

BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P.O. BOX 1879  
HONOLULU, HAWAII 96813

KALI WATSON  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

JOBIE M. K. M. YAMAGUCHI  
DEPUTY TO THE CHAIRMAN

RECEIVED

JUL 12 8:56

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

July 12, 1995

Mr. Gary Gill, Director  
Office of Environmental  
Quality Control (OEQC)  
State of Hawaii  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Gill:

SUBJECT: Final Environmental Assessment for Anahola  
Bayview Subdivision and Anahola Residence Lots,  
Unit 5, Anahola, Island of Kauai

Attached are copies of the Final Environmental Assessment  
(Negative Declaration) for the completed Anahola Bayview  
Subdivision and Anahola Residence Lots, Unit 5.

We request that this Final Environmental Assessment  
(Negative Declaration) be published in the next OEQC Bulletin.

Should you have any questions, please have your staff call  
Mr. Patrick K.M. Young, Land Development Division, at 586-3818.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Crozier".

Mike Crozier, Administrator  
Land Development Division

0275B/Pkmy

1995-07-23-KA-FAA Anahola Bayview and  
Residence Lots, Unit 5

JUL 23 1995

ENVIRONMENTAL ASSESSMENT for the

**ANAHOLA BAYVIEW LOTS AND  
ANAHOLA RESIDENCE LOTS**

Anahola, Kawaihau, Kauai, Hawaii

JULY 1995

PREPARED FOR:

Esaki Surveying and Mapping, Inc.  
Kauai, Hawaii

**RMTC**

R. M. Towill Corporation

420 Waiakamilo Rd., Suite 411  
Honolulu, Hawaii 96817-4941  
(808) 842-1133 • Fax: (808) 842-1937

FINAL  
ENVIRONMENTAL ASSESSMENT

ANAHOLA BAYVIEW SUBDIVISION AND  
ANAHOLA RESIDENCE LOTS - UNIT 5

ANAHOLA, KAWAIHAU, KAUAL,  
STATE OF HAWAII

PREPARED FOR:

Esaki Surveying and Mapping, Inc.

ACCEPTING AUTHORITY:

Dept. of Hawaiian Home Lands  
State of Hawaii

PREPARED BY:

R. M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

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SUMMARY INFORMATION

**Applicant:** State of Hawaii, Department of Hawaiian Home Lands

**Consultant:** Esaki Surveying & Mapping  
3145-E Akahi Street  
Lihue, Hawaii 96766

**Subconsultant:** R. M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

**Location:** Approximately 14 miles north of Lihue and makai of Kuhio Highway; Anahola Bayview Lots; Anahola Residence Lots Unit 5 located southeast of Anahola Town

**Tax Map Key:** Anahola Bayview Lots - 4-8-18: Por. 26  
Anahola Residence Lots Unit 5 - 4-8-03: Por. 19

**Land Area:** Anahola Bayview Lots: 20.191 Acres  
Anahola Residence Lots:  
Anahola Res. Lots Unit 5: 12.161 Acres

**State Land Use:** Urban and Agricultural

**General Plan:** Bayview - Open and Agricultural  
Unit 5 - Urban Residential

**Existing Zoning:** Agricultural

**Landowner:** Department of Hawaiian Home Lands

**Accepting Authority:** Governor, State of Hawaii

**SECTION 1**  
**STATEMENT OF PURPOSE**

The Department of Hawaiian Home Lands proposes to develop the subject residential lot subdivisions to further the objectives of the Hawaiian Homes Act of 1920, as amended. The proposed project, when completed, will provide fully improved residential lots for lease to qualified native Hawaiian families.

**SECTION 2**  
**DEVELOPMENT PROPOSAL**

**2.1 LOCATION**

The proposed project consists of three residential subdivisions in two separate areas located on either side of Anahola Stream. The proposed subdivisions are makai of Kuhio Highway and approximately 14 miles north of Lihue. The area is within the District of Kawaihau, Island and County of Kauai (see Figures 1 & 2).

The Anahola Bayview Lots Subdivision (Bayview) is situated off of Aliomanu Road north of Anahola Stream. Access to this area is provided through an extension of Kamalomalo's Place off Hokualele Street which connects to Kuhio Highway (Figure 3).

The Anahola Residence Lots Unit 5 Subdivision (Unit 5) is situated southeast of Anahola Stream adjacent to the existing Hawaiian homesteads of the Anahola Residence Lots Unit 3. Access is provided by Mahuahua Circle and Hakuaina Road which runs through the existing homestead subdivision and connects with Kuhio Highway (Figure 4).

