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

September 21, 1994

Re: Negative Declaration for the Makaleha Housing Development  
General Plan Amendment GPA 94-05  
TMK: 4-4-6-12:82 Kapaa, Kauai  
Stephen and Florence Miyashiro, applicants

Enclosed for your use are four copies of the Final Environmental Assessment for the above referenced project. The Notice of Availability of the Draft Environmental Assessment (EA) for the project was published in the OEQC Bulletin on July 8, 1994 and therefore, the 30 day comment period has elapsed. The comments received during the review period and the applicant's responses are included in the Final EA document.

The County of Kauai Planning Department has reviewed the Final EA and has determined that the project will not have any significant impacts on the environment. The reasons supporting this determination are contained in the Final EA document. Based on our determination we are filing a negative declaration for this project.

Please be advised that the foregoing action does not indicate the Planning Department's position on this proposal relative to the requirements of the County of Kauai Code of Ordinances. The requirements of the applicable regulations will be considered by the Planning Department during the permit review process.

Please contact George Kalisik of my staff at 245-3919 if you have any questions or comments regarding this matter.

Dee M. Crowell  
Planning Director

c: Nadine Nakamura

AN EQUAL OPPORTUNITY EMPLOYER

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1994-10-08-KA-~~FEA~~ Makaleha Housing Development  
JGT - 8 1994

**Makaleha Housing Development  
Kapaa, Kauai, Hawaii**

**FINAL Environmental Assessment**

**Prepared for:**

**Stephen and Florence Miyashiro  
5782 Kaehulua Road  
Kapaa, Kauai, Hawaii 96746**

**By:**

**NKN Project Planning  
4849 Iiwi Road  
Kapaa, Kauai, Hawaii 96746**

**August 31, 1994**

## PROJECT SUMMARY

**Project Name:** Makaleha Housing Development

**Applicant/Landowner:** Stephen and Florence Miyashiro  
5782 Kaehulua Road  
Kapaa, Kauai, Hawaii 96746

**Accepting Authority:** Planning Department  
County of Kauai

**Project Location:** Kapaa, Kawaihau, Kauai, Hawaii

**Tax Map Key:** 4-6-12: 82

**Total Land Area:** 30.9 acres

**Phasing:**

Phase I	10 cpr units
Phase II	47 residential lots
Phase III	36 residential lots

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## Chapter 1

### Project Description

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Landowners Stephen and Florence Miyashiro have contracted with Abe Lee Development to develop a 93-lot residential subdivision on a 30.9 acre lot in Kapaa, Kawaihau, Kauai. A location map is found in Figure 1.

Prior to 1964, the property was used to cultivate pineapple and sugar cane. For the past 30 years, however, the property has been used as a pasture for cattle grazing. The Miyashiros are pursuing this development to provide for their family's future financial security and changing family needs.

Development of the property, as shown in Figure 2, is proposed in three phases:

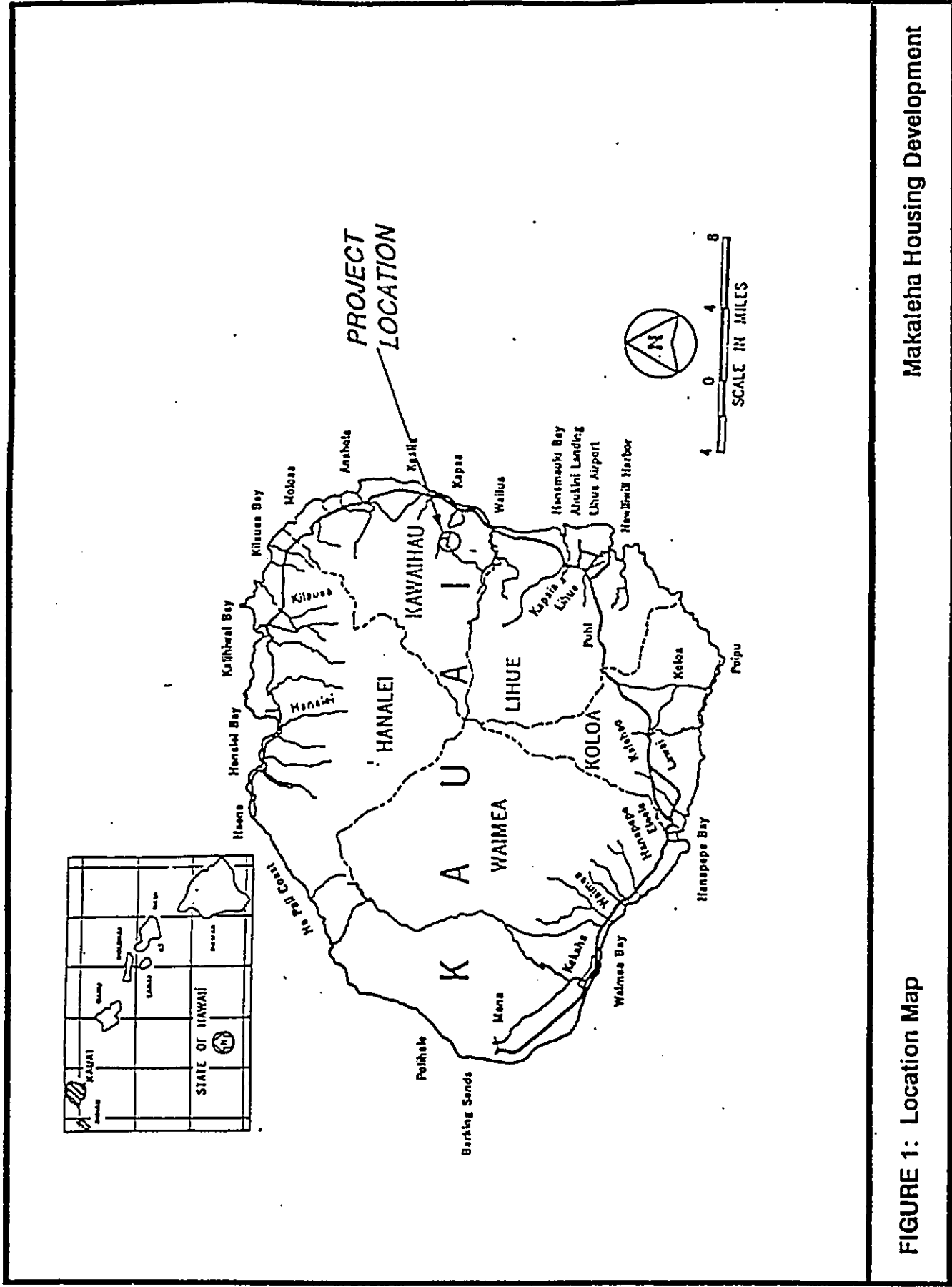
- Phase 1: 10 condominium property regime (CPR) units
- Phase 2: 47 residential lots
- Phase 3: 36 residential lots

#### *Phase One*

Phase One involves the development of 10 units under condominium property regime statutes. Building permits for ten residential dwellings are presently being reviewed by the County of Kauai building department. Under the County of Kauai's Comprehensive Zoning Ordinance (CZO), the entire parcel is zoned "Agriculture." Given the size of the parcel, the CZO permits a maximum of ten residential units. There are no on- or off-site improvements proposed in Phase One.

#### *Phase Two*

Phase Two involves the development of 47 residential lots. The County of Kauai General Plan designates this portion of development "Urban Residential" and, as stated earlier, the parcel is zoned "Agriculture." The applicant plans to submit an application for a zone change from "Agriculture" to "Residential R-6" in order to develop phase two of the development. The "R-6" zoning will be compatible with existing zoning designations for surrounding Kapaa Meadows, Puu Kaa, Waialeale, and A'awa residential subdivisions.



