July 18, 1995

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

SUBJECT: Final Environmental Assessment
General Plan Amendment GPA-95-1
TMK: 4-6-12: por. 65, por. 48, por. 79 & por. 80
Applicants: Damien Victorino and Wfe. Elizabeth, et al

Pursuant to Chapter 343 of the Hawaii Revised Statutes, transmitted herewith are four (4) copies of the Final Environmental Assessment and Negative Declaration relating to the subject matter for publication in the August 8, 1995, OEQC Bulletin. Please be advised that other than the normal comments solicited by the department from other government review agencies, there were no comments received from the general public or individuals during the 30-day review period of the Draft Environmental Assessment.

Should you have any questions, please contact Barbara Pendragon of my staff at 241-6677.

DEE M. CROWELL
Planning Director

Enclosures
ENVIRONMENTAL ASSESSMENT

PETITION FOR LAND USE DISTRICT BOUNDARY,
GENERAL PLAN AND ZONING AMENDMENT

For A Portion of Land Containing an Area of 2.668 Acres
Affecting
Parcels 65, 48, 79, and 80
TMK: 4-6-12
Kawaihau, Kapaa, Kauai, HI

For
A PROPOSED 8-LOT RESIDENTIAL SUBDIVISION

Owners: Damien Victorino & wfe. Elizabeth, et al
1772 A Bettencourt Lane, Kapaa, Kauai, HI 96746

Prepared By:

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

May 5, 1995
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**ATTACHMENTS**

- EXHIBIT "A"      LETTER OF AUTHORIZATION
- EXHIBIT "B"      LOCATION MAP
- EXHIBIT "C"      COUNTY ZONING MAP
- EXHIBIT "E"      PROPOSED SUBDIVISION MAP
- EXHIBIT "F"      TRAFFIC FLOW ROUTES
REFERENCES

1. Letter from Ms. Esther Uyeda, Executive Director, Land Use Commission, to Mr. Dee Crowell, Planning Director, County of Kauai

2. Letter from Ms. M. L. Kobayashi, Acting Director, Office of State Planning

3. Letter from Mr. Don Hibbard, Administrator, State Historic Preservation Division, DLNR

4. Proposed Consolidation/Resubdivision Map into Lots A and B, Kapaa, Kauai, Hawaii

5. Letter from Mr. James K. Ikeda, Interim Director, Office of Environmental Control, State of Hawaii
I  AUTHORITY:

This assessment has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11, Chapter 200, Environmental Impact Statement Rules for Applicant Actions.

II  IDENTIFICATION OF APPLICANT:

The applicant is Portugal and Associates, Inc., in behalf of the owners, Damien Victorino and Wfe. Elizabeth, et al, whose address is 1772 A Bettencourt Lane, Kapaa, Kauai, HI 96746.

Portugal and Associates, Inc., Civil Engineers and Land Surveyors, duly incorporated in the State of Hawaii, whose address is 1840 Leleiona Street, Lihue, HI 96766, is representing the owners, through a letter of authorization, a copy of which is attached herewith, and identified as Exhibit "A".

III  DESCRIPTION OF THE PROJECT:

The proposed project is an 8-lot residential subdivision, with a minimum lot area of 10,000 square feet. This project does not include the actual building of houses, but does include the construction of a roadway, including utility lines such as water, telephone, and electric, all in accordance with county rules and regulations. See Exhibit "E".

The project area is located in Kawaihau, Kapaa, Kauai, Hawaii, and is a portion of Lots 218 A-1 and 218 A-2, Lot 218 B-1, Lot 218 B-2, and Lot 218 B-3, Kapaa Homesteads, and further identified as TMK: 4-6-12: Par. 65, 48, 79, and 80, respectively, and containing an area of 2.688 Acres. See Exhibit "B".

The existing State Land Use Designation, County General Plan Designation, and the County Zoning Designation are all Agricultural. See Exhibit "C".

The existing use of the parcels, which the proposed project area is a portion of, is Ag/Residential. There are no existing dwellings, however, within the project area.

The average ground slope of the project area is 0 to 10 percent. The elevation above mean sea level varies from 220 feet to 250 feet.
IV DESCRIPTION OF THE AFFECTED ENVIRONMENT:

The project area is contiguous to an urban area, specifically the Kapaa Meadows Subdivision, a single family residential area, zoned R-6.

The project area is presently in the State Land Use Agricultural District. It used to be a pineapple field before, but ever since the pineapple cannery closed in the late 60's, no meaningful farming activity has occurred within the project area, except for occasional cattle grazing.

The average annual rainfall is 75-100 inches.

