

JOANN A. YUKIMURA
MAYOR

RECEIVED



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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

COUNTY OF KAUAI
PLANNING DEPARTMENT
4444 RICE STREET, SUITE 473
BUILDING "A"
LIHUE, KAUAI, HAWAII 96766

JEFFREY LACY
PLANNING DIRECTOR

DEE M. CROWELL
DEPUTY PLANNING DIRECTOR

TELEPHONE (808) 241-6677
FAX (808) 241-6699

August 26, 1993


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

Subject: Notice of Determination, Negative Declaration
General Plan Amendment GPA-93-4
Zoning Amendment ZA-93-6
District Boundary Amendment A-93-2
TMK: 4-6-07:14, Kapaa, Kauai
Manuel DeSilva, et. al., Applicant

Enclosed herewith are four (4) copies of the Final Environmental Assessment relating to the subject matter for publishing in the OEQC Bulletin. Please be advised that other than the normal comments solicited by the department from other government review agencies, there were no comments received from the general public or individuals during the 30-day review period of the draft Environmental Assessment.

The Planning Department has reviewed the Environmental Assessment and the effects of the proposed amendment to the Kauai General Plan. We have determined that the project will not have any significant impacts on the environment. Therefore, it is hereby determined that an Environmental Impact Statement is not required for the proposed amendment and that this determination is a Negative Declaration.

If you have any questions, please contact our staff planner, Susan Daymude, at 245-3919.


DEE CROWELL
Acting Planning Director

Enclosures

AN EQUAL OPPORTUNITY EMPLOYER

139

1993-10-08-KA-FAA - De Silva Amendments from
Agriculture to Residential

OCT - 8 1993

ENVIRONMENTAL ASSESSMENT

PROPOSED 4-LOT SUBDIVISION

T.M.K. 4-6-07:14

Kapaa, Kauai, Hawaii

Owners: Manuel deSilva, Jr. et al

Address: 6471-A Kawaihau Road, Kapaa, HI 96746

JUNE 1993

Prepared By:

PORTUGAL AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1840 Leleiona St., Lihue, HI 96766

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I AUTHORITY:

THIS ASSESSMENT HAS BEEN PREPARED PURSUANT TO CHAPTER 343, HAWAII REVISED STATUTES, AND IN ACCORDANCE WITH TITLE 11, CHAPTER 200, ENVIRONMENTAL IMPACT STATEMENT RULES FOR APPLICANT ACTIONS.

II IDENTIFICATION OF APPLICANT:

PORTUGAL AND ASSOCIATES, INC., IN BEHALF OF THE OWNERS, MANUEL DESILVA, JR., WHOSE ADDRESS IS 6471-A KAWAIHAU ROAD, KAPAA, KAUAI, HAWAII 96746.

PORTUGAL AND ASSOCIATES, INC., CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS, DULY INCORPORATED IN THE STATE OF HAWAII, WHOSE ADDRESS IS 1840 LELEIONA ST., LIHUE, HI, IS REPRESENTING THE OWNERS, THROUGH A LETTER OF AUTHORIZATION, A COPY OF WHICH IS ATTACHED HERewith AS EXHIBIT "A".

III DESCRIPTION OF THE PROJECT:

THE PROPOSED PROJECT IS A RESIDENTIAL SUBDIVISION. THE PROPERTY IDENTIFIED AS LOT 81-D, KAPAA HOMESTEADS, FIRST SERIES, KAPAA, KAUAI, HAWAII, AND FURTHER IDENTIFIED AS TMK: 4-6-07:14, CONTAINS A GROSS AREA OF 4.906 ACRES, AND WILL BE SUBDIVIDED INTO FOUR (4) LOTS WITH A MINIMUM LOT AREA OF ONE (1) ACRE, IMMEDIATELY AFTER THE ZONING CHANGES ARE SUCCESSFULLY OBTAINED.

THE PROPOSED SUBDIVISION IS NOT CONTIGUOUS TO, NOR A PART OF, A PLANNED COMMUNITY PROJECT, NOR IS IT ADJACENT TO AN URBAN DISTRICT.

