

JOANN A. YUKIMURA  
MAYOR

FILE COPY



COUNTY OF KAUAI  
HOUSING AGENCY  
4193 Hardy Street  
Lihue, Hawaii 96766  
(808) 245-7344  
FAX (808) 245-1793

CHAD K. TANIGUCHI  
HOUSING ADMINISTRATOR

KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

RECEIVED

'91 SEP 26 AM 1:19

September 18, 1991

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

State of Hawaii  
Office of Environmental Quality Control  
220 South King Street, Central Pacific Plaza  
Fourth Floor  
Honolulu, Hawaii 96813

RE: NEGATIVE DECLARATION/FONSI FOR THE PAANAU MULTI-FAMILY RENTAL  
COMPLEX

Pursuant to Chapter 343, HRS, as amended, we are submitting four  
(4) copies of OEQC Form 89-01 and the environmental assessment  
prepared in accordance with the National Environmental Policy Act  
of 1969 (PL 91-190) on the above mentioned proposed project.

If you have any questions, please contact Ian Costa at 245-7344.

Thank you.

Sincerely yours,,

*Chad K. Taniguchi*

CHAD K. TANIGUCHI  
Housing Administrator

enc.



EQUAL HOUSING  
OPPORTUNITY

"AN EQUAL OPPORTUNITY EMPLOYER"

116

1991-10-08-KA-1-FA

DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

DATE: 9/17/91 SUBMITTED BY: KAUAI COUNTY HOUSING AGENCY

THE DOCUMENT IS A (CHECK ALL THAT APPLY): BE SURE TO ATTACH 4 COPIES

- CHAPTER 205A DOCUMENT [ ] NEGATIVE DECLARATION [x]
CHAPTER 343 DOCUMENT [x] EIS PREPARATION NOTICE [ ]
NEPA DOCUMENT [x] DRAFT EIS [ ]
FINAL EIS [ ]
ACCEPTANCE NOTICE [ ]
FONSI [x]

IS THE DOCUMENT A SUPPLEMENTAL EIS? YES [ ] NO [x]

TITLE OF PROPOSED ACTION OR PROJECT:

\* PAANAU MULTI-FAMILY RENTAL COMPLEX \*

LOCATION: ISLAND KAUAI DISTRICT KOLOA

ATTACH PROJECT LOCATION MAP(S)

TYPE OF ACTION (CHECK ONE): EXHIBIT A - C APPLICANT [x] AGENCY [ ]

NAME OF PROPOSING APPLICANT OR AGENCY: KAUAI COUNTY HOUSING AGENCY

NAME OF CONTACT: CHAD K. TANIGUCHI, HOUSING ADMINISTRATOR

ADDRESS: 4193 Hardy Street

CITY: Lihue STATE: Hawaii ZIP CODE: 96766

PHONE: ( 808 ) 245-7344 or ( )

NAME OF PREPARER OR CONSULTANT: KAUAI COUNTY HOUSING AGENCY

NAME OF CONTACT: IAN K. COSTA, PROJECT COORDINATOR

ADDRESS: 4193 Hardy Street

CITY: Lihue STATE: Hawaii ZIP CODE: 96766

PHONE: ( 808 ) 245-7344 or ( )

ACCEPTING AUTHORITY: KAUAI COUNTY HOUSING AGENCY

Table with 2 columns: ESTIMATED PROJECT COST, and rows for FEDERAL FUNDS, STATE FUNDS, COUNTY FUNDS, PRIVATE FUNDS, TOTAL.

Table with 2 columns: DOCUMENT PREPARATION COST, and rows for NEG DEC/EA, DRAFT EIS, FINAL EIS, SUP DRAFT EIS, SUP FINAL EIS, TOTAL.

EA TRIGGER (CHECK ALL THAT APPLY):

- [x] USE OF STATE OR COUNTY LANDS OR FUNDS
[ ] USE OF CONSERVATION DISTRICT LANDS
[ ] USE OF SHORELINE SETBACK AREA
[ ] USE OF HISTORIC SITE OR DISTRICT
[ ] USE OF LANDS IN THE WAIKIKI SPECIAL DISTRICT

- USE REQUIRING AN AMENDMENT TO A COUNTY GENERAL PLAN
- USE REQUIRING THE RECLASSIFICATION OF CONSERVATION LANDS
- CONSTRUCTION OR MODIFICATION OF HELICOPTER FACILITIES
- OTHER \_\_\_\_\_

**BRIEF DESCRIPTION OF THE PROPOSED ACTION OR PROJECT WHICH WILL BE PUBLISHED IN THE OEQC BULLETIN (LIMIT OF 500 WORDS OR LESS):** \_\_\_\_\_

Various onsite and offsite improvements for the construction of a 110-unit affordable multi-family rental complex:

Offsite: Road widening of existing Paanau Road from 16 feet to 20 feet pavement approximately 700 lineal feet, and extending Paanau road another 300 lineal feet; Upgrading of the existing 6" water main along the existing Paanau Road to 12" and continue along the new 300 foot extension for a total of approximately 1,000 lineal feet; Provide curbs and gutters, and underground utilities for the 300 foot Paanau road extension.

Onsite: Installation of an 8" onsite water transmission main.

Bldg Construction: 110 units in a mix of one, two, and three bedroom units and will be of 1 and 2-story townhouse-type buildings composed of 6 to 12 units each.

This affordable multi-family rental complex will be developed jointly by the Kauai County Housing Agency and the State Hawaii Housing Authority.

**(CONTINUE ON ANOTHER SHEET IF NECESSARY)**

**TAX MAP KEY(S):** 2-6-03:01 (por.) \_\_\_\_\_  
2-6-04:38,40,46 (por.) \_\_\_\_\_  
2-8-10:11 (por.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**TOTAL ACREAGE:** 8.125 acres

**FOR OEQC USE ONLY**

**DATE OF SUBMISSION:**  
**DATE OF PUBLICATION:**  
**LAST DAY FOR CONSULTED PARTY REQUEST:**  
**COMMENT PERIOD ENDS:**  
**ACCEPTANCE DATE:**  
**PUBLICATION DATE OF ACCEPTANCE:**

**OEQC #** \_\_\_\_\_  
**PLANNER:** \_\_\_\_\_

**OEQC FORM 89-01 (2/89)**  
**PAGE 2 OF 2**

# ENVIRONMENTAL ASSESSMENT

FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

- I. 1. Name of Project/Activity PAANAU MULTI-FAMILY RENTAL COMPLEX I.D. No. B-87-DH-15-0001  
2. Type of Action:  Applicant;  Agency (COUNTY HOUSING AGENCY) (Hawaii only)  
Name of Applicant or Agency  
3. Approving/Implementing Agency: COUNTY OF KAUAI HOUSING AGENCY  
4. Head of Agency: (Authorized Signature) Chad K. Taniguchi  
CHAD K. TANIGUCHI, HOUSING ADMINISTRATOR 8/26/91  
(Name, Title, Date)  
5. Environmental Assessment Prepared By COUNTY OF KAUAI HOUSING AGENCY 8/26/91  
Agency or Consultant/Name, Title, Date  
IAN K. COSTA, PROJECT COORDINATOR

## II. DESCRIPTION OF PROPOSED ACTION(S)

1. Single Activity ; Aggregation of Activities ; Multi-year Activities ;

SEE ATTACHED EXHIBIT H

2. Project Location: KOLOA, KAUAI, HAWAII

3. TMK (Hawaii only): 2-6-03:01 (por.), 2-8-10:11 (por.) Location Map Attached:  Yes;  No  
2-6-04:38, 40, 46 (por.) see EXHIBITS A - C

## III. ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENTAL REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:

1.  State of Hawaii, Supplemental Form EA-S-SOH  
2.  Guam, Supplemental Form EA-S-Guam  
3.  Northern Mariana Islands, Supplemental Form EA-S-NMI  
4.  Trust Territories of the Pacific Islands, Supplemental Form EA-S-TTPI  
5.  American Samoa, Supplemental Form EA-S-ASG

## IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW: (To be prepared after environmental analysis is completed)

### 1. ENVIRONMENTAL FINDING:

- Finding of No Significant Impact on the Environment (FONSI)  
 An Environmental Impact Statement is required

### 2. Agencies/Interested Parties Consulted (Contact Person, Title, Tel. No., Date)

SEE ATTACHMENTS

### 3. Alternatives Considered:

NONE CONSIDERED - as there are no other government-owned Koloa-Poipu land that would enable the County to develop an affordable rental complex

### 4. Special conditions imposed or actions taken to achieve compliance with HUD, other federal authorities or local policies and standards:

- 1.) Archaeological monitoring during site cleaning.  
2.) Project sewage treatment plant - offsite  
3.) Public informational meeting prior to construction start.

