

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

FEB -3 1983

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER, II
DONA L. HANAIKE

- AQUACULTURE DEVELOPMENT PROGRAM
- AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS
- CONSERVATION AND RESOURCES ENFORCEMENT
- CONVEYANCES
- FORESTRY AND WILDLIFE HISTORIC PRESERVATION PROGRAM
- LAND MANAGEMENT
- STATE PARKS
- WATER AND LAND DEVELOPMENT

'93 FEB -4 10:27

Ref.:LM-GM

KA-91-2510

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Brian Choy, Director
Office of Environmental
Quality Control
State of Hawaii
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Negative Declaration for the YMCA of Kauai,
Kapaa, Kauai, Tax Map Key: 4-6-14:26

The Department of Land and Natural Resources has reviewed the environmental assessment for the Kauai YMCA in connection with its request for a long term lease of state land at Kapaa, Kauai. Based on said review, we have determined that the project will not have any significant impacts on the environment, and consequently, we are filing a negative declaration for this project.

Enclosed are four copies of the environment assessment.

If you have any questions, please contact Gary Martin at 587-0414. Thank you.

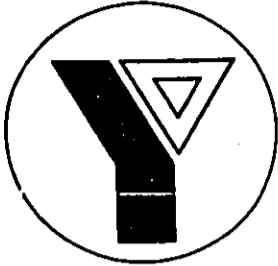
Very truly yours,

John P. Keppeler
WILLIAM W. PATY

Enclosure

cc: Kauai Land Board Member
Kauai District Land Office
Mr. Thomas Tannery, PH.D.

1993-02-23- KA-FEA- YMCA of Kauai Facility FEB 23 1993



RECEIVED
YOUNG MEN'S CHRISTIAN ASSOCIATION OF KAUAI
OFFICE BOX 1786 • LIHUE, HAWAII 96766 • (808) 246-9090 • 246-4411

Dec 28 2 36 PM '92

December 23, 1992

TO: W. Mason Young
Department of Land and Natural Resources
Division of Land Management
P.O. Box 621
Honolulu, Hawaii 96809

FROM: Thomas A. Tannery, Ph.D
YMCA of Kauai
P.O. Box 1786
Lihue, Hawaii 96766

SUBJECT: Enclosed is the updated additional comments addressing questions submitted by the Office of Environmental Quality Control.

A PARTICIPATING MEMBER OF THE KAUAI UNITED WAY

ENVIRONMENTAL ASSESSMENT

23 December, 1992

PROJECT: YMCA of Kauai Facility
TMK 4-6-14:26 9.2 + acres
Kapaa, Hawaii

APPLICANTS: YMCA of Kauai
P.O. Box 1786
Lihue, Hawaii 96766

EA CONSULTANT: Agor/Latham Architecture
4374 Kukui Grove, Suite 204
Lihue, Hawaii 96766
(808) 245-6883

APPROVING AGENCIES: County of Kauai - Use Permit, Class IV Permit
Department of Land and Natural
Resources, State of Hawaii

DESCRIPTION OF PROJECT:

The YMCA of Kauai requests a direct lease of 9.2 + acres to construct a YMCA facility as indicated on the enclosed Plans. The facility will include an Administration Building, Multi-Use Building, Gymnasium, Hostel Center, Managers Unit, Equipment Building, and Pool.

The 9.2 acre site is situated just north of Kapaa town fronting Kuhio Highway. The land is part of parcel 26 of TMK 4-6-32, a parcel of land lying between Mahelona Hospital and Kuhio Highway.

The YMCA facility will be used for community recreation, social, and educational purposes. The Administration Building (2,000 sq. ft.) will house the YMCA office. The Multi-Use Building will house all child care operations and social events. The Pool and Gymnasium will be utilized for community recreation and YMCA fitness programs. The Hostel will serve as low-cost overnight accommodations for the Island. There will be a facility manager living on site in the Managers Quarters.

The architecture is traditional/Hawaiian style. The exterior will be of stucco and metal roof. Details of columns, railings, posts, window trims, and facia shall be earth tone in color.

There is no improved landscaping on the subject parcel. Existing vegetation consists of *Wendelia Trilobata* (wedelia), *Leucaena Glauca* (cattle koa), *Casuarina Equisetifolia* (ironwoods), *Psidium Guajava L.* (guava), and Miscellaneous Grasses.

There will be one access driveway off of the highway. The site has an abrupt rise in grade from the highway of approximately 6-8 feet. The grade then slopes up approximately sixteen percent.

The rain runoff flows towards the highway and drains into an existing storm drain swale fronting the property. The flow of the swale is from north to south.

There is no public sewer facility available for the project. The nearest water mainline is approximately 500 feet south of the proposed site. Power utility poles exist fronting the property.

