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ENVIRONMENTAL IMPACT STATEMENT  
FOR  
WELIWELI SUBDIVISION  
Weliweli, Kauai

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ENVIRONMENTAL IMPACT STATEMENT

for

WELIWELI SUBDIVISION

by

HAWAII HOUSING AUTHORITY and COUNTY OF KAUAI

A. INTRODUCTION

The proposed housing project is a joint venture between the County of Kauai, Hawaii Housing Authority and Kauai Builders, Ltd., Lihue, Kauai (License AB492), to provide fourteen (14) moderate cost residential units in the Weliweli area at Koloa, Kauai, Hawaii.

The previously developed subdivision at Weliweli, known as Weliweli Subdivision Increment II, has seventy-eight lots, all but three of which were developed by the State Department of Land and Natural Resources and subsequently sold by the Hawaii Housing Authority. The three remaining lots in this increment were retained by the State for park and possible street use.

The new subdivision, known as Weliweli Subdivision, Increment I and identified as TMK: 2 - 8 - 23: 22 to 29 and 31 to 36, contains 3.5 acres of State land subdivided into fourteen (14) lots ranging in size from 9,360 to 11,956 square feet. The parcels of land are adjacent to the southern boundary of the existing housing project described as Weliweli Subdivision, Increment II. It is an addition to the already completed project. Two maps showing the location of the proposed subdivision, Exhibit "A" and "B", are attached hereto for ready reference.

The sales price of the units is between \$40,200.00 and \$41,700.00 including land at approximately \$.50 a square foot

and development costs of \$500,000.00. The house package alone was approximately \$30,285.00 per home at a total of \$432,990.00. In order to make the home package more saleable, provisions for leasing the property with option to buy, will be offered.

A survey of 25% of Kauai's population conducted by the Kauai Office of Economic Opportunity (KEO) in August of 1973 shows 73 families looking for homes in the Koloa area. Since this is a 25% sampling, the true figure of need can be estimated to be much greater. By virtue of elaborate development plans by the neighboring land owners, employment opportunities in the Poipu area are destined to increase immeasurably.

The project is presently serviced by Poipu Road which is a State highway presently ending at the site. The highway is expected to be extended toward the East which will border the Southern extremities of this project. Another highway is planned in the more distant future. It will extend from Poipu Road northward to Koloa town and will run adjacent to the western border of the project.

Attached hereto is Exhibit "I", a contour map of the drainage area at Weliweli, showing the project's location within the Poipu community and the roadways discussed in the previous paragraph.

1. Plans indicate fourteen single story dwellings consisting of three bedrooms, with one and a half baths.

2. The units will be of doublewall construction and materials found most suitable by the County and Kauai Builders, Ltd.

Each dwelling unit will have a double carport, a separate storage area and a living area to be a minimum of 960 square feet. Roofing will consist of a material other than metal.

3. In addition to the carports, there will be adequate and safe visitor parking on adjacent swails.

4. Each unit will include a range, kitchen exhaust fan, bathroom exhaust fan, water heater and a refrigerator.

5. Overhead electrical and telephone services are adjacent. The area is serviced by an eight inch water line.

6. There will be adequate drainage provided by a surface runoff system.

#### B. AREA POPULATION

1. Koloa District of which Weliweli and Poipu are a part, has a population of 6,851.

2. Koloa-Poipu has been relatively slow to develop, but as a tourist destination area, there are 8 hotels and motels with 419 rooms.

3. Employment:

- a. tourism
- b. agriculture
- c. general businesses

4. Recreation - There is a County Park situated about 500 yards south of the project on Poipu Beach. The park which

has about four acres, has ideal swimming conditions for all ages including a wading area for small children. A life guard is also employed.

The park has restroom facilities, pavilions, barbecues, showers and a volleyball area. Camping is allowed by permit. A small store across from the park sells refreshments, sandwiches, meals, foodstuffs and drygoods.

5. The aesthetics of the project will be greatly enhanced with a landscaping program as part of the development. This will include plants and trees that can enjoy good growth in the Poipu area.

a. The following are recommended:

- (1) Native Palm
- (2) Umbrella Tree
- (3) Dwarf Coconut
- (4) Hibiscus
- (5) Crown Flower
- (6) Bougainvillaea
- (7) Croton
- (8) Ti

C. SITE CONDITIONS

The projected site has a gentle slope which starts at 26 feet above sea level on the southern end to 46 feet above sea level at the northeast portion. The surface is covered with gravel, sand and volcanic rocks and stones. Soil conditions,

poor with bedrock at a depth of less than 20 inches. Dominant texture: stony, silty clay loam and bedrock.

1. Atmosphere and Climate

a. The climate at the project site and surrounding areas is generally arid. The annual mean precipitation is 60 inches in the upper reaches of Koloa, but drops to 30 inches in the Poipu area. The annual mean temperature is approximately 74 degrees Fahrenheit.

