

JOHN WAHIEE  
GOVERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, Hawaii 96813  
Telephone: 548-4611

'91 JUL -9 AM 11:43

July 8, 1991

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

Mr. Brian Choy  
Acting Director  
Office of Environmental  
Quality Control  
Central Pacific Plaza  
220 S. King Street, 4th Fl.  
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: LUC Docket No. A91-668/Don Karleen and Peggy  
Karleen

At its meeting of June 27, 1991, the Land Use Commission determined that an Environmental Impact Statement would not be required for the subject docket.

In accordance with the Environmental Impact Statement Rules, we are filing a copy of the Commission's Negative Declaration, four copies of the environmental assessment, and one copy of OEQC form 89-01.

If you have any questions on this matter, please call me or my staff at 548-4611.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA  
Executive Officer

EU:to

cc: Peter Nakamura (w/o encl.)  
Harold Masumoto (w/o encl.)  
Walton Hong (w/o encl.)

108

1991-07-23-KA-FEA - Kaeleer Single Family Dwelling

JUN 5 2 37 PM '91  
LAND USE COMMISSION  
STATE OF HAWAII

Exhibit "F"  
ENVIRONMENTAL IMPACT ASSESSMENT  
FOR  
SINGLE FAMILY DWELLING  
AT  
HAENA, ISLAND OF KAUAI, STATE OF HAWAII  
TAX MAP KEY: 5-8-12-12

The following is an environmental impact assessment on a proposed single family residence on real property situated at Haena, Island of Kauai, State of Hawaii, more particularly identified as Kauai Tax Map Key: 5-8-12-12.

(1) Identification of Applicants:

Don and Peggy Karleen  
c/o Walton D. Y. Hong  
3135-A Akahi Street  
Lihue, HI 96766  
Tel. 245-4757

(2) Identification of Approving Agency:

Land Use Commission  
State of Hawaii  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, HI 96813

(3) Identification of Agencies Consulted:

Land Use Commission  
State of Hawaii  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, HI 96813

Department of Land and Natural Resources  
State of Hawaii  
P. O. Box 621  
Honolulu, HI 96809

Planning Department2  
County of Kauai  
4280 Rice Street  
Lihue, HI 96766

(4) General description of action's characteristics:

(a) Technical: The subject site is a beachfront lot at Haena, Island of Kauai, State of Hawaii, more particularly identified as Kauai Tax Map Key: 5-8-12-12. A shoreline survey, certified on February 12, 1990 by the Board of Land and Natural Resources, indicates a total land area of 6,606 square feet.

The Applicant proposes to construct a 3-bedroom, 3-bath single family residence on the subject site. The residence will have a total living area of approximately 1900 square feet.

The surrounding neighborhood is primarily of residential character and consists of small single family lots, some of which have been built upon. Further to the west along Kuhio Highway is the Hanalei Colony Resort condominium project and Charo's Restaurant.

(b) Economic: The proposed residence will cost approximately \$190,000. Due to the limited nature of the proposed action, there will not be significant economic benefits resulting from the proposed use, other than the economic benefits in the form of wages and payments for materials to the persons involved in the construction of the residence.

(c) Social: The proposed use will be a residence, which will result in a marginal increase in the population of the area.

(d) Environmental: The environmental characteristics of the proposed action are as follows:

(1) Flora and Fauna: There are no endangered or threatened species of flora or fauna at the site of the proposed action. Existing vegetation consists of grasses and ironwood trees. The site has already been cleared as a result of a foundation permit granted by the County of Kauai on the misunderstanding that the site was classified "Urban" by the Land Use Commission, and the proposed use will not result in the removal of any additional vegetation.

(2) Drainage: As the site is located on the shoreline, the existing drainage pattern is into the ocean. The proposed action will not affect this drainage pattern.

(3) Erosion: The site is presently uncovered, and erosion may occur in the event of heavy rains. The proposed use would control and mitigate any potential erosion problems.

(4) Historical and Archaeological: The proposed residence and detached garage on the site covered a major portion of the lot. As the trenches for the foundation and footings were already dug at the time the Applicant was informed of the County of Kauai's error in issuing the foundation permit, any historical or archaeological remains would probably have already been compromised.

