

JOANN A. YUKIMURA
MAYOR



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

JEFFREY LACY
PLANNING DIRECTOR

DEE M. CROWELL
DEPUTY PLANNING DIRECTOR

TELEPHONE (808) 245-3919

100-9-6
MCS
93 JUL -6
MCS

July 2, 1993

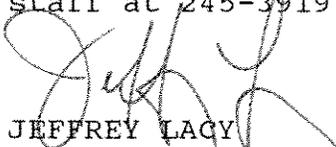
Mr. Brian J.J. Choy, Director
State of Hawaii
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Subject: Notice of Determination, Negative Declaration
General Plan Amendment GPA-93-1
Zoning Amendment ZA-93-2
District Boundary Amendment A-93-1
TMK:5-2-11:Por.39, Kilauea, Kauai
Joel and Nan Efrein, Applicant

Enclosed herewith are four (4) copies of the Final Environmental Assessment relating to the subject matter for publishing in the 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.

The Planning Department has reviewed the Environmental Assessment and the effects of the proposed amendment to the Kauai General Plan, and has determined that the project will not have any significant impacts on the environment. Therefore, it is hereby determined that an Environmental Impact Statement is not required for the proposed amendment and that this determination is a Negative Declaration.

If you have any questions, please contact Bryan Mamaclay of my staff at 245-3919.


JEFFREY LACY
Planning Director

Enclosures

JUL 23 1993

DRAFT

CASE & LYNCH

MAX W. J. GRAHAM, JR. (926)
4334 Rice Street, Suite 202
Lihue, Kauai, Hawaii 96766
Telephone No. 245-4705

Attorney for Petitioners

BEFORE THE PLANNING COMMISSION

OF THE

COUNTY OF KAUAI

In the Matter of the Petition)	GENERAL PLAN AMENDMENT
)	GPA-93-1; STATE LAND
of)	USE DISTRICT BOUNDARY
)	AMENDMENT A-93-1;
JOEL L. EFREIN and NAN S. EFREIN,)	ZONING AMENDMENT
for a General Plan Amendment,)	ZA-93-2.
State Land Use District Boundary)	
Amendment and Zoning Amendment)	
as to real property situate at)	ENVIRONMENTAL
Kilauea, District of Hanalei,)	ASSESSMENT; APENDIX 1;
Island and County of Kauai,)	EXHIBITS "A" - "G"
State of Hawaii, more)	
particularly identified as)	
Kauai Tax Map Key No.: 5-2-11:)	
por. 39, containing an area of)	
approximately 8,749 square feet)	

01470

ENVIRONMENTAL ASSESSMENT

COME NOW JOEL L. EFREIN and NAN S. EFREIN,
(hereinafter "Petitioners"), by and through their attorney,
Max W. J. Graham, Jr., and respectfully submit the following
Environmental Assessment pursuant to the requirements contained
in Hawaii Revised Statutes Chapter 343 and Chapter 200, Title
11, Hawaii Administrative Rules.

1. PETITIONERS

The Petitioners are Joel L. Efrein and Nan S. Efrein.

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1000 11

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2. APPROVING AGENCY

The Approving Agency is the Planning Department of the County of Kauai.

3. CONSULTED AGENCIES

The governmental agencies consulted with regard to the Petitioners' proposal include: the Department of Public Works of the County of Kauai; the Department of Water of the County of Kauai; the Planning Department of the County of Kauai; the Department of Health of the State of Hawaii; the Fire Department of the County of Kauai; the Office of the State Planning of the State of Hawaii; the Land Use Commission of the State of Hawaii; the Department of Land and Natural Resources of the State of Hawaii (State Historic Preservation Division) and the Department of Agriculture of the State of Hawaii. The comments presently submitted by these agencies are attached hereto and incorporated herein as Appendix 1. Additional comments will be submitted upon receipt.

4. PETITIONERS' INTEREST IN THE SUBJECT PROPERTY

The Petitioners are the sole owners of the property which is the subject of this Environmental Assessment ("Subject Property").

5. PETITIONERS' ADDRESS AND TELEPHONE

The Petitioners' address and telephone is:

Joel L. Efrein and Nan S. Efrein
P O. Box 199
Kilauea, Kauai, Hawaii 96754
Telephone: (808) 828-1203

All communications having to do with this Petition should be made to the Petitioners' attorney at the following address:

Max W. J. Graham, Jr.
Watumull Plaza
4334 Rice Street, Suite 202
Lihue, Kauai, Hawaii 96766
Telephone: (808) 245-3646

6. DESCRIPTION OF SUBJECT PROPERTY

The Petitioners are the owners of certain real property located in Kilauea, District of Hanalei, County of Kauai, State of Hawaii, designated by Kauai Tax Map Key No. (4) 5-2-11:39, containing 7.321 acres, more or less, as shown on the Vicinity Map attached hereto and incorporated herein as Exhibit "A" and on the Tax Map attached hereto and incorporated herein as Exhibit "B", and which is hereinafter referred to as the "Efrein Property". The Subject Property is that portion of the Efrein Property which is the subject of this Petition and which contains approximately 8,749 square feet, more or less, located in the northwest portion of the Efrein Property adjacent to Lots 92, 95 and 96 of the Puulani Subdivision, Phase 4, as shown on the Proposed Zoning/Land Use Boundary Revision map attached hereto and incorporated herein as Exhibit "C". The Subject Property is further divided and designated on Exhibit "C" for reference purposes as "Parcel 1" (containing 4,374 square feet) and "Parcel 2" (containing 4,375 square feet). The map designated as Exhibit "C" is drawn to scale,

describes the Subject Property, and shows its location relative to surrounding properties and to known landmarks or improvements.

7. LAND USE CLASSIFICATIONS

The Subject Property has the following land use classifications:

A. State Land Use Commission. Parcel 1 of the Subject Property is located within the State Land Use Commission ("SLUC") Agricultural District, as shown on the State Land Use District Boundary Interpretation map attached hereto and incorporated herein as Exhibit "D". Parcel 2 is located within the SLUC Urban District, as shown on Exhibit "D".

