

MARYANNE W. KUSAKA  
MAYOR



RECEIVED

DEE M. CROWELL  
PLANNING DIRECTOR

IAN K. COSTA  
DEPUTY PLANNING DIRECTOR

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

'95 JUL 25 12:39

COUNTY OF KAUAI  
PLANNING DEPARTMENT  
4444 RICE STREET, SUITE 473  
LIHUE, KAUAI, HAWAII 96766  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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.

A handwritten signature in cursive script, appearing to read "Dee M. Crowell".

DEE M. CROWELL  
Planning Director

Enclosures

1995-08-08

KA-FAA - Kapaa Homebased general Plan Amendment

**FILE COPY**

AUG 8 1995

**FINAL**

**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 Leleiona St., Lihue, HI 96766**

**May 5, 1995**

## **TABLE OF CONTENTS**

<b>I</b>	<b>Authority</b>	<b>Page 1</b>
<b>II</b>	<b>Identification of Applicant</b>	<b>Page 1</b>
<b>III</b>	<b>Description of the Project</b>	<b>Page 1</b>
<b>IV</b>	<b>Description of the Affected Environment</b>	<b>Page 2</b>
<b>V</b>	<b>Impacts on the Environment</b>	<b>Page 2</b>
<b>VI</b>	<b>Effects on the Community</b>	<b>Page 3</b>
<b>VII</b>	<b>Determination</b>	<b>Page 3</b>
<b>VIII</b>	<b>Findings and Reasons Supporting the Determination</b>	<b>Page 3</b>

## **ATTACHMENTS**

<b>EXHIBIT "A"</b>	<b>LETTER OF AUTHORIZATION</b>
<b>EXHIBIT "B"</b>	<b>LOCATION MAP</b>
<b>EXHIBIT "C"</b>	<b>COUNTY ZONING MAP</b>
<b>EXHIBIT "E"</b>	<b>PROPOSED SUBDIVISION MAP</b>
<b>EXHIBIT "F"</b>	<b>TRAFFIC FLOW ROUTES</b>

**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 2.668 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 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 eversince 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".



JOHN WAHNEE  
GOVERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, Hawaii 96813  
Telephone: 587-3822

November 30, 1994

COUNTY OF KAUAI  
'94 DEC -1 P1:19  
PLANNING DEPT.

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 D. Victorino,  
et al.

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, 65, 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 metes 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,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA  
Executive Officer

EU:th



# OFFICE OF STATE PLANNING

Office of the Governor

MAILING ADDRESS: P.O. BOX 3540, HONOLULU, HAWAII 96811-3540  
STREET ADDRESS: 250 SOUTH HOTEL STREET, 4TH FLOOR  
TELEPHONE: (808)587-2848, 587-2800

Benjamin J. Cayetano, Governor

FAX: Director's Office 587-2848  
Planning Division 587-2824

Ref. No. C-961

December 13, 1994

COUNTY OF KAUAI

'94 DEC 19 08:47

PLANNING DEPT.

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

JOHN WAIHEE  
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

'94 DEC -5 AM 11:13

PLANNING DEPT.

KEITH AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPeler  
DONA L. HANAKE