**FIGURE 1: Location Map**

**Makaleha Housing Development**

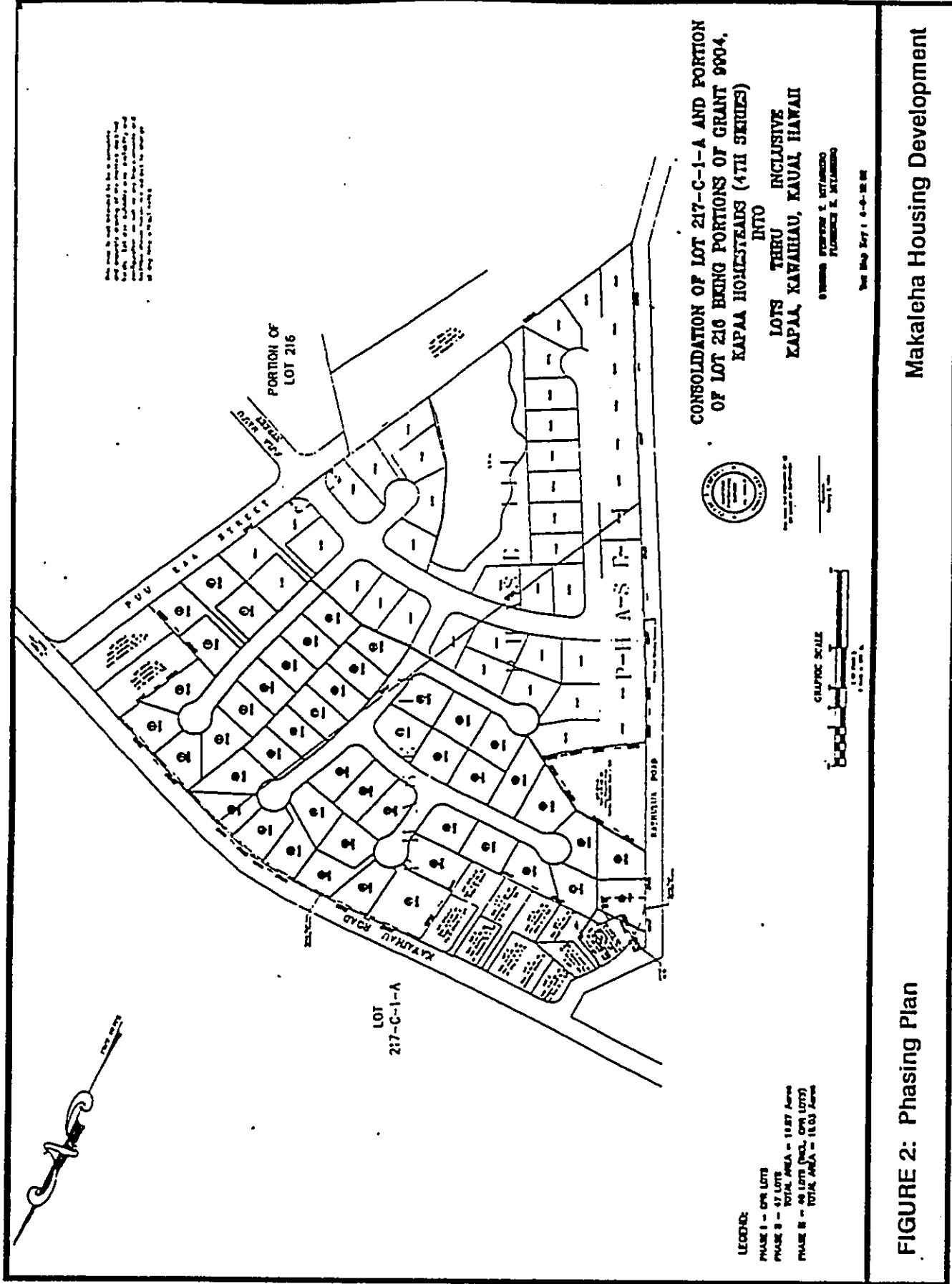


FIGURE 2: Phasing Plan

Makaleha Housing Development



To provide access to residential lots in phase two, Puu Kaa Road will be constructed and Kaehulua Street will be improved to meet County standards. Kula Mau'u Street, the main roadway through the development, and other interior roads will be constructed.

On-site drainage improvements are planned in phase two. This will include installing a detention basin to retain additional flows generated by the proposed development.

Two off-site water improvements are planned in phase two. The first involves upgrading the existing water line on Puu Kaa Street from 8 inches to 12 inches. The second involves upgrading the existing water line on Kaehulua Road between Kawaihau Road and the proposed Kula Mau'u Street from 2.5 inches to 6 inches. An on-site loop system within proposed roadways will also be installed.

### ***Phase Three***

Phase three involves the development of 36 lots, in addition to the ten lots proposed to be developed in Phase one. On-site improvements will include installing interior roads and water lines. Since this portion of the property is designated "Agriculture" on both the County's General Plan and Zoning Code, a general plan amendment is required.

### ***Project and EA Scope***

An amendment of the County General Plan triggers the environmental review process as defined by Chapter 343, Hawaii Revised Statutes (HRS), including Act 241, SLH 1992 revisions, and Title 11, Chapter 200, Hawaii Administrative Rules, Department of Health.

Although only phase three of the development is affected by the proposed General Plan amendment, all three phases of development are described in this document.

### ***Project Schedule***

The proposed project schedule is as follows:

Phase 1: 3rd Quarter 1994 - Building permits approval

Phase 2: 1st Quarter 1995 - Zoning approval  
1st Quarter 1997 - Begin construction  
1st Quarter 1998 - Complete construction

Phase 3:	1994 -	Apply for General plan amendment
	2000 -	Apply for State Land Use boundary amendment, zone change.
	2001 -	Start construction. Market demand and success of Phase Two lot sales will influence timing of development of Phase Three.

***Technical  
Characteristics***

North of the project site is Kawaihau Road and the Puu Kaa residential subdivision which is zoned R-6 Residential. East of the project is the old pineapple cannery, which now houses warehouses, a construction yard, and a lumber store, and the Kapaa Meadows subdivision, which was developed by the Hawaii Housing Authority. The northwest tip of the property is bounded by ten residential lots. West and south of the property is Kaehulua road and agricultural subdivisions.

The proposed project consists of developing a total of 93 residential lots on a 30.9 acre lot in Kapaa Homesteads. Access to the property will be from Kawaihau Road to Puu Kaa Street and/or Kula Mau'u Street. The County of Kauai has requested an extension of Kula Mau'u street into the proposed subdivision. Kula Mau'u Street will serve as a major street through the development.

In Phase Two, seventy percent of the lots will be offered for sale at the prevailing market price and thirty percent will be sold as affordable lots. Prices of the affordable lots will range between 80 to 120 percent of median income. As of May, 1993, the U.S. Department of Housing and Urban Development determined Kauai's median income to be \$45,300 for a family of four.

In Phase Three, forty percent of the lots will be offered for sale at the prevailing market rate and sixty percent will be offered as affordable lots. Two possible sources of financing of affordable lots for first-time homebuyers include the Hula Mae and Farmers Home loans.

Two off-site water improvements are planned. The first involves upgrading the existing water line on Puu Kaa Street from 8 inches to 12 inches. The second involves upgrading the existing water line on Kaehulua Road between Kawaihau Road and the proposed Kula Mau'u Street from 2.5 inches to 6 inches. An on-site loop system within proposed roadways will also be installed.

Wastewater disposal and treatment will be installed to accommodate wastewater from the proposed housing units. The type and design of the system installed will be in accordance with Department of Health rules and regulations.

The development will include a detention basin located in the south east portion of the parcel per Department of Public Works standards. The detention basin will be designed to include recreational areas for neighborhood residents.

***Socio-Economic  
Characteristics***

Construction costs are estimated at \$3 million (1994 dollars). The planning, design, and construction of the proposed project will generate some short-term employment opportunities over a period of time. The need to repair and maintain improvements within the subdivision will create long-term employment opportunities. This will incrementally improve Kauai's unemployment rate of 13%, which is significantly higher than State's unemployment rate of 5%<sup>1</sup>.

The proposed development will provide needed housing on the Island of Kauai. Phase Two of the project will create 47 house lots, including 14 affordable house lots. Phase Three will create 36 house lots, of which 21 will be affordable.

The 93 additional housing lots will provide a stable source of real property taxes to the County of Kauai. However, an increase in population will impact the use of schools, parks, and the need for fire, police, and other social services provided by government.

No business enterprise or residence will be displaced by the project.

***Environmental  
Characteristics***

Construction of the proposed improvements may temporarily impact existing air quality and noise levels. Construction will also increase the amount of dust in the air and construction machinery may raise noise levels. These impacts are considered to be short-term. Contractors will use dust-control measures and comply with State Department of Health regulations requiring mitigation of potential impacts to air quality and noise levels.

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<sup>1</sup>Economic Indicators, First Hawaiian Bank, September/October 1993, p. 5.

Additional traffic will be generated by vehicles to and from the proposed development. At project build-out, the 93 dwelling units are projected to generate a total of 68 vehicular trips during the AM peak hour of traffic, and 95 vehicular trips during the PM peak hour of traffic.<sup>2</sup> Generally, traffic operations on the three alternative routes from Kuhio Highway to the Makaleha Subdivision operates with little or no delay. The exception is Kawaihau Road, immediately before school begins in the morning and immediately after school lets out in the afternoon. However, there are adequate alternative routes for motorists to avoid Kawaihau Road during these specific times of the school day.<sup>3</sup>

In Phase Two, two improvements will be made to improve roadways. Improvements include adding a left-turn lane on Kawaihau Road at Puu Kaa Street; and realigning Kaehulua Road to improve the sight distance between the Kula Mau'u Street and Kawaihau Road.<sup>4</sup>

The proposed housing development will create visual impacts. Views of open space and cows and horses grazing will be replaced by single-family homes. This impact will be mitigated by the developer installing a landscaped buffering along the backyards of lots facing Kawaihau Road.

The natural flow of surface water from the proposed development will be mitigated by developing a detention basin. The basin will be designed to capture stormwater displaced by buildings and roads.

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<sup>2</sup>"Traffic Impact Report for Makaleha Subdivision," Austin, Tsutsumi & Associates, Inc., Honolulu, Hawaii, February 17, 1994, p. 11.

<sup>3</sup>Ibid.

<sup>4</sup>Ibid.

## Chapter 2

### Description of Affected Environment

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#### *Existing Use*

The project site is approximately 30.9 acres in size. It is bordered by Kawaihau Road to the north and west, the old pineapple cannery and Kauai Meadows subdivision to the east, and Kaehulua Road to the south and west.

