APPLICANT: Nii Pia Farms Ltd. and 
Grounder Ltd.

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

LOCATION: Waioli, Kauai. (see attached map)

APPROVING AGENCY: PLANNING DEPARTMENT, COUNTY OF KAUAI

AGENCIES CONSULTED:

County: Public Works State: Health
Fire 
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 "Agricultural" to "General Commercial (GC)" for the purpose of 1) recognizing an existing commercial use (grandfathered) on the Woodill parcel, which is 1 acre in size, and 2) to relocate a commercial use (propose sales and service) on approximately 20,000 sq. ft. of a larger 9.9 acre parcel. This area is to be subdivided from the larger lot. Inasmuch as the Nii Pia Farms parcel is largely comprised of 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:

Waioli can be characterized as a resort and commercially oriented portion of the Core-Downtown region. Adjacent to the property to the north, across Poipu Street is the County police station and the Waioli Shopping Center; to the south of the project sites is the coconut tree grove; to the southeast, across Kiahuna Highway is the resort-commercial area of Waioli; and the Coconut Plantation Marketplace. Inasmuch as the areas involved are State Land Use Districted "Urban" and County zoned and several planned "Agriculture," it is recognized that agricultural use of the property 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 Poipu Road was constructed to County standards, adverse impacts could be minimized by limiting the types of uses along Poipu 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 Poipu Road and/or roadways improvements are provided.
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 Pauli 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 Pauli Road
should any other use or development of the Oda property occur.

G. DETERMINATION:
IT IS HEREBY DETERMINED THAT AN ENVIRONMENTAL IMPACT STATEMENT IS:
/XX/ NOT REQUIRED: THIS DETERMINATION IS THEREFORE A NEGATIVE DECLARATION;
// REQUIRED;

BASED ON THE FOLLOWING FINDINGS & REASONS:
Potential impacts, if any, are considered minimal.

Authorized Signature: [Signature]
Planning Director: [Signature]
Date: 5-16-89

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

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.


10. Findings & reasons to support the determination.

11. Agencies to be consulted if an EIS is prepared.