Nancy McMahon has indicated that there are no known historical or archaeological significance on this site as recorded by her office.

GENERAL DESCRIPTION OF THE PROJECT'S TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS

The buildings will be constructed on approximately three acres. Play fields will take up approximately two acres.

There will be grading of approximately 12,000 cubic yards. The grading will be done to create reasonable level building pads and playing fields. No importing or exporting of soil will be necessary.

A drainage study will be conducted during the design phase to mitigate any possible drainage impact the development may cause.

The traffic impact will be mitigated by providing acceleration and deceleration lanes in accordance with approved plans by the State of Hawaii, Department of Transportation. Only one access driveway will be available.

An extension of the existing water main to the site will be provided as recommended by the Department of Water. The project plans the use of individual waste water systems. It is anticipated by the County that public sewer will be available in approximately two years. Should this coincide with this project's completion then individual waste water systems will not be used. Electric, telephone, and cable will be available from existing power utility poles fronting the property.

There is an educational facility northwest of this project on the top of the hill. This project will be more than a thousand feet away and approximately forty feet below the

8. The social and economic character of the surrounding area will be enhanced by this project. The YMCA will reinforce family, youth, and social programs of the community.

top of the hill. The distance and the forty foot hill will mitigate any potential noise impact.

Construction mitigating measures shall be taken to minimize potential dust problems, erosion problems and noise problems. All construction shall conform to the County of Kauai's requirements for dust and erosion control. Construction will take place between 7:30 a.m. to 5:30 p.m. There are no habitable structures within 300 feet from the proposed construction area.

The probable construction cost of this project is \$1,700,000

As a non-profit community service organization, the proposed Kauai County YMCA facility will have no adverse impact to the social and economic characteristics of the surrounding geographic area. In fact, the social and economic climate will be significantly enhanced as needed family, youth, and social programs reinforce the infrastructure of the community.

DETERMINATION

This project will not adversely affect the environment as outlined below.

1. Measures will be taken to mitigate any possible drainage impacts. This project will be submitting plans and flood studies to the County and State for review and approval.
2. The traffic impact will be addressed with an acceleration lane , deceleration lane and one access driveway off of the highway.
3. Water, telephone, cable, and electricity are available. Public sewer will be available within two years. The use of individual waste water systems may not be needed should the completion of this project coincide with public sewer availability.
4. The development is on the downhill side of other facilities and residences. This will mitigate any potential major noise impact.
5. An archaeological survey will be conducted as recommended by the State Historical Preservation Division. Should significant findings be observed, this project will conform to mitigating measures advised by the State.
6. Rare, threatened or endangered species of animals or plants, or habitat will not be affected.

JOHN WAIHEE
GOVERNOR

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DIVISION OF
LAND MANAGEMENT
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BRIAN J. J. CHOY
Director

DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 588-4185

August 3, 1992

TO: Mr. William W. Paty
Chairperson
Board of Land and Natural Resources

FROM: Brian J. J. Choy *Brian J. Choy*
Director

SUBJECT: YMCA of Kauai Facility Draft Environmental Assessment (EA)

We have reviewed the above Draft EA and have the following comments.

The approving agencies listed are the County of Kauai and the State Department of Land and Natural Resources. Please state the types of approval required for this project.

Title 11, Chapter 200, section §11-200-10 states that the [draft] environmental assessment shall contain the following:

- (1) Identification of agencies consulted in making assessment;
- (2) Identification and summary of major impacts (and alternatives considered, if any);
- (3) Findings and reasons supporting determination.

Please document if other government agencies and any community groups have been consulted. Since this project is presumably being constructed mainly for the surrounding community, we suggest that the appropriate neighborhood board and other groups be consulted. The Draft EA also mentions that the project will be utilizing individual wastewater systems since there is no public sewer facility available. Please consult with the Department of Health, Wastewater Branch regarding this matter.

More information should also be provided in the impacts section. Issues related to changes in traffic patterns on the Kuhio Highway roadway should be discussed with the State Department of Transportation. Matters regarding potential noise impacts on the adjacent educational facilities should be discussed with the Department of Health and the County of Kauai. No alternatives to the proposed action were discussed, such as the no-action alternative and consideration of any alternate sites.

Page Two
August 3, 1992

Finally, the anticipated negative declaration determination should be supported by a listing of specific reasons as to why this determination is expected.

If you have any questions, please call Karen Mau at 586-4185. Thank you for your cooperation.