The property, which has a fence along its boundaries, is used for cattle grazing. There are several barbed wire fences running generally east to west across the site. The pasture land is primarily covered by grasses, lantana, and german kaiser weed. Shrubs, mock orange hedges, and guava and banana trees dot the property and its boundaries.

Pheasants and wild dogs, cats, and chickens are typically found on the property.

#### *Geographical Characteristics*

Topography. The site topography is rolling hills with a dry swale running west to east along the south property line in the western portion of the site. A stream channel runs on to the property at the west end from Kaehulua Road and runs into the swale and continues southeast through the site.

The northern half of the property is relatively flat, at grade with the existing Kawaihau Road, showing no signs of unusual topographic features. Slopes are generally between 3 to 8 percent. The southern half of the property shows changes in elevations from 3 to 15 percent slopes then from 15 to 25 percent slopes.

Climate. Mean temperatures in the area generally range from 71 to 79 degrees Fahrenheit. The average annual precipitation varies from 44 inches at Lihue Airport to 68 inches in Kilauea.

Soil. The site is comprised PnB, PnE, and PnC soils--Puhi Series--which consists of well-drained soils on upland on the island of Kauai. Puhi silty clay loam developed in material derived from basic igneous rock. Natural vegetation consists of guava, Java plum, pangolagrass, kikiyugrass, elephatopus, joe, yellow foxtail, and rhodomyrtus.

Puhi soils, with slopes between 8 and 25%, have slow to moderate runoff with slight to moderate erosion hazard.<sup>5</sup>

The landowners have indicated that nematocides were used as soil fumigants to cultivate pineapples until the late 1960s. Research conducted by Synder and Associates in the Phase I Environmental Assessment for Makaleha Phase II indicates that nematocides are chlorinated hydrocarbons, which have minimal residue after 10 years. The Snyder study states that these nematocides present no environmental hazard to the property.<sup>6</sup>

#### ***Flood Hazard***

Federal Emergency Management Flood Insurance Rate Map, Panel 130, shows the property in Zone X (unshaded). This means that FEMA determines this area to be outside the 500-year flood plain.<sup>7</sup>

#### ***Flora and Fauna***

Because of the historical use of the site for pineapple and sugarcane production, followed by cattle grazing, much of the site has been graded, grubbed, and cleared by equipment. The pasture land is primarily covered by grasses, lantana, and german kaiser weed. Shrubs, mock orange hedges, and guava and banana trees dot the property and its boundaries.

Pheasants and wild dogs, cats, rats, and chickens can be found on the property.

#### ***Historical***

Prior to 1964, the property was used to cultivate pineapple and sugar cane. For the past 30 years, the property has been used as a pasture for cattle grazing.

The State Historic Preservation Division has determined that no archaeological work will be needed for this development. This determination is based on photographs, statements from people familiar with the area, and history of land surface disturbance.

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<sup>5</sup>Soil Survey of Island of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, United States Department of Agriculture, Soil Conservation Service in Cooperation with The University of Hawaii Agricultural Experiment Station, August 1972.

<sup>6</sup>Phase I Environmental Site Assessment for Makaleha Phase II, Synder and Associates, February 1994, p. 4.

<sup>7</sup>FIRM Flood Insurance Rate Map, County of Kauai, Hawaii, Panel 130, Federal Emergency Management Agency, March 4, 1987.

**Infrastructure**

Vehicular Access and Circulation. The parcel abuts Kawaihau Road, Puu Kaa Street, and Kaehulua Road. Kawaihau Road is a county collector road with a 50-foot right of way and 20-foot wide pavement which forms a Tee-intersection with Kuhio Highway. The two-lane Kawaihau Road provides the primary access to the upper Kawaihau area of Kapaa. Kaehulua Road, between Kawaihau and Olohena Roads, is a single-lane roadway. All intersections are unsignalized. Kula Mau'u Street, which runs through the Kapa'a Meadows Subdivision has a 24-foot wide pavement.

Field observations and traffic count data compiled by Austin, Tsutsumi & Associates, Inc. show that peak hour of traffic occurs from 7:00 a.m. to 8:00 a.m. and 4:00 p.m. and 5:00 p.m. on the major roadways in the vicinity of the project.

Water. There is an existing 8 inch water line on Puu Kaa Street and an existing 2.5 inch water line on Kaehulua Road between Kawaihau Road and the proposed extension Kula Mau'u Street.

Sewer. The project site is not sewered. Wastewater disposal and treatment will be installed per Department of Health rules and regulations.

Power. Present facilities along Kaehulua Road will be upgraded to serve Phase I of the proposed development. To serve Phases II and III, overhead facilities will be extended from Kula Mau'u Street and new overhead facilities will be constructed along internal roadways of the proposed subdivision.

**Public Services**

Schools. Public schools that would service the proposed housing development are Kapaa Elementary and Kapaa High and Intermediate. In 1989, Kapaa High and Intermediate School and adjacent Kapaa Elementary had a combined total enrollment of 2,813 students.<sup>8</sup> In 1994, enrollment and capacities were as follows:

<u>School</u>	<u>Enrollment</u>	<u>Capacity</u>
Kapaa Elementary	1,413	1,309
Kapaa Intermediate	583	540
Kapaa High	1,136	1,050

<sup>8</sup>Draft Environmental Impact Statement for Kapaa Intermediate School, The Keith Companies - Hawaii, p. 3.

The State Department of Education (SDOE) has short- and long-range plans to increase school capacity. In the short-term, the SDOE will provide relief by adding temporary portables on campus.

Based on existing enrollment, future population projects for the service area, and anticipated future developments, two new facilities are planned. The first is the development of an intermediate or middle school, serving grades 6 through 8. The second is the development of a second Kapaa Elementary School serving grades K through 5. Completion of the new intermediate school is scheduled in September, 1997.

The proposed Kapaa Intermediate School will have a target opening enrollment of 400 and will be designed to accommodate 1,100 students. The campus will consist of 44 permanent classrooms, four Special Education classrooms, administration building, library, food service building, and student/staff dining area. Under the proposed restructuring plan, the existing Kapaa High and Intermediate will exclusively serve grades 9 through 12.

Families now living in the Kapaa through North Shore area will be given first preference to purchase units in the proposed development in order to alleviate the impact on public schools and infrastructure. Lots in Phase Two are scheduled for completion in the first quarter of 1998. This coincides with the planned opening of the new Kapaa Intermediate school in September, 1997. Adding a new intermediate school will increase the existing capacities of Kapaa elementary and high schools. Phase Three will add 36 new residential lots and will be completed after the year 2001. Based on DOE plans, a new elementary school serving Kapaa is scheduled to open in September, 1999.

Parks. Nearby parks include Kapahi Park, Kapaa Town Park, Kapaa New Park, and Kapaa Beach Park. It is likely that residents of the new development will use these parks as well as other public parks on the island.

Police and Fire. The proposed development will require the services of Kauai County's Police and Fire departments.

#### ***Land Use Controls***

Phase One. Develop ten residential lots (CPR).



State Land Use Designation	Agriculture
County General Plan	Agriculture
County Zoning	Agriculture

No additional land use changes from the State or County is required.

Phase Two. Develop 47 residential house/lots.

State Land Use Designation	Agriculture
County General Plan	Urban Residential
County Zoning	Agriculture

This phase requires rezoning from Agriculture to R-4 Residential.

Under Ordinance No. 492, Chapter 11, "State Land Use District Boundary Amendment Ordinance," the County has established procedures for the classification of State Land use District Boundaries involving land 15 acres or less in size located in State Land Use Agricultural districts.