### 5. a. FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND REQUEST FOR RELEASE OF FUNDS (Combined Notice)

- (1) Date FONSI/RROF published in local newspaper 9/2/91  
(2) Last day for recipient to receive comments 9/16/91  
(3) Last day for HUD to receive comments 10/4/91  
(4) Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals 9/18/91  
(5) Date HUD released grant conditions \_\_\_\_\_

### b. NEGATIVE DECLARATION (Hawaii only)

- (1) Date Negative Declaration Published in OEQC Bulletin \_\_\_\_\_  
(2) Date on which 60 day waiting period expires \_\_\_\_\_  
(3) Documentation attached:  Yes,  No

Check the appropriate column that best describes the project/activity's impact on the environmental component listed.

- Column 1. Proposed action will provide beneficial impacts.
- Column 2. Proposed action will not create any adverse impacts nor will it be impacted by adverse conditions.
- Column 3. Minor impacts anticipated, mitigative measures can be taken : :
  - a. Taking special precautions during construction period (short term impact) or
  - b. Routinely monitor potential concern upon completion of project (long term impact).
- Column 4. Technical analysis required to establish proper mitigative measures.
- Column 5. Modification of project through site planning or construction techniques required to mitigate adverse impacts.
- Column 6. Provide succinct comments and/or make reference to maps, technical reports, site visits, or personal contacts made that will support the determinations made under each environmental component.

Impact Categories							6
	Potentially Beneficial Impact	No Impact Anticipated/MA	Short Term a	Long Term b	Minor Adverse Impacts Anticipated	Adverse Impact Requires Mitigation	
<b>Land Development</b>							
Conformance With Comprehensive Plans and Zoning	X						SEE ATTACHMENT PAGE
Compatibility and Urban Impact	X						" " "
Slope		X					" " "
Erosion		X					" " "
Soil Suitability		X					" " "
Hazards and Nuisances, Including Site Safety	X						" " "
Energy Consumption		X					" " "
<b>Environmental Design and Historic Values</b>							
Visual Quality—Coherence, Diversity, Compatible Use, and Scale	X						" " "
<b>Socioeconomic</b>							
Demographic/Character Changes	X						" " "
Displacement		X					" " "
Employment and Income Patterns	X						" " "

**SOURCE DOCUMENTATION**  
 Agency or other contact:  
 - List Name, Title, Tel. No., Date  
 Reference Material (Reports, Studies, etc.)  
 - List Title, Author, Date  
 - Note if it is attached  
 Field Observation  
 - Note significant condition(s) that support conclusion of observation

Other commentary/discussion: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Impact Categories**

Potentially Beneficial Impact  
 No Impact Anticipated/M  
 Short Term P. Minor Adverse Impacts Anticipated  
 Long Term O. Adverse Impact Requires Mitigation  
 Adverse Impact Requires Mitigation  
 Adverse Impact Requires Mitigation  
 Adverse Impact Requires Mitigation

1  
2  
3  
4  
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6

**SOURCE DOCUMENTATION**

Agency or other contact:  
 - List Name, Title, Tel. No., Date  
 Reference Material (Reports, Studies, etc.)  
 - List Title, Author, Date  
 - Note if it is attached  
 Field Observation  
 - Note significant condition(s) that support conclusion of observation

Community Facilities and Services																
Educational Facilities		X														SEE ATTACHMENT PAGE
Commercial Facilities		X														" " "
Health Care			X													" " "
Social Services			X													" " "
Solid Waste			X													" " "
Waste Water			X													" " "
Storm Water			X													" " "
Water Supply		X														" " "
Public Safety Police			X													" " "
	Fire	X														" " "
	Emergency Medical		X													" " "
Open Space and Recreation	Open Space		X													" " "
	Recreation		X													" " "
	Cultural Facilities		X													" " "
Transportation		X														" " "
Natural Features																
Water Resources			X													" " "
Surface Water			X													" " "



**HISTORIC PROPERTIES:** The National Historic Preservation Act of 1966 (P.L. 89-665) (16 U.S.C. 470); Preservation of Historic and Archeological Data Act of 1974 (P.L. 93-291) (16 U.S.C. 469); Executive Order 11593. Implementing Regulations: Protection and Enhancement of the Cultural Environment, 38 CFR Part 800 or 801 F.R. 1/30/79.

The site for the proposed action is not listed nor eligible for listing on the National Register of Historic Places based on:  consultation with the SHPO;  information checks with the Federal Register;  local authorities and interest groups;  field observation

Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance achieved on \_\_\_\_\_ (date), documentation attached.

**FLOODPLAIN MANAGEMENT:** Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance Program (44 CFR Parts 59-79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

The project/activity is located outside of the 100 year flood hazard area identified by the FIRM or FIA Flood Hazard Boundary map panel number 150002.0195C and not subject to compliance with E.O. 11988.

The proposed action is located within the 100 year floodplain and compliance with E.O. 11990 is required. Documentation for compliance with the E.O. was completed on \_\_\_\_\_ (date) and is attached.

Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Its issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.

Flood insurance required. Policy issued to: \_\_\_\_\_

**WETLANDS PROTECTION:** Executive Order 11990; Water Resources Council Guidelines for Implementing E.O. 11988.

The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by:  Field observation;  consultation with the U.S. Corps of Engineers;  Other C of K PLANNING DEPARTMENT.

The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on \_\_\_\_\_ (date) and is attached. If action requires fill, a Department of Army Permit is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.

Flood insurance required. Policy issued to: \_\_\_\_\_

**COASTAL ZONE MANAGEMENT:** Coastal Zone Management Act of 1972 (P.L. 92-583) (16 U.S.C. 1451, et seq.); Executive Order 11990; 15 CFR Part 930.

Not applicable to \_\_\_\_\_ (TT only)

The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached.

The proposed action will have an impact on the coastal area which required a permit from the \_\_\_\_\_ agency/department. The permit was issued on \_\_\_\_\_ (date) and a copy is attached.

**ENDANGERED SPECIES:** The Endangered Species Act of 1973 (16 U.S.C. 1531-1543) Section 7; 50 CFR Part 402.

The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on:  consultation with U.S. Fish and Wildlife Service (FWS);  consultation with local authority DLNR (Dept./Agency);  Field Observation.

Formal Consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on \_\_\_\_\_ (date) documentation attached.

**FARMLANDS PROTECTION:** Farmland Protection Policy Act of 1981 7 U.S.C. 4201, et seq.; 7 CFR Part 658 (Subtitle I of the Agriculture and Food Act of 1981).

The proposed action will not adversely impact prime or unique farmland nor farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by:  review of local land use plans;  consultation with the District Conservationist, SCS, USDA;  Field Observation.

The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on \_\_\_\_\_ (date). Documentation attached.

**AIR QUALITY:** Clean Air Act (P.L. 90-148) (42 U.S.C. 7401-7642) as amended; applicable EPA implementing regulations; Volume 1 Guide for Rapid Assessment of Air Quality at Housing Sites by R.H. Thuillier, May 1978 and HUD Format AP #1, Rapid Evaluation Procedure for Carbon Monoxide Concentrations.

Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic throughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m<sup>3</sup> at project site.

Project/activity is located within a non-attainment area and/or is exposed to air pollutants that threatens the federal air quality standard for \_\_\_\_\_ (pollutant). Analysis and recommendations for clearance is attached.

**WATER QUALITY:** Federal Water Pollution Control Act (P.L. 92-500) as amended (33 U.S.C. 1251-1376), the Safe Drinking Water Act of 1974 (P.L. 93-523) as amended (42 U.S.C. 300f-300j-10); particularly section 1424(e)(42 U.S.C. 300h-303(e)).

Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.

Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between HUD, U.S. EPA, Guam EPA and GHURA. Their recommendation for clearance is attached. (Activities on Guam only)

**NOISE:** Noise Control Act 42 U.S.C. 4903; 24 CFR Part 51 Subpart B: Noise Abatement and Control; HUD Noise Assessment Guidelines March 1984.

Project/activity is not subject to current or projected noise levels that exceed 65 LDN as determined by:  a site inspection;  an evaluation using HUD Noise Assessment Guidelines; or  other acoustical data (\_\_\_\_\_)

Project/activity requires mitigative action to comply with 24 CFR Part 51B Noise Abatement and Control. Report prepared by \_\_\_\_\_, consultant, outlines mitigative measures for compliance with HUD standards. Copy attached.