2. Zoning and Land Use in Master Plan, comprehensive long range plans.

a. The land was designated for single family dwellings in an urban district zoned by the County as R-4 (4 units per acre).

b. Extensive projections and planning by adjacent land owners, Knudsen Estates and Grove Farm Co., prepared by Belt, Collins and Associates, indicate a resort facility on the western border of this project, continued sugar cane growth on the eastern border with a park for historical restoration to the south.

c. There is a definite need for housing in the Poipu area and the property is ideally suited for residential purposes.

3. Surrounding Area

a. The area is bordered only on its eastern side with sugar. There is an existing 20 foot wide road running the length of the project, which will act as a buffer zone and



diminish any adverse effects from smoke, dust, airborne particles, pesticides and noise from the sugar operations. Also, a hedge planting along that border will add to its effectiveness. It is not possible to totally eliminate these undesirable factors which are prevalent to almost the entire island but the proposed buffer zone will diminish the adverse effects of sugar production.

b. There are approximately 75 families living just to the north of the proposed project in the Weliweli Subdivision, Increment II. Because these homes are in the moderate bracket, the new project is also priced moderately and designed to be consistent in style and quality so as not to downgrade the existing development. The Koloa Citizens' Advisory Committee on Housing, reviewing the proposed project, made no objections to its development and in fact, encouraged its completion.

#### D. CULTURAL FACTORS

The Poipu area is rich in old Hawaiian culture, artifacts, and historical sites. There is an area reserved for preservation south of the project, but this development will in no way, destroy or interfere with any project of historical significance.

The project does not have any known historic or archaeological sites located on them, as indicated in Exhibit "C", an attached letter from Sunao Kido, Historic Preservation Officer, State of Hawaii.

E. BIOLOGICAL FACTORS

Although rare birds such as Shearwater, Pacific Golden Plover and Turnstone (Akekeke) have been sighted on various parts of the island, this parcel is not conducive to their habitat and in no way will they be threatened by encroachment of residential dwellings as indicated in a letter from Kenji Ego, Acting Director, Division of Fish and Game, Exhibit "D".

There are no rare plants as the land is covered by a close crop of haole koa.

F. RESOURCE DEPLETION

The resources that will necessarily be depleted are volcanic rock and haole koa which is used only as feed for animals.

There is no water loss in this area since the supply at the existing well is substantial as stated in Exhibit "E", a letter from the Department of Water, County of Kauai.

G. EMISSIONS, EFFLUENTS, SOLID WASTES AND NOISE

1. Airborne emissions at the project site would be emissions generated from the operations of cars, trucks, generators, tractors, and other construction equipment. All government emission control regulations will be complied with.

2. Waterborne effluents are not anticipated to be a problem since there are no rivers or streams running through the project. Water will be used for dust control, but runoff will be negligible.

3. All solid wastes (construction debris) will be trucked away from the site for disposal in compliance with government ordinances. These wastes would be comprised primarily of wood, wood products and containers.

4. Noise emissions caused by equipment such as tractors, bulldozers, scrapers, trucks and compactors during construction as well as blasting in cesspool construction will be in compliance with Department of Health standards.

5. The County of Kauai's general plan for sewer systems in the area calls for a regional sewer system to serve the entire Poipu-Koloa area. At present, hotels in the Poipu area have, or are constructing, tertiary sewer plants to accommodate sewage disposal from the hotels. However, these systems are not designed to accommodate effluents from residential areas such as Weliweli Subdivision. As a result, cesspools are being used in residential areas for sewage disposal until the County constructs its regional sewer system.

Insofar as the location of the source of water supply and the probability of percolation of sewage effluent into the groundwater, this is almost an impossibility since the source (deepwell basal groundwater) is in the Waimea lava series, approximately 2.5 miles northwest (on Waihohonu Ridge adjacent to Koloa Reservoir) of the proposed housing project, which is in the Koloa lava series, as transmitted in a letter from the Department of Water, County of Kauai, Exhibit "E".

With regard to seepage to rivers and streams, Department of Health regulations require that cesspools be installed no closer than fifty (50) feet from a nearby river or stream. The nearest stream in the area, Waikomo Stream, is 1.06 miles away.

6. In answer to the drainage of the area, the existing ground conditions, as shown on the attached contour map, Exhibit "I", indicate that runoff will sheetflow toward an existing drainage ditch, flow through an existing culvert under Poipu Road, and spill into a natural sump located approximately 300 feet makai of Poipu Road. Houses constructed in the subdivision will be built above the sea level of back waters that may result from flooding around the existing culvert.

7. TRAFFIC. The area is served presently by Poipu Road. Traffic is relatively light since the roadway only services the 75 houses already in service at Weliweli.

8. WATER. The area is served by an eight inch water main which runs adjacent to the site. The Belt Collins study indicates a larger water main being installed as future development dictates the need.

9. UTILITIES. Existing overhead lines for electric power and telephone usage are adequate to serve the needs of the proposed project.