However, no remains or artifacts were uncovered during the course of digging the trenches for the foundation and footings. A site visit was made after work was stopped by the Applicant by Nancy McMahon of the Historic Sites Section, and the Applicant was advised that she did not feel that the site contained any historical or archaeological significance.

(5) Visual: The Federal Insurance Rate Maps (FIRM) of March 4, 1987, indicate that the subject site lies within the VE or Coastal High Hazard flood zone, with a base flood elevation of 21 feet mean sea level. Due to the federal flood insurance requirements that the lowest framing member of the structure be above 21 feet MSL, the height of the proposed dwelling is 25 feet from grade and 20 feet from base flood elevation.

While the structure will block views of the ocean from Kuhio Highway, there are no lots to the right of the site, which permits ocean views from the highway. Further, view corridors between the site and the neighboring lot to the left also permit ocean views.

The proposed structure is designed to also minimize visual impact, employing natural materials such as wood siding and shake roof.

(6) Sewage disposal: Sewerage will be disposed of through a private waste water facility (i.e., cesspool/septic tank) in conformity with the requirements of the State Department of Health. This, coupled with the natural filtering action of the sand and soil, will avoid adverse environmental impacts to the shoreline and ocean waters.

(5) Summary Description of the Affected Environment: The proposed residence is located on real property identified as Kauai Tax Map Key: 5-8-12-12. A copy of the tax map is attached hereto as Exhibit "A", which shows the location of subject site at Haena, Kauai, Hawaii.

Also attached hereto as Exhibit "B" is a copy of the shoreline certification, showing the lot configuration and dimensions in greater detail.

The site is a beach lot, between the shoreline and Kuhio Highway. Having been erroneously advised by the County of Kauai that the site was within the "Urban" land use district and having obtained a foundation permit for the proposed structure, the site was cleared of the several ironwood trees on the lot.

Although irregularly shaped, the lot is capable of sustaining a single family residence meeting all applicable setbacks and health requirements.

Neighboring lots already contain single family residences, so that the proposed use is not novel to the area.

(6) Identification and summary of major impacts and alternatives considered: As the site has previously been cleared and trenches dug, the proposed use under the circumstances will not result in any significant adverse environmental and historical/archaeological impacts.

The construction of the proposed single family dwelling on the lot is identical to the uses found on the neighboring lots, and will not significantly impact the public agencies to provide required urban services.

Other than for a single family dwelling, the subject site is not conducive to any other use. The size does not permit agricultural activities to be undertaken thereon. Any retail or commercial type of use would be incompatible with the neighborhood.

A do-nothing alternative is also not feasible. Given the cost of the Applicant to acquire the subject site, a do-nothing alternative would be tantamount to condemnation. The Applicant does not believe that the site is large enough to merit government acquisition for park or public purposes.

(7) Proposed Mitigation Measures: Proposed mitigation measures will include the use of wood and other natural materials in the construction of the residence, the use of earthen tone colors, shake roof, and landscaping. All of the foregoing will mitigate any visual impact of the proposed action.

(8) Determination: Based on the foregoing, it is recommended that a finding that the proposed action will not result in any significant adverse environmental and ecological impacts be adopted, and that an environmental impact statement not be required of the Applicant for the proposed action.