THE COUNTY GENERAL PLAN AND ZONING DESIGNATION IS AGRICULTURAL. THE PRESENT USE IS AG/RESIDENTIAL. THERE ARE TWO (2) EXISTING DWELLINGS WITHIN THE PROPERTY.

THE AVERAGE ELEVATION IS 360 FEET ABOVE MEAN SEA LEVEL, AND THE AVERAGE ANNUAL RAINFALL IS 75-100 INCHES.

THE GROUND SLOPE IS 0 TO 10 PERCENT, AND THE SOIL IS FAIRLY WELL-DRAINED. THE LAND TYPE AS CLASSIFIED BY THE LAND STUDY BUREAU IS 29, WITH AN OVERALL PRODUCTIVITY RATING OF C.

IV DESCRIPTION OF THE AFFECTED ENVIRONMENT:

THE PROPERTY IS LOCATED ALONG KAWAIHAU ROAD, IN THE TOWN OF KAPAA, APPROXIMATELY 3.7 MILES FROM THE INTERSECTION OF KUHIO HIGHWAY AND KAWAIHAU ROAD. SEE EXHIBIT B-1, VICINITY MAP.

THE PROPERTY IS NOT CONTIGUOUS TO AN URBAN DISTRICT. SEE EXHIBIT B-2, STATE LAND USE DISTRICT MAP.

THE EXISTING GENERAL PLAN AND ZONING DESIGNATIONS ARE SHOWN ON EXHIBIT B-3, GENERAL PLAN, AND EXHIBIT B-4, ZONING MAP.

A LAYOUT OF THE PROPOSED SUBDIVISION IS SHOWN ON EXHIBIT B-5, PROPOSED SUBDIVISION MAP.

V IMPACTS ON THE ENVIRONMENT:

- A. FLORA AND FAUNA: NONE
- B. NOISE AND AIR QUALITY: MINOR AND INSIGNIFICANT.
- C. ARCHAEOLOGICAL AND HISTORICAL SITES: NONE
- D. AGRICULTURAL: NONE
- E. EXISTING UTILITY SERVICES: MINOR AND INSIGNIFICANT.
- F. FIRE AND POLICE PROTECTION: MINOR AND INSIGNIFICANT.
- G. VEHICULAR TRAFFIC: MINOR AND INSIGNIFICANT.

VI DETERMINATION:

THE PROPOSED SUBDIVISION WILL NOT HAVE ANY ADVERSE IMPACT TO THE ENVIRONMENT. THEREFORE, AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED, AND A NEGATIVE DECLARATION IS CONSIDERED ENOUGH AND SUFFICIENT DISCLOSURE OF POTENTIAL ENVIRONMENTAL IMPACTS.

VII FINDINGS AND REASONS SUPPORTING DETERMINATION

A. FLORA AND FAUNA: THERE WILL BE PRACTICALLY NO CHANGE IN THE EXISTING USE OF THE LAND. THE LAND IS USED AS AG/RESIDENTIAL NOW, AND WILL STILL BE THE SAME, EVEN AFTER THE ZONING CHANGES ARE SUCCESSFULLY OBTAINED. THERE ARE NO KNOWN ENDANGERED SPECIES OF WILDLIFE AND PLANTLIFE WITHIN THE PROPOSED SUBDIVISION. NOR ARE THERE ANY PROTECTED EXCEPTIONAL TREES WITHIN THE AREA.

B. AIR AND NOISE QUALITY: THE INCREASE OF ADDITIONAL DWELLING UNITS, AT THE MOST, WOULD BE 6, 2 FOR EACH ADDITIONAL LOT. THE UNITS WILL NOT BE BUILT AT THE SAME TIME, AND THE CONSTRUCTION OF THE DWELLING UNITS WILL COMPLY WITH ALL GOVERNMENTAL RULES AND REQUIREMENTS FOR CONSTRUCTION, INCLUDING GRUBBING, CLEARING, AND GRADING OPERATIONS.