Water demand for fourteen units, maximum per day, per unit, is 500 EPD.

The existing water system serving the Koloa-Poipu area consists of two deep wells north of Koloa town, transmission mains of various sizes and a 250,000 gallon reservoir.

#### H. CHEMICALS

It is anticipated that some chemical fertilizers and pesticides will be used to establish plant growth in the project. However, the existing ground conditions indicate that there will be no chemical runoff into the coastal waters, as documented by the attached contour map, Exhibit "I". The following is a list of chemicals that may be used:

Fungicides: Manzate D (maneb plus zinc)

Insecticides: Lannate

Herbicides: Karmex Pre-emergence  
Hyvarx Non-selective sterilant

Fertilizers: Fertilizer #12-24-12 (Gen. use)  
Lawn Fertilizer #6-4-2

#### I. ALTERNATIVES TO THE PROPOSED ACTION

Although the adjacent lands to the east are used for sugar production, the Weliweli area which is devoted to housing is a "rock-strewn wasteland", as described in a letter from the Department of Land and Natural Resources, Exhibit "D". Consequently, agricultural production for the area would not be feasible. Moreover, because the area is in critical need of housing and due to the shortage of residential lots, it would not be feasible to permit commercial development at this time.

J. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USE OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The use for which the land is proposed, that of building residential units, is a long term use which optimizes the productivity of this site. Housing is urgently needed in the Poipu area in the short term as well as over the long term. We have checked with all the various public agencies and utility companies and have been informed that facilities available at the site are considered adequate to handle this development.

Because surrounding lands are privately owned, there is no indication that other housing projects will be planned adjacent to the Weliweli project. The small increase in population as a result of the construction of fourteen homes will not have an adverse effect on roadway services and pollution. Only a negligible change in the ecological balance between man and his environment will occur.

REFUSE DISPOSAL. The County of Kauai services the area and the project would not present an undue hardship on collection.

K. ANY IRREVERSIBLE OR IRRETRIEVABLE COMMITMENT OF RESOURCES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED.

The commitment of land would constitute an irreversible and irretrievable commitment of a valuable and scarce resource. Comitant to the use of the land would be the loss of open space and possible pasture habitat.

L. ANALYSIS OF THE ECONOMIC AND SOCIAL BENEFITS DERIVED FROM IMPLEMENTATION OF ENVIRONMENTAL QUALITY CONTROL WITH RESPECT TO THE HOUSING PROJECT

1. In general, the implementation of environmental quality control provides a check against abuse of the environment, weighs the relative value of various uses of land and creates an awareness of specific actions that may prove detrimental to mankind in the short, as well as in the long run.

It is well to assume that housing deserves the highest priority among the needs of people everywhere, but in the process of building residential units on a specific area of land, actions detrimental to the long term welfare of mankind may be involved. This could involve improper or unwarranted earthmoving, cutting or filling, inadequate drainage provisions, improper use of chemicals, improper discharges of liquid and solid wastes and disregard for aesthetic values in building design, land planning and landscaping and possibly destruction of important resources and historical-archaeological sites. These points have our focused attention at Weliweli.

CONCLUSION AND SUMMARY

We can conclude that although economical and planning costs may be greater to the development when the proper procedures are exercised, there are many benefits gained by the future residents of this community, the island society and the agencies and builders who would have established a reputation for sound planning and development of housing projects.

ECONOMIC IMPACT

This development will help employment through the hiring of contractors and related personnel.

The project will aid in relieving the lack of pleasant and comfortable housing of adequate size for local families of average incomes.

The new homes will increase the tax base.

SOCIAL IMPACT

The Weliweli project will not displace any families, businesses, or services.

The Koloa Elementary School, which teaches kindergarten through the 8th grade, is located 4.5 miles north of the site. The Department of Education indicates that the school is adequate to handle additional students caused by this project.

