: Purpose		**X-X**
1.1.010	Purpose and Intent	X
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	X
1.1.030	Plantation Camp Place Type	X
1.1.040	The West Kaua'i Kā'awanui Village Transect	X-X
1.1.050	Lack of Lot Lines	X
Sub-Article 1.2: Transect Maps		**X-X**
1.2.010	Transect Maps	X-X

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Kā'awanui Village Form-Based Code guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by the Kā'awanui Village Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Kā'awanui Village Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

A. 1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Kā'awanui Village historic plantation camp;

B. Promotes and maintains affordable housing stock, especially for agricultural workers or those with familial connections to the agriculture industry; and

C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kaua'i's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kaua'i County Code 1987, as amended). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

A. Rural crossroads;

B. Plantation camps;

C. Small village;

D. Large village;

E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Kā'awanui Village, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Kā'awanui Village:

Gay and Robinson Kā'awanui Village was a plantation camp located on the island of Kaua'i, Hawaii. Established during the early 20th century, the camp was part of the extensive sugar plantation operations owned by the Gay and Robinson families, who were prominent figures in Hawaii's sugar industry. The plantation camps, including Kā'awanui Village, were integral to the daily operations of the plantations, providing housing and community facilities for the workers and their families. The camp was home to a diverse population of laborers, including many immigrants from Japan, the Philippines, China, and Portugal, who had come to Hawaii seeking better economic opportunities. These workers played a crucial role in the cultivation and processing of sugar cane, which was a major export commodity for Hawaii.

Life in the camp was characterized by a strong sense of community, with residents often sharing cultural traditions, foods, and celebrations. Despite the challenging working conditions, the camp residents forged tight-knit communities and supported each other through the demanding plantation lifestyle.

As the sugar industry in Hawaii began to decline in the latter half of the 20th century, many of the plantation camps, including Gay and Robinson Kā'awanui Village, were eventually abandoned or repurposed. The legacy of these camps remains a significant part of Hawaii's agricultural and cultural history, reflecting the contributions and experiences of the plantation workers and their families.

1.1.040 The West Kauai Kā'awanui Village Transect

The Form-Based Code transect is an organizing principle used in Form-Based Code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6).

The Kā'awanui Village Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Kā'awanui Village. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas.

The West Kauai Kā'awanui Village Plantation Camp Transect Zones:

A. T3 Kā'awanui Village Flex – Plantation Camp (T3KAAVF-PC) The form and character of this transect zone supports a limited amount of new development that includes building types derived from the historic Kā'awanui Village camp and the West Kauai region. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 Lack of Lot Lines

Design standards for Form-Based Codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, Form-Based Codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. The Kā'awanui Village Form-Based Code Transects is within a single lot of record. The Kā'awanui Village Transects and the corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the Code utilizes building-to-building and building-to-thoroughfare setbacks to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Kā'awanui Village Transect Map



Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kā'awanui Village Transect Zone Descriptions		**12-13**
2.1.010	T3 Kā'awanui Village – Plantation Camp (T3KAAV-PC)	12-13

2.1.010 T3 Kā'awanui Village Flex (T3KAAVF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Kā'awanui Village Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Kā'awanui Horizontal Cottage	2.2.010
ii. Kā'awanui Vertical Cottage	2.2.020
iii. H-Type Cottage	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. Camp Store	2.2.080
ix. Community Parking Facility	2.2.090

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. *Commercial	Permitted Use

- Residential use and Home Businesses are the only permissible use within the building types except for commercial operations in the Camp Store building type. All other uses are prohibited.
- *Commercial operations are a Permitted Use only within the Camp Store building type.

2.1.010 T3 Kā'awanui Village Flex (T3KAAVF-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare for all structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Miscellaneous

i. A maximum of one Camp Store is allowed within the Kā'awanui Village – Plantation Camp transect for every 50 cottages.
ii. Any additional Camp Stores will require a use permit.

F. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

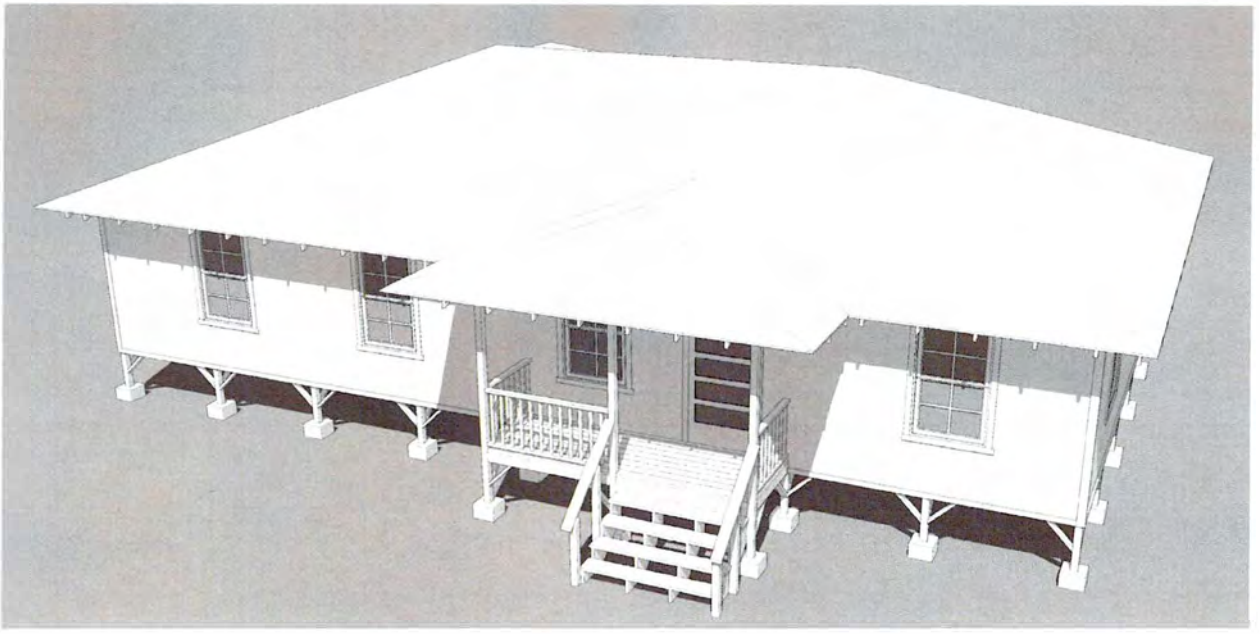
G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Kā'awanui Village Building Types		**15-30**
2.2.010	Kā'awanui Horizontal Cottage	15-16
2.2.020	Kā'awanui Vertical Cottage	17-18
2.2.030	H-Type Cottage	19-20
2.2.040	HSPA Cottage	21-22
2.2.050	Duplex	23-24
2.2.060	Multiplex Small	25-26
2.2.070	Dormitory	27-28
2.2.080	Camp Store	29
2.2.090	Community Parking Facility	30

2.2.010 Kā'awanui Horizontal Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā'awanui Horizontal Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The longest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A Kā'awanui Horizontal Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Kā'awanui Horizontal Cottage.
iii. A Kā'awanui Horizontal Cottage may have up to 1 wing attached to the main body.
iv. The wing shall project from either the front or the rear of the main body.
v. The wing shall be aligned with either of the sides of the main body.

2. Main Body

i. The minimum width of the main body shall be 30 feet and a maximum of 48 feet.
ii. The minimum depth of the main body shall be 18 feet and a maximum of 32 feet.

B. Building Size and Massing (continued)

3. Wing(s)

i. The width of the wing shall be no more than 22 feet maximum.
ii. The depth of the wing shall be no more than 14 feet maximum.

C. Building Frontages

i. A Kā'awanui Horizontal Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.
iii. The frontage may be attached to a front projecting wing.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Kā'awanui Cottage.
ii. A rear entrance is required and shall be located on the rear of the main body or the back wall of a rear wing.

2.2.010 Kā'awanui Horizontal Cottage

F. Foundation

i. The Kā'awanui Hotizontal Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Kā'awanui Horizontal Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Kā'awanui Horizontal Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

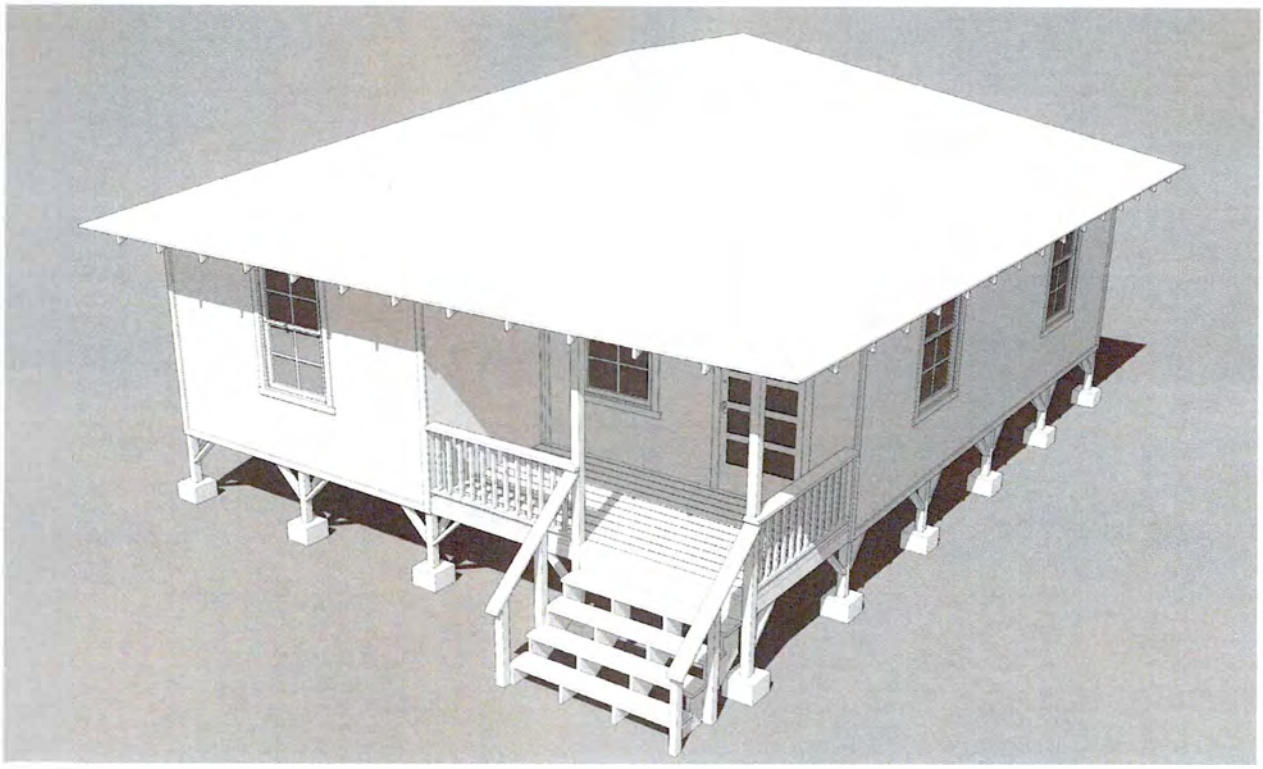
2. Roof Material Type

i. The Kā'awanui Horizontal Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Kā'awanui Horizontal Cottage roof types shall be Gable, Hip, or Dutch-Gable.
ii. Gable roofs shall have a decorative vent feature. The decorative vent shall include a fire mesh.

2.2.020 Kā‘awanui Vertical Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā‘awanui Vertical Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The shortest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A Kā‘awanui Vertical Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Kā‘awanui Vertical Cottage.
iii. A Kā‘awanui Vertical Cottage shall not have wings.

2. Main Body

i. The minimum width of the main body shall be 16 feet and a maximum of 28 feet.
ii. The minimum depth of the main body shall be 30 feet and a maximum of 44 feet.

C. Building Frontages

i. A Kā‘awanui Vertical Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Kā‘awanui Vertical Cottage.

2.2.020 Kā'awanui Vertical Cottage

F. Foundation

i. The Kā'awanui Vertical Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Kā'awanui Vertical Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Kā'awanui Vertical Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

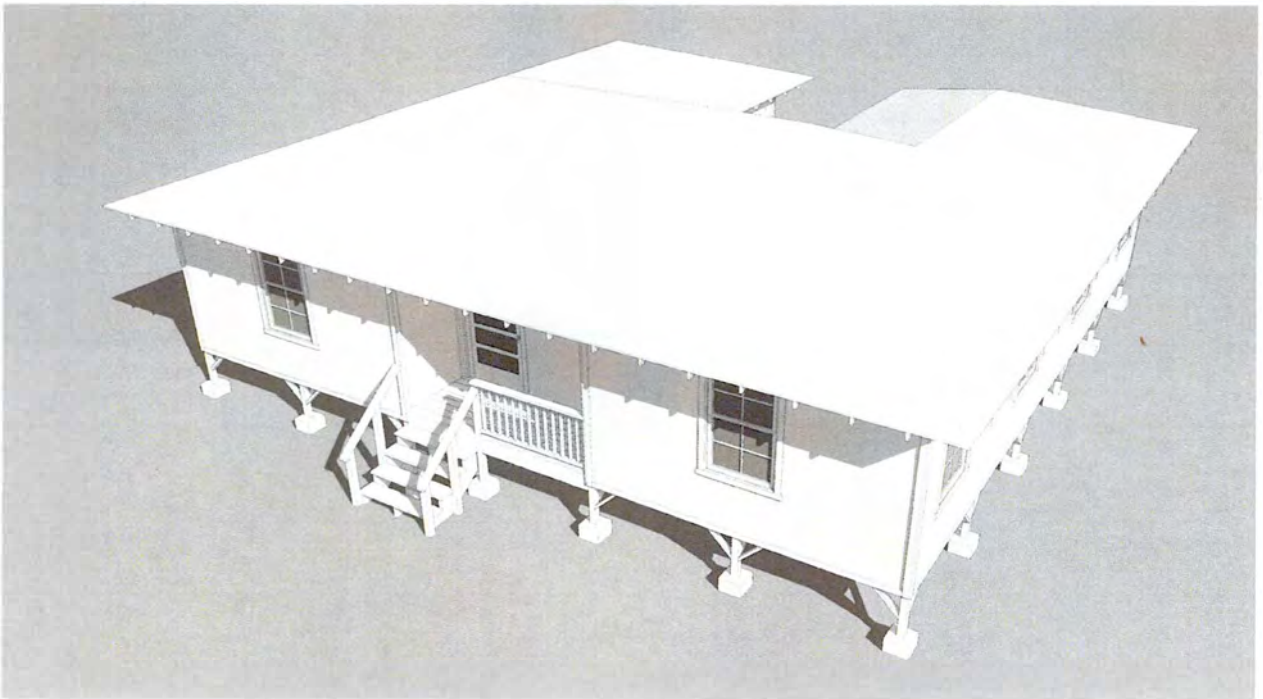
2. Roof Material Type

i. The Kā'awanui Vertical Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Kā'awanui Vertical Cottage roof types shall be Gable or Hip.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.030 H-Type Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

H-Type Cottage: This building type is a medium-sized detached residential structure, and it is used for single or multi family occupancy. The longest side of the main body of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A H-type Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each H-Type Cottage.
iii. A H-Type Cottage shall have 2 wings attached to the rear of the main body.
iv. The wings shall be aligned with the sides of the the main body's side walls.

2. Main Body

i. The width of the main body shall be 40 feet.
ii. The depth of the main body shall be 24 feet.

3. Wing(s)

i. The width of the wing shall be 15 feet.
ii. The depth of the wing shall be 10 feet.

C. Building Frontages

i. A H-Type Cottage shall have a Lānai, Engaged frontage type.
ii. The Lānai, Engaged shall be located in the center of the structure.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the H-Type Cottage.

E. Foundation

i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.030 H-Type Cottage

H. Height

i. The H-Type Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The H-Type Cottage roof pitch ratios shall be set at a 4:12.

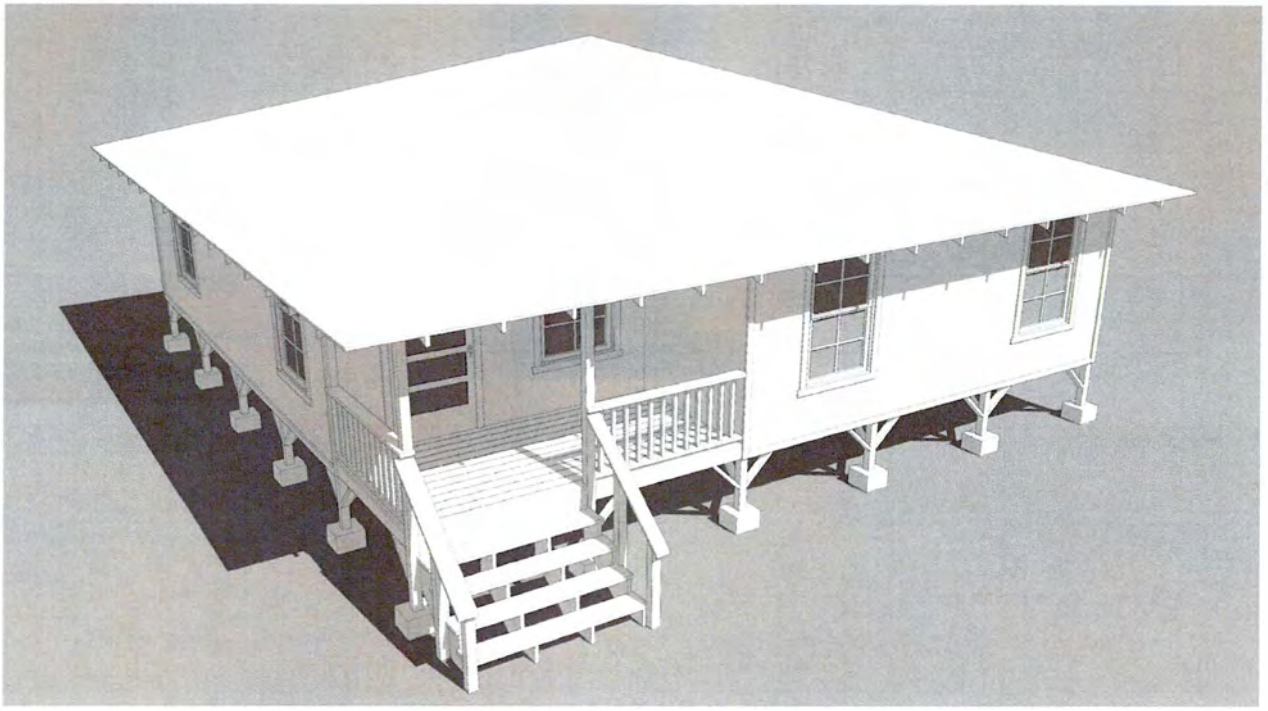
2. Roof Material Type

i. The H-Type Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The H-Type Cottage roof types shall be Hip.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small to medium sized square detached residential structure, and it is used for single family occupancy.

B. Building Size and Massing

1. Massing

i. A HSPA Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each HSPA Cottage.
iii. A HSPA Cottage shall not have wings.

2. Main Body

i. The minimum width of the main body shall be 25 feet and a maximum of 35 feet.
ii. The depth of the main body shall be equal to the width of the main body, creating a square structure.

C. Building Frontages

i. A HSPA Cottage shall have a frontage type.
ii. The permissible frontage type is Lānai, Engaged; All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the HSPA Cottage.

E. Foundation

i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.040 HSPA Cottage

H. Height

i. The HSPA Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

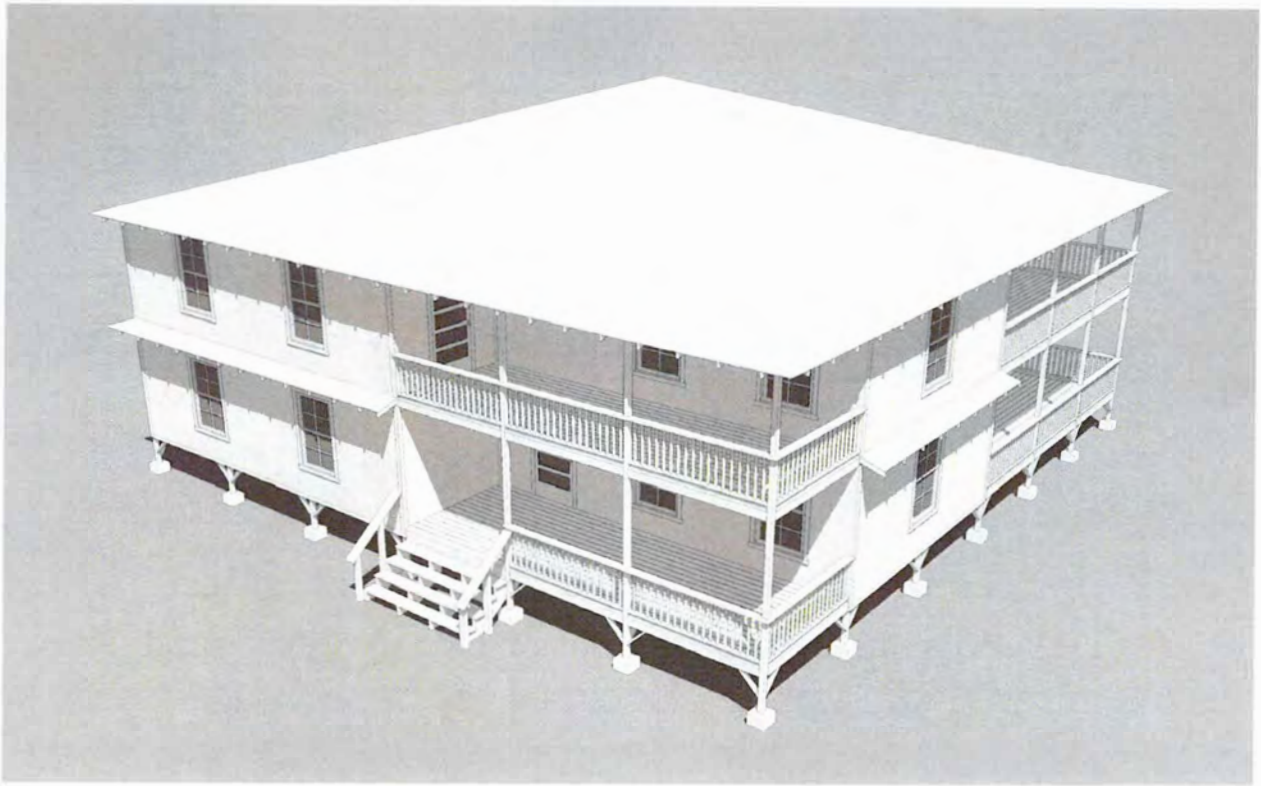
2. Roof Material Type

i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The HSPA Cottage roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature.

2.2.050 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarilty single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

i. A Duplex shall have one main body.
ii. No more than one main body is permissible for each Duplex.
iii. A Duplex may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 15 feet maximum.
ii. The depth of the wing shall be no more than 20 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Duplex.
ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

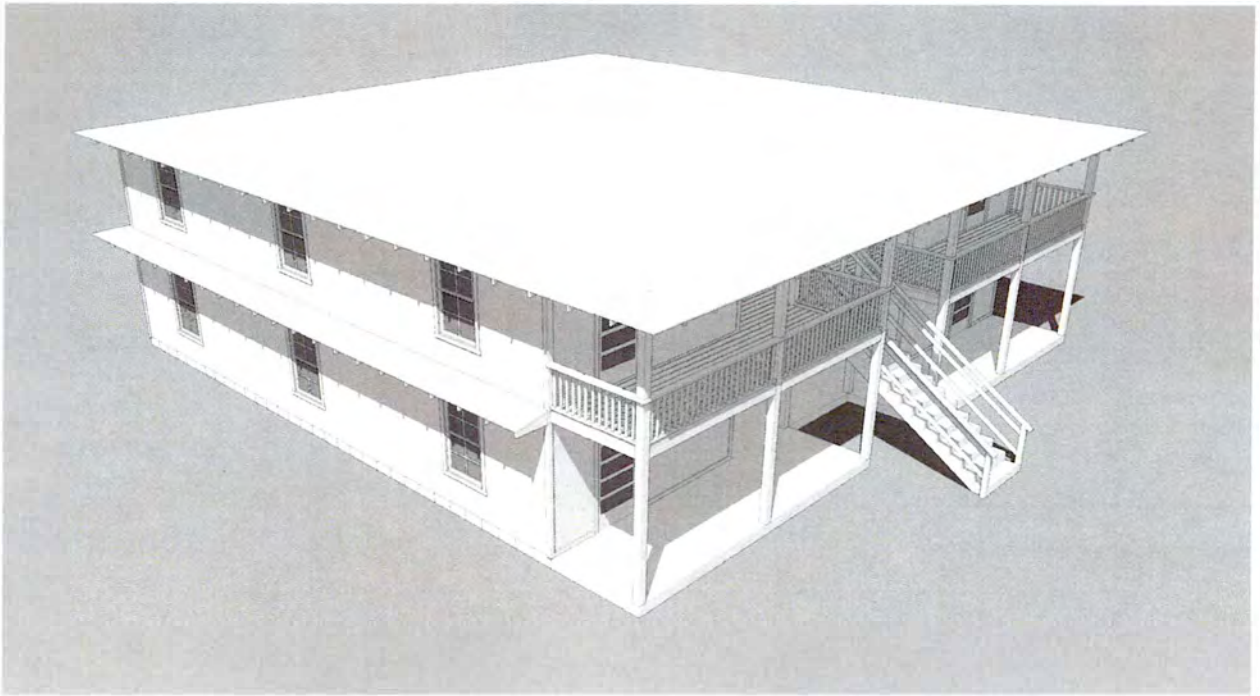
H. Height

i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Duplex shall not be greater than two stories in height.

I. Roof

i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

i. The minimum number of units in a Multiplex Small building is three.
ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

i. A Multiplex Small building shall have one main body.
ii. No more than one main body is permissible for each Multiplex Small building.
iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 24 feet maximum.
ii. The depth of the wing shall be no more than 24 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lānaʻi, Projecting; Lānaʻi, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small

E. Fenestration

i. All windows shall be single or double hung.

F. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

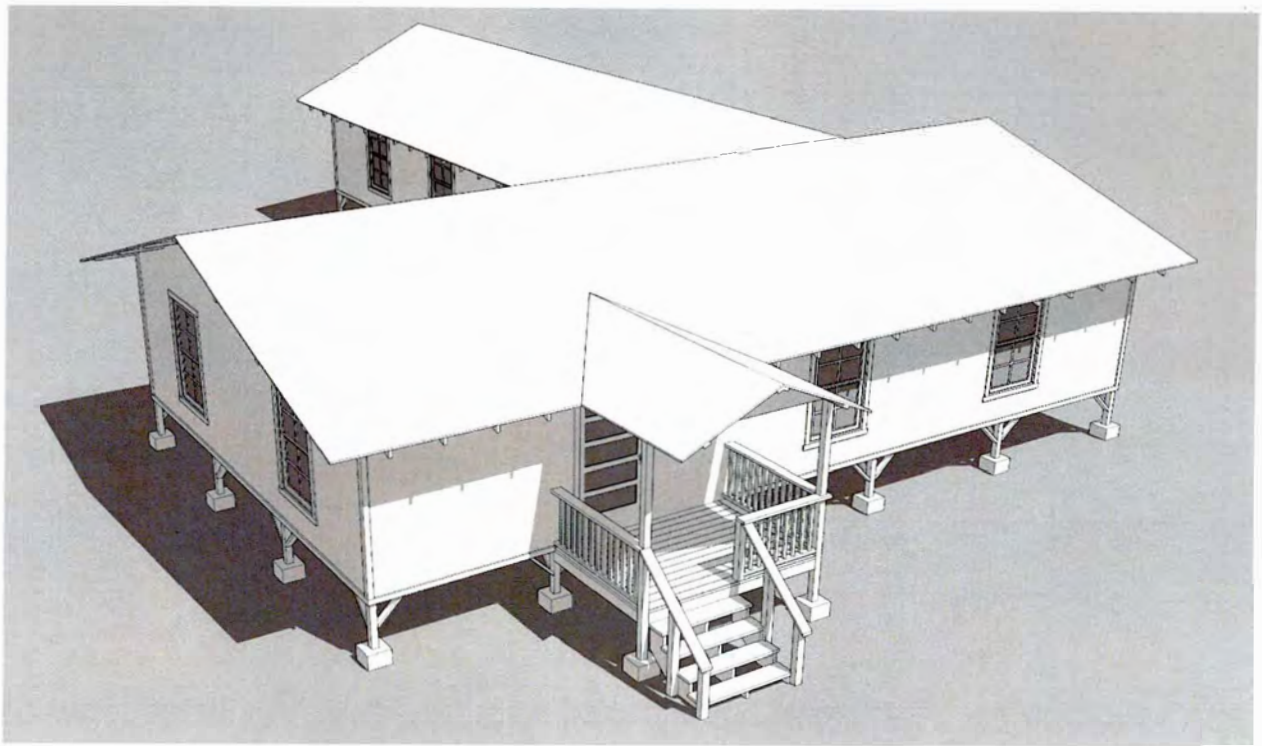
G. Height

i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

i. A Dormitory shall have one main body.
ii. No more than one main body is permissible for each Dormitory building type.
iii. A Dormitory may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

2. Main Body

i. The width of the main body shall not be greater than 62 feet.
ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

i. The width of the wing shall not be greater than 26 feet.
ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

i. The Dormitory shall have a Lāna'i, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.070 Dormitory

H. Height

i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.

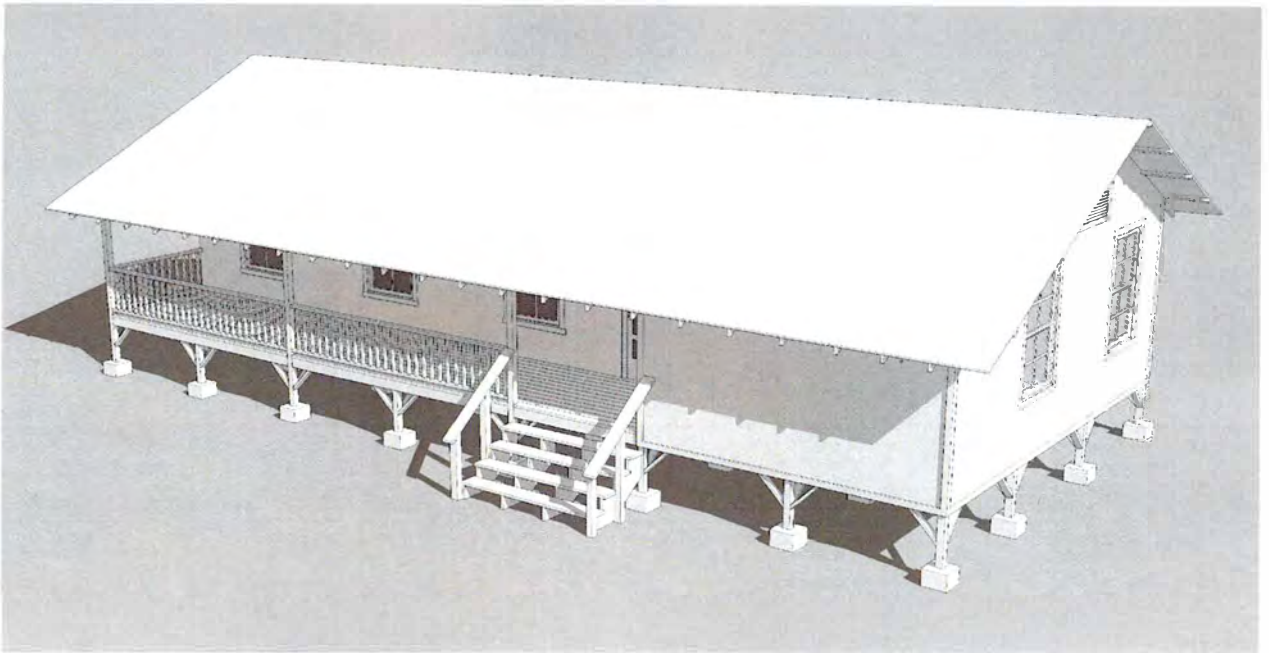
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.

iii. The Dormitory shall not be greater than one story in height.

I. Roof

i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Camp Store



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Camp Store: This building type is a small to medium sized detached commercial structure.

B. Building Size and Massing

1. Massing

i. A Camp Store shall have 1 main body section.
ii. No more than 1 main body is permissible for each Camp Store.
iii. A Camp Store shall not have wings.

2. Main Body

i. The width of the main body shall be 40 feet.
ii. The depth of the main body shall be 20 feet.

C. Building Frontages

i. A Camp Store shall have a frontage type.
ii. The permissible frontage type is Lānai, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Camp Store Cottage.

E. Fenestration

i. All windows shall be single or double hung.

F. Foundation

i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

H. Height

i. The Camp Store shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The Camp Store roof pitch ratio shall be set at 6:12.

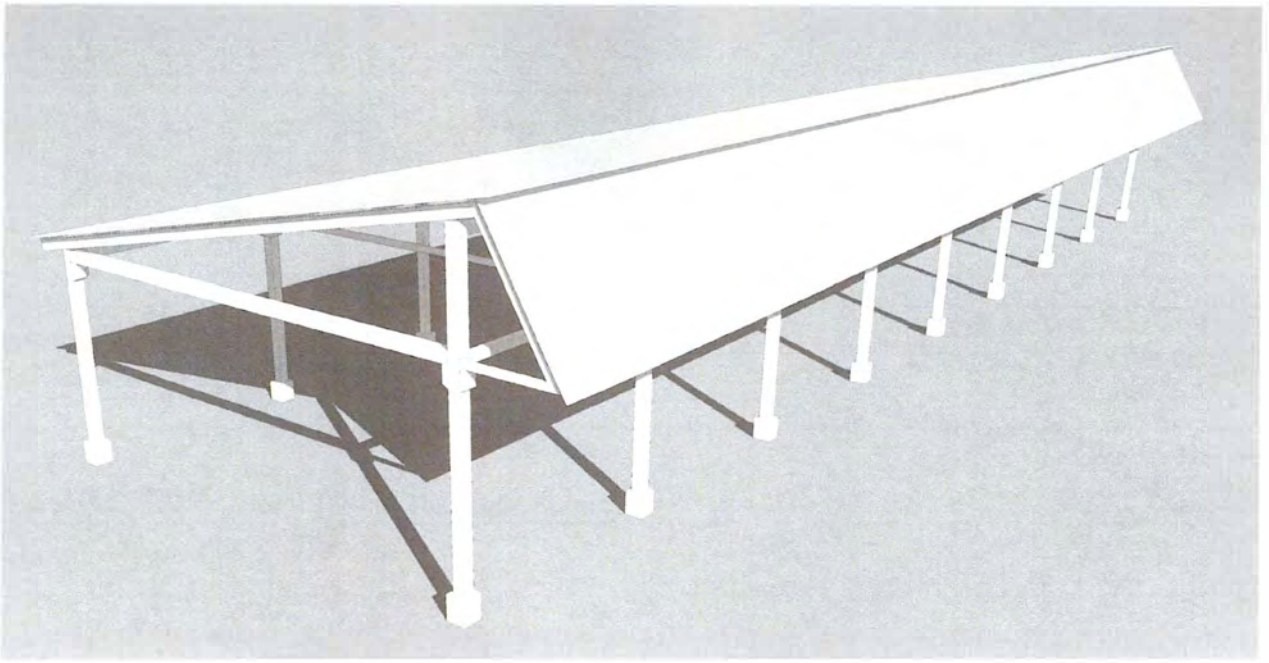
2. Roof Material Type

i. The Camp Store roof materials shall be corrugated metal.