B. County General Plan. Parcel 1 of the Subject Property is located within the Open Classification of the General Plan for the County of Kauai ("Kauai General Plan") as shown on the General Plan map attached hereto and incorporated herein as Exhibit "E". Parcel 2 is located in the Kauai General Plan Urban Residential District, as shown on Exhibit "E".

C. Comprehensive Zoning Ordinance Use District. Parcel 1 of the Subject Property is located within the Open/Special Treatment-Resource District ("O/ST-R") of the Comprehensive Zoning Ordinance of the County of Kauai ("CZO"), as shown on the map attached hereto and incorporated herein as Exhibit "F". Parcel 2 is located within the CZO Residential District (R-6), as shown on Exhibit "F".

8. REQUESTED LAND USE AMENDMENTS

The Petitioners have filed a Verified Petition For General Plan Amendment, State Land Use District Boundary Amendment, And Zoning Amendment ("Verified Petition") with the Planning Commission of the County of Kauai requesting the following amendments to the existing land use classifications:

A. State Land Use Commission. The Petitioners have requested that the existing SLUC District be amended to the SLUC Urban District for Parcel 1, and to the SLUC Agricultural District for Parcel 2. Parcel 1 of the Subject Property is situated adjacent to an existing SLUC Urban District, as shown on the map attached hereto as Exhibit "D".

B. County General Plan. The Petitioners have requested that the Kauai General Plan Classification be amended to the Kauai General Plan Urban Residential Classification for Parcel 1, and to the Kauai General Plan Open Classification for Parcel 2. Parcel 1 of the Subject Property is situated adjacent to lands within the Kauai General Plan Urban Residential Classification, as shown on the map attached hereto as Exhibit "E".

C. CZO Use District. The Petitioners have requested that the CZO Districts be amended to the CZO Residential District (R-6) for Parcel 1, and to the CZO Open/Special Treatment- Resource for Parcel 2. Parcel 1 of the Subject Property is located adjacent to an existing CZO Residential

District (R-6) as shown on the map attached hereto as Exhibit "F".

9. REASONS FOR REQUESTED AMENDMENTS

The Petitioners initially purchased Lot 96 as shown on Exhibit "G" attached hereto and incorporated herein. All of Lot 96 is located within the SLUC Urban District, the Kauai General Plan Urban Residential Classification, and the CZO Residential District (R-6). Lot 96 was thereafter consolidated into the Efrein Property. At the same time, as a result of changes in the location of Road "E" (as shown on Exhibit "G", which is also designated as Liliuokalani Place on Exhibit "C"), the original Lot 96 was separated into two parcels. The remnant parcel on the east side of the cul-de-sac will hereinafter be referred to as the "Remnant Parcel", and is shown crosshatched on Exhibit "G". The Remnant Parcel comprises an area of approximately 8,014 square feet.

In 1992, due to financial needs facing the Petitioners, they decided to subdivide the Remnant Parcel from the remainder of the Efrein Property in order to create a single residential lot which could then be sold. Unfortunately for the Petitioners, the Department of Health Wastewater Systems Rules and Regulation (Hawaii Administrative Rules, Title 11, Department of Health, Chapter 62, Wastewater Systems) had been changed in 1991. The new rules required that all new lots utilize, at the very least, a septic system for wastewater

disposal, and mandated that no lots using such a system could be less than 10,000 square feet in size. Although these rules provide for variances in certain cases, the Petitioners situation does not fall under any of the exceptions. As a result, the Petitioners cannot obtain a variance from the Department of Health for the 10,000 square foot minimum lot size requirement.

In order to resolve this situation, the Petitioners decided to add 2,000 square feet of their adjacent property into the Remnant Parcel in order to meet the 10,000 square foot size requirement. However, the adjacent 2,000 square feet is located within the SLUC Agricultural District, the Kauai General Plan Open District, and the CZO Open/Special Treatment-Resource District. The Planning Department and Planning Commission have taken the position that such a subdivision would require a Use Permit pursuant to CZO Article 9, which applies to uses within Special Treatment Districts. As a result, the Petitioners applied to the Planning Commission for a Use Permit under CZO Article 9.

However, the Planning Commission has recently decided that CZO Open District lands located in lots within a CZO Agricultural Subdivision cannot be resubdivided unless the lands to be resubdivided are transferred first into the SLUC Urban or Rural District. As a result, the Planning Department has taken the position that the requested Use Permit should not

be granted because it would violate this prior interpretation of the CZO. Instead, the Planning Department has suggested that the Petitioners apply for an amendment to the State Land Use District classification, the General Plan classification, and the CZO Use District classification to have the adjacent 2,000 square feet of O/ST-R lands transferred into the appropriate land use district. Thereafter, the 2,000 square feet can be added to the 8,000 square feet to form the required 10,000 square feet required for a residential lot.

As a result, the Petitioners have submitted the Verified Petition as suggested by the Planning Department. In order to assure that there is no net change in the total amount of lands in the SLUC Urban District, Kauai General Plan Urban Residential Classification, and CZO Residential District (R-6), the Petitioners are asking that: Parcel 1 be transferred into the Urban District/Urban Residential Classification/R-6 District; and that Parcel 2 (which is the same size of Parcel 1) be downzoned into the Agricultural District/Open Classification/O/ST-R District. In other words, some of the R-6 zoning from the west side of the cul-de-sac (Parcel 2) will be shifted over to the east side of the cul-de-sac (Parcel 1). Thereafter, Parcel 1 will be added to the Remnant Parcel, which will give the Petitioners more than 10,000 square feet of R-6 property which they can thereafter subdivide into one, single family lot.

10. PROPOSED DEVELOPMENT

A. Single Family Lot. The Petitioners propose to develop one single family lot on the Subject Property. The lot will contain a minimum of 10,000 square feet to comply with the Department of Health regulations.

B. Development Costs. The Petitioners have already paid over \$10,000.00 to Rex Financial Corporation to bring water and underground utilities to the Subject Property. The Petitioners have the financial capabilities to complete all other aspects of the development in full. The Petitioners will apply for subdivision approval at some point after the approval of the Verified Petition, depending on their financial needs.