BC:km

cc: Mr. Gary Martin
Division of Land Management



YOUNG MEN'S CHRISTIAN ASSOCIATION OF KAUAI

OFFICE BOX 1786 • LIHUE, HAWAII 96766 • (808) 246-9090 • 246-4411

December 23, 1992

TO: Department of Land and Natural Resources

FROM: Thomas A. Tannery, Ph.D
Executive Director
YMCA of Kauai

SUBJECT: Consulting community agencies and neighborhood groups on a proposed YMCA facility at TMK 4-6-32, a 10 acre parcel of land lying between Mahelona Hospital and Kuhio Highway.

The following agencies and community groups have been consulted about the proposed YMCA facility.

1. Kauai Department of Water
2. Kauai Planning Department
3. Kauai Department of Transportation
4. Kauai Department of Public Works
5. State Historic Preservation Division
6. Office of Hawaiian Affairs
7. Boy Scouts of America
8. Child and Family Services
9. Girl Scouts
10. Hale 'Opio, Inc.
11. Hawaii Planned Parenthood
12. Kauai Catholic Youth Organization
13. Kauai Center for Independent Living
14. Kauai Hospice
15. Kauai Senior Centers

A PARTICIPATING MEMBER OF THE KAUAI UNITED WAY



YOUNG MEN'S CHRISTIAN ASSOCIATION OF KAUAI

16. Serenity House, Inc.
17. Salvation Army
18. Young Women's Christian Association
19. Alu-Like-Kauai
20. American Cancer Society
21. Ask - 2000
22. Kauai Humane Society
23. East Kauai Y's Men
24. United Way of Kauai
25. Kauai Human Service Council
26. American Red Cross
27. American Heart Association
28. Association of Retarded Citizens

DEPARTMENT OF WATER

COUNTY OF KAUAI
P.O. BOX 1706
LIHUE, HAWAII 96766-5706
FAX NO. 245-5813

October 25, 1991

DLNR-Div. of Land Management
P. O. Box 621
Honolulu, HI 96809

Re: State Land Disposition - YMCA of Kauai - Permanent
Facility, Approximately 2 Acres, Kapaa, Kauai, Hawaii,
TMK: 4-6-14:26

We have no objections to this application for State Land
Disposition provided the applicant is made aware that the
Department of Water does not have any water system mainlines
along Kuhio Highway fronting the subject parcel. The closest
mainline is located approximately 500 feet away near the
Kawaihau Road and Kuhio Highway junction in Kapaa Town.

Prior to approval of water service or building permit
approvals, the applicant must prepare and receive Department
of Water's approval of construction drawings for necessary
water system facilities and construct said facilities.


Raymond H. Sato
Manager and Chief Engineer

GF:rm
cc: Mr. Sam Lee, Land Agent (Kauai)

JOANN A. YUKIMURA
MAYOR



PETER A. NAKAMURA
PLANNING DIRECTOR

ROLAND D. SAGUM, III
DEPUTY PLANNING DIRECTOR

TELEPHONE (808) 245-3919

COUNTY OF KAUAI
PLANNING DEPARTMENT
4280 RICE STREET
LIHUE, KAUAI, HAWAII 96766

October 22, 1991

Department of Land and Natural Resources
Division of Land Management
P. O. Box 621
Honolulu, HI 96809

RE: Proposed YMCA Sites in Kapaa and Poipu

A. Tax Map Key: 4-6-14: 26, Kapaa

State Land Use District	-	Urban
General Plan	-	Open
Comprehensive Zoning Ordinance	-	R-1/ST-P

Comments: Permits required would include Use Permit and Class IV Zoning Permit since such a facility would not be considered an outright permitted use. Sec. 8-3.4(4) of the CZO reflects "clubs, lodges, community centers" as a use and structure within the Residential District that would require a Use Permit.

A Variance Permit will be necessary should any deviation from CZO standards be intended or proposed. An SMA permit may be necessary depending on the final site chosen. At such time the lot area is determined, and a development plan established for the lot, a better determination can be made relative to the necessity of an SMA permit.

B. Tax Map Key: 2-8-22: 10, Poipu

State Land Use District	-	Urban
General Plan	-	Resort
Comprehensive Zoning Ordinance	-	R-4

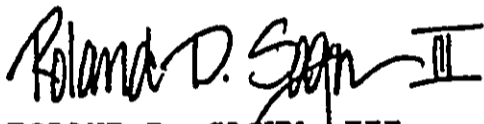
Mr. Sam Lee
Page 2
October 22, 1991

Comments: Permits required would include Use Permit and Class IV Zoning Permit since such a facility would not be considered an outright permitted use. Sec. 8-3.4(4) of the CZO reflects "clubs, lodges, and community centers" as a use and structure within the Residential District that would require a Use Permit.

A Variance Permit will be necessary should any deviation from CZO standards be intended or proposed.