3. Miscellaneous

i. The Camp Store roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature.

2.2.090 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.

B. Building Size and Massing

1. Massing

i. A Community Parking Facility shall have 1 main body section.
ii. No more than 1 main body is permissible for each Community Parking Facility.
iii. The Main body shall not exceed 120 ft in width and 30 feet in depth.
iv. The maximum height shall be no more than 20 ft.

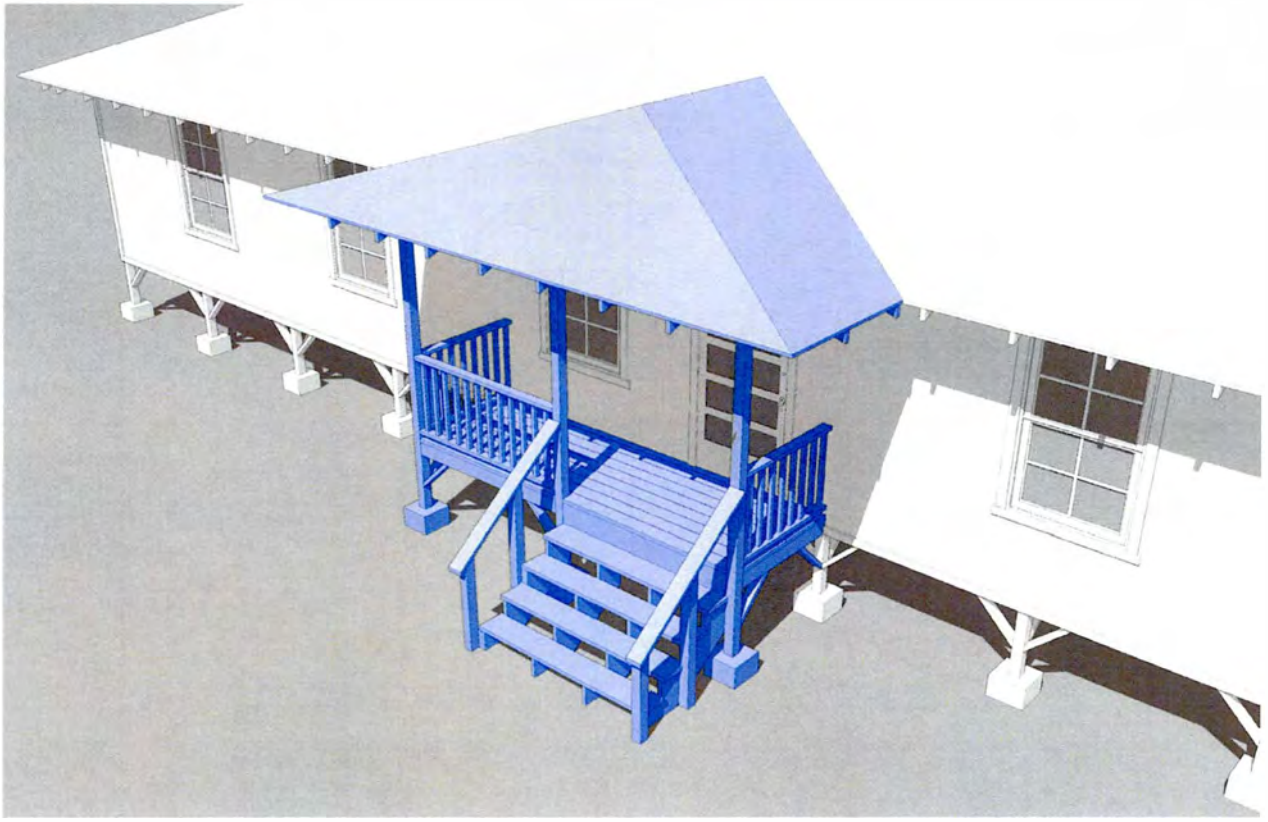


General note: Kaumakani Village Shared Parking Structure

Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Kā'awanui Village Building Type Frontages		32-34
2.3.010	Lānai, Projecting	32
2.3.020	Lānai, Engaged	33
2.3.030	Stoop	34

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

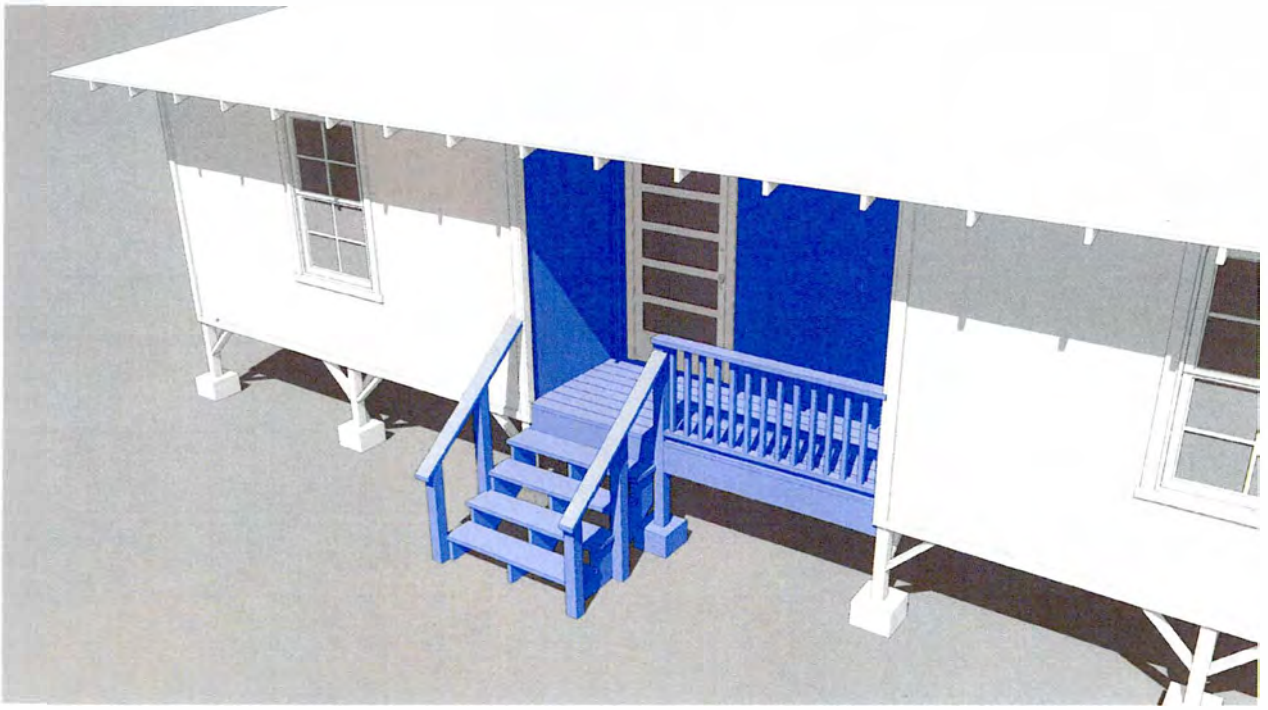
B. Location

i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be a minimum of 5 feet and a maximum or 12 feet.
ii. The depth of the frontage shall be a minimum of 4 feet and a maximum of 6 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.020 Lānai, Engaged



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building. If the Lanai, Engaged is situated in the center of the structure it can be engaged on 3 sides.

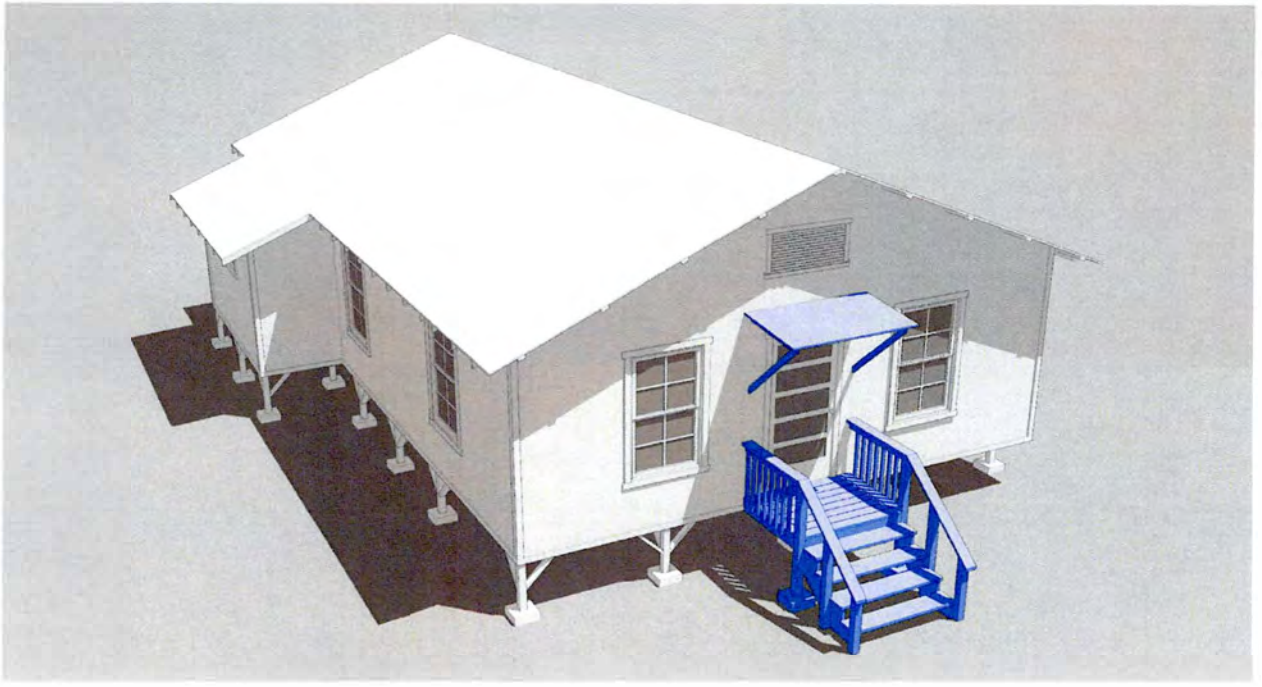
B. Location

i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be a minimum of 8 feet and a maximum of 12.
ii. The depth of the frontage shall be a minimum of 4 feet and maximum of 8 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.030 Stoop



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

i. The Stoop shall be located on the front of the building facing the thoroughfare.

C. Size

i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**36**
3.1.010	Purpose	36
3.1.020	Applicability	36
3.1.030	Standards	36
Sub-Article 3.2: Civic Space Standards		**37-40**
3.2.010	Purpose	37
3.2.020	Standards	37
3.2.030	Civic Spaces	37-38
3.2.040	Civic Space Type Standards	39-40

Sub-Article 3.1: Thoroughfare Standards

3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.

3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.

3.1.030 **Standards:**

A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.

B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:

1. The thoroughfare is 18 to 20 ft. in width;

2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;

3. On street parking is prohibited;

4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.

5. The shared parking facility has at least one parking stall for each of the associated residences it services.

6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.

3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.

3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.

B. Size. The overall range of allowed sizes of the civic space.

C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.

1. Building. Civic spaces that are listed as having a "Building" Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.

2. Independent. Civic spaces that are listed as having an "Independent" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.

D. Disposition of Elements. The placement of objects within the civic space.

1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.

2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.

3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.

Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;

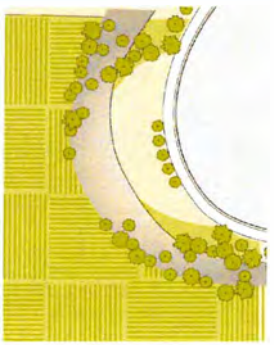
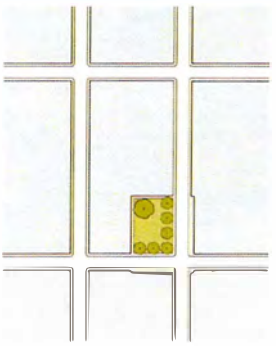
B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;

C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or

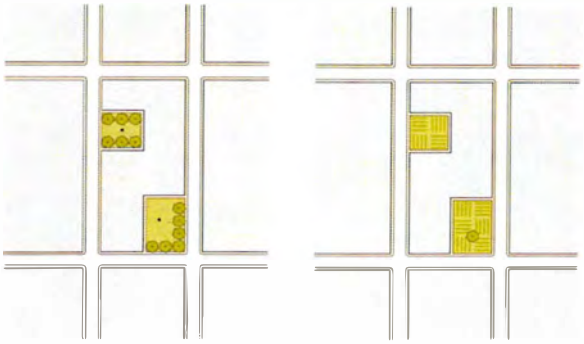
D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards			
Civic Space Type	**Special Use Park**	**Overlook Park**	**Pocket Park**
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**42-43**
4.1.010	Purpose	42
4.1.020	Applicability	42
4.1.030	Review Authority	42
4.1.040	Concurrent Processing	43
4.1.050	Rules of Interpretation	43
Sub-Article 4.2: Permits and Approvals		**44-45**
4.2.010	Zoning Permits	44-45
4.2.020	Use Permits	45
4.2.030	Variance	45
4.2.040	Minor Modifications	45
Sub-Article 5.3: Administration and Enforcement		**46**
4.3.010	Amendments	46
4.3.020	Non-Conforming Provisions	46
4.3.030	Appeals	46
4.3.040	Fee Exemptions	46
4.3.050	Enforcement	46

Sub-Article 4.1: Purpose and Applicability

4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.

4.1.020 **Applicability:**

A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Kā'awanui Village Transect Map).

B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua'i County Code 1987, as amended.

C. In case of conflict between any provision of this Code, Kaua'i County Code Chapter 8 (Comprehensive Zoning Ordinance) ("CZO"), and any other Kaua'i County Code, rule, or regulation conflict, this Code shall apply.

4.1.030 **Review Authority:**

A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.

B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority).

4.1.050 **Rules of Interpretation:**

A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.

B. Language.

1. The words "shall," "must," "will," "is to," and "are to" are always mandatory:
2. "Should" is not mandatory but is strongly recommended; and "may" is permissive;
3. The present tense includes the past and future tenses; and the future tense includes the present;
4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
5. The words "includes" and "including" shall mean "including but not limited to".
6. "Applicant" means an owner or any person who has full written authorization of the owner.
7. "Owner" means the holders of equitable and legal title of land in fee simple.
8. When used in this Code, the terms "Code," "this Code," or "Form-Based Code" means the West Kaua'i Form-Based Code

C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.

D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 **Zoning Permits:**

A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.

B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).

C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).

D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:

1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:

    a. For non-residential or mixed-use projects that are generally permitted; or

    b. For residential projects, the project consists of no more than one (1) dwelling unit.

2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.

3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:

    a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or

    b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

    a. For non-residential or mixed-use projects that require a use permit; or

    b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or

    c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars ($500.00), whichever is greater.

4.2.020 Use Permits:

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 Variance:

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 Minor Modifications:

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 **Non-Conforming Provisions:**

Nothing in the Kā'awanui Village Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transact beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Kā'awanui Village Form-Based Code.

4.3.030 **Appeals:**

A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.

B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.

C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 **Fee Exemptions:**

A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 **Enforcement:**

A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases **48-49**

5.1.010 Definitions 48-49

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gablet/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 "West Kaua'i Regional Map Showing Town Plan Areas".

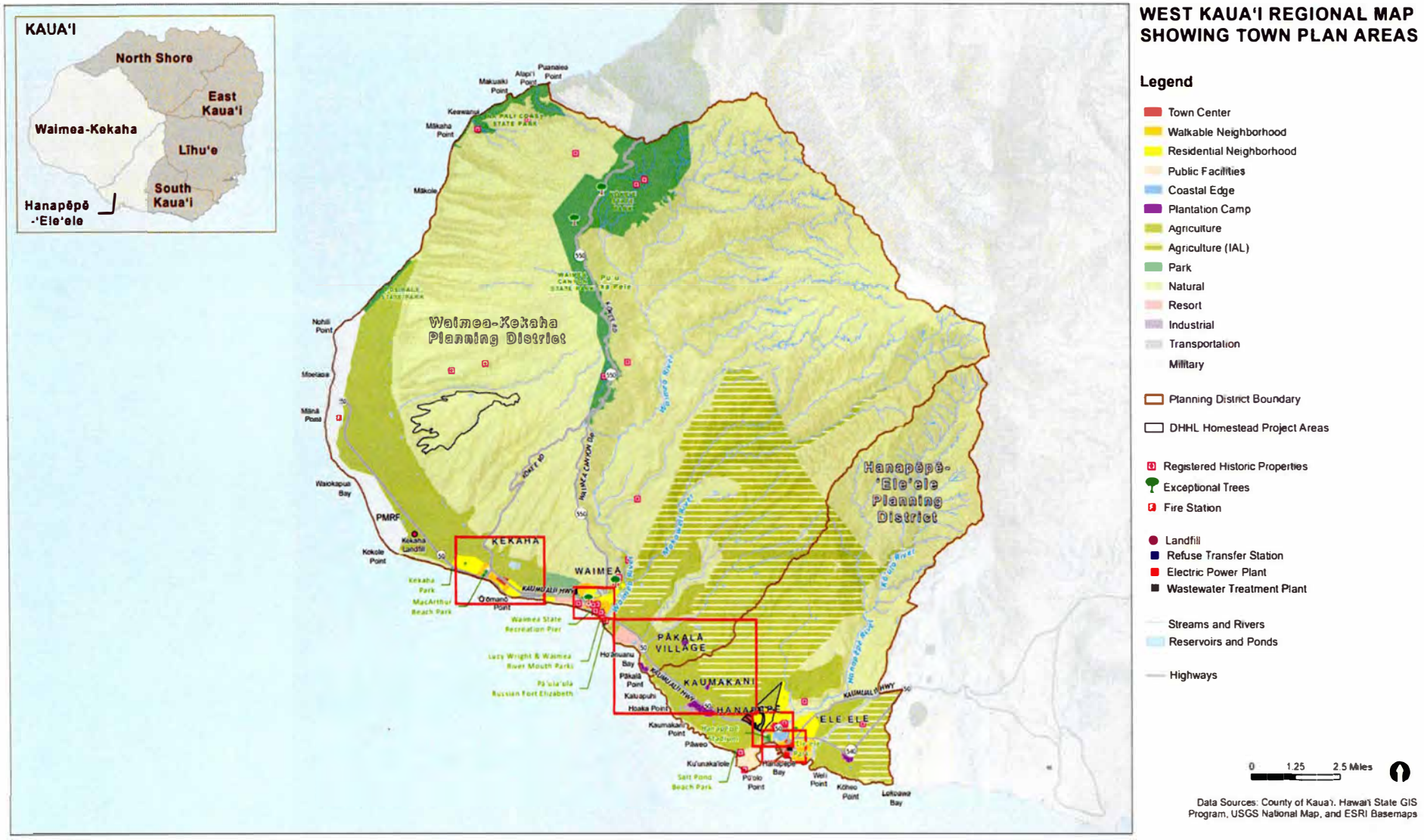


FIGURE 12 | Regional Town Plan Map

“EXHIBIT C”

(Proposed State Land Use District Amendment A-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I

(County of Kaua'i Planning Department, Applicant) (A-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 1-7-006:006 from Agricultural to Urban.

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Makaweli, Kaua'i, identified as TMK (4) 1-7-006:006, as shown on the attached map as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (A) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in Exhibit A.

2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.

3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

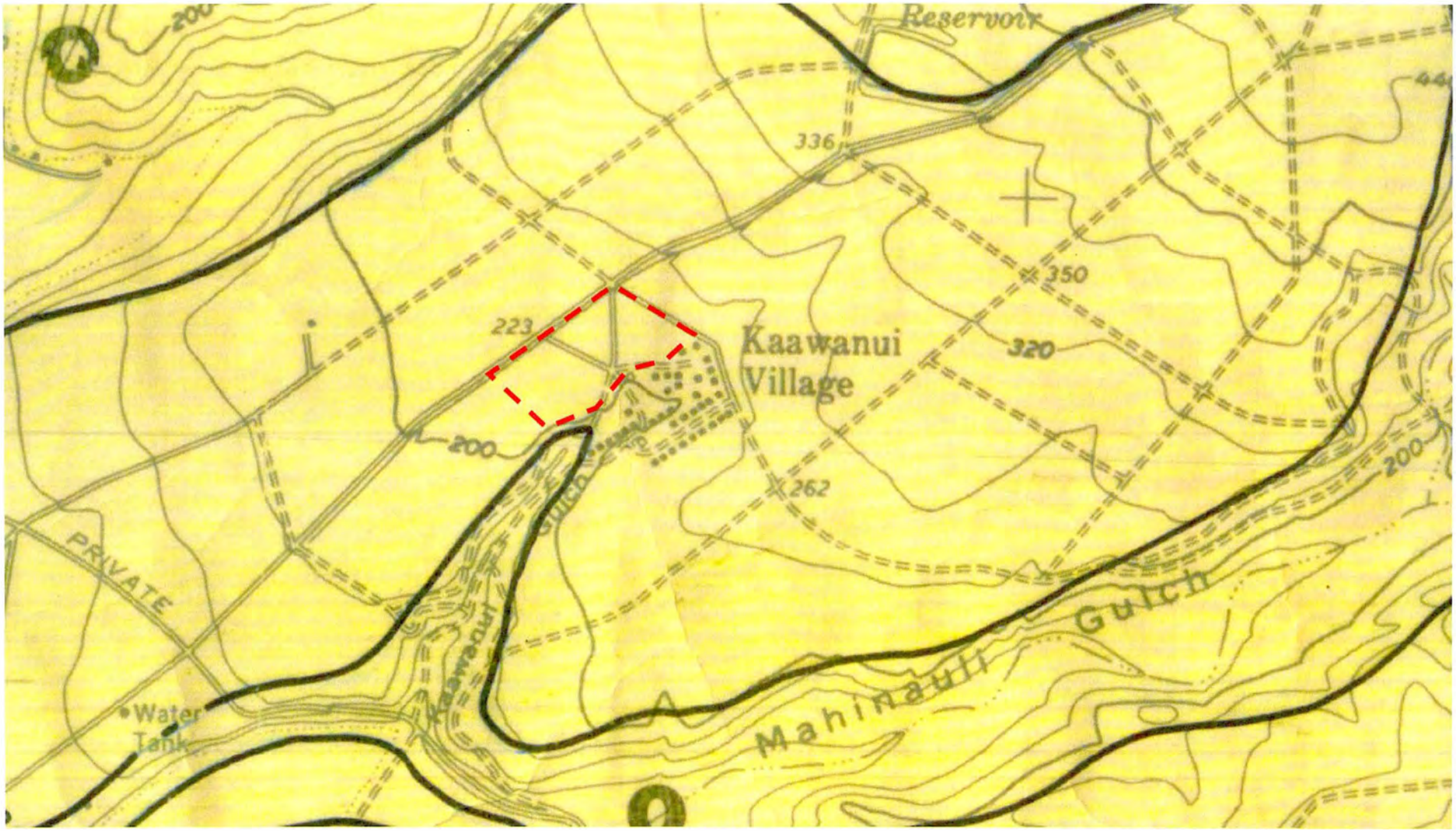
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

“EXHIBIT D”

(Proposed Zoning Amendment ZA-2025-5)

For reference

ORDINANCE NO. _____ BILL NO. _____

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO ZONING BOUNDARIES IN MAKAWELI, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-5)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 1-7-006:006, from "Agricultural" (Ag) to "Residential-1" (R-1).

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that TMK (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds the Kā'awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

SECTION 3. The Comprehensive Zoning Ordinance (CZO) is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A of this Ordinance which are attached hereto and incorporated by reference, subject to the following conditions:

1. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

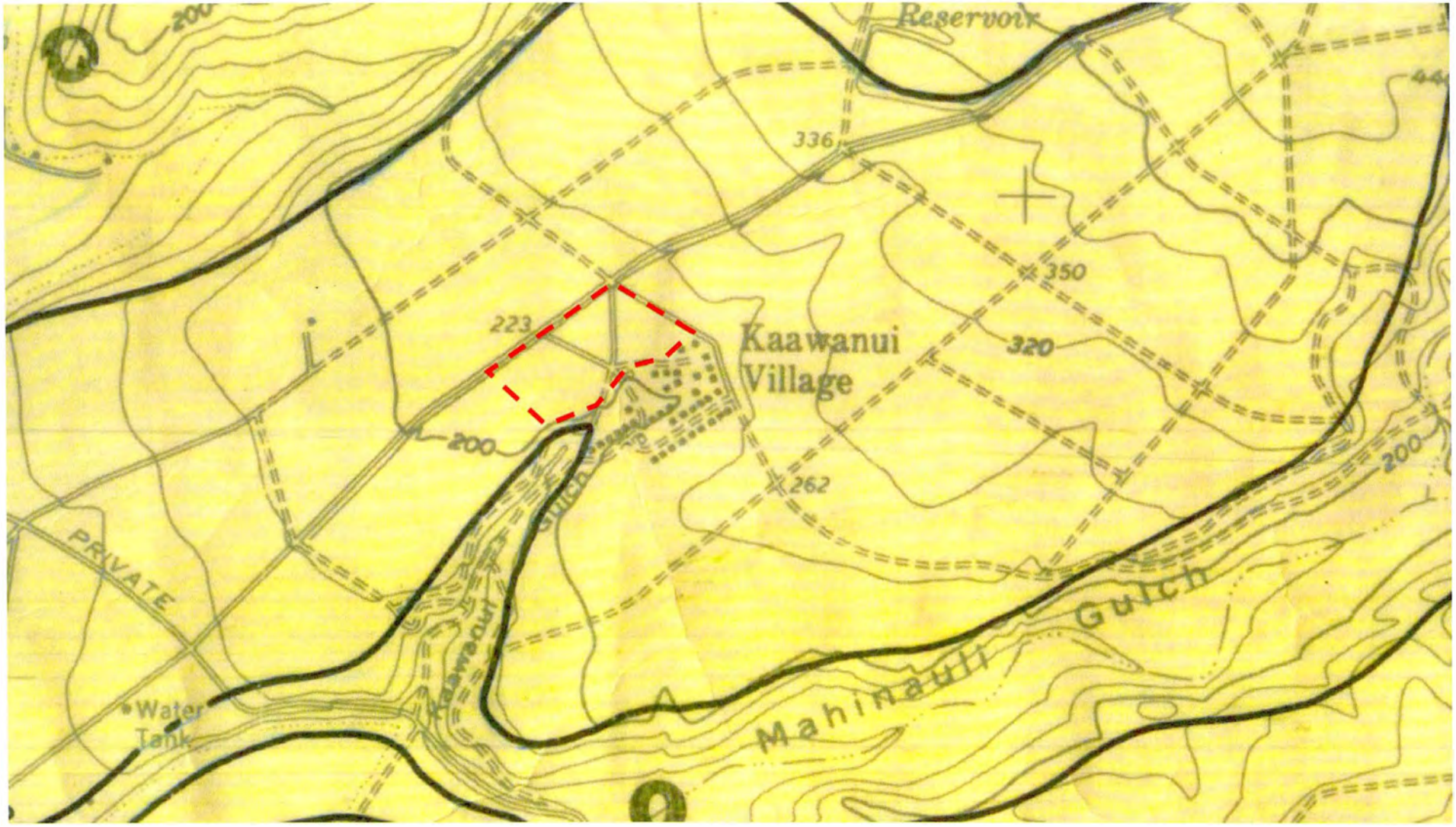
SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by:

Exhibit A



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Residential-1 (R-1)

Makaweli, Kaua'i, Hawai'i

Agricultural (AG) to Residential-1 (R-1) District Boundary Update

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

TRANSMITTAL OF AGENCY COMMENTS TO PLANNING COMMISSION

DATE: April 1, 2025

PERMIT NUMBER(S): A-2025-3

APPLICANT(S): KAUAI PLANNING DEPARTMENT

Attached for the Planning Commission's reference are agency comments for the permit referenced above.

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PLANNING DEPT

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/11/2025

SUBJECT: State Land Use District Boundary Amendment A-2025-3

Tax Map Key: 170060060000
Applicant: Planning Department
State Land Use District Boundary Amendment from the Agricultural District to the Urban District

TO:

- [ ] State Department of Transportation - STP
- [x] State DOT - Highways, Kauai (info only)
- [ ] State DOT - Airports, Kauai (info only)
- [ ] State DOT - Harbors, Kauai (info only)
- [x] State Department of Health
- [ ] State Department of Agriculture
- [ ] State Office of Planning
- [ ] State Dept. of Bus. & Econ. Dev. Tourism
- [ ] State Land Use Commission
- [x] State Historic Preservation Division
- [ ] State DLNR - Land Management
- [ ] State DLNR - Forestry & Wildlife
- [ ] State DLNR - Aquatic Resources
- [ ] State DLNR - Conservation & Coastal Lands
- [ ] Office of Hawaiian Affairs
- [x] County DPW - Engineering
- [ ] County DPW - Wastewater
- [ ] County DPW - Building
- [ ] County DPW - Solid Waste
- [ ] County Department of Parks & Recreation
- [x] County Fire Department
- [x] County Housing Agency
- [ ] County Economic Development
- [x] County Water Department
- [ ] County Civil Defense
- [x] County Transportation Agency
- [ ] KHPRC
- [ ] U.S. Postal Department
- [ ] UH Sea Grant
- [ ] Other:

FOR YOUR COMMENTS (pertaining to your department)

3.10.2025

NO COMMENT.

This matter is scheduled for a public hearing before the County of Kauai Planning Commission on 3/11/2025 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, at 9:00 am or soon thereafter. If we do not receive your agency comments within one (1) month from the date of this request, we will assume that there are no objections to this permit request. Mahalo!

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of multiple bills amending Chapter 8 of the Kaua'i County Code 1987, as amended, regarding the Comprehensive Zoning Ordinance (CZO), the Kaua'i Kākou – Kaua'i County General Plan, the State Land Use District, and the West Kaua'i Community Plan.
Permit Application Nos.	Zoning Amendment ZA-2025-5 Zoning Amendment ZA-2025-6 General Plan Amendment GPA-2025-3 State Land Use Amendment A-2025-3
Name of Applicant(s)	COUNTY OF KAUA'I, PLANNING DEPARTMENT

II. PERMIT INFORMATION

AMENDMENTS	
☒ **Zoning Amendment**	Pursuant to KCC Section 8-3.4(a), as amended, a Zoning Amendment is necessary when changing the boundaries of districts or by changing text whenever the public necessity and convenience and the general welfare require an amendment.
☒ **General Plan Amendment**	Pursuant to KCC Section 7-3.1, as amended, the General Plan of the County of Kaua'i may be amended by ordinance, in accordance with the Charter. An amendment may change provisions of this ordinance; text provisions or map designations of the General Plan document; or any of these in combination.
☒ **State Land Use District Amendment**	Pursuant to KCC Section 11-1, as amended, a State Land Use District Boundary Amendment Ordinance, organized as a Zoning Amendment, is required to reclassify a State Land Use District designation.

III. LEGAL REQUIREMENTS

KCC Section 8-3.4	
Public Hearing Date:	March 11, 2025
Date of Publication:	February 7, 2025
Date of Director's Report:	February 26, 2025

K.5. F.4.e.1.
K.6. F.4.f.1.
K.7. F.4.g.1.
K.8. F.4.h.1.
APR 08 2025 March 11, 2025

IV. DESCRIPTION OF PROPOSED BILLS

There are four separate amendments associated with the proposed Kā'awanui Village area:

1. **General Plan Amendment (GPA-2025-3)** – Proposes to amend Figure 5-1 (Kaua'i Land Use Map) and Figure 5-2 (West Kaua'i Land Use Map) of the *Kaua'i Kakou – Kaua'i County General Plan* from Agriculture to Plantation Camp (Exhibit A).

2. **West Kaua'i Community Plan Amendment (ZA-2025-6) –** Proposes amendments to Chapter 10, Article 3 of the *Kaua'i County Code 1987, as amended*, related to the West Kaua'i Community Plan (Exhibit B). This includes:

    - Amending Section 10-3 to establish a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-KAAV-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan.

    - Updating figure 12 of the West Kaua'i Community plan, Regional Town Plan Map to change the land use designation within the SPA-Q boundaries from Agriculture to Plantation Camp.

3. **State Land Use District Amendment (A-2025-3)** – Proposes to change approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4)1-7-006:006 from Agricultural to Urban (Exhibit C).

4. **Zoning Map Amendment (ZA-2025-5) –** Proposes to amend approximately 14.9 acres of Zoning Map ZM-200 to reflect zoning changes for TMK (4) 1-7-006:006 from Agricultural (Ag) to Residential-1 (R-1) (Exhibit D).

The proposed ordinances to amend County Zoning, the State Land Use District, the General Plan, and the West Kaua'i Community Plan aim to encourage new growth in an adjacent area to Kā'awanui Village that maintains and enhances its distinct form and character.

V. APPLICANT'S REASONS/JUSTIFICATION

The Kā'awanui Plantation Camp Form-Based Code (FBC) guides development in alignment with the West Kaua'i Community Plan and the County of Kaua'i General Plan. This FBC establishes a regulatory framework to preserve the character of the existing plantation camps, including Kā'awanui Village, while allowing for limited infill development and housing expansion. The Plantation Camps should remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity. The intent of the code would:

1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Kā'awanui Village historic plantation camp.
2. Support and maintain affordable-by-design housing stock.
3. Encourage appropriately scaled infill development within or near the historic boundaries of the camps.

Form-Based Codes (FBC) are a development regime that encourages the development of communities with a focus on "building form and character" as opposed to development frameworks based on the separation of uses, regularly referred to as Euclidian zoning. FBCs have been adopted to serve a variety of purposes that can include historic preservation, economic development, sustainability, affordable housing, and general planning. FBC follows a natural to urban transect model, that progressively experience greater density in line with desired development outcomes. The model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). Kaua'i only experiences four transect types (T1-T4).

The development of FBCs included an intensive inventory process and an exercise to identify unique or historical characteristics that define the respective towns and villages. The Kā'awanui Plantation Camp transect is considered a special district due to the unique patterns which were identified. Within the Kā'awanui FBC, this transect is classified as T3 Kā'awanui Village Flex (T3KAAVF-PC), reinforcing and preserving the historic development patterns of the Kā'awanui community. The Kā'awanui FBC incorporates detailed regulations specific to building types, street standards, and civic space that are sensitive to the surrounding local character. The regulations set forth in the Form-Base Code help to maintain the unique characteristics of Kā'awanui Village.

Creating design standards specific to these areas ensures history and culture are a part of the future development. The Kā'awanui Plantation Camp Form-Based Code includes elements such as roof pitches, siding materials, building massing, building types, frontages, setbacks, rear exists and wings, and are regulated to reinforce existing character and to create new, compatible neighborhoods in Kā'awanui Village. For example, the building type regulations in T3 Kā'awanui Village Flex (T3KAAVF-PC) capture the form and characteristics of the historical Kā'awanui cottages. Crafting regulations that require unique features such as single or double hung windows, 4:12, 5:12, or 6:12 roof pitches, wood-based material, post and pier, and height of the wall ensure that new cottages will maintain the same look and feel of the surrounding cottages.

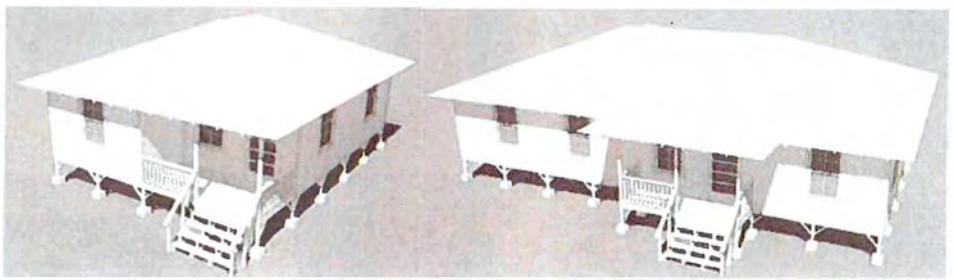


Figure 1: Example of applying the T3 Kā'awanui Village Flex (T3KAAVF-PC) regulations.