11. SUBJECT PROPERTY ANALYSIS

A. Location. The Subject Property is located in Kilauea, Kauai, Hawaii. It is bounded on the west and south by CZO Open/Special Treatment-Resource District lands. It is bounded on the northwest and north by lands located within the CZO Residential District.

B. Agricultural Use. No portions of the Subject Property are currently in agricultural use. Because of the proposed exchange of land use designations, the proposed development will not result in the net loss of SLUC Agricultural District lands.

C. Elevation. The elevation of the Subject Property is approximately 300 feet above mean sea level.

D. Topography, Soil Composition and Slope. The Subject Property is part of a level plateau which connects with the Puulani Subdivision Phase 4. To the south of the Subject Property, the Efrein Property slopes toward the Kilauea stream and its surrounding lowlands. The Subject Property is characterized by the C 29i Land Classification contained in the Detailed Land Classification, Island of Kauai, Land Study Bureau, University of Hawaii Publication. Such lands are generally characterized as non-stoney, having deep soil (greater than 30"), containing zero to 10% slopes, having moderate fine textured soil, having well-drained soil, being in areas receiving 75" to 100" of rainfall per year, being dark brown to dark yellowish brown in color, and being classified within the Kapaa and Makapili soil series.

According to the Agricultural Lands of Importance to the State of Hawaii (ALISH) rating system, the Subject Property is rated as "other important agricultural lands".

E. Drainage. The Subject Property is not situated in any designated flood plain. Drainage from the Subject Property will flow into the Kilauea stream located in low-lands to the south of the Subject Property. The Kilauea streams runs through the Efrein Property and eventually flows into the ocean. The limited amount of additional drainage from the proposed development of the Subject Property will not appreciably affect, nor overburden, this drainage system.

F. Traffic Impact. The proposed development will be served by Liliuokalani Place, which has a right-of-way 44' in width and a paved surface 20' in width. The present road configuration is more than adequate to allow access to and from the Subject Property. The increase in traffic generated by the additional lot proposed will be minimal, and will have not impact on existing traffic conditions in the area.

G. Availability of Public Services and Facilities. The development of the Subject Property will not unreasonably burden public agencies to provide additional necessary urban amenities, services and/or facilities.

1. Schools. Kilauea Elementary is located approximately 1/2 mile from the Subject Property. Kapaa Intermediate and Kapaa High School are located approximately twelve miles from the Subject Property. This one lot subdivision will not increase the students in these schools to any measurable or appreciably extent, and will not adversely impact the capacity of the schools.

2. Parks. The Petitioners propose to pay a park dedication fee in lieu of dedicating land for park facilities.

3. Wastewater Disposal. There are no sewage facilities in this area. The proposed development will utilize a septic system. A septic system for this site has already been approved by the Department of Health.

H. Solid Waste Disposal. Refuse collection service in this area is provided by the County of Kauai.

I. Water. Water storage and transmission facilities are presently adequate to serve the proposed subdivision.

J. Electricity and Telephone. Electric and phone and cable television facilities are presently located within Liliuokalani Place. These facilities have been extended to serve the Subject Property. These existing facilities, as well as the capacity of both the Citizens Utilities Co. (Kauai Electric Division) and the GTE Hawaiian Telephone Company, are sufficient to service the proposed one lot subdivision that will result from the development of the Subject Property.

K. Police and Fire Protection. This area is currently served by the Hanalei Police Station located approximately five miles from the project site. County fire protection services are available from the Hanalei Fire Station located approximately five miles from the Subject Property. The development of the Subject Property will not in and of itself create a demand for an expansion of either the police or fire services.

12. IMPACTS UPON RESOURCES OF THE AREA

A. Flora and Fauna. The Petitioners are not aware of any endangered species of plants on the Subject Property, nor of rare or endangered animals living in the area. The Petitioners understand that the property was formerly used for

the cultivation of sugar cane. It is overgrown by a large number of weedy plants species.

B. Historical and Archaeological. The Kauai Cultural Data Sensitivity Map indicates that the Subject Property does not fall within any area of cultural or historical sensitivity. The Petitioners are not aware of any historical or archaeological sites on the surface of the Subject Property. As the Subject Property was apparently used for sugar cane cultivation in the past, it would appear that any above-ground sites that may have existed have been removed and destroyed by such agricultural activities. However, the Petitioners will protect and preserve any historic or archaeological resources or sites that may be found on the Subject Property as a result of its development.

C. Recreational Resources. The Subject Property is not used for, nor does it provide for, any present recreational opportunities.

D. Scenic Resources. Lands immediately adjacent to the Subject Property have been developed for residential purposes. The development of the Subject Property for residential uses will be compatible with these adjacent uses and compatible with the scenic characteristics of the surrounding area. Because of its location, the Subject Property is not readily visible from any public streets (other than Liliuokalani Place), although it may be visible from

certain house sites within the Puulani Subdivision Phase 4, as well as certain other surrounding private lands.

13. MARKET DEMAND AND NEED

When the developers of the Puulani Subdivision Phase 4 initially applied for necessary land use permits with the County, they submitted a market analysis for the subdivision, which is adopted herein by reference. That market analysis projected the current demand for lots within the Puulani Subdivision Phase 4. The one lot resulting from the approval of the Verified Petition will be similar in all respects to those lots within the Puulani Subdivision Phase 4, and will satisfy the same market demand.

14. COMPATIBILITY WITH APPLICABLE LAWS

The Petitioners' proposed land use amendments for the Subject Property are compatible with the Hawaii State Plan (Hawaii Revised Statutes Chapter 225), the Hawaii State Functional Plans, the North Shore Development Plan, and all other applicable laws, ordinances, or regulations. The proposed land use amendments will have no substantial negative environmental impacts on the Subject Property or the surrounding area.

15. CONCLUSION

The Petitioners respectfully request that the Planning Department find that the Petitioners' proposed land use changes will not have any significant environmental impacts and that

the Petitioners need not prepare an Environmental Impact Statement in this case.