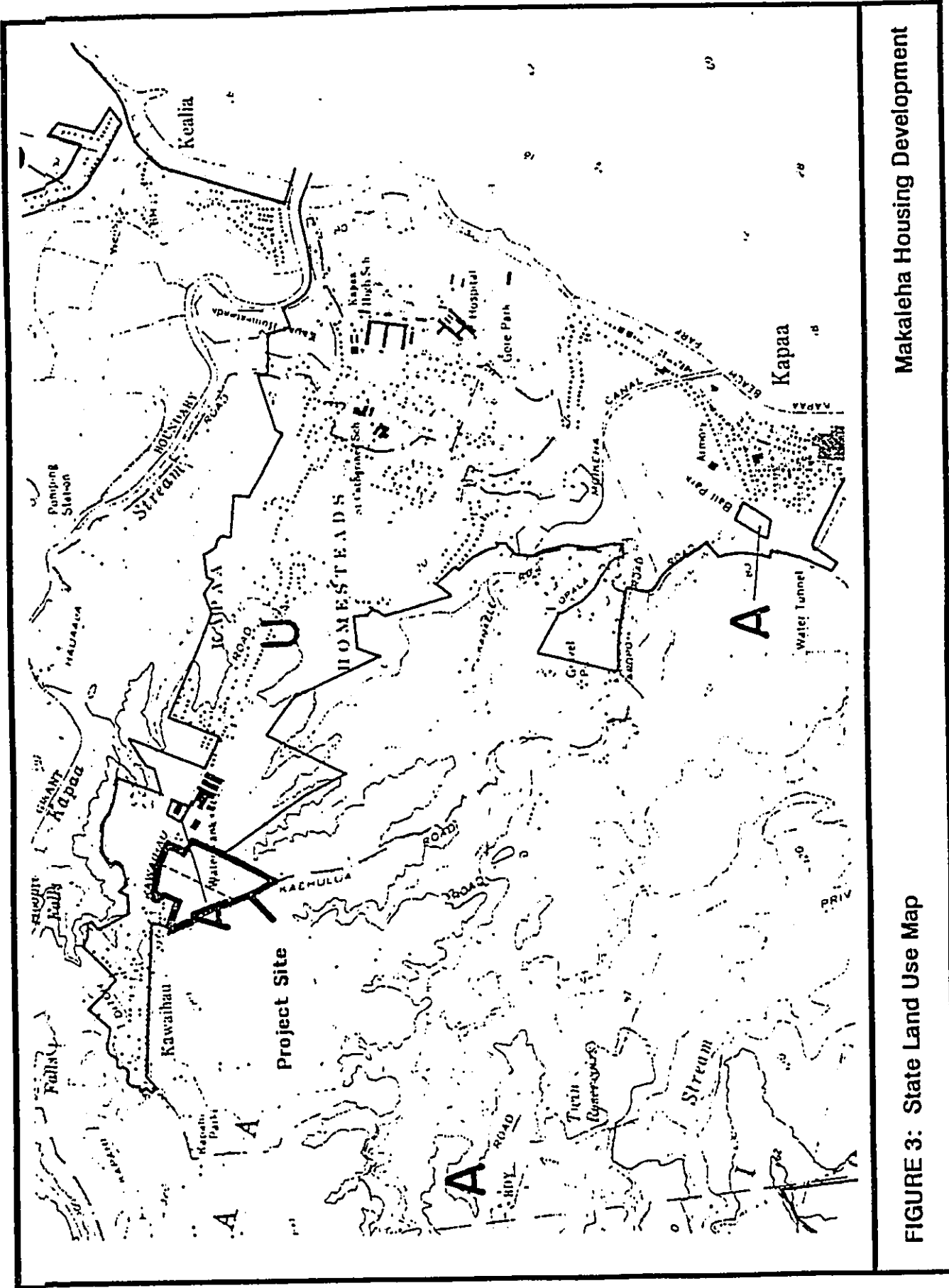
As of this writing, the County Planning Commission has determined that the total development exceeds 15 acres in size and therefore requires State Land Use Commission approval for the entire 30.9 acre site. The applicant is appealing this decision.

Phase Three. Develop 36 residential house/lots.

State Land Use Designation	Agriculture
County General Plan	Agriculture
County Zoning	Agriculture

This phase requires a County General Plan Amendment, State Land Use District amendment, and County zone change. An amendment of the County General Plan triggers the environmental review process as defined by Chapter 343, Hawaii Revised Statutes (HRS), including Act 241, SLH 1992 revisions, and Title 11, Chapter 200, Hawaii Administrative Rules, Department of Health.

The State Land Use Map, County General Plan map, and County zoning map, are shown in Figures 3, 4, and 5, respectively.



Makaleha Housing Development

FIGURE 3: State Land Use Map

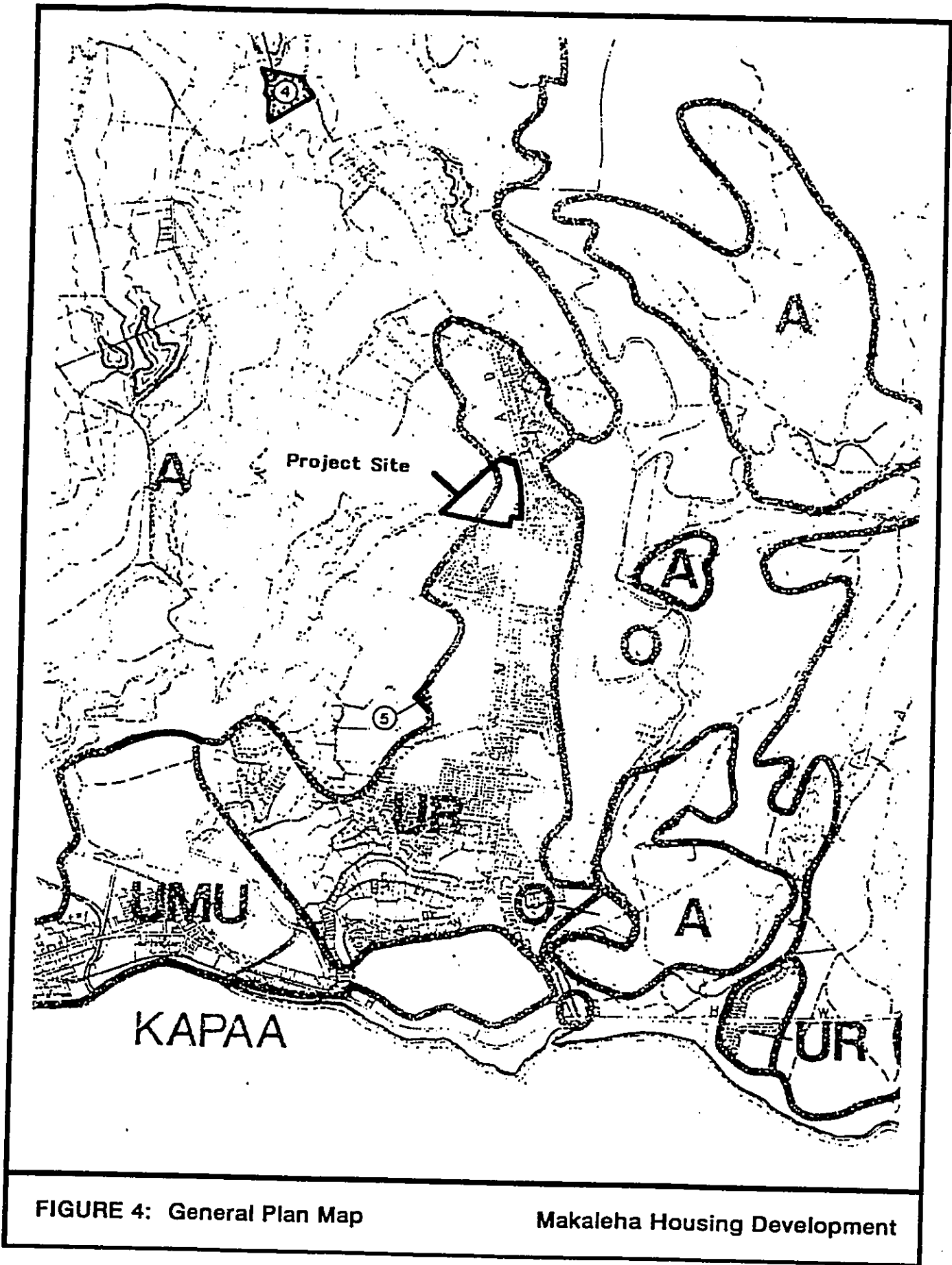
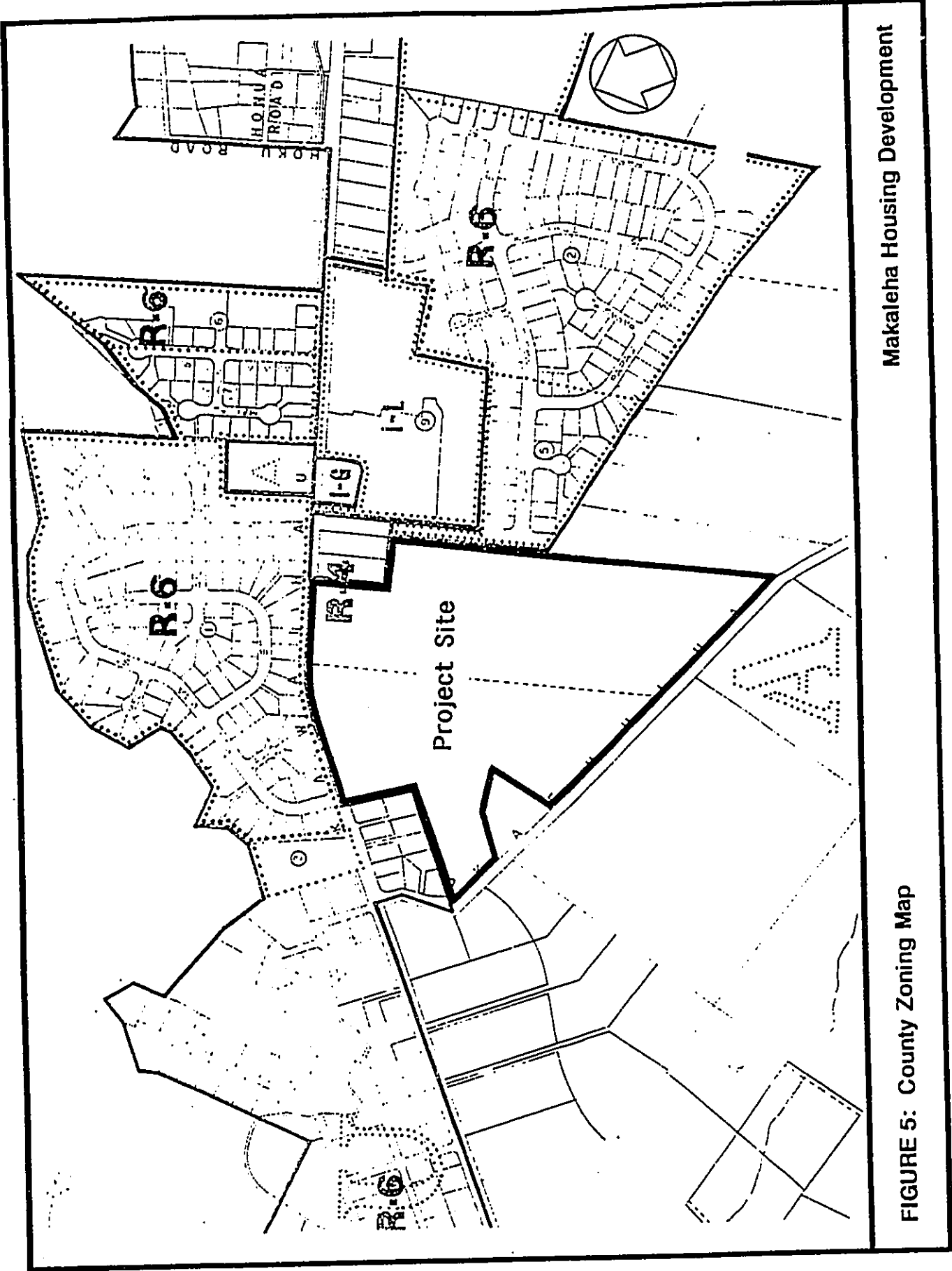


