

JOANN A. YUKIMURA  
MAYOR



COUNTY OF KAUAI  
PLANNING DEPARTMENT  
4444 RICE STREET, SUITE 473  
BUILDING "A"  
LIHUE, KAUAI, HAWAII 96766

RECEIVED  
'94 AUG 10 10 17  
DEE M. CROWELL  
PLANNING DIRECTOR  
TELEPHONE (808) 241-6677  
FAX (808) 241-6699

July 26, 1994

Mr. Bruce S. Anderson  
State of Hawaii  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Subject: Final Environmental Assessment  
General Plan Amendment Petition GPA-94-2  
TMK: 4-6-11: 26 Kapaa, Kauai  
John R. Alfiler and Claire R. Alfiler, Applicant

Pursuant to Chapter 343 of the Hawaii Revised Statutes, transmitted herewith are four copies of the Final Environmental Assessment and Negative Declaration relating to the subject matter for publication in the OEQC Bulletin.

This letter is also to inform you that the Planning Department has not received any comments during the 30 day commenting period for the Draft Environmental Assessment for the project.

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

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

DEE M. CROWELL  
Planning Director

1994-08-23-KA-PEA-Alfiler General Plan  
Amendment Petition

AUG 1, 1994

AUG 23 1994

ENVIRONMENTAL ASSESSMENT

FINAL

PROPOSED 5-LOT SUBDIVISION

TMK: 4-6-11 : 25

KAPAA, KAUAI, HAWAII

OWNERS: JOHN R. ALFILER AND WF. CLAIRE R. - T/E

ADDRESS: 5471-D KAEHULUA ROAD, KAPAA, KAUAI, HI 96746

July 1994

PREPARED BY PORTUGAL AND ASSOCIATES, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
1840 LELEIONA STREET, LIHUE, HI 96766

QUA

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I AUTHORITY:

THIS ASSESSMENT HAS BEEN PREPARED PURSUANT TO CHAPTER 343, HAWAII REVISED STATUTES, AND IN ACCORDANCE WITH TITLE 11, CHAPTER 200, ENVIRONMENTAL IMPACT STATEMENT RULES FOR APPLICANT ACTIONS.

II IDENTIFICATION OF APPLICANT:

PORTUGAL AND ASSOCIATES, INC., IN BEHALF OF THE OWNERS, JOHN R. ALFILER AND WF., CLAIRE R. - T/E, WHOSE ADDRESS IS 5471-D, KAEHULUA ROAD, KAPAA, KAUAI, HAWAII 96746.

PORTUGAL AND ASSOCIATES, INC., CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS, DULY INCORPORATED IN THE STATE OF HAWAII, WHOSE ADDRESS IS 1840 LELEIONA ST., LIHUE, HI, IS REPRESENTING THE OWNERS, THROUGH A LETTER OF AUTHORIZATION, A COPY OF WHICH IS ATTACHED HEREWITH AS EXHIBIT "A".

III DESCRIPTION OF THE PROJECT:

THE PROPOSED PROJECT IS A RESIDENTIAL SUBDIVISION. THE PROPERTY IDENTIFIED AS LOT 15-D, KAPAHU FARM LOTS, KAPAA, KAUAI, HAWAII, AND FURTHER IDENTIFIED AS TMK: 4-6-11:25, CONTAINS A GROSS AREA OF 5.000 ACRES, AND WILL BE SUBDIVIDED INTO FIVE (5) LOTS WITH A MINIMUM LOT AREA OF ONE ACRE PER LOT, IMMEDIATELY AFTER THE ZONING CHANGES ARE SUCCESSFULLY OBTAINED.

THE PROPOSED SUBDIVISION IS NOT CONTIGUOUS TO, NOR A PART OF, A PLANNED COMMUNITY PROJECT, NOR IS IT ADJACENT TO AN URBAN DISTRICT.