The soil is of the Kapaa-Pooku-Halii-Makapili Association, well-drained with a fine-textured or moderately fine-textured subsoil. The land type as classified by the Land Study Bureau is C78, C79, and E87, the first letter designation being the overall productivity of the land, A being the highest and E the lowest.

The shrink-swell potential of the existing soil is rated low, and the average permeability ranges from 2.0 to 6.3 inches per hour. The degree of limitation for roadway construction is slight, meaning that only normal investigations and precautions are required during planning and construction.

V IMPACTS ON THE ENVIRONMENT:

A. Flora and Fauna: None.

B. Noise and Air Quality: Minor and Insignificant.

C. Archaeological and Historical Sites: None.

D. Agricultural: None.

E. Existing Utility Services: Minor and Insignificant.

F. Fire and Police Protection: None.

G. Vehicular Traffic: Minor and Insignificant.
VI  EFFECTS ON THE COMMUNITY:

The project will alleviate the housing shortage resulting from the devastation of Hurricane Iniki on the County of Kauai. The construction of the residential dwelling units will provide some employment in the building construction trade which has started to slow down due to the sluggish economy.

VII  DETERMINATION:

The proposed subdivision will not have any significant adverse impact to the environment. Therefore, an Environmental Impact Statement is not required, and a finding of no significant impact is considered enough and sufficient disclosure of potential environmental impacts.

VIII  FINDINGS AND REASONS SUPPORTING DETERMINATION:

A. Flora and Fauna: The land has been considerably disturbed. There are no known endangered species of wildlife and plantlife within the proposed subdivision. There are no protected exceptional trees within the area.

B. Air and Noise Quality: The construction of the roadway and service utilities will generate dust and noise, but these will be mitigated by adherence to, and compliance with, existing governmental rules and requirements during construction, including grubbing, clearing and grading operations.

C. Archaeological and Historical Sites: There are no known archaeological and historical sites within the project area.

D. Agricultural: The land has lain fallow ever since the pineapple cannery closed in the late 60's, and no meaningful agricultural activity has been conducted on the land.
E. Existing Utility Services:

1. Water: There is adequate domestic water supply for the proposed project. Water services for the proposed project will be extended from the adjoining Kapaa Meadows Subdivision, by constructing water distribution mains in accordance with the requirements of the Department of Water, County of Kauai.

2. Electric and Telephone: Electric and telephone lines are existing within the adjoining Kapaa Meadows Subdivision and adequate enough to meet the demand loads of the proposed project.

3. Sanitary Sewer: There is no municipal sanitary sewage system within the vicinity of the project. The residential dwelling units will be serviced by individual wastewater septic tank systems that will be constructed in accordance with the Department of Health requirements.

F. Fire and Police Protection: The subdivision project will be provided with an interior service road conforming to County standards, thereby providing accessibility for fire and police vehicles to service the residents of the subdivision. Fire hydrants will likewise be installed within the subdivision to provide the necessary fire protection.

G. Vehicular Traffic: The existing roadway network within the adjoining Kapaa Meadows Subdivision is adequate enough to provide accessibility from, and to the subdivision. See Exhibit "F".
Mr. Dee Crowell, Director
Planning Department
County of Kauai
4444 Rice Street, Suite 473
Lihue, Hawaii 96766

Dear Mr. Crowell:

Subject: District Boundary Amendment A-95-1, General Plan Amendment GPA-95-1, and Zoning Amendment ZA-95-4, Damien P. Victorino, RN A.

We have reviewed the subject petition for district boundary amendment, General Plan amendment, and zoning amendment transmitted by your memorandum dated November 23, 1994 and have the following comments to offer:

1) We confirm that the subject area, consisting of approximately 2,668 acres and further identified as Kauai Tax Map Key No.: 4-6-12: 48, 63, 79, and 80, is within the State Land Use Agricultural District.

2) Because the subject area encompasses a portion of each of the parcels listed above, TMK identification should reflect that portions of parcels are involved.

3) Based on material submitted with the subject petition, it is difficult to determine the southern boundary of the subject area (along the edge of the gully).

We suggest that the southern boundary be delineated in mutes and bounds in order to determine the exact boundary and acreage of the subject area.

We have no further comments to offer at this time.

Thank you for the opportunity provide comments on this matter.

If you have any questions, please feel free to contact me or Leo Asuncion of my staff at 587-3822.