C. ARCHAEOLOGICAL AND HISTORICAL SITES: THERE ARE NO KNOWN ARCHAEOLOGICAL AND HISTORICAL SITES WITHIN THE PROJECT AREA.

D. AGRICULTURAL: THE USE OF THE LAND WILL BE THE SAME PRIOR TO, AND AFTER THE ZONING CHANGES ARE OBTAINED.

E. EXISTING UTILITY SERVICES:

1. WATER: THERE IS ADEQUATE DOMESTIC WATER SUPPLY FOR THE PROPOSED ADDITIONAL LOTS. THERE IS AN EXISTING 8-INCH WATERLINE ALONG KAWAIHAU ROAD WHICH FRONTS THIS PROPERTY.

2. ELECTRIC AND TELEPHONE: THERE ARE EXISTING POWER AND TELEPHONE LINES ALONG KAWAIHAU ROAD TO MEET THE DEMAND LOADS OF THE PROPOSED ADDITIONAL LOTS.

3. SANITARY SEWER: THERE IS NO MUNICIPAL SEWAGE SYSTEM WITHIN THE VICINITY. THE RESIDENTIAL LOTS ARE SERVICED BY CESSPOOLS. THE ADDITIONAL DWELLING UNITS WILL BE SERVICED BY SEPTIC TANK SYSTEMS THAT WILL BE CONSTRUCTED IN ACCORDANCE WITH RULES AND REQUIREMENTS OF THE DEPARTMENT OF HEALTH

F. FIRE AND POLICE PROTECTION: THERE IS ADEQUATE FIRE AND POLICE PROTECTION FOR THE RESIDENTS OF THE ADDITIONAL DWELLING UNITS.

G. VEHICULAR TRAFFIC: KAWAIHAU ROAD IS ADEQUATE ENOUGH TO HANDLE THE ADDITIONAL VEHICULAR TRAFFIC GENERATED BY THE ADDITIONAL DWELLING UNITS.

VIII AGENCIES CONSULTED:

- A. PUBLIC WORKS DEPARTMENT
- B. DEPARTMENT OF WATER
- C. PLANNING DEPARTMENT
- D. DEPARTMENT OF LAND AND NATURAL RESOURCES
- E. DEPARTMENT OF HEALTH
- F. FIRE DEPARTMENT, KAUAI
- G. POLICE DEPARTMENT, KAUAI

JOB NO.
2503

LETTER OF AUTHORIZATION

This letter authorizes Cesar C. Portugal, a registered Professional Engineer and Land Surveyor in the State of Hawaii, Certificate #2225-SE, of Portugal & Associates, Inc., to submit, in my behalf, the following application to the Planning Commission:

Subdivision of Lot 81-D
Kapaa Homesteads, First Series into
Lots 81-D-1, 81-D-2, 81-D-3 & 81-D-4
Kapaa, Kawaihau (Puna), Kauai, Hawaii

The undersigned further signifies by signing below that he/she/they - is/are the legal owner of subject property.