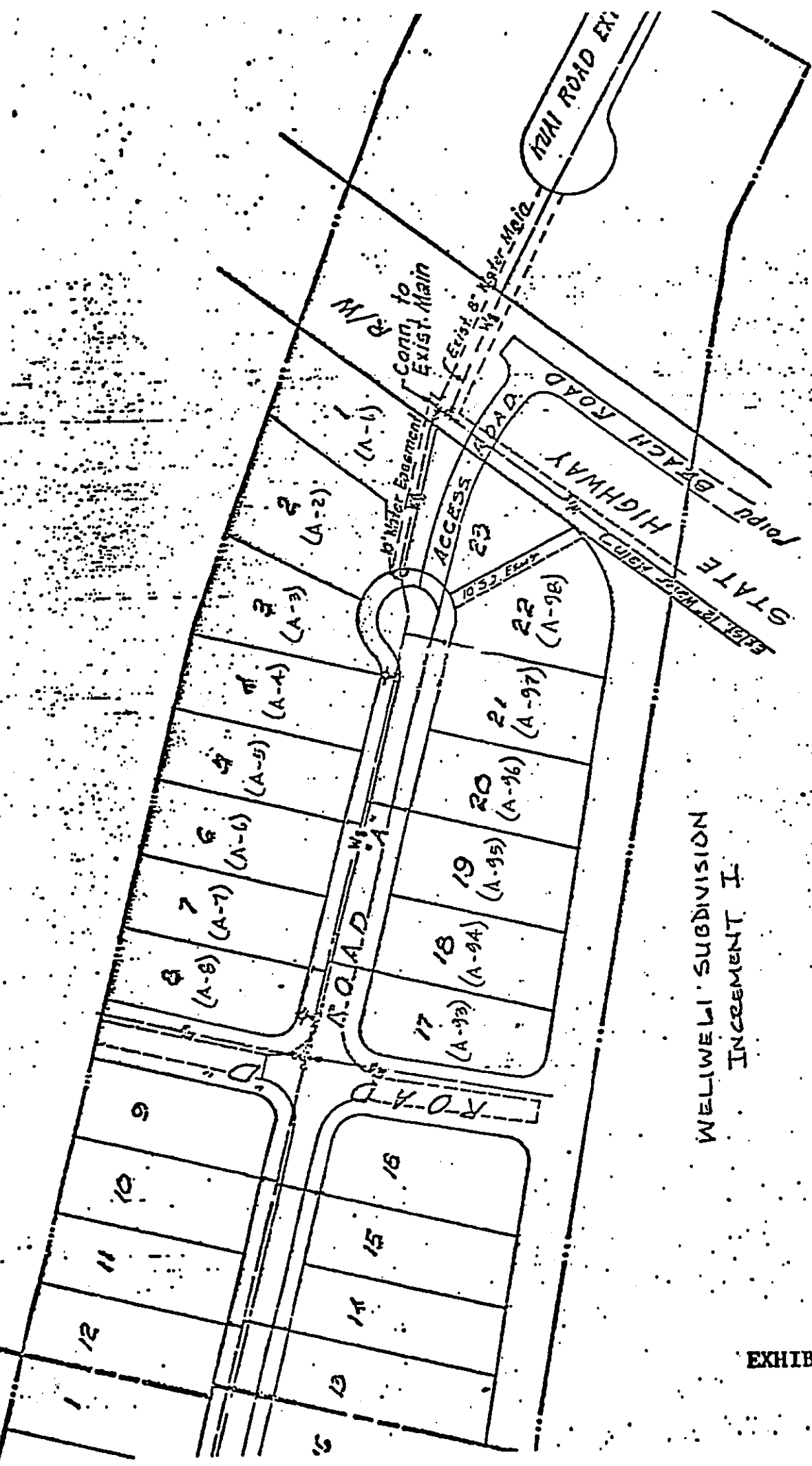
High School students attend Kauai High School, 11.8 miles away in Lihue. The Department of Education also shows adequate facilities for any additional students. Transportation for students is by bus.

Koloa Town, 4.5 miles north of the site, has all the necessary services. A bank, post office, stores, restaurants, a park, tennis courts, service stations and a fire station. Medical services are also readily available along with churches of several denominations.