Figure 2, 3, 4: Pictures of Kā'awanui Village Cottages.

Form-Based Code differs from the existing use-base code requirements in the Comprehensive Zoning Ordinance in that the primary emphasis is on building and streetscape "form", the importance of how the proposed development is integrated with the existing town character. This is a more comprehensive approach that includes the regulation of building types, street design, and civic space requirements. These standards are crafted to regulate the specific and desired qualities of areas identified through the inventory and data collection process.

The County of Kaua'i has adopted multiple Form-Based Codes tailored to preserve the unique and localized characteristics of South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camps. During the South Kaua'i and West Kaua'i Community planning efforts, the community sought to preserve and revitalize their town cores. Form-Base Codes were ideally suited to meet this community goal. Since the adoption of the South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camp Form-Based Code, the Planning Department and the respective communities have seen the value of this development approach.

Consistent with the West Kauai towns of Waimea, Kekaha, 'Ele'ele, and Hanapēpē, Kā'awanui Village supports unique town and village features that can benefit from the establishment of a Form-Based Code. Kā'awanui Form-Based Code is a tool that seeks to maintain the existing character of Kā'awanui Village while simultaneously establishing design guidelines that inform buildout scenarios.

Implementing the Kā'awanui Form-Based Code requires several zoning amendments to achieve the appropriate regulatory alignment between State and County Zoning. These amendments will allow for 14.9 additional acres for predominately residential uses.

1. **General Plan Amendment (GPA-2025-3)** – The General Plan amendment updates the Kaua'i Land Use Map and West Kaua'i Land Use Map within the General Plan to reflect a change from Agriculture to Plantation Camp, aligning with the historic residential uses of the area and future vision for lands adjacent to the existing Kā'awanui Village. This designation supports the continued use and nominal expansion of the area for residential purposes.

2. **West Kaua'i Community Plan Amendment (ZA-2025-6)** – Updates to the West Kaua'i Community Plan ensure consistency between local planning documents and the Kā'awanui FBC. The amendment revises the **Regional Town Plan Map (Figure 12)** to change the land use designation within the **Special Planning Area – Plantation Camp (SPA-Q)** from **Agriculture to Plantation Camp**, supporting the envisioned small-town character and historic Kā'awanui Village development. The proposal also amends Section 10-3 to establish a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-KAAV-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan.

3. **State Land Use District Amendment (A-2025-3)** – This amendment is needed to reclassify **14.9** acres from **Agricultural** to **Urban**, allowing for residential development adjacent to the historic Kā'awanui Village residential footprint to allow for a nominal expansion of the area for residential purposes while keeping within the form and character of the historic camp.

4. **Zoning Map Amendment (ZA-2025-5)** – This change updates the underlying County of Kauai Zoning from Agricultural (Ag) to Residential-1 (R-1) allowing for residential development adjacent to the historic Kā'awanui Village area.

VI. AGENCY COMMENTS

Comments from applicable government agencies are being sought and are expected at the time of the public hearing scheduled for March 11, 2025.

VII. PRELIMINARY EVALUATION

In evaluating the proposed zoning amendment, the following aspect should be taken into consideration:

1. Comprehensive Zoning Ordinance (CZO)

The proposed amendment is to be evaluated pursuant to Section 8-3.4(d) of the CZO, Kaua'i County Code (KCC), as amended. The section, reads:

> "(d) Consideration. In considering an amendment, the Planning Commission shall consider the purposes of the existing and proposed changes to the Zoning Ordinance. A change in the Zoning Map or text shall not be made unless the change will further the public necessity and convenience and the general welfare."

As previously mentioned, the intent of the amendment is to amend the West Kaua'i Community Plan to add Special Planning Area "Q" (SPA-Q), which shall be referred to as the "Kā'awanui Village Plantation Camp Walkable Mixed Use District." Amending the code to include Special Planning Area "Q" would further accommodate public necessity and for convenience.

2. General Plan

The 2018 General Plan sets forth a vision, goals, and policies to guide future growth on Kaua'i. The proposed amendment is consistent with the overall vision and policies outlined in the 2018 General Plan.

A. Section 1.4, entitled "Policies to Guide Growth"

i. **Policy #1: "Manage Growth to Preserve Rural Character"**
The new design standards that correspond with Special Planning Area "Q" will ensure the rural characteristics of our communities are maintained through the preservation of the Kā'awanui Village building form and characteristics.

ii. **Policy #2: Provide Affordable Housing While Facilitating a Diversity of Privately-Developed Housing for Local Families.**
According to the General Plan, Communities that cater to a high-end market, resulting in enclaves of similar household incomes and housing types, are no longer acceptable. The design standards that correspond with Special Planning Area "Q" limit development to building standards that cater to and support the local housing market. These design standards will provide an opportunity to create housing for local families.

iii. **Policy #3: Recognize the Identity of Kaua'i's individual Towns and Districts.**
Policy #3 of the General Plan states that Kauai's towns and planning districts are distinct, each with its own character, opportunities, and needs. The design standards outlined for Kā'awanui Village acknowledge the characteristics and features that generate the unique community identity of the Kā'awanui Village.

B. Section 3.0 Actions by Sector, Subsection Sector VII, entitled "Heritage Resources" states for code changes:

i. **Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.** The proposed Kā'awanui Form-Based Code implements these exact code changes recommended by the General Plan creating design standards to preserve the historic character of Kā'awanui Village.

X. PRELIMINARY CONCLUSION

Based on the foregoing, it is concluded that the proposal is reasonable and appropriate. It is also consistent with the policies and recommendations of the Kaua'i General Plan.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby Zoning Amendment ZA-2025-5, Zoning Amendment ZA-2025-6, General Plan Amendment GPA-2025-3 and State Land Use District Amendment A-2025-3 be **APPROVED**.

By _____
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 3/7/2025

“EXHIBIT A”

(Proposed General Plan Amendment GPA-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING "KAUA'I KĀKOU – KAUA'I COUNTY GENERAL PLAN" (2018) RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I

(County of Kaua'i Planning Department, Applicant) (GPA-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 1-7-006:006 and referred to hereafter as " Kā'awanui Village," is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli.

The Council finds the Kā'awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the Kā'awanui Village area maintain a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (Gay & Robinson Inc) has consented to this General Plan amendment.

SECTION 2: The booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua'i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua'i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua'i.

2. Amend page 233 by deleting the amended Figure 5-2, West Kaua'i Land Use Map (as previously amended by ordinance No. 1084), and replacing it with a new map, Figure 5-3 West Kaua'i Land Use Map as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua'i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

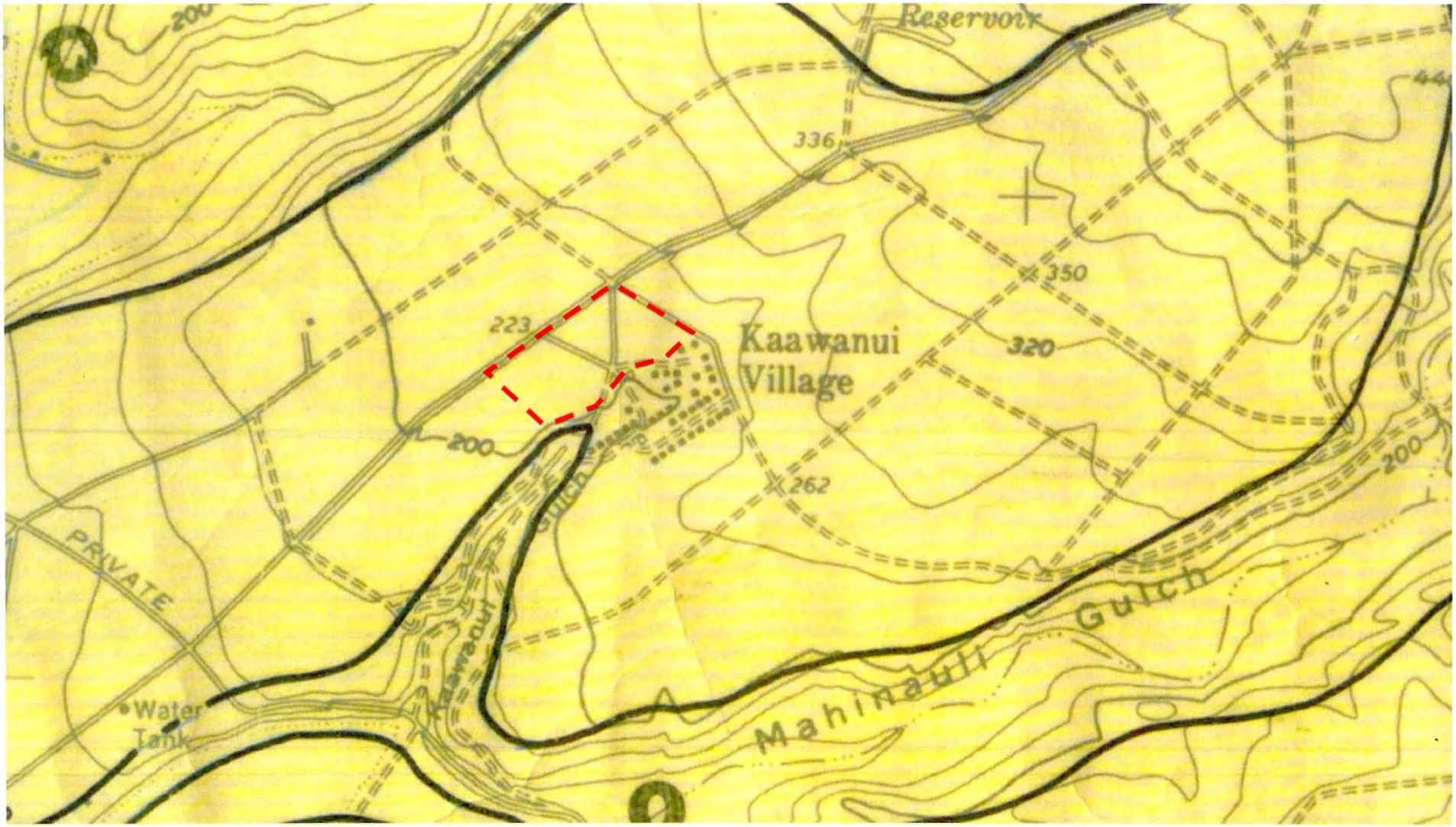
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

Exhibit B

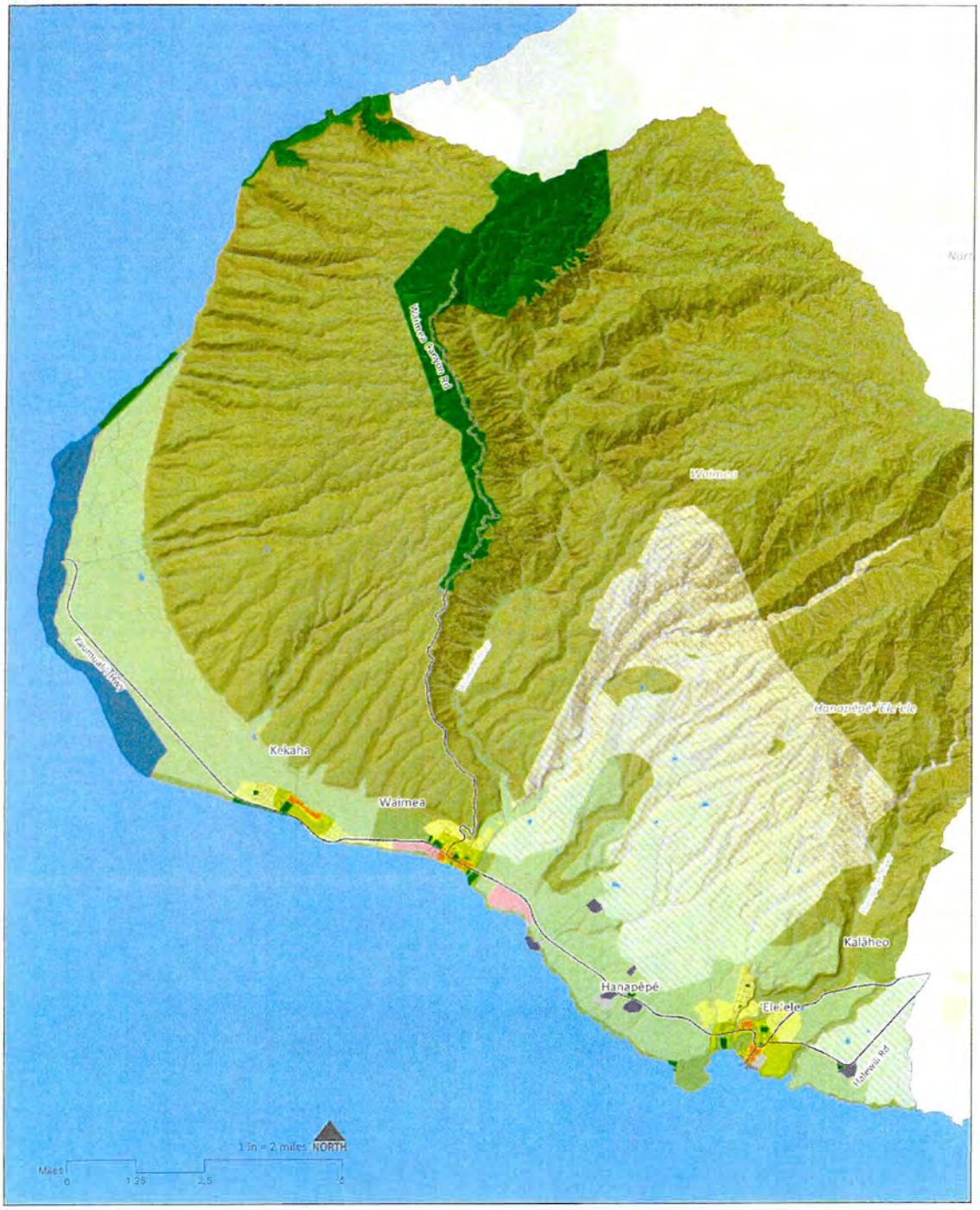
Map Showing Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-1 "Kaua'i Land Use Map"

- Planning District Boundary
- Major Roads
- Roads
- Streams
- USGS 40 ft. Contours
- Urban Edge Boundary
- Reservoirs
- Natural
- Agricultural
- Agricultural (IAL)
- Parks and Recreation
- Golf Course
- Homestead
- Residential Community
- Urban Center
- Neighborhood Center
- Neighborhood General
- Large Town
- Small Town
- Resort
- Provisional Resort (Pending Community Plan Process)
- University Zone
- Plantation Camp
- Industrial
- Transportation
- Military
- Provisional Agriculture



Exhibit C

Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-2 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"



Major Roads
Roads
Streams
USGS 40 ft. Contours
Planning District Boundary
Reservoirs

Natural
Agricultural
Agricultural (IAL)
Parks and Recreation
Residential Community
Neighborhood Center
Neighborhood General

Resort
Plantation Camp
Industrial
Transportation
Military



“EXHIBIT B”

(Proposed Zoning Amendment ZA-2025-6)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10 ARTICLE 3, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)

(County of Kaua'i Planning Department, Applicant) (ZA-2025-6)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "Q", which shall be referred to as the "Kā'awanui Plantation Camp Walkable Mixed Use District", and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC6-100 (Kā'awanui Village) involving a portion of a property further identified as Tax Map Key 1-7-006:006. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-Q boundaries.

The Council finds the Kā'awanui Village amendment boundaries delineated by the map in Exhibit A.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that the current landowner (Gay & Robinson Inc) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Section 10-3 of the Kaua'i County Code to add a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed Use District". The Special Planning Area shall be adopted with a new map ZM-KC6-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan as attached in Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached in Exhibit C.

SECTION 3. The booklet entitled "West Kaua'i Community Plan" (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua'i.

SECTION 4. The content of Chapter 10, Article 3, West Kaua'i Community Plan Implementing Ordinance, Kaua'i County Code, as amended is amended as follows:

§ 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the "West Kaua'i Community Plan Implementing Ordinance." It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, Ordinance No. 1138, [and] Ordinance No. XXXX, and Ordinance No. XXXX on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, and as may be subsequently amended), a booklet whose major components include:

(1) Regional and town plan maps;

(2) Policies for the West Kaua'i region as a whole;

(3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and

(4) Appendices.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community

Plan."

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.3. Application of Regulations.

(a) The West Kaua'i Form-Based Code, attached as Appendix "C", the Plantation Camp Form-Based Code, attached as Appendix "D", [and] the Numila Plantation Camp Form-Based Code, attached as Appendix "E," and the Kā'awanui Planation Camp Form-Based Code, attached as Appendix "F" to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, the Plantation Camp Form Based Code, [and] the Numila Plantation Camp Form Based Code, and the Kā'awanui Planation Camp Form-Based Code shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, Ordinance No. 1138, [and] Ordinance No. XXXX, and Ordinance No. XXXX on file with the Planning Department, County of Kaua'i.

(b) The regulations and procedures established in Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua'i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the West Kaua'i Form-Based Code. When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance), the West Kaua'i Form-Based Code shall supersede such provisions as provided in Chapter 8, Article 11, Kaua'i County Code 1987, as amended (Special Treatment Districts (ST)).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas "K," "L," "M," "N," "O," [and] "P[.]" and "Q." The

boundaries of the following form-based code districts are hereby adopted as described in the West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code, attached as Appendix "C," Appendix "D," [and] Appendix "E," and Appendix "F" to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area "K," which shall also be known as the "Kekaha Town Walkable Mixed Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area "L," which shall also be known as the "Waimea Town Walkable Mixed Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area "M," which shall also be known as the "Hanapēpē Town Walkable Mixed Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area "N," which shall also be known as the "'Ele'ele-Port Allen Walkable Mixed Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua'i.

(5) Special Planning Area "O," which shall also be known as the "Kaumakani Plantation Camp Walkable Mixed Use District" and designated "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area "P," which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District" and designated "SPA-P" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(7) Special Planning Area "Q," which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed Use District" and designated "SPA-Q" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village), ZM-KA-100 (Kaumakani Avenue), [and] ZM-NC-100 (Numila Camp), and ZM-KC6-100 (Kā'awanui Village) is hereby adopted.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area.
(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. This Ordinance shall take effect upon its approval.

Introduced by:

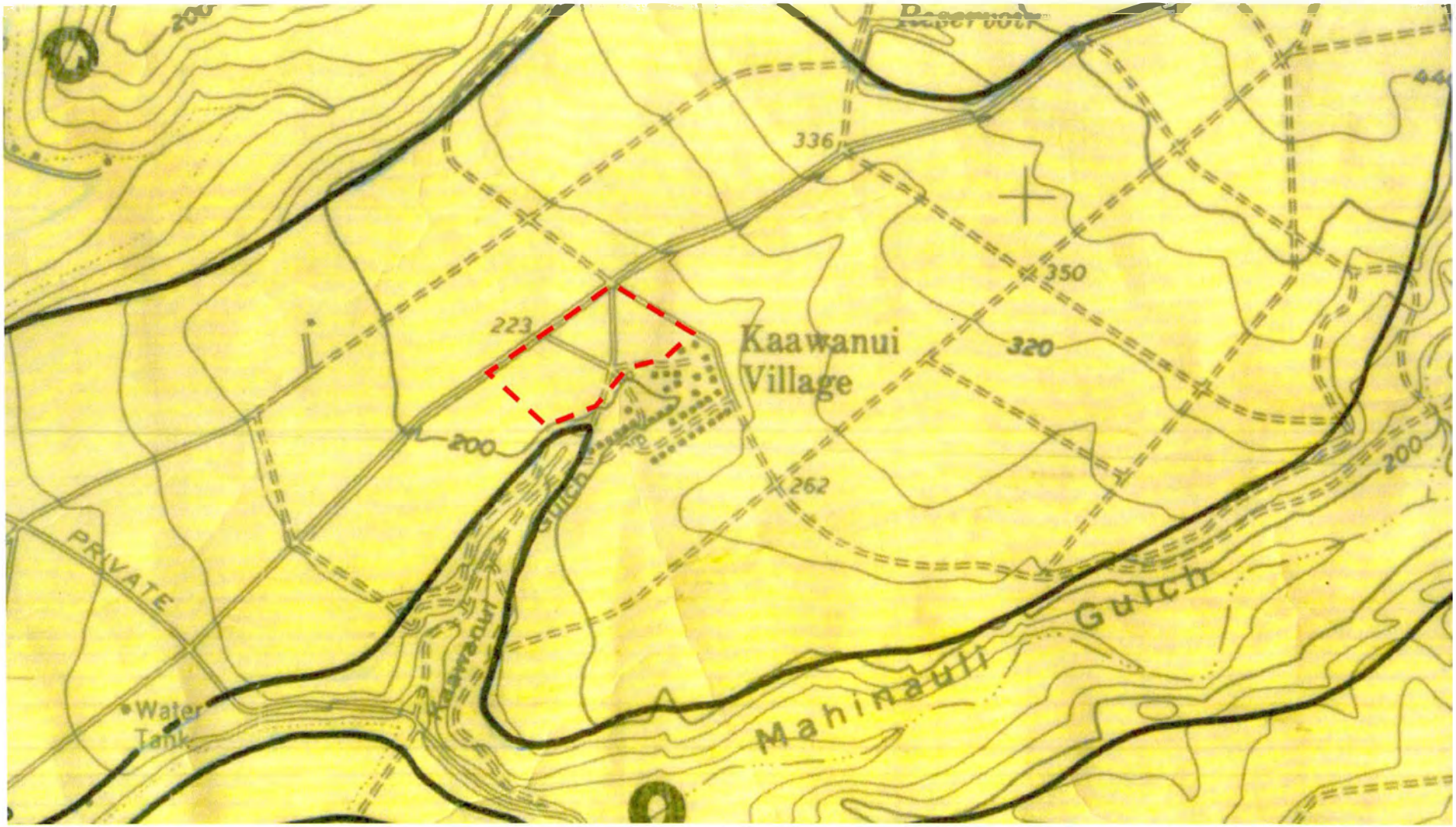
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

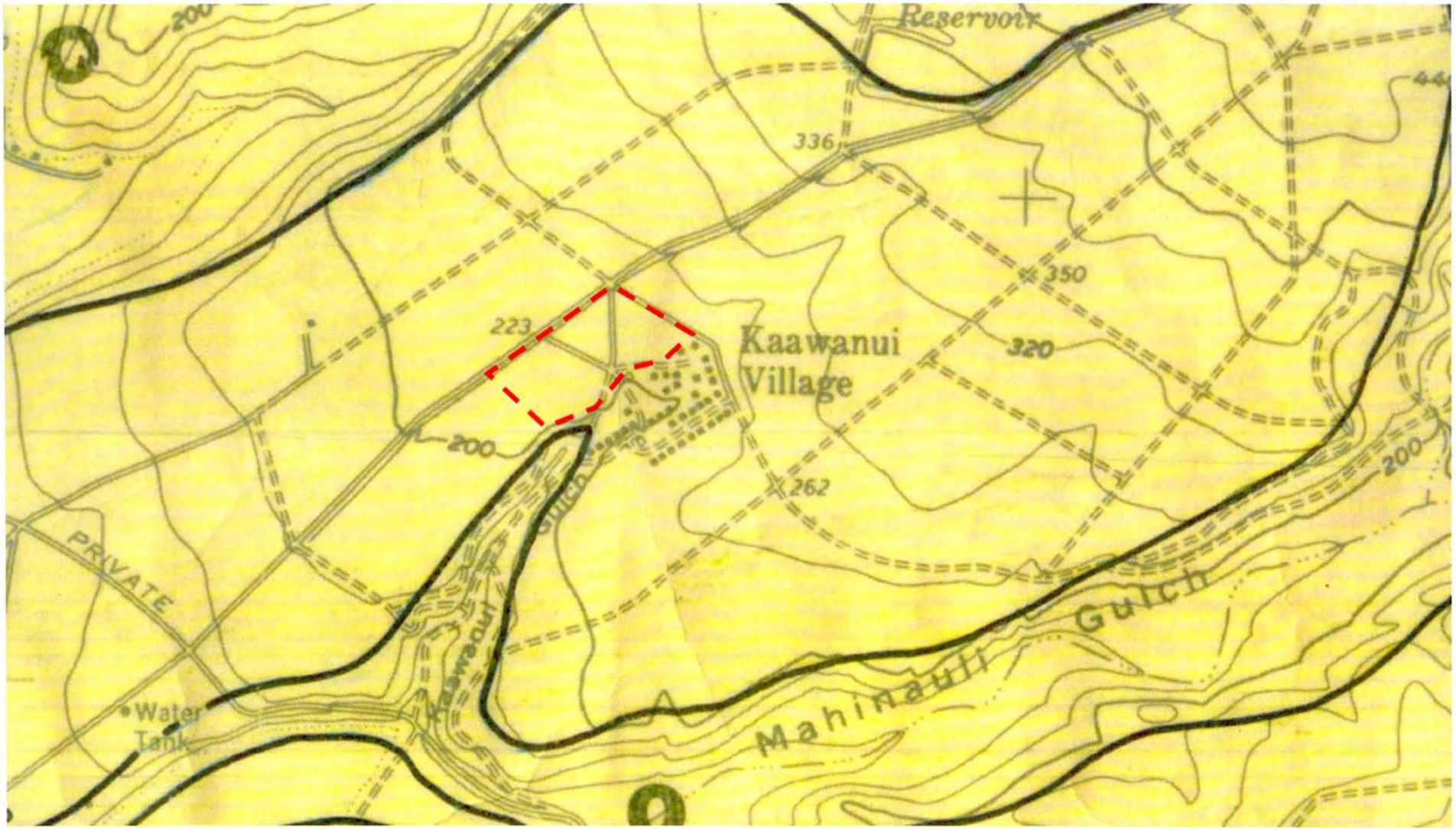
Location Map



Zoning Amendment Location Map

Amendment Boundaries

Exhibit B



Zoning Map ZM-KC6-100 (Kāʻawanui Village)

SPA-Q Boundary - Kāʻawanui Plantation Camp Walkable Mixed Use District
Makaweli, Kauaʻi, Hawaiʻi

Exhibit C









Kā‘awanui Village Form-Based Code

Prepared by the County of Kaua‘i Planning Department

Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose		**5-8**
1.1.010	Purpose and Intent	5
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	5
1.1.030	Plantation Camp Place Type	6
1.1.040	The West Kauai Kā'awanui Village Transect	7
1.1.050	Lack of Lot Lines	8
Sub-Article 1.2: Transect Map		**10**
1.2.010	Transect Map	10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kā'awanui Village Transect Zone Descriptions		**12-13**
2.1.010	T3 Kā'awanui Village Flex – Plantation Camp (T3KAAVF-PC)	12-13
Sub-Article 2.2: Kā'awanui Village Building Types		**15-30**
2.2.010	Kā'awanui Cottage Horizontal	15-16
2.2.020	Kā'awanui Cottage Vertical	17-18
2.2.030	H-Type Cottage	19-20
2.2.040	HSPA Cottage	21-22
2.2.050	Duplex	23-24
2.2.060	Multiplex Small	25-26
2.2.070	Dormitory	27-28
2.2.080	Camp Store	29
2.2.090	Community Parking Facility	30
Sub-Article 2.3: Kā'awanui Village Building Type Frontages		**32-34**
2.3.010	Lānai, Projecting	32
2.3.020	Lānai, Engaged	33
2.3.030	Stoop	34

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**36**
3.1.010	Purpose	36
3.1.020	Applicability	36
3.1.030	Standards	36
Sub-Article 3.2: Civic Space Standards		**37-40**
3.2.010	Purpose	37
3.2.020	Standards	37
3.2.030	Civic Spaces	37-38
3.2.040	Civic Space Type Standards	39-40

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**42-43**
4.1.010	Purpose	42
4.1.020	Applicability	42
4.1.030	Review Authority	42
4.1.040	Concurrent Processing	43
4.1.050	Rules of Interpretation	43
Sub-Article 4.2: Permits and Approvals		**44-45**
4.2.010	Zoning Permits	44-45
4.2.020	Use Permits	45
4.2.030	Variance	45
4.2.040	Minor Modifications	45
Sub-Article 4.3: Administration and Enforcement		**46**
4.3.010	Amendments	46
4.3.020	Non-Conforming Provisions	46
4.3.030	Appeals	46
4.3.040	Fee Exemptions	46
4.3.050	Enforcement	46

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**48-49**
5.1.010	Definitions	48-49

Article 1: Introduction

Sub-Article 1.1: Purpose		**X-X**
1.1.010	Purpose and Intent	X
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	X
1.1.030	Plantation Camp Place Type	X
1.1.040	The West Kaua'i Kā'awanui Village Transect	X-X
1.1.050	Lack of Lot Lines	X
Sub-Article 1.2: Transect Maps		**X-X**
1.2.010	Transect Maps	X-X

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Kā'awanui Village Form-Based Code guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by the Kā'awanui Village Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Kā'awanui Village Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

A. 1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Kā'awanui Village historic plantation camp;

B. Promotes and maintains affordable housing stock, especially for agricultural workers or those with familial connections to the agriculture industry; and

C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kaua'i's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kaua'i County Code 1987, as amended). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

A. Rural crossroads;

B. Plantation camps;

C. Small village;

D. Large village;

E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Kā'awanui Village, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Kā'awanui Village:

Gay and Robinson Kā'awanui Village was a plantation camp located on the island of Kaua'i, Hawaii. Established during the early 20th century, the camp was part of the extensive sugar plantation operations owned by the Gay and Robinson families, who were prominent figures in Hawaii's sugar industry. The plantation camps, including Kā'awanui Village, were integral to the daily operations of the plantations, providing housing and community facilities for the workers and their families. The camp was home to a diverse population of laborers, including many immigrants from Japan, the Philippines, China, and Portugal, who had come to Hawaii seeking better economic opportunities. These workers played a crucial role in the cultivation and processing of sugar cane, which was a major export commodity for Hawaii.

Life in the camp was characterized by a strong sense of community, with residents often sharing cultural traditions, foods, and celebrations. Despite the challenging working conditions, the camp residents forged tight-knit communities and supported each other through the demanding plantation lifestyle.

As the sugar industry in Hawaii began to decline in the latter half of the 20th century, many of the plantation camps, including Gay and Robinson Kā'awanui Village, were eventually abandoned or repurposed. The legacy of these camps remains a significant part of Hawaii's agricultural and cultural history, reflecting the contributions and experiences of the plantation workers and their families.

1.1.040 The West Kauai Kā'awanui Village Transect

The Form-Based Code transect is an organizing principle used in Form-Based Code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6).

The Kā'awanui Village Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Kā'awanui Village. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas.

The West Kauai Kā'awanui Village Plantation Camp Transect Zones:

A. T3 Kā'awanui Village Flex – Plantation Camp (T3KAAVF-PC) The form and character of this transect zone supports a limited amount of new development that includes building types derived from the historic Kā'awanui Village camp and the West Kauai region. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 Lack of Lot Lines

Design standards for Form-Based Codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, Form-Based Codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. The Kā'awanui Village Form-Based Code Transects is within a single lot of record. The Kā'awanui Village Transects and the corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the Code utilizes building-to-building and building-to-thoroughfare setbacks to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Kā'awanui Village Transect Map



Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kā'awanui Village Transect Zone Descriptions		**12-13**
2.1.010	T3 Kā'awanui Village – Plantation Camp (T3KAAV-PC)	12-13

2.1.010 T3 Kā'awanui Village Flex (T3KAAVF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Kā'awanui Village Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Kā'awanui Horizontal Cottage	2.2.010
ii. Kā'awanui Vertical Cottage	2.2.020
iii. H-Type Cottage	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. Camp Store	2.2.080
ix. Community Parking Facility	2.2.090

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. *Commercial	Permitted Use

- Residential use and Home Businesses are the only permissible use within the building types except for commercial operations in the Camp Store building type. All other uses are prohibited.
- *Commercial operations are a Permitted Use only within the Camp Store building type.

2.1.010 T3 Kā'awanui Village Flex (T3KAAVF-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare for all structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Miscellaneous

i. A maximum of one Camp Store is allowed within the Kā'awanui Village – Plantation Camp transect for every 50 cottages.
ii. Any additional Camp Stores will require a use permit.

F. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

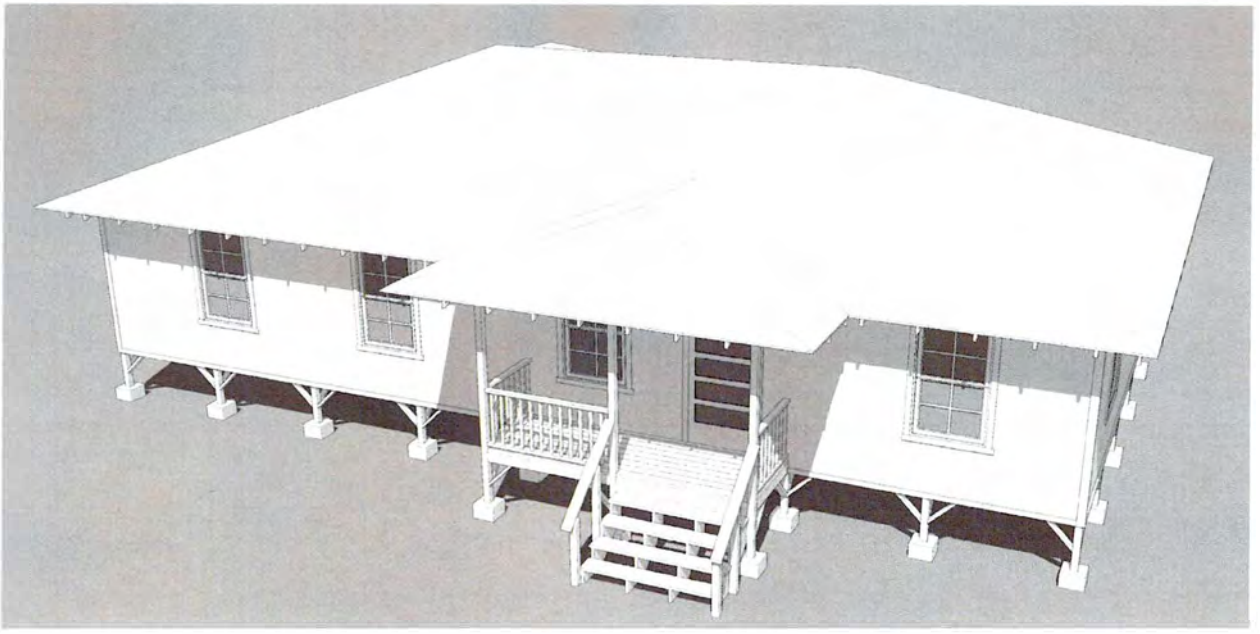
G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Kā'awanui Village Building Types		**15-30**
2.2.010	Kā'awanui Horizontal Cottage	15-16
2.2.020	Kā'awanui Vertical Cottage	17-18
2.2.030	H-Type Cottage	19-20
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2.2.070	Dormitory	27-28
2.2.080	Camp Store	29
2.2.090	Community Parking Facility	30

2.2.010 Kā'awanui Horizontal Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā'awanui Horizontal Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The longest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A Kā'awanui Horizontal Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Kā'awanui Horizontal Cottage.
iii. A Kā'awanui Horizontal Cottage may have up to 1 wing attached to the main body.
iv. The wing shall project from either the front or the rear of the main body.
v. The wing shall be aligned with either of the sides of the main body.