1-25-93
Date

Manuel Desilva Jr.
Signature

Signature

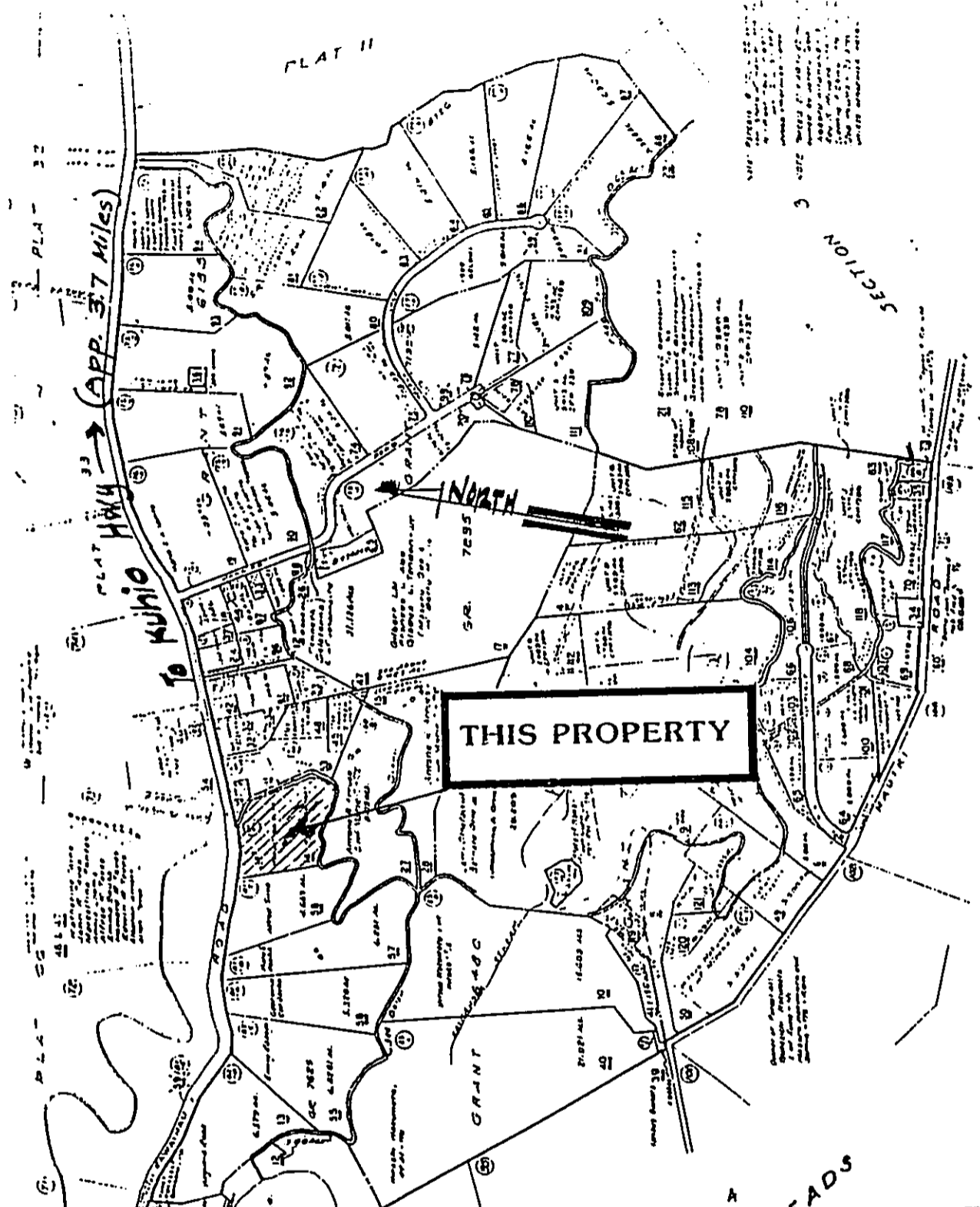
MANUEL DESILVA JR.
Name (Please Print)

Name (Please Print)