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

December 1, 1994

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

LOG NO: 13300 ✓  
DOC NO: 9411NM28

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  
Kapaa, Kawaihau, Kauai

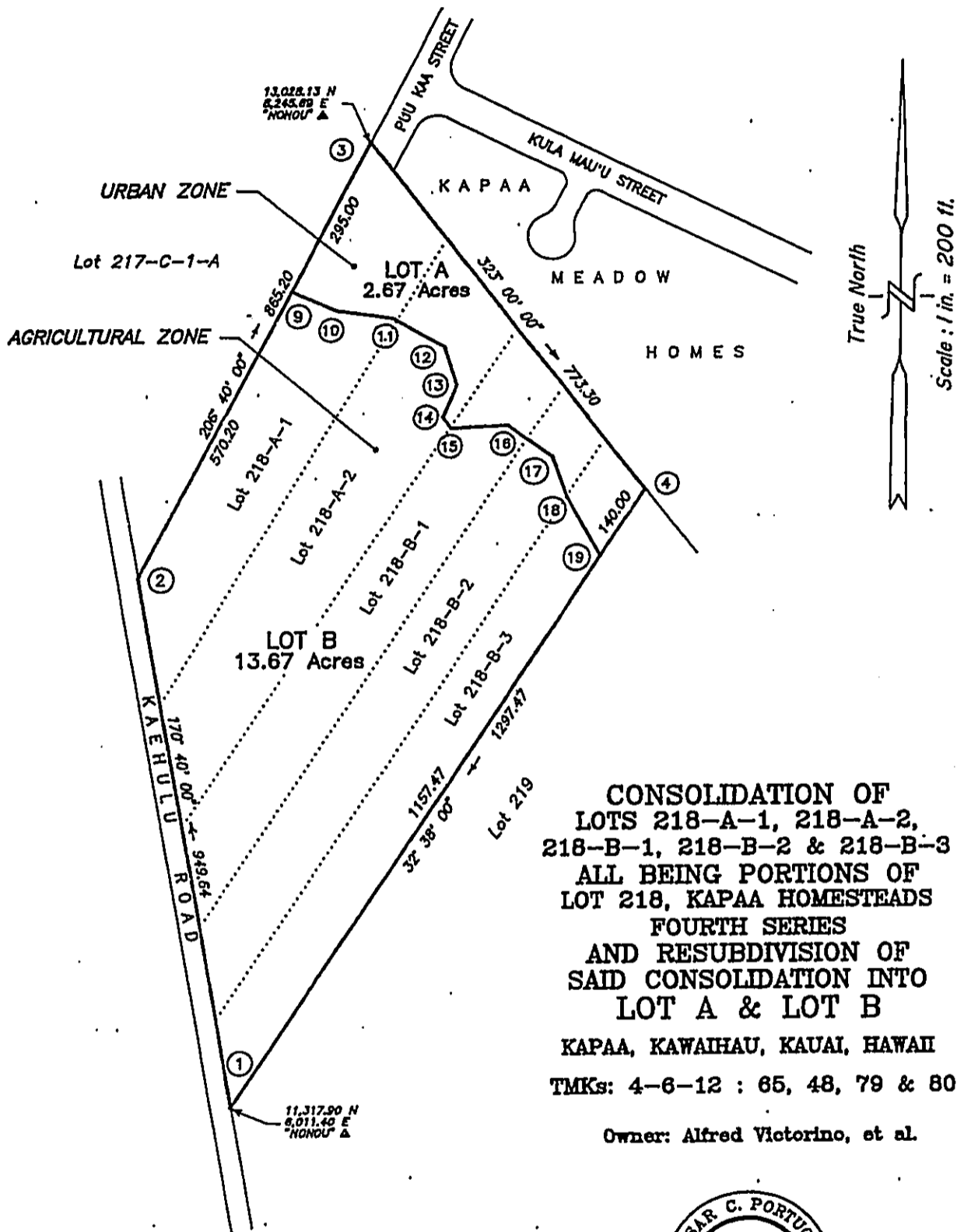
We have reviewed the above plans and believe that this project will have a "no effect" on significant historic sites. The area was in existing residential, and therefore the possibility of significant historic sites still being present, is minimal.

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

Sincerely,

DON HIBBARD, Administrator  
State Historic Preservation Division

NM:amk

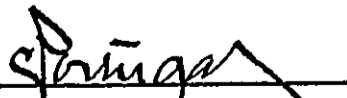


**CONSOLIDATION OF**  
**LOTS 218-A-1, 218-A-2,**  
**218-B-1, 218-B-2 & 218-B-3**  
**ALL BEING PORTIONS OF**  
**LOT 218, KAPAA HOMESTEADS**  
**FOURTH SERIES**  
**AND RESUBDIVISION OF**  
**SAID CONSOLIDATION INTO**  
**LOT A & LOT B**  
**KAPAA, KAWAIHAU, KAUAI, HAWAII**  
**TMKs: 4-6-12 : 65, 48, 79 & 80**

Owner: Alfred Victorino, et al.