2. Main Body

i. The minimum width of the main body shall be 30 feet and a maximum of 48 feet.
ii. The minimum depth of the main body shall be 18 feet and a maximum of 32 feet.

B. Building Size and Massing (continued)

3. Wing(s)

i. The width of the wing shall be no more than 22 feet maximum.
ii. The depth of the wing shall be no more than 14 feet maximum.

C. Building Frontages

i. A Kā'awanui Horizontal Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.
iii. The frontage may be attached to a front projecting wing.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Kā'awanui Cottage.
ii. A rear entrance is required and shall be located on the rear of the main body or the back wall of a rear wing.

2.2.010 Kā'awanui Horizontal Cottage

F. Foundation

i. The Kā'awanui Hotizontal Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Kā'awanui Horizontal Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Kā'awanui Horizontal Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

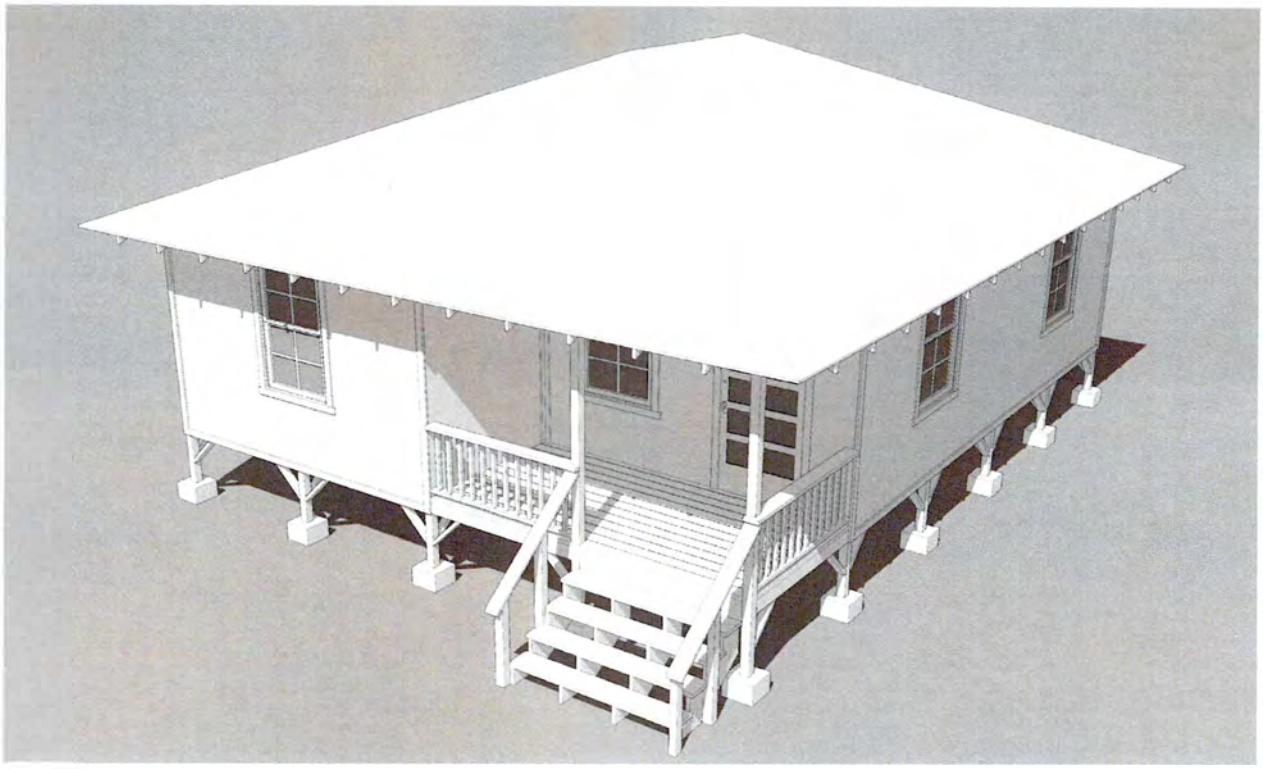
2. Roof Material Type

i. The Kā'awanui Horizontal Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Kā'awanui Horizontal Cottage roof types shall be Gable, Hip, or Dutch-Gable.
ii. Gable roofs shall have a decorative vent feature. The decorative vent shall include a fire mesh.

2.2.020 Kā‘awanui Vertical Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā‘awanui Vertical Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The shortest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A Kā‘awanui Vertical Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Kā‘awanui Vertical Cottage.
iii. A Kā‘awanui Vertical Cottage shall not have wings.

2. Main Body

i. The minimum width of the main body shall be 16 feet and a maximum of 28 feet.
ii. The minimum depth of the main body shall be 30 feet and a maximum of 44 feet.

C. Building Frontages

i. A Kā‘awanui Vertical Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Kā‘awanui Vertical Cottage.

2.2.020 Kā'awanui Vertical Cottage

F. Foundation

i. The Kā'awanui Vertical Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Kā'awanui Vertical Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Kā'awanui Vertical Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

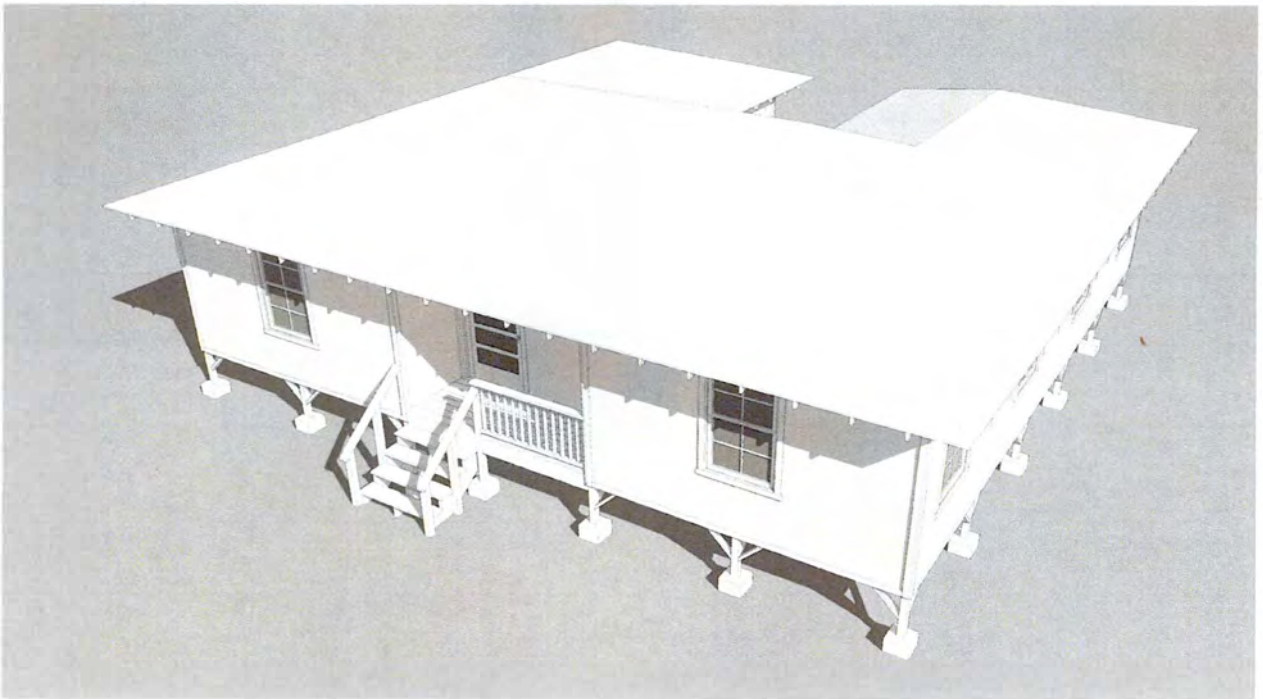
2. Roof Material Type

i. The Kā'awanui Vertical Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Kā'awanui Vertical Cottage roof types shall be Gable or Hip.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.030 H-Type Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

H-Type Cottage: This building type is a medium-sized detached residential structure, and it is used for single or multi family occupancy. The longest side of the main body of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A H-type Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each H-Type Cottage.
iii. A H-Type Cottage shall have 2 wings attached to the rear of the main body.
iv. The wings shall be aligned with the sides of the the main body's side walls.

2. Main Body

i. The width of the main body shall be 40 feet.
ii. The depth of the main body shall be 24 feet.

3. Wing(s)

i. The width of the wing shall be 15 feet.
ii. The depth of the wing shall be 10 feet.

C. Building Frontages

i. A H-Type Cottage shall have a Lānai, Engaged frontage type.
ii. The Lānai, Engaged shall be located in the center of the structure.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the H-Type Cottage.

E. Foundation

i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.030 H-Type Cottage

H. Height

i. The H-Type Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The H-Type Cottage roof pitch ratios shall be set at a 4:12.

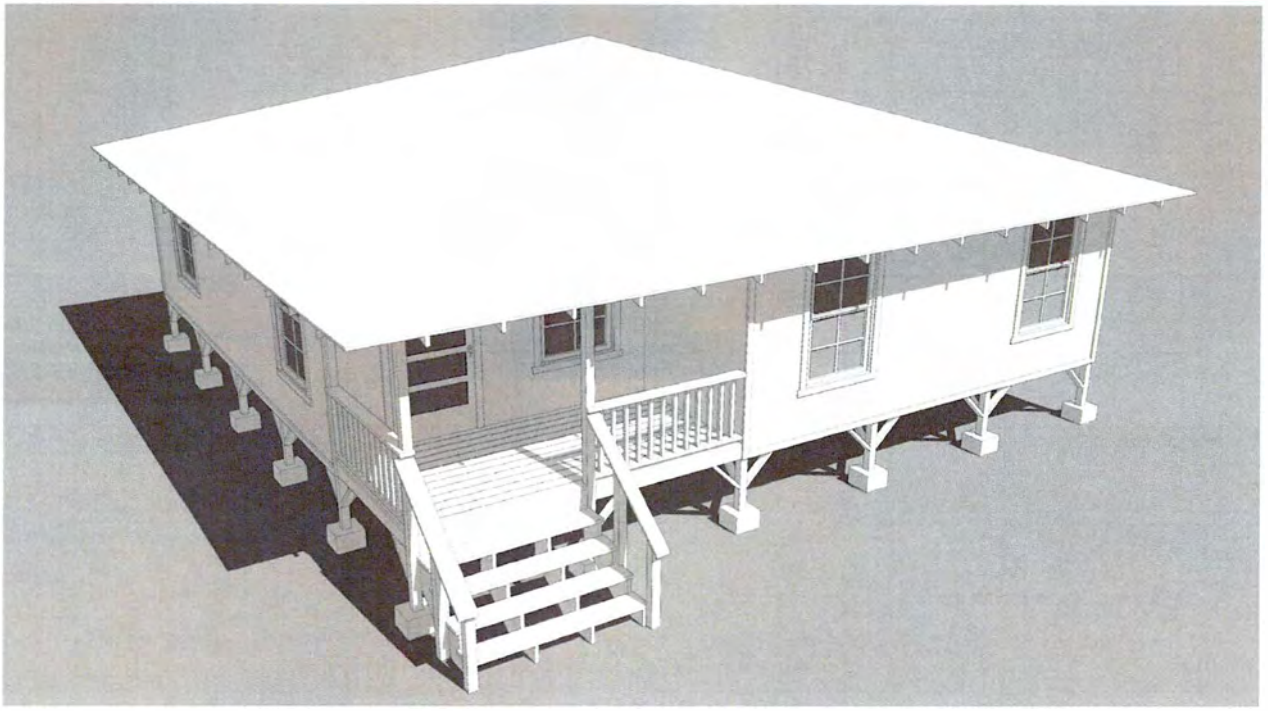
2. Roof Material Type

i. The H-Type Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The H-Type Cottage roof types shall be Hip.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small to medium sized square detached residential structure, and it is used for single family occupancy.

B. Building Size and Massing

1. Massing

i. A HSPA Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each HSPA Cottage.
iii. A HSPA Cottage shall not have wings.

2. Main Body

i. The minimum width of the main body shall be 25 feet and a maximum of 35 feet.
ii. The depth of the main body shall be equal to the width of the main body, creating a square structure.

C. Building Frontages

i. A HSPA Cottage shall have a frontage type.
ii. The permissible frontage type is Lānai, Engaged; All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the HSPA Cottage.

E. Foundation

i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.040 HSPA Cottage

H. Height

i. The HSPA Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

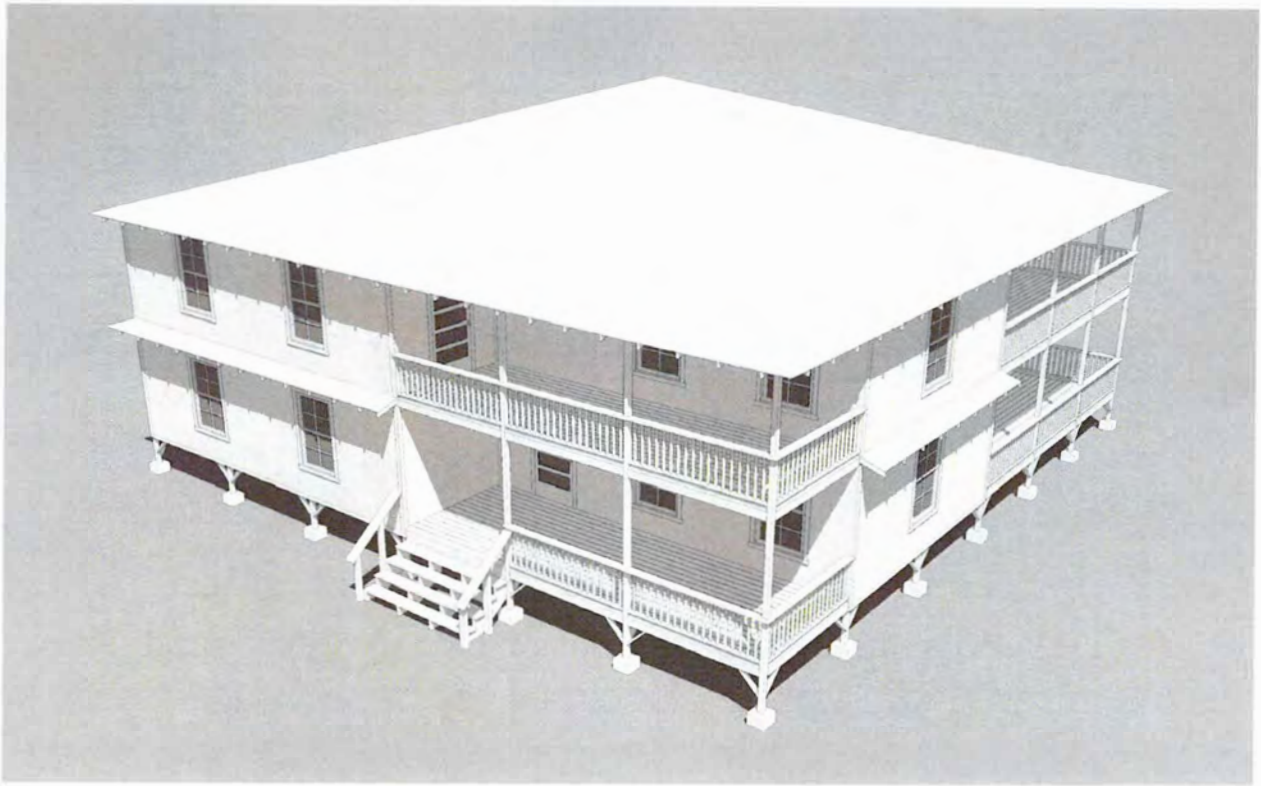
2. Roof Material Type

i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The HSPA Cottage roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature.

2.2.050 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarilty single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

i. A Duplex shall have one main body.
ii. No more than one main body is permissible for each Duplex.
iii. A Duplex may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 15 feet maximum.
ii. The depth of the wing shall be no more than 20 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Duplex.
ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

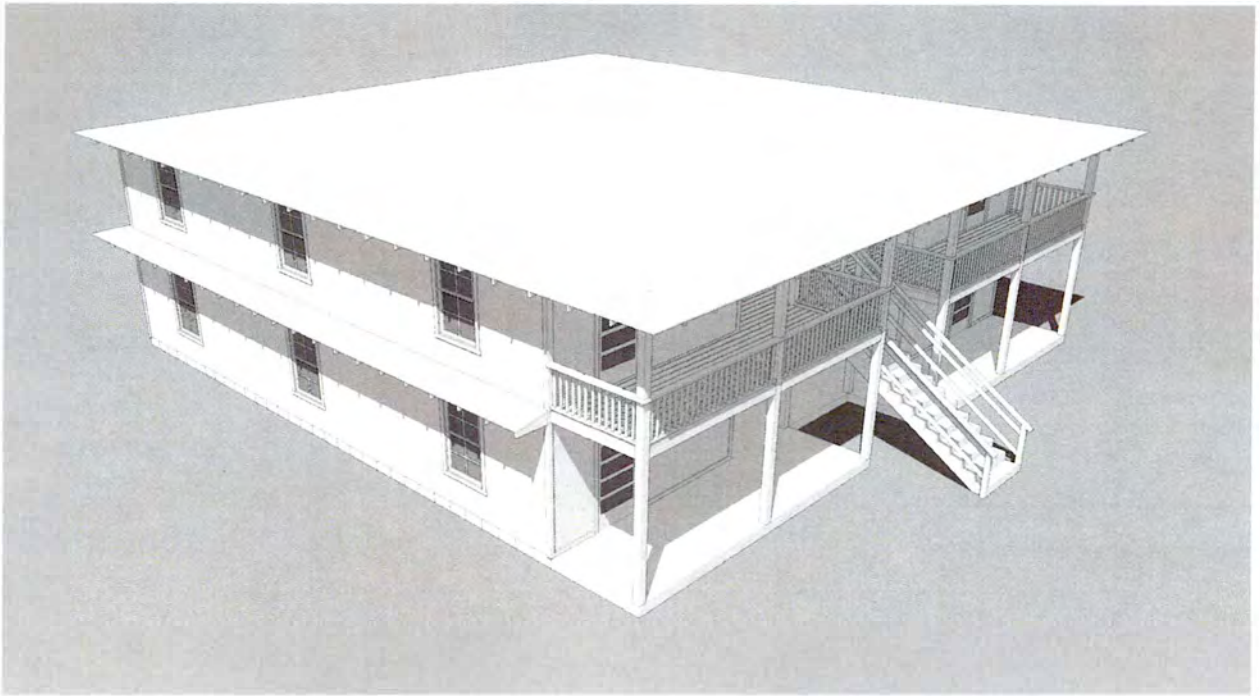
H. Height

i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Duplex shall not be greater than two stories in height.

I. Roof

i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

i. The minimum number of units in a Multiplex Small building is three.
ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

i. A Multiplex Small building shall have one main body.
ii. No more than one main body is permissible for each Multiplex Small building.
iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 24 feet maximum.
ii. The depth of the wing shall be no more than 24 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lānaʻi, Projecting; Lānaʻi, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small

E. Fenestration

i. All windows shall be single or double hung.

F. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

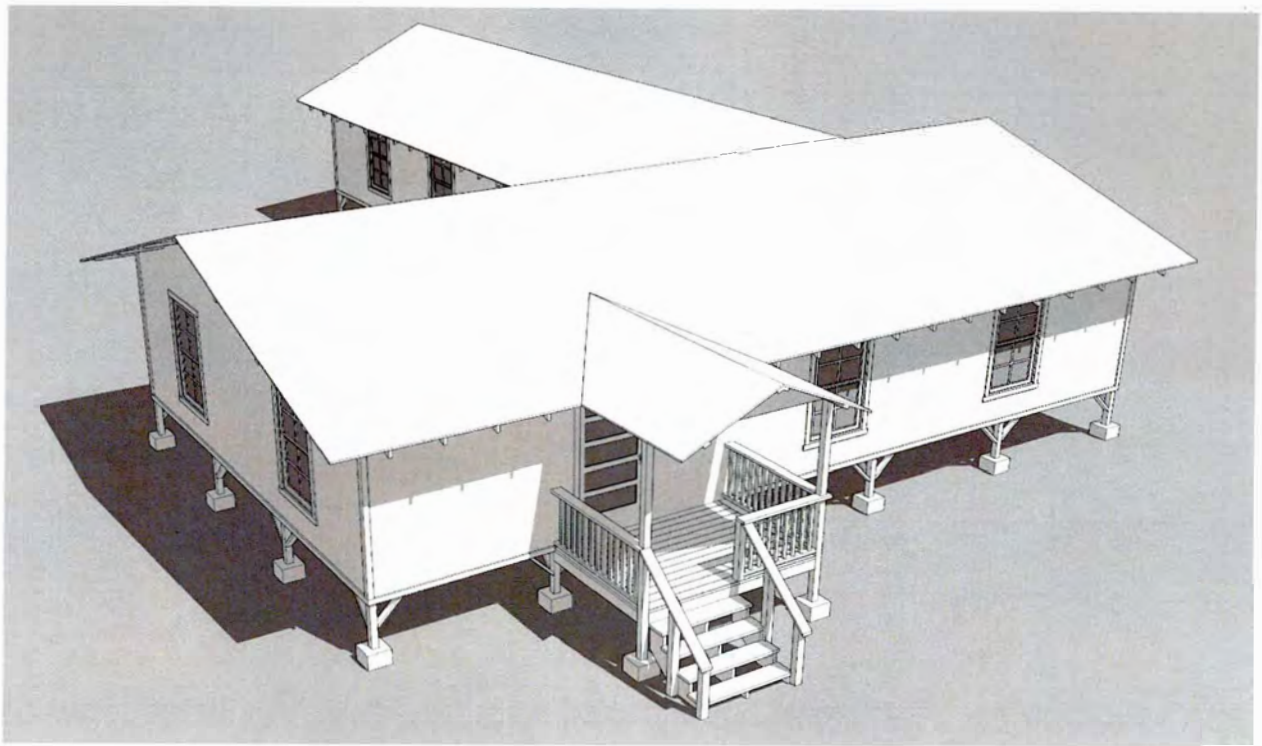
G. Height

i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

i. A Dormitory shall have one main body.
ii. No more than one main body is permissible for each Dormitory building type.
iii. A Dormitory may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

2. Main Body

i. The width of the main body shall not be greater than 62 feet.
ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

i. The width of the wing shall not be greater than 26 feet.
ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

i. The Dormitory shall have a Lāna'i, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.070 Dormitory

H. Height

i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.

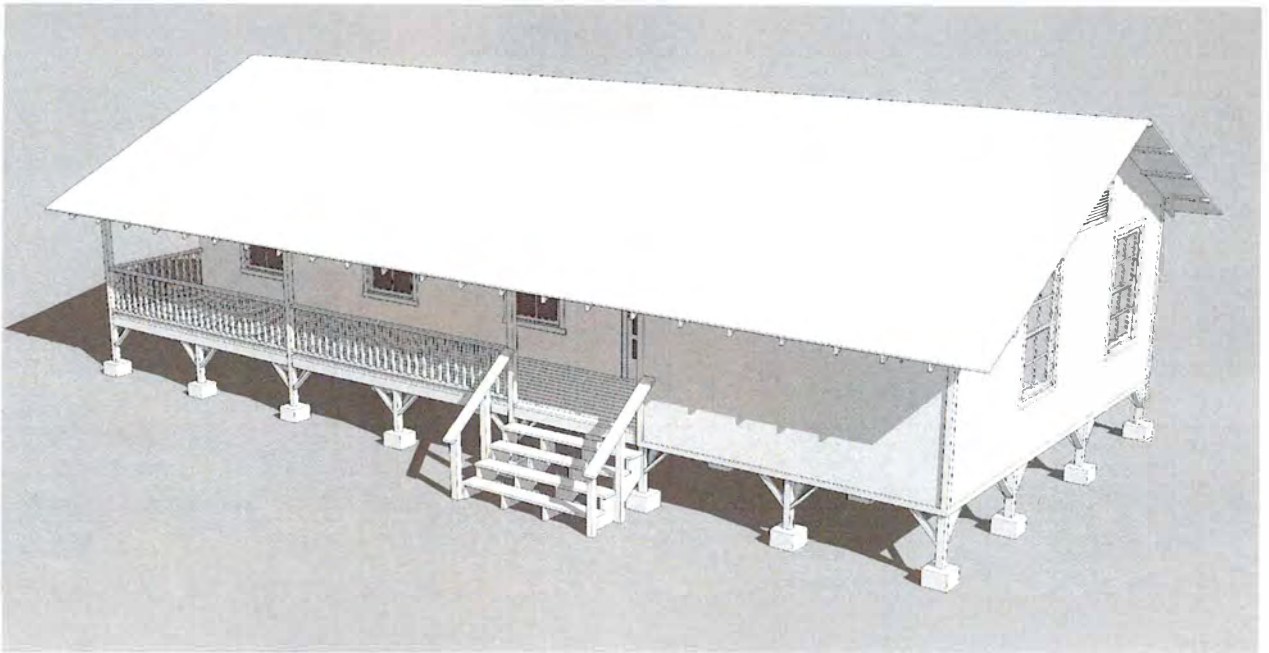
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.

iii. The Dormitory shall not be greater than one story in height.

I. Roof

i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Camp Store



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Camp Store: This building type is a small to medium sized detached commercial structure.

B. Building Size and Massing

1. Massing

i. A Camp Store shall have 1 main body section.
ii. No more than 1 main body is permissible for each Camp Store.
iii. A Camp Store shall not have wings.

2. Main Body

i. The width of the main body shall be 40 feet.
ii. The depth of the main body shall be 20 feet.

C. Building Frontages

i. A Camp Store shall have a frontage type.
ii. The permissible frontage type is Lānai, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Camp Store Cottage.

E. Fenestration

i. All windows shall be single or double hung.

F. Foundation

i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

H. Height

i. The Camp Store shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The Camp Store roof pitch ratio shall be set at 6:12.

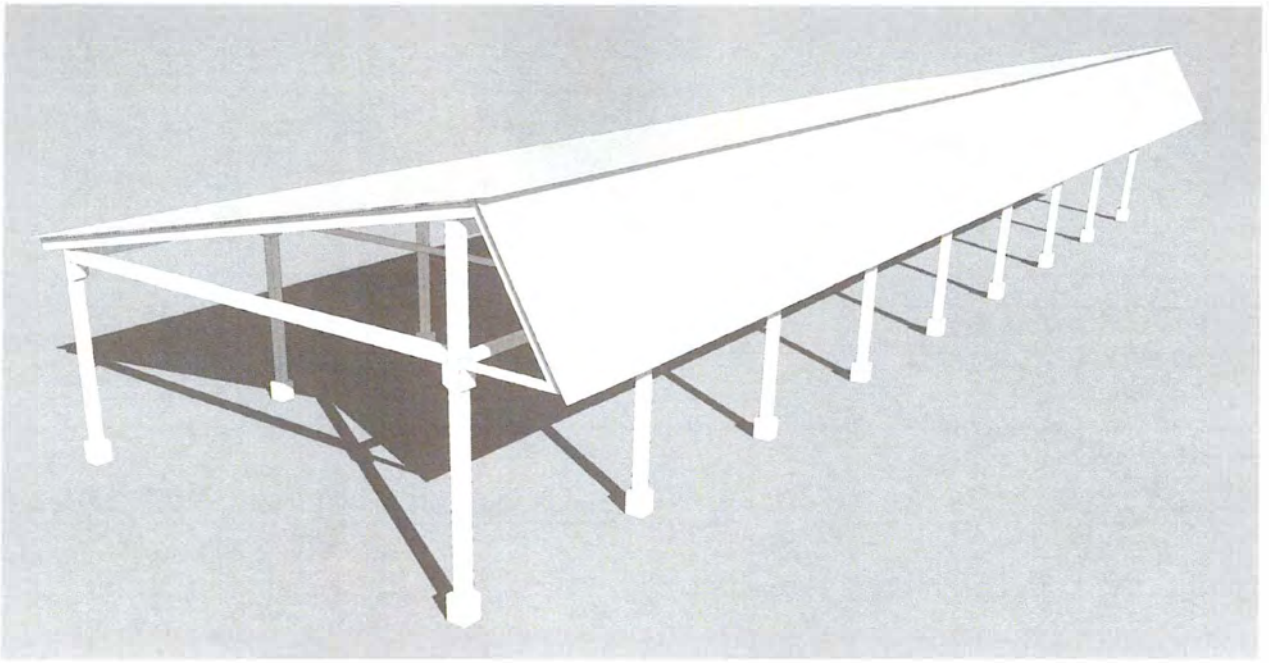
2. Roof Material Type

i. The Camp Store roof materials shall be corrugated metal.

3. Miscellaneous

i. The Camp Store roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature.

2.2.090 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.

B. Building Size and Massing

1. Massing

i. A Community Parking Facility shall have 1 main body section.
ii. No more than 1 main body is permissible for each Community Parking Facility.
iii. The Main body shall not exceed 120 ft in width and 30 feet in depth.
iv. The maximum height shall be no more than 20 ft.

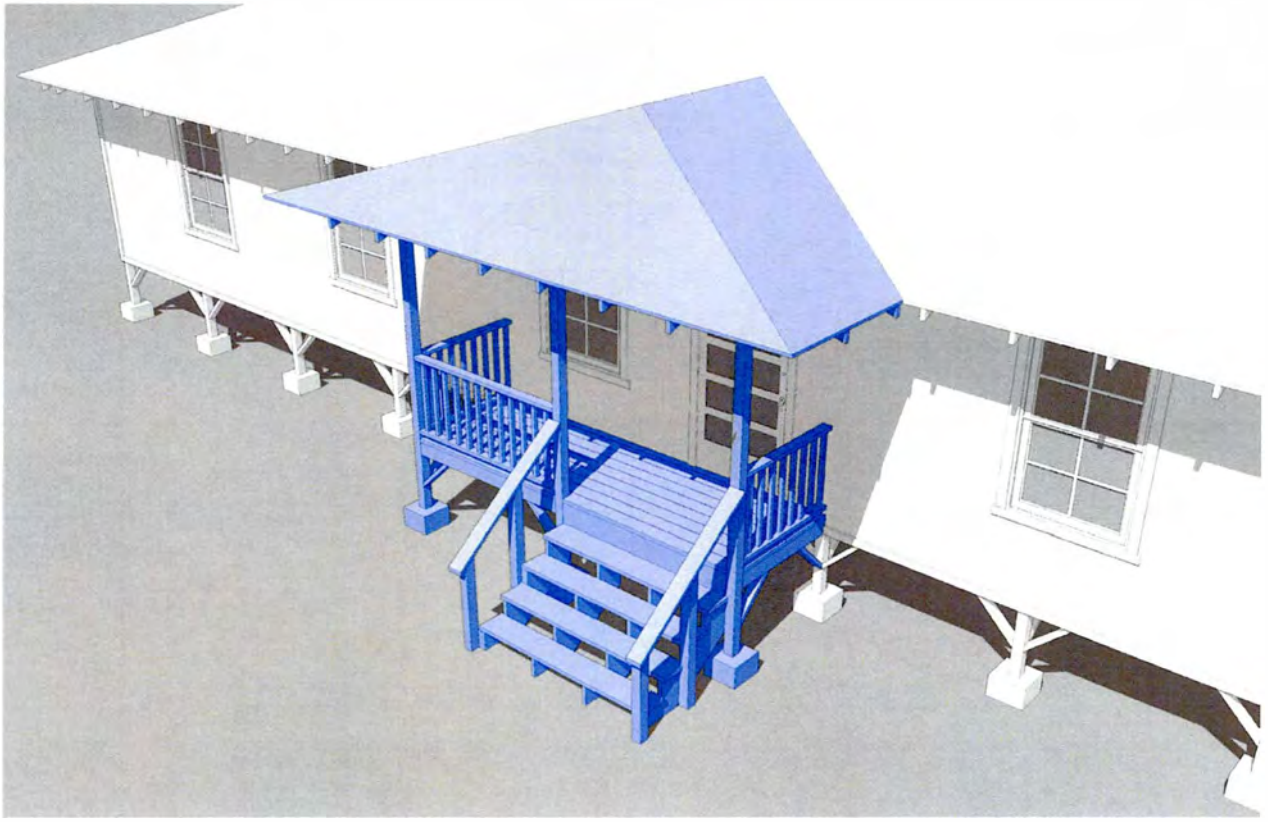


General note: Kaumakani Village Shared Parking Structure

Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Kā'awanui Village Building Type Frontages		32-34
2.3.010	Lānai, Projecting	32
2.3.020	Lānai, Engaged	33
2.3.030	Stoop	34

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

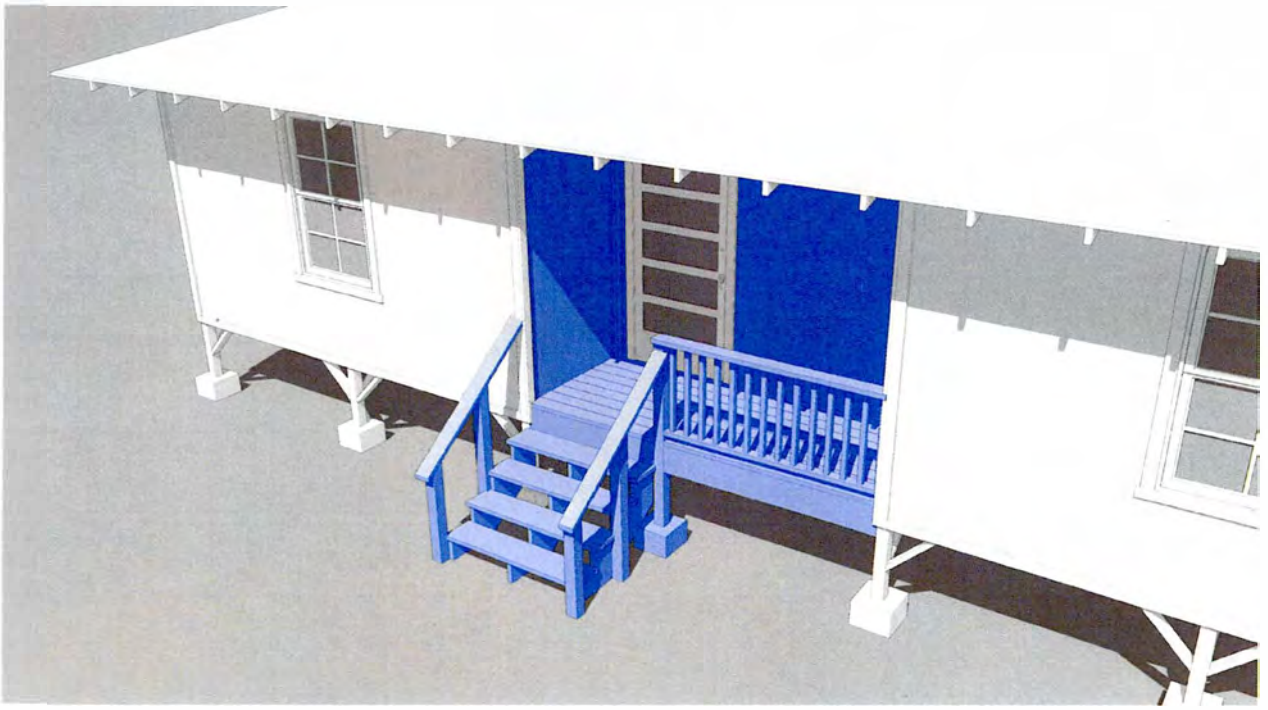
B. Location

i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be a minimum of 5 feet and a maximum or 12 feet.
ii. The depth of the frontage shall be a minimum of 4 feet and a maximum of 6 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.020 Lānai, Engaged



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building. If the Lanai, Engaged is situated in the center of the structure it can be engaged on 3 sides.