**THERMAL/EXPLOSIVE HAZARDS:** 24 CFR Part 51 Subpart C - Environmental Criteria and Standards; Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file. Vacant land, no evidence in archaeological survey

Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are:  included in attached study;  mitigative measures will be incorporated into project design.

**CLEARZONES AT AIRPORTS:** 24 CFR Part 51 Subpart D - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields.

Project/activity is not located in or near a Clear Zone at a civil or military airfield nor in or near an Accident Potential Zone at a military airfield.

Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.305(b).  
\_\_\_\_\_ Documentation attached.

**SOLID WASTE DISPOSAL:** Resources Conservation and Recovery Act (42 U.S.C. 6901-6987); 40 CFR Part 250.43-1.

Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.

Project/activity is subject to provisions of EPA Guidelines;  Documentation of evaluation and coordination with EPA attached.

**TOXIC CHEMICALS & RADIOACTIVE WASTES:** HUD Notice 79-33, September 10, 1979 Policy Guidance to Address the Problems Posed by Toxic Chemicals and Radioactive Materials Chemicals and Radioactive Materials.

Project/activity is not affected by toxic chemicals or radioactive material based on:  site inspection;  information check with local Health Dept.;  other source  
\_\_\_\_\_

Project/activity's site was suspected of containing toxic chemicals or radioactive materials. HUD and local responsible agency contacted.  Evaluation of hazard was made in accordance with Notice 79-33 and found acceptable. Documentation attached,  Yes,  No.

Grantees are advised not to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

Other policies, standards or guidelines used in preparing the environmental analysis

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Cumulative Impacts: \_\_\_\_\_

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**ENVIRONMENTAL ASSESSMENT  
PAANAU MULTIFAMILY AFFORDABLE RENTAL COMPLEX  
OFFSITE/ONSITE IMPROVEMENTS  
SOURCE DOCUMENTATION**

**LAND DEVELOPMENT**

**Conformance with Comprehensive Plans and Zoning**

C of K Planning Department, Brian Mamaclay, Planner,  
Phone: 245-3919, 8/20/91.

The project site has been rezoned to R-20 by the Kauai County Council on 8/14/91 with the conditions listed in Exhibit D, and the proposed use and density is in conformance with the County of Kauai General Plan.

**Subdivision Approval**

C of K Planning Department, Keith Nitta, Planner,  
Phone: 245-3919, 8/20/91.

Subdivision/Consolidation to create the 8.125 acre Project Site has been given Tentative Approval with conditions by the Kauai County Planning Commission as shown in Exhibit E.

**Compatibility and Urban Impact**

C of K Planning Department, Brian Mamaclay, Planner,  
Phone: 245-3919, 8/20/91.

The proposed developments are in conformance with the recently amended State Land Use Ordinance which was designated as an urban use. There shall be no significant impact on an already urbanized area.

**Slope, Erosion, Soil Suitability**

Earnest K. Hirata & Associates, Inc., Soils and Foundation Engineers, Phone: 486-0787, 8/12/91.

Soil has been classified as reddish brown silty clay, mixed with weathered rock fragments. Underlying most of the project site at relatively shallow depths was gray basalt. These soil conditions can adequately support the proposed development provided that recommendations documented in the soils investigation report dated 8/12/91 are followed. See EXHIBIT J.

**Hazardous and Nuisances, Including Site Safety**

C of K Planning Department, Keith Nitta, Brian Mamaclay, Planners, Phone: 245-3919, 8/20/91.

C of K Housing Agency, Kenneth Rainforth, Executive Assistant and Development Coordinator, (Field Observation),  
Phone: 245-7344, 8/20/91.

Field Observation and confirmation by the Planning Department indicate the parcel is free of hazards, except for a 25 ft. irrigation pipeline and ditch (4,966 sq. ft.) easement crossing the western portion of the property. Safety concerns of this particular area will be mitigated in the design plans.

The short term nuisances expected are noise and dust that ordinarily arises from construction projects of this type (on-site as well as off-site construction). These will be minimized by standard preventative measures, including sprinkling to keep dust down and prohibiting noisy operations during early morning and evening hours.

Nuisances and Hazards caused by roadway improvements adjacent to the existing Koloa school will be avoided by constructing these improvements during summer months of June - August 1992 when the school is vacated for summer break, thus avoiding conflicts between construction and school activities.

### Environmental Design and Historic Values

#### Visual Quality, Coherence, Diversity, Compatible Use and Scale

Design plans will assure that project structures will be consistent and compatible with the surrounding area by incorporating a vernacular style reminiscent of existing plantation style buildings and homes in the area.

At the State Preservation Officer's request, an archaeological survey was conducted on the subject property and no significant historical sites were discovered. The survey is not eligible for listing on the Hawaii or National Registers of Historic Places.

### Socioeconomic

#### Demographic/Character Changes, Displacement, Employment and Income Patterns

Kauai County Housing Master Plan Study, as prepared by Hastings, Martin, Conboy, Braig & Associates, Ltd. and Belt, Collins & Associates, Honolulu, Hawaii, March 1985.

The 1980 census data indicates that in 1980, there were 1,052 renters in the Koloa-Poipu-Kalaheo Planning Area with over 80% of these households in the low/moderate income group. Of these renter households, 364 were units determined "deficient" and in need of improved housing. The study indicates that the County needs to target the development of 155 units by 1990 with 64% in the low/moderate income groups. However, as of May, 1987, a total of 56 units have been or are scheduled to be built, which is 35% of the targeted need.

The development of this housing project will have an immediate and beneficial effect on construction, employment by helping to ease the critical housing shortage. Available to persons working in the Koloa-Poipu area. The project is in conformance with the County's Koloa-Poipu Development Plan, which allows for greater residential densities. The site location is vacant and no displacement will occur.

### Community Facilities and Services

#### Educational Facilities

The District Superintendent, Mrs. Shirley Akita, was contacted to discuss the approximately 75-200 additional students to be placed at the Koloa School and/or Kauai High School. She is in full support of the project and foresees that the present educational system can accommodate the increase in student enrollment. See Exhibit F.

### Commercial Facilities

C of K Planning Department, Brian Mamaclay, Planner,  
Phone: 245-3919, 8/20/91.

The proposed development is in close proximity to the Various Commercial and retail facilities in the Koloa Area.

### Health Care

A new medical facility was built in Koloa Town in recent years and is adequate to meet the new and increased demand created by this proposed housing project.

### Social Services

State Department of Human Services, Family and Adult Services Division, Mrs. Gail Takatsugi-Ignacio, Acting Branch Administrator, Phone: 245-4347 and Ms. Eleanor Lloyd, County Executive on Ageing, Office of Elderly Affairs, Phone: 245-4737, 8/20/91

The services available can adequately meet the new and increased demand created by the proposed development.

### Solid Waste/Waste water

C of K Public Works - John Apana, Superintendent of Highway Construction, Maintenance and Refuse Collection, Phone: 245-3602, 8/20/91.

C of K Housing Agency - Kenneth Rainforth, Development Coordinator, Phone 245-7344, 8/20/91.

The County's existing solid waste disposal system can adequately service the proposed development and should not significantly reduce the life expectancy of the system or overburden its transportation vehicles.

Preliminary plans allow for the proposed project to connect to a privately developed, County maintained sewage treatment plant located approximately 600 ft. from the project site.

### Water Supply

C of K Department of Water, Raymond Sato, Manager and Chief Engineer, Phone 245-6989, 8/20/91.

Source and storage are adequate for the project. Upgrading the existing 6-inch transmission main to an 12-inch will provide adequate water supply, as well as meet the requirements for fire flows in a high density development. See Exhibit G.

### Public Safety, Police, Fire and Emergency Medical

C of K Fire Department - Fire Prevention Bureau, Capt. Michael Kano, Phone: 245-4721, 8/20/91.

C of K Police Department - Research and Development, Lt. Fred Debussca, Phone: 245-9722, 8/20/91.

No objections to the project provided it is built to fire code standards. Estimated response time for fire emergencies should be about 2 minutes, police emergencies 5-10 minutes. The preliminary width of Paanau road extension and the private on-site roadway will provide easy access for emergency vehicles. Additional police personnel have been recently assigned to the Koloa area and should adequately meet project needs.

