

JOHN WAHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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HONOLULU, HAWAII 96809

3006
KEITH W. AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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WATER AND LAND DEVELOPMENT

OCT 17 1994

FILE NO.: KA-2727
DOC. ID.: 5009a

MEMORANDUM

TO: Dr. Bruce Anderson, Acting Director
Office of Environmental Quality Control

FROM: Keith W. Ahue, Chairperson *KAH*
Board of Land and Natural Resources

SUBJECT: Negative Declaration for the Construction of a Single Family
Residence at Waikoko, Hanalei, Kauai, Hawaii; TMK: 5-6-3: 2

The Department of Land and Natural Resources has reviewed comments received during the 30-day public comment period which began on August 23, 1994. The DLNR has determined that this project will not have a significant environmental effect and has issued a negative declaration. Please publish this notice in the next OEQC Bulletin.

We have enclosed a completed OEQC Bulletin publication form and four copies of the draft EA.

Please contact Same Lemmo at the Office of Conservation and Environmental Affairs at 587-0377, should you have any questions.

Enclosures

xc: Walton D.Y. Hong

1994-11-08-KA-FEA - Pratt Single
Family Residence

NOV - 8 1994

ORIGINAL

ENVIRONMENTAL IMPACT ASSESSMENT
FOR
SINGLE-FAMILY RESIDENCE
AT
WAIKOKO, HANAIEI, ISLAND OF KAUAI, STATE OF HAWAII
TAX MAP KEY: 5-6-03-02

The following is an environmental impact assessment on a proposed single-family residence at Waikoko, Hanalei, Island and County of Kauai, State of Hawaii, on real property more particularly identified as Kauai Tax Map Key: 5-6-03-02.

(1) Identification of Applicant:

David Pratt, Trustee of the
Deborah W. Pratt Trust
c/o Walton D. Y. Hong
3135-A Akahi Street
Lihue, HI 96766
Tel. 245-4757

(2) Identification of Approving Agency:

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

(3) Identification of agencies consulted:

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

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

(4) General description of action's characteristics:

(a) Technical. The subject property is situated at Waikoko, District of Hanalei, Island and County of Kauai, State of Hawaii. It contains a total area 448.995 acres, more or less, and is more particularly identified as Kauai Tax Map Key: 5-6-03-02.

The subject parcel is owned by the Deborah W. Pratt Trust, the Judith W. King Trust, and the Pamela W. Dohrman Trust, as tenants in common of an undivided one-third interest each.

The subject parcel is divided into a larger mauka portion and a smaller makai portion by Kuhio Highway, which traverses the parcel in closer proximity to the shoreline via a roadway easement in favor of the State of Hawaii.

The subject parcel presently contains three dwellings in the Agriculture zoned area mauka of Kuhio Highway, which are occupied by workers conducting agricultural activities on the land, as well as two dwellings in the Conservation District makai of Kuhio Highway near the western end of Hanalei Bay. The first of these two makai dwellings was constructed in 1946 and is presently used by members of the Judith W. King and Deborah W. Pratt families. The second of the makai dwellings was constructed in 1973 by Pamela Dohrman, and is used exclusively by her and her family.

The Applicant proposes to construct a single family dwelling makai of Kuhio Highway in the vicinity of the two existing dwellings. A copy of the tax map showing the subject property is attached hereto as Exhibit "A". A larger scale map of the area of proposed use, which shows the location of the present dwellings and the location of the proposed dwelling is attached hereto as Exhibit "B".

The proposed dwelling is intended to be approximately 1646 square feet of living area and 1172 of covered and open decks. It will be located on the higher ground between the existing dwellings. The Applicant will use the existing driveway for access to the proposed dwelling. Submitted herewith are preliminary house plans, indicating the design and scope of the proposed use. The Applicant notes, however, that these house plans are preliminary in nature and are subject to change depending on conditions of approval, ground conditions encountered, etc.

(b) Economic. As the proposed use is for a single family residence, there would not be any significant benefit or adverse economic effects resulting from the proposed action, except increased real property taxes and the short term employment benefits during the course of construction.

(c) Social. The proposed action should not result in any social effects due to its limited scope.