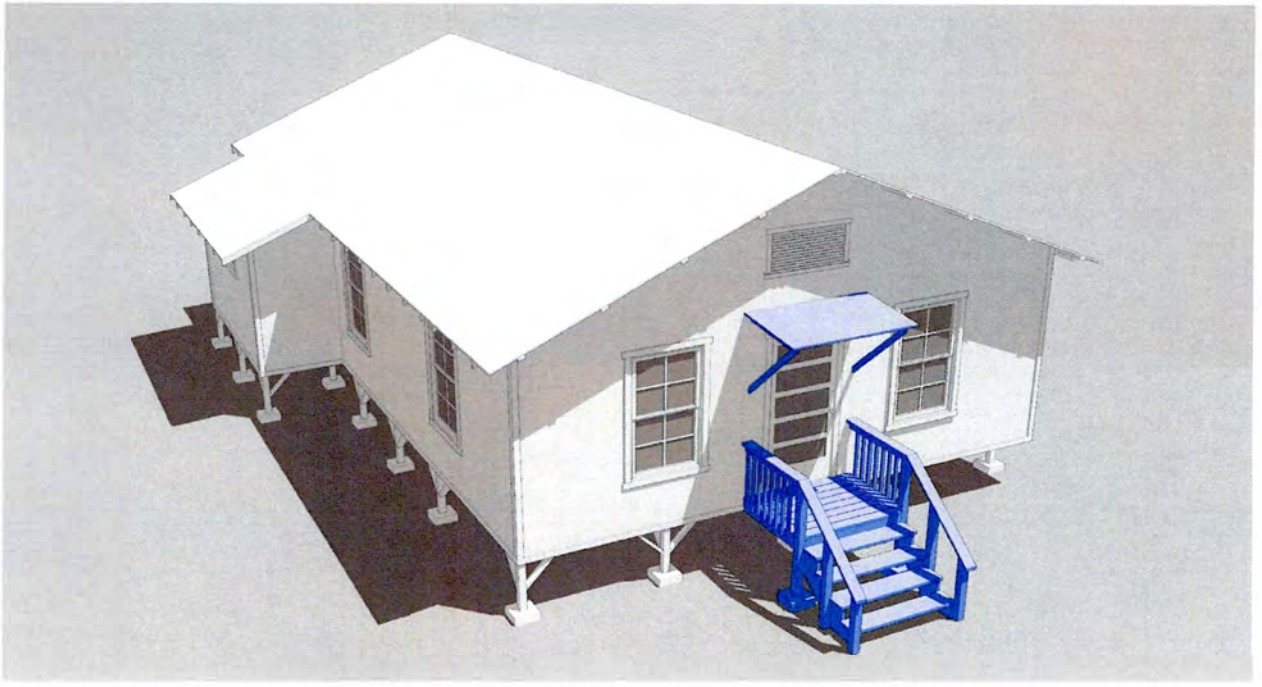
B. Location

i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be a minimum of 8 feet and a maximum of 12.
ii. The depth of the frontage shall be a minimum of 4 feet and maximum of 8 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.030 Stoop



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

i. The Stoop shall be located on the front of the building facing the thoroughfare.

C. Size

i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**36**
3.1.010	Purpose	36
3.1.020	Applicability	36
3.1.030	Standards	36
Sub-Article 3.2: Civic Space Standards		**37-40**
3.2.010	Purpose	37
3.2.020	Standards	37
3.2.030	Civic Spaces	37-38
3.2.040	Civic Space Type Standards	39-40

Sub-Article 3.1: Thoroughfare Standards

3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.

3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.

3.1.030 **Standards:**

A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.

B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:

1. The thoroughfare is 18 to 20 ft. in width;

2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;

3. On street parking is prohibited;

4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.

5. The shared parking facility has at least one parking stall for each of the associated residences it services.

6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.

3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.

3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.

B. Size. The overall range of allowed sizes of the civic space.

C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.

1. Building. Civic spaces that are listed as having a "Building" Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.

2. Independent. Civic spaces that are listed as having an "Independent" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.

D. Disposition of Elements. The placement of objects within the civic space.

1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.

2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.

3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.

Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;

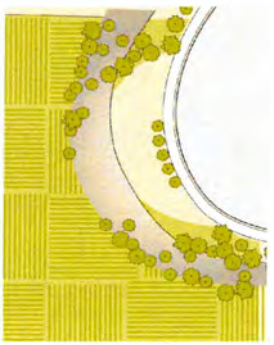
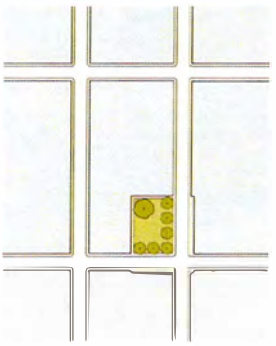
B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;

C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or

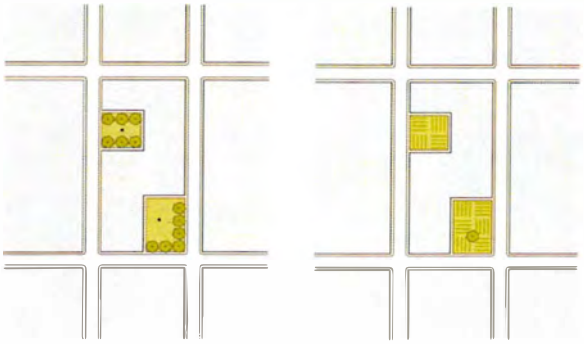
D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards			
Civic Space Type	**Special Use Park**	**Overlook Park**	**Pocket Park**
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**42-43**
4.1.010	Purpose	42
4.1.020	Applicability	42
4.1.030	Review Authority	42
4.1.040	Concurrent Processing	43
4.1.050	Rules of Interpretation	43
Sub-Article 4.2: Permits and Approvals		**44-45**
4.2.010	Zoning Permits	44-45
4.2.020	Use Permits	45
4.2.030	Variance	45
4.2.040	Minor Modifications	45
Sub-Article 5.3: Administration and Enforcement		**46**
4.3.010	Amendments	46
4.3.020	Non-Conforming Provisions	46
4.3.030	Appeals	46
4.3.040	Fee Exemptions	46
4.3.050	Enforcement	46

Sub-Article 4.1: Purpose and Applicability

4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.

4.1.020 **Applicability:**

A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Kā'awanui Village Transect Map).

B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua'i County Code 1987, as amended.

C. In case of conflict between any provision of this Code, Kaua'i County Code Chapter 8 (Comprehensive Zoning Ordinance) ("CZO"), and any other Kaua'i County Code, rule, or regulation conflict, this Code shall apply.

4.1.030 **Review Authority:**

A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.

B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority).

4.1.050 **Rules of Interpretation:**

A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.

B. Language.

1. The words "shall," "must," "will," "is to," and "are to" are always mandatory:
2. "Should" is not mandatory but is strongly recommended; and "may" is permissive;
3. The present tense includes the past and future tenses; and the future tense includes the present;
4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
5. The words "includes" and "including" shall mean "including but not limited to".
6. "Applicant" means an owner or any person who has full written authorization of the owner.
7. "Owner" means the holders of equitable and legal title of land in fee simple.
8. When used in this Code, the terms "Code," "this Code," or "Form-Based Code" means the West Kaua'i Form-Based Code

C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.

D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 **Zoning Permits:**

A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.

B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).

C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).

D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:

1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:

    a. For non-residential or mixed-use projects that are generally permitted; or

    b. For residential projects, the project consists of no more than one (1) dwelling unit.

2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.

3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:

    a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or

    b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

    a. For non-residential or mixed-use projects that require a use permit; or

    b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or

    c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars ($500.00), whichever is greater.

4.2.020 Use Permits:

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 Variance:

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 Minor Modifications:

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 **Non-Conforming Provisions:**

Nothing in the Kā'awanui Village Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transact beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Kā'awanui Village Form-Based Code.

4.3.030 **Appeals:**

A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.

B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.

C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 **Fee Exemptions:**

A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 **Enforcement:**

A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases **48-49**

5.1.010 Definitions 48-49

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gablet/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 "West Kaua'i Regional Map Showing Town Plan Areas".

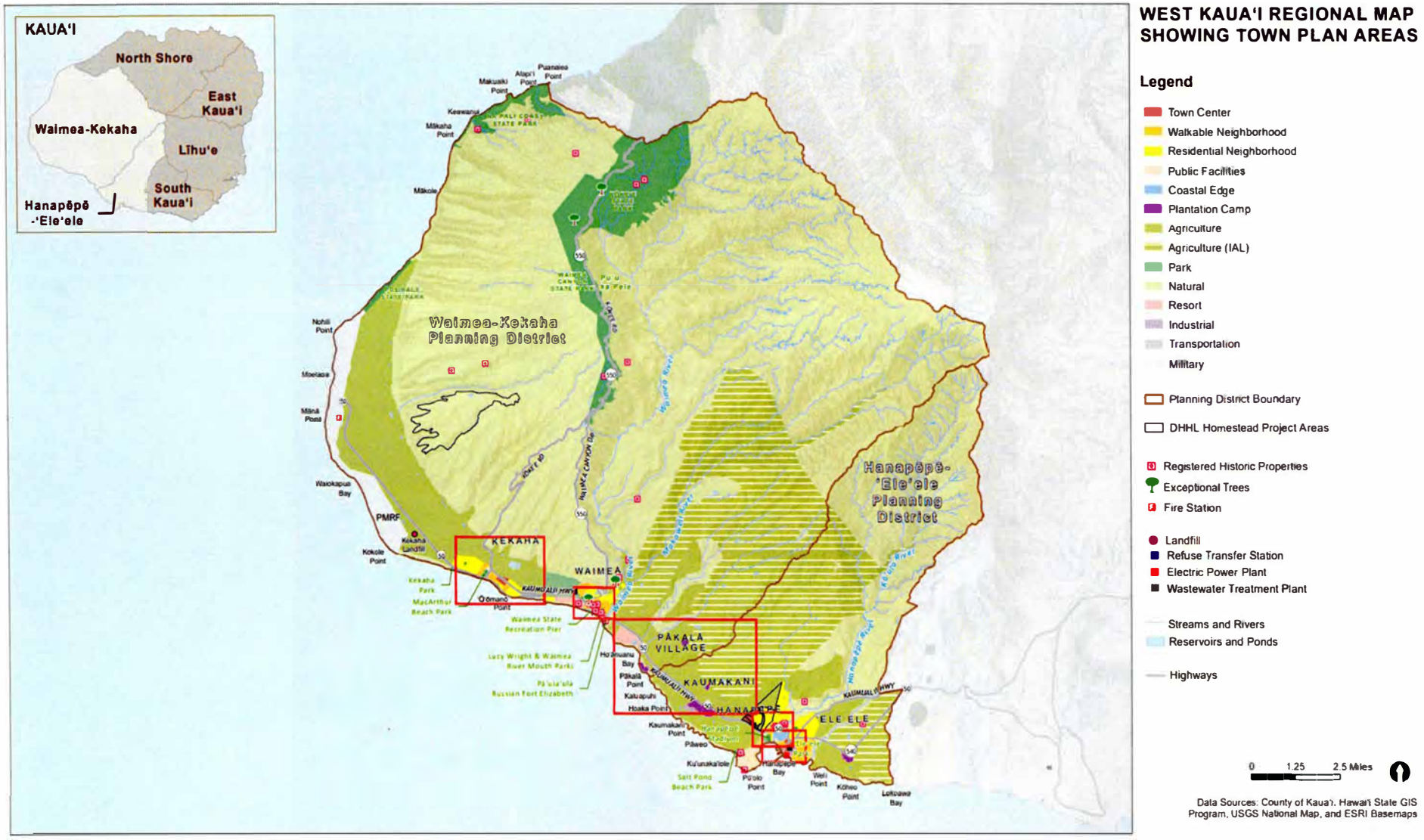


FIGURE 12 | Regional Town Plan Map

“EXHIBIT C”

(Proposed State Land Use District Amendment A-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I

(County of Kaua'i Planning Department, Applicant) (A-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 1-7-006:006 from Agricultural to Urban.

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Makaweli, Kaua'i, identified as TMK (4) 1-7-006:006, as shown on the attached map as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (A) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in Exhibit A.

2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.

3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

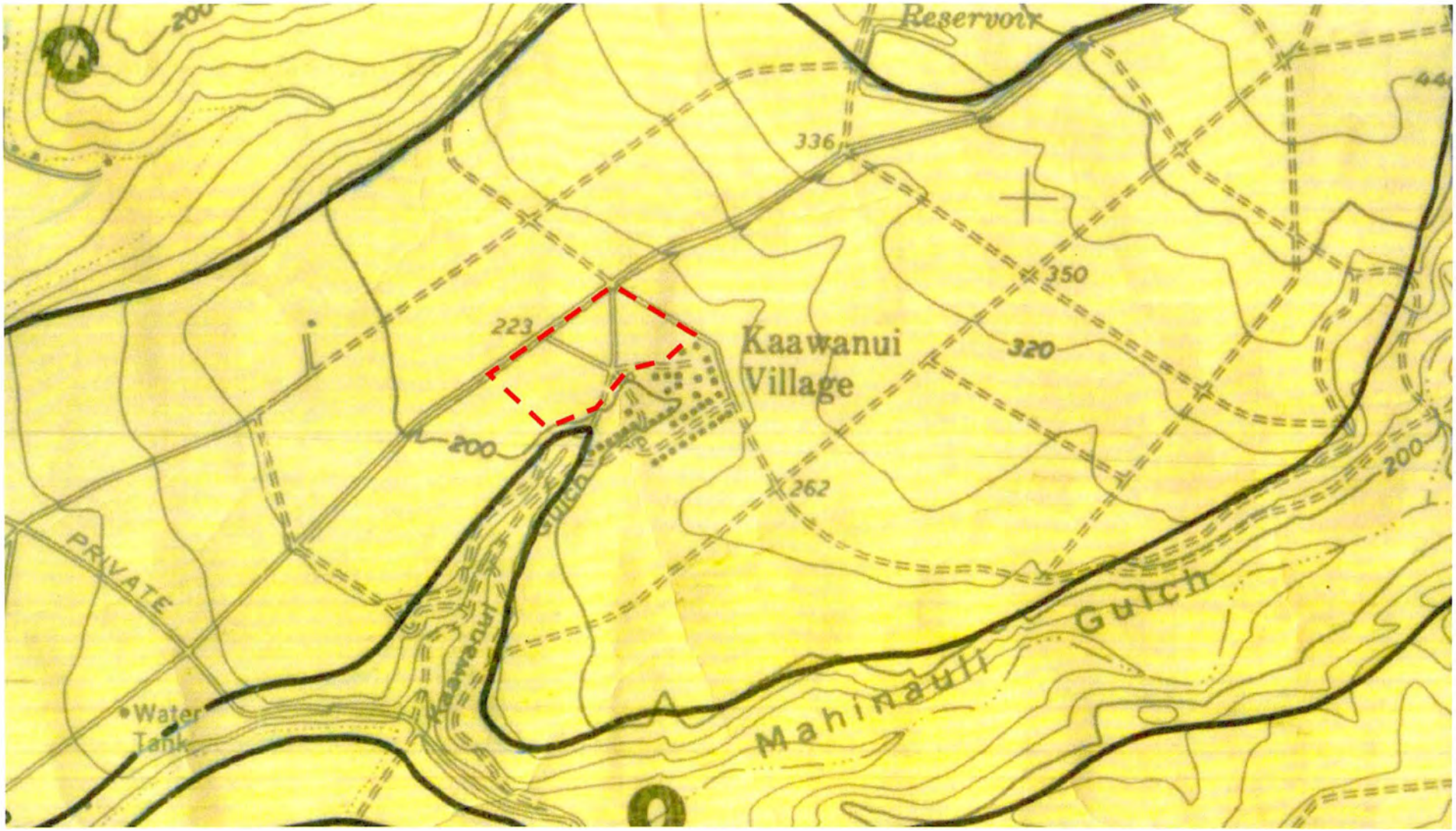
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

“EXHIBIT D”

(Proposed Zoning Amendment ZA-2025-5)

For reference

ORDINANCE NO. _____ BILL NO. _____

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO ZONING BOUNDARIES IN MAKAWELI, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-5)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 1-7-006:006, from "Agricultural" (Ag) to "Residential-1" (R-1).

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that TMK (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds the Kā'awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

SECTION 3. The Comprehensive Zoning Ordinance (CZO) is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A of this Ordinance which are attached hereto and incorporated by reference, subject to the following conditions:

1. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

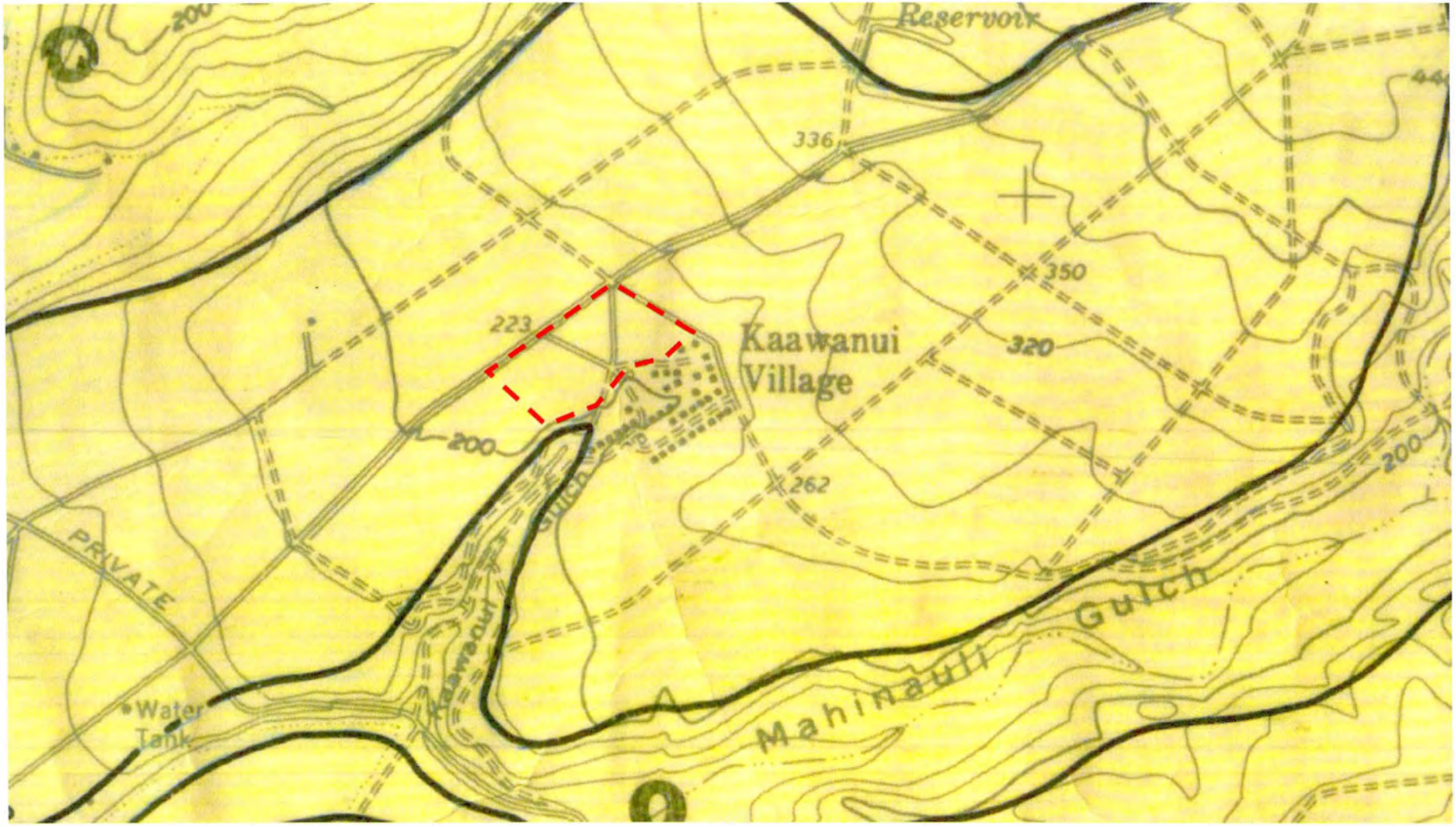
SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by:

Exhibit A



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Residential-1 (R-1)

Makaweli, Kaua'i, Hawai'i

Agricultural (AG) to Residential-1 (R-1) District Boundary Update

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

TRANSMITTAL OF AGENCY COMMENTS TO PLANNING COMMISSION

DATE: April 1, 2025

PERMIT NUMBER(S): ZA-2025-5

APPLICANT(S): KAUAI PLANNING DEPARTMENT

Attached for the Planning Commission's reference are agency comments for the permit referenced above.

K.1.a.
APR 0 8 2025

4444 Rice Street, Suite A473 • Līhu'e, Hawai'i 96766 • (808) 241-4050 (b) • (808) 241-6699 (f)
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MAR 11 '25 PM3:18
PLANNING DEPT

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/11/2025

SUBJECT: Zoning Amendment ZA-2025-5
Tax Map Key: 170060060000
Applicant: Planning Department
Rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1)

TO:

- [ ] State Department of Transportation - STP
- [x] State DOT - Highways, Kauai (info only)
- [ ] State DOT - Airports, Kauai (info only)
- [ ] State DOT - Harbors, Kauai (info only)
- [x] State Department of Health
- [ ] State Department of Agriculture
- [ ] State Office of Planning
- [ ] State Dept. of Bus. & Econ. Dev. Tourism
- [ ] State Land Use Commission
- [x] State Historic Preservation Division
- [ ] State DLNR - Land Management
- [ ] State DLNR - Forestry & Wildlife
- [ ] State DLNR - Aquatic Resources
- [ ] State DLNR - Conservation & Coastal Lands
- [ ] Office of Hawaiian Affairs
- [x] County DPW - Engineering
- [ ] County DPW - Wastewater
- [ ] County DPW - Building
- [ ] County DPW - Solid Waste
- [ ] County Department of Parks & Recreation
- [x] County Fire Department
- [x] County Housing Agency
- [ ] County Economic Development
- [x] County Water Department
- [ ] County Civil Defense
- [x] County Transportation Agency
- [ ] KHPRC
- [ ] U.S. Postal Department
- [ ] UH Sea Grant
- [ ] Other:

FOR YOUR COMMENTS (pertaining to your department)

3.10.2025

NO COMMENT.

This matter is scheduled for a public hearing before the County of Kauai Planning Commission on 3/11/2025 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, at 9:00 am or soon thereafter. If we do not receive your agency comments within one (1) month from the date of this request, we will assume that there are no objections to this permit request. Mahalo!

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

DIRECTOR'S REPORT

I. SUMMARY

Action Required by Planning Commission:	Consideration of multiple bills amending Chapter 8 of the Kaua'i County Code 1987, as amended, regarding the Comprehensive Zoning Ordinance (CZO), the Kaua'i Kākou – Kaua'i County General Plan, the State Land Use District, and the West Kaua'i Community Plan.
Permit Application Nos.	Zoning Amendment ZA-2025-5 Zoning Amendment ZA-2025-6 General Plan Amendment GPA-2025-3 State Land Use Amendment A-2025-3
Name of Applicant(s)	COUNTY OF KAUA'I, PLANNING DEPARTMENT

II. PERMIT INFORMATION

AMENDMENTS	
☒ **Zoning Amendment**	Pursuant to KCC Section 8-3.4(a), as amended, a Zoning Amendment is necessary when changing the boundaries of districts or by changing text whenever the public necessity and convenience and the general welfare require an amendment.
☒ **General Plan Amendment**	Pursuant to KCC Section 7-3.1, as amended, the General Plan of the County of Kaua'i may be amended by ordinance, in accordance with the Charter. An amendment may change provisions of this ordinance; text provisions or map designations of the General Plan document; or any of these in combination.
☒ **State Land Use District Amendment**	Pursuant to KCC Section 11-1, as amended, a State Land Use District Boundary Amendment Ordinance, organized as a Zoning Amendment, is required to reclassify a State Land Use District designation.

III. LEGAL REQUIREMENTS

KCC Section 8-3.4	
Public Hearing Date:	March 11, 2025
Date of Publication:	February 7, 2025
Date of Director's Report:	February 26, 2025

K.5. F.4.e.1.
K.6. F.4.f.1.
K.7. F.4.g.1.
K.8. F.4.h.1.
APR 08 2025 March 11, 2025

IV. DESCRIPTION OF PROPOSED BILLS

There are four separate amendments associated with the proposed Kā'awanui Village area:

1. **General Plan Amendment (GPA-2025-3)** – Proposes to amend Figure 5-1 (Kaua'i Land Use Map) and Figure 5-2 (West Kaua'i Land Use Map) of the *Kaua'i Kakou – Kaua'i County General Plan* from Agriculture to Plantation Camp (Exhibit A).

2. **West Kaua'i Community Plan Amendment (ZA-2025-6) –** Proposes amendments to Chapter 10, Article 3 of the *Kaua'i County Code 1987, as amended*, related to the West Kaua'i Community Plan (Exhibit B). This includes:

    - Amending Section 10-3 to establish a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-KAAV-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan.

    - Updating figure 12 of the West Kaua'i Community plan, Regional Town Plan Map to change the land use designation within the SPA-Q boundaries from Agriculture to Plantation Camp.

3. **State Land Use District Amendment (A-2025-3)** – Proposes to change approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4)1-7-006:006 from Agricultural to Urban (Exhibit C).

4. **Zoning Map Amendment (ZA-2025-5) –** Proposes to amend approximately 14.9 acres of Zoning Map ZM-200 to reflect zoning changes for TMK (4) 1-7-006:006 from Agricultural (Ag) to Residential-1 (R-1) (Exhibit D).

The proposed ordinances to amend County Zoning, the State Land Use District, the General Plan, and the West Kaua'i Community Plan aim to encourage new growth in an adjacent area to Kā'awanui Village that maintains and enhances its distinct form and character.

V. APPLICANT'S REASONS/JUSTIFICATION

The Kā'awanui Plantation Camp Form-Based Code (FBC) guides development in alignment with the West Kaua'i Community Plan and the County of Kaua'i General Plan. This FBC establishes a regulatory framework to preserve the character of the existing plantation camps, including Kā'awanui Village, while allowing for limited infill development and housing expansion. The Plantation Camps should remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity. The intent of the code would:

1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Kā'awanui Village historic plantation camp.
2. Support and maintain affordable-by-design housing stock.
3. Encourage appropriately scaled infill development within or near the historic boundaries of the camps.

Form-Based Codes (FBC) are a development regime that encourages the development of communities with a focus on "building form and character" as opposed to development frameworks based on the separation of uses, regularly referred to as Euclidian zoning. FBCs have been adopted to serve a variety of purposes that can include historic preservation, economic development, sustainability, affordable housing, and general planning. FBC follows a natural to urban transect model, that progressively experience greater density in line with desired development outcomes. The model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). Kaua'i only experiences four transect types (T1-T4).

The development of FBCs included an intensive inventory process and an exercise to identify unique or historical characteristics that define the respective towns and villages. The Kā'awanui Plantation Camp transect is considered a special district due to the unique patterns which were identified. Within the Kā'awanui FBC, this transect is classified as T3 Kā'awanui Village Flex (T3KAAVF-PC), reinforcing and preserving the historic development patterns of the Kā'awanui community. The Kā'awanui FBC incorporates detailed regulations specific to building types, street standards, and civic space that are sensitive to the surrounding local character. The regulations set forth in the Form-Base Code help to maintain the unique characteristics of Kā'awanui Village.

Creating design standards specific to these areas ensures history and culture are a part of the future development. The Kā'awanui Plantation Camp Form-Based Code includes elements such as roof pitches, siding materials, building massing, building types, frontages, setbacks, rear exists and wings, and are regulated to reinforce existing character and to create new, compatible neighborhoods in Kā'awanui Village. For example, the building type regulations in T3 Kā'awanui Village Flex (T3KAAVF-PC) capture the form and characteristics of the historical Kā'awanui cottages. Crafting regulations that require unique features such as single or double hung windows, 4:12, 5:12, or 6:12 roof pitches, wood-based material, post and pier, and height of the wall ensure that new cottages will maintain the same look and feel of the surrounding cottages.

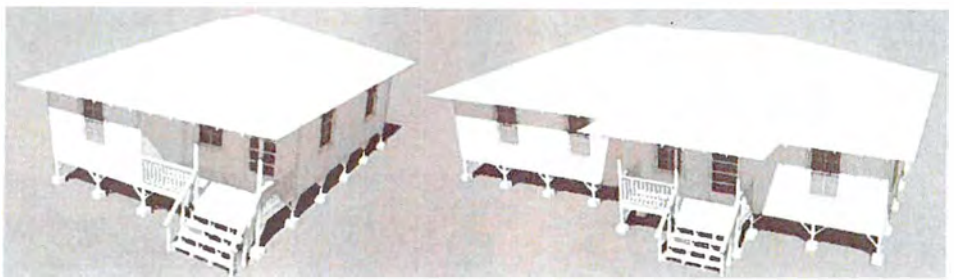


Figure 1: Example of applying the T3 Kā'awanui Village Flex (T3KAAVF-PC) regulations.



Figure 2, 3, 4: Pictures of Kā'awanui Village Cottages.

Form-Based Code differs from the existing use-base code requirements in the Comprehensive Zoning Ordinance in that the primary emphasis is on building and streetscape "form", the importance of how the proposed development is integrated with the existing town character. This is a more comprehensive approach that includes the regulation of building types, street design, and civic space requirements. These standards are crafted to regulate the specific and desired qualities of areas identified through the inventory and data collection process.

The County of Kaua'i has adopted multiple Form-Based Codes tailored to preserve the unique and localized characteristics of South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camps. During the South Kaua'i and West Kaua'i Community planning efforts, the community sought to preserve and revitalize their town cores. Form-Base Codes were ideally suited to meet this community goal. Since the adoption of the South Kaua'i, West Kaua'i, and the Kaumakani Plantation Camp Form-Based Code, the Planning Department and the respective communities have seen the value of this development approach.

Consistent with the West Kauai towns of Waimea, Kekaha, 'Ele'ele, and Hanapēpē, Kā'awanui Village supports unique town and village features that can benefit from the establishment of a Form-Based Code. Kā'awanui Form-Based Code is a tool that seeks to maintain the existing character of Kā'awanui Village while simultaneously establishing design guidelines that inform buildout scenarios.

Implementing the Kā'awanui Form-Based Code requires several zoning amendments to achieve the appropriate regulatory alignment between State and County Zoning. These amendments will allow for 14.9 additional acres for predominately residential uses.

1. **General Plan Amendment (GPA-2025-3)** – The General Plan amendment updates the Kaua'i Land Use Map and West Kaua'i Land Use Map within the General Plan to reflect a change from Agriculture to Plantation Camp, aligning with the historic residential uses of the area and future vision for lands adjacent to the existing Kā'awanui Village. This designation supports the continued use and nominal expansion of the area for residential purposes.

2. **West Kaua'i Community Plan Amendment (ZA-2025-6)** – Updates to the West Kaua'i Community Plan ensure consistency between local planning documents and the Kā'awanui FBC. The amendment revises the **Regional Town Plan Map (Figure 12)** to change the land use designation within the **Special Planning Area – Plantation Camp (SPA-Q)** from **Agriculture to Plantation Camp**, supporting the envisioned small-town character and historic Kā'awanui Village development. The proposal also amends Section 10-3 to establish a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed-Use District." The Special Planning Area shall be adopted with a new map ZM-KAAV-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan.

3. **State Land Use District Amendment (A-2025-3)** – This amendment is needed to reclassify **14.9** acres from **Agricultural** to **Urban**, allowing for residential development adjacent to the historic Kā'awanui Village residential footprint to allow for a nominal expansion of the area for residential purposes while keeping within the form and character of the historic camp.

4. **Zoning Map Amendment (ZA-2025-5)** – This change updates the underlying County of Kauai Zoning from Agricultural (Ag) to Residential-1 (R-1) allowing for residential development adjacent to the historic Kā'awanui Village area.

VI. AGENCY COMMENTS

Comments from applicable government agencies are being sought and are expected at the time of the public hearing scheduled for March 11, 2025.

VII. PRELIMINARY EVALUATION

In evaluating the proposed zoning amendment, the following aspect should be taken into consideration:

1. Comprehensive Zoning Ordinance (CZO)

The proposed amendment is to be evaluated pursuant to Section 8-3.4(d) of the CZO, Kaua'i County Code (KCC), as amended. The section, reads:

> "(d) Consideration. In considering an amendment, the Planning Commission shall consider the purposes of the existing and proposed changes to the Zoning Ordinance. A change in the Zoning Map or text shall not be made unless the change will further the public necessity and convenience and the general welfare."

As previously mentioned, the intent of the amendment is to amend the West Kaua'i Community Plan to add Special Planning Area "Q" (SPA-Q), which shall be referred to as the "Kā'awanui Village Plantation Camp Walkable Mixed Use District." Amending the code to include Special Planning Area "Q" would further accommodate public necessity and for convenience.

2. General Plan

The 2018 General Plan sets forth a vision, goals, and policies to guide future growth on Kaua'i. The proposed amendment is consistent with the overall vision and policies outlined in the 2018 General Plan.

A. Section 1.4, entitled "Policies to Guide Growth"

i. **Policy #1: "Manage Growth to Preserve Rural Character"**
The new design standards that correspond with Special Planning Area "Q" will ensure the rural characteristics of our communities are maintained through the preservation of the Kā'awanui Village building form and characteristics.

ii. **Policy #2: Provide Affordable Housing While Facilitating a Diversity of Privately-Developed Housing for Local Families.**
According to the General Plan, Communities that cater to a high-end market, resulting in enclaves of similar household incomes and housing types, are no longer acceptable. The design standards that correspond with Special Planning Area "Q" limit development to building standards that cater to and support the local housing market. These design standards will provide an opportunity to create housing for local families.

iii. **Policy #3: Recognize the Identity of Kaua'i's individual Towns and Districts.**
Policy #3 of the General Plan states that Kauai's towns and planning districts are distinct, each with its own character, opportunities, and needs. The design standards outlined for Kā'awanui Village acknowledge the characteristics and features that generate the unique community identity of the Kā'awanui Village.

B. Section 3.0 Actions by Sector, Subsection Sector VII, entitled "Heritage Resources" states for code changes:

i. **Update and create Special Planning Areas in towns to ensure new development and redevelopment of existing sites or structures is done in a "historically sensitive" manner.** The proposed Kā'awanui Form-Based Code implements these exact code changes recommended by the General Plan creating design standards to preserve the historic character of Kā'awanui Village.

X. PRELIMINARY CONCLUSION

Based on the foregoing, it is concluded that the proposal is reasonable and appropriate. It is also consistent with the policies and recommendations of the Kaua'i General Plan.

XI. PRELMINARY RECOMMENDATION

Based on the foregoing evaluation and conclusion, it is hereby Zoning Amendment ZA-2025-5, Zoning Amendment ZA-2025-6, General Plan Amendment GPA-2025-3 and State Land Use District Amendment A-2025-3 be **APPROVED**.