DATED: Lihue, Kauai, Hawaii, FEB 5 1993.

FCR 
MAX W. J. GRAHAM, JR.
Attorney for Petitioners

COUNTY OF KAUAI
PLANNING DEPARTMENT

FROM: Jeff Lacy, Planning Director (BM)

DATE: 11/17/92

SUBJECT: General Plan Amendment GPA-93-1, Zoning Amendment
ZA-93-2 and District Boundary Amendment A-93-1, JOEL L.
and NAN S. EFREIN

TO: (X) Public Works Dept.
(X) Water Dept.
(X) State Health Dept.
() State Highways Div.
(X) Historic Preservation Div.-DLNR
() Kauai Historic Preservation Review Commission
(X) Fire Dept.
(X) Kilauea Improvement Advisory Committee
(X) Office of State Planning
(X) Department of Agriculture
(X) Land Use Commission

FOR YOUR COMMENTS (pertaining to your department): 11/23/92 FW11.137

We have no comments to offer on the subject application.

PLANNING DEPT.
92 NOV 23 P 2:13
COUNTY OF KAUAI

Signature



Deputy County Engineer
Thank you.

Please return comments by December 4, 1992.

KK/cu

COUNTY OF KAUAI
PLANNING DEPARTMENT

FROM: Jeff Lacy, Planning Director (BM)

DATE: 11/17/92

SUBJECT: General Plan Amendment GPA-93-1, Zoning Amendment
ZA-93-2 and District Boundary Amendment A-93-1, JOEL L.
and NAN S. EFREIN

TO: (X) Public Works Dept.
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(X) State Health Dept.
() State Highways Div.
(X) Historic Preservation Div.-DLNR
() Kauai Historic Preservation Review Commission
(X) Fire Dept.
(X) Kilauea Improvement Advisory Committee
(X) Office of State Planning
(X) Department of Agriculture
(X) Land Use Commission

FOR YOUR COMMENTS (pertaining to your department):

December 2, 1992

We have no objections to this General Plan, Zoning and District
Boundary Amendment.

PLANNING DEPT.
92 DEC -4 A7:32
COUNTY OF KAUAI

Signature

Raymond B. Sato

Please return comments by December 4, 1992. Thank you.

COUNTY OF KAUAI
PLANNING DEPARTMENT

RECEIVED
NOV 17 1992

ENVIRONMENTAL HEALTH SERVICES

DATE: 11/17/92

C1

FROM: Jeff Lacy, Planning Director (BM)

SUBJECT: General Plan Amendment GPA-93-1, Zoning Amendment
ZA-93-2 and District Boundary Amendment A-93-1, JOEL L.
and NAN S. EFREIN

TO: (X) Public Works Dept.
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(X) Historic Preservation Div.-DLNR
() Kauai Historic Preservation Review Commission
(X) Fire Dept.
(X) Kilauea Improvement Advisory Committee
(X) Office of State Planning
(X) Department of Agriculture
(X) Land Use Commission

FOR YOUR COMMENTS (pertaining to your department):

SEE COMMENTS ON ATTACHED SHEET

CT:GNT:DN/plo
11/24/92

COUNTY OF KAUAI
92 NOV 30 A7:33
PLANNING DEPT.

Signature

Clyde Takekuma

Clyde Takekuma, Env. Hlth. Prog. Supvr., Kauai

Please return comments by December 4, 1992. Thank you.

General Plan Amendment GPA-93-1
Zoning Amendment ZA-93-2
District Boundary Amendment A-93-1
JOEL L. and NAN S. EFREIN

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 is situated in an area that is designated as **CRITICAL WASTEWATER DISPOSAL AREA WITH NO EXCEPTION**. The type of wastewater system permitted shall meet the minimum applicable requirements of Chapter 62, Wastewater Systems, Title 11, Administrative Rules, State of Hawaii.
2. 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.
3. In accordance with Chapter 11-60, Air Pollution Control, Title 11, Administrative Rules, State of Hawaii, the property owner/developer shall be responsible for ensuring that effective control measures are provided to minimize or prevent any visible dust emission caused by the construction work from impacting the surrounding areas including the off-site roadways used to enter/exit the project. These measures include but are not limited to the use of water wagons, sprinkler systems, dust fences, etc.
4. In accordance with Chapter 11-55, Water Pollution Control and Chapter 11-54, Water Quality Standards, Title 11, State Administrative Rules, the property owner/developer shall be responsible for ensuring that the best management practices (BMP) to minimize or prevent the discharge of sediments, debris, and other water pollutant into state waters is provided.
5. In accordance with Chapter 11-58, Solid Waste Management Control, Title 11, Administrative Rules, State of Hawaii, the property owner/developer shall be responsible for ensuring that grub material, demolition waste and construction waste generated by the project are disposed of in a manner or at a site approved by the State Department of Health. Disposal of any of these wastes by burning is prohibited.
6. The property owner/developer shall be responsible for obtaining all applicable permits from the Department of Health including but not limited to National Pollution Discharge Elimination System (NPDES) permits for storm water, hydrostatic test and dewatering prior to commencing construction.

GPA-93-1; ZA-93-2; A-93-1
EFREIN, Joel/Nan
Page 2

7. The proposed development shall be provided with potable water from an approved source.

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

CT:GNT:DN/plo
11/24/92

NOV 19 1992

COUNTY OF KAUAI
PLANNING DEPARTMENT

FROM: Jeff Lacy, Planning Director (BM)

DATE: 11/17/92

SUBJECT: General Plan Amendment GPA-93-1, Zoning Amendment
ZA-93-2 and District Boundary Amendment A-93-1, JOEL L.
and NAN S. EFREIN

TO: (X) Public Works Dept.
(X) Water Dept.
(X) State Health Dept.
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() Kauai Historic Preservation Review Commission
(X) Fire Dept.
(X) Kilauea Improvement Advisory Committee
(X) Office of State Planning
(X) Department of Agriculture
(X) Land Use Commission

FOR YOUR COMMENTS (pertaining to your department):

The Fire Dept. has no objections
to proposed changes -

COUNTY OF KAUAI
NOV 30 10 54
PLANNING DEPT.