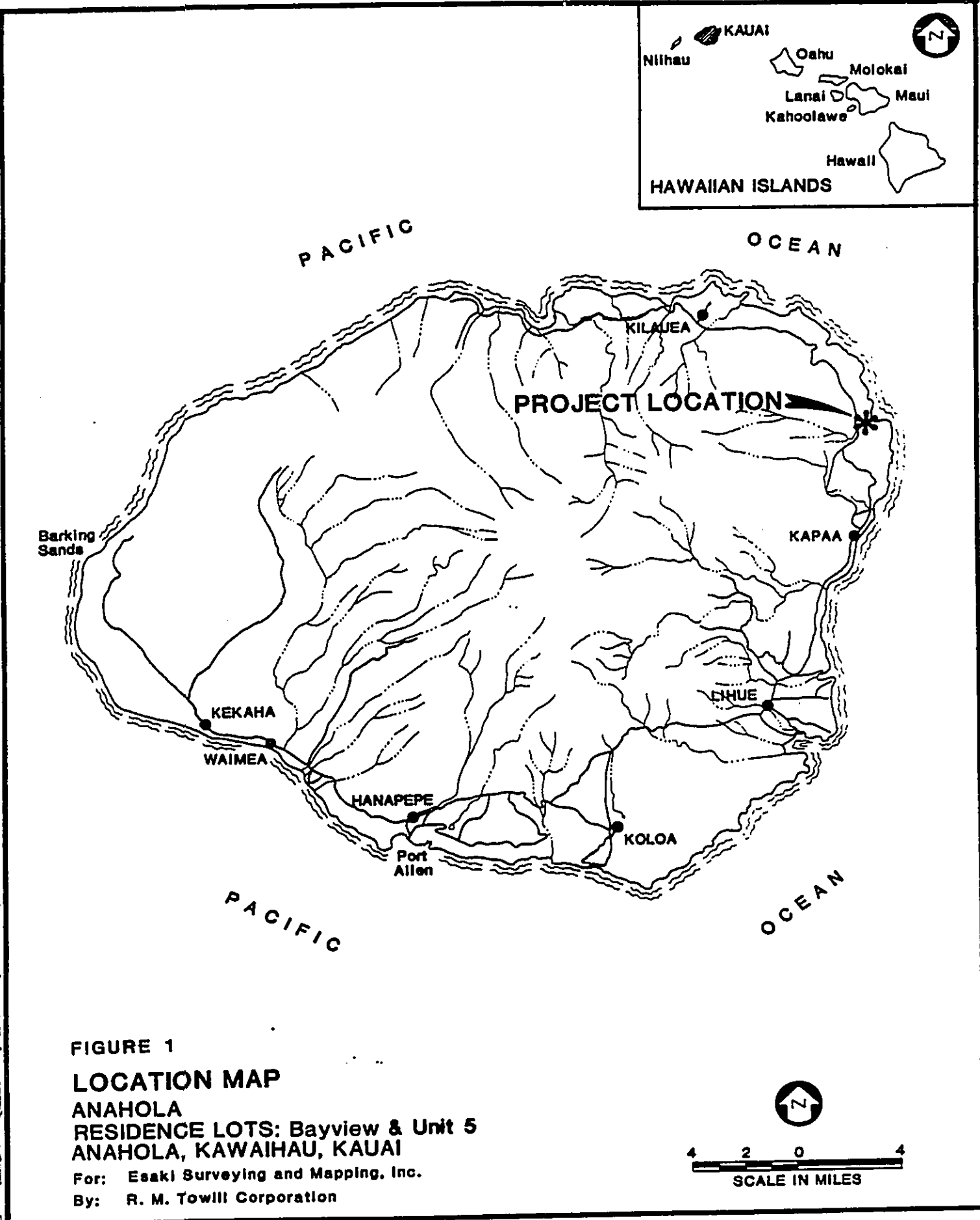
**2.2 PROJECT DESCRIPTION**

The Department of Hawaiian Home Lands proposes to subdivide approximately 41.389 acres to create 104 lots including 4 roadway lots. The following summarizes the applicant's proposed subdivision:

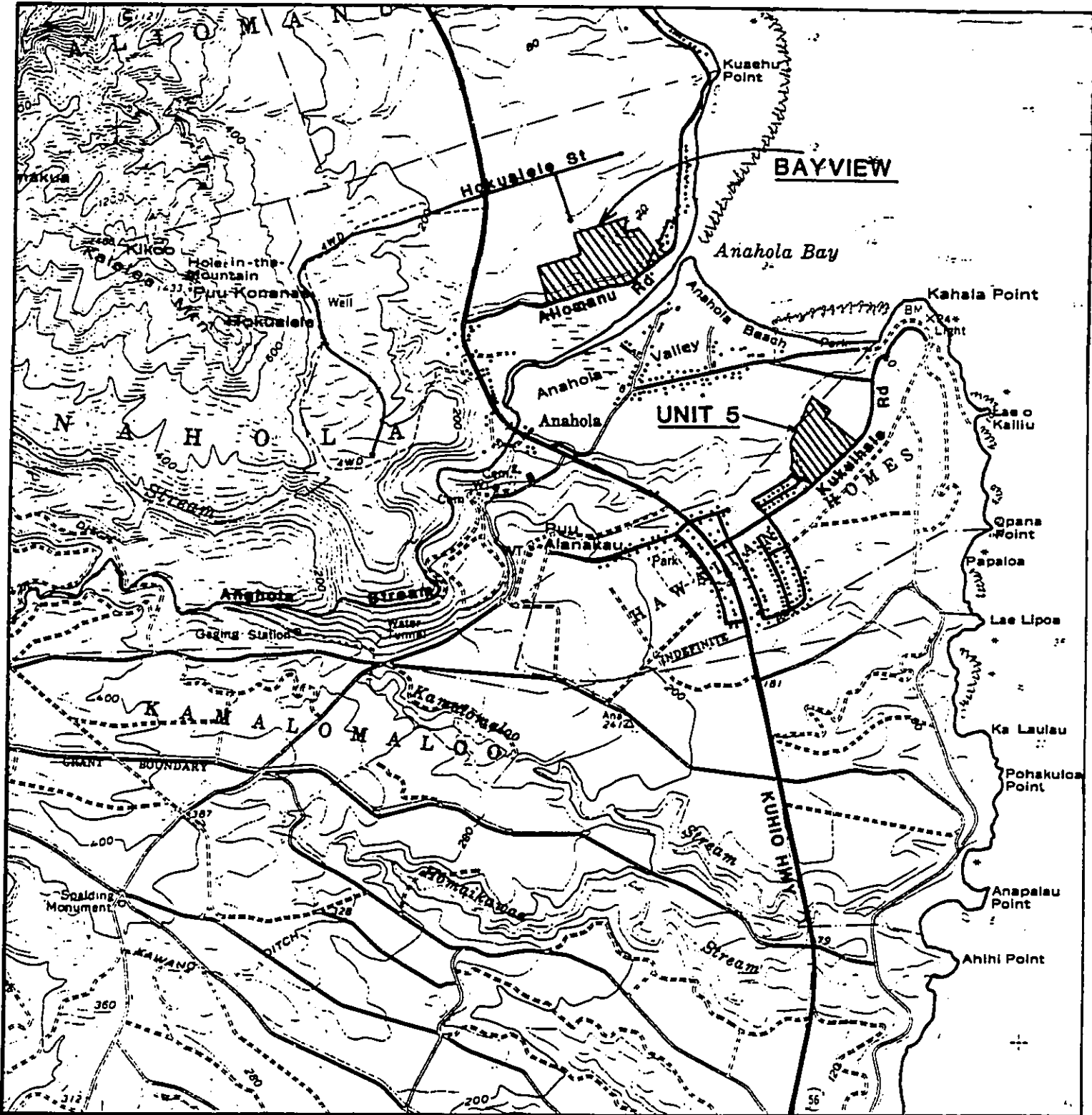
<u>Subdivision</u>	<u>No. of Lots</u>	<u>Lot Size</u>	<u>Acres</u>
Anahola Bayview Lots	31	16,482 to 43,559 s.f.	20.191
Anahola Residence Unit 5	39	10,000 to 20,378 s.f.	12.161
Total Residential Lots	70	Total Area	32.352

The applicant proposes to provide low cost housing lots for lease to qualified native Hawaiian families under an accelerated awards program.