Open Space, Recreation and Cultural Facilities

C of K Planning Department, Brian Mamaclay, Planner,  
Phone: 245-3919, 8/20/91.

C of K Housing Agency, Kenneth Rainforth, Development  
Coordinator, Phone: 245-7344, 8/20/91.

C of K Public Works, Melvin Nishihara, Superintendent of Parks  
and Recreation, Phone: 245-8821, 8/20/91.

The project will not create a tremendous loss of open space  
in an already urbanized area. There are a number of adequate  
recreational facilities in the Koloa-Poipu area that could  
accommodate the future residents of the project site is not  
located in close proximity of any cultural facilities, thus  
no impact is anticipated.

Transportation

C of K - Public Works, Engineering Dept., Ken Kitabayashi,  
Engineer, Phone: 245-4751, 8/20/91.

Widening of the entry road into the project should be adequate  
to handle the additional anticipated traffic.

Natural Features

Water Resources

Department of Water, Raymond Sato, Manager & Chief Engineer,  
Phone: 245-6986, 8/20/91.

The proposed project will be located in an already urbanized  
area and will not affect the ground water availability and  
or/quality. See Exhibit G.

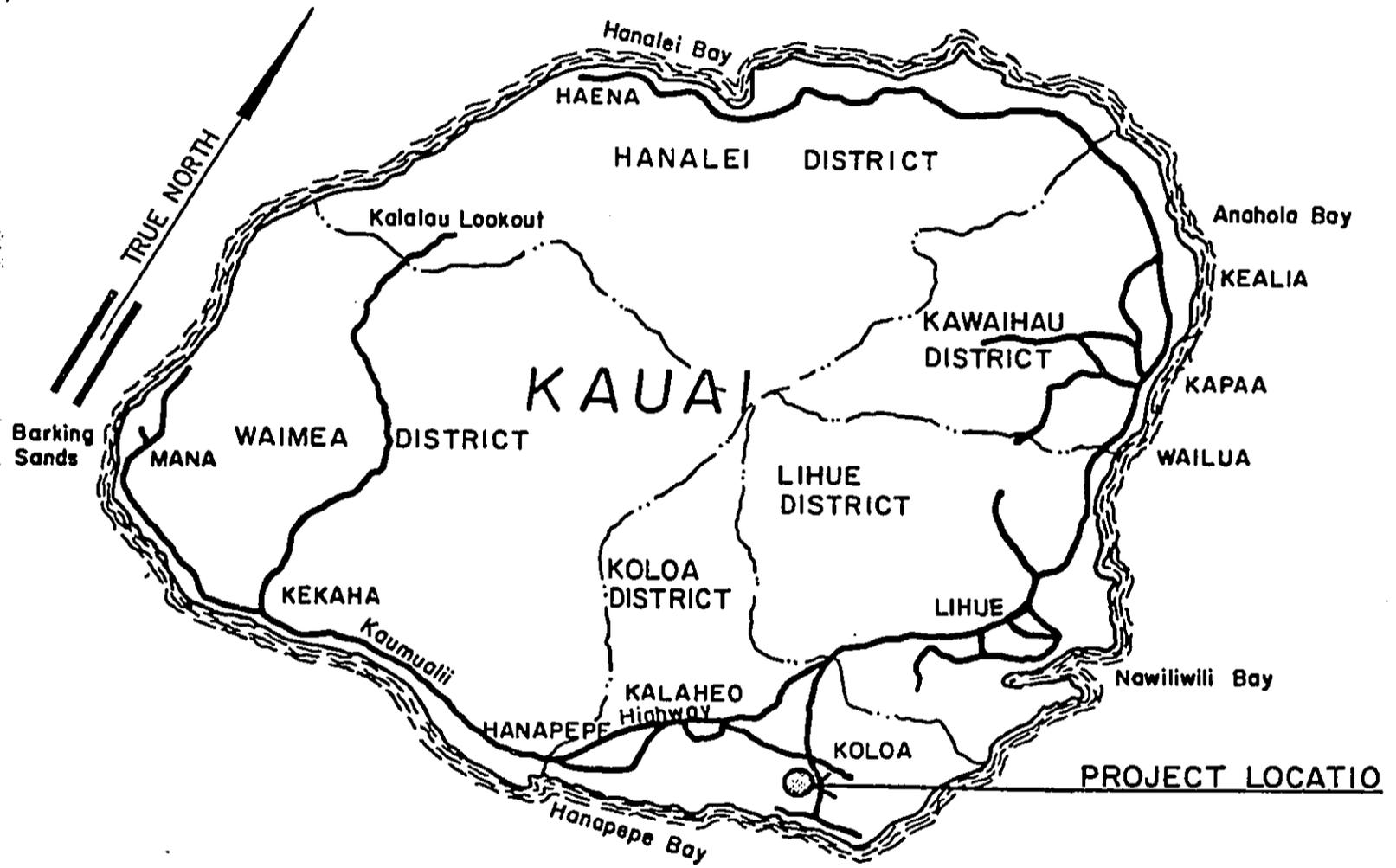
Surface Water

C of K Planning Department, Brian Mamaclay, Planner,  
Phone: 245-3919, 8/20/91

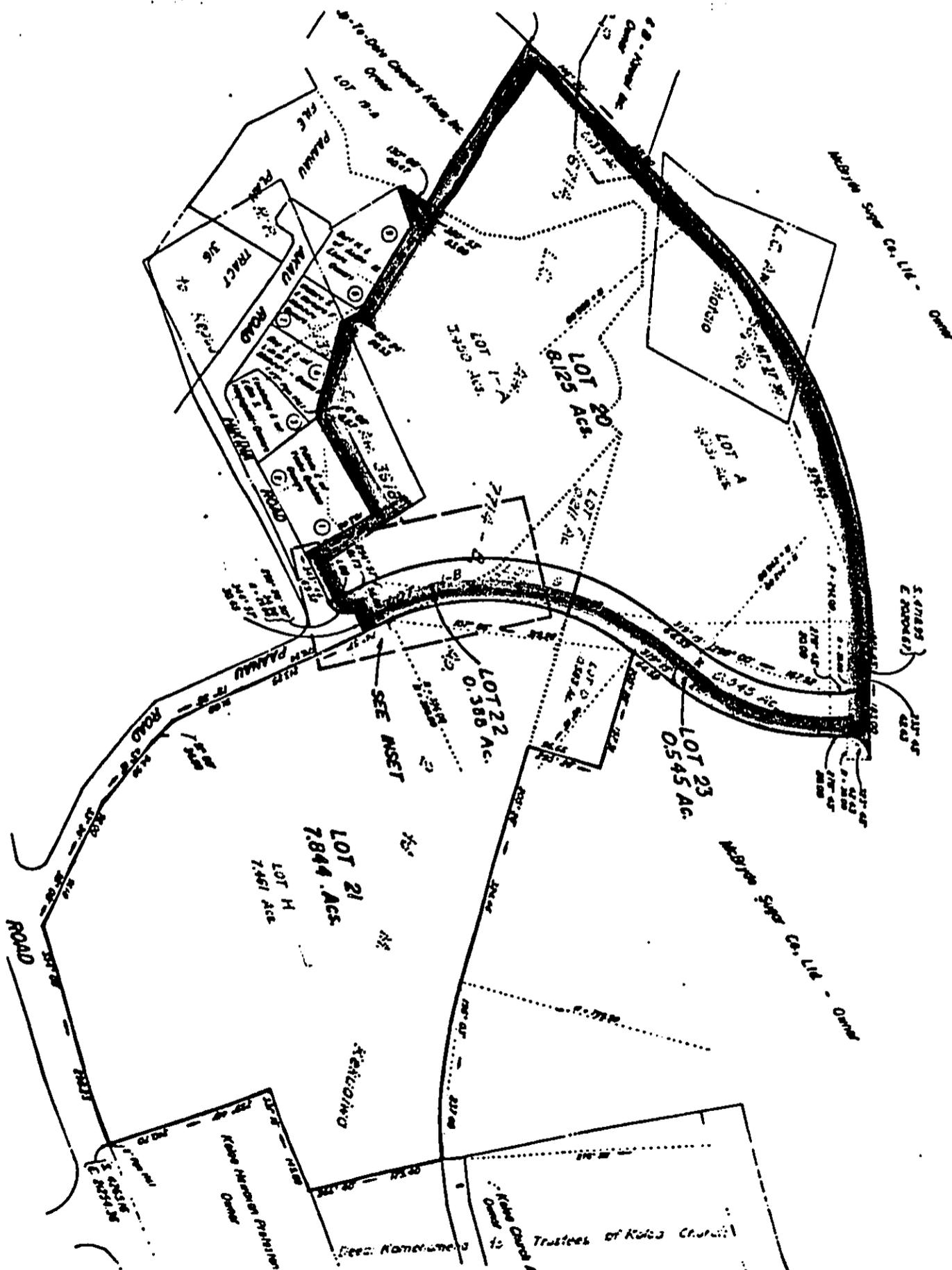
There are no open streams, lakes or woodlands on or near the  
project site.