Signature  11/20/92

Please return comments by December 4, 1992. Thank you.



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

December 2, 1992 COUNTY OF KAUAI

'92 DEC -8 A7:32

Mr. Jeffrey R. Lacy
Planning Director
County of Kauai
4280 Rice Street
Lihue, Hawaii 96766

PLANNING DEPT.

Dear Mr. Lacy:

Subject: General Plan Amendment (GPA-93-1), Zoning
Amendment (ZA-93-2), and District Boundary
Amendment (A-93-1), Joel L. and Nan S. Efrein

We have reviewed the petition for the subject amendments transmitted in your memorandum dated November 17, 1992.

We confirm that "Parcel 1" (4,374 sq. ft.) and "Parcel 2" (4,375 sq. ft.) of TMK No. 5-2-11: 39 (Por.) as shown on Exhibit C are designated within the State Land Use Agricultural and Urban Districts, respectively, pursuant to LUC Boundary Interpretation No. 92-30 dated September 18, 1992.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Should you have any questions, please call me or Bert Saruwatari of our office at 587-3822.

Sincerely,

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

ESTHER UEDA
Executive Officer

EU:th



DEPUTIES

JOHN P. KEPPELER, II
DONA L. HANAIKE

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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

COUNTY OF KAUAI

'92 DEC -2 P 1:37

PLANNING DEPT.

LOG NO: 6833

DOC NO: 9211NM11

November 30, 1992

Mr. Jeff Lacy
Director
Planning Department
County of Kauai
4280 Rice Street
Lihue, Kaua'i, Hawaii 96766

Dear Mr. Lacy:

**SUBJECT: Historic Preservation Review -- General Plan Amendment GPA-93-1,
Zoning Amendment AZ-93-2 and District Boundary Amendment
A-93-1 (Efrein)
TMK: 5-2-11: Por. 39
Kilauea, Hanalei, Kaua'i**

Thank you for the opportunity to comment on this application.

We have reviewed the information that was submitted to our office last spring by the applicant and we concur with the application that this project will have "no effect" on significant historic sites.

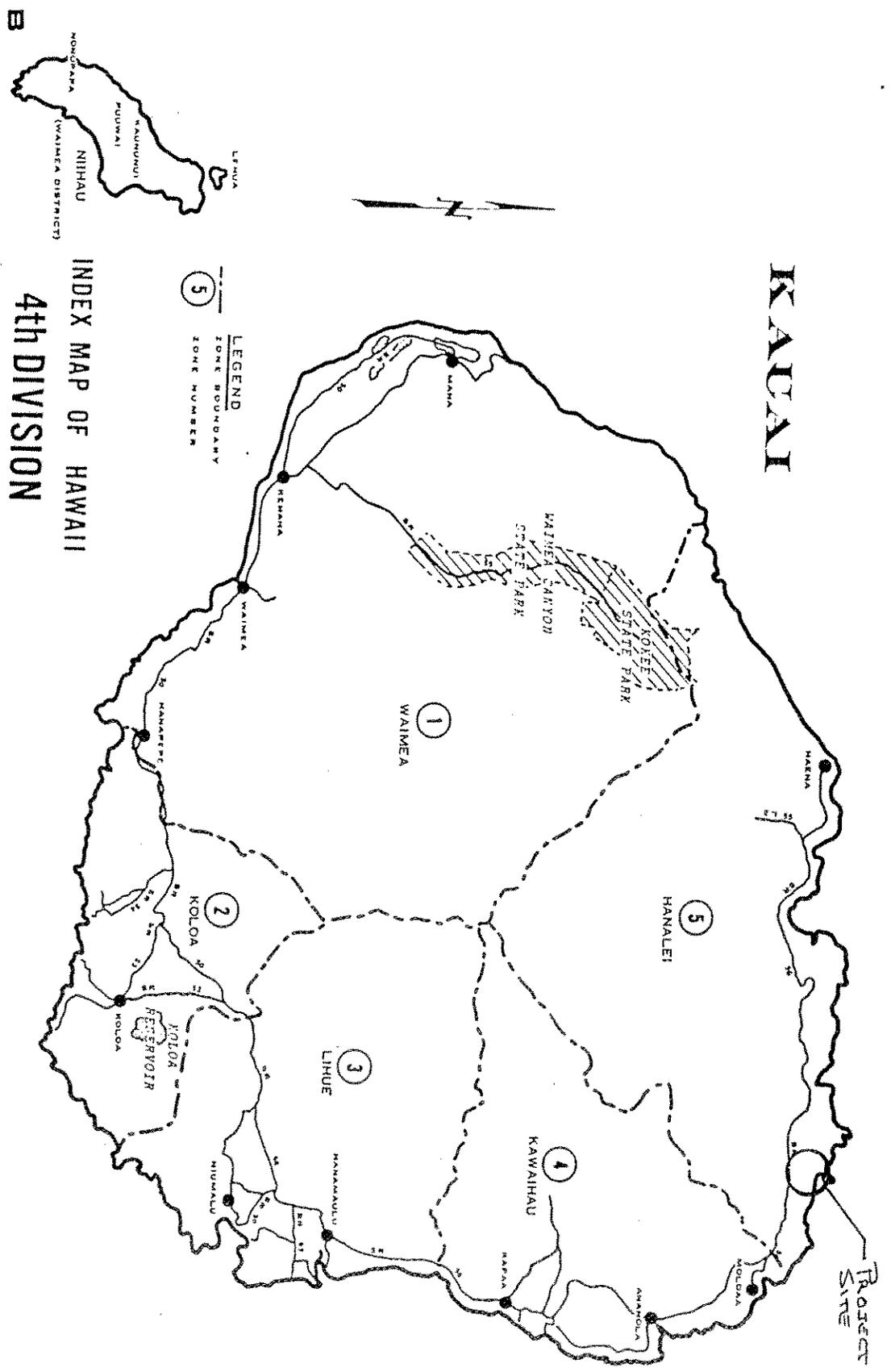
If you have any questions, please contact Ms. McMahon, our staff archaeologist for the County of Kaua'i, at 587-0006.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