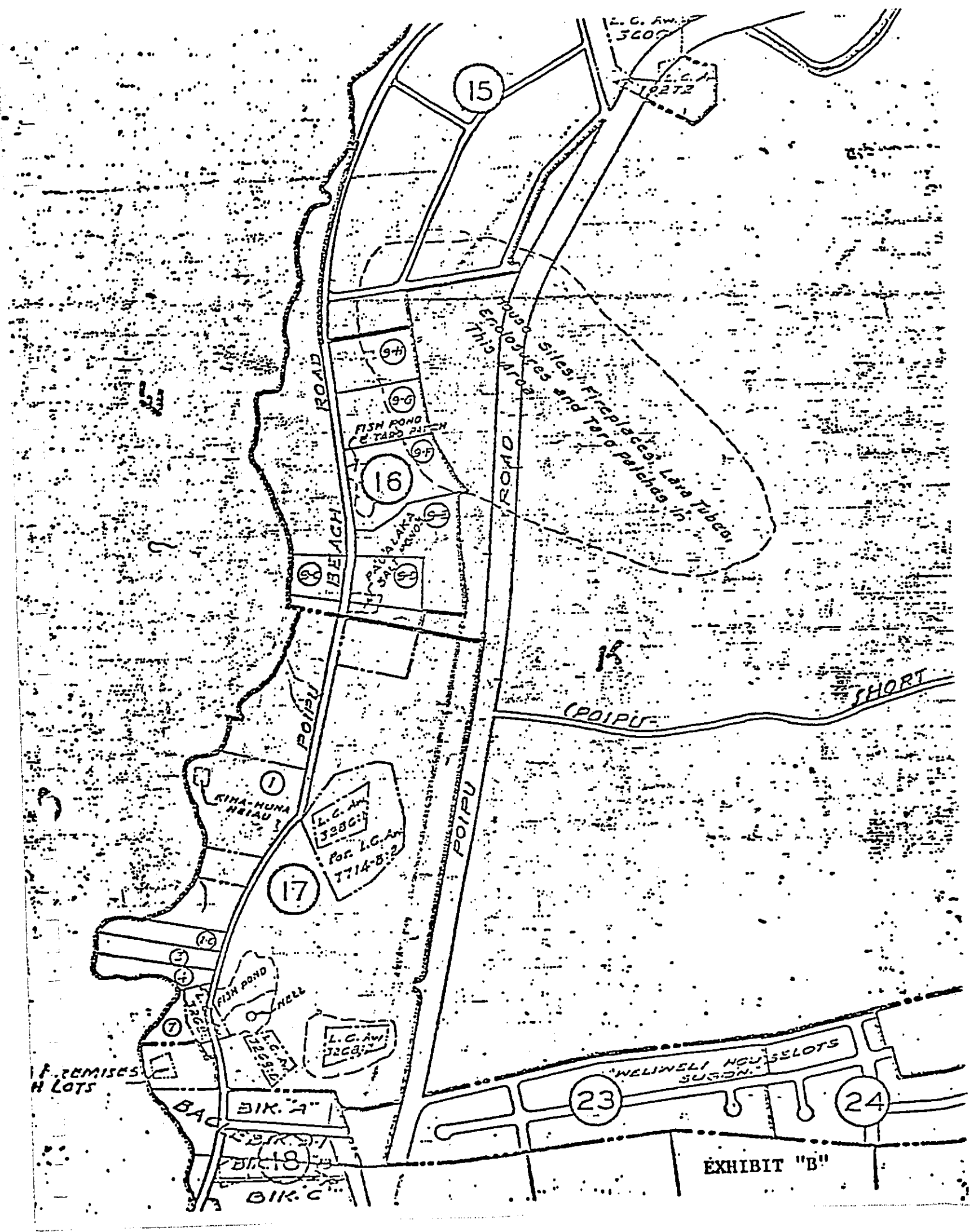
A P P E N D I X

EXIST INCR. ENT.



WELWEL SUBDIVISION  
INCREMENT I

EXHIBIT "A"



JOHN A. BURNS  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF STATE PARKS  
P. O. BOX 621  
HONOLULU, HAWAII 96809

DIVISIONS  
CONVEYANCES  
FISH AND GAME  
FORESTRY  
LAND MANAGEMENT  
STATE FARMS  
WATER AND LAND DEVELOPMENT

October 31, 1974

Mr. Manuel K. Medeiros  
President  
Hale O Ka Aina Corporation  
P. O. Box 111  
Lihue, Kauai, HI 96766

Dear Mr. Medeiros:

SUBJECT: Weliweli Subdivision- Increment I

The parcels of land identified as TMK: 2-8-23:22 to 29 and 31 to 36 do not have any known historic or archaeological sites located on them.

If you have any further questions regarding these sites and possible historic/archaeological values, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Sunao Kido".

SUNAO KIDO  
Historic Preservation Officer  
State of Hawaii

cc: ✓ Office of the Mayor  
Lihue, Kauai

Mr. Sam Lee, Land Agent DLNR

EXHIBIT "C"

JOHN A. BUI, JR.  
GOVERNOR OF HAWAII



DIVISIONS:  
CONVEYANCES  
FISH AND GAME  
FORESTRY  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF FISH AND GAME

1178 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

October 17, 1974



Mr. Manuel K. Medeiros  
President  
Hale O Ka Aina Corporation  
P. O. Box 111  
Lihue, Kauai 96766

Dear Mr. Medeiros:

Re: Environmental Impact Statement for Weliweli  
Subdivision Housing Project, Increment I

The attached memorandum from Thomas Telfer to Ronald Walker reflects the views of this Division with respect to the subject.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kenji Ego".

KENJI EGO, Acting Director  
Division of Fish and Game

RLW:nn

cc: Thomas Telfer  
R. Walker

attachment

EXHIBIT "D"



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF FISH AND GAME  
P. O. BOX 1671  
LILUOKE, KAUAI 96766

October 4, 1974

MEMORANDUM

TO: Ronald L. Walker, Wildlife Branch Chief

FROM: Thomas C. Telfer, Wildlife Biologist, Kauai

SUBJECT: Comments on Wildlife Values for Weliweli Subdivision E.I.S. on Kauai.

Mr. Roy Iwani, an engineer with the Kauai County Dept. of Public Works office called today, and is making a reply to questions on his first draft of an E.I.S. for the Weliweli Kousalot expansion on Kauai. Apparently, the Office of Environmental Quality wanted more specific information on "Biological Effects"; and asked specifically about effects on shearwaters, pacific golden plover and ruddy turnstones and rare plants."