At such time plot and construction plans become available, it is recommended that one set of plans be submitted for pre-check prior to actual submittal of plans for permit processing. Authorization from the landowner at that time, or a lease agreement longer than 5 years, will also be necessary.

Should there be any questions relative to the above, please contact planner Michael Laureta at 245-3919.


ROLAND D. SAGUM, III
Deputy Planning Director

cc: Sam Lee, Land Agent

JOHN WAIHEE
GOVERNOR

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DIVISION OF
LAND MANAGEMENT

OCT 29 2 15 PM '91



EDWARD Y. HIRATA
DIRECTOR

DEPUTY DIRECTORS
AL PANG
JOYCE T. OMINE
JEANNE K. SCHULTZ
CALVIN M. TSUDA

IN REPLY REFER TO:

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
KAUAI DISTRICT
3060 EIWA STREET, ROOM 205
LIHUE, HAWAII 96766

HWY-KE 4.6857

October 24, 1991

Mr. Sam Lee
Division of Land Management
Department of Land & Natural Resources
State Office Building
3060 Eiwa Street
Lihue, HI 96766

Dear Mr. Lee:

SUBJECT: BUILDING SITES FOR PERMANENT
YMCA FACILITIES AT KAPAA

We reviewed the YMCA's proposal and have the following comments:

- 1) Additional information, affecting the State Right-of-Way, shall be provided for our review, including, but not limited to, the following:
 - a) Detailed sketch or map showing the location of the proposed site;
 - b) A drainage report, which includes a discussion and evaluation of the existing conditions, computations for the anticipated future runoff, capacities for the proposed improvements and mitigating measures for an detrimental effects to the existing conditions;
 - c) Construction drawings showing the proposed improvements;
- 2) One driveway access shall be permitted;
- 3) Acceleration and deceleration lanes shall be provided;
- 4) No parking within the State Right-of-Way will be permitted, therefore parking spaces shall be provided, on-site; and

*will be
conducted during
design phase*

Mason

Mr. Sam Lee
October 24, 1991
Page 2

HWY-KE 4.6857

- 5) A 40-foot wide Future Road Widening Setback Line (FRWSL) shall be provided along the existing State Right-of-Way. All setbacks shall be from this FRWSL.

We reserve the right to modify our initial comments and add additional conditions at the time of initial construction plan review.

Should you have any questions, please call us at 241-3461.

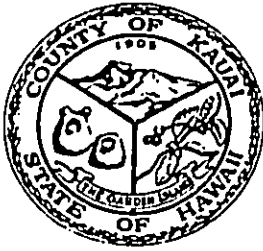
Very truly yours,



STEVEN KYONG
District Engineer

JOANN A. YUKIMURA
MAYOR

OCT 31 3 06 PM '91



STEVE OLIVER
COUNTY ENGINEER
TELEPHONE 245-3318

DEP. COUNTY ENGINEER
TELEPHONE 245-3602

PW 10.197

AN EQUAL OPPORTUNITY EMPLOYER
COUNTY OF KAUAI
DEPARTMENT OF PUBLIC WORKS
3021 UMI STREET
LIHUE, KAUAI, HAWAII 96766

October 29, 1991

State of Hawaii
Dept. of Land & Natural Resources
Division of Land Management
3060 Eiwa Street
Lihue, Hawaii 96766

SUBJECT: STATE LAND DISPOSITION
TMK: 2-8-22:10 AND TMK:4-6-14:26
YMCA OF KAUAI

We have completed our review of the captioned State Land Disposition and offer the comments for the Kapaa site TMK: 4-6-14:26:

1. There is a sewage treatment facility on the captioned property. The County has a "dry" sewer line from Kapaa Town to the treatment facility. The on-going Kapaa Sewer, Phase I project will enable us to make connections to the existing line in approximately two years, the duration of the project. This means that a site closer to the Church would be serviceable by the public sewer.
2. The applicant should be appraised of odor problems associated with sewage treatment facilities. Also a building site located in the vicinity of the treatment facility should be distance from it by adequate buffer spaces.
3. Although, the site is located in a x-unshaded flood zone there are natural valleys which collect storm flows from the upper lands to the lower lands. Development in these flood prone areas may require flood studies and mitigation during measures.

State of Hawaii
Dept. of Land & Natural Resources
Division of Land Management
October 28, 1991
Page (2)

Should you have any questions, please feel free to contact Mr.
Wallace Kudo of my staff at 245-4751.