MAP OF KAUAI

No Scale







**CONSOLIDATION MAP**

COUNTY OF KAUAI  
PLANNING DEPARTMENT  
LIHUE, KAUAI

Hearing date April 25, 1991  
Action deadline 6-13-91  
Add. Hearing dates \_\_\_\_\_

ZA Deadlines for Council  
Transmittal 6-21-91

STAFF REPORT

PROJECT: State Land Use District Boundary Amendment A-91-10  
Zoning Amendment ZA-91-13

APPLICANT: County Housing Agency

FINDINGS

LOCATION: Koloa, Kauai. At the County's Pa'anau Housing  
Project site approximately 800 feet west of the  
intersection of Pa'anau Road and Koloa Road.

TAX MAP KEY: See Proj.Des.AREA: 5.775 Acres ZONING: See Add.Find.  
LUC: Aq/Urban GEN.PLAN: Urban Res. EXIST. USE: Vacant

ACTIONS REQUIRED: A State Land Use District Boundary Amendment  
is required to amend a portion (5.392 acres) of the project site  
from the Agricultural District to the Urban District. A zoning  
amendment petition is required to amend the zoning of the entire  
petition area (5.775 acres) as follows: 5.009 acres from  
Agriculture District (A) to Residential District (R-20); .383  
acre from Agriculture District (A) to Residential District-  
Special Treatment-Public (R-4/ST-P); and .383 acre from  
Residential District-Special Treatment Public (R-4/ST-P) to  
Residential District (R-20).

PROJECT DESCRIPTION AND USE: The proposed amendments, affecting  
various parcels identified by Tax Map Keys 2-6-03:1, 2-6-04: 38,  
40, and 46 and 2-8-10:11, represents the County Housing Agency  
and Hawaii Housing Authority ongoing efforts to provide and meet  
the affordable housing needs of Kauai. Pursuant to a site  
control agreement between CHA and HHA, the HHA will construct 25  
3-bedroom units for families whose income do not exceed 50% of  
the Kauai Median Household Income (KMHI) and 25 one and two  
bedroom units for families whose income do not exceed 80% of  
KMHI. The CHA will construct approximately 50 to 60 units in a  
mix of one, two, and three-bedroom units of which 25 to 30 units  
will be limited to the 80% KMHI threshold and 25 to 30 units  
limited to the 120% KMHI threshold. Other development options  
may also be pursued by the CHA including FHA financing, the  
State's Hula Mae Program, or a County bond revenue issue. All  
units to be constructed by CHA and HHA will be of 1 and 2-story  
townhouse-type buildings composed of 6 to 12 units each.

E-6

**LEGAL REQUIREMENTS:** The applicant has satisfied applicable public hearing notice requirements by notifying owners and/or lessees of property within 300 feet of the project site.

**APPLICANT'S REASONS/JUSTIFICATION:** Reference is made to section VIII of the applicant's petition which specifically provides the reasons for the proposed changes to the General Plan and Zoning Maps.

**ADDITIONAL FINDINGS:**

1. The entire petition submitted by the applicant is hereby incorporated as part of staff's findings including all exhibits (A through F) as identified in the petition. Due to the various parcels involved, specific attention should be given to Exhibit C-3 and C-9 in order to examine the existing and proposed County zoning and State Land Use District classifications for the respective parcels.
2. Concurrent with this petition, the applicant has also submitted an application in accordance with Section 9 of the Kauai County Code (Subdivision Ordinance) to subdivide and consolidate the affected parcels for the housing project and to consummate the conveyance of the land area from the owners (McBryde Sugar Company and A&B Hawaii Inc.) Furthermore, a land exchange will follow the consolidation action between the CHA and the Department of Education (Koloa School). The land exchange (Lot D for Lot F) is necessary to accommodate the extension of Pa'anau Road which will bisect an oddly configured portion of the school property (See Exhibit C-3)

**AGENCY COMMENTS:** (See attached).

By   
Bryan Mamacalay  
Planner

4/16/91

COUNTY OF KAUAI  
PLANNING DEPARTMENT

FROM: PETER A. NAKAMURA, Planning Director (BM)

DATE: April 2, 1991

SUBJECT: District Boundary Amendment A-91-10 and Zoning Amendment ZA-91-13,  
COUNTY HOUSING AGENCY

TO: (XX) Public Works Dept.  
(XX) Water Dept.  
(XX) State Health Dept.  
( ) State Highways Div.  
(XX) Fire Dept.  
(XX) ~~State Dept.~~ (DLNR) Historic Preservation  
(XX) State Dept. of Agriculture  
(XX) ~~Public Works Dept.~~ Kauai Historic Preservation Review Commission  
(XX) Land Use Commission  
(XX) Office of State Planning  
(XXX) Koloa-Poipu-Kalaheo Improvement Advisory Committee

FOR YOUR COMMENTS (pertaining to your department): 4/5/91 PW4.032

HEARING DATE: April 25, 1991

1. Paanau Road has a 30 feet wide right of way and a variable pavement width of 16 to 20 feet. The pavement widths do not meet our standards for a minor or collector road. We are therefore recommending that the pavement be widened, resurfaced, realigned and reconstructed as necessary to provide at least a 20 feet width. However, in the interest of affordable housing, widening of the right of way may be waived.
2. The report indicates that a drainage watercourse traverses through the parcel. We will at the time of subdivision require that any road crossing of the watercourse be designed to conform to our Drainage Standard and that there are provisions to keep building or building sites out of flood prone areas and to provide an acceptable drainage system.

COUNTY OF KAUAI  
91 APR -8 P2:08  
PLANNING DEPT.

Signature



County Engineer

Please return one (1) copy by April 15, 1991. Thank you.

KK/cu

COUNTY OF KAUAI  
PLANNING DEPARTMENT

FROM: PETER A. NAKAMURA, Planning Director (BM)

DATE: April 2, 1991

SUBJECT: District Boundary Amendment A-91-10 and Zoning Amendment ZA-91-13,  
COUNTY HOUSING AGENCY

TO: (X) Public Works Dept.  
(X) Water Dept.  
(X) State Health Dept!  
( ) State Highways Div.  
(X) Fire Dept.  
(X) ~~Sanitary~~ (DLNR) Historic Preservation  
(X) State Dept. of Agriculture  
(X) ~~Public Works~~ Kauai Historic Preservation Review Commission  
(X) Land Use Commission  
(X) Office of State Planning  
(XXX) Koloa-Poipu-Kalaheo Improvement Advisory Committee

FOR YOUR COMMENTS (pertaining to your department):

HEARING DATE: April 25, 1991

COUNTY OF KAUAI  
91 APR 16 P 1:1  
PLANNING DEPT.

SEE COMMENTS ON ATTACHED SHEET

CT:GNT/plo

15 April 91

Signature Clyde Takekuma

Clyde Takekuma, Chief Sanitarian, Kauai  
April 15, 1991. Thank you.

Please return one (1) copy by \_\_\_\_\_

District Boundary Amendment A-91-10  
Zoning Amendment ZA-91-13  
COUNTY HOUSING AGENCY

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 shall be serviced by the proposed Kukuiula wastewater treatment plant facility as stated in the petition. The proposed wastewater treatment plant facility shall meet the applicable requirements of Chapter 62, Wastewater Systems, Title 11, Administrative Rules, State of Hawaii.
2. The proposed dwellings shall meet the minimum requirements of Chapter 14, Housing, Title 11, Administrative Rules, State of Hawaii.
3. The property may harbor rodents which will be dispersed to the surrounding areas when the site is cleared. In accordance with Chapter 26, Vector Control, Title 11, Administrative Rules, State of Hawaii, 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. Effective soil erosion and dust control measures shall be implemented by the applicant during all phases of development.
5. The disposal of grubbed material shall be at a solid waste disposal facility permitted by the Department of Health.
6. Open burning is prohibited, except in accordance with the applicable requirements of Chapter 60, Air Pollution Control, Title 11, Administrative Rules, State of Hawaii.
7. The proposed development shall be provided with potable water from an approved source.