THE COUNTY GENERAL PLAN AND ZONING DESIGNATION IS AGRICULTURAL. THE PRESENT USE IS AG/RESIDENTIAL. THERE ARE TWO (2) EXISTING DWELLINGS WITHIN THE PROPERTY, PLUS FARM EQUIPMENT AND MAINTENANCE BUILDING STRUCTURES.

THE AVERAGE ELEVATION IS 220 FEET ABOVE MEAN SEA LEVEL, AND THE AVERAGE ANNUAL RAINFALL IS 60-80 INCHES.

THE GROUND SLOPE IS 0 TO 10 PERCENT, AND THE SOIL IS FAIRLY WELL-DRAINED. THE LAND TYPE AS CLASSIFIED BY THE LAND STUDY BUREAU IS 29, WITH AN OVERALL PRODUCTIVITY RATING OF C.

IV DESCRIPTION OF THE AFFECTED ENVIRONMENT:

THE PROPERTY IS LOCATED ALONG KAEHULUA ROAD, IN THE TOWN OF KAPAA, APPROXIMATELY 2.5 MILES FROM THE INTERSECTION OF KUHIO HIGHWAY AND KAWAIHAU ROAD, AND HALF A MILE FROM THE INTERSECTION OF KAWAIHAU ROAD AND KAEHULUA ROAD. SEE EXHIBIT B-1, VICINITY MAP.

THE PROPERTY IS NOT CONTIGUOUS TO AN URBAN DISTRICT. SEE EXHIBIT B-2, STATE LAND USE DISTRICT MAP.

THE EXISTING GENERAL PLAN AND ZONING DESIGNATIONS ARE SHOWN ON EXHIBIT B-3, GENERAL PLAN, AND EXHIBIT B-4, ZONING MAP.

A LAYOUT OF THE PROPOSED SUBDIVISION IS SHOWN ON EXHIBIT B-5, PROPOSED SUBDIVISION MAP.

V IMPACTS ON THE ENVIRONMENT:

- A. FLORA AND FAUNA: NONE
- B. NOISE AND AIR QUALITY: MINOR AND INSIGNIFICANT.
- C. ARCHAEOLOGICAL AND HISTORICAL SITES: NONE
- D. AGRICULTURAL: NONE
- E. EXISTING UTILITY SERVICES: MINOR AND INSIGNIFICANT.
- F. FIRE AND POLICE PROTECTION: MINOR AND INSIGNIFICANT.
- G. VEHICULAR TRAFFIC: MINOR AND INSIGNIFICANT.

VI DETERMINATION:

THE PROPOSED SUBDIVISION WILL NOT HAVE ANY ADVERSE IMPACT TO THE ENVIRONMENT. THEREFORE, AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED, AND A NEGATIVE DECLARATION IS CONSIDERED ENOUGH AND SUFFICIENT DISCLOSURE OF POTENTIAL ENVIRONMENTAL IMPACTS.

VII FINDINGS AND REASONS SUPPORTING DETERMINATION:

A. FLORA AND FAUNA: THERE WILL BE PRACTICALLY NO CHANGE IN THE EXISTING USE OF THE LAND. THE LAND IS USED AS AG/RESIDENTIAL NOW, AND WILL STILL BE THE SAME, EVEN AFTER THE ZONING CHANGES ARE SUCCESSFULLY OBTAINED. THERE ARE NO KNOWN ENDANGERED SPECIES OF WILDLIFE AND PLANTLIFE WITHIN THE PROPOSED SUBDIVISION. NOR ARE THERE ANY PROTECTED EXCEPTIONAL TREES WITHIN THE AREA.

B. AIR AND NOISE QUALITY: THE INCREASE OF ADDITIONAL DWELLING UNITS, AT THE MOST, WOULD BE 8, 2 FOR EACH ADDITIONAL LOT. THE UNITS WILL NOT BE BUILT AT THE SAME TIME, AND THE CONSTRUCTION OF THE DWELLING UNITS WILL COMPLY WITH ALL GOVERNMENTAL RULES AND REQUIREMENTS FOR CONSTRUCTION, INCLUDING GRUBBING, CLEARING, AND GRADING OPERATIONS.