Very truly yours,



STEVE OLIVER
County Engineer

WK/HF/cu

October 28, 1991

Honorable William W. Paty, Chairperson
Board of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai'i 96813

Re: State Land Disposition Request
Applicant: YMCA of Kaua'i
Intended Use: Building sites for permanent YMCA facilities
Location: Poipu & Kapa'a
TMK: 2-8-22:10 (Poipu) 4-6-14:26 (Kapa'a)
Status of Land Title: Subsection 5(b)

Dear Mr. Paty:

Thank you for the opportunity to comment on this matter. We have the following concerns.

As noted, the subject land is ceded and a part of the public land trust. While we have no concern that this is an appropriate use of the land, we do have some concern as to trust benefits. In order to make comprehensive comments, we would appreciate additional information on the lease terms, including lease fees, conditions and duration. Please provide this information to Mrs. Lynn Lee at 586-3743, as soon as possible.

Sincerely,

RICHARD K. PAGLINAWAN
Administrator

RKP:lb

October 28, 1991

MEMORANDUM

TO: Mason Young,
Land Management

FROM: Don Hibbard, Administrator
State Historic Preservation Division

SUBJECT: Historic Preservation Review -- State Land Disposition
Lease of State Lands to YMCA for building sites
TMK: 2-6-22: 10 and 4-6-14: 26
Poipu and Kapaa, Kauai

No archaeological surveys have taken place in the project areas, so it is uncertain if significant historic sites are present. Both parcels are located in areas that are rich in significant historic sites. Several platforms, heiau, walls, burials, and cultural deposits have been found near TMK: 2-6-22: 10 (Poipu). In Kapaa, little archaeological work has been conducted, but recent work has indicated that a rich cultural deposit with burials may exist in the area.

Importantly, without the adequate inventory information, we are unable to determine if significant historic sites exist on the subject parcels. Given the above, we recommend that an archaeological survey be conducted for both project areas by a qualified archaeologist to determine if the historic sites are on the project area. This work should include representative subsurface testing if it appears likely that subsurface remains are present. If sites are found, their size, nature, function and age should be determined.

*Per Nancy
McMahon
no significant
sites*

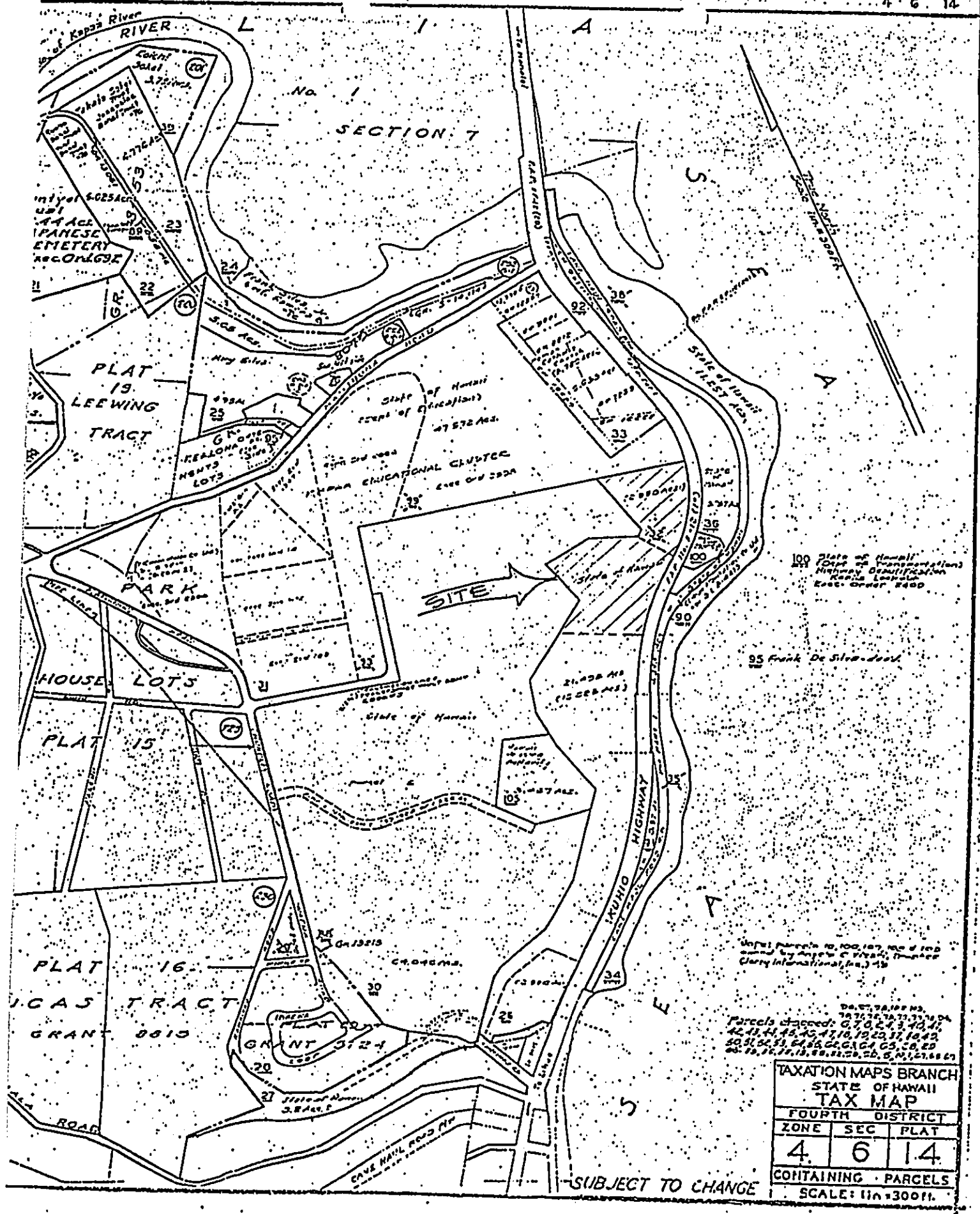
Findings should be submitted to your office and our office in a report format for review, and should include initial significance evaluations for each site. At that point we can then better advise you regarding any mitigation that might be needed as a condition of disposition.