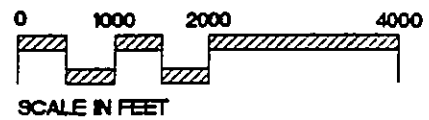
**FIGURE 1**  
**LOCATION MAP**  
**ANAHOLA**  
**RESIDENCE LOTS: Bayview & Unit 5**  
**ANAHOLA, KAWAIHAU, KAUAI**  
 For: Esaki Surveying and Mapping, Inc.  
 By: R. M. Towill Corporation

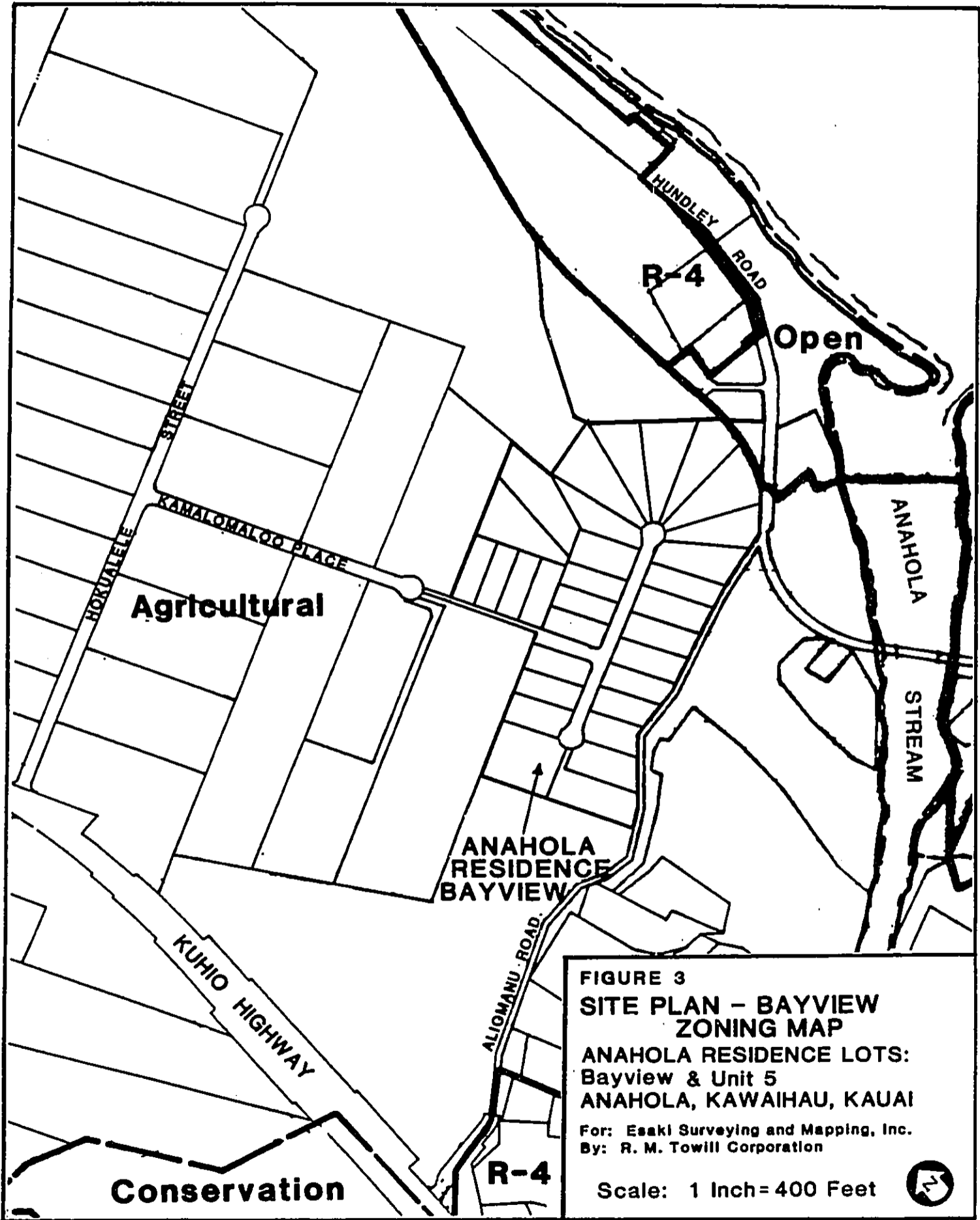


**FIGURE 2**  
**VICINITY MAP**

**ANAHOLA**  
**RESIDENCE LOTS: Bayview & Unit 5**  
**ANAHOLA, KAWAIHAU, KAUAI**

For: Esaki Surveying and Mapping, Inc.  
By: R. M. Towill Corporation





0 1 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

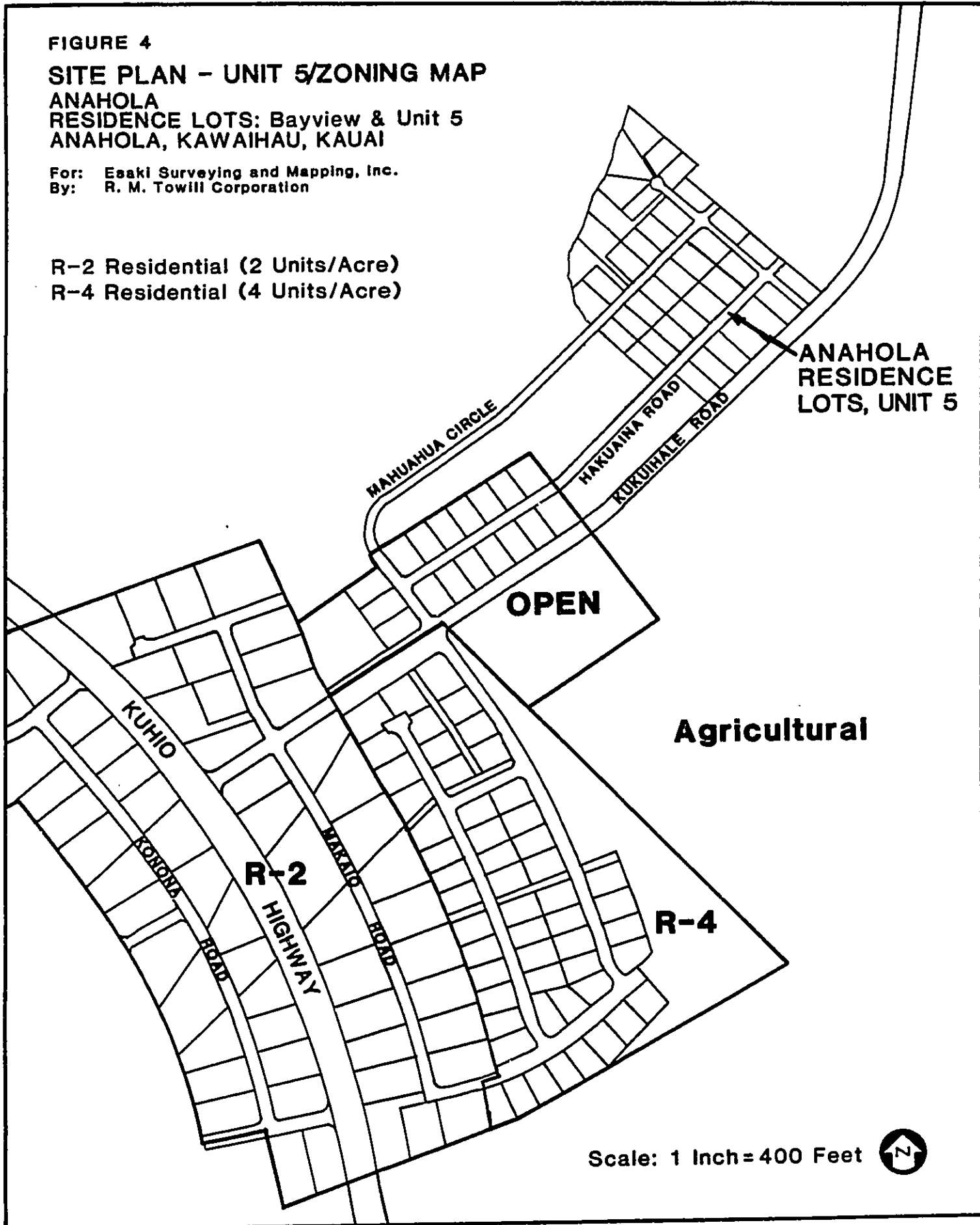
FIGURE 4

**SITE PLAN - UNIT 5/ZONING MAP**

**ANAHOLA  
RESIDENCE LOTS: Bayview & Unit 5  
ANAHOLA, KAWAIHAU, KAUAI**

For: Esaki Surveying and Mapping, Inc.  
By: R. M. Towill Corporation

R-2 Residential (2 Units/Acre)  
R-4 Residential (4 Units/Acre)



The sitework for the subdivisions will be implemented under normal State of Hawaii contractual processes. Applicant proposes to meet the county's standards for water supply, roadway improvements, drainage systems and other utility services. Other infrastructure will be developed in accordance with State health and utility regulations. Upon completion, Applicant proposes to convey the infrastructure improvements, except water for the Bayview Lots subdivision, to the County of Kauai for maintenance purposes.

The proposed lot layout for the entire project is based on the County of Kauai subdivision regulations for R -4 Residential Zoning (four lots per acre). However, a higher density of R-6 Residential (six lots per acre) is an option for Anahola Residence Unit 5.

### **2.3 DEVELOPMENT SCHEDULE**

To date, tentative subdivision approval has been obtained from the County of Kauai for the Anahola Bayview Lots and the Anahola Residence Unit 5 Subdivision. The projected date for the completion of the design phase for Bayview and Unit 5 is early 1993. Start of construction of the proposed improvements for the subdivisions is projected for May or June of 1993 with a completion time of approximately 12 months for Bayview and a completion time of approximately 12 months for Unit 5.