FIGURE 4: General Plan Map

Makaleha Housing Development



Makaleha Housing Development

FIGURE 5: County Zoning Map

## Chapter 3

### Summary of Potential Impact and Measures to Mitigate Adverse Impacts

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#### *Short-term Impacts*

Construction. Grading on the site and construction of the proposed improvements will increase the amount of fugitive dust in the air and various construction machinery will raise noise levels. These construction nuisances cannot be avoided but can be reduced by frequent water sprinkling, the use of dust fences, and conducting work within reasonable hours of the day. Contractors will comply with State Department of Health regulations requiring mitigation of potential impacts to air quality and noise levels. The Contractor will also be responsible for keeping adjacent areas free of mud, sediment, and construction debris.

Traffic. Improvements to Kaehulua Road and the installation of off-site water lines will impact the flow of traffic during construction. The movement of construction machinery will cause delays in travel time in the vicinity of the proposed development. These improvements will be scheduled during off-peak travel times; and flagmen or off-duty police officers will be stationed to direct traffic flow.

Employment. The planning, design, and construction of the proposed project will generate some short-term employment opportunities over a period of time. This will incrementally improve Kauai's unemployment rate.

#### *Long-term Impacts*

Loss of Agricultural Lands. The proposed development will redesignate 30.9 acres of lands from Agriculture to Urban. There are 140,959 acres of agricultural lands of Kauai, the third highest in the State of Hawaii.<sup>9</sup> Based on the Land Evaluation Study Assessment (LESA) Commission study of 1986, the Office of State Planning (OSP) reports that the agricultural acreage requirements for Kauai (based upon commodity production goals) will be 68,617 acres in 1995. The OSP anticipates "some urban expansion into agricultural lands," but states that this

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<sup>9</sup>State Land Use District Boundary Review, Kauai, Office of the Governor, Office of State Planning, 1992, p. 53.

encroachment should not impact existing sugar cane and diversified agricultural uses.

The impact of removing 30.9 acres of agriculturally-designated land is minimized by the fact that the owners have not used the parcel for commercial farming for many years and there are more than adequate agricultural lands on Kauai to meet agricultural production goals. The decline of sugar on Kauai, as evidenced by Amfac/JMB's withdrawal of 3,300 acres of sugar over the past few years, has increased the amount of vacant Agriculture lands. *Many of the agricultural lands on Kauai will remain vacant until solutions to the availability and high cost of labor are found.*

On-site Runoff. The natural flow of surface water will be impacted by the proposed development. Stormwater will be collected by a series of earthen swales and directed to a detention basin for on-site drainage.

Traffic. Additional traffic will be generated by vehicles to and from the proposed development. At project build-out, the 93 dwelling units are projected to generate a total of 68 vehicular trips during the AM peak hour of traffic, and 95 vehicular trips during the PM peak hour of traffic.<sup>10</sup> Generally, traffic operations on the three alternative routes from Kuhio Highway to the Makaleha Subdivision operates with little or no delay. The exception is Kawaihau Road, immediately before school begins in the morning and immediately after school lets out in the afternoon. However, there are adequate alternative routes for motorists to avoid Kawaihau Road during these specific times of the school day.<sup>11</sup>

Residents currently living in the Kawaihau area will be given first priority in purchasing lots to minimize traffic impacts in the district. In addition, several improvements are proposed including 1) constructing Puu Kaa Street between Kula Mau Street and Kawaihau Road, 2) constructin left-turn storage lanes on Kawaihau Road at its intersection at Puu Kaa Street and at Kaehulua Road; and 2) realigning Kaehulua Road to improve sight

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<sup>10</sup>"Traffic Impact Report for Makaleha Subdivision," Austin, Tsutsumi & Associates, Inc., Honolulu, Hawaii, February 17, 1994, p. 11.

<sup>11</sup>Ibid.

distances between the Kula Mau'u Street and Kawaihau Road.<sup>12</sup>

Traffic continues to be an island-wide problem. On the east side of the island, planning is now underway to develop a bypass road from Wailua to Kapaa. Planning, design, and construction of the Kapaa bypass road will take about six years, or until the year 2000. Interim solutions, such as a middle turning lane through Kapaa town and the morning peak hour contra flow lanes, have alleviated morning commutes into Lihue. Current infrastructure improvements along Kuhio Highway through Kapaa continue to lengthen travel times in the short-term.

Visual. The proposed housing development will create a significant visual change. Views of open space and cows grazing will be replaced with single-family homes. This impact will be mitigated by requiring building setbacks from Kawaihau Road or installing a landscaped buffering along the backyards of lots along Kawaihau Road.

New Market and Affordable House Lots. The proposed development will provide a mixture of market-priced and affordable residential lots in Kapaa. This mix of income groups is desirable as it promotes economic diversity within new residential subdivisions.

Increase in Real Property Tax Base. The creation of 93 residential lots will provide a permanent source of real property taxes for the County of Kauai.

Public Schools. Public schools that would service the proposed housing development are Kapaa Elementary and Kapaa High and Intermediate. These schools are now operating beyond capacities.

The State Department of Education (SDOE) has short- and long-range plans to increase school capacity. In the short-term, the SDOE will provide relief by adding temporary portables on campus.

Based on existing enrollment, future population projects for the service area, and anticipated future developments, two new

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<sup>12</sup>ibid.

facilities are planned. The first is the development of a intermediate or middle school, serving grades 6 through 8. The second is the development of a second Kapaa Elementary School serving grades K through 5. Completion of the new intermediate school is scheduled in September, 1997. The new elementary school is scheduled to open in September, 1999.

Families now living in the Kapaa through North Shore area will be given first preference to purchase units in the proposed development in order to alleviate the impact on public schools and infrastructure. Lots in Phase Two are scheduled for completion in the first quarter of 1998. This coincides with the planned opening of the new Kapaa Intermediate school in September, 1997. Adding a new intermediate school will increase the existing capacities of Kapaa elementary and high schools. Phase Three will add 36 new residential lots and will be completed after the year 2001. Both the new intermediate elementary schools serving Kapaa will be completed by this time.



## Chapter 4

### Alternative to the Proposed Action

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***No Action***

A No Action alternative involves no changes to the site. The elderly owners of the property would eventually stop raising cattle and the land would remain as open space. This alternative does not help the owners attain the long-term financial security they desire. This "do nothing" approach does not address the need for affordable and market priced single-family lots on Kauai.

***Alternative Site Plan***

An alternative site plan would not significantly alter the scope and magnitude of impacts described in this document. A lower density development is not economically feasible for the applicant.

## **Chapter 5**

### **Determination**

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The proposed Makaleha Housing Development is not anticipated to cause significant negative impacts to the environment. It has therefore been determined that a negative declaration will be issued.

## Chapter 6

### Reasons Supporting Determination

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The following findings support the determination:

1. The proposed action will not involve a loss or destruction of any natural or cultural resource;
2. The proposed action will not curtail the range of beneficial uses of the environment;
3. The proposed action does not conflict with the State's long-term goals or guidelines as expressed in Chapter 344, HRS;
4. The proposed action does not substantially affect the economic or social welfare of the community or state;
5. The proposed action does not substantially affect public health;
6. The proposed action does not involve substantial secondary effects;
7. The proposed action does not involve substantial degradation of environmental quality;
8. The proposed action does not cumulatively have a considerable effect on the environment or involve a commitment to larger actions;
9. The proposed action does not affect a rare, threatened, or endangered species or its habitat;
10. The proposed action does not detrimentally affect air or water quality or ambient noise levels; and
11. The proposed action does not affect an environmentally sensitive area.