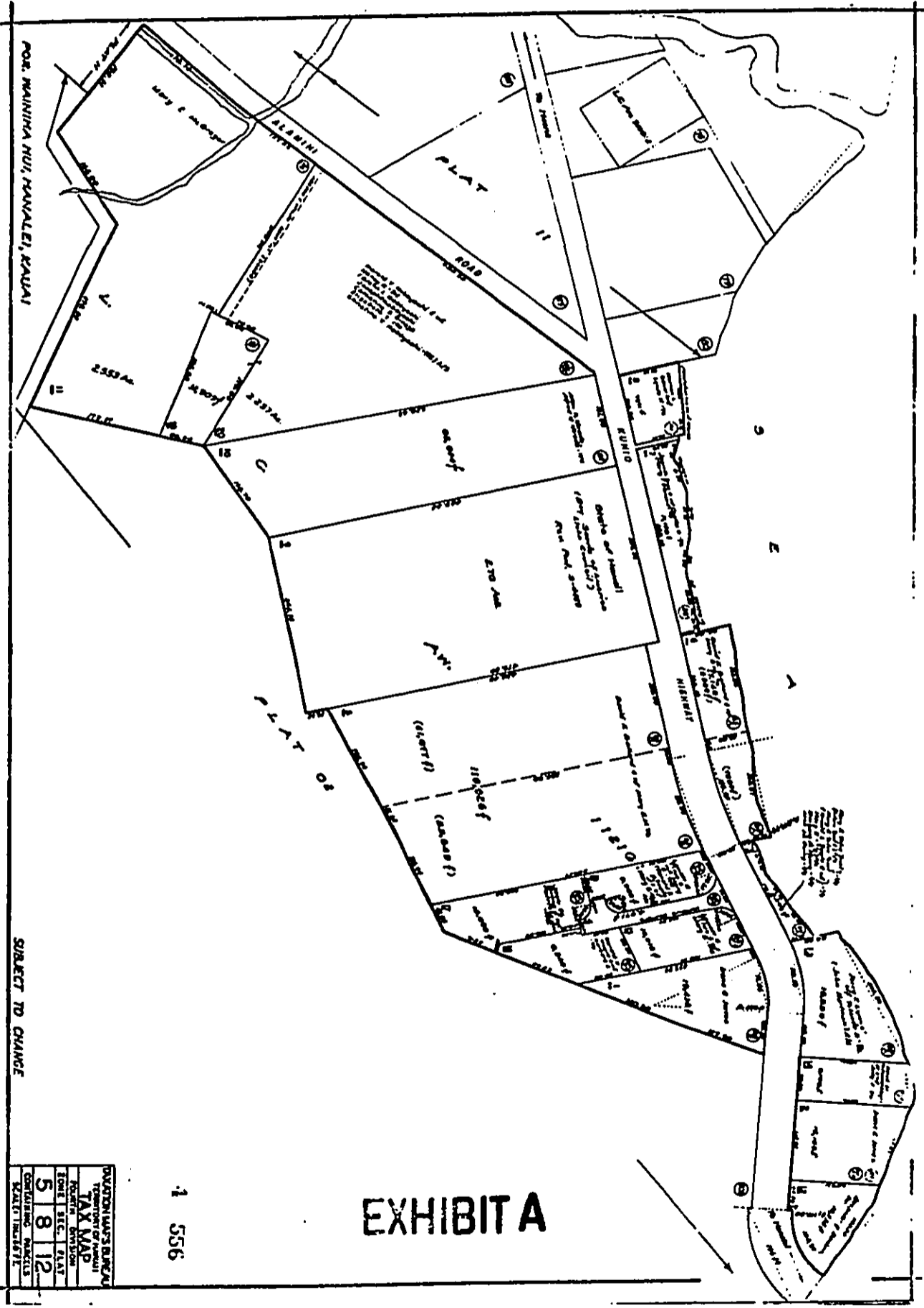
(9) Findings and Reasons Supporting Determination: The proposed action will be used for a single family residence, which appears to be the only reasonable use given the size and configuration of the lot and the characteristics of the surrounding neighborhood.

As the lot has already been cleared of ironwood trees and trenched for the footings and foundation, no adverse environmental or historical/archaeological impacts are anticipated.

The only impact of the proposed use would be visual, which can be mitigated through use of natural materials and earthen tone colors.