LINE	AZIMUTH & DISTANCE
9 - 10	294°00'00" 84.00
10 - 11	278°30'00" 95.00
11 - 12	300°30'00" 100.00
12 - 13	343°00'00" 72.00
13 - 14	23°00'00" 60.00
14 - 15	325°00'00" 27.00
15 - 16	266°30'00" 96.35
16 - 17	307°00'00" 93.08
17 - 18	341°00'00" 74.79
18 - 19	331°30'00" 120.45

  
 For : PORTUGAL & ASSOCIATES, INC.  
 Lihue, Kauai, Hawaii  
 April 27, 1995

BENJAMIN J. CAYETANO  
~~JOHN HANAUSS~~  
GOVERNOR



JAMES K. IKEDA  
INTERIM DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
220 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-2452

December 30, 1994

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

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,

  
for JAMES K. IKEDA  
Interim Director

JKI/NH

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



**PORTUGAL & ASSOCIATES, INC.**  
 Civil Engineers & Land Surveyors

Cesar C. Portugal, P.E. & L.S.  
 President/Treasurer  
 Ylenda L. Portugal-Cabral  
 Corporate Secretary

CIVIL ENGINEERING • LAND PLANNING • SURVEYING

**JOB NO.**  
 94-2934

**LETTER OF AUTHORIZATION**

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

REZONING FOR DAMIEN VICTORINO, ETAL  
 FOR TRK: 4-6-12: PARCEL 48, 79, 80 & 65  
 (LOTS 218-A-1, 218-A-2, 218-B-1, 218-B-2 & 218-B-3)  
 KAPAA HOMESTEADS, KAPAA, KAUAI, HAWAII