Due to the general nature of the proposed project, we reserve the right to impose further environmental health restrictions when more detailed information is submitted.

April 15, 1991

CT:GNT/plo

APR 3 1991

COUNTY OF KAUAI  
PLANNING DEPARTMENT

FROM: PETER A. NAKAMURA, Planning Director (BM)      DATE: April 2, 1991

SUBJECT: District Boundary Amendment A-91-10 and Zoning Amendment ZA-91-13,  
COUNTY HOUSING AGENCY

- TO: (XX) Public Works Dept.
- (XX) Water Dept.
- (XX) State Health Dept.
- ( ) State Highways Div.
- (XX) Fire Dept.
- (XX) ~~State Dept.~~ (DLNR) Historic Preservation
- (XX) State Dept. of Agriculture
- (XX) ~~Public Works Dept.~~ Kauai Historic Preservation Review Commission
- (XX) Land Use Commission
- (XX) Office of State Planning
- (XXX) Koloa-Poipu-Kalaheo Improvement Advisory Committee

FOR YOUR COMMENTS (pertaining to your department):

HEARING DATE: April 25, 1991

Provide Fire Hydrants on Property in  
Compliance with County Department  
of Water Standards

COUNTY OF KAUAI  
91 APR -8 A9:20  
PLANNING DEPT.

Signature  04/05/91

Please return one (1) copy by April 15, 1991. Thank you.

APR 10 1991

COUNTY OF KAUAI  
PLANNING DEPARTMENT

FROM: PETER A. NAKAMURA, Planning Director (BM)

DATE: April 8, 1991

SUBJECT: Zoning Permit Appl. Z-IV-91-35, Use Permit Appl. U-91-26 and Variance Permit Appl. V-91-14, KAUAI COUNTY YWCA

- TO: (X) Public Works Dept.
- (X) Water Dept.
- (X) State Health Dept.
- ( ) State Highways Div.
- (X) Fire Dept.
- ( ) Sam Lee (DLNR)
- ( ) State Dept. of Agriculture
- ( ) Police Dept.
- ( )
- ( )

COUNTY OF KAUAI  
 91 APR 12 09:38  
 PLANNING DEPT.

FOR YOUR COMMENTS (pertaining to your department)

PROVIDE:

- (1) A PORTABLE FIRE EXTINGUISHER OF A MINIMUM 2A:40B:C UL-RATING LOCATED NEXT TO ENTRY DOORS -
- (2) A SMOKE DETECTOR LOCATED IN HALLWAY BETWEEN BEDROOMS AND TESTED REGULARLY

Signature *Peter A. Nakamura* 04/10/91

Please return one (1) copy by April 22, 1991. Thank you.



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

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI  
DAN T. KOCHI

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

REF: HP-JLE

Chad K. Taniguchi  
Housing Administrator  
County of Kauai  
Housing Agency  
4193 Hardy Street  
Lihue, Hawaii 96766

Dear Mr. Taniguchi:

SUBJECT: National Historic Preservation Act, Section 106 Compliance -- Paanu  
Multifamily Affordable Rental Complex  
Koloa, Koloa, Kauai

We concur with your determination that the Paanu Multifamily Affordable Rental Complex will have "no adverse effect" on historic sites. An archaeological inventory survey was conducted by Hammatt (1990) and approved by our office on April 15, 1991. The initial survey for the project, on a separate parcel from the Hammatt report, was done by Kikuchi (1988). We reviewed this report on February 19, 1988.

Two historic sites (a rock wall and a plantation camp (1910-1950)) were found during the survey work. Both sites were well recorded during the inventory survey therefore, then assessed to be "no longer significant". However, several significant historic sites are located near the project area, and conditions were attached to insure their protection during construction.

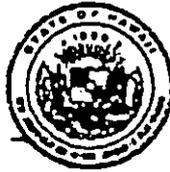
Please keep a copy of this letter in your files as evidence of compliance with the National Historic Preservation Act.

If you have any questions, please contact Nancy McMahon, our staff archaeologist for the County of Kauai (587-0006).

Very truly yours,

  
WILLIAM W. PATY, Chairperson and  
State Historic Preservation Officer

Exhibit D8



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

WILLIAM W. PATTY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI  
DAN T. KOCHI

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

April 15, 1991

Peter Nakamura  
Planning Director  
County of Kauai  
Planning Department  
4326 Rice Street  
Lihue, Kauai, Hawaii 96766

Dear Mr. Nakamura:

SUBJECT: County of Kauai -- District Boundary Admendment A-91-10  
and Zoning Amendment ZA-91-13  
(Kauai Couty Housing Authority)  
Paanau Rental Housing Complex  
Koloa, Koloa, Kauai

Thank you for submitting the above project for our review. We have reviewed the archaeological inventory survey report (Hammatt 1990) attached to this petition as Exhibit E2. Because federal involvement exists, compliance with the National Historic Preservation Act (Section 106 Compliance) also is a concern. This was required when the Kauai County Housing Agency applied and received the federal assistance through the U.S. Department of Housing and Urban Development (HUD).

The initial survey for the project, on a separate parcel from the Hammatt report, was done by Kikuchi (1988). We reviewed this report on February 19, 1988. Here, to simplify our analysis, we will combine our reviews.

We believe that the surveys adequately covered the project areas, finding a total of two historic sites. One site was a rock wall and the other was a plantation camp (1910-1950). During the inventory survey enough information was gathered to evaluate the significance of the sites. Both sites were assessed to be "no longer significant", having been significant solely for their information content and having had adequate amounts of this information recorded during the survey work. We agree with this evaluation. Thus, in the project area itself there are no significant historic sites.

However, several significant historic sites are located near the project area, and there is some concern that they need protection during construction.

Peter Nakamura  
April 15, 1991  
Page Two

We believe the project will have "no adverse effect" on significant historic sites, if the following conditions are attached to any approved petitions:

1. The nearby significant historic sites shall be protected during construction. These sites shall be clearly marked with bright flagging tape, placed around the sites by a qualified archaeologist. A qualified archaeologist shall brief the construction companies and the equipment operators on the location of these sites. The State Historic Preservation Division shall verify in writing to the County Planning Department that these two steps have taken place prior to the start of construction.
2. If historic sites are found during construction, work shall stop in the immediate vicinity. An archaeologist shall be hired to evaluate the nature of the site and its likely significance. Then the State's Historic Preservation Division and the County's Planning Department shall be contacted to evaluate the situation and the need for mitigative actions, if any.

If you have any questions, please call Nancy McMahon (587-0006).

Sincerely,



DON HIBBARD, Administrator  
State Historic Preservation Division

Attachment

March 4, 1991

Hallett Hammatt, Ph.D.  
Cultural Surveys Hawaii  
49 South Kalaheo Avenue  
Kailua, Hawaii 96734

Dear Dr. Hammatt:

SUBJECT: Historic Preservation Review - Archaeological Inventory  
Survey Report of a 4.7 Acre Parcel for the Proposed  
Pa'anau Housing Project, Koloa, Kaua'i, Hammatt  
November 1990, CSH)  
Koloa, Koloa, Kaua'i

We received a copy of the above report from Mr. William Campbell  
of A & B Properties on January 21, 1991.

We believe that the report needs a few minor revisions. These are  
(1) the tax map locations must be given for the project area, (2)  
the figures which are photographs (Fig. 2-4) are poor quality  
copies in this draft and better quality figures must be in the  
final report, and (3) your report refers to site 6 several times  
(page 7 & 14), but this site has been given an official state  
number which must be used in the final report. With the  
understanding that these revisions will be made and that the  
revised report will be submitted for our statewide inventory  
records, we can proceed with a review.

We agree that the survey adequately covered the project area,  
finding one historic site. Sufficient information was gathered to  
evaluate the significance of this site. We agree that it is "no  
longer significant", because sufficient amounts of its information  
content were recorded during the survey. Thus, no significant  
sites are within the project area.

However, a complex of sites is located just outside the project  
area, and we agree that this site is likely to be significant and  
that it could be impacted by this project. Thus, we agree with  
your recommendation that this site should be protected during  
construction. Your interim protection measures would be  
adequate. We would recommend to the County that such protection  
measures be a condition of any approved permit.

Hallett Hammatt  
March 4, 1991  
Page Two

Because this is a federally related undertaking that must comply with the National Historic Preservation Act, we must await formal initiation of review by the Housing Authority, which submits your report and the recommendations, with a statement that they believe the project will have "no effect" on significant sites with the protection measures being implemented. At this time, we also anticipate a county permit being involved. So, we can respond to the federal act and recommend a condition to the county permit at the same time.