### **2.4 DEVELOPMENT COSTS**

Construction costs of the Bayview Lots subdivision are estimated at \$825,000; and \$1,250,000 for the Residence Unit 5 subdivision. These cost estimates include offsite improvements to the Kuhio Highway and Hokualele Street intersection.

SECTION 3  
**EXISTING CONDITIONS AND PROJECT IMPACTS**

**3.1 EXISTING AND SURROUNDING USES**

The Bayview lots are located on generally level lands to very steep lands and are covered with brush and weeds.

Across the Anahola River Valley lies the Anahola Unit 5 site which abuts the Anahola Hawaiian Homesteads. This site is also generally flat and was planted in cane as of late 1990.

The Anahola area is characterized as a community primarily composed of Hawaiian homesteads and farmlots. Infrastructure in the area generally consists of asphaltic concrete roads without curbs or sidewalks. Lots average 10,000 square feet or more and are served by overhead power lines and telephone lines.

The addition of 100 residential lots to the area would not significantly change the character of the area or adversely affect the area's surrounding land uses. The large lots proposed would extend the low density character to undeveloped areas adjacent to established agricultural and residential lots and is a logical extension of the existing uses.

**3.2 SOILS**

Soils on the Bayview site generally consists of relatively shallow fill overlying natural soil. The natural soil and fill soil are generally made up of stiff to very stiff clayey silt.

The Unit 5 site is generally overlain by 2 to 6 feet of fill consisting of stiff to very stiff clayey silt over natural soil which also consists of clayey silt.

The United States Department of Agriculture Soil Conservation Service, "Soil Survey of the

Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii" (1972), indicates the sites are designated as follows:

Bayview Site	Lihue silty clay, 0 to 8 percent slopes, (LhB), Lihue silty clay, 25 to 40 percent slopes, eroded (LhE2), and Badland (BL)
--------------	--

Unit 5 Site	Lihue silty clay, 0 to 8 percent slopes, (LhB)
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### 3.3 FLOOD CONDITIONS

The Bayview and Unit 5 subdivisions are not located within any flood boundary, according to the National Flood Insurance Program maps.