Mr. Iwani asked me about the "biological effects". I told him that the subdivision development had insignificant wildlife value, and that it is very unlikely that there are any endangered plants in the area. Mr. Iwani will be requesting an official letter through Mr. Takata, stating non-impact on wildlife in the area, therefore, I am simultaneously informing you of the situation, so that you can reply promptly to him. Apparently, there is necessity for getting a quick reply, because construction funds for their project will lapse soon.

For your information, therefore, there is no significant wildlife values to be lost by the proposed completion of the Weliweli Subdivision at Poipu on Kauai. The land is rock-strewn wasteland vegetated chiefly with haole koa. If you have any further questions, please call.

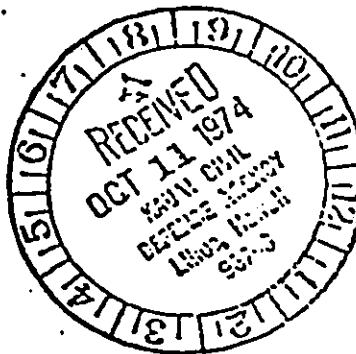
*Tom*

TOM C. TELFER

EXHIBIT "D"

DEPARTMENT OF WATER

COUNTY OF KAUAI  
P. O. BOX 1706  
LIHUE, HAWAII 96766



October 8, 1974

Mr. Manuel K. Medeiros  
President  
Hale O-Ka Aina Corporation  
P. O. Box 111  
Lihue, Kauai, Hawaii 96766

Re: Environmental Impact Statement - Meliweli Subdivision  
Increment I

The area under consideration, known as Meliweli Subdivision, Increment I, has been approved for residential subdivision; and we are, therefore, prepared to provide the domestic flow required.

Insofar as the location of our source of supply and the probability of percolation of sewage effluent into our groundwater, this is almost an impossibility since our source (deep-well basal groundwater) is in the Waimea lava series, approximately 2.5 miles northwest (on Waihohonu Ridge adjacent to Koloa Reservoir) of the proposed housing project, which is in the Koloa lava series.

Furthermore, any future basal source development would be located within the Haupu Range slopes, which again is about 2 miles north of the development, which again would make percolation into the source almost an impossibility.

We, therefore, have no objections to this proposed development insofar as its effect on domestic water supply is concerned.

Walter L. Briant Jr.  
Manager and Chief Engineer

LN:at

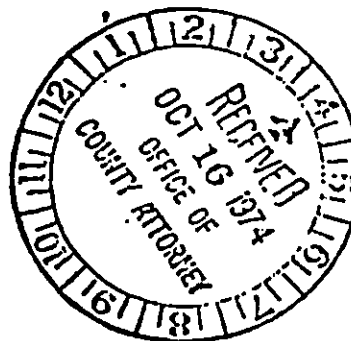


EXHIBIT "E"

# Hale O Ka Aina

P. O. Box 111  
Lihue, Kauai, HI 96766  
April 29, 1975

Mr. Richard E. Marland, Director  
Office of Environmental Quality Control  
Office of the Governor  
550 Halekauwila Street  
Room 301  
Honolulu, Hawaii 96813

Dear Mr. Marland:

Re: Final Environmental Impact Statement for  
Weliweli Subdivision, Increment I  
Koloa, Kauai

Reference is made to your letter of April 3, 1975 regarding the Final Environmental Impact Statement for Weliweli Subdivision. We are aware that the final draft did not incorporate all of the expanded discussion required in your review of the draft submitted July 18, 1974 and evaluated in your memorandum of September 3, 1974.

We respond to each of the comments and recommendations listed in that memorandum as follows and submit an amended Final Environmental Impact Statement which complies with all requirements.

COST: The moderate cost is between \$40,200.00 and \$41,700.00 which includes land at approximately \$.50 a square foot and development costs of \$500,000.00. The house package alone was approximately \$30,285.00 per home at a total of \$432,990.00.

The fourteen (14) homes were constructed under a contract with Kauai Builders, Ltd. Pre-inspection approval has been given and the lottery is to be held on May 1, 1975.

INTRODUCTION: We have attempted to clarify the confusion caused in the draft of the Environmental Impact Statement by indicating that the present Weliweli Subdivision, Increment I, contains 3.5 acres which has been subdivided into fourteen (14) residential lots. The 3.5 acre project site is adjacent to the previously developed seventy-eight (78) lots and is an entirely separate parcel of land.

EXHIBIT "F"



Mr. Richard E. Marland  
Page 2  
April 29, 1975

Reference to the three undeveloped lots was in the previously developed subdivision which contained seventy-eight (78) lots. These lots were developed by the Department of Land and Natural Resources and sold at a prior lottery by Hawaii Housing Authority. The subject three remaining lots were retained by the State for park and possible street use.

A map of the Weliweli Subdivision Increment I is attached hereto locating the fourteen (14) lots as related to the prior seventy-eight (78) lot increment.