C. ARCHAEOLOGICAL AND HISTORICAL SITES: THERE ARE NO KNOWN ARCHAEOLOGICAL AND HISTORICAL SITES WITHIN THE PROJECT AREA. THE PROJECT AREA HAS BEEN UTILIZED FOR RESIDENTIAL AND AGRICULTURAL PURPOSES BY THE OWNERS FOR A LONG TIME.

D. AGRICULTURAL: THE USE OF THE LAND WILL BE THE SAME PRIOR TO, AND AFTER THE ZONING CHANGES ARE OBTAINED.

E. EXISTING UTILITY SERVICES:

1. WATER: THERE IS AN EXISTING DOMESTIC WATER SUPPLY LINE ALONG KAEHULUA ROAD, WHICH FRONTS THE PROPERTY. THE OWNERS WILL COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF WATER FOR WATER SERVICE.

2. ELECTRIC AND TELEPHONE: THERE ARE EXISTING POWER AND TELEPHONE LINES ALONG KAEHULUA ROAD.

3. SANITARY SEWER: THERE IS NO MUNICIPAL SEWAGE SYSTEM WITHIN THE VICINITY. THE RESIDENTIAL LOTS ARE SERVICED BY CESSPOOLS. THE ADDITIONAL DWELLING UNITS WILL BE SERVICED BY INDIVIDUAL WASTEWATER SYSTEMS THAT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE DEPARTMENT OF HEALTH

F. FIRE AND POLICE PROTECTION: THERE IS ADEQUATE FIRE AND POLICE PROTECTION FOR THE RESIDENTS OF THE ADDITIONAL DWELLING UNITS.

G. VEHICULAR TRAFFIC: KAEHULUA ROAD IS PAVED, AND MAINTAINED BY THE COUNTY.

VIII AGENCIES TO BE CONSULTED:

- A. PUBLIC WORKS DEPARTMENT
- B. DEPARTMENT OF WATER
- C. PLANNING DEPARTMENT
- D. DEPARTMENT OF LAND AND NATURAL RESOURCES
- E. DEPARTMENT OF HEALTH
- F. FIRE DEPARTMENT, KAUAI
- G. POLICE DEPARTMENT, KAUAI



Cesar C. Portugal, P.E. & L.S.  
President-Treasurer

PORTUGAL & ASSOCIATES, INC.

JOB NO.  
2477

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

Subdivision of Lot 15-D, Kapahi Farm Lots  
Kapaa, Kawaihau(Puna), Kauai, Hawaii  
into  
Lots 15-D-1, 15-D-2, 15-D-3, 15-D-4 & 15-D-5

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Please Print)

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

November 24, 1992

Date

Claire R. Alfiler

Signature

CLAIRE R. ALFILER

Name (Please Print)

5471-D KAEHULLUARD.

KAPAA, HI 96746

822-4784

EXHIBIT "A"

