

1990-05-23-0A-FA
Niu Pia Farm General plan Amendment app to urban

PLANNING DEPARTMENT - COUNTY OF KAUAI

NOTICE OF DETERMINATION

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APPLICANT: Niu Pia Farms Ltd. and
Toyoyuki Oda '89 MAY 17 AIO:46

TAX MAP KEY: 4-3-6: 1. and por. 2

OFF. OF ENVIRONMENTAL
QUALITY CONTROL

LOCATION: Waipouli, Kauai. (see attached map)
(see attached map)

APPROVING AGENCY: PLANNING DEPARTMENT, COUNTY OF KAUAI

AGENCIES CONSULTED:

County: Public Works State: Health
Fire Highways Division
Water

A. DESCRIPTION OF PROPOSED ACTION & STATEMENT OF OBJECTIVES:

Applicants are requesting a General Plan Amendment from "Agriculture" to "Urban Mixed Use" and a Zoning Amendment from "Agriculture" to "General Commercial (CG)" for the purpose of 1) recognizing an existing commercial use (grandfathered) on the Toyoyuki parcel, which is 1 acre in size, and 2) to relocate a commercial use (motorcycle sales and service) on approximately 20,908 sq. ft. of a larger 7.9 acre parcel. This area is to be subdivided from the larger lot. Inasmuch as the Niu Pia Farms parcel is largely comprised as a coconut tree grove, the portion to be utilized contains only one (1) coconut tree, which is to be maintained.

B. DESCRIPTION OF ACTION'S TECHNICAL, ECONOMIC, SOCIAL & ENVIRONMENTAL CHARACTERISTICS: (see attached)

C. SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT:

Waipouli can be characterized as a resort and commercially oriented portion of the Kapaa-Wailua region. Abutting the properties to the north, across Pouli street is the County fire station and the Waipouli Shopping Center; to the south of the project sites is the coconut tree grove; to the southeast, across Kuhio Highway is the resort-residential areas of Waipouli, and the Coconut Plantation Marketplace. Inasmuch as the areas involved are State Land Use Districted "Urban" and County zoned and general planned "Agriculture", it is recognized that agricultural use of the properties would not be economically feasible; in this instance, the Agricultural zoning and State "Agricultural" overlay served as a type of reserve for future Urban expansion.

D. DISCUSSION OF THE ASSESSMENT PROCESS:

1. Identification and Evaluation of Potential Impacts:

Should landscaping be provided as stated, visual impacts will be greatly reduced. Additionally, building designs should be compatible to what exists in the area. Since Pouli Road was constructed to County standards, adverse impacts could be minimized by limiting the types of uses along Pouli Road, and/or requiring adequate parking areas for each project. High traffic generator type commercial uses should not be permitted unless the access to the site is relocated to Pouli Road and/or roadway improvements are provided.

X

2. Areas Requiring Further Study:

None

E. IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND ALTERNATIVES CONSIDERED:

No major impacts anticipated should the existing uses remain, specifically on the Oda property. However, should development of the property occur as permitted within the General Commercial district, TRAFFIC impacts are anticipated, especially turning movements on Kuhio Highway onto the property. The primary alternative considered is requiring the relocation of the existing Kuhio Highway access point to Pouli Road should any other use or development on the property occur.

F. PROPOSED MITIGATION MEASURES IF ANY:

Should the amendments be approved, establish as a condition of approval a restriction that will require the relocation of the Kuhio Highway access point to Pouli Road should any other use or development of the Oda property occur

G. DETERMINATION:

IT IS HEREBY DETERMINED THAT AN ENVIRONMENTAL IMPACT STATEMENT IS:

NOT REQUIRED: THIS DETERMINATION IS THEREFORE A NEGATIVE DECLARATION;

/ REQUIRED;

BASED ON THE FOLLOWING FINDINGS & REASONS:

Potential impacts, if any, are considered minimal

Paul Shigamoto
Authorized Signature

Planning Director
Title

5-16-89
Date

ENVIRONMENTAL ASSESSMENT CONTENTS

For Negative Declarations
Or EIS Prep. Notices
(Per Rules Sect.11-200-10)

*Nii Pea Farms &
Sayuzuki Oda
Waipouli, Kawaii*

- 1. Identify the Applicant or Agency proposing the action.
- 2. Identify the Approving Agency.
- 3. Identify the Agencies consulted.
- 4. General description of the proposed action:
 - A. Technical
 - B. Economic
 - C. Social
 - D. Environmental characteristics.
- 5. Summary description of the environment
 - A. Site Maps
- 6. Summary of the major impacts.
- 7. Alternatives considered.
- 8. Mitigation measures proposed.
- 9. Agency determination.
- 10. Findings & reasons to support the determination.
- 11. Agencies to be consulted if an EIS is prepared.