Address: 6471-A KAWAIHAU ROAD

Telephone: 822-1079

EXHIBIT A




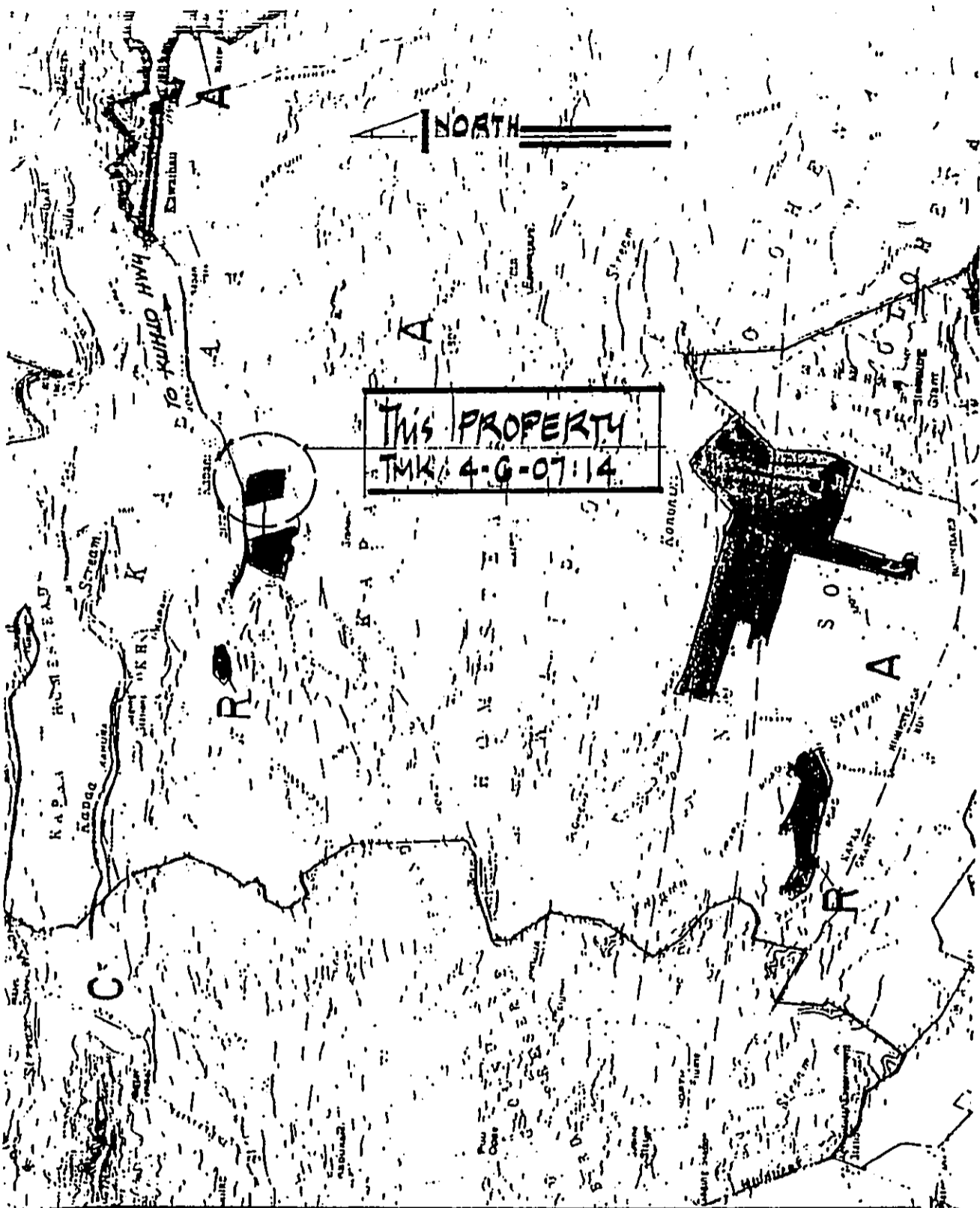
	PORTUGAL & ASSOCIATES, INC. ENGINEERS & LAND SURVEYORS 1640 LELEIONA ST. LIHUE, KAUAI, HAWAII 96766 PHONE : (808) 245-6749 FAX : (808) 245-9391	No. 724 Date Issued By	VICINITY MAP NOT TO SCALE
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EXHIBIT B-1