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

*Diene Jurey*  
*Calvin B. Victorino*  
*Verousa H. Smith*  
*Gary Victorino*

10/27/94  
 Date

*Damien Victorino*  
 Signature

*Elizabeth Victorino*  
 Signature

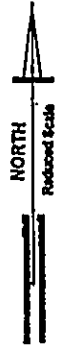
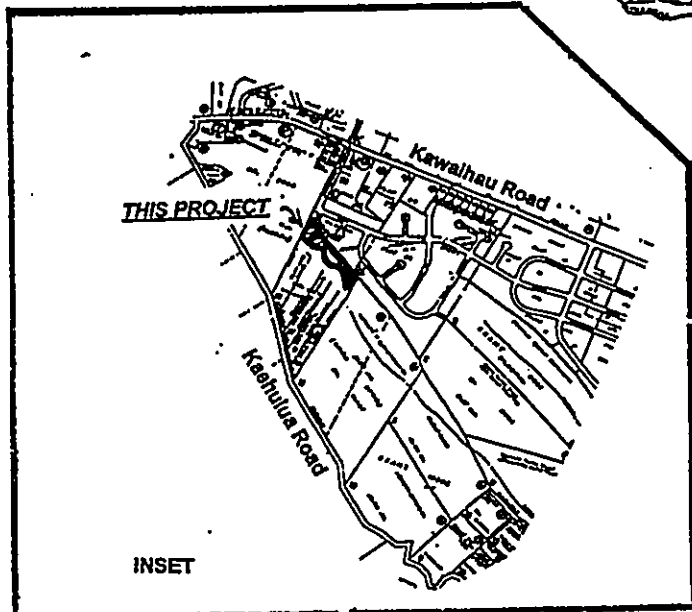
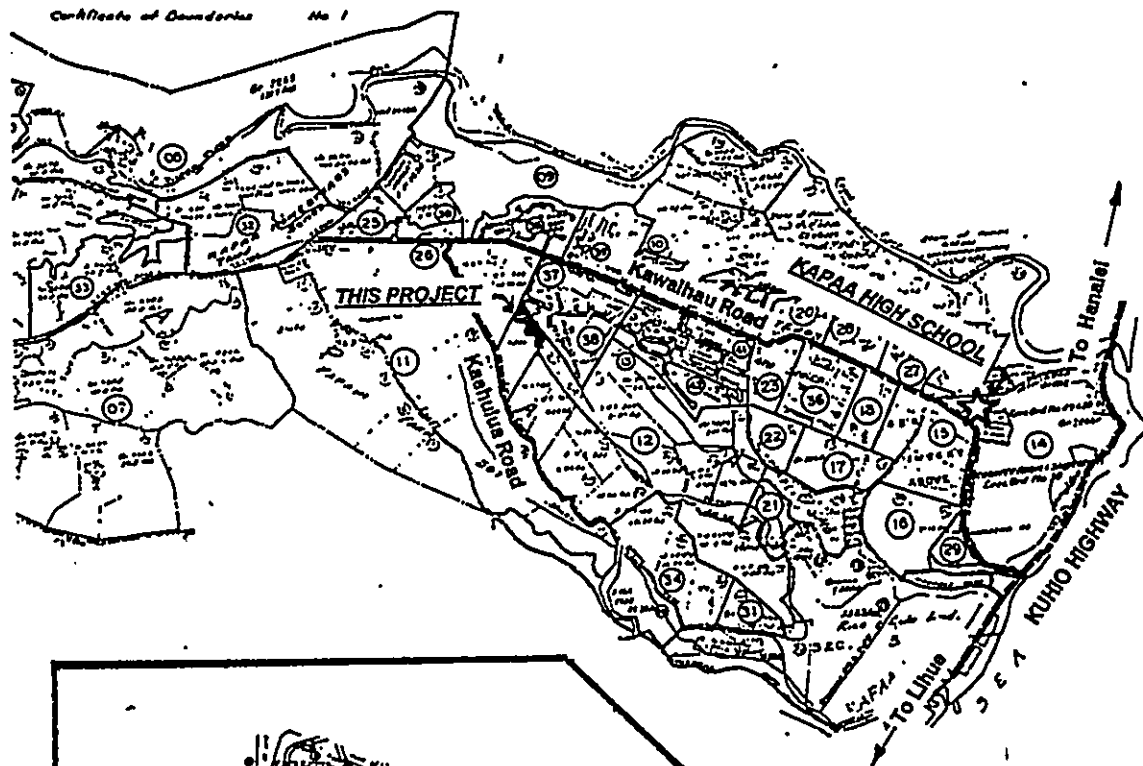
DAMIEN VICTORINO  
 Name (Please Print)

ELIZABETH VICTORINO  
 Name (Please Print)