Sincerely,

ESTHER UEDA
Executive Officer

EU:th
Ref. No. C-961

December 13, 1994

COUNTY OF KAUAI

THE HONORABLE DEE CROWELL
Planning Director
Planning Department
County of Kauai
4444 Rice Street, Suite 473
Lihue, Hawaii 96766

Dear Mr. Crowell:

Subject: District Boundary Amendment A-95-1, General Plan Amendment GPA-95-1 and Zoning Amendment ZA95-4 Damien D. Victorino, et al.
TMK: 4-6-12: 48, 79, 80, 65

We have reviewed the proposal to reclassify 2.66 acres from the Agricultural to the Urban District in order to create eight (8) additional lots with a minimum lot size of 10,000 square feet for residential purposes. The eight lots will be subdivided from four (4) larger lots within the Agricultural District which total 16.335 acres as shown in applicant's Exhibit E. The remainder of the subject properties, 13.675 acres, will remain in the Agricultural District. The 2.66 acres to be reclassified are adjacent to existing Urban areas, and are close to public facilities and services. Also, the 2.66 acres are separated from the 13.675 acres by a deep gully which forms a natural boundary. We have no objections to the reclassification.

Thank you for the opportunity review the proposal. If you have any questions, please contact the Land Use Division at 587-2886.

Sincerely,

Mary Lou Kobayashi
Mary Lou Kobayashi
Acting Director

cc: Land Use Commission
December 1, 1994

Mr. Dee Crowell, Director
County of Kauai
Planning Department
4444 Rice Street, Suite 473-Building "A"
Lihue, Kauai, Hawaii 96766

Dear Mr. Crowell:

SUBJECT: Historic Preservation Review – A-95-1, GPA-95-1, ZA-95-4
          (Victorino et. al.)
          TMK: 4-6-12: 65, 48, 79, 80
          Kapa'a, Kawaihau, Kauai

We have reviewed the above plans and believe that this project will have a "no effect" on
significant historic sites. The area was in existing residential, and therefore the
possibility of significant historic sites still being present, is minimal.

If you have any questions, please call Ms. Náncy McMahon at 587-0047.

Sincerely,

[Signature]

DON HIBBARD, Administrator
State Historic Preservation Division

NM:amk

Owner: Alfred Victorino, et al.

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Mr. Cesar Portugal  
Portugal and Associates, Inc.  
1840 Leileona Street  
Lihue, Hawaii 96766  

December 30, 1994  

Dear Mr. Portugal:  

Subject:   Environmental Assessment, Kapaa Homesteads, General  
Plan Amendment Petition GPA-95-1, Kapaa, Kauai  

After a careful review of the subject project, we have the following comments:  

1. Please include a discussion of the project’s effects on the community in the Final Environmental Assessment.  

2. Please consult with State Historic Preservation Division regarding the need for an archeological/historic survey of the site and enclose reference to the consultation in the Final Environmental Assessment.  

If you have any questions please call Ms. Nancy Heinrich at 586-4185.  

Sincerely,  

JAMES K. IKEDE  
Interim Director  

c: Ms. Barbara Pendragon, County of Kauai Planning Department
LETTER OF AUTHORIZATION

This letter authorizes Cesar C. Portugal, a registered Professional Engineer and Land Surveyor in the State of Hawaii, Certificate #2225-28, of Portugal & Associates, Inc., to submit, in my behalf, the following application to the Planning Commission:

REZONING FOR DAMIEN VICTORINO, ET AL
FOR TMK: 4-5-12: PARCEL 48, 79, 80 & 65
KAPAA HOMESTADS, KAPAA, KAUAI, HAWAII

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

Diane Tran
Date 10/21/94
Gerard H. Smith
Signature

Damien Victorino
Date 10/21/94
Elizabeth Victorino
Signature
Name (Please Print)

Address: 1772 A BETACOUNT, LANI KAPAA HI 96756

Telephone: 822-5819

EXHIBIT "A"
Letter of Authorization
PRIMARY IMMEDIATE ACCESS TO THE SITE: From Kapaa Town, along Kawaihau Road, turn left on Kuahale Street, turn right on Kula Mau'u, turn left on Puu Kaa Street, to the site.

SECONDARY IMMEDIATE ACCESS TO THE SITE: From Kapaa Town, along Kawaihau Road, turn left on Kahana Street, turn right on Kula Mau'u Street, turn left on Puu Kaa Street, to the site.

TERTIARY IMMEDIATE ACCESS TO THE SITE: From Kapaa Town, along Kawaihau Road, turn left on Lelio Road, turn right on Kula Mau'u Street, turn right on Puu Kaa Street, to the site.

FUTURE PRIMARY ACCESS TO THE SITE: From Kapaa Town, along Kawaihau Road, turn left on Puu Kaa Street, to the site. Puu Street is not presently improved but will be in the future.

EXHIBIT "F"
TRAFFIC FLOW ROUTES