THIS PROPERTY
TMK: 4-G-07:14

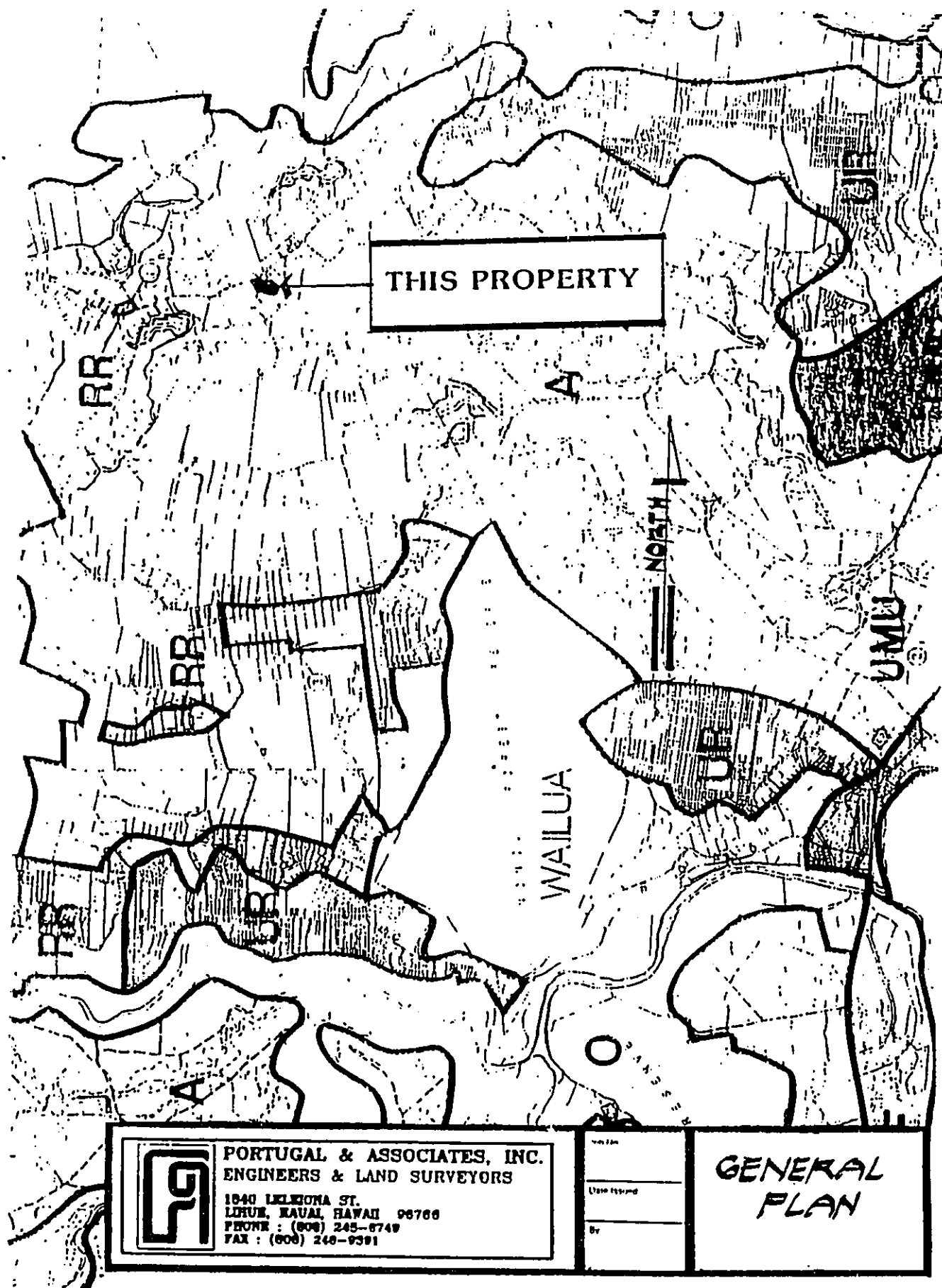


PORTUGAL & ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
1640 LELEIONA ST.
LIEHUE, KAUAL, HAWAII 96786
PHONE : (808) 245-8748
FAX : (808) 246-9381