Address: 1772A BETHEUS COURT, LANE KAPAA HI 96746

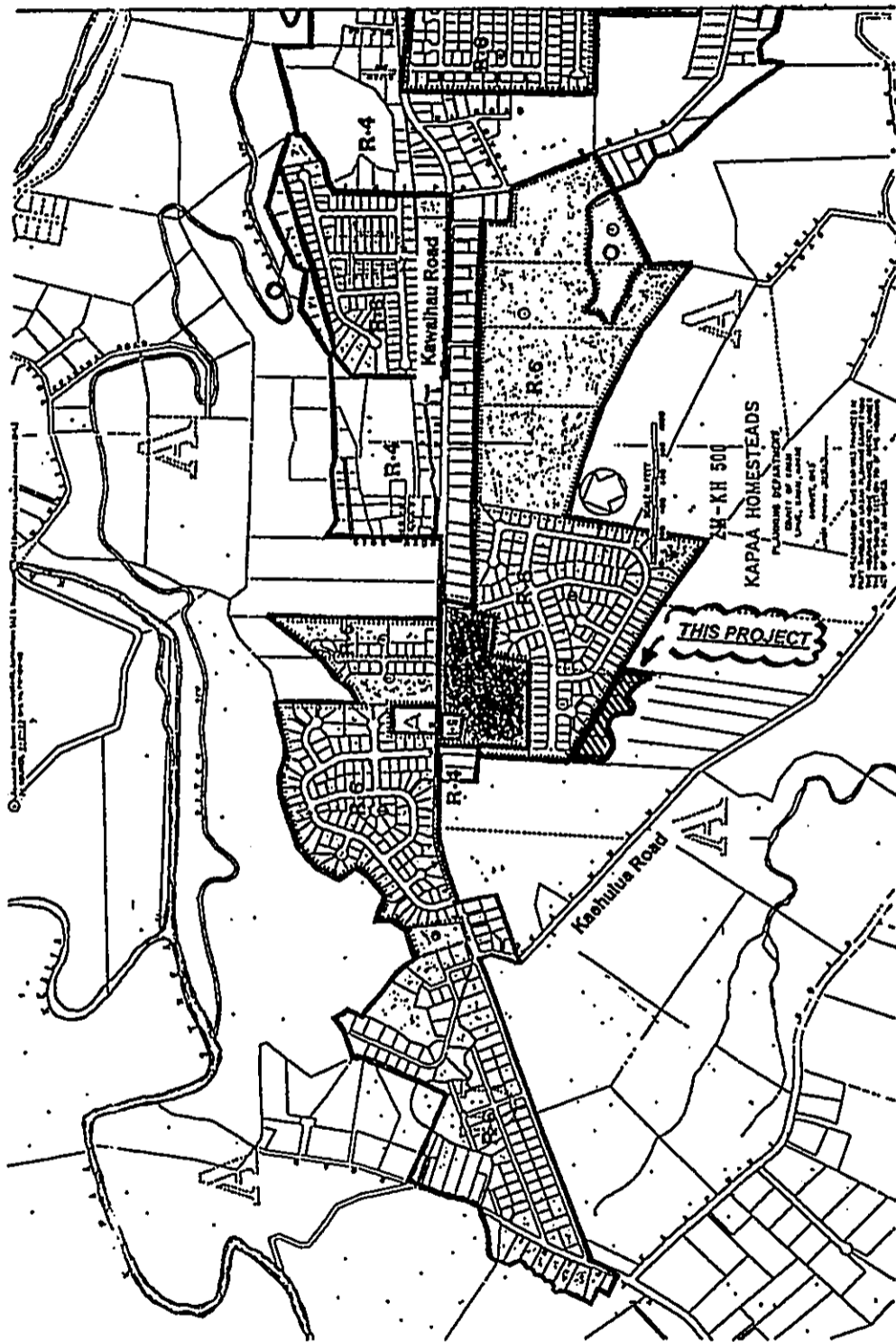
Telephone: 822 5849

**EXHIBIT "A"**  
 Letter of Authorization




**EXHIBIT "B"**  
Location Map

	<b>PORTUGAL &amp; ASSOCIATES, INC.</b> Engineers & Land Surveyors 1840 Leialona St. Lihue, Kauai, HI 96786 Phone : (808)245-8749 Fax : (808)246-9391	DESIGNED BY:
		DRAWN BY:
		CHECKED BY:
		SHEET _____
		OF _____ SHEETS