### 3.4 FLORA AND FAUNA

The sites are either in sugar cane production or are vacant and overgrown with brush and grasses. Introduced species commonly found include guava, Christmas berry, California grass and Bermuda grass.

No threatened or endangered species are known to inhabit the sites. Common wildlife found in this type of setting include birds such as mynahs, doves, cardinals and sparrows. Mammals found on these sites typically include stray cats and rats in open areas adjacent to residential areas.

### 3.5 CLIMATE

The climate of Kauai is characterized by northeast trade winds with average temperatures ranging from 69 degrees in February to 77 degrees in August. The project area is located approximately midway between the leeward and drier side of the island and the windward wetter side of the island and rainfall averages approximately 60 inches per year.

### 3.6 AIR QUALITY

The area's air quality is relatively clear and low in pollution. This is due in part to the prevailing trades and the distance from major urban areas which produce the majority of the pollutants. However, cane harvesting occurs away from the project site.

### 3.7 NOISE

Although noise levels were not measured at the sites, noise emanating from the area is typically low level from generally low density residential neighborhoods. Traffic noises associated with the nearby Kuhio Highway may increase residential noise levels and noise during cane harvesting will affect the site periodically. However, noise within the sites is anticipated not to have a significant adverse impact on the proposed project.

### 3.8 ARCHAEOLOGY

One historic site, Kuhua Heiau (State Site No. 30: 04: 0115), was located on the northern bluff of Anahola Valley between the government road and the sea bluff (in the proposed Bayview Lots subdivision). According to the State Historic Preservation Division, the heiau structure itself is no longer intact, but "the scattered remnant may contain some significant information on site size and age (refer to letter doc. no.: 9308nm45 in Section 10 Comment Letters). The significance of this site should be determined through the Department of Hawaiian Home Lands in coordination with the Hawaiian community. Once significance has been established, mitigation measures can be coordinated between DHHL and the State Historic Preservation Division. As an interim measure, the site remnant has been surrounded with flagging tape, so construction crews will avoid the site.

The Residential Lots project areas was planted in sugar cane thereby making it highly unlikely that significant historic sites remain. Thus, according to the State Historic Preservation Division, the development of the project will have 'no effect' on such sites. The community has shown State Historic Preservation Division staff a rock (Kanaka Rock) that the community indicated to be a significant traditional place located near the project area. Thus, plans have been made to ensure that activities in the project area do not



damage this site.

However, should any cultural remains be discovered during site preparation, work would be halted and mitigation measures would be implemented prior to resumption of construction activities.

## SECTION 4

### PUBLIC SERVICES AND FACILITIES/PROJECT IMPACTS

#### 4.1 WATER SUPPLY

The County of Kauai standard for domestic water consumption is approximately 400 gallons of potable water per dwelling unit per day. For engineering design, Applicant projects that the proposed residential lots will require approximately 50% more than the minimum standard resulting in 600 gallons per day per dwelling unit to be provided by the Applicant's Anahola Water system. Presently, this system does not have sufficient capacity to accommodate the entire project. However, Applicant is committed to the development of a second well source facility.

With respect to on-site water transmission facilities, Applicant proposes to install 6-inch and 8-inch water lines. These water lines are proposed to connect to the existing water tanks presently used for the area's Hawaiian Homesteads.

With respect to off-site water facilities, Applicant proposes to install water lines from Kuhio Highway to the Bayview site. Off-site water lines for Unit 5 will be connected to the existing system serving Anahola Residence Unit 3. All water facilities will be developed in accordance with county requirements.

#### 4.2 DRAINAGE

Applicant proposes to convey drain waters off of Unit 5 towards the northwest and ultimately into Anahola Bay. This proposal is consistent with the present drainage pattern and infrastructure serving the existing Hawaiian Homesteads southeast of Anahola Stream.

For the proposed Bayview lots, there is no existing drainage infrastructure. Presently, runoff sheet flows over the existing topography and ultimately into the shoreline areas. Applicant will be required to prepare a drainage study and to mitigate any adverse impacts as a condition of final subdivision approval.

#### 4.3 WASTEWATER SYSTEM

The State Department of Health indicates that individual wastewater systems are permitted for residential projects with 50 or less lots provided that the proposed lots are 10,000 square feet or more. Both the Bayview Lots and Unit 5 subdivision sites are located in the non-critical wastewater disposal areas. Cesspools are allowed for both subdivisions. Applicant proposes to meet the minimum standards of the State and County of Kauai for disposal of the project's wastewater.

#### 4.4 TRAFFIC

The existing roadways except for Aliomanu Road should be adequate to serve the proposed project. The County of Kauai in its preliminary subdivision approval recommends that the Applicant consider the widening of Aliomanu Road by way of road reserves or conveyance to the County and an alternate access to Kuhio Highway besides Aliomanu Road. In addition, the State Department of Transportation recommends that the Applicant improve the Kuhio Highway/Hokuaalele Street Intersection to support additional traffic.

#### 4.5 SOLID WASTE

The County Department of Public Works provides household solid waste disposal service to approved landfills. The Kapaa Transfer Station south of Anahola provides nearby refuse disposal for area residents.

#### 4.6 ELECTRICITY AND TELEPHONE

Electricity and telephone facilities are present to allow connection to the proposed subdivisions.

#### 4.7 POLICE AND FIRE PROTECTION

The proposed project will be served by the Lihue Police Station. The Kapaa Fire Station will provide fire protection to the project site.

## SECTION 5

### SOCIO-ECONOMIC CONDITIONS/PROJECT IMPACTS

#### 5.1 AFFORDABLE HOUSING AND POPULATION

In compliance with the Hawaiian Homes Act, the DHHL's master plan for the area, which covers approximately 5,000 acres at Anahola and Kamalomalo, allows for the development of residential uses. The proposed subdivisions will provide 100 affordable house lots to qualified Hawaiian families for lease below market prices.

Presently, the highest demand for housing occurs in the affordable category either for rent or purchase. The projected increases in resident population require additional affordable housing units. The proposed project will serve to meet a portion of this demand and in turn free up other dwelling units vacated by the recipients of these units.