Date Issued
By

**STATE LAND
USE DISTRICT
MAP**

EXHIBIT B-2

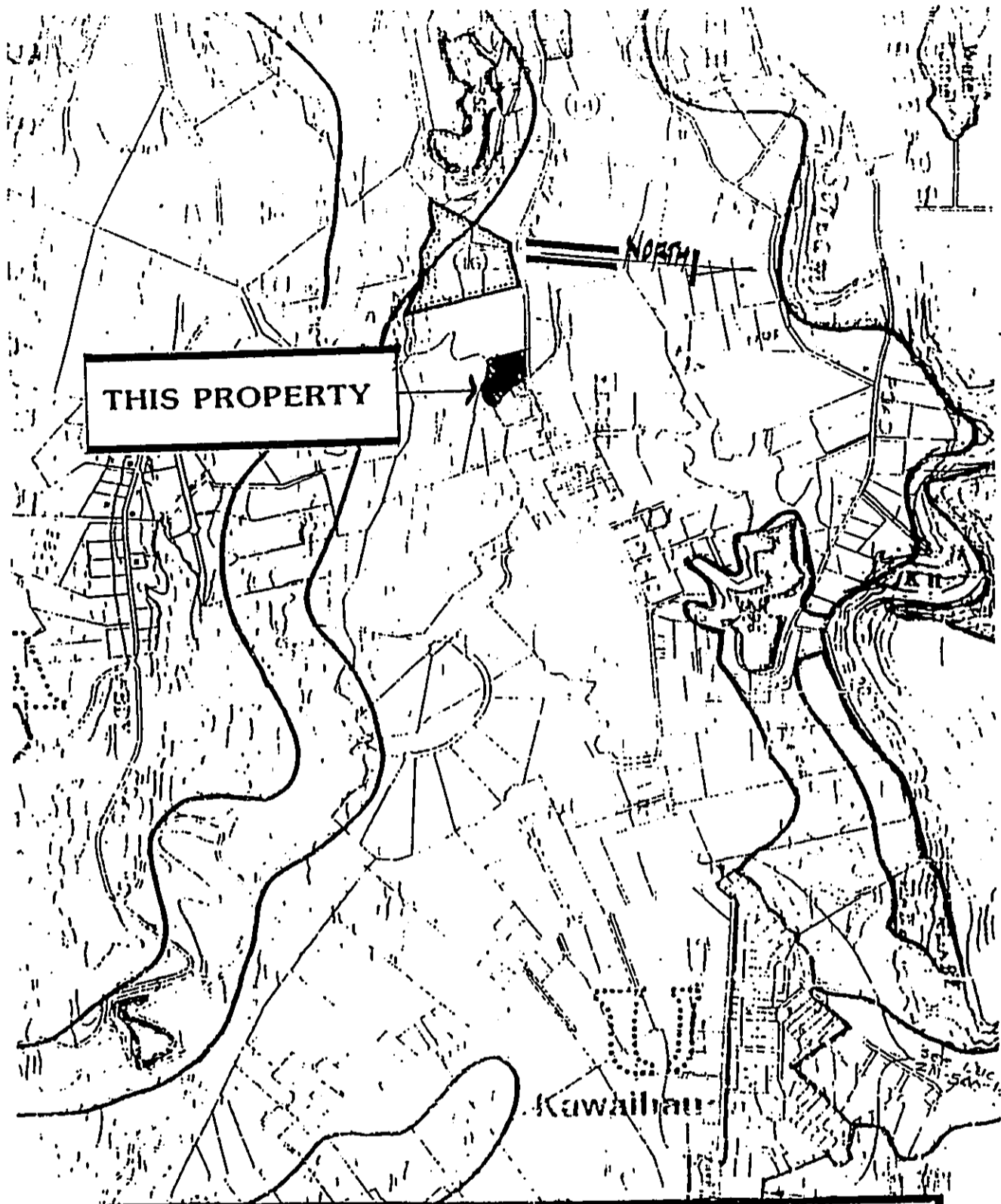



PORTUGAL & ASSOCIATES, INC.
 ENGINEERS & LAND SURVEYORS
 1040 LELEIOMA ST.
 LIHUE, KAUAI, HAWAII 96766
 PHONE : (808) 245-8749
 FAX : (808) 245-9391