CULTURAL FACTORS: Attached in our Environmental Impact Statement Appendix as Exhibit "C" is documentation of no known historic and archaeological significance of the 14 lots in the Weliweli Subdivision Increment I as transmitted by Mr. Sunao Kido, Historic Preservation Officer, State of Hawaii.

BIOLOGICAL FACTORS: Although rare birds such as Shearwaters, Pacific Golden Plover and Turnstone have been sighted on various parts of the island, this parcel is not conducive to their habitat and in no way will they be threatened by encroachment of residential dwellings as indicated in a letter from Mr. Kenji Ego, Acting Director, Division of Fish and Game.

RESOURCE DEPLETION: There is no water loss in this area since the supply at the existing well is substantial as stated in a letter from Mr. Walter Briant Jr., Manager and Chief Engineer, Department of Water, County of Kauai.

EMISSIONS, EFFLUENTS, SOLID WASTES AND NOISE: The County of Kauai's general plan for sewer systems in the area calls for a regional sewer system to serve the entire Poipu-Koloa area. At present, hotels in the Poipu area have, or are constructing, tertiary sewer plants to accommodate sewage disposal from the hotels. However, these systems are not designed to accommodate effluents from residential areas such as Weliweli Subdivision. As a result, cesspools are being used in residential areas for sewage disposal until the County constructs its regional sewer system.

With regard to seepage to rivers and streams, Department of Health regulations require that cesspools be installed no closer than fifty (50) feet from a nearby river or stream.

Mr. Richard E. Marland  
Page 3  
April 29, 1975

The nearest stream in the area, Waikomo Stream, is 1.06 miles away.

In answer to the drainage of the area, the existing ground conditions, as shown on the aerial photograph attached to our E. I. S. appendix, indicate that runoff will sheetflow toward an existing drainage ditch, flow through an existing culvert under Poipu Road, and spill into a natural sump located approximately 300 feet makai of Poipu Road. Houses constructed in the subdivision will be built above the level of back waters that may result from flooding around the existing culvert.

The Department of Water, County of Kauai, has informed the developer that the probability of percolation of sewage effluent into the groundwater is almost an impossibility since the source (deepwell basal groundwater) is in the Waimea lava series, approximately 2.5 miles northwest (on Waihohonu Ridge adjacent to Koloa reservoir) of the proposed housing project, which is in the Koloa lava series. Furthermore, any future basal source development would be located within the Haupu Range slopes, which again is about 2 miles north of the development, which again would make percolation into the source almost an impossibility.

Discussion of traffic, water systems, and utilities have been put under this heading as recommended.

SURROUNDING AREA: The area is bordered only on its eastern side with sugar. There is an existing 20 foot wide road running the length of the project, which will act as a buffer and diminish any adverse effects from smoke, dust, airborne particles, pesticides and noise from the sugar operations. Also, a hedge planting along that border will add to its effectiveness. It is not possible to totally eliminate these undesirable factors which are prevalent to almost the entire island but the proposed buffer zone will diminish the adverse effects of sugar production.

There are approximately 75 families living just to the north of the proposed project in the Weliweli Increment II. Because these homes are in the moderate bracket, the new project is also priced moderately and designed to be consistent in

Mr. Richard E. Marland  
Page 4  
April 29, 1975

style and quality so as not to downgrade the existing development. A neighborhood committee, the Koloa Citizens' Advisory Committee on Housing, reviewing the proposed project made no objections to its development and in fact, encouraged its completion.

ALTERNATIVES TO THE PROPOSED ACTION: Although the adjacent lands to the east are used for sugar production, the Weliweli area which is devoted to housing is a "rock-strewn wasteland", as described in a letter from the Department of Land and Natural Resources, Exhibit "D" in our Environmental Impact Statement Appendix. Consequently, agricultural production for the area would not be feasible. Moreover, because the area is in critical need of housing and due to the shortage of residential lots, it would not be feasible to permit commercial development at this time.

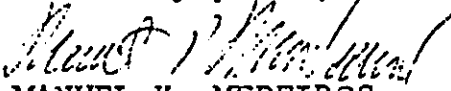
Although several housing projects in other areas have been considered, the State has made only this site available to the County for housing development. No privately owned lands are available at this time.

We thank you for the review of our draft and have attempted to incorporate the suggestions in the Final Environmental Impact Statement. We feel that it includes all the necessary data required under Chapter 343, Hawaii Revised Statutes and submit same with the necessary amendments for your approval.

We have written to the Department of Agriculture and the Water Resources Research Center at the University of Hawaii and have attached copies hereto for ready reference and to the appendix of our Final Environmental Impact Statement.

Your assistance in this matter is greatly appreciated.