NM:sty

KAUAI



INDEX MAP OF HAWAII
4th DIVISION

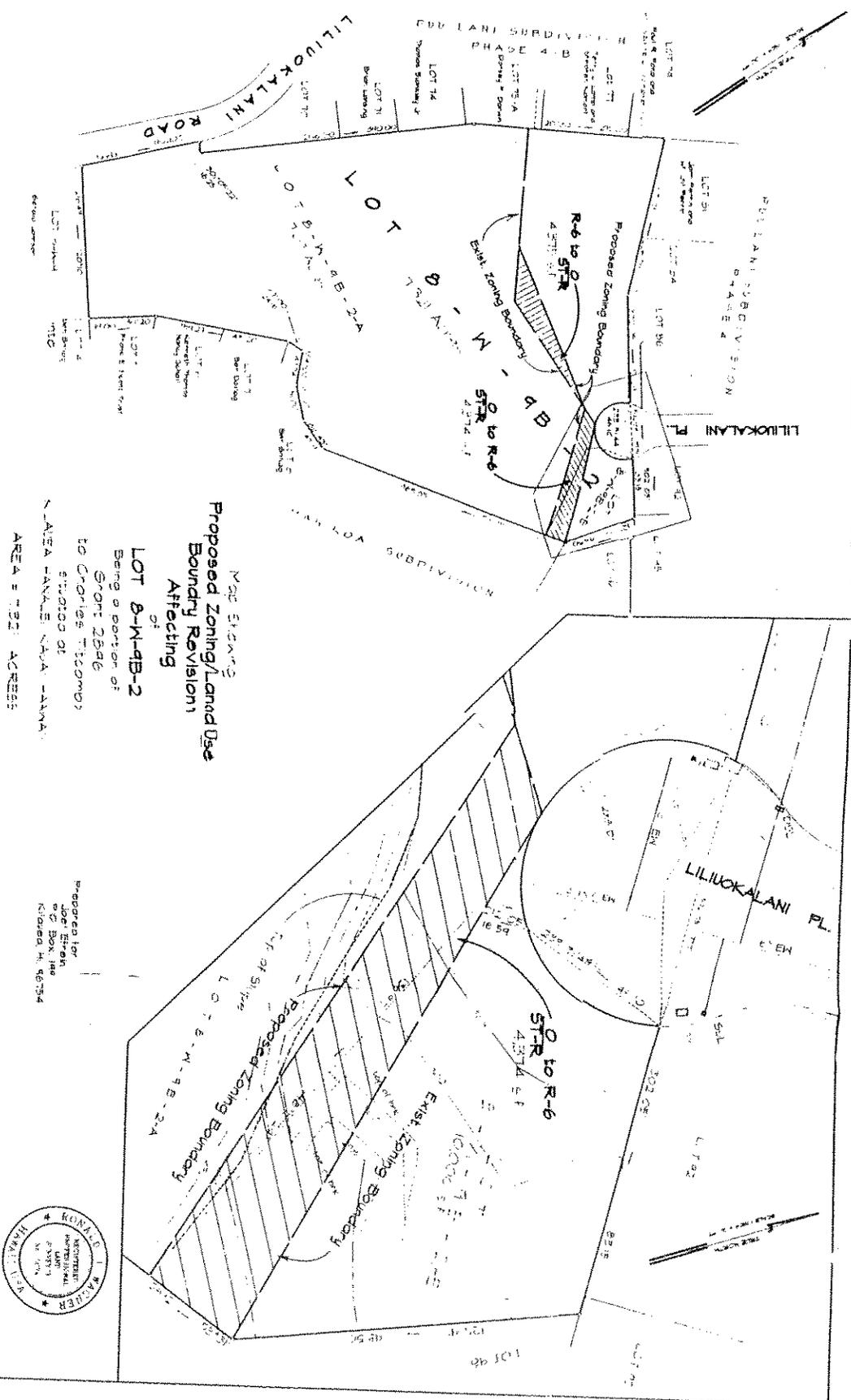
LEGEND
--- ZONE BOUNDARY
⑤ ZONE NUMBER

EXHIBIT "A"





Wagner Engineering Services, Inc.
531 2nd Avenue W. Seattle, WA 98119



Map Shows
**Proposed Zoning/Land Use
 Boundary Revision
 Affecting**
 of
LOT 8-M-9B-2
 Being a portion of
 Grant 2546
 to Charles Titcomb?
 STUDIO OF
 KALEA KALE, KALE KALE
 AREA = 1.32 ACRES