If you have any questions, please call Nancy McMahon at 587-0006.

Sincerely,

/s/ DON HIBBARD

DON HIBBARD, Administrator  
State Historic Preservation Division

- 11 -

EXHIBIT D11

JOANN A. YUKIMURA  
MAYOR



AN EQUAL OPPORTUNITY EMPLOYER

COUNTY OF KAUAI  
PLANNING DEPARTMENT  
4280 RICE STREET  
LIHUE, KAUAI, HAWAII 96766

PETER A. NAKAMURA  
PLANNING DIRECTOR  
ROLAND D. SAGUM, III  
DEPUTY PLANNING DIRECTOR  
TELEPHONE (808) 245-3919

April 26, 1991

Chad K. Taniguchi, Administrator  
Kauai County Housing Agency  
4193 Hardy Street  
Lihue, Hawaii 96766

Subject: Paanau Multi-Family Housing Development, Koloa, Hawaii  
(S-91-65, County of Kauai/A&B/State of Hawaii)

Subject subdivision was granted **TENTATIVE APPROVAL** by the Planning Commission at their meeting held on April 25, 1991. Final approval will be granted subject to the following conditions:

1. A preliminary title report of the privately owned properties shall be submitted to the Planning Department for review.
2. The subdivider shall prepare and obtain approval of construction plans for necessary road, water, drainage, electrical and telephone utilities and facilities and either construct the same or post a surety bond for completion.
3. Lot 22 shall be improved to County standards, then dedicated to the County of Kauai.
4. All necessary conveyance documents which will be prepared to effectuate the land exchanges and boundary adjustments shall be submitted to the Planning Department for review and approval.
5. Draft copies of the deeds for the newly created lots along with descriptions shall be submitted to the Planning Department for review and approval.
6. The improvement of Lot C shall be coordinated with the eventual construction of the future

EXHIBIT E1

by-pass road to the west. Details of the future construction of the by-pass road and its connection to Lot C shall be submitted to the Planning and Public Works Departments for review and approval. Conditions may be added by the Planning Department in the process of resolving this condition.

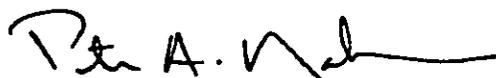
7. The subdivider is reminded that improvements to Paanau Road will be required at the time of developing the housing project(s).
8. As recommended by the Department of Public Works, the subdivider shall conduct a drainage study that will address the impacts of the increased storm run-off and its impact to downstream properties. Any adverse impacts shall be mitigated.
9. As recommended by the Department of Water, installation of service connections will not be required until request for water service is made. The applicant for service will be charged the applicable service connection charges at that time.
10. As recommended by the State Department of Health:
  - a) The type of wastewater system permitted shall meet the minimum applicable requirements of the Hawaii Administrative Rules pertaining to wastewater systems.
  - b) The property may harbor rodents which will be dispersed to the surrounding areas when the site is cleared. In accordance with Chapter 26, Vector Control, Title 11, Administrative Rules, State of Hawaii, 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.
  - c) Effective soil erosion and dust control measures shall be implemented by the owner/developer during all phases of development.

Chad K. Taniguchi, Administrator  
Page -3-  
April 26, 1991

- d) The disposal of grubbed material shall be at a solid waste disposal facility permitted by the Department of Health.
- e) The proposed development shall be provided with potable water from an approved source.
- f) The proposed development area is in close proximity of one of the existing cesspools servicing the Koloa Elementary School Cafeteria. The developers should take caution so as not to damage the cesspool with their heavy equipment that may be functioning in the area.
- g) Open burning of the material is prohibited, except in accordance with the applicable requirements of Chapter 60, Air Pollution Control, Title 11, Administrative Rules, State of Hawaii.

11. The applicant is advised that prior to and/or during construction and use, additional conditions may be imposed by government agencies. Should this occur, the applicant shall resolve those conditions with the respective agency(ies).

You are hereby informed that the final subdivision map must be filed within one year after the tentative approval date in order to obtain final approval. If not filed, the preliminary subdivision map and construction plan, if any, shall become null and void unless an extension of time, not to exceed six months, is granted by the Planning Commission.

  
PETER A. NAKAMURA  
Planning Director

cc: Public Works Dept.  
Water Dept.  
Health Dept.



# DEPARTMENT OF WATER

COUNTY OF KAUAI  
P.O. BOX 1706  
LIHUE, HAWAII 96766-5706  
FAX NO. 245-5813

COUNTY OF KAUAI  
HOUSING AGENCY

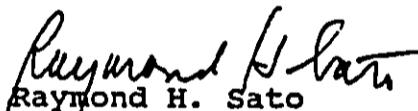
'91 AUG -2 AUG 15

August 1, 1991

Mr. Peter Nakamura  
Planning Director  
Planning Department  
County of Kauai  
Lihue, HI 96766

Re: Paanau Multifamily Affordable Rental Complex (PMARC)  
Subdivision Consolidation Approval, S-91-65, County of  
Kauai, A & B, State of Hawaii

The Department of Water can supply adequate water service to the subject project provided that the Kauai County Housing Agency, as developer, upgrades the existing water distribution system on Paanau Road. At the present time, the existing 6-inch main along Paanau Road is not adequate to handle the fire and domestic demands of the project. A main extension 12 inches in diameter, beginning at the Poipu Road/Paanau Road intersection and running along Paanau Road and the Paanau Road extension, to service the project must be installed.

  
Raymond H. Sato  
Manager and Chief Engineer

GF:rm  
✓cc: Public Housing Agency, County of Kauai

EXHIBIT G

ENVIRONMENTAL ASSESSMENT  
PAANAU MULTI-FAMILY RENTAL COMPLEX

II. Description of Proposed Actions

1. Offsite: Road widening of existing Paanau Road from 16 feet to 20 feet pavement along approximately 700 lineal feet, and extending Paanau Road another 300 lineal feet; upgrading of the existing 6" watermain along the existing Paanau Road to 12" and continue along the new 300 feet extension; provide curbs and gutters and underground utilities for the 300 feet Paanau Road extension.

Onsite: Installation of an 8" water transmission line to accommodate the rental complex.

Building Construction: 110 affordable rental units in a mix of one, two and three bedroom units and will be of 1 and 2-story townhouse type buildings composed of 6 to 12 units.

DOCUMENT CAPTURED AS RECEIVED

9-A-THE GARDEN ISLAND-MONDAY, SEPTEMBER 2, 1991

LEGAL NOTICE

NOTICE TO PUBLIC OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND NOTICE TO PUBLIC OF REQUEST FOR RELEASE OF FUNDS UNDER TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

DATE: SEPTEMBER 2, 1991

TO ALL INTERESTED AGENCIES, GROUPS & PERSONS:

- A. APPLICANT: COUNTY OF KAUAI  
COUNTY HOUSING AGENCY  
4193 HARDY STREET, BLDG. NO. 1  
LIHUE, HAWAII 96766  
PHONE: (808)245-7344
- B. CHIEF EXECUTIVE OFFICER: MAYOR JOANN A. YUKIMURA
- C. REQUEST FOR RELEASE OF FUNDS AND PROJECT DESCRIPTION: On or about September 19, 1991, the above-named County of Kauai will request the U.S. Department of Housing and Urban Development to release Federal funds under Title 1 of the Housing and Community Development Act of 1974 (PL 93-383) for the following projects:
  - Project Name: ARC's Multipurpose Training Center Renovations  
Description: Construction of 2 additional classrooms, handicap ramp, fencing and various interior handicap accessibility improvements in a training center for the mentally retarded.  
  
Cost: \$85,000  
Location: Lihue, Kauai, Hawaii  
TMK: 36-07-70
  - Project Name: Paanau Multifamily Rental Project  
Description: Off-site and on-site water, road, landscape and utilities improvements for the development of a 110-unit affordable multifamily rental complex.  
  