For the reasons cited above, the proposed project will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes.

## Chapter 7

### Agencies and Organization Consulted

The Draft EA notice of availability was published on July 8, 1994 and July 23, 1994 in the OEQC Bulletin. Comments on the Draft EA were requested from the public and private entities and community organizations listed below. Those who responded in writing to the Draft EA and/or General Plan Amendment are identified with a bullet "•" before their names. Copies of the letters received are presented in the following pages.

#### *Federal*

U. S. Department of Agriculture, Soil Conservation Service  
U. S. Department of the Interior, Fish & Wildlife Services

#### *State*

The Honorable Senator Lehua Fernandes Salling  
The Honorable Representative Ezra Kanohe  
The Honorable Representative Paula Ishii-Morikami  
Department of Agriculture  
• Department of Education  
• Department of Land and Natural Resources  
• DLNR, State Historic Preservation Division  
• Department of Health  
Department of Transportation  
• Office of State Planning  
• Office of Hawaiian Affairs  
• University of Hawaii, Environmental Center

#### *County*

The Honorable JoAnn Yukimura, Mayor  
The Honorable James Tehada, Chair, County Council  
Planning Department  
• Department of Public Works  
• Department of Water Supply  
Office of Economic Development  
• Housing Agency

#### *Community & Other Organizations*

• Kauai Electric Company  
• GTE Hawaiian Telephone  
Kauai Thousand Friends  
Kapaa Business Association  
Kapaa Lions Club  
Kauai Chamber of Commerce  
Kauai Economic Development Board

Mr. Richard K. Minatoya -2- June 27, 1994

The DOE will require the developer to make a fair-share contribution for the construction of school facilities. Should there be any questions, please call the facilities Branch at 737-4743.

Sincerely,

*Herwan M. Alzava*  
Herwan M. Alzava, Ph.D.  
Superintendent

HMA:hy

cc: A. Suga  
S. Akita

RECEIVED  
JUL - 8 1994



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P. O. BOX 2184  
HONOLULU, HAWAII 96810

June 27, 1994

OFFICE OF THE SUPERINTENDENT

Mr. Richard K. Minatoya  
Shiraishi, Yamada, & Murashige  
Attorneys at Law  
A Law Corporation  
P. O. Box 1246  
Lihue, Hawaii 96766-5246

Dear Mr. Minatoya:

SUBJECT: Draft Environmental Assessment  
Makaleha Housing Development  
Kapaa, Kaula, Hawaii

We have reviewed the subject assessment and have determined that the proposed development of a 93-lot subdivision will have the following enrollment impact on the schools in the area:

Schools	Grade	Projected Students
Kapaa Elementary	K-5	22
Kapaa Intermediate	6-8	8
Kapaa High	9-12	10

Both Kapaa Elementary and Kapaa High and Intermediate Schools are operating beyond capacity. The Department of Education (DOE) cannot assure the availability of classrooms to accommodate the 40 students projected from this development. A new Kapaa Intermediate School is projected to be completed by September, 1997.

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

OFFICE OF THE SUPERVISOR  
BUREAU OF LAND AND NATURAL RESOURCES

DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE OF HAWAII  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

LOG NO: 11918  
DOC NO: 9406NM143

June 22, 1994

Mr. Richard K. Minatoya  
Shiraishi, Yamada and Murashige  
P.O. Box 1246  
Lihue, Hawaii 96766-5246

Dear Mr. Minatoya,

SUBJECT: Historic Preservation Review - File No. 94-678  
Draft EA for Makaleha Housing Development  
TRK: 4-6-12: B2  
Kaua, Kawaihau, Kauai

The DEA is correct, we received information (photographs and a statements from people familiar with the area) from the applicant showing that land surface of the parcel had been disturbed and that no significant historic sites are present in the project area. No archaeological work will be needed for this subdivision. We believe that the project will have "no effect" on significant historic sites.

If historic remains such as artifacts, charcoal deposits, or stone walls are found, please direct the applicant to stop work in the immediate area and contact the State Historic Preservation Division at 587-0047 immediately. Our office will assess the situation and make recommendations for mitigative action, if needed.

Sincerely,

DOUG HIBBARD, Administrator  
State Historic Preservation Division

NAM:ank

OFFICE OF THE SUPERVISOR  
BUREAU OF LAND AND NATURAL RESOURCES

DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE OF HAWAII  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P.O. BOX 831  
HONOLULU, HAWAII 96813

File No.: 94-678  
DOC. ID.: 4646

June 9, 1994

Mr. Richard K. Minatoya  
Shiraishi, Yamada & Murashige  
P. O. Box 1246  
Lihue, Kauai 96766-5246

Dear Mr. Minatoya:

SUBJECT: Draft Environmental Assessment (DEA): Makaleha Subdivision,  
Kopaa, Kauai, TRK: 4-6-12: B2

We have reviewed the DEA information for the subject project transmitted by your letter dated June 9, 1994, and have the following comments:

Historic Preservation Division

The Historic Preservation Division (HPD) comments that the DEA is correct; HPD has received information (photographs and statements from people familiar with the area) from the applicant that the land surface of the parcel had been disturbed and that no significant historic sites are present in the project area. No archaeological work will be needed for this subdivision. HPD believes that the project will have "no effect" on significant historic sites.

If historic remains such as artifacts, charcoal deposits, or stone walls are found, all work in the immediate area must stop, and the State Historic Preservation Division must be contacted immediately at 587-0047. HPD will assess the situation and make recommendations for mitigative actions, if needed.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to contact Steve Tegawa at our Office of Conservation and Environmental Affairs, at 587-0177, should you have any questions.

Very truly yours,

KEITH W. AHUE

GENERAL PLAN AMENDMENT GPA-94-5  
 APPLICANT: STEPHEN T. NIYASHIRO, ET. AL.

We have reviewed the subject application and have conducted an on-site survey of the property. We have no objection to the application at this time, provided the following environmental health concerns are complied with.

1. The proposed development is situated in an area that is not serviced by a public sewer system. The total development as indicated in the application will consist of 93 residential lots. The proposed development shall be serviced by an on-site or off-site private wastewater treatment works which meets the minimum applicable requirements of Title 11, Chapter 11-62, Wastewater Systems, Hawaii Administrative Rules (HAR).
2. Proposed dwellings shall comply with the applicable requirements of Title 11, Chapter 11-14, Housing, HAR.
3. The property may harbor rodents which will be dispersed to the surrounding areas when the site is cleared. In accordance with Title 11, Chapter 11-26, Vector Control, HAR, the applicant shall ascertain the presence or absence of rodents on the property. Should the presence of rodents be determined, the applicant shall eradicate the rodents prior to clearing the site.
4. In accordance with Title 11, Chapter 11-60.1, Air Pollution Control, HAR, the property owner/developer shall be responsible for ensuring that effective control measures are provided to prevent or minimize any fugitive dust emission caused by the construction work from impacting the surrounding areas including the off-site roadways used to enter/exit the project. These measures include but are not limited to the use of water wagons, sprinkler systems, dust fences, etc.
5. In accordance with Title 11, Chapters: 11-55, Water Pollution Control and 11-54, Water Quality Standards, HAR, the property owner/developer shall be responsible for ensuring that the best management practices (BMP) is provided to prevent or minimize the discharge of sediments, debris, and other water pollutant into state waters.
6. In accordance with Title 11, Chapter 11-58.1, Solid Waste Management Control, HAR, the property owner/developer shall be responsible for ensuring that grub material, demolition waste and construction waste generated by the project are disposed of in a manner or at a site approved by the State Department of Health.

Disposal of any of these wastes by burning is prohibited.

7. The property owner/developer shall be responsible for obtaining all applicable permits from the Department of Health including but not limited to National Pollution Discharge Elimination System (NPDES) permits for storm water, hydrostatic test and dewatering prior to commencing construction.

8. The proposed development shall be provided with potable water from an approved source.

Due to the general nature of the application submitted, we reserve the right to implement future environmental health restrictions when more detailed information is submitted.



OFFICE OF STATE PLANNING

Office of the Governor  
1001 KAPIULANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813-3219  
PHONE (808) 521-1313 FAX (808) 521-1311

Ref. No. C-672

June 22, 1994

The Honorable Dee Crowell  
Planning Director  
County of Kauai  
4444 Rice Street, Suite 473  
Lihue, Hawaii 96766

Dear Mr. Crowell:

Subject: General Plan Amendment GPA-94-5, Stephen T. Miyashiro, et al

The Petitioner, Stephen T. Miyashiro, et al is seeking to amend 16.03 acres of land General Planned Agriculture to Urban Residential. These lands, located at Kawaihau, Kapaa, Kauai, Hawaii and identified within TMK 4-6-12-82 are the third phase (46 residential lots) of a 93-lot residential subdivision. The property is currently in the State Agricultural District and zoned Agricultural by the County of Kauai.