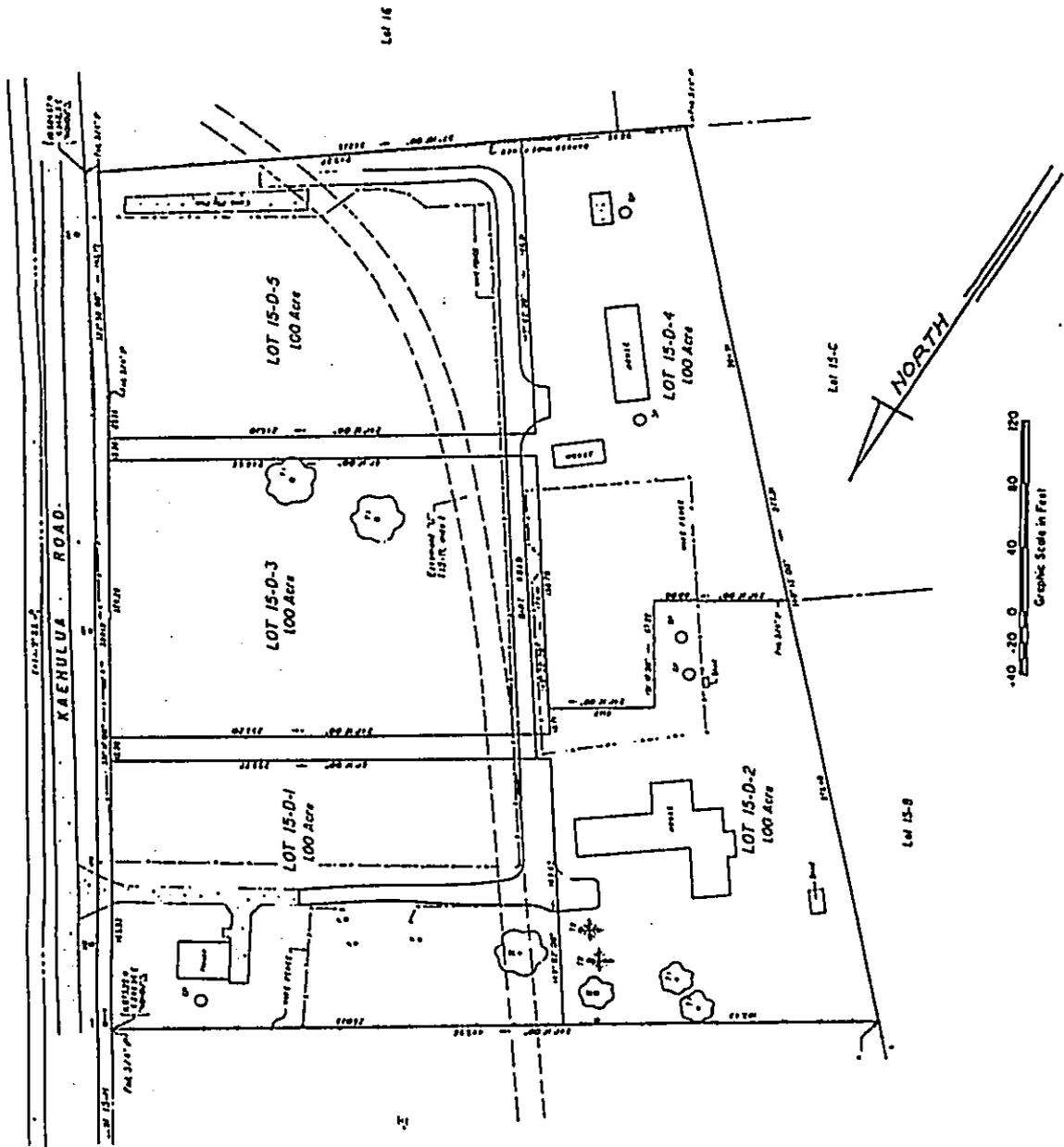


EXHIBIT B-4  
COUNTY ZONING MAP



PORTUGAL & ASSOCIATES, INC.  
Engineers & Land Surveyors  
1040 Leleiona St.  
Lihue, Kauai, HI 96766  
Phone : (800)245-0749  
Fax : (800)246-0391

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SHEET	
OF	SHEETS



**EXHIBIT B-5  
PROPOSED SUBDIV. LAYOUT**

	PORTUGAL & ASSOCIATES, INC.	DESIGNED BY:
	Engineers & Land Surveyors	DRAWN BY:
	1840 Leleione St.	CHECKED BY:
	Lihue, Kauai, HI 90760	SHEET _____
	Phone : (808)245-6740	OF _____ SHEETS

Fax : (808)246-9391



EXHIBIT B-2  
STATE LAND USE DIST. MAP

	PORTUGAL & ASSOCIATES, INC.	DESIGNED BY:
	Engineers & Land Surveyors	DRAWN BY:
	1240 Lelelona St.	CHECKED BY:
	Lihue, Kauai, HI 96766	SHEET _____
	Phone : (808)245-8749	OF _____ SHEETS

Fax : (808)246-0391