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

(1) Flora and Fauna. The proposed dwelling will be placed in proximity to other existing residences. The area of the proposed dwelling is presently a lawn. An abundance of lauhala trees are found between the area of the proposed dwelling and Kuhio Highway. Other species of flora found on the property makai of the highway are naupaka, coconut palms, ti plants, spider lilies, and grasses. There are no known threatened or endangered species of flora or fauna at the site of the proposed dwelling.

(2) Drainage and Flooding. The existing drainage pattern is from the higher ground of Kuhio Highway towards the shoreline. The proposed action would not change nor adversely affect this existing drainage pattern. The proposed dwelling would be situated above the floodline as shown on the Federal Insurance Rating Map (FIRM), and comply with all requirements of the federal flood insurance program.

(3) Erosion. The proposed use will not cause any erosion due to its location on gently sloping land and its limited scope.

(4) Historical and Archaeological. While the Applicant is not aware of any historical or archaeological significance of the site of the proposed dwelling, he recognizes the possibility that the site may contain archaeological remains of significance. The Applicant is willing to have an archaeological survey of the building site conducted prior to the commencement of construction, and, if any remains are found, to cease work until the Historic Sites Section of the Department of Land and Natural Resources is notified and appropriate action taken.

(5) Visual. The proposed dwelling will be situated above the flood zone and hence further away from the shoreline; this minimizes any visual impact as may be viewed from Kuhio Highway approaching the property from Hanalei. The property is heavily vegetated with lauhala trees between the existing and proposed dwellings and the highway, which shields the proposed dwelling as well as the existing dwellings from Kuhio Highway. The use of earthen tone colors on the exterior of the structure will also mitigate any visual impact of the proposed dwelling, as may be viewed from Hanalei Bay. Based on the foregoing, the proposed use will not have any significant visual impact to the surrounding area.

(5) Summary description of the Affected Environment. The Applicant proposes to construct a single family dwelling of approximately 1646 square feet, exclusive of decks, makai of Kuhio Highway in the same area where two other residences exist.

The construction of the proposed dwelling in its designated location is not an intensive use of the property relative to the size of the parcel. The proposed residential use of the property is appropriate in that it is an innocuous use, would not result in any significant adverse environmental or ecological effects, and would allow the Applicant reasonable use of its property.

As indicated earlier, the map submitted herewith as Exhibit "B" shows the location of the proposed dwelling on the subject property.

(6) Identification and summary of major impacts and alternatives considered. Due to its limited scope, the proposed use will not result in any significant beneficial or adverse environmental or ecological effects.

The proposed dwelling will not result in any significant levels of water usage, sewage generation, noise and traffic, so as to cause any significant adverse effects to the surrounding environment.

The other alternative to the proposed use is not to construct the proposed single family dwelling. This "do nothing" alternative, however, deprives the Applicant of the reasonable use of his property, and is not deemed a viable alternative as it would deprive the landowner of the reasonable use of the property without reasonable compensation and justification.

(7) Proposed mitigation measures. Mitigative measures proposed by the Applicant include:

(a) Siting of dwelling on higher ground. The siting of the proposed residence on the higher portion of the land above the flood elevation minimizes the possibility of flooding or damage from tsunamis;

(b) Siting of dwelling away from shoreline. The shoreline fronting the subject was surveyed, and copy of that survey map is enclosed herewith as Exhibit "C". The proposed

residence will be approximately 190 feet away from the surveyed shoreline. The siting of the proposed residence such a distance from the shoreline will minimize the visual impact, if any, of the structure. Further, as shown on Exhibit "B", the proposed dwelling will be placed inland of and between the two existing dwellings on the subject area; this will also mitigate any visual impact thereof;

(c) Minimizing cutting of vegetation. As the proposed dwelling will be built on an existing lawn area, any removal of the existing vegetation will be minimal. The current vegetation, including trees between Kuhio Highway and the proposed building area, will continue to form a vegetative buffer to visually shield the structure from the State highway;

(d) Use of earthen tones. The Applicant would use earthen tones in the color scheme of the dwelling which would further minimize the visual effect, if any, of the structure.

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

(9) Findings and Reasons Supporting Determination. As the foregoing indicates, the proposed action within the Conservation District is a relatively limited use which will not result in any significant adverse environmental or ecological impacts. The nature and siting of the proposed use and its mitigative effects, as set forth above, are supportive of the finding of no significant impacts.