Should you have any questions regarding this review, please contact our staff archaeologist handling the County of Kauai, Ms. McMahon at 587-0006.

NM:jle 10/24/91
1712W/3941

/s/ DON HIBBARD

OCT 31 1991



100 State of Hawaii Dept of Transportation Highway Classification Kaula Loop East Order 2400

95 Frank De Steed

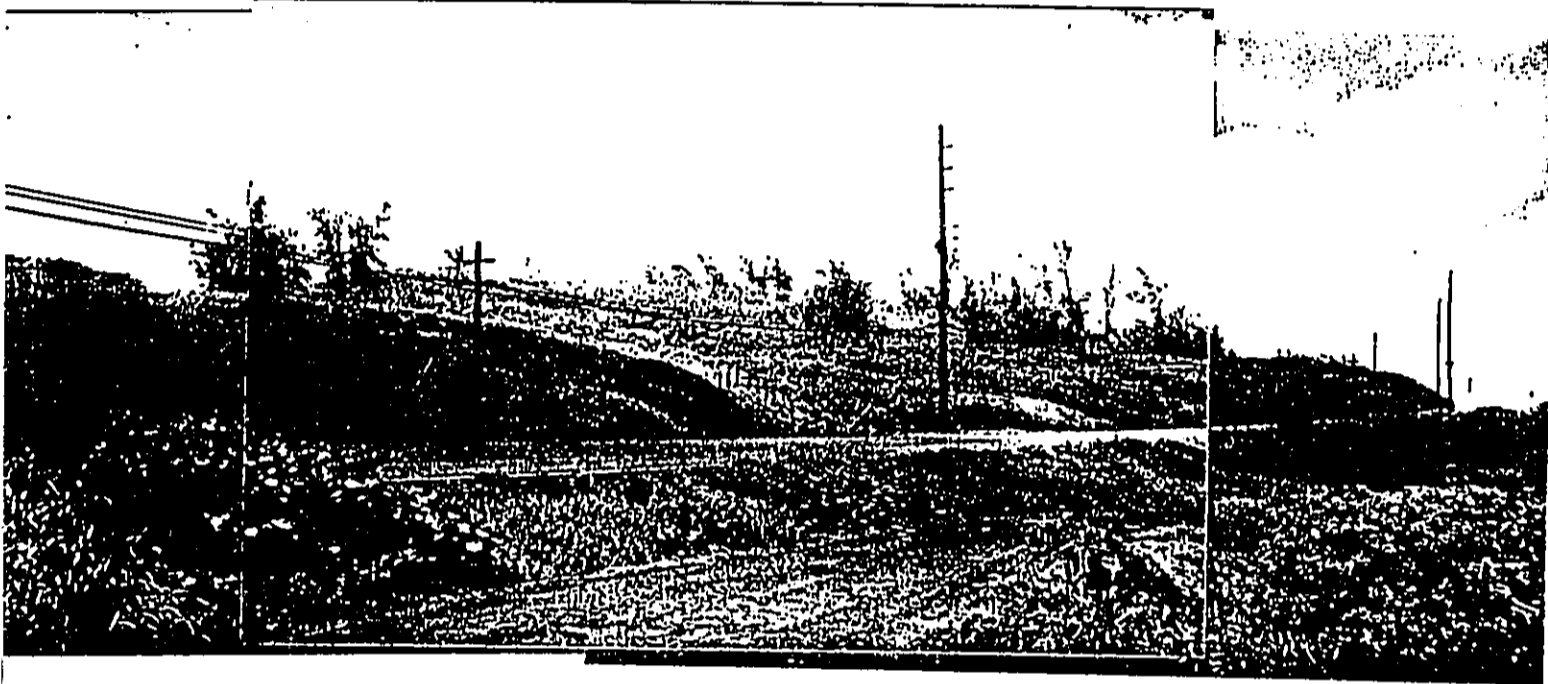
Parcel 10, 100, 101, 102 & 103 owned by Angelo C. Vizzi, Trustee Curry International, Inc. 49