By _____
SHELEA KOGA
Planner

Approved & Recommended to Commission:

By _____
KA'ĀINA S. HULL
Director of Planning

Date: 3/7/2025

“EXHIBIT A”

(Proposed General Plan Amendment GPA-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING "KAUA'I KĀKOU – KAUA'I COUNTY GENERAL PLAN" (2018) RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I

(County of Kaua'i Planning Department, Applicant) (GPA-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to update the booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) (incorporated by reference in Chapter 7, Kaua'i County Code 1987, as amended) (The General Plan for the County of Kaua'i). The subject property, identified as Tax Map Key (TMK) Parcel (4) 1-7-006:006 and referred to hereafter as " Kā'awanui Village," is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli.

The Council finds the Kā'awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the Kā'awanui Village area maintain a unique sense of identity and has historic features and qualities that should be perpetuated.

The Council finds that the current landowner (Gay & Robinson Inc) has consented to this General Plan amendment.

SECTION 2: The booklet entitled "Kaua'i Kākou – Kaua'i County General Plan" (2018) is amended as follows:

1. Amend page 229 by deleting Figure 5-1, Kaua'i Land Use Map (as previously amended by Ordinance No. 1084), and replacing it with a new map, Figure 5-1, Kaua'i Land Use Map, as shown on the map attached to this Ordinance as Exhibit B, and on file with the Planning Department, County of Kaua'i.

2. Amend page 233 by deleting the amended Figure 5-2, West Kaua'i Land Use Map (as previously amended by ordinance No. 1084), and replacing it with a new map, Figure 5-3 West Kaua'i Land Use Map as shown on the map attached to this Ordinance as Exhibit C, and on file with the Planning Department, County of Kaua'i.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

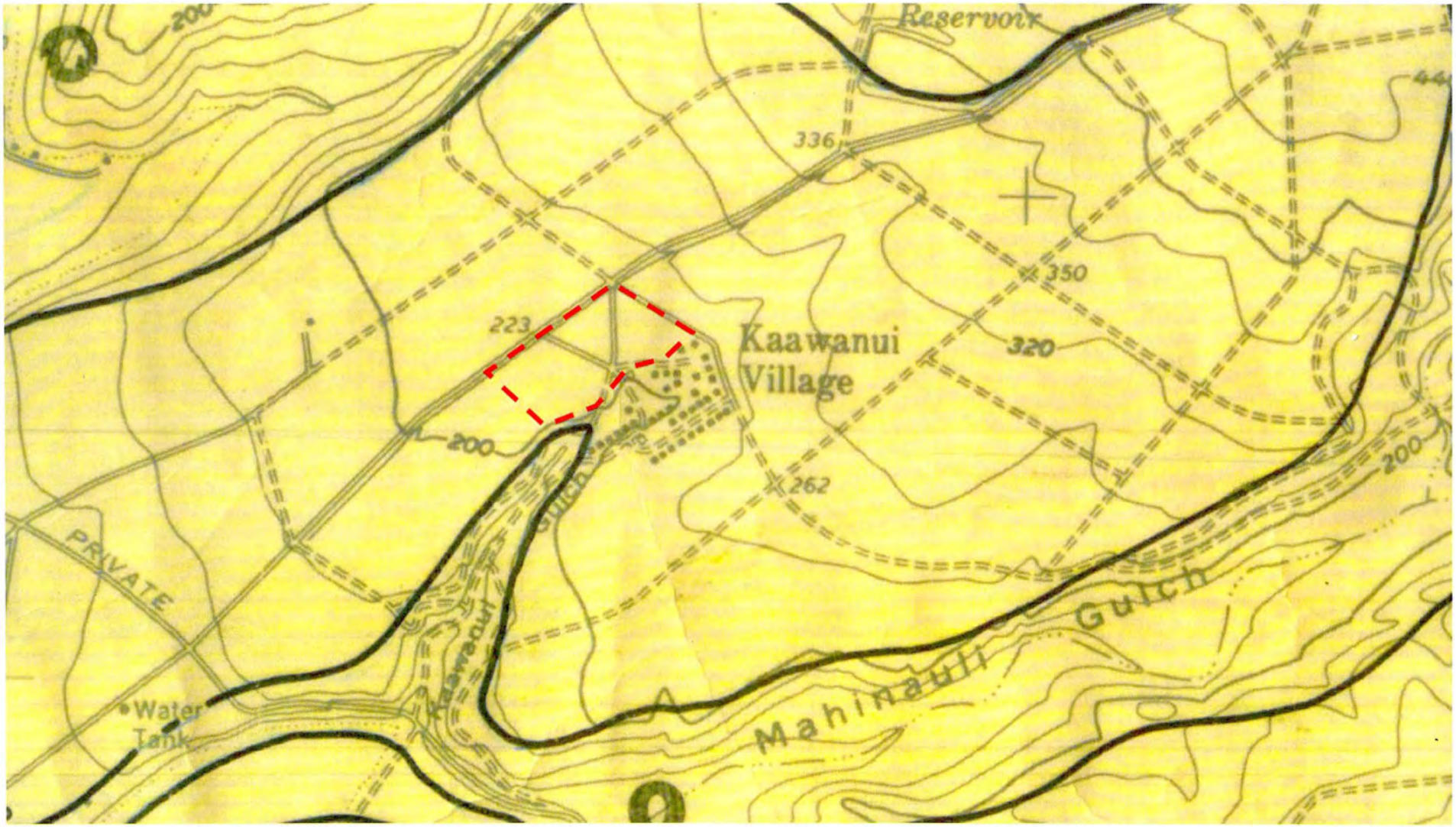
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

Exhibit B

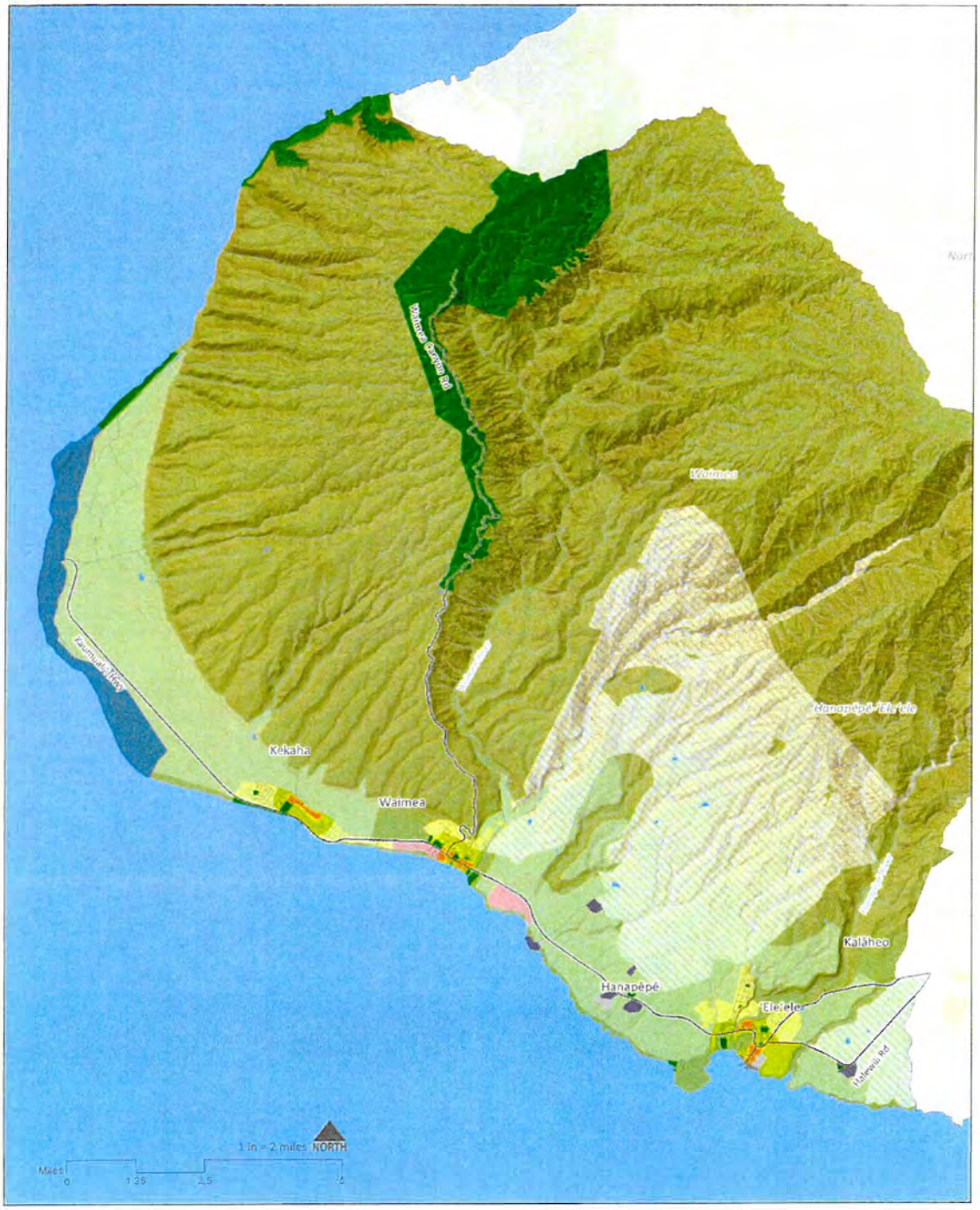
Map Showing Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-1 "Kaua'i Land Use Map"

- Planning District Boundary
- Major Roads
- Roads
- Streams
- USGS 40 ft. Contours
- Urban Edge Boundary
- Reservoirs
- Natural
- Agricultural
- Agricultural (IAL)
- Parks and Recreation
- Golf Course
- Homestead
- Residential Community
- Urban Center
- Neighborhood Center
- Neighborhood General
- Large Town
- Small Town
- Resort
- Provisional Resort (Pending Community Plan Process)
- University Zone
- Plantation Camp
- Industrial
- Transportation
- Military
- Provisional Agriculture



Exhibit C

Map Showing Proposed Amendment to the Kaua'i General Plan (2018) Land Use Map Figure 5-2 Hanapēpē to 'Ele'ele to Figure 5-2 "West Kaua'i District"



Major Roads
Roads
Streams
USGS 40 ft. Contours
Planning District Boundary
Reservoirs

Natural
Agricultural
Agricultural (IAL)
Parks and Recreation
Residential Community
Neighborhood Center
Neighborhood General

Resort
Plantation Camp
Industrial
Transportation
Military



“EXHIBIT B”

(Proposed Zoning Amendment ZA-2025-6)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING CHAPTER 10 ARTICLE 3, KAUA'I COUNTY CODE 1987, AS AMENDED, RELATING TO THE WEST KAUA'I COMMUNITY PLAN IMPLEMENTING ORDINANCE (2020)

(County of Kaua'i Planning Department, Applicant) (ZA-2025-6)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Findings and Purpose. The purpose of this Ordinance is to amend Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "Q", which shall be referred to as the "Kā'awanui Plantation Camp Walkable Mixed Use District", and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC6-100 (Kā'awanui Village) involving a portion of a property further identified as Tax Map Key 1-7-006:006. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-Q boundaries.

The Council finds the Kā'awanui Village amendment boundaries delineated by the map in Exhibit A.

The Council finds that TMK Parcel (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that the current landowner (Gay & Robinson Inc) has consented to this West Kaua'i Community Plan amendment.

SECTION 2. Amend Section 10-3 of the Kaua'i County Code to add a Special Planning Area "Q" (SPA-Q), which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed Use District". The Special Planning Area shall be adopted with a new map ZM-KC6-100 (Kā'awanui Village) and adopted within the West Kaua'i Community Plan as attached in Exhibit B. The corresponding design standards in text format shall be adopted within the West Kaua'i Community Plan as attached in Exhibit C.

SECTION 3. The booklet entitled "West Kaua'i Community Plan" (2020) is amended as follows:

1. Amend page 126 by deleting Figure 12, Regional Town Plan Map, and replacing it with a new map, Figure 12, Regional Town Plan Map, as shown on the map attached to this Ordinance as Exhibit D, and on file with the Planning Department, County of Kaua'i.

SECTION 4. The content of Chapter 10, Article 3, West Kaua'i Community Plan Implementing Ordinance, Kaua'i County Code, as amended is amended as follows:

§ 10-3.1. Title and Purpose.

(a) This Article shall be known and may be cited as the "West Kaua'i Community Plan Implementing Ordinance." It is adopted:

(1) To provide design and development standards in order to implement the detailed planning goals and objectives for the West Kaua'i Planning District;

(2) To establish special planning areas, future growth areas, land uses, and development and design standards to guide and regulate future development;

(3) To protect certain physical characteristics found to be of particular public value, as provided in Chapter 8, Article 11, Section 6, Kaua'i County Code 1987, as amended (Special Planning Areas); and

(4) Establish exceptions, modifications, or additions to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) in order to more specifically provide for the regulation of land use, subdivision, and development practices within the West Kaua'i Planning District.

(b) Nature of the West Kaua'i Community Plan Ordinance. This Article provides the necessary framework and guidelines to direct future development and capital improvements in the West Kaua'i area, whose boundary is described in the report entitled "West Kaua'i Community Plan." Additionally, this Article supplements Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance) by regulating use and development standards within the West Kaua'i Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, Ordinance No. 1138, [and] Ordinance No. XXXX, and Ordinance No. XXXX on file with the Planning Department, County of Kaua'i.

(c) The guidelines of this Article are based on the report entitled "West Kaua'i Community Plan" (Planning Commission draft approved in 2020, as amended by the Kaua'i County Council in 2020, and as may be subsequently amended), a booklet whose major components include:

(1) Regional and town plan maps;

(2) Policies for the West Kaua'i region as a whole;

(3) Goals and objectives for Kekaha, Waimea, Hanapēpē, 'Ele'ele, Port Allen, Kaumakani, Pākalā Village, Numila, and other areas; and

(4) Appendices.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.2. Vision and Goals.

The vision and goals for the region referred to in this Article, which shall be known as the West Kaua'i Planning District, and its communities are described in the report entitled "West Kaua'i Community

Plan."

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.3. Application of Regulations.

(a) The West Kaua'i Form-Based Code, attached as Appendix "C", the Plantation Camp Form-Based Code, attached as Appendix "D", [and] the Numila Plantation Camp Form-Based Code, attached as Appendix "E," and the Kā'awanui Planation Camp Form-Based Code, attached as Appendix "F" to the West Kaua'i Community Plan, are by reference incorporated herein and made a part hereof. The provisions of the West Kaua'i Form-Based Code, the Plantation Camp Form Based Code, [and] the Numila Plantation Camp Form Based Code, and the Kā'awanui Planation Camp Form-Based Code shall apply to all new development located within the Special Planning Areas, as identified in the zoning maps or surveyed maps, or both, attached to Ordinance No. 1083, Ordinance No. 1138, [and] Ordinance No. XXXX, and Ordinance No. XXXX on file with the Planning Department, County of Kaua'i.

(b) The regulations and procedures established in Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) shall apply within the Special Planning Areas of the West Kaua'i Planning District, except to the extent that such regulations or procedures are changed or modified by the provisions of the West Kaua'i Form-Based Code. When the provisions of this Article differ with respect to the provisions of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance) and Chapter 9, Kaua'i County Code 1987, as amended (Subdivision Ordinance), the West Kaua'i Form-Based Code shall supersede such provisions as provided in Chapter 8, Article 11, Kaua'i County Code 1987, as amended (Special Treatment Districts (ST)).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.4. Existing Conditions.

(a) This Article does not mandate the immediate modification of structures and uses lawfully in existence upon the enactment of this Article.

(b) The requirements of this Article will not be triggered by routine maintenance not requiring a zoning permit.

(c) Existing Buildings and Structures. Buildings and structures lawfully in existence upon the enactment of this Article that do not conform to the provisions of this Article are subject to the requirements of Chapter 8, Article 13, Section 1, Kaua'i County Code 1987, as amended (Nonconforming Buildings and Structures).

(d) Existing Uses. Uses lawfully in existence upon the enactment of this Article that are not consistent with the Special Planning Areas will be allowed to continue on the parcel of record as provided in Chapter 8, Article 13, Section 2, Kaua'i County Code 1987, as amended (Nonconforming Uses).

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.5. Special Planning Areas, Designation, and Procedures.

(a) Designation of Special Planning Areas "K," "L," "M," "N," "O," [and] "P[.]" and "Q." The

boundaries of the following form-based code districts are hereby adopted as described in the West Kaua'i Form-Based Code and the Plantation Camp Form-Based Code, attached as Appendix "C," Appendix "D," [and] Appendix "E," and Appendix "F" to the West Kaua'i Community Plan, and shall be referred to as follows:

(1) Special Planning Area "K," which shall also be known as the "Kekaha Town Walkable Mixed Use District" and be designated as "SPA-K" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 1, and on file with the Planning Department, County of Kaua'i.

(2) Special Planning Area "L," which shall also be known as the "Waimea Town Walkable Mixed Use District" and be designated as "SPA-L" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 2, and on file with the Planning Department, County of Kaua'i.

(3) Special Planning Area "M," which shall also be known as the "Hanapēpē Town Walkable Mixed Use District" and be designated as "SPA-M" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 3, and on file with the Planning Department, County of Kaua'i.

(4) Special Planning Area "N," which shall also be known as the "'Ele'ele-Port Allen Walkable Mixed Use District" and be designated as "SPA-N" as shown on the zoning map attached to Ordinance No. 1083 as Exhibit 4, and on file with the Planning Department, County of Kaua'i.

(5) Special Planning Area "O," which shall also be known as the "Kaumakani Plantation Camp Walkable Mixed Use District" and designated "SPA-O" as shown on the zoning and surveyed maps attached to Ordinance No. 1138 as Exhibit 1, Exhibit 2a, and Exhibit 2b, and on file with the Planning Department, County of Kaua'i.

(6) Special Planning Area "P," which shall also be known as the "Numila Plantation Camp Walkable Mixed Use District" and designated "SPA-P" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(7) Special Planning Area "Q," which shall also be known as the "Kā'awanui Plantation Camp Walkable Mixed Use District" and designated "SPA-Q" as shown on the zoning map attached to Ordinance No. XXXX as Exhibit B, and on file with the Planning Department, County of Kaua'i.

(b) Designation of Zoning Maps. In order to carry out the purpose of this Article, the zoning maps ZM-K100 (Kekaha), ZM-W100 (Waimea), and ZM H200 (Hanapēpē) of Chapter 8, Kaua'i County Code 1987, as amended (Comprehensive Zoning Ordinance), are hereby amended. Zoning Map ZM-KV-100 (Kaumakani Village), ZM-KA-100 (Kaumakani Avenue), [and] ZM-NC-100 (Numila Camp), and ZM-KC6-100 (Kā'awanui Village) is hereby adopted.

(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

§ 10-3.6. Implementation of the West Kaua'i Community Plan.

The West Kaua'i Community Plan shall serve as a guide for all development within the West Kaua'i area.
(Ord. No. 1083, December 3, 2020; Ord. No. 1138, November 2, 2022)

SECTION 5. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 6. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 7. This Ordinance shall take effect upon its approval.

Introduced by:

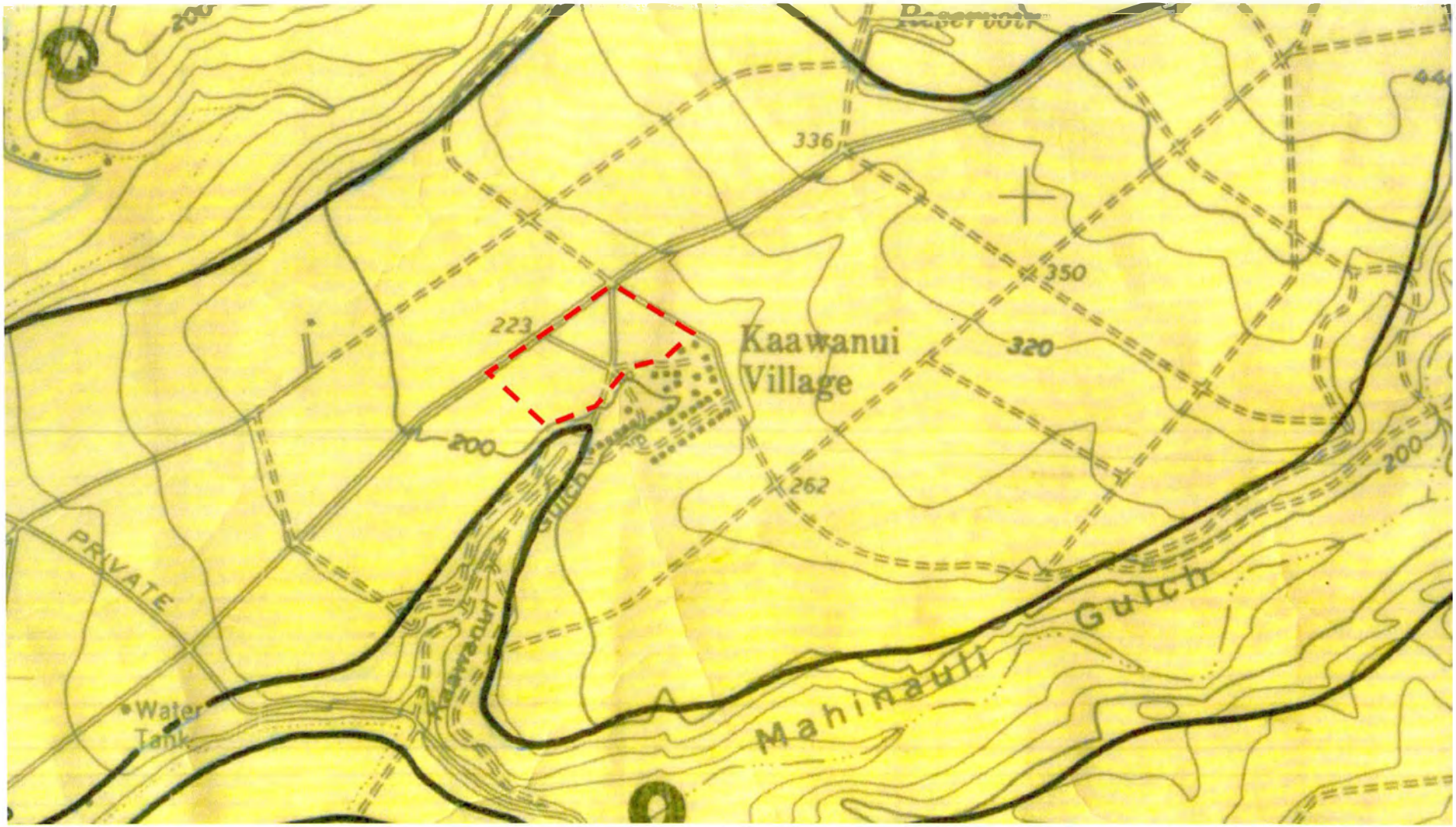
(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A

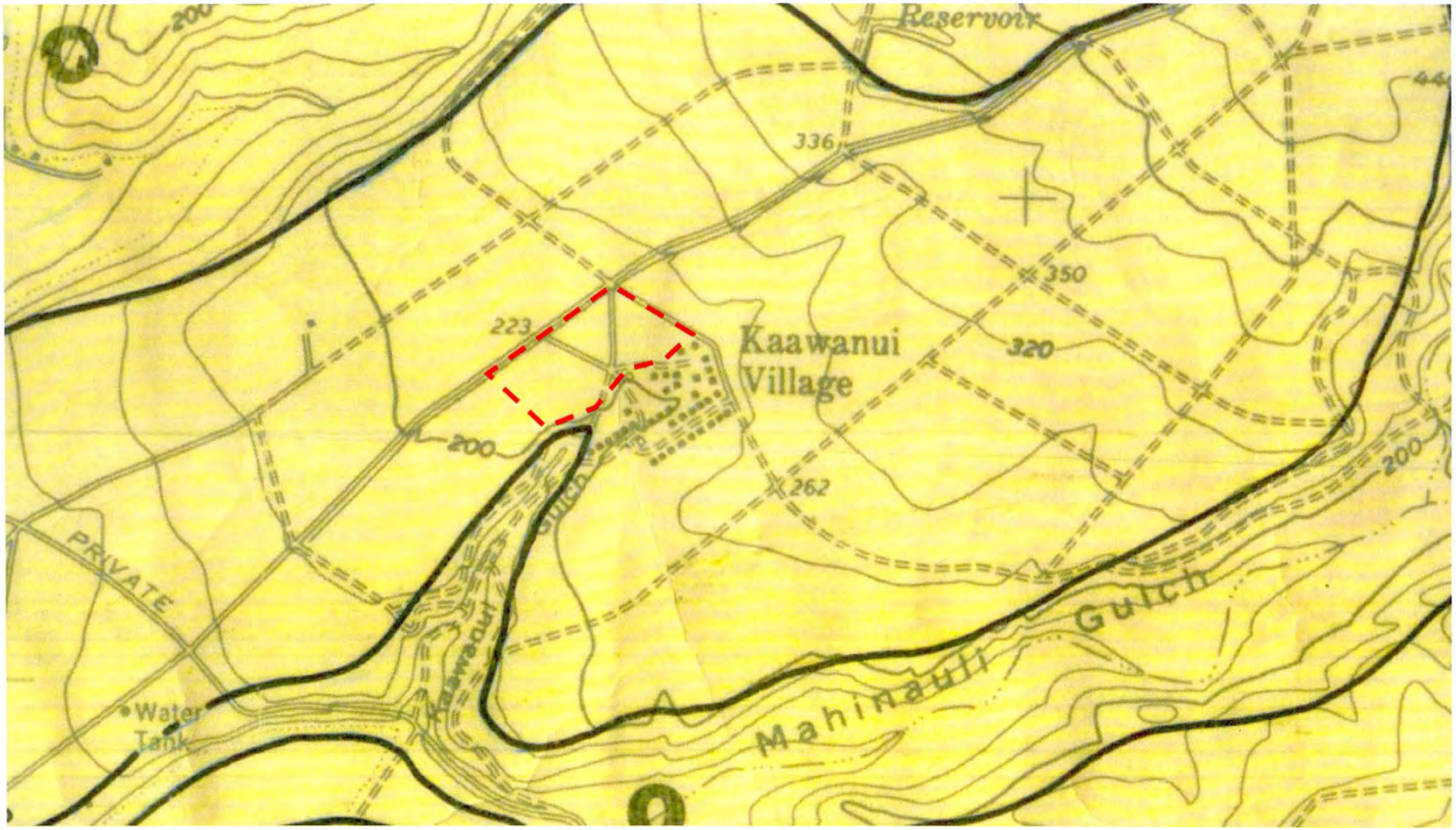
Location Map



Zoning Amendment Location Map

Amendment Boundaries

Exhibit B



Zoning Map ZM-KC6-100 (Kāʻawanui Village)

SPA-Q Boundary - Kāʻawanui Plantation Camp Walkable Mixed Use District
Makaweli, Kauaʻi, Hawaiʻi

Exhibit C









Kā‘awanui Village Form-Based Code

Prepared by the County of Kaua‘i Planning Department

Table of Contents

Article 1: Introduction

Sub-Article 1.1: Purpose		**5-8**
1.1.010	Purpose and Intent	5
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	5
1.1.030	Plantation Camp Place Type	6
1.1.040	The West Kauai Kā'awanui Village Transect	7
1.1.050	Lack of Lot Lines	8
Sub-Article 1.2: Transect Map		**10**
1.2.010	Transect Map	10

Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kā'awanui Village Transect Zone Descriptions		**12-13**
2.1.010	T3 Kā'awanui Village Flex – Plantation Camp (T3KAAVF-PC)	12-13
Sub-Article 2.2: Kā'awanui Village Building Types		**15-30**
2.2.010	Kā'awanui Cottage Horizontal	15-16
2.2.020	Kā'awanui Cottage Vertical	17-18
2.2.030	H-Type Cottage	19-20
2.2.040	HSPA Cottage	21-22
2.2.050	Duplex	23-24
2.2.060	Multiplex Small	25-26
2.2.070	Dormitory	27-28
2.2.080	Camp Store	29
2.2.090	Community Parking Facility	30
Sub-Article 2.3: Kā'awanui Village Building Type Frontages		**32-34**
2.3.010	Lānai, Projecting	32
2.3.020	Lānai, Engaged	33
2.3.030	Stoop	34

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**36**
3.1.010	Purpose	36
3.1.020	Applicability	36
3.1.030	Standards	36
Sub-Article 3.2: Civic Space Standards		**37-40**
3.2.010	Purpose	37
3.2.020	Standards	37
3.2.030	Civic Spaces	37-38
3.2.040	Civic Space Type Standards	39-40

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**42-43**
4.1.010	Purpose	42
4.1.020	Applicability	42
4.1.030	Review Authority	42
4.1.040	Concurrent Processing	43
4.1.050	Rules of Interpretation	43
Sub-Article 4.2: Permits and Approvals		**44-45**
4.2.010	Zoning Permits	44-45
4.2.020	Use Permits	45
4.2.030	Variance	45
4.2.040	Minor Modifications	45
Sub-Article 4.3: Administration and Enforcement		**46**
4.3.010	Amendments	46
4.3.020	Non-Conforming Provisions	46
4.3.030	Appeals	46
4.3.040	Fee Exemptions	46
4.3.050	Enforcement	46

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases		**48-49**
5.1.010	Definitions	48-49

Article 1: Introduction

Sub-Article 1.1: Purpose		**X-X**
1.1.010	Purpose and Intent	X
1.1.020	Using Zoning to Reinforce West Kaua'i's Places	X
1.1.030	Plantation Camp Place Type	X
1.1.040	The West Kaua'i Kā'awanui Village Transect	X-X
1.1.050	Lack of Lot Lines	X
Sub-Article 1.2: Transect Maps		**X-X**
1.2.010	Transect Maps	X-X

Sub-Article 1.1 Purpose

1.1.010 Purpose and Intent

The Kā'awanui Village Form-Based Code guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to regenerate development that is inspired by the Kā'awanui Village Plantation Camp.

The Code is guided by policy that supports new construction of plantation homes that are inspired by several historic building types that were once located throughout the Kā'awanui Village Plantation Camp. The intent of the code is to allow new infill construction to be in keeping with the form and character of the former plantation camp and to provide affordable housing stock that can support agricultural activity. Specifically, the code:

A. 1. Promote, preserve, and enhance existing community design and development patterns that reflect the distinct character of Kā'awanui Village historic plantation camp;

B. Promotes and maintains affordable housing stock, especially for agricultural workers or those with familial connections to the agriculture industry; and

C. Encourages appropriately-scaled infill development that is located within or near the historic confines of the camp.

1.1.020 Using Zoning to Reinforce West Kaua'i's Places

Zoning is a tool that can be used to help implement the community's vision of a place. Form-Based Code is one form of zoning tool that emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Chapter 8 of the Kaua'i County Code 1987, as amended). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

A. Rural crossroads;

B. Plantation camps;

C. Small village;

D. Large village;

E. Town.

As it pertains to plantation camps, Form-Based Code can activate former plantation camp lands and allow for new construction to be developed in a manner that will be in keeping with the historic plantation camps that once thrived in these areas.

1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as an historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. Some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Kā'awanui Village, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps located within the SLUD-Urban District, which include Numila, Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District.

Kā'awanui Village:

Gay and Robinson Kā'awanui Village was a plantation camp located on the island of Kaua'i, Hawaii. Established during the early 20th century, the camp was part of the extensive sugar plantation operations owned by the Gay and Robinson families, who were prominent figures in Hawaii's sugar industry. The plantation camps, including Kā'awanui Village, were integral to the daily operations of the plantations, providing housing and community facilities for the workers and their families. The camp was home to a diverse population of laborers, including many immigrants from Japan, the Philippines, China, and Portugal, who had come to Hawaii seeking better economic opportunities. These workers played a crucial role in the cultivation and processing of sugar cane, which was a major export commodity for Hawaii.

Life in the camp was characterized by a strong sense of community, with residents often sharing cultural traditions, foods, and celebrations. Despite the challenging working conditions, the camp residents forged tight-knit communities and supported each other through the demanding plantation lifestyle.

As the sugar industry in Hawaii began to decline in the latter half of the 20th century, many of the plantation camps, including Gay and Robinson Kā'awanui Village, were eventually abandoned or repurposed. The legacy of these camps remains a significant part of Hawaii's agricultural and cultural history, reflecting the contributions and experiences of the plantation workers and their families.

1.1.040 The West Kauai Kā'awanui Village Transect

The Form-Based Code transect is an organizing principle used in Form-Based Code that establishes a hierarchy of zones, which contain places and building types and replaces use as the organizing principle. Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6).

The Kā'awanui Village Form-Based Code uses transect zones to create new, compatible neighborhoods that are inspired by the former historic plantation camp of Kā'awanui Village. Each transect zone has its own set of standards that will help to guide the desired form and character of an area that will be inspired by the historic uses and building types that once occupied these areas.

The West Kauai Kā'awanui Village Plantation Camp Transect Zones:

A. T3 Kā'awanui Village Flex – Plantation Camp (T3KAAVF-PC) The form and character of this transect zone supports a limited amount of new development that includes building types derived from the historic Kā'awanui Village camp and the West Kauai region. New development will provide an opportunity for new single family and multifamily buildings that will integrate compatible medium-density residential building types, such as a multiplex small, with historic building types.

1.1.050 Lack of Lot Lines

Design standards for Form-Based Codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, Form-Based Codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. The Kā'awanui Village Form-Based Code Transects is within a single lot of record. The Kā'awanui Village Transects and the corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the Code utilizes building-to-building and building-to-thoroughfare setbacks to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

Sub-Article 1.2 Transect Map

1.2.010 Transect Map

The transect zones established in this Article are mapped on the Transect Map on the following page:

Figure 1.2.010 Kā'awanui Village Transect Map



Article 2: Transect Descriptions and Building Types

Sub-Article 2.1: Kā'awanui Village Transect Zone Descriptions		**12-13**
2.1.010	T3 Kā'awanui Village – Plantation Camp (T3KAAV-PC)	12-13

2.1.010 T3 Kā'awanui Village Flex (T3KAAVF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Transect Zone Intent and Description

This Zone maintains the historical pattern and intensity of the Kā'awanui Village Plantation Camp while allowing new construction to occur on sites that were previously demolished.

B. Building Types

1. Permissible Building Types	Standards
i. Kā'awanui Horizontal Cottage	2.2.010
ii. Kā'awanui Vertical Cottage	2.2.020
iii. H-Type Cottage	2.2.030
iv. HSPA Cottage	2.2.040
v. Duplex	2.2.050
vi. Multiplex Small	2.2.060
vii. Dormitory	2.2.070
viii. Camp Store	2.2.080
ix. Community Parking Facility	2.2.090

- With the exception of accessory structures, all other building types are prohibited.

C. Use Table

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use
iii. *Commercial	Permitted Use

- Residential use and Home Businesses are the only permissible use within the building types except for commercial operations in the Camp Store building type. All other uses are prohibited.
- *Commercial operations are a Permitted Use only within the Camp Store building type.

2.1.010 T3 Kā'awanui Village Flex (T3KAAVF-PC)

D. Building Placement

1. Front Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the front thoroughfare.

2. Building-to-Building Setbacks

i. There is a 5 foot minimum setback between buildings or accessory structures.

3. Side Thoroughfare Setbacks

i. There is a 10 foot minimum setback from the side thoroughfare for all structures.

4. Building Placement Notes

i. Fences may encroach into the front or side setback; however, fences shall not exceed 4 feet in height.

E. Miscellaneous

i. A maximum of one Camp Store is allowed within the Kā'awanui Village – Plantation Camp transect for every 50 cottages.
ii. Any additional Camp Stores will require a use permit.

F. Parking

1. Required Spaces

i. 1 off-thoroughfare parking stall is required per building. The required stall can be located in a Community Parking Facility.