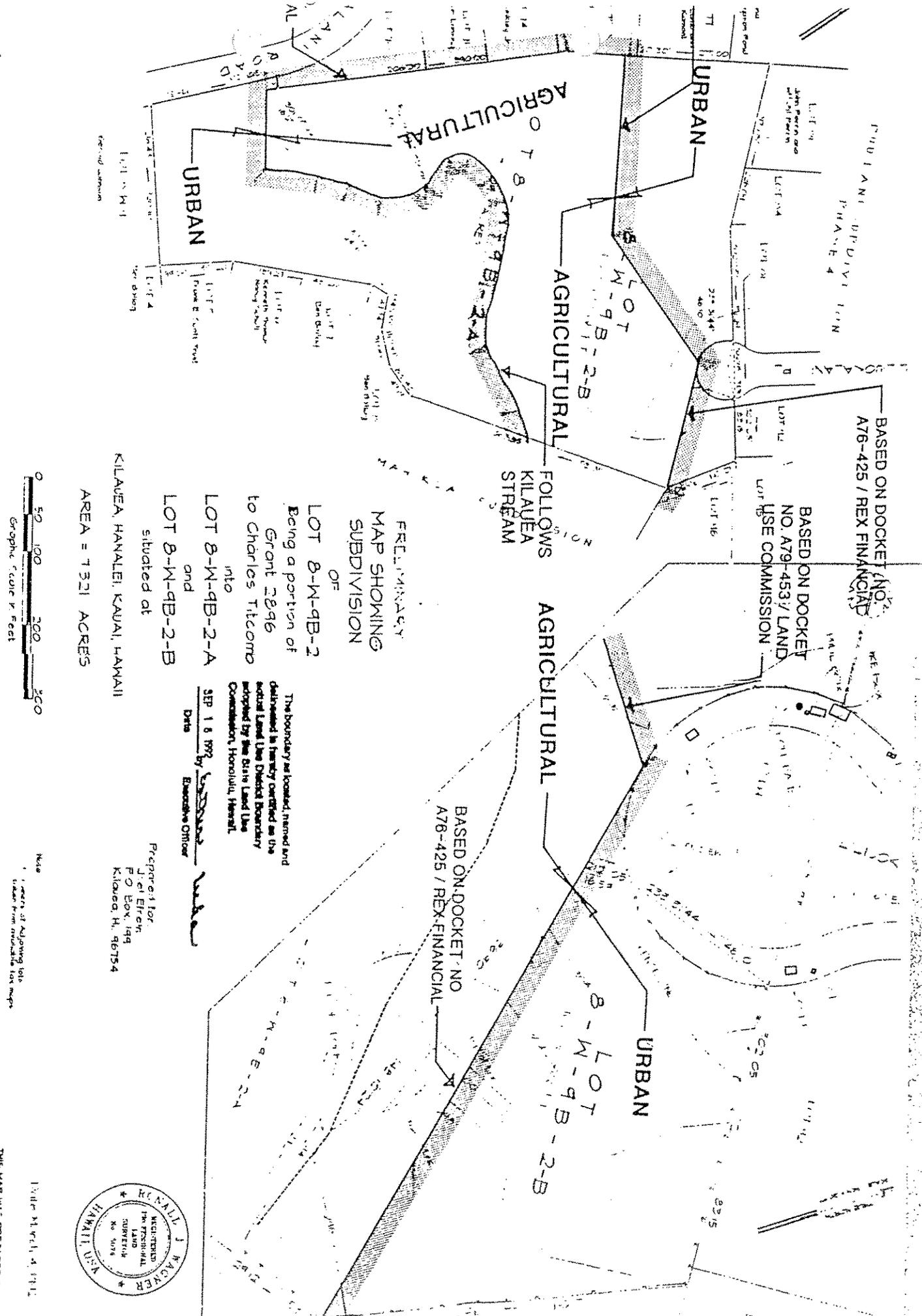
Prepared for
 JAMES BROWN
 1000 1st Ave
 Honolulu, HI 96813



Date: 11/14/82
 This plan was prepared by me or
 under my direct supervision and
 I am a duly Licensed Professional Engineer
 in the State of Hawaii.
 RONALD J. WAGNER
 Registered Professional Engineer
 License No. 11576

EXHIBIT "C"

EXHIBIT C



**PRELIMINARY
 MAP SHOWING
 SUBDIVISION
 OF
 LOT B-M-9B-2**
 Being a portion of
 Grant 2896
 to Charles Titcomb
 into
 LOT B-M-9B-2-A
 and
 LOT B-M-9B-2-B
 situated at
 KILAUEA HANAILEI KAWAI, HAWAII
 AREA = 7321 ACRES

BASED ON DOCKET NO. A76-425 / REX FINANCIAL
 BASED ON DOCKET NO. A79-453 / LAND USE COMMISSION
 BASED ON DOCKET NO. A78-425 / REX-FINANCIAL

The boundary as located, named and delineated is hereby certified as the actual land line District Boundary adopted by the State Land Use Commission, Honolulu, Hawaii.
 SEP 18 1992
 Date Executive Officer

Prepared for
 J. C. Elmer,
 P.O. Box 199
 Kilauea, H. 96754



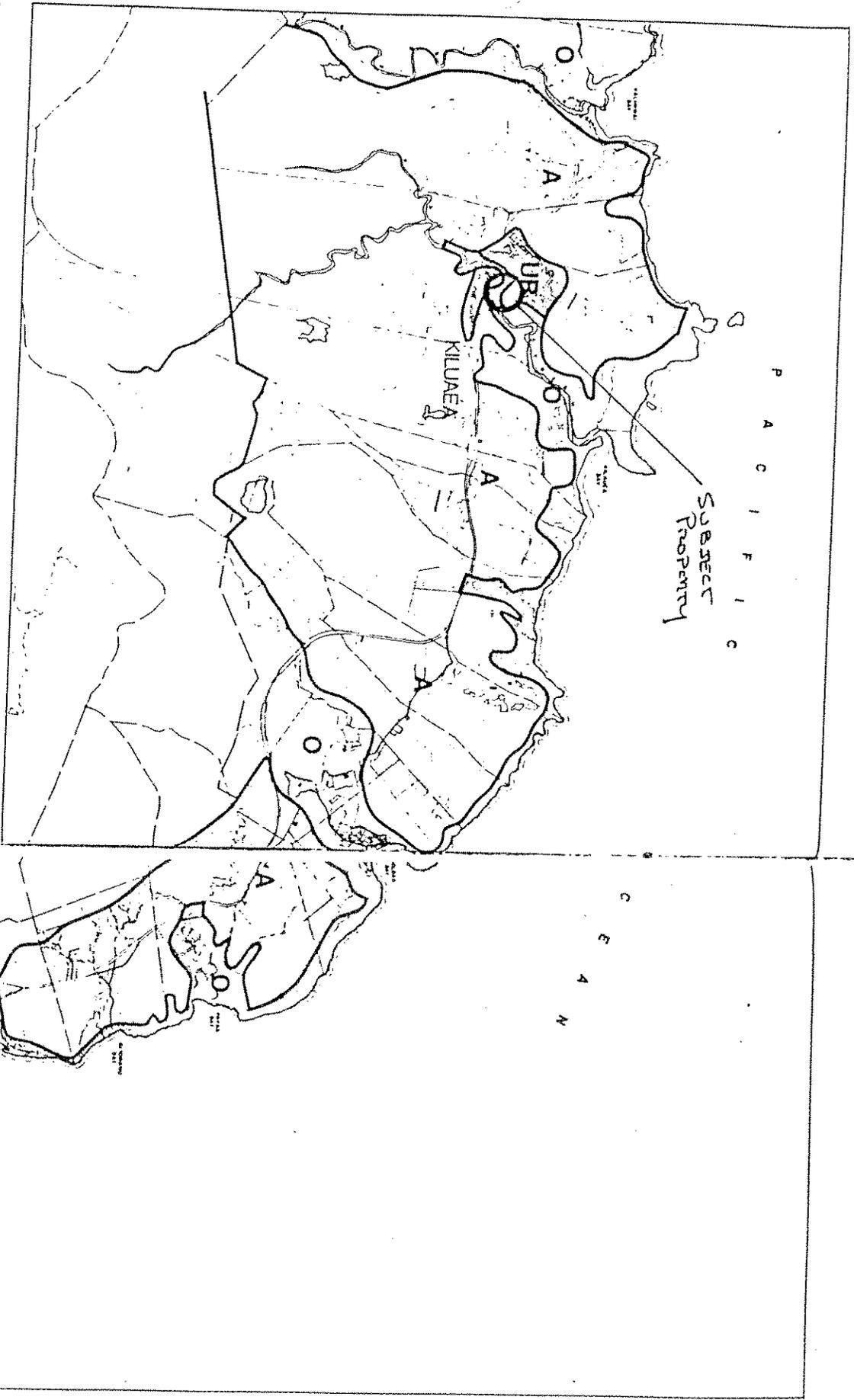
THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION