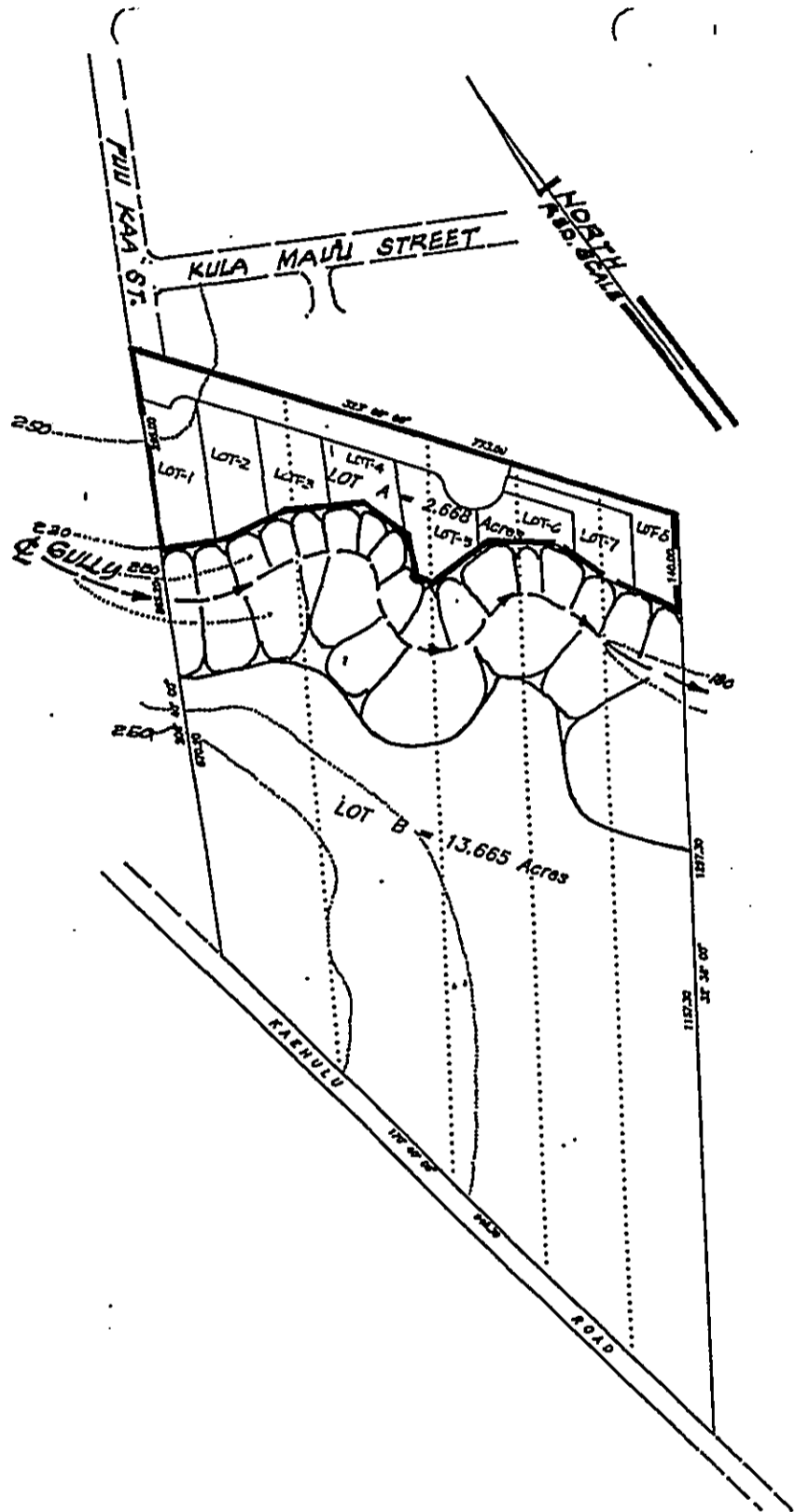


**EXHIBIT "C"**  
County Zoning Map


	PORTUGAL & ASSOCIATES, INC.	DESIGNED BY:
	Engineers & Land Surveyors	DRAWN BY:
	1840 Leleiona St.	CHECKED BY:
	Lihue, Kauai, HI 96786	SHEET
	Phone : (808)245-4749	OF _____ SHEETS