Sincerely yours,

  
MANUEL K. MEDEIROS  
President

AR/as  
Enclosures(20)  
cc: Hawaii Housing Authority  
Mr. Harold I. Kurihara, Development Administrator

# Hale O Ka Aina

P. O. Box 111  
Lihue, Kauai, HI 96766  
April 29, 1975

University of Hawaii  
Water Resources Research Center  
Office of the Director  
Honolulu, Hawaii 96822

Attention: Mr. Henry Gee

Gentlemen:

Re: Final Environmental Impact Statement for  
Weliweli Subdivision, Increment I  
Koloa, Kauai, Hawaii

We have now finalized our Environmental Impact Statement which includes the discussion in the areas of the first draft which you questioned and made suggestions thereon. In this regard, we quote from the Final Environmental Impact Statement, the pertinent portions reviewed by your office:

"Insofar as the location of the source of water supply and the probability of percolation of sewage effluent into the groundwater, we have been advised by the Department of Water, County of Kauai, Exhibit "E" in our E. I. S. appendix, that this is almost an impossibility since the source (deepwell basal groundwater) is in the Waimea lava series, approximately 2.5 miles northwest (on Waihohonu Ridge adjacent to Koloa Reservoir) of the proposed housing project, which is in the Koloa lava series."

"In answer to the drainage of the area, the existing ground conditions, as shown on the attached contour map, Exhibit "I", indicate that runoff will sheetflow toward an existing drainage ditch, flow through an existing culvert under Poipu Road, and spill into a natural sump located approximately 300 feet makai of Poipu Road. Houses constructed in the subdivision will be built above the level of back waters that may result from the flooding around the existing culvert." The average rainfall of the area is approximately 65.39 inches.

EXHIBIT "G"

Water Resources Research Center  
Page 2  
April 29, 1975

"It is anticipated that some chemical fertilizers and pesticides will be used to establish plant growth in the project. However, the existing ground conditions indicate that there will be no chemical runoff into the coastal waters."


In reference to the alternatives to the proposed action, we again quote from the Environmental Impact Statement, "Although the adjacent lands to the east are used for sugar production; the Weliweli area which is devoted to housing is a rock-strewn wasteland, as described in a letter from the Department of Land and Natural Resources, Exhibit D in our Environmental Impact Statement appendix. Consequently, agricultural production for the area would not be feasible. Moreover, because the area is in critical need of housing and due to the shortage of residential lots, it would not be feasible to permit commercial development."

Although several housing projects in other areas have been considered, the State has made only this site available to the County for housing development. No privately owned lands are available at this time."

We have attached two maps for ready reference in the Environmental Impact Statement appendix, Exhibit "A" and "B" for project identification.

Thank you for your review of the first draft of our Environmental Impact Statement. If there are any further questions in regard to this material, do not hesitate to contact us again.

Sincerely yours,

  
MANUEL K. MEDEIROS  
President

AR/as  
Enc.

cc: Richard E. Marland, Office of Environmental Quality Control  
Harold I. Kurihara, Hawaii Housing Authority

# Hale O Ka Aina

P. O. Box 111  
Lihue, Kauai, HI 96766  
April 29, 1975

Mr. Frederick C. Erskine, Chairman  
Board of Agriculture  
Department of Agriculture  
1426 South King Street  
Honolulu, Hawaii 96814

Dear Mr. Erskine:

Re: Final Environmental Impact Statement for  
Weliweli Subdivision, Increment I  
Koloa, Kauai, Hawaii

We have now finalized our Environmental Impact Statement which includes the discussion in the areas of the first draft which you questioned and made suggestions thereon. In this regard, we quote from the Final Environmental Impact Statement, the pertinent portions reviewed by your office:

"The County of Kauai's general plan for sewer systems in the area calls for a regional sewer system to serve the entire Poipu-Koloa area. At present, hotels in the Poipu area have, or are constructing, tertiary sewer plants to accommodate sewage disposal from the hotels. However, these systems are not designed to accommodate effluents from residential areas such as Weliweli Subdivision. As a result, cesspools are being used in residential areas for sewage disposal until the County constructs its regional sewer system.

With regard to seepage to rivers and streams, Department of Health regulations require that cesspools be installed no closer than fifty (50) feet from a nearby river or stream. The nearest stream in the area, Waikomo Stream, is 1.06 miles away."

In regards to the surrounding area, "The area is bordered only on its eastern side with sugar. There is an existing 20 foot wide road running the length of the project, which will

EXHIBIT "H"

Mr. Frederick C. Erskine  
Department of Agriculture  
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act as buffer and diminish any adverse effects from smoke, dust, airborne particles, pesticides and noise from the sugar operations. Also a hedge planting along that border will add to its effectiveness. It is not possible to totally eliminate these undesirable factors which are prevalent to almost the entire island but the proposed buffer zone will diminish the adverse effects of sugar production."

We thank you for your review of the first draft of our Environmental Impact Statement. If there are any further questions in regard to the material, please do not hesitate to contact us again.

Sincerely,



MANUEL K. MEDEIROS  
President

AR/as  
Enclosures

cc: Richard E. Marland, Office of Environmental Quality Control  
Harold I. Kurihara, Hawaii Housing Authority