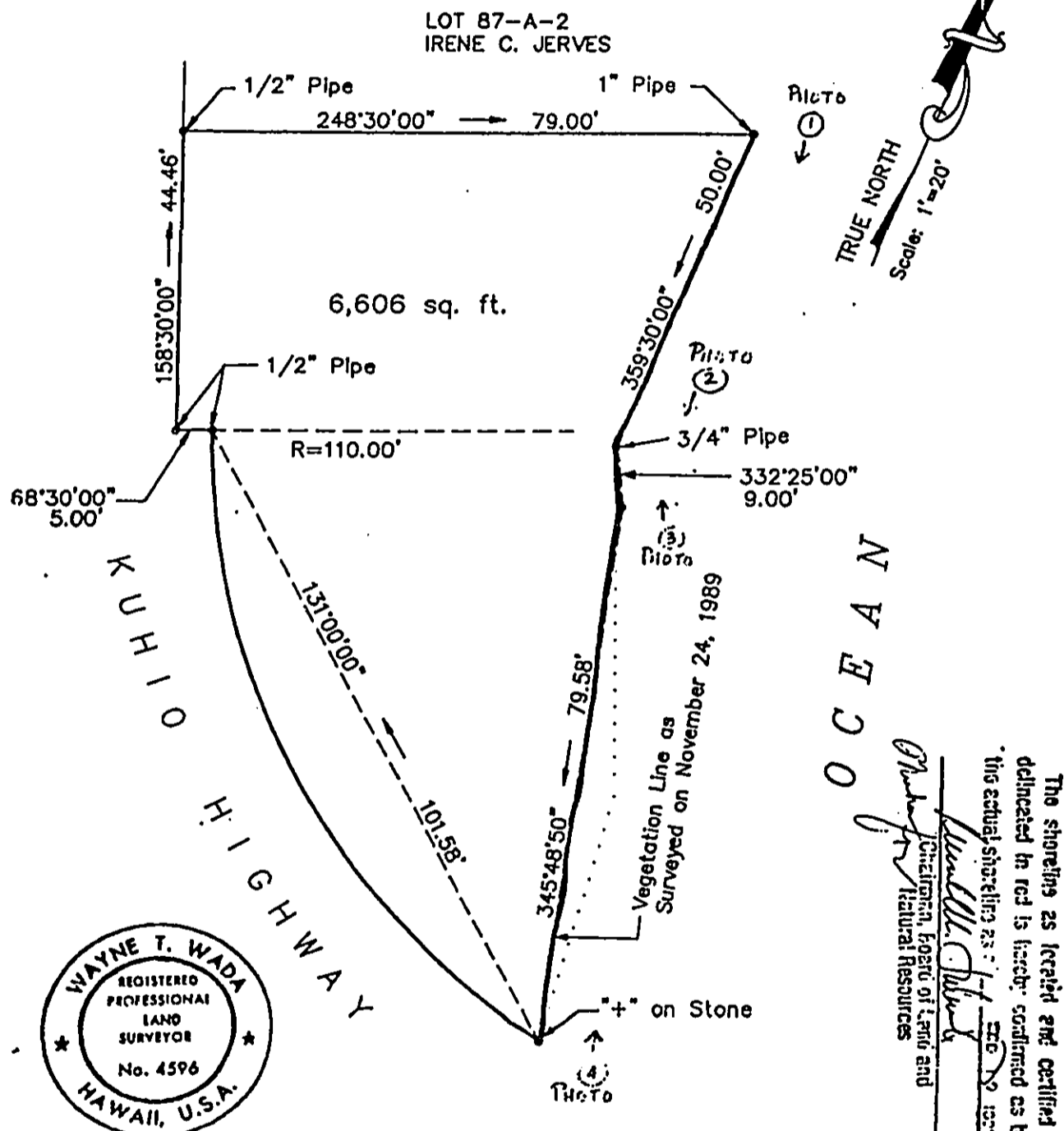
(10) Agencies to be Consulted: As a recommendation of negative declaration is proposed, no other agency need to be consulted for preparation of an environmental impact statement.

DOCUMENT CAPTURED AS RECEIVED





DOCUMENT CAPTURED AS RECEIVED



This work was prepared by me  
or under my supervision

*Wayne T. Wada*  
Signature  
Esaki Surveying &  
Mapping, Inc.

SHORELINE SURVEY  
PORTIONS OF WAINIHA HUI LAND  
WAINIHA, HANAIEI, KAUAI, HAWAII  
Tax Map Key: 5-8-12: 12  
Owner: Don Karleen

The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline as of 11/24/89.

*Charles M. Chubb*  
Chairman, Board of Land and Natural Resources

EXHIBIT B