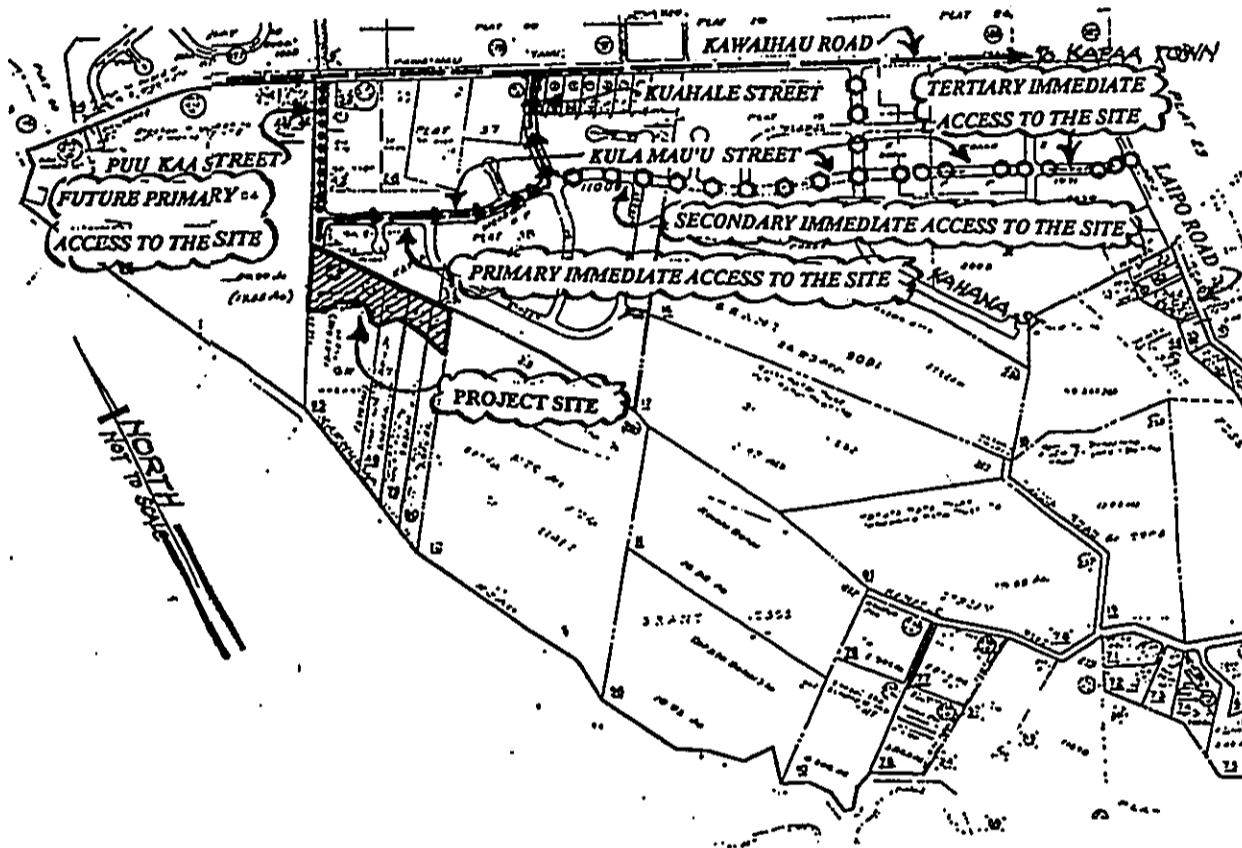
1840 Leleiona St.  
Lihue, Kauai, HI 96786  
Phone : (808)245-4749  
Fax : (808)246-9591





**EXHIBIT "E"**  
**PROPOSED SUBDIVISION MAP**

	<b>PORTUGAL &amp; ASSOCIATES, INC.</b> Engineers & Land Surveyors 1840 Laleloa St. Lihue, Kauai, HI 96766 Phone : (808)246-8749 Fax : (808)246-8301	DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____ SHEET _____ OF _____ SHEETS
---	--	---




**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 Laipo 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**

	PORTUGAL & ASSOCIATES, INC. Engineers & Land Surveyors	DESIGNED BY:
	1840 Leleiona St.	DRAWN BY:
	Iihue, Kauai, HI 96766	CHECKED BY:
	Phone : (808)245-8749	SHEET _____
	Fax : (808)246-9391	OF _____ SHEETS