December 12, 1997

Mr. Gary Gill, Director
Office of Environmental Quality Control
State Office Tower
235 S. Beretania Street, Suite 702
Honolulu, HI 96813

Dear Mr. Gill:

Subject: Finding of No Significant Impact (FONSI) for the Waimea Visitor and Techno Center (TMK: 1-6-08; por. 06) Waimea, Kauai, Hawaii

The County of Kauai Office of Economic Development (OED), as accepting authority, has reviewed the comments received during the 30-day public comment period which began on November 8, 1997. The OED has determined that this project will not have a significant environmental effect and has issued as FONSI. Please publish notice of availability for this project in the January 8, 1998 OEQC Bulletin.

Enclosed please find four (4) copies of the Waimea Visitor and Techno Center Environmental Assessment and a completed OEQC Document Publication form.

If you have any questions, please call John Isobe at (808) 245-6692 or fax (808) 246-1089.

Sincerely,

Gerald Dela Cruz
Director

cc: Mr. John Isobe, Kauai Economic Development Board
    Ms. Mary O'Leary (Group 70 International, Inc.)
    Myrah F. Cummings, EDA Project Manager
Final Environmental Assessment

Applicant:

KEDB
Kauai Economic Development Board

December 1997
Waimea Visitor and Techno Center
Waimea District, Island of Kauai

Final Environmental Assessment

This environmental document is prepared pursuant to Chapter 200 of Title 11, Administrative Rules, Department of Health, “Environmental Impact Statement Rules.”

Proposing Agency:
Kauai Economic Development Board
4334 Rice Street, Suite 204-B
Lihue, Kauai, Hawaii 96766

Accepting Authority:
County of Kauai, Office of Economic Development

Responsible Official: Gerald Dela Cruz, Director
Dec. 15, 1997

Prepared By:
Group 70 International, Inc.
Architecture • Planning • Interior Design • Environmental Services
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

December 1997
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Section 1.0
Introduction
1.0 INTRODUCTION

This Environmental Assessment (EA) has been prepared in accordance with the requirements of Chapter 343, HRS and Hawaii Administrative Rules, Title 11, Department of Health, as the proposed action involves the use of County administered funds.

1.1 PROJECT INFORMATION SUMMARY

**Applicant:**
Kauai Economic Development Board  
4334 Rice Street, Suite 204-B  
Lihue, Hawaii 96766  
Contact: John Isobe, President  
Telephone: 808-245-6692  
Fax: 808-246-1089

**Agent:**
Group 70 International, Inc.  
925 Bethel Street, Fifth Floor  
Honolulu, Hawaii 96813  
Contact: Mary O’Leary, AICP  
Telephone: 808-523-5866  
Fax: 808-523-5874

**Accepting Authority:**
County of Kauai, Office of Economic Development

**Project Location:**
Waimea, Island of Kauai, Hawaii

**Tax Map Key:**
1-6-08: por. 06 (Figures 1-1 and 1-2)

**Landowner:**
Kikioala Land Company, Ltd.

**Land Area:**
44,655 square feet

**Request:**
The applicant proposes to develop a Waimea Visitor and Techno Center which would consist of a single-story building totaling approximately 7,500 square feet.

**Existing Use:**
Agriculture

**State Land Use District:**
Urban

**Kauai County General Plan:**
Urban Residential

**Zoning:**
Project District-overlay; General Commercial underlying zone.
Location Map
Waimea Visitor and Techno Center EA

Figure 1-1
1.2 OVERVIEW OF THE PROPOSED PROJECT

The Kauai Economic Development Board (KEDB) proposes to develop a Waimea Visitor and Techno Center in an effort to stimulate the economy of West Kauai and Waimea. The 7,500 square foot multi-purpose facility would serve as a regional orientation center for tourists and as a high technology office center. A detailed description of the proposed project is presented in Section 2.0. The design and construction of the project is funded by a U.S. Economic Development Administration (EDA) grant which is being administered by the County of Kauai Office of Economic Development and sub-granted to the KEDB, a private non-profit organization.

The project site is an approximately one acre portion of a 10 acre block located on the west edge of Waimea at the corner of Kaumualii Highway and Waimea Canyon Drive. The lot is known as "Field 14" of the former Waimea Sugar Mill Company and is owned by the Kikiaola Land Company which has agreed to lease the project site to the County of Kauai for fifty-five (55) years. The lease rent for the first thirty (30) years has been established at one dollar per year. The site has been actively cultivated for over 80 years in sugarcane, and more recently for seed corn and sunflower experimentation crops, and is adjacent to the existing development of Waimea town.

The Waimea Visitor and Techno Center will serve as a catalyst for economic development and promotion of the West Kauai region's unique natural and technological resources. The strategic location of the project site in Waimea at the crossroads to the Pacific Missile Range Facility and the Kokee State Park and Waimea Canyon area will assure the facility's visibility and presence as a potentially significant contributor to the region's economic future.

1.3 AGENCIES CONTACTED IN PRE-CONSULTATION

Listed below are the agencies and organizations that were consulted in the preparation of the Draft Environmental Assessment. The Kauai County Office of Economic Development is the lead agency and accepting authority for this proposed action.