RONALD J. WAGNER
 Registered Professional Land Surveyor
 Certificate No. 5014



Note:
 1. Feet of Adjusting Job taken from available for maps.
 2. Existing Section Line shall remain in place from previous approved surveying stream elevation.

Date: 11/14/91



KAUAI GENERAL PLAN

- O OPEN
- A AGRICULTURAL
- RR RURAL RESIDENTIAL
- UR URBAN RESIDENTIAL

- UMU URBAN MIXED USE
- R RESORT
- PF PUBLIC FACILITIES

NORTH SHORE

20F2



0 2500 10000 25000



JUNE 1982

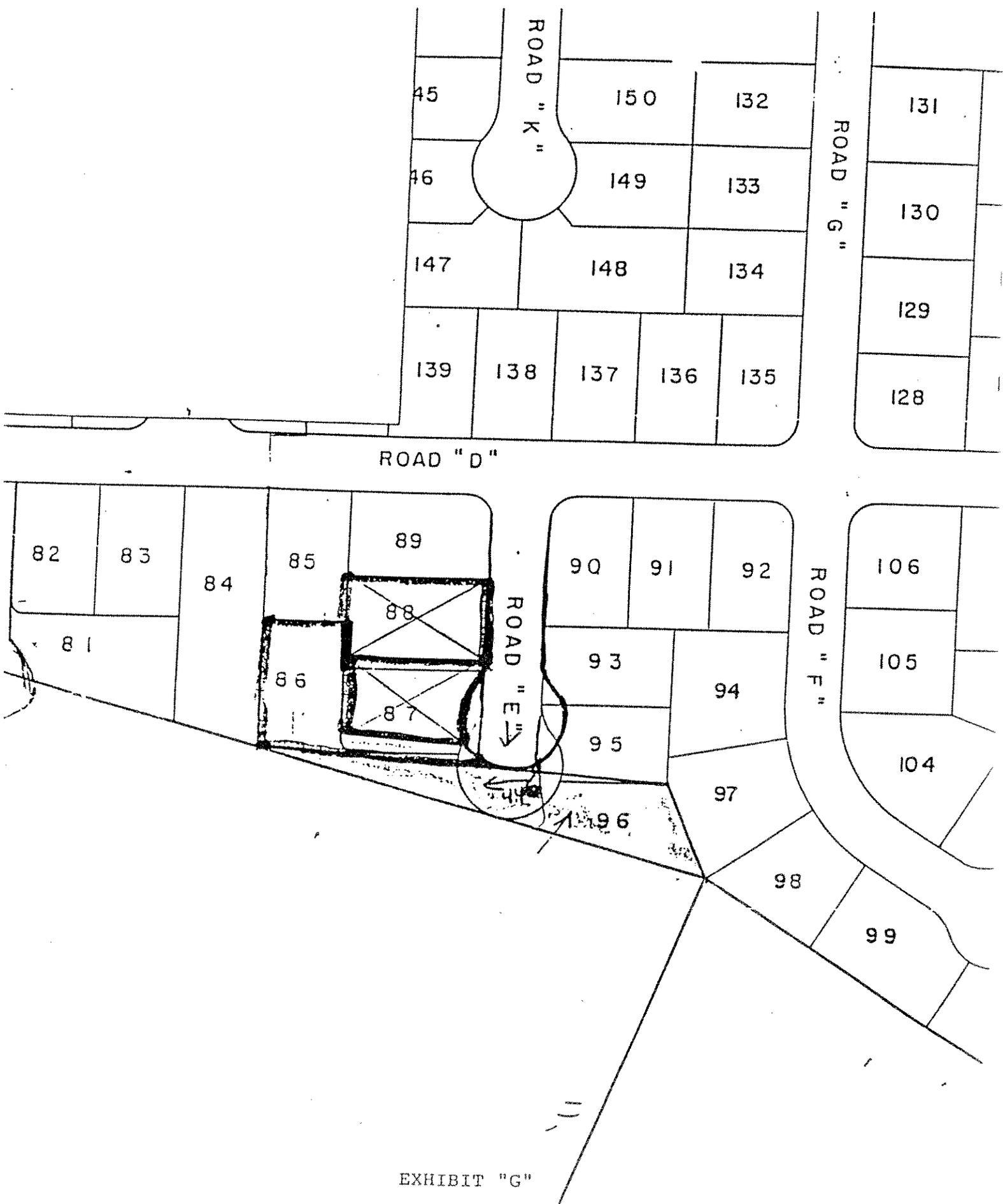


EXHIBIT "G"