It is our understanding that a petition will be submitted to the State Land Use Commission in the future requesting the reclassification of the 16.03 acres from the Agricultural District to the Urban District for the development of Phase III. As stated in our letter dated March 18, 1994, the total project consisting of 30.9 acres should have been submitted to the State Land Use Commission for reclassification so that the impacts of 93 residential units could be assessed at the same time.

Thank you for the opportunity to review and comment. Should you have any questions, please contact Robyn Loudermilk at 587-2889.

Sincerely,

*Harold S. Masumoto*  
Harold S. Masumoto  
Director



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPOLAHUA BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813-3219  
PHONE (808) 521-1313  
FAX (808) 521-1311

June 06, 1993

Planning Department  
County of Hawaii  
4290 Rice St.  
Lihue, HI 96766

Dear Sir/Madam:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) concerning the Makaleha Housing Development at Kapaa, Kawaihau, Island of Kauai.

We find the DEA sufficient and have no objections to the applicant's proposal. Please contact me or Linda Delaney, Land and Natural Resource Officer, at 591-1938, should you have any questions on this matter.

Sincerely yours,

*Janet K. Carpenter*  
Janet K. Carpenter  
Administrator

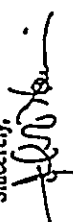
LM:lm



Mr. George Kalisik  
August 8, 1994  
Page 2

We also find that the traffic impact due to the proposed development is understated. Traffic has been a problem in Kapaa. The introduction of an additional 93 residential lots will inevitably aggravate the traffic problem. In addition, in Phase 3 of the lots development, two off-site water improvements are planned (page 5). These off-site water line constructions are likely to interfere with the existing traffic flow. The impacts of these off-site improvements and other future public facility improvements exacted by the proposed development on the traffic condition in Kapaa need to be taken into consideration in assessing traffic impacts. Furthermore, the State Department of Accounting and General Service has proposed to build Kapaa II Elementary School in the same district in order to relieve the present overcrowded conditions at the existing Kapaa Elementary School. The scheduled school opening date is September 1997 with a projected enrollment of 300 students. The Environmental Impact Statement of the proposed school is undergoing public review. If the chosen school site is in the same area, traffic problems could worsen.

Thank you for the opportunity to review and comment on the draft EA.

Sincerely,  
  
John Harrison, Ph.D.  
Environmental Coordinator

cc: OEQC  
Stephen and Florence Miyashiro  
Shirashi, Yamada and Murashige  
Roger Fujioka  
Marshall Mock  
Huilin Dong



University of Hawaii at Manoa  
August 12, 1994

Environmental Center  
A Unit of Water Resources Research Center  
Crawford 317 • 2530 Campus Road • Honolulu, Hawaii 96822  
Telephone: (808) 936-7351 • Facsimile: (808) 936-3960

August 8, 1994  
EA:0074

Mr. George Kalisik  
Planning Department  
County of Kauai  
4444 Rice Street, Suite 473  
Lihue, Hawaii 96766

Dear Mr. Kalisik:

Draft Environmental Assessment (EA)  
Maaleha Housing Development  
Kawaihau, Kauai

The applicant proposes to amend the General Plan designation from Agriculture "A" to Urban Residential "UR" for a 16.03 acre portion of a 30.9 acre parcel in the Kapaa Homesteads for the purpose of a three phase residential development.

The Environmental Center has reviewed this document with the assistance of Marshall Mock, Kauai Community College; and Huilin Dong of the Environmental Center.

General Comments

Our reviewers note that the draft Environmental Assessment (EA) fails to identify all the major impacts of the proposed action. The document therefore does not meet the content requirements for an Environmental Assessment as prescribed in Section 11-200-10, Hawaii Administrative Rules (HAR).

According to Section 11-200-10(5), HAR, an EA shall contain information on the identification and summary of major impacts and alternatives considered. The proposed action encompasses the development of 93 residential lots and affects 30.9 acres of land which includes 16.03 acres of Agriculture "A" land. The loss of Agriculture land to residential development is a major impact that the EA fails to identify.

**CITIZENS  
UTILITIES**  
KAUAI ELECTRIC DIVISION  
P.O. BOX 300 • LIHUE, KAUAI, HAWAII 96766-0300

June 22, 1994

MKN Project Planning  
4849 Iiwa Road  
Kapaa, HI 96746

Attention: Ms. Nadine Makamura

**SUBJECT: MAKALEHA HOUSING DEVELOPMENT EA**

Dear Ms. Makamura:

Thank you for including Kauai Electric in the review of the environmental assessment for this project.

On page 10, Infrastructure - Power and Communications, the statement that primary power is drawn from lines along Kawaihau and Kaehulua roads is not entirely correct. To serve Phase I of the project, upgrading of the present facilities along Kaehulua road will be required to serve the ten CPR lots. However, to serve Phase II and III we will require that the electric utility facilities be constructed along the internal roadways to serve all the lots. We will extend the overhead facilities from Kula Hau'u street into the development. The facilities along Kawaihau road will not be able to serve some of the lots adjacent to the roadway, since they are presently not located on the same side of the development (refer to the attached map).

We look forward in working with the electrical consultant on serving this development.

If further questions arise concerning this project, please do not hesitate to call me at 246-4372.

Very Truly Yours,

*Glen H. Takemouchi*  
Glen H. Takemouchi  
Engineering Supervisor

GHT:dgk

Enclosure: Plans

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*Beyond the call*

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P.O. Box 531 • LIHUE, HI 96766 • (808) 245-4732

June 27, 1994

Mr. Richard Minatoya  
Shiraishi, Yamada & Murashige  
Attorneys At Law  
P.O. Box 1246  
Lihue, HI 96766-5246

Dear Mr. Minatoya:

**Subject: MAKALEHA SUBDIVISION  
KAPAA, KAUAI, HAWAII**  
TMK: (4) 4-06-12-82  
STEPHEN T. MIYASHIRO et al

We have reviewed the DRAFT Environmental Assessment for the Makaleha Housing Development and have no comment.

We would appreciate a proposed schedule of development as soon as one is available so we can pre-position our facilities in preparation for the subdivision.

Thank you for the opportunity to review the DRAFT Environmental Assessment. Should you have any questions of us, please call me at 241-5051 or James Sone at 241-5052.

Sincerely,

*Gary K. Heu*  
Gary K. Heu  
Operations Supervisor  
OSP Engineering-Kauai

MAKALEHA HOUSING DEVELOPMENT  
SUBDIVISION  
JUN 27 1994

DEPARTMENT OF WATER

COUNTY OF KAUAI  
P.O. BOX 1706  
LILUOEA HAWAII 96756-1706  
PHONE NO. (808) 231-4316 FAX NO. 231-5313

GPA-94-5  
Stephen T. Hiyashiro

FOR YOUR COMMENTS:

1. The project will access to Kaehulua Road and Kula Mauu Street. Kaehulua Road is a narrow, substandard County roadway with a right of way of 30 feet and pavement of approximately 18 feet with sharp curvatures in it's horizontal alignment to Kawaihau Road. Kula Mauu Street is built to a County standard collector road. We have the following recommendations for roadway improvements with the approval of the general plan amendment.

a. Improve Kaehulua Road between the extension of Kula Mauu Street and Kawaihau Road. Improvements to Kaehulua Road should include pavement widening and resurfacing and/or reconstruction to a east 20 feet width and realignment and reconstruction of the angular/sharp curvature.

b. Construct left turn storage lanes on Kawaihau Road at it's intersection at Kaehulua Road and Puu Kaa Street.

c. Construction of Puu Kaa Street between Kula Mauu Street and Kawaihau Road to a collector street standard.

2. The project with the development of residential units and impermeable surfacing will increase storm water runoff. Measures such as detention basin need to be built to handle the increase in runoff from the project. Detention basin should be planned for multiuse purpose to include recreational areas. Flood depths in detention basin should not be at deep, depths that would present safety hazards to residents.

3. There are no public sewage systems in the area.

July 8, 1994

Mr. Richard Minatoya, Esq.  
SHIRAIISHI, YAMADA & MURASHIGE  
P. O. Box 1246  
Lilue, HI 96766-5246

Re: Draft Environmental Assessment for Makalea Housing Development, for Stephen and Florence Hiyashiro, THK: 4-6-12:82, Kapaa, Kauai, Hawaii

We have no objections to this Draft Environmental Assessment provided the applicant is made aware that any actual subdivision or development of this area will be dependent on the adequacy of the source, storage and transmission facilities existing at that time.

If you have any questions, please call Edward Doi at 245-6986.

  
Hurl T. Nielsen  
Manager and Chief Engineer

ED:RM

**NKN**  
**PROJECT**  
**PLANNING**

4419-A I'ihai Road • Kapaa, Kauai, Hawaii 96746 • Phone & Facsimile (808) 822-0318

Mr. John Harrison  
Page 2

August 31, 1994

Mr. John Harrison, Ph.D.  
Environmental Center  
University of Hawaii at Manoa  
2550 Campus Road  
Honolulu, Hawaii 96822

Dear Mr. Harrison:

Draft Environmental Assessment  
Makaleha Housing Development

Thank you for your letter dated August 8, 1994 regarding the draft EA for the above-referenced project.