#### 5.2 ECONOMIC CONDITIONS

Short term economic impacts resulting from the construction of the housesites will benefit the building industry by generating jobs in this sector which contributes toward Kauai's economic growth.

Long term economic impacts are anticipated to be the provision of permanent affordable housing which would contribute to relieving congestion at existing housing units.

#### 5.3 DISPLACEMENT OF ACTIVITIES

The proposed subdivision will use vacant lands for houselots and access. No residential uses will be displaced by the creation of the subject houselots.

**SECTION 6**  
**LAND USE REGULATIONS/PROJECT IMPACTS**

**6.1 STATE LAND USE**

The subject properties are designated within the Agricultural and Urban Districts by the State Land Use Commission. Under the Hawaiian Homes Act, the proposed projects are exempt from the rules and regulations of the Land Use Commission.

**6.2 COUNTY PLANS AND PROGRAMS**

The County General Plan designates the Bayview Lots in Open and Agricultural Districts. Unit 5 Lots are designated within the Urban Residential District.

The subject sites are designated within the State Agriculture District on the County of Kauai Zoning Districts Map.

**6.3 COUNTY SPECIAL MANAGEMENT AREA**

The subject properties are mauka of the County of Kauai's Special Management Area, and the proposed project is therefore not required to seek an SMA permit.

SECTION 7  
ALTERNATIVES TO THE PROPOSED ACTION

**7.1 ALTERNATIVE SITES**

The subject sites are prime candidates for providing housing for native Hawaiian families. The consideration of alternative sites is not necessary since this proposal seeks to implement a masterplan already approved and adopted by the Hawaiian Homes Commission as the proper area for residential development. Alternate site assessment will delay the Applicant's accelerated awards program and further frustrate the program's beneficiaries.

**7.2 NO ACTION**

The "no action" alternative will prevent the Applicant from fulfilling its Hawaiian Homes Act mandate to provide housing assistance to native Hawaiian families.

**SECTION 8**  
**NECESSARY PERMITS AND APPROVALS**

Section 206 of the Hawaiian Homes Commission Act explicitly places the use of Hawaiian Home Lands beyond the powers and duties of the Governor and the State's agencies and is considered exempt from county zoning controls.

However, the Department of Hawaiian Home Lands considers State and County regulations as guidelines for rational planning and public health and safety.

Therefore, the Applicant will submit subdivision and construction plans to the County of Kauai for review and approval. Applicant proposes to conform its project to these requirements.

In compliance with State Department of Health rules, Chapter 11-55, as amended, regarding Water Pollution Control, an NPDES (National Pollutant Discharge Elimination system) permit will be required based on the following reasons:

- (1) The construction phase will include clearing, grading and excavation activities over an area of more than 5 acres, and any potential resulting stormwater discharges from these activities will have to be described and investigated with "Best Management Practices" by the contractor or developer.
- (2) Long-term stormwater discharge impacts from the completed development.

In addition, State health and safety related regulations will be followed except that variances will be sought when regulations will produce significant hardship without equal or greater benefit to the general public.

**SECTION 9**  
**SUMMARY OF IMPACTS AND EIS DETERMINATION**

**9.1 SUMMARY OF IMPACTS**

No long term negative physical impacts are anticipated from the implementation of the proposed action. Short term impacts emanating from construction activities will be mitigated by complying with applicable county and state regulations.

The Applicant proposes to resolve the provision of water supply to the project prior to construction. No other long term impacts are anticipated on public services.

No long term negative impacts are anticipated to the socio-economic environment as a result of the implementation of the project. Short term benefits include the creation of construction and related jobs.

**9.2 NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT**

Since no long term adverse impacts are anticipated from the implementation of the project, it is determined that an Environmental Impact Statement, in accordance with Chapter 343, Hawaii Revised Statutes, as amended, is not required.



**SECTION 10**  
**COMMENTS RECEIVED REGARDING THE DRAFT**  
**ENVIRONMENTAL ASSESSMENT**

Copies of the Draft Environmental Assessment were distributed in April 1993 for review and comment. Responses were received from the State Department of Health, State Historic Preservation Division and the County of Kauai Public Works Department. Copies of these parties' comments follow.

JOHN WAIHEE  
GOVERNOR



BRIAN J. J. CHOY  
Director

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
220 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185

May 11, 1993

The Honorable Hoaliku Drake, Chair  
Hawaiian Homes Commission  
P. O. Box 1879  
Honolulu, Hawaii 96805

Attention: Mr. Patrick Young

Dear Ms. Drake:

Subject: Draft Environmental Assessment for Anahola Bayview  
Subdivision and Anahola Residence Lots, Unit 5, Anahola,  
Kauai

Thank you for the opportunity to review the subject document. We  
have the following comment.

Please consult with the agencies listed below:

- 1) State Historic Preservation Division
- 2) State Department of Health, Clean Water Branch
- 3) Kauai Planning Department
- 4) Kauai Public Works Department

If you have any questions, please call Jeyan Thirugnanam at  
586-4185.

Sincerely,

*Brian J. J. Choy*

Brian J. J. Choy  
Director

c: R. M. Towill Corporation

JOHN WAHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

RMT	1	1993	10/20/93	CMS
DK		KTS		
RYK		RYK		
KEITH AHUE, CHAIRPERSON BOARD OF LAND AND NATURAL RESOURCE				
REC'D SEP 1 1993 RMT/C DEPUTIES				
JOHN P. KEPPELER II DONA L. HANAKE				
RDE				
RF				
AQUACULTURE DEVELOPMENT PROGRAM				

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

August 30, 1993

Colette Sakoda,  
Project Planner  
R.M. Towill Corp.  
420 Waiakamilo Rd., Suite 411  
Honolulu, HI 96817-4941

LOG NO: 8413  
DOC NO: 9308nm46

Dear Ms. Sakoda:

**SUBJECT: Historic Preservation Review - Anahola Bayview Lots and Anahola Residence Lots (DHHL)  
Anahola, Kawaihau, Kauai**

This is a follow-up to the telephone conversation you had with Ms. McMahon on my staff. As you are aware, on July 28, 1993 our archaeological crew under contract to survey Hawaiian Home Lands conducted a limited archaeological survey of the Anahola Bayview lots to determine if any significant historic sites were present. This was a follow-up to Ross Cordy's brief inspection of the area just earlier. No historic sites were found, except for the remnants of Kuhua Heiau (50-30-04-115). A 20 foot area was found to have scattered basalt cobbles and branch coral fragments, and apparently this was the heavily damaged remnant of the site -- impacted by pineapple cultivation and current grading. Two test pits were placed in areas that were thought to be relatively undisturbed, and although some artifacts and charcoal were recovered, these seemed to be from highly disturbed settings. In sum, the architecture of this site is no longer intact, and the site's stones and remains are extremely scattered and out-of-place.