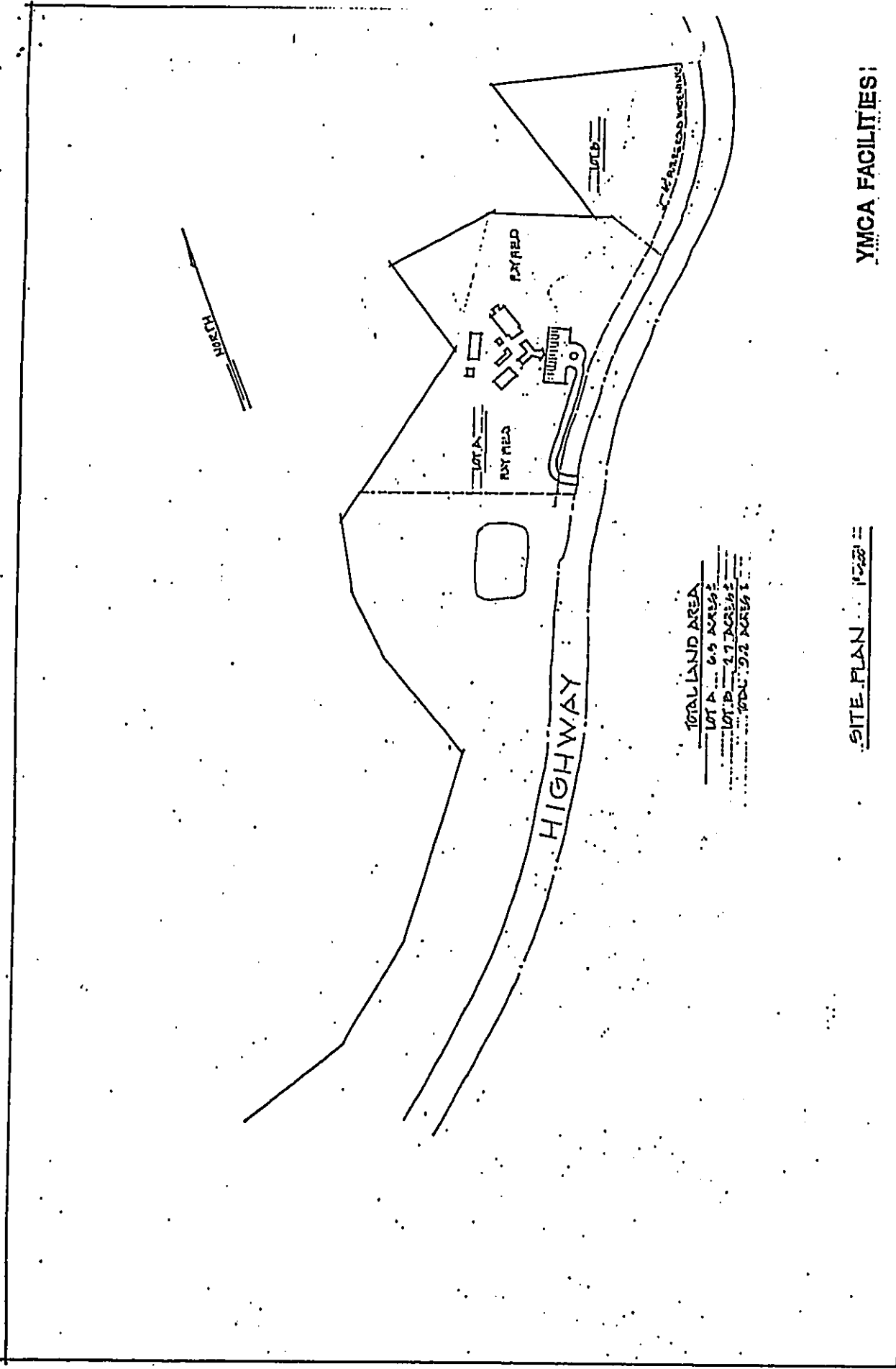
DEPT. 28100 NO. 18742, 18743, 18744
 Parcels checked: G, 7, 0, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

TAXATION MAPS BRANCH		
STATE OF HAWAII		
TAX MAP		
FOURTH DISTRICT		
ZONE	SEC	PLAT
4	6	14
CONTAINING PARCELS		
SCALE: 1 in = 300 ft.		