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

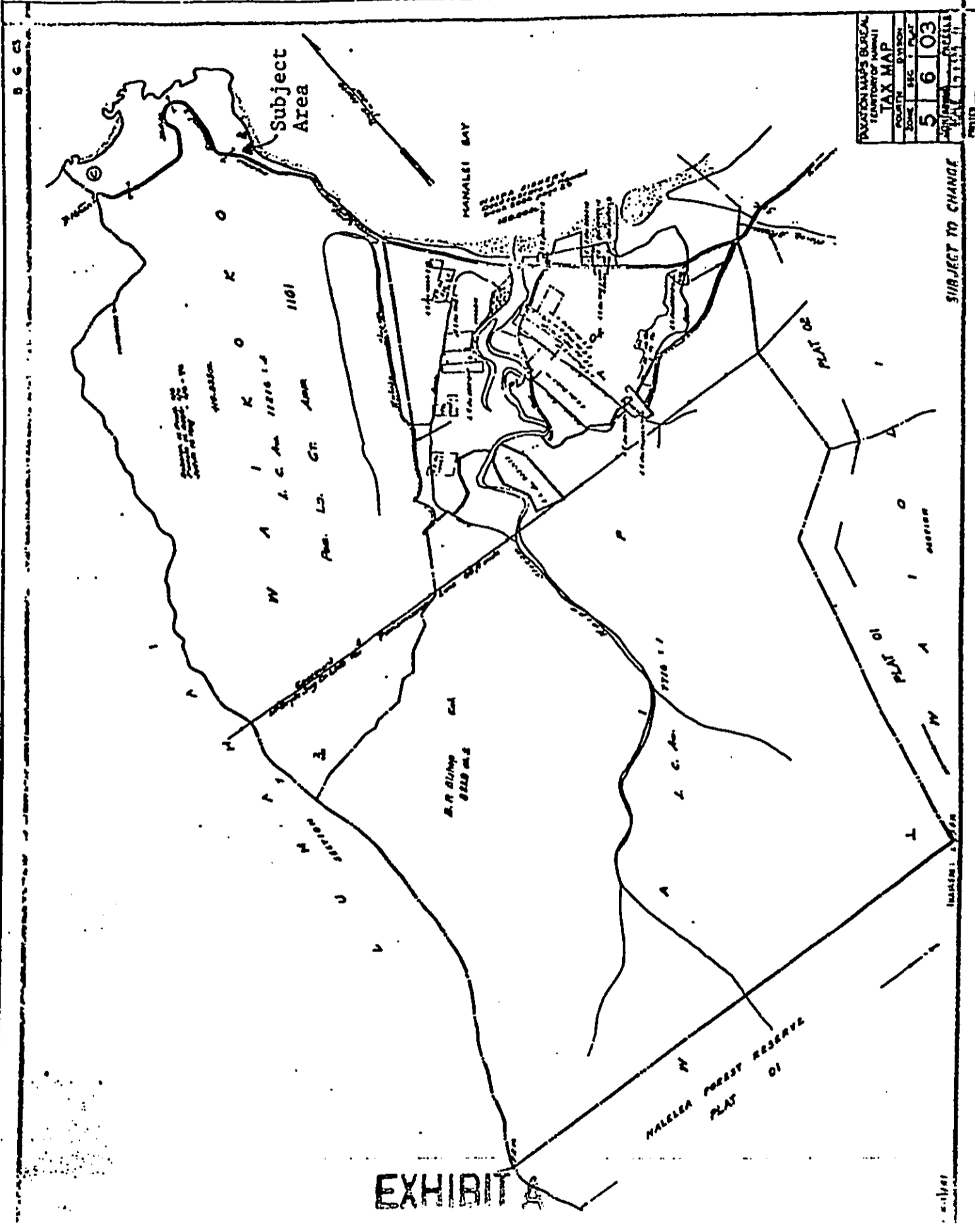


EXHIBIT A

TAXATION MAPS BUREAU	
TERRITORY OF HAWAII	
TAX MAP	
SECTION	5
RANGE	6
PLAT	03
DATE	1911

SUBJECT TO CHANGE

B C C