F. Accessory Structures

i. Non-habitable detached accessory structures do not require a building type and shall be located behind the rear of the building.
ii. Accessory structures are allowed throughout this transect.
iii. Accessory structures shall not exceed 600 square feet in size.
iv. Accessory structures shall be limited to no more than 2 per building.
v. Permissible roof types for accessory structures are Gable, Hip, Flat, and single-sloping shed roofs.
vi. All Accessory Structures shall have a maximum of 9 feet from the finished floor to top of wall plate.

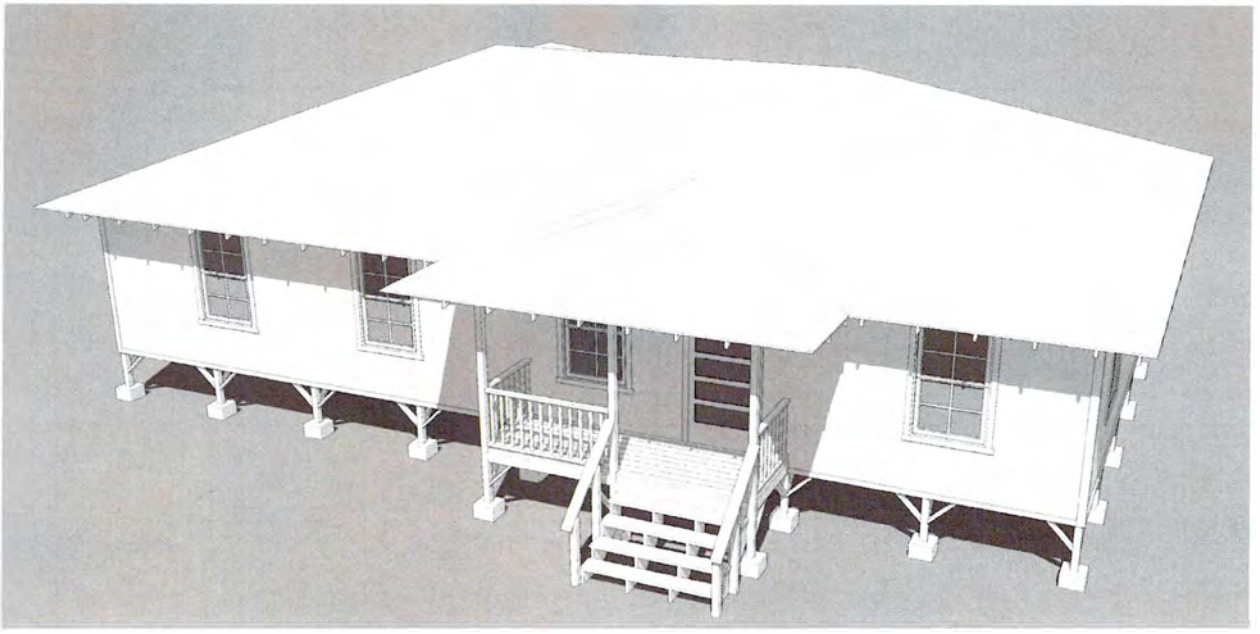
G. *Community Parking Facility

i. The Community Parking Facility may be constructed to accommodate the required parking stalls.
ii. There is a 10 foot minimum setback from the front thoroughfare for the Community Parking Facility.

Article 2: Transect Descriptions and Building Types

Sub-Article 2.2: Kā'awanui Village Building Types		**15-30**
2.2.010	Kā'awanui Horizontal Cottage	15-16
2.2.020	Kā'awanui Vertical Cottage	17-18
2.2.030	H-Type Cottage	19-20
2.2.040	HSPA Cottage	21-22
2.2.050	Duplex	23-24
2.2.060	Multiplex Small	25-26
2.2.070	Dormitory	27-28
2.2.080	Camp Store	29
2.2.090	Community Parking Facility	30

2.2.010 Kā'awanui Horizontal Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā'awanui Horizontal Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The longest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A Kā'awanui Horizontal Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Kā'awanui Horizontal Cottage.
iii. A Kā'awanui Horizontal Cottage may have up to 1 wing attached to the main body.
iv. The wing shall project from either the front or the rear of the main body.
v. The wing shall be aligned with either of the sides of the main body.

2. Main Body

i. The minimum width of the main body shall be 30 feet and a maximum of 48 feet.
ii. The minimum depth of the main body shall be 18 feet and a maximum of 32 feet.

B. Building Size and Massing (continued)

3. Wing(s)

i. The width of the wing shall be no more than 22 feet maximum.
ii. The depth of the wing shall be no more than 14 feet maximum.

C. Building Frontages

i. A Kā'awanui Horizontal Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.
iii. The frontage may be attached to a front projecting wing.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Kā'awanui Cottage.
ii. A rear entrance is required and shall be located on the rear of the main body or the back wall of a rear wing.

2.2.010 Kā'awanui Horizontal Cottage

F. Foundation

i. The Kā'awanui Hotizontal Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Kā'awanui Horizontal Cottage shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Kā'awanui Horizontal Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

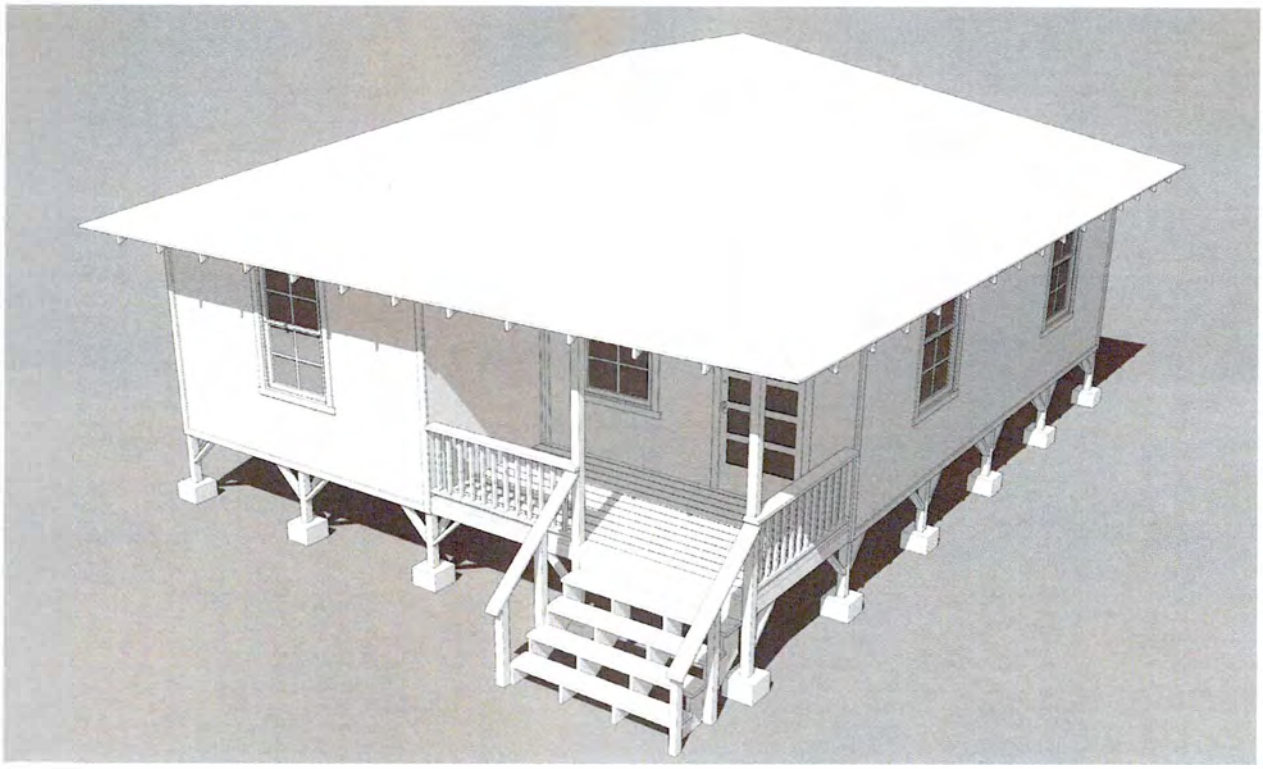
2. Roof Material Type

i. The Kā'awanui Horizontal Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Kā'awanui Horizontal Cottage roof types shall be Gable, Hip, or Dutch-Gable.
ii. Gable roofs shall have a decorative vent feature. The decorative vent shall include a fire mesh.

2.2.020 Kā‘awanui Vertical Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Kā‘awanui Vertical Cottage: This building type is a medium-sized detached residential structure, and it is used for single family occupancy. The shortest side of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A Kā‘awanui Vertical Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each Kā‘awanui Vertical Cottage.
iii. A Kā‘awanui Vertical Cottage shall not have wings.

2. Main Body

i. The minimum width of the main body shall be 16 feet and a maximum of 28 feet.
ii. The minimum depth of the main body shall be 30 feet and a maximum of 44 feet.

C. Building Frontages

i. A Kā‘awanui Vertical Cottage shall have at least 1 frontage type.
ii. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Kā‘awanui Vertical Cottage.

2.2.020 Kā'awanui Vertical Cottage

F. Foundation

i. The Kā'awanui Vertical Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Fenestration

i. All windows shall be single or double hung.

H. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

I. Height

i. The Kā'awanui Vertical Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

J. Roof

1. Roof Pitch

i. The Kā'awanui Vertical Cottage roof pitch ratios shall be set at a 4:12, 5:12 or 6:12 pitch.

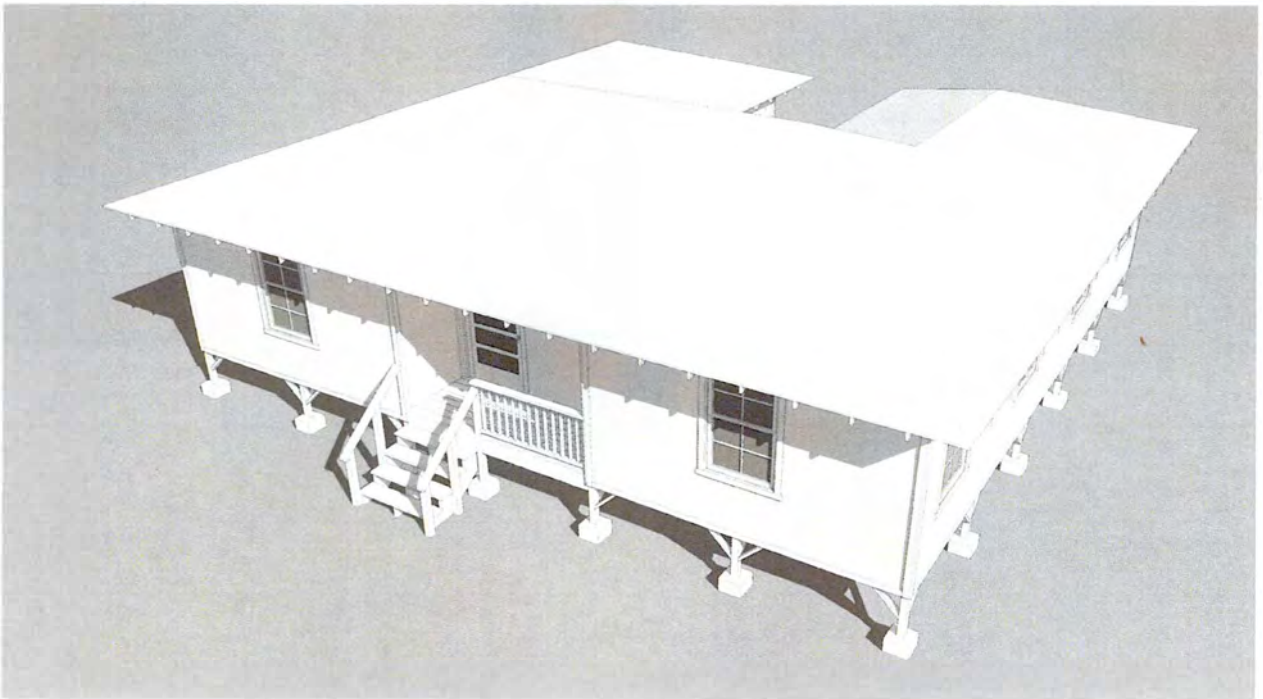
2. Roof Material Type

i. The Kā'awanui Vertical Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The Kā'awanui Vertical Cottage roof types shall be Gable or Hip.
ii. Gable roofs shall have a decorative vent feature that does not have to be wood. The decorative vent shall include a fire mesh.

2.2.030 H-Type Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

H-Type Cottage: This building type is a medium-sized detached residential structure, and it is used for single or multi family occupancy. The longest side of the main body of this building type is parallel to the main thoroughfare.

B. Building Size and Massing

1. Massing

i. A H-type Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each H-Type Cottage.
iii. A H-Type Cottage shall have 2 wings attached to the rear of the main body.
iv. The wings shall be aligned with the sides of the the main body's side walls.

2. Main Body

i. The width of the main body shall be 40 feet.
ii. The depth of the main body shall be 24 feet.

3. Wing(s)

i. The width of the wing shall be 15 feet.
ii. The depth of the wing shall be 10 feet.

C. Building Frontages

i. A H-Type Cottage shall have a Lānai, Engaged frontage type.
ii. The Lānai, Engaged shall be located in the center of the structure.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the H-Type Cottage.

E. Foundation

i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.030 H-Type Cottage

H. Height

i. The H-Type Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The H-Type Cottage roof pitch ratios shall be set at a 4:12.

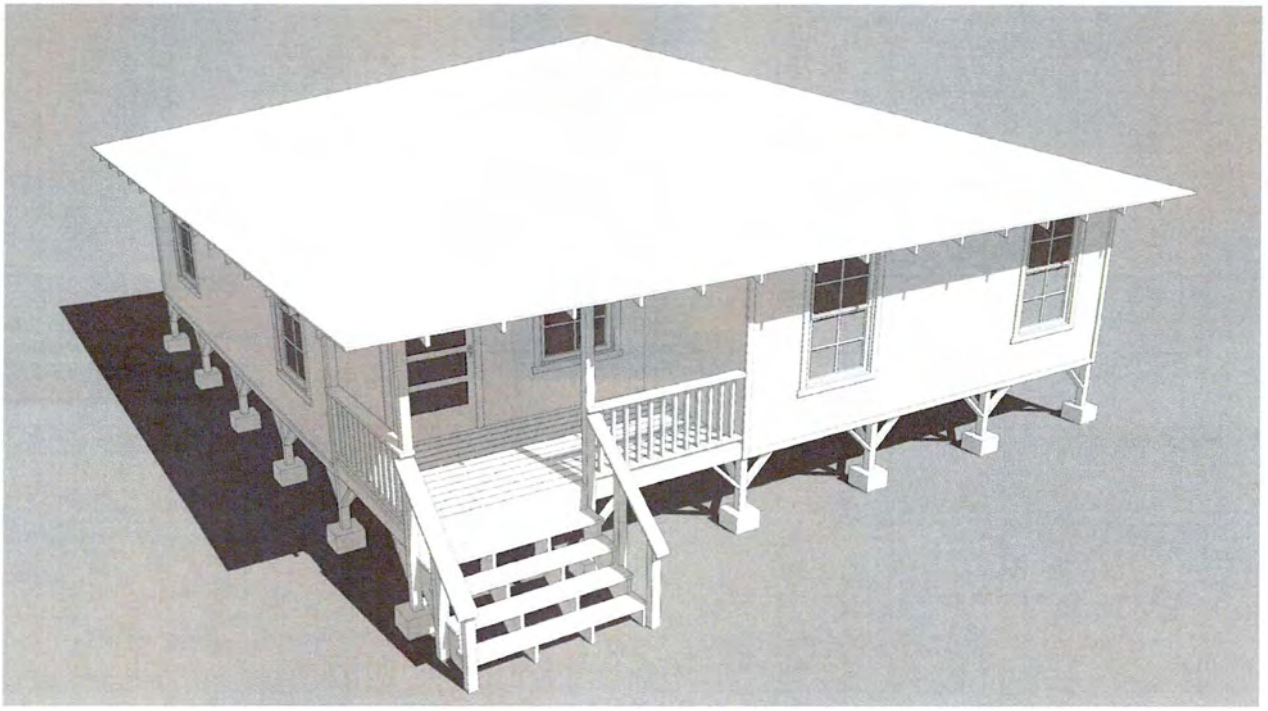
2. Roof Material Type

i. The H-Type Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The H-Type Cottage roof types shall be Hip.

2.2.040 HSPA Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

HSPA Cottage: This building type is a small to medium sized square detached residential structure, and it is used for single family occupancy.

B. Building Size and Massing

1. Massing

i. A HSPA Cottage shall have 1 main body section.
ii. No more than 1 main body is permissible for each HSPA Cottage.
iii. A HSPA Cottage shall not have wings.

2. Main Body

i. The minimum width of the main body shall be 25 feet and a maximum of 35 feet.
ii. The depth of the main body shall be equal to the width of the main body, creating a square structure.

C. Building Frontages

i. A HSPA Cottage shall have a frontage type.
ii. The permissible frontage type is Lānai, Engaged; All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the HSPA Cottage.

E. Foundation

i. The HSPA Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.040 HSPA Cottage

H. Height

i. The HSPA Cottage shall have a maximum height of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The HSPA Cottage roof pitch ratios shall be set at a 4:12 or 5:12 pitch.

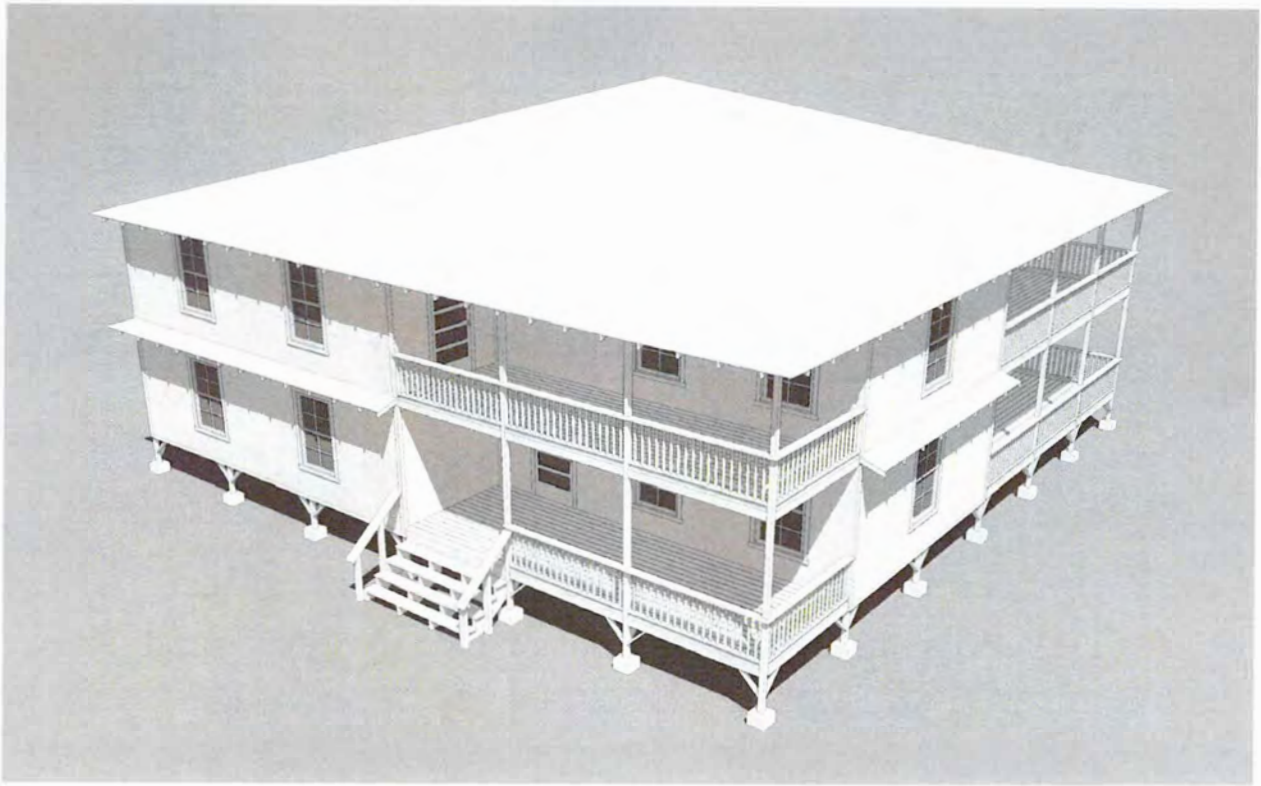
2. Roof Material Type

i. The HSPA Cottage roof materials shall be corrugated metal.

3. Miscellaneous

i. The HSPA Cottage roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature.

2.2.050 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Duplex: This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarilty single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Building Size and Massing

1. Massing

i. A Duplex shall have one main body.
ii. No more than one main body is permissible for each Duplex.
iii. A Duplex may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 40 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 15 feet maximum.
ii. The depth of the wing shall be no more than 20 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lāna'i, Projecting; Lāna'i, Engaged; and Stoop. All other frontage types are prohibited.

2.2.050 Duplex

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Duplex.
ii. Each unit shall have an individual street-facing entry on the front façade.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

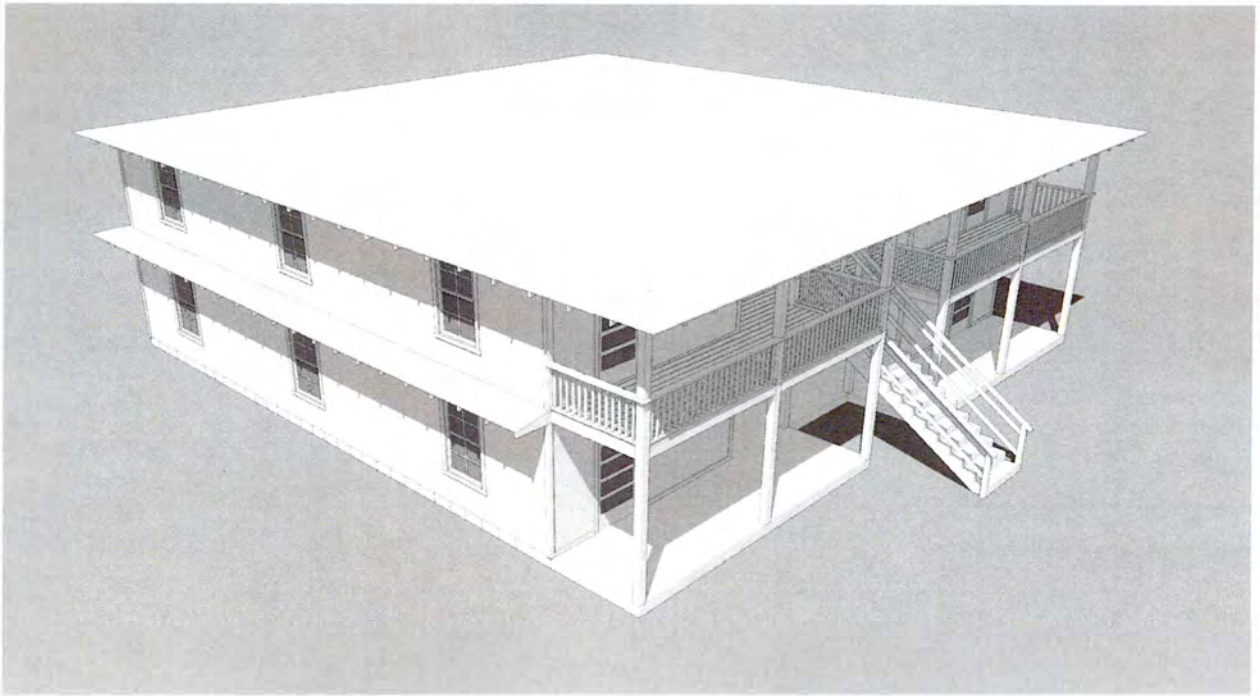
H. Height

i. The Duplex shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Duplex shall not be greater than two stories in height.

I. Roof

i. The Duplex roof material shall be corrugated metal.

2.2.060 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Multiplex Small: This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of house types and promoting walkability.

B. Number of Units

i. The minimum number of units in a Multiplex Small building is three.
ii. The maximum number of units in a Multiplex Small building is six.

B. Building Size and Massing

1. Massing

i. A Multiplex Small building shall have one main body.
ii. No more than one main body is permissible for each Multiplex Small building.
iii. Wings shall not be attached to each other.

B. Building Size and Massing (continued)

2. Main Body

i. The width of the main body shall be no more than 48 feet maximum.
ii. The depth of the main body shall be no more than 36 feet maximum.

3. Wing(s)

i. The width of the wing shall be no more than 24 feet maximum.
ii. The depth of the wing shall be no more than 24 feet maximum.
iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

C. Building Frontages

i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lānaʻi, Projecting; Lānaʻi, Engaged; and Stoop. All other frontage types are prohibited.

D. Pedestrian Access

i. The main pedestrian entries shall be located in the frontage of the Multiplex Small building.

2.2.060 Multiplex Small

E. Fenestration

i. All windows shall be single or double hung.

F. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

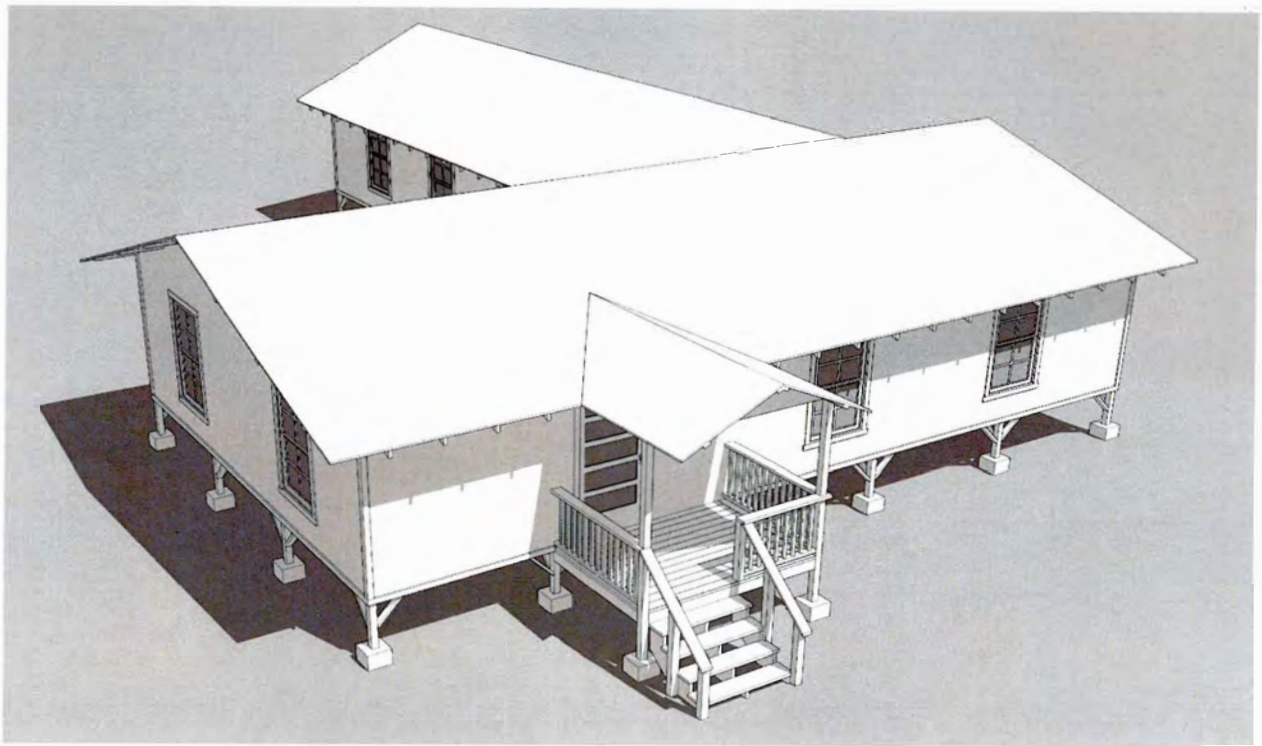
G. Height

i. The Multiplex Small shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.
iii. The Multiplex Small shall not be greater than two stories in height.

H. Roof

i. The Multiplex Small roof material shall be corrugated metal.

2.2.070 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Dormitory: This building type is a medium-sized detached residential structure for boarding or residential purposes.

B. Building Size and Massing

1. Massing

i. A Dormitory shall have one main body.
ii. No more than one main body is permissible for each Dormitory building type.
iii. A Dormitory may have a maximum of two wings attached to the main body.
iv. Wings shall not be attached to each other.

2. Main Body

i. The width of the main body shall not be greater than 62 feet.
ii. The depth of the main body shall not be greater than 52 feet.

3. Wing(s)

i. The width of the wing shall not be greater than 26 feet.
ii. The depth of the wing shall not be greater than 25 feet.

C. Building Frontages

i. The Dormitory shall have a Lāna'i, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the front of the Dormitory.

F. Fenestration

i. All windows shall be single or double hung.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

2.2.070 Dormitory

H. Height

i. The Dormitory shall be 20 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is permissible to elevate the structure to post on pier. Except as required by the County of Kauai Floodplain Management Program.

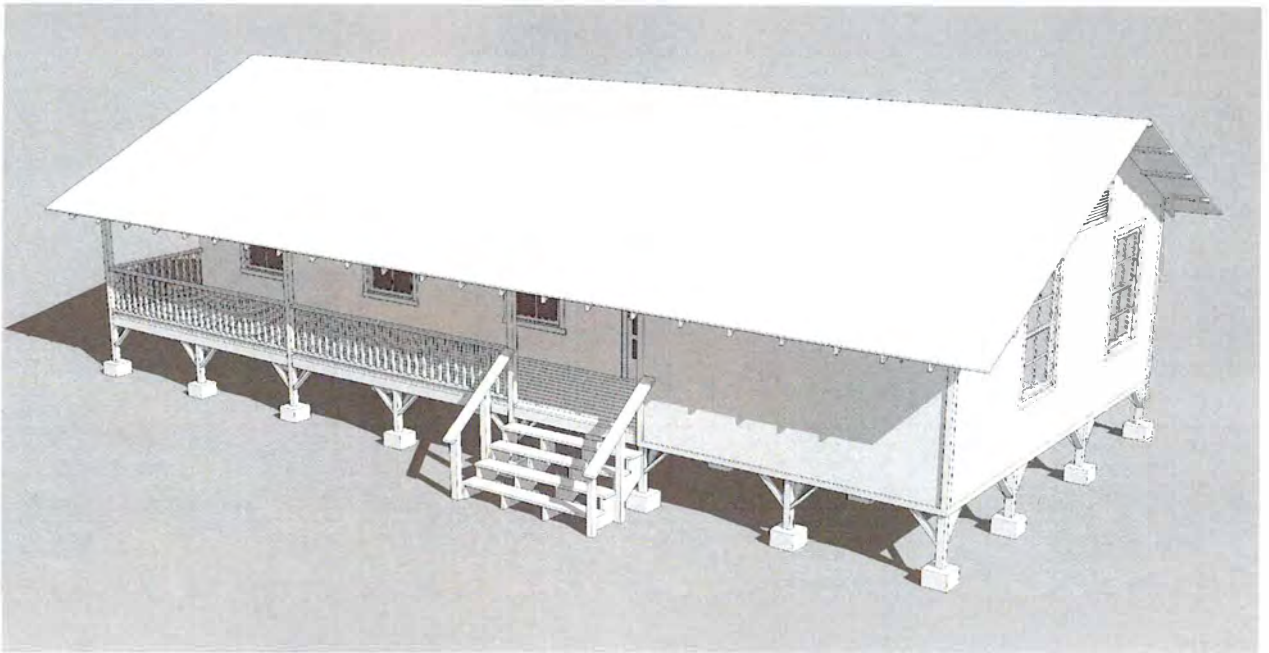
ii. Finished grade at main entry shall not be greater than 4 feet above existing grade.

iii. The Dormitory shall not be greater than one story in height.

I. Roof

i. The Dormitory roof materials shall be corrugated metal.

2.2.080 Camp Store



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Camp Store: This building type is a small to medium sized detached commercial structure.

B. Building Size and Massing

1. Massing

i. A Camp Store shall have 1 main body section.
ii. No more than 1 main body is permissible for each Camp Store.
iii. A Camp Store shall not have wings.

2. Main Body

i. The width of the main body shall be 40 feet.
ii. The depth of the main body shall be 20 feet.

C. Building Frontages

i. A Camp Store shall have a frontage type.
ii. The permissible frontage type is Lānai, Projecting. All other frontage types are prohibited.

D. Pedestrian Access

i. The main entrance location shall be located in the frontage of the Camp Store Cottage.

E. Fenestration

i. All windows shall be single or double hung.

F. Foundation

i. The H-Type Cottage shall have a post-on-pier foundation that does not exceed 4 feet, except as required by the County of Kauai Floodplain Management Program.

G. Siding

i. All siding materials shall be wood-based materials.
ii. All siding shall be vertically aligned.

H. Height

i. The Camp Store shall have a maximum height limit of 9 feet from the finished floor to the top of wall plate.

I. Roof

1. Roof Pitch

i. The Camp Store roof pitch ratio shall be set at 6:12.

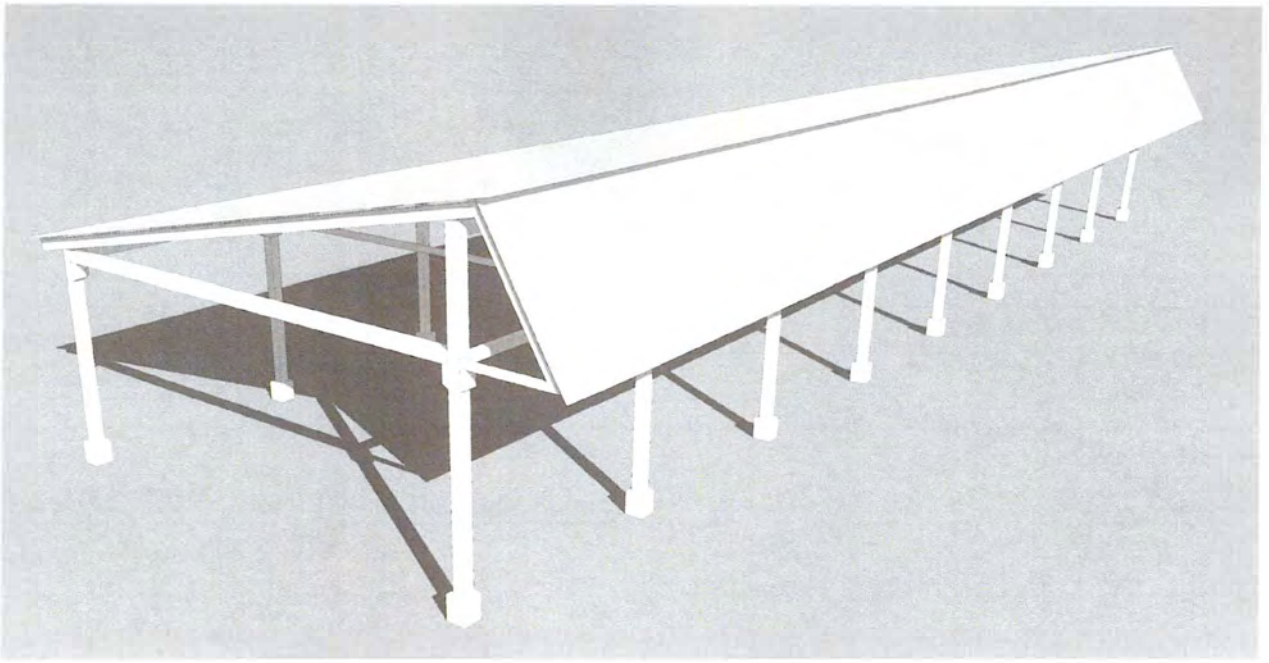
2. Roof Material Type

i. The Camp Store roof materials shall be corrugated metal.