The loss of agricultural land will be included in the Final EA as a major impact of the proposed development. As noted in your letter, 16.03 acres is presently designated Agriculture "A" lands. The proposed general plan amendment for Phase Three of the development requests a redesignation from Agriculture to Urban.

According to the State Land Use District Boundary Review, Kauai, prepared by the Office of State Planning (OSP), there are 140,959 acres of agricultural lands on Kauai, the third highest in the State of Hawaii. Citing the Land Evaluation Study Assessment (LESA) Commission study of 1986, the OSP reports that the agricultural acreage requirements for Kauai--based upon commodity production goals--will be 68,617 acres in 1995. The OSP anticipates "some urban expansion into agricultural lands" and concludes that this encroachment should not jeopardize existing sugar cane and diversified agricultural uses.

A study prepared by Agricultural Economist Frank S. Scott, Jr. entitled Feasibility and Need of Kilauea Golf Course Lands for Agriculture in May, 1989, reaches a similar conclusion regarding the availability of agricultural lands on Kauai. The study states that cultivated crop acreage declined from 47,200 acres in 1978 to 44,500 acres in 1987. The report examines islandwide agricultural classifications, trends, and sales potential. It concludes that "the availability of prime agricultural land on Kauai far exceeds potential crop acreage" based on the decline in sugarcane production and adequate acreage zoned for diversified crop production.

The proposed impact of removing 16.03 acres of agriculturally-designated land is minimized by the fact that the owners have not used the parcel for commercial farming for many years and there are more than adequate agricultural lands on Kauai to meet agricultural production goals. The decline of sugar on Kauai, as evidenced by Amfac/ANA's withdrawal of 3,300 acres of sugar over the past few years, has increased the amount of vacant Agriculture "A" lands. Many of these agricultural lands on Kauai will remain vacant until solutions to the availability and high cost of labor are found.

Your letter mentions that the traffic impact of developing 93 units is, in general, understated. Please note that a detailed traffic study was prepared by Austin, Tsutsumi & Associates in February of this year. The findings and recommendations of this report were incorporated into the Draft EA. Please call me at 822-0318 if you would like to receive a copy of the traffic study.

Your letter specifically states traffic impacts of off-site water improvements and the proposed Kapaa II elementary school are not fully discussed. Per your comment, the Final EA will note that there will be short-term traffic impacts associated with off-site water improvements. The first water improvement involves upgrading the existing water line on Puu Kaa Street from 8 to 12 inches. The second improvement involves upgrading the existing water line on Kaehulea Road between Kawahau Road and the proposed Kula Mau'u Street from 2.5 to 6 inches. Traffic impacts will be mitigated by timing construction during off-peak hours, notifying the public of proposed improvements, and using flagmen or police to direct the flow of traffic.

We have been informed by the State Department of Education that there are two new schools are proposed in the district. In addition to the Kapaa II Elementary School discussed in your letter, a second intermediate school is also planned. The Intermediate School is slated to open in 1997; the Elementary School is projected to open in 1999. This information will be included in the Final EA. Please note, however, that sites have not been selected at this time.

We appreciate your comments and hope this adequately addresses your concerns. If you have any further comments, please call me at the above number.

Sincerely,

*Nadine K. Nakamura*

Nadine K. Nakamura

cc: Richard Minatoya  
Mark Tanaka  
Abe Lee  
George Kalisik

msk:skl

**N K N**  
**PROJECT**  
**PLANNING**

4849-A I'ia Road • Kapaa, Kauai, Hawaii 96746 • Phone & Facsimile (808) 822-0399

Mr. Herman Aizawa  
Page 2

We appreciate your comments and hope this adequately addresses your concerns. If you have any further comments, please call me at the above number.

Sincerely,

*Nadine K. Nakamura*

Nadine K. Nakamura

August 30, 1994

Mr. Herman Aizawa, Ph.D.  
Superintendent  
State Department of Education  
P. O. Box 2360  
Honolulu, Hawaii 96804

Dear Mr. Aizawa:

**Draft Environmental Assessment**  
**Maaleleha Housing Development**

Thank you for your letter dated June 27, 1994 regarding the draft EA for the above-referenced project. The DOE has determined that the proposed 93-lot subdivision will add 40 elementary, intermediate, and high school students to existing public schools. Since all public schools are now operating beyond capacity, the DOE cannot assure the availability of classrooms for students of the proposed development.

The Final EA contains revised project completion dates based on current projections. The first and second phases of the proposed residential development will add 57 residential lots to the Kapaa area. These lots are scheduled for completion in the first quarter of 1998. This coincides with the opening of the new Kapaa intermediate school in September, 1997. Adding a new intermediate school will increase the existing capacities of Kapaa elementary and high schools.

The third phase of the development will add 36 residential lots and will be completed after the year 2001. Based on DOE projections, the new elementary school is scheduled to open in September, 1999.

We are aware of the DOE's requirement requiring a fair-share contribution for the construction of school facilities and will be contacting your office for further details.

cc: Richard Minatoya  
Mark Tanaka  
Aba Lee  
George Kalisik

maaleleha.draft

NKN  
PROJECT  
PLANNING

4819-A Iiwi Road • Kapa'a, Kauai, Hawaii 96746 • Phone & Facsimile (808) 822-0388

August 24, 1994

Clyde Takekuma  
Chief Sanitarian, Kauai  
Department of Health  
3040 Umi Street  
Lihue, Hawaii 96766-0300

Dear Mr. Takekuma:

Draft Environmental Assessment/GPA-94-5  
Makaleha Housing Development

Thank you for your comments regarding the Draft EA and General Plan Amendment for the above-referenced project. The Final EA will state that wastewater disposal and treatment will be designed in accordance with DOH rules and regulations.

The applicant will comply with all health concerns described in your letter. If you have any further comments, please call me at the above number.

Sincerely,

*Nadine K. Nakamura*  
Nadine K. Nakamura

cc: Richard Minatoya  
Mark Tanaka  
Abe Lee  
George Kalisik

msk:msk

NKN  
PROJECT  
PLANNING

4819-A Iiwi Road • Kapa'a, Kauai, Hawaii 96746 • Phone & Facsimile (808) 822-0388

August 30, 1994

Eldon Franklin  
County of Kauai  
Department of Public Works  
3021 Umi Street  
Lihue, Hawaii 96766

Dear Mr. Franklin:

Draft Environmental Assessment/GPA-94-5  
Makaleha Housing Development

Thank you for your comments regarding the draft EA and general plan amendment for the above-referenced project. We have reviewed your recommendations with respect to roadway improvements and have included your three recommendations into the Final Environmental Assessment.

We concur with your recommendation that a detention basin must be built to handle the increase in runoff from the project. The Final EA will note that the detention basin will be designed to include recreational areas. The civil engineer for the project will work with your staff to meet all design and safety standards.

We are aware that there are no public sewage systems in the area. Wastewater disposal and treatment will be in accordance with State DOH rules and regulations.

We appreciate your comments and hope this adequately addresses your concerns. If you have any further comments, please call me at the above number.

Sincerely,

*Nadine K. Nakamura*  
Nadine K. Nakamura

cc: Richard Minatoya  
Mark Tanaka  
Abe Lee  
George Kalisik

NKN  
PROJECT  
PLANNING

4849-A First Road • Kapaa, Kauai, Hawaii 96746 • Phone & Facsimile (808) 822-0358

August 30, 1994

Muri T. Nielsen  
County of Kauai  
Department of Water  
P. O. Box 1706  
Lihue, Hawaii 96766-5706

Dear Mr. Nielsen:

Draft Environmental Assessment  
Makaleha Housing Development

Thank you for your letter dated July 8, 1994 regarding the Draft EA for the above-referenced project. The applicant is aware that any actual subdivision or development of this area will be dependent on the adequacy of the source, storage, and transmission facilities existing at that time.

We appreciate your comments and hope this adequately addresses your concerns. If you have any further comments, please call me at the above number.

Sincerely,

*Nadine K. Nakamura*

Nadine K. Nakamura

cc: Richard Minatoya  
Mark Tanaka  
Abe Lee  
George Kalisik

mkn:skm:1

NKN  
PROJECT  
PLANNING

4849-A First Road • Kapaa, Kauai, Hawaii 96746 • Phone & Facsimile (808) 822-0358

August 30, 1994

Glen H. Takenouchi  
Engineering Supervisor  
Citizens Utilities  
P. O. Box 300  
Lihue, Hawaii 96766-0300

Dear Mr. Takenouchi:

Draft Environmental Assessment  
Makaleha Housing Development

Thank you for your letter dated June 22, 1994 regarding the Draft EA for the above-referenced project. The Final EA will state that present facilities along Kaahulua road will be upgraded to serve Phase I of the proposed development. To serve Phase II and III, overhead facilities will be extended from Kula Mau'u street and new overhead facilities will be constructed along internal roadways of the proposed subdivision.

If you have any further comments, please call me at the above number.

Sincerely,

*Nadine K. Nakamura*

Nadine K. Nakamura

cc: Richard Minatoya  
Mark Tanaka  
Abe Lee  
George Kalisik

mkn:skm:1