Date Issued
 By

**GENERAL
 PLAN**

EXHIBIT B-3




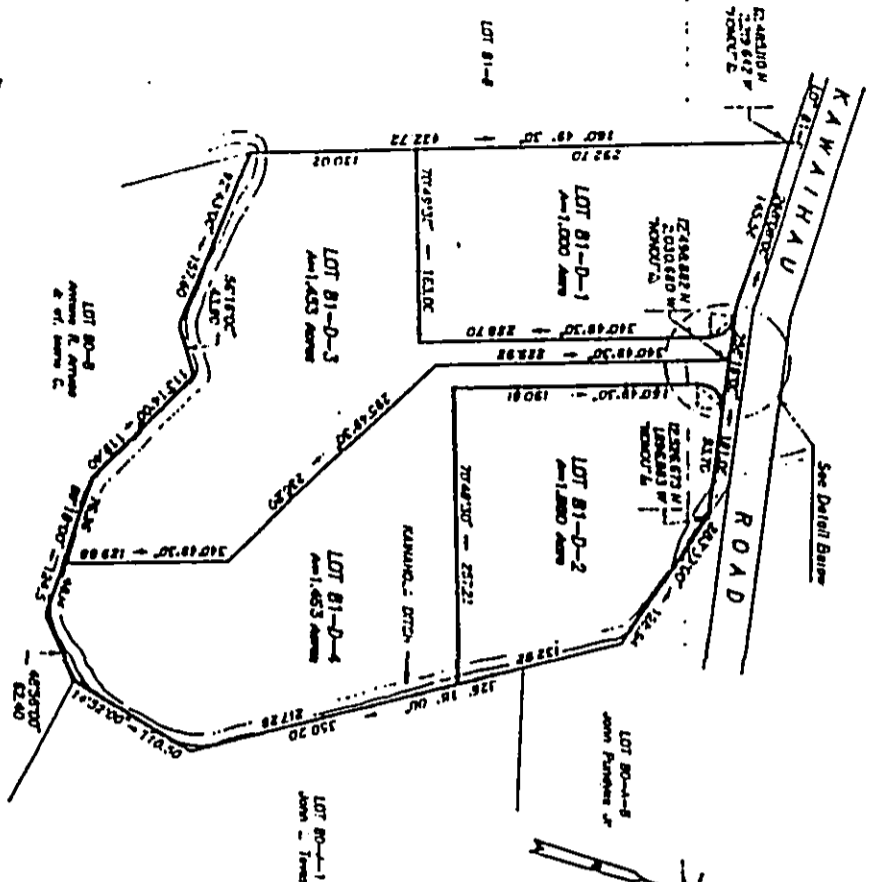
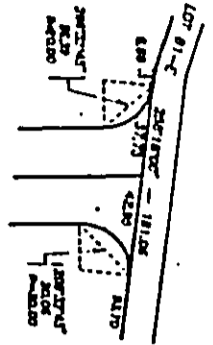
	PORTUGAL & ASSOCIATES, INC. ENGINEERS & LAND SURVEYORS	ZONING MAP
	1840 LELEIOMA ST. LIHUE, KAUAI, HAWAII 96766	
	PHONE : (808) 245-8748 FAX : (808) 245-9391	
	Date Issued By	

EXHIBIT B-4

JCS MK 2502

Scale: 1" = 50'

DETAIL



Scale: 1" = 100'

Subdivision
of
Lot 81-D
into
Lots 81-D-1, 81-D-2, 81-D-3 & 81-D-4
Kapaa, Kawaihau (Puna), Kauai, Hawaii



THIS WORK WAS PREPARED
BY ME OR UNDER MY
SUPERVISION

Portugal
Reg. Prof. Engineer & Land Surveyor
Certificate Number 2225-GE
For: PORTUGAL & ASSOCIATES, INC.
Lihua, Kauai, Hawaii
December 14, 1992

TNR: 4-8-07-16



PORTUGAL & ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS

1840 LELEIONA ST.
LIHUA, KAUAI, HAWAII 96766
PHONE: (808) 248-8748
FAX: (808) 248-9391

DATE	
DATE ISSUED	
BY	

**PROPOSED
SUBDIVISION
MAP**

EXHIBIT B-5.1