Because the site is no longer intact, much of the site's archaeological significance is gone. The site may contain some significant information on the site's approximate size and age. But, this information would be quite limited. More important, however, is the possible traditional cultural significance of the site. Sometimes, the place where a heiau stood is still considered to be of traditional cultural significance, even though the heiau structure itself may be gone. We are unsure if the place still is considered to be significant by the local Hawaiian community. We suggested to Garrett Lattrell (DHHL) that DHHL or your company hold a community meeting to determine if the site area is still considered sacred. Until then, we are unable to finalize the significance evaluation of the site.

Colette Sakoda  
Page 2

In the interim, we did flag the approximate area of the site with yellow construction flagging tape. The construction work should avoid the flagged area at this time, and the crews should be advised why.

If the site is still considered significant for traditional cultural reasons, as a sacred place, then we believe that the appropriate mitigation for the site would be preservation. A preservation plan would then need to be developed to provide a buffer zone, access, and signage, minimally. If the site is no longer considered to be of traditional cultural significance, then it would be significant solely for its minimal archaeological information. In this case, an archaeological data recovery plan (scope of work) would be needed to allow a few test excavations to try and establish the former size and age of the site.

If you have any questions please call Nancy McMahon at 587-0047.

Sincerely,



DON HIBBARD, Administrator  
State Historic Preservation Division

NM:jt

c: Joe Chu, Planning Office, DHHL

JOHN WADSWORTH  
GOVERNOR OF HAWAII



KEITH AITUK, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCE

DK	KTS	
RYK	BRK	
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DOM		

DEPUTIES  
JOHN P. KEPPELER II  
DONA L. HANAKE

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

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

REF:HP-JT

Michael Flores  
Deputy Manager  
U.S. Department of Housing and Urban Development  
Honolulu Office  
Seven Waterfront Plaza, Suite 500  
500 Ala Moana Blvd.  
Honolulu, HI 96813

LOG NO: 9200  
DOC NO: 9308nm45

Dear Mr. Flores:

**SUBJECT: National Historic Preservation Act Compliance -- Anahola Bayview Lots and Anahola Residence Lots (DHHL) TMK: 4-8-03: 13 and 4-8-18: 19 and 26 Anahola, Kawaihau, Kauai**

One historic site has been identified in the Bayview Lots area and another just outside the Residence Lots.

Most of the Bayview Lots project area contains no historic sites. However, the highly disturbed remnant of Kuhua Heiau (50-30-04-115) is located in a part of the project area. The heiau structure itself is no longer intact, but the scattered remnant may contain some significant information on site size and age. More important, the location of the heiau may still have traditional cultural significance to native Hawaiian residents of the area. We have asked the Department of Hawaiian Home Lands to consider holding a community meeting to resolve this concern. Until the matter is resolved, the significance of this site cannot be established. If the Hawaiian community considers the site significant for traditional cultural significance, then we could agree with your agency by consensus that the site is significant (eligible for inclusion on the National Register of Historic Places) for that reason and for its information content. We would recommend preservation as an appropriate form of mitigation in this situation. This would require a Memorandum of Agreement under 36CFR800's procedures, with the involvement of Hawaiian groups. Preservation would involve a buffer zone, access, and probably signage (minimally). If the site is not significant for traditional cultural reasons, then we could agree by consensus with your agency that it is significant solely for its information content. Archaeological data recovery would be an acceptable mitigation format (with a few test excavations to see if the age and size of the former structure could be established), and such mitigation

Michael Flores  
Page 2

could be done under a "no adverse effect" determination with an archaeological data recovery plan (scope of work). As an interim measure, the site remnant has been surrounded with flagging tape, so construction crews will avoid the site. At this point, however, significance has to be determined as the first step in the 36CFR800 procedures in order to determine the proper mitigation approach to follow for this site.

The Residential Lots project area was planted in sugarcane, making it highly unlikely that significant historic sites remain. So, we believe that development of the project will have "no effect" on such sites. But, please be aware that the community has shown our staff a rock (Kanaka rock) which they believe to be a significant traditional place. It lies near this project area. Plans should be made to ensure that activities in the project area do not damage this site.

If you have any questions, please contact Ms. McMahon, our staff archaeologist for the County of Kaua'i, at 587-0006.

Sincerely,



KEITH AHUE, Chairperson and  
State Historic Preservation Officer

NM:jt

cc: Collette Sakoda, R.M. Towill Corp. 420 Waiakamilo Road, Suite 411 Honolulu,  
HI 96817-4941  
DHHL

**R. M. TOWILL CORPORATION**

420 Waiakamilo Rd. #411 Honolulu, HI 96817-4941 (808) 842-1133 Fax (808) 842-1937

November 20, 1993

Mr. Keith Ahue  
Chair, State Department of Land and Natural Resources  
c/o State Historic Preservation Division  
33 South King Street, 6th Floor  
Honolulu, Hawaii 96813

Dear Mr. Ahue:

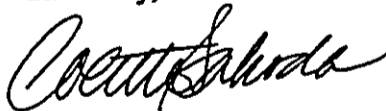
**ANAHOLA BAYVIEW LOTS AND ANAHOLA RESIDENCE LOTS  
ENVIRONMENTAL ASSESSMENT  
ANAHOLA, KAWAIHAU, KAUAI**

I received your letters of August 30, 1993 (Doc No: 930nm46) and September 1993 (Doc No: 930nm45) regarding the subject project. Copies of these have been forwarded to the State Department of Hawaiian Home Lands (DHHL).

The Final Environmental Assessment reflects your comments regarding the Kuhua Heiau (50-30-04-115). Follow-up on the project site is being coordinated by DHHL.

Your participation in the planning process of this project is appreciated.