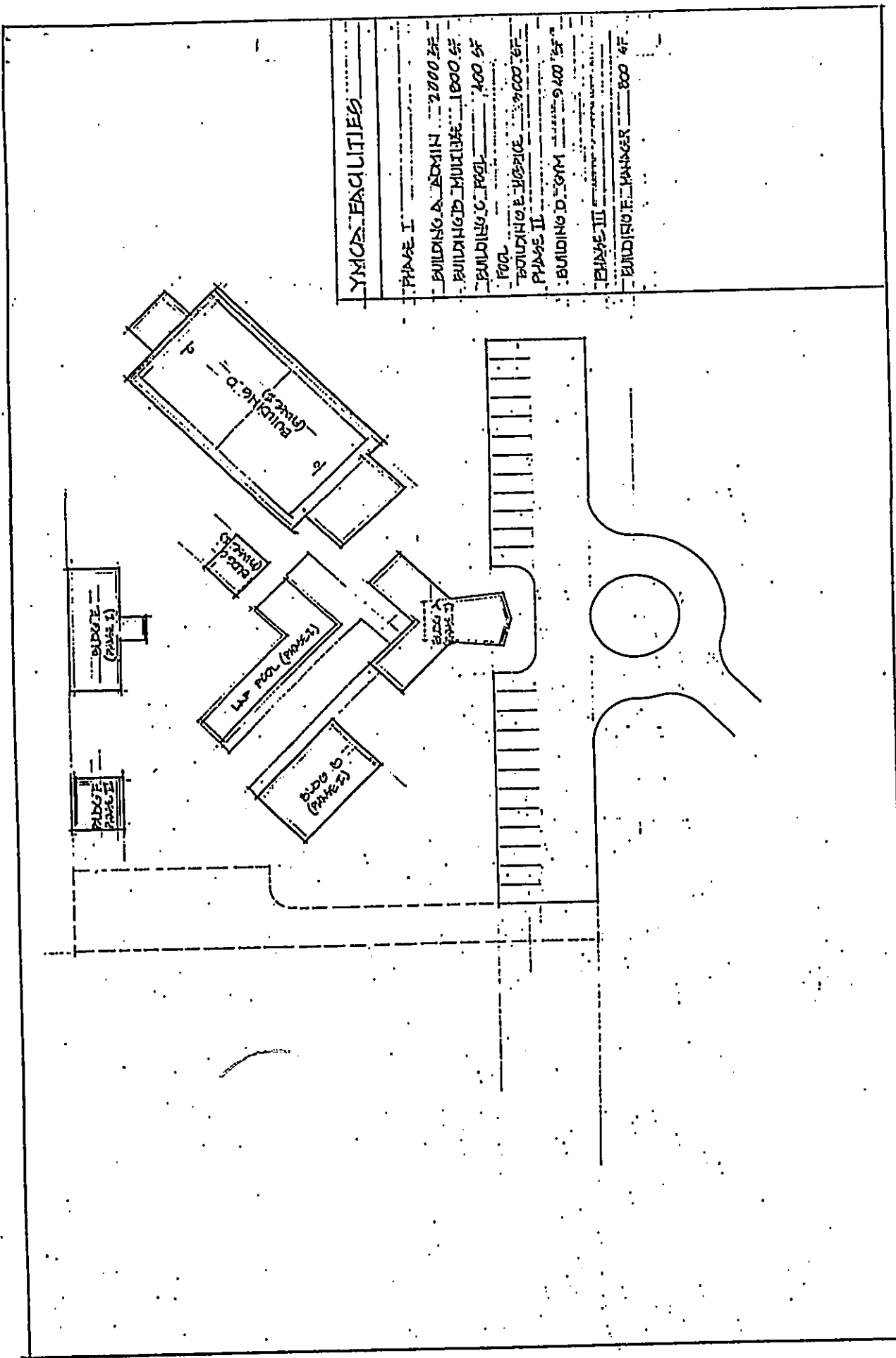
SUBJECT TO CHANGE

PROJECT: YMCA of Kauai Facility
TMK 4-6-14:26 9.27 Acres
Kapaa, Kawaihau, Hawaii





YMCA FACILITIES:



YMCA FACILITIES

PHASE I	
BUILDING A ADMIN	2000 SF
BUILDING B MULTIPLE	1800 SF
BUILDING C POOL	1400 SF
PHASE II	
BUILDING E OFFICE	2900 SF
BUILDING D GYM	9400 SF
PHASE III	
BUILDING F MANAGER	800 SF