3. Miscellaneous

i. The Camp Store roof types shall be Gable.
ii. Gable roofs shall have a decorative vent feature.

2.2.090 Community Parking Facility



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

A. Description

Community Parking Facility: This building type is a detached parking structure and is associated with residential uses.

B. Building Size and Massing

1. Massing

i. A Community Parking Facility shall have 1 main body section.
ii. No more than 1 main body is permissible for each Community Parking Facility.
iii. The Main body shall not exceed 120 ft in width and 30 feet in depth.
iv. The maximum height shall be no more than 20 ft.

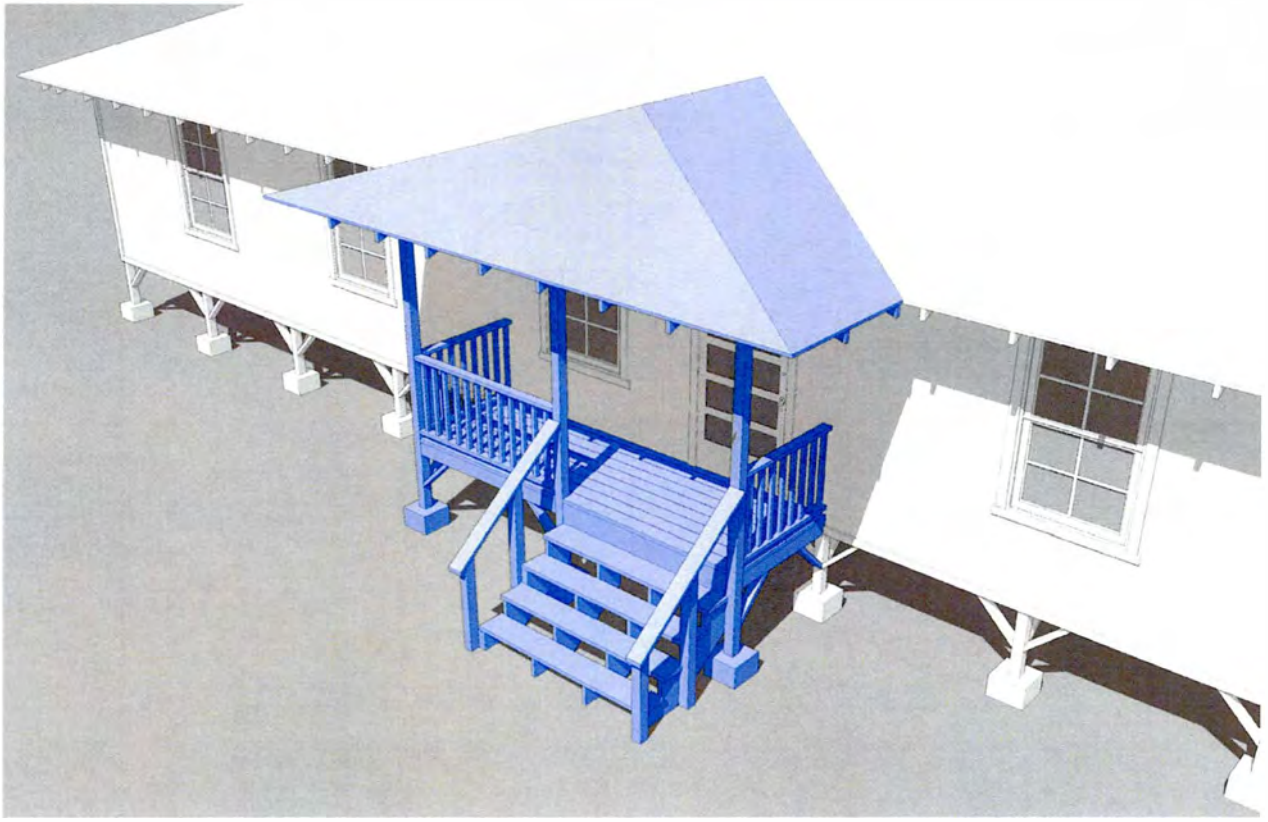


General note: Kaumakani Village Shared Parking Structure

Article 2: Transect Descriptions and Building Types, Frontages

Sub-Article 2.3: Kā'awanui Village Building Type Frontages		32-34
2.3.010	Lānai, Projecting	32
2.3.020	Lānai, Engaged	33
2.3.030	Stoop	34

2.3.010 Lānai, Projecting



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Projecting: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Projecting is open on 3 sides.

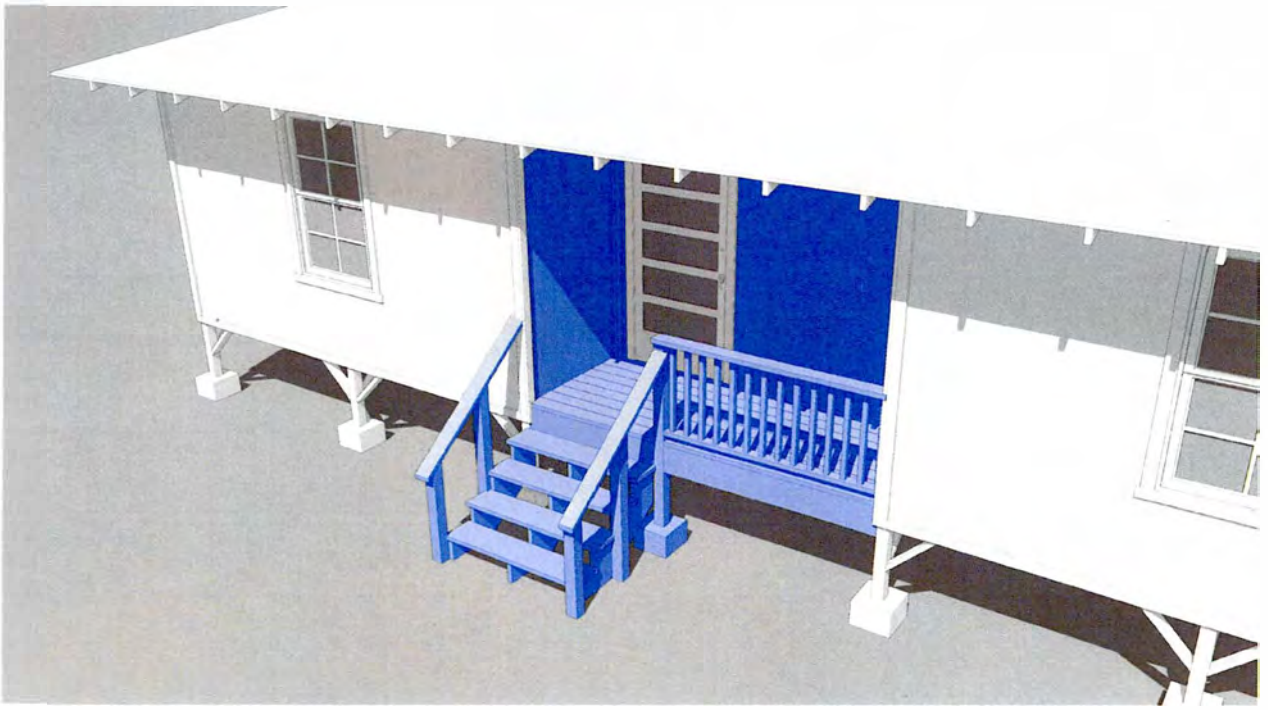
B. Location

i. The Lānai, Projecting shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be a minimum of 5 feet and a maximum or 12 feet.
ii. The depth of the frontage shall be a minimum of 4 feet and a maximum of 6 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.020 Lānai, Engaged



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Lānai, Engaged: The main façade of the building has a small to medium setback from the thoroughfare. The Lanai, Engaged has 2 adjacent sides of the Lanai that are engaged to the building. If the Lanai, Engaged is situated in the center of the structure it can be engaged on 3 sides.

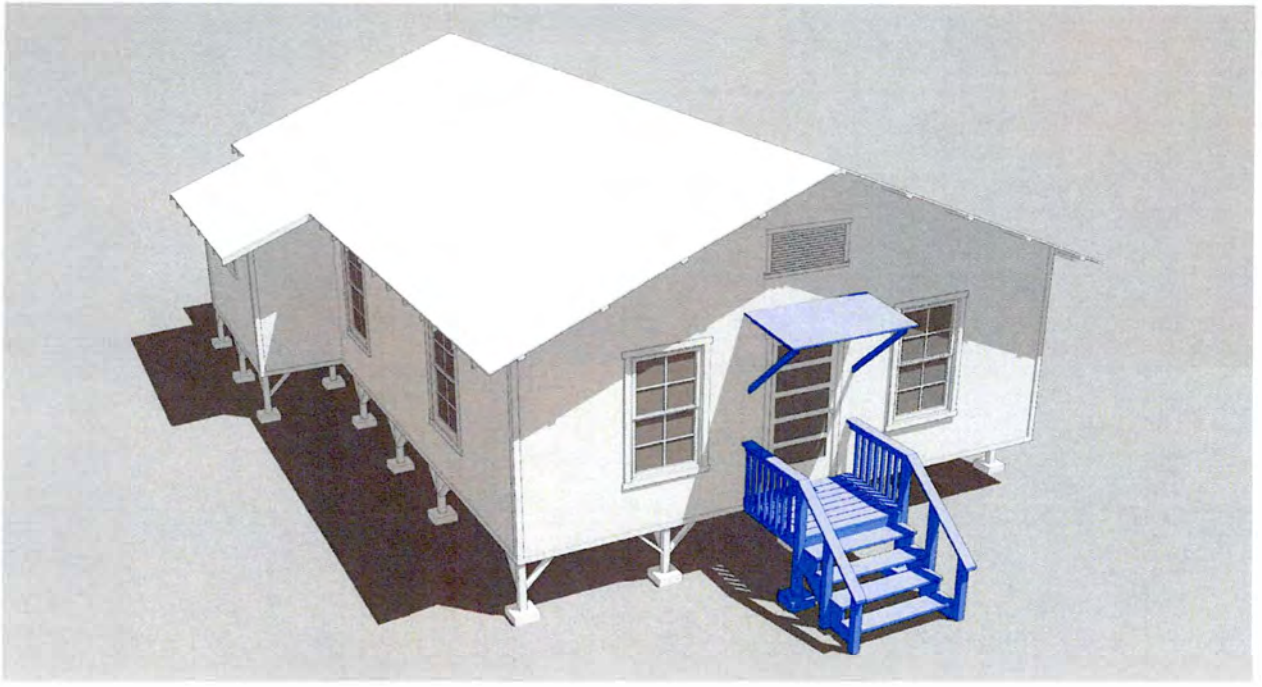
B. Location

i. The Lānai, Engaged shall be located on the front of the cottage facing the thoroughfare.

C. Size

i. The width of the frontage shall be a minimum of 8 feet and a maximum of 12.
ii. The depth of the frontage shall be a minimum of 4 feet and maximum of 8 feet, excluding the stairs.
iii. The height of the Lānai shall be a minimum of 8 feet from the bottom to top plate.

2.3.030 Stoop



General note: the illustration above is intended to provide a brief overview of the Frontage type and is descriptive in nature.

A. Description

Stoop: The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

B. Location

i. The Stoop shall be located on the front of the building facing the thoroughfare.

C. Size

i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
ii. The depth of the Stoop shall be 5 feet, excluding the stairs.

Article 3: Neighborhood Standards

Sub-Article 3.1: Thoroughfare Standards		**36**
3.1.010	Purpose	36
3.1.020	Applicability	36
3.1.030	Standards	36
Sub-Article 3.2: Civic Space Standards		**37-40**
3.2.010	Purpose	37
3.2.020	Standards	37
3.2.030	Civic Spaces	37-38
3.2.040	Civic Space Type Standards	39-40

Sub-Article 3.1: Thoroughfare Standards

3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.

3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.

3.1.030 **Standards:**

A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.

B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:

1. The thoroughfare is 18 to 20 ft. in width;

2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;

3. On street parking is prohibited;

4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.

5. The shared parking facility has at least one parking stall for each of the associated residences it services.

6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

Sub-Article 3.2: Civic Space Standards

3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.

3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.

3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.

B. Size. The overall range of allowed sizes of the civic space.

C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.

1. Building. Civic spaces that are listed as having a "Building" Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.

2. Independent. Civic spaces that are listed as having an "Independent" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.

D. Disposition of Elements. The placement of objects within the civic space.

1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.

2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.

3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Typical Facilities. Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.

Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;

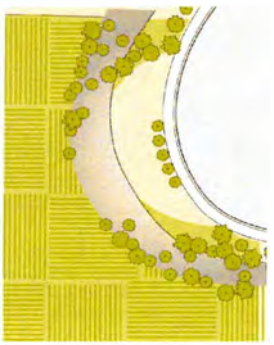
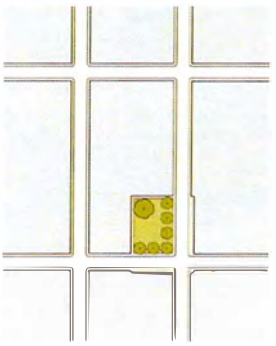
B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;

C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or

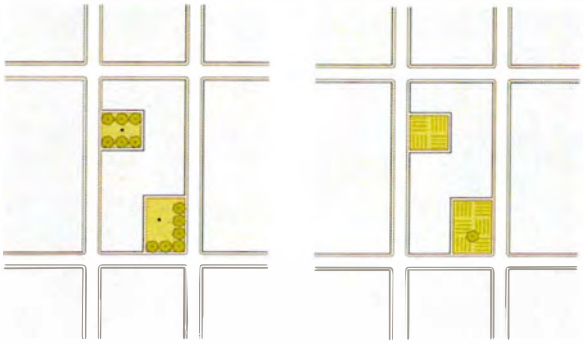
D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards			
Civic Space Type	**Special Use Park**	**Overlook Park**	**Pocket Park**
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
Location & Size			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

3.2.040 Civic Space Type Standards (continued)

Civic Space Type	Playground	Community Garden
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location & Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

Article 4: Administration and Procedures

Sub-Article 4.1: Purpose and Applicability		**42-43**
4.1.010	Purpose	42
4.1.020	Applicability	42
4.1.030	Review Authority	42
4.1.040	Concurrent Processing	43
4.1.050	Rules of Interpretation	43
Sub-Article 4.2: Permits and Approvals		**44-45**
4.2.010	Zoning Permits	44-45
4.2.020	Use Permits	45
4.2.030	Variance	45
4.2.040	Minor Modifications	45
Sub-Article 5.3: Administration and Enforcement		**46**
4.3.010	Amendments	46
4.3.020	Non-Conforming Provisions	46
4.3.030	Appeals	46
4.3.040	Fee Exemptions	46
4.3.050	Enforcement	46

Sub-Article 4.1: Purpose and Applicability

4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.

4.1.020 **Applicability:**

A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure 1.2.010 (Kā'awanui Village Transect Map).

B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua'i County Code 1987, as amended.

C. In case of conflict between any provision of this Code, Kaua'i County Code Chapter 8 (Comprehensive Zoning Ordinance) ("CZO"), and any other Kaua'i County Code, rule, or regulation conflict, this Code shall apply.

4.1.030 **Review Authority:**

A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.

B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

Table: 4.1.030.A: Review Authority

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority).

4.1.050 **Rules of Interpretation:**

A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.

B. Language.

1. The words "shall," "must," "will," "is to," and "are to" are always mandatory:
2. "Should" is not mandatory but is strongly recommended; and "may" is permissive;
3. The present tense includes the past and future tenses; and the future tense includes the present;
4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
5. The words "includes" and "including" shall mean "including but not limited to".
6. "Applicant" means an owner or any person who has full written authorization of the owner.
7. "Owner" means the holders of equitable and legal title of land in fee simple.
8. When used in this Code, the terms "Code," "this Code," or "Form-Based Code" means the West Kaua'i Form-Based Code

C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.

D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

Sub-Article 4.2: Permits and Approvals

4.2.010 **Zoning Permits:**

A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.

B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).

C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).

D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:

1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:

    a. For non-residential or mixed-use projects that are generally permitted; or

    b. For residential projects, the project consists of no more than one (1) dwelling unit.

2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.

3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:

    a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or

    b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

    a. For non-residential or mixed-use projects that require a use permit; or

    b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or

    c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars ($500.00), whichever is greater.

4.2.020 Use Permits:

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 Variance:

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

4.2.040 Minor Modifications:

The Planning Director may approve minor modifications of up to 10% of all dimensional requirements for all building types.

Sub-Article 4.3: Administration and Enforcement

4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

4.3.020 **Non-Conforming Provisions:**

Nothing in the Kā'awanui Village Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transact beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Kā'awanui Village Form-Based Code.

4.3.030 **Appeals:**

A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.

B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.

C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

4.3.040 **Fee Exemptions:**

A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.

C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

4.3.050 **Enforcement:**

A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.

Article 5: Definitions

Sub-Article 5.1: Definitions of Terms and Phrases **48-49**

5.1.010 Definitions 48-49

Sub-Article 5.1: Definitions of Terms and Phrases

5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

Civic Space – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

Civic Building – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

County Engineer – The County Engineer of the Department of Public Works of the County of Kauai.

Director – Planning Director of the County of Kauai.

Foundation – The lowest load-bearing part of a building, typically including structural placement below ground level

Front – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

Frontage – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

Glazing – The glass component of a building's façade.

Gable Roof – A roof with two sloping side and a gable, or wall, at each end.

Hip Gablet/Dutch Gable Roof – Is a roof with a small gable at the top of a hip roof.

Hip Roof – A roof that slopes upward from all sides of the structure, having no vertical ends.

Main Body – The main body constitutes the primary structure.

Mechanical Equipment Storage – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

Post-on-Pier – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

Rear – Section of the building the opposite front of the building.

Residential Use – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

Setback – A designated minimal amount of space required between a structure and the thoroughfare.

Shed Roof – A flat roof that slopes in one direction and may lean against another wall or building.

Side – Section of the building running perpendicular to the front and rear of the building.

Thoroughfare – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

Transect Zone – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

Wing – A wing is part of a building that is subordinate to the main body.

Exhibit D

Map Showing Amendment to the West Kaua'i Community Plan (2020) Land Use Map Figure 12 "West Kaua'i Regional Map Showing Town Plan Areas".

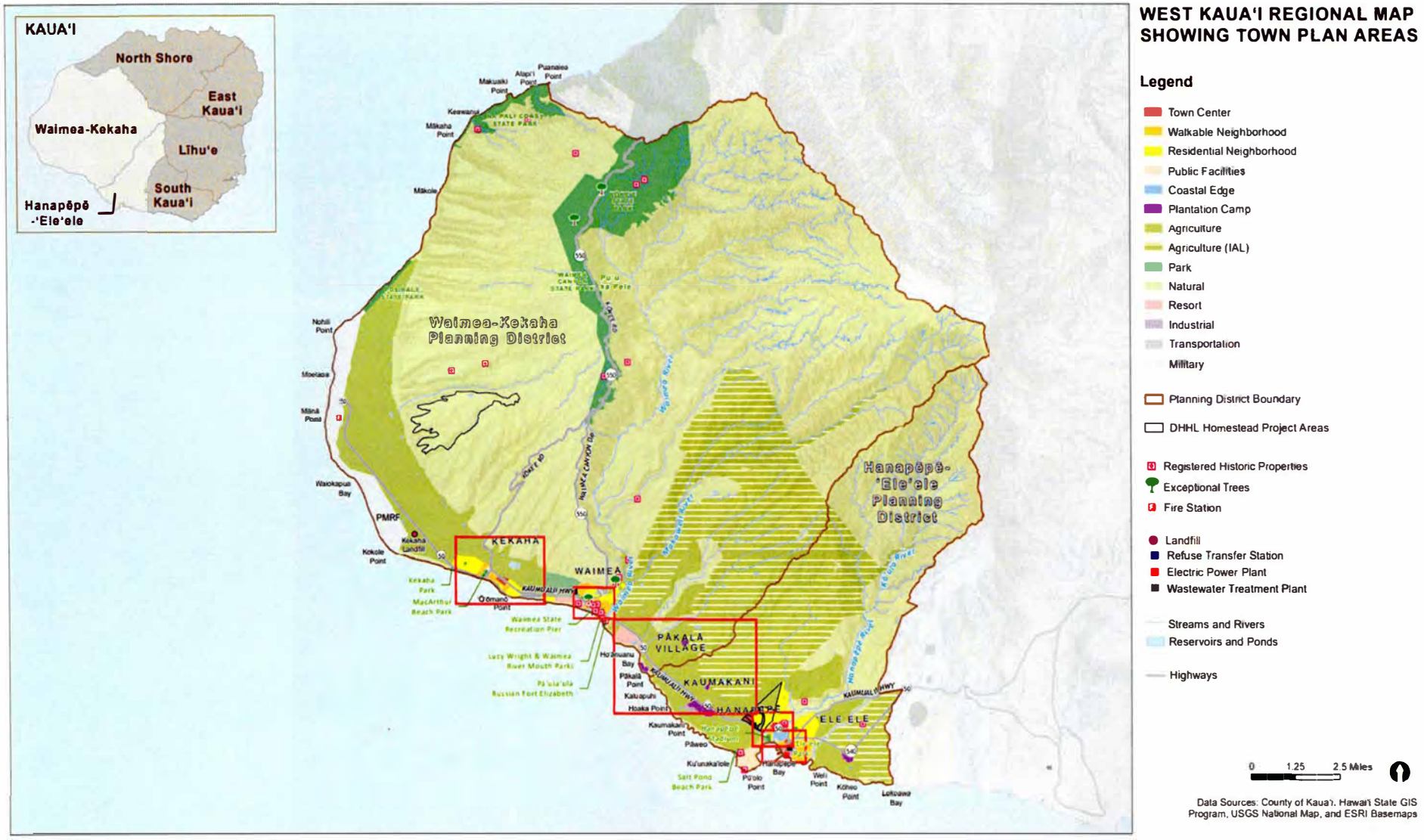


FIGURE 12 | Regional Town Plan Map

“EXHIBIT C”

(Proposed State Land Use District Amendment A-2025-3)

For reference

ORDINANCE NO. _____ BILL NO. _____

A BILL FOR AN ORDINANCE AMENDING THE STATE LAND USE DISTRICT BOUNDARY RELATING TO A PARCEL LOCATED IN MAKAWELI, KAUA'I

(County of Kaua'i Planning Department, Applicant) (A-2025-3)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update approximately 14.9 acres of the State Land Use District boundary and designation of Tax Map Key (TMK) (4) 1-7-006:006 from Agricultural to Urban.

SECTION 2. The State Land Use District Boundary designation for approximately 14.9 acres of the parcel in Makaweli, Kaua'i, identified as TMK (4) 1-7-006:006, as shown on the attached map as Exhibit A, is hereby amended from the State "Agricultural" Land Use District (A) to the State "Urban" Land Use District (U), subject to the following conditions:

1. The State Land Use District Boundary Amendment shall be limited to the area delineated in Exhibit A.

2. The Landowner shall resolve and comply with the applicable standards and requirements, if any, of all State of Hawai'i and County of Kaua'i departments and agencies.

3. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

SECTION 3. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 4. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall take effect upon its approval.

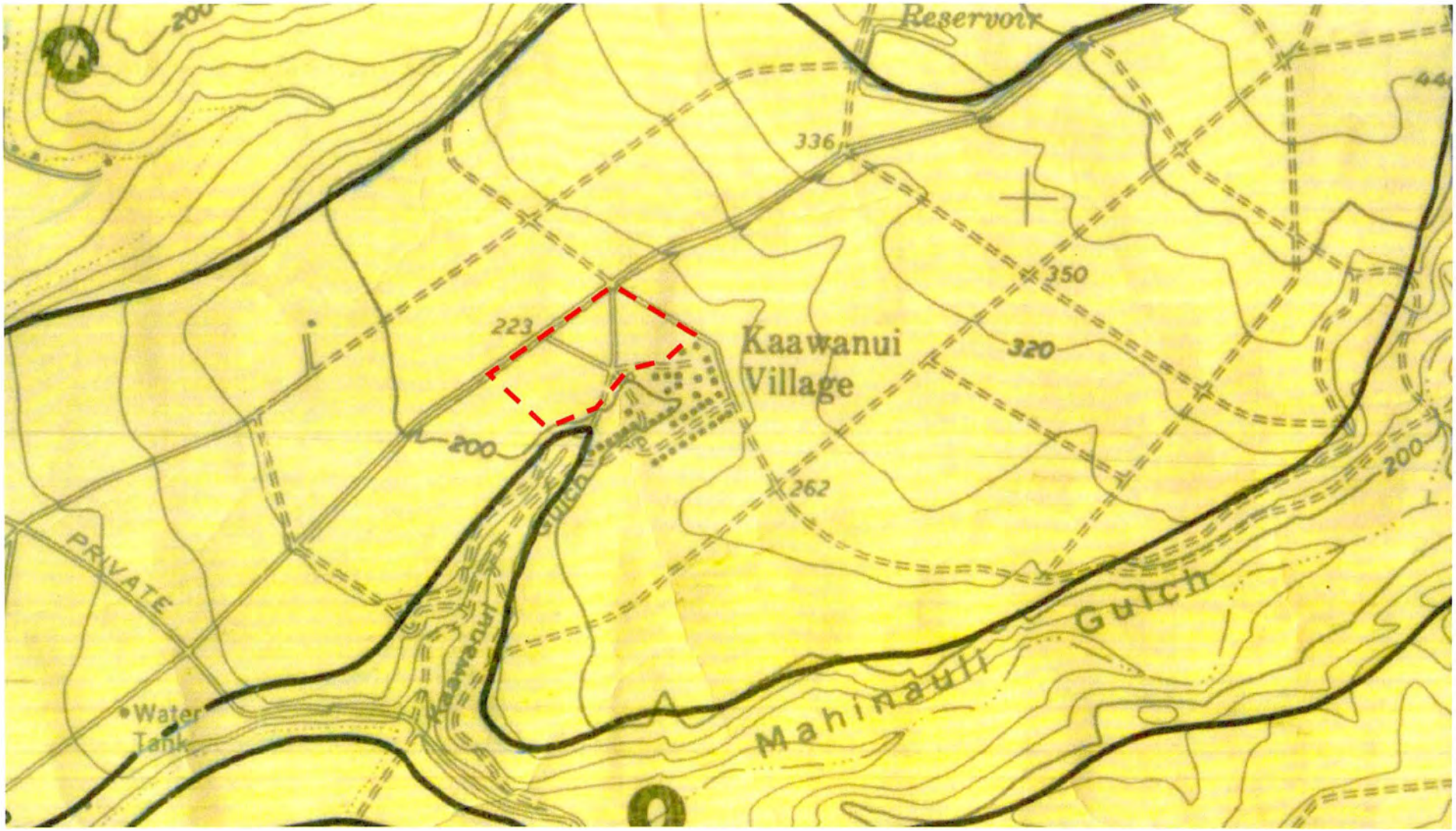
Introduced by:

(By Request)

DATE OF INTRODUCTION:

Līhu'e, Kaua'i, Hawai'i

Exhibit A



State Land Use District (SLUD) Boundary Amendment from Agricultural (A) to Urban (U)

Makaweli, Kaua'i, Hawai'i

State Land Use District (SLUD) District Boundary Update from Agriculture (A) to Urban (U)

“EXHIBIT D”

(Proposed Zoning Amendment ZA-2025-5)

For reference

ORDINANCE NO. _____ BILL NO. _____

**A BILL FOR AN ORDINANCE AMENDING CHAPTER 8,
KAUA'I COUNTY CODE 1987, AS AMENDED,
RELATING TO ZONING BOUNDARIES IN MAKAWELI, KAUA'I**

(County of Kaua'i Planning Department, Applicant) (ZA-2025-5)

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUA'I, STATE OF HAWAI'I:

SECTION 1. Purpose. The purpose of this Ordinance is to update the County of Kaua'i Zoning Map ZM-200 to reflect zoning designation updates within the subject parcel Tax Map Key (TMK) (4) 1-7-006:006, from "Agricultural" (Ag) to "Residential-1" (R-1).

SECTION 2. Findings. The Council finds that the West Kaua'i Community Plan (WKCP), adopted by the County of Kaua'i in December 2020, recognizes there is a clear need to protect and preserve these historical structures while accommodating future growth and uses compatible with those that have historically occurred at these camps for over a century.

The Council finds that TMK (4) 1-7-006:006 is not designated as Important Agricultural Lands by the Hawai'i State Land Use Commission.

The Council finds the Kā'awanui Village amendment boundaries are delineated by the map in Exhibit A and contain an area of approximately 14.9 acres.

SECTION 3. The Comprehensive Zoning Ordinance (CZO) is hereby amended by amending ZM-200 within the CZO referenced in Section 8-2.3 by making the following changes to ZM-200 as shown in Exhibit A of this Ordinance which are attached hereto and incorporated by reference, subject to the following conditions:

1. The Landowner is advised that additional government agency conditions may be imposed. It shall be the Landowner's responsibility to resolve those conditions with the respective agencies.

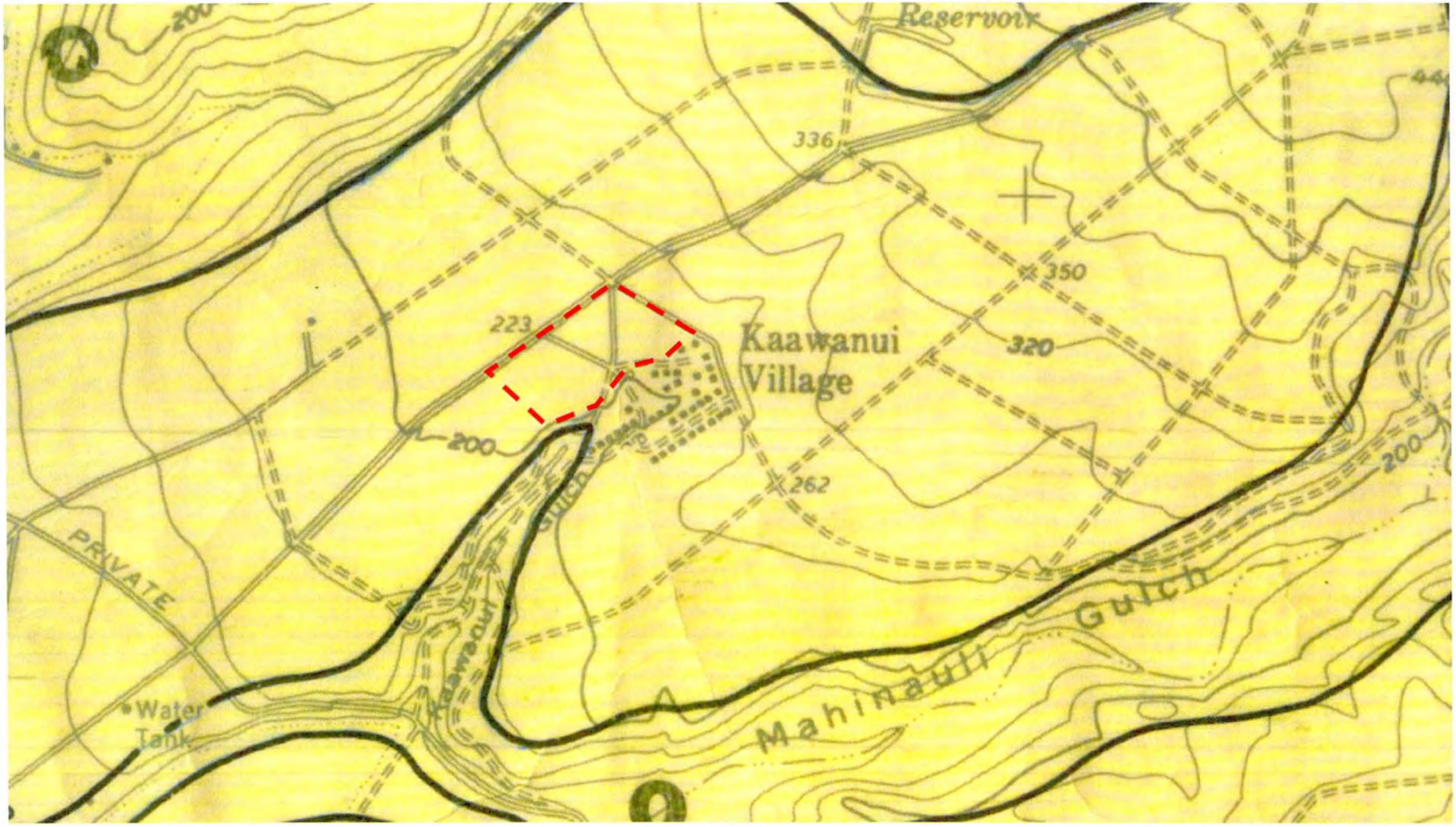
SECTION 4. The Planning Department is directed to note the changes on the official Zoning Maps on file with the Department.

SECTION 5. If any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by:

Exhibit A



Amendment to Zoning Map ZM-200 from Agricultural (AG) to Residential-1 (R-1)

Makaweli, Kaua'i, Hawai'i

Agricultural (AG) to Residential-1 (R-1) District Boundary Update

DEPARTMENT OF PLANNING
KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR

DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

TRANSMITTAL OF AGENCY COMMENTS TO PLANNING COMMISSION

DATE: April 1, 2025

PERMIT NUMBER(S): ZA-2025-6

APPLICANT(S): KAUAI PLANNING DEPARTMENT

Attached for the Planning Commission's reference are agency comments for the permit referenced above.

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K. 8.a.
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PLANNING DEPT

County of Kaua'i
Planning Department
4444 Rice St., Suite A473 Lihue, HI 96766
(808) 241-4050

FROM: Kaaina S. Hull, Director Planner: Shelea Koga 2/11/2025

SUBJECT: Zoning Amendment ZA-2025-6

Tax Map Key: 170060060000
Applicant: Planning Department
establish a Special Planning Area "Q", which shall be referred to as the "Ka'awanui Plantation Camp Walkable Mixed Use District", and be designated as "SPA-Q"

TO:

- [ ] State Department of Transportation - STP
- [x] State DOT - Highways, Kauai (info only)
- [ ] State DOT - Airports, Kauai (info only)
- [ ] State DOT - Harbors, Kauai (info only)
- [x] State Department of Health
- [ ] State Department of Agriculture
- [ ] State Office of Planning
- [ ] State Dept. of Bus. & Econ. Dev. Tourism
- [ ] State Land Use Commission
- [x] State Historic Preservation Division
- [ ] State DLNR - Land Management
- [ ] State DLNR - Forestry & Wildlife
- [ ] State DLNR - Aquatic Resources
- [ ] State DLNR - Conservation & Coastal Lands
- [ ] Office of Hawaiian Affairs
- [x] County DPW - Engineering
- [ ] County DPW - Wastewater
- [ ] County DPW - Building
- [ ] County DPW - Solid Waste
- [ ] County Department of Parks & Recreation
- [x] County Fire Department
- [x] County Housing Agency
- [ ] County Economic Development
- [x] County Water Department
- [ ] County Civil Defense
- [x] County Transportation Agency
- [ ] KHPRC
- [ ] U.S. Postal Department
- [ ] UH Sea Grant
- [ ] Other:

FOR YOUR COMMENTS (pertaining to your department)

3.10.2025

NO COMMENT.

This matter is scheduled for a public hearing before the County of Kauai Planning Commission on 3/11/2025 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, at 9:00 am or soon thereafter. If we do not receive your agency comments within one (1) month from the date of this request, we will assume that there are no objections to this permit request. Mahalo!