Sincerely,



Colette Sakoda  
Project Planner

cc: DHHL

JOHN WAIHEE  
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH

P. O. BOX 3378  
HONOLULU, HAWAII 96801

July 7, 1993

FILED	
UK	
RYK	In reply, please refer to:
REC'D JUL 12 1993	93-158/epo
RDE	
RF	
U.S.M.	

Ms. Colette Sakoda  
Project Planner  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

Dear Ms. Sakoda:

Subject: Environmental Assessment for the Anahola Bayview Lots and  
Residence Lots  
TMK: 4-8-18: portion 26 and  
4-8-03: portion 19  
Anahola, Kauai

Thank you for allowing us to review and comment on the subject project.  
We have the following comments to offer:

1. The proposed development is situated in an area that is designated as NON-CRITICAL WASTEWATER DISPOSAL AREA. The type of wastewater system permitted shall meet the minimum applicable requirements of the State of Hawaii Administrative Rules, Title 11, Chapter 62, "Wastewater Systems."
2. The proposed dwellings shall comply with the applicable requirements of the State of Hawaii Administrative Rules, Title 11, Chapter 11-14, "Housing."
3. The property may harbor rodents, which may be dispersed to the surrounding areas when the site is cleared. In accordance with the State of Hawaii Administrative Rules, Title 11, Chapter 26, "Vector Control," 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 the State of Hawaii Administrative Rules, Title 11, Chapter 11-60, "Air Pollution Control," the property owner/developer shall be responsible for ensuring that effective control measures are provided to minimize or prevent any visible 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.



Ms. Colette Sakoda  
July 7, 1993  
Page 2

5. Section 3.4, Flora and Fauna, did not address whether there would be any possible impacts on the Anahola River and/or Anahola Bay and did not state what is presently there. Some of the proposed lots in the Anahola Bayview project are situated on a plateau overlooking the Anahola River. Some of these lots are extremely sloping with 25-40 percent slopes, yet no consideration has been given to the effect of construction and subdivision run-off and drainage upon the Anahola River and Anahola Bay. In accordance with the State of Hawaii Administrative Rules, Title 11, Chapter 11-55, "Water Pollution Control," and Chapter 11-54, "Water Quality Standards," the property owner/developer shall be responsible for ensuring that the best management practices (BMP) is provided to minimize or prevent the discharge of sediments, debris, and other water pollutants into state waters.
6. In accordance with the State of Hawaii Administrative Rules, Title 11, Chapter 11-58, "Solid Waste Management Control," the property owner/developer shall be responsible for ensuring that grub material, demolition waste and construction waste generated by the project are disposed 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 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.

If you have any questions on this matter, please call Mr. Clyde Takekuma, Chief Sanitarian, Kauai District Health Office at 241-3323.

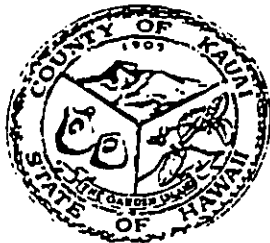
Very truly yours,



JOHN C. LEWIN, M.D.  
Director of Health

c: Kauai District Health Office

JOANN A. YUKIMURA  
MAYOR



AN EQUAL OPPORTUNITY EMPLOYER  
COUNTY OF KAUAI  
DEPARTMENT OF PUBLIC WORKS  
3021 UMI STREET  
LIHUE, KAUAI, HAWAII 96786

June 7, 1993

COUNTY ENGINEER  
TELEPHONE 241-6600  
EDMOND P.K. RENAUD  
DEP. COUNTY ENGINEER  
TELEPHONE 241-6600  
FAX 241-6604  
PW6.019

Ms. Colette Sakoda  
Project Planner  
R.M. Towill Corporation  
420 Waiakamilo Rd., Suite 411  
Honolulu, Hawaii 96817

Dear Ms. Sakoda:

RE: ANAHOLA EA

Reference is made to your letter dated June 1, 1993 with the enclosed environmental assessment for Anahola Residence Lots, Unit 5 and Anahola Bayview Lots.

We have no comments on the environmental assessment.

Very truly yours,

  
ED RENAUD  
Deputy County Engineer

KK/cu  
Attachment

*file*

**R. M. TOWILL CORPORATION**

480 Waiakamilo Rd. #411 Honolulu, HI 96817-4941 (808) 842-1133 Fax (808) 842-1937

August 26, 1993

Dr. John C. Lewin  
Director  
State Department of Health  
P. O. Box 3378  
Honolulu, HI 96801

Dear Dr. Lewin:

**Environmental Assessment for the Anahola Bayview Lots and Residence Lots  
Anahola, Kauai**

We have received your letter of July 7, 1993 regarding the subject project. The following response has been prepared to address your comments.

Items 1 thru 4. The proposed development is being designed and constructed in accordance with the applicable requirements of the State of Hawaii Administrative Rules, Title 11, Chapter 62, "Wastewater Systems," Chapter 11-14, "Housing," Chapter 26, "Vector Control," and Chapter 11-60, "Air Pollution Control."

Item 5. As your comment indicates, the slopes of the Bayview lots are steep. Because of this, development is being limited to the plateau area thereby minimizing any potential runoff impacts on the Anahola River and Anahola Bay. Further, Aliomanu Road, which is under County of Kauai jurisdiction, is located at the base of the cliff. This

Engineers   Planners   Photogrammetrists   Surveyors   Construction Managers

Dr. J. Lewin  
August 26, 1993  
Page 2

Road will function as a means of controlling any runoff by diverting any flows into existing drainage systems prior to entering state waters. Nonetheless, in accordance with Hawaii Administrative Rules, Title 11, Chapter 11-55, the developer will ensure that the best management practices (BMP) will be provided to minimize or prevent the discharge of sediments, debris, and other water pollutants into state waters.

Items 6 & 7. Administrative Rules, Title 11, Chapter 11-58, "Solid Waste Management Control," will be applied in the handling of the property's grub material, demolition waste and construction waste. The proposed development will be provided potable water in accordance with County of Kauai rules and regulations.

The above responds to your comments and concerns. Thank you for your participation in the planning process of this important project.

Sincerely,



Colette Sakoda  
Project Planner

cc: Department of Hawaiian  
Home Lands  
Esaki Surveying & Mapping, Inc.