Cost: \$558,640  
Location: Koloa, Kauai, Hawaii  
TMK: 2-6-03: Por. 1  
2-6-04: Por. 38, 40 & 46  
2-8-10: Por. 11
- D. It has been determined that such request for release of funds will not constitute an action significantly affecting the quality of the human environment and, accordingly, the above-named jurisdiction has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act of 1969 (PL 91-190). The reasons for such decision is not to prepare such Statement are as follows:
  - The activities are consistent with all applicable federal and local environment regulations.
- E. An Environmental Review Record respecting the within projects has been made by the above-named County which documents the environmental review of the project and more fully sets forth the reasons why such Statement is not required. This Environmental Review Record is on file at the above address and is available for public examination and copying upon request between the hours of 8:00 a.m. and 4:00 p.m., Monday thru Friday, except for legal holidays.
- F. All interested agencies, groups and persons disagreeing with this decision are invited to submit written comments for consideration by the County of Kauai to the County Housing Agency. Such written comments should be received at 4193 Hardy Street, Building No. 1, Lihue, Kauai, Hawaii, on or before September 16, 1991. All comments so received will be considered and the County of Kauai will not request the release of Federal funds or take administrative actions on the within projects prior to the date specified in the preceding sentence.
- G. County of Kauai will undertake the projects described above with Block Grant funds from the U.S. Department of Housing and Urban Development (HUD) under Title 1 of the Housing and Community Development Act of 1974. County of Kauai is certifying to HUD that County of Kauai and Mayor JoAnn A. Yukimura, in her official capacity as Mayor consent to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, County of Kauai may use the Block Grant funds and HUD will have satisfied its responsibilities under the National Environmental Policy Act of 1969. HUD will accept an objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following basis:
  - (1) That the certification was not in fact executed by the certifying officer or other officer of applicant approved by HUD; or
  - (2) That applicant's environmental review record for the project indicates omission of a required decision finding or step applicable to the project in the environmental review process.

Objection must be prepared and submitted in accordance with the required procedure (24 CFR Part 58) and may be addressed to U.S. Department of Housing and Urban Development, Honolulu Area Office, Seven Waterfront Plaza, Suite 500, 500 Ala Moana Blvd., Honolulu, Hawaii 96813-4918. Objection to the release of funds on basis other than those stated above will not be considered by HUD. No objection received after October 4, 1991 will be considered by HUD.

CHAD K. TANIGUCHI  
HOUSING ADMINISTRATOR  
COUNTY OF KAUAI  
COUNTY HOUSING AGENCY  
4193 HARDY STREET  
PORTABLE NO. 2  
LIHUE, KAUAI, HAWAII 96766

DOCUMENT CAPTURED AS RECEIVED

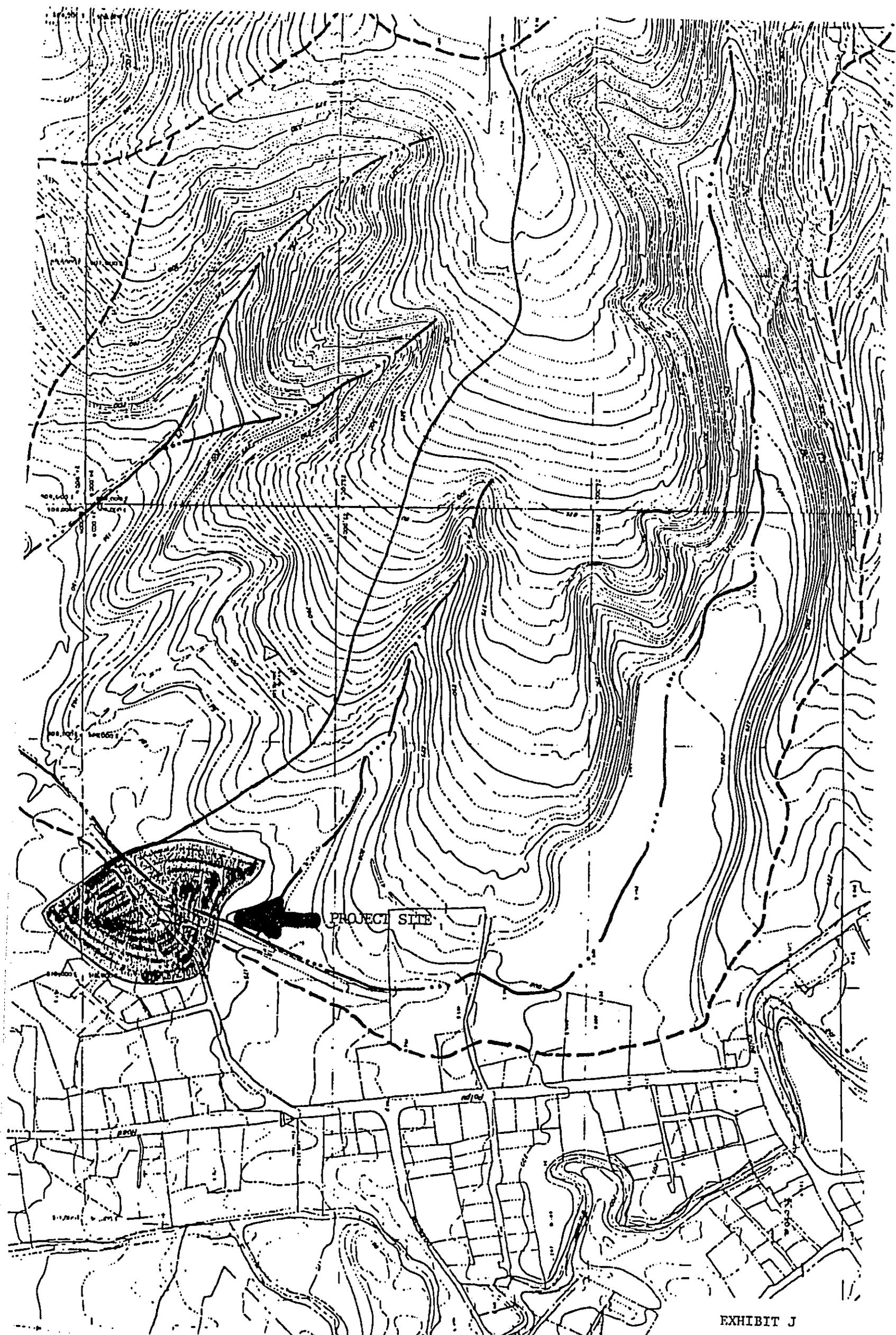


EXHIBIT J

SCREENING CRITERIA FOR COBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP

DESCRIPTION OF PROPOSED ACTION: On-site and off-site improvements for the development of a 110-unit multifamily affordable rental complex.

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- o If none of the policies apply to the proposed action it is consistent with the Hawaii's Coastal Zone Management Program.
- o If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

DETERMINATION

CZM POLICIES

Consistent Ind. Review

- |              |       |  |
|--------------|-------|--|
| <u>  X  </u> | _____ | <b>1. SMA PERMIT</b><br>The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: _____ attached, _____ in ERR file.<br><br>Proposed action is not subject to an individual consistency review. (References 1, 2) |
| <u>  X  </u> | _____ | <b>2. LAND USE DISTRICTS</b><br>Proposed action is located in a developed, altered and urban district. It is not in a State Ag, Rural or Conservation Land Use District. (References 1, 3)   |
| <u>  X  </u> | _____ | <b>3. THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</b><br>Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)  |
| <u>  X  </u> | _____ | <b>4. STREAMS</b><br>Proposed action will not alter the flow or use of streams.<br><br>Proposed action is not located adjacent to streams nor will it cause channelization or diversion. (References 4, 7)   |
| <u>  X  </u> | _____ | <b>5. HISTORIC/ARCHEOLOGIC RESOURCES</b><br>The site(s) do/does not contain historic or archeological resources as determined by the State Preservation Officer. (References 8, 9)   |
| <u>  X  </u> | _____ | <b>6. WETLANDS</b><br>The proposed action does not impact or affect a wetland. (References 4, 7)   |

REFERENCES

- |  |  |
|--|--|
| 1. County Planning Department              | 6. The Nature Conservancy of Hawaii                        |
| 2. Section 205A-22, Chapter 205A HRS       | 7. U.S. Corps of Engineers                                 |
| 3. State Land Use Commission               | 8. State Historic Preservation Officer                     |
| 4. State Dept. of Land & Natural Resources | 9. National Register of Historic Places (Federal Register) |
| 5. U.S. Fish and Wildlife Service          |  |

DETERMINATION

Based on the above review it is determined that:

  X   The proposed action meets the criteria of the general consistency certification and is consistent with the HZMP.

\_\_\_\_\_ The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED for their review and concurrence.

Prepared by: Chad K. Taniguchi Project Coordinator 8/20/91  
Name Title Date

Approved by: Chad K. Taniguchi  
Chad K. Taniguchi, Housing Administrator