STATE AGENCIES
Department of Land and Natural Resources, Historic Preservation Division
Department of Health
Department of Transportation, Kauai Division
Office of Environmental Quality Control (OEQC)

COUNTY OF KAUA'I AGENCIES
Office of Economic Development
Planning Department
Public Works Department
Water Department

ORGANIZATIONS
Kauai Economic Development Board
Kikiaola Land Company, Ltd.
1.4 CONTENTS OF THE FINAL ENVIRONMENTAL ASSESSMENT

This Environmental Assessment evaluates the potential impacts of the proposed Waimea Visitor and Techno Center on the natural and human environment. This document is presented in seven sections. Section 1.0 contains the introduction and project overview. Section 2.0 describes the proposed project and Section 3.0 addresses the environmental, social and economic setting of the proposed project. Alternatives to the proposed project are presented in Section 4.0. A review of the appropriate existing State and County policies and plans is contained in Section 5.0. Section 6.0 contains a statement of anticipated determination, findings and reasons supporting the anticipated determination. Section 7.0 contains comments letters received during the review period of the Draft Environmental Assessment and response letters. References used in the preparation of this document are attached in Appendix A.
Section 2.0
Project Description
2.0 GENERAL DESCRIPTION OF THE ACTION'S
TECHNICAL, ECONOMIC, SOCIAL, AND
ENVIRONMENTAL CHARACTERISTICS

2.1 DESCRIPTION OF THE AFFECTED AREA

The region of West Kauai is characterized by dramatic mountain lands ranging in elevation from 200 to over 4,000 feet. The lower elevations are dominated by agricultural and pasture lands and then the coastal plains. This area contains the small towns of Waimea and Kekaha and the sugar plantation villages of Pakala, Kaawanui, and Mana. Along the end of the coastal area is the Pacific Missile Range Facility (PMRF) and Barking Sands.

The landing of Captain Cook in 1778 at the mouth of the Waimea River marked a turning point in the area's history and the beginning of western civilization's influence on this region. Waimea town has played varied roles throughout its history, serving as a Russian military outpost with the construction of Fort Elizabeth in 1817, as a major whaling port, and as a significant sugar plantation town since the late 1800's. The sugar industry had been the dominant employer on Kauai for over a century, however, production has declined in recent decades and many of the Island's sugar mills have closed. Although sugarcane is still a major product, Kauai's agriculture has diversified to promote and market a variety of other products such as coffee, papaya, guava, taro, seed corn, shrimp farming, and tropical flowers.

The region has diversified from a solely agricultural-based economy to include high technology industries serving national and global interests. Within the last 40 years, facilities have been established at Barking Sands by the Hawaii Air National Guard, the Pacific Missile Range Facility and the National Aeronautics and Space Administration. A fiber optic cable stretches from Lihue to Mana.

The visitor and film industries have also played an increasingly important role in the diversification of Kauai's economy. A number of successful major motion pictures have been filmed on Kauai over the past two decades, promoting the natural and scenic beauty of the Garden Isle.

According to the Hawaii Visitors and Convention Bureau, visitor arrivals to Kauai grew throughout the 1980s and reached a high of 1,268,000 in 1991. Although the number of visitors declined after Hurricane Iniki struck the Island in 1992, damaging many of the major hotels and basic services, the daily visitor census is projected to increase approximately threefold - from about 15,800 in 1995 to 41,600 in 2020 - according to the State Department of Business, Economic Development and Tourism. Today, Waimea is the economic, social and institutional center for a diversity of activities in western Kauai and is a significant tourist destination for visitors on their way to the Waimea Canyon and Kokee State Park.

The western Kauai region contains a unique mix of some of Hawaii's most beautiful and natural resources, as well as a concentration of high technology-oriented industries such as the Pacific Missile Range Facility and various agricultural research and experimentation farming
facilities for international seed corn corporations. This mix reflects the equally unique demand for a Visitor and Techno Center which will serve thousands of annual tourists visiting West Kauai. The Center will also meet the growing need for high technology office space for businesses and services related to the Pacific Missile Range Facility and the development of civilian applications of defense technology.

2.2 EXISTING CONDITIONS AT THE PROJECT SITE

The project site is located at the corner of Kaumualii Highway and Waimea Canyon Drive on the west edge of Waimea town. The site is an approximately one acre parcel within a 10 acre block known as “Field 14” of the former Waimea Sugar Mill Company’s lands (Figure 2-1). Field 14 had been actively cultivated in sugarcane as early as 1913 until the Mill was closed in 1945. In 1993, the block was leased to Pioneer Hybrid and, until April 1997, had been planted in seed corn and sunflowers for crop experimentation and research. Existing conditions are shown in Figure 2-2.

There are no immediately adjacent uses to the project site as the block is bordered by paved roadways on two sides and vacant land on the remaining two sides. Across Kaumualii Highway from the site is the old Waimea Sugar Mill, the Kikiaola Land Company offices and a Catholic Church. To the east are a Baptist Church, nursing home and single family residences across Waimea Canyon Drive. North of Field 14, across Huakai Road, are single family residences and the Kauai Veterans Memorial Hospital Medical Center. To the west is the Waimea County Park and the Waimea Elementary and Intermediate School.

The project site is owned by the Kikiaola Land Company which has signed a fifty-five year lease with the County of Kauai. Kikiaola Land Company owns over 600 acres in the Waimea area and has prepared a draft master plan for the redevelopment of their lands. The master plan’s proposed uses for the remainder of Field 14 include a small retail commercial component and a possible assisted living elder care center. According to the Kikiaola Land Company, the type of and timing for redevelopment of the remainder of Field 14 will depend on economic and market conditions.

2.3 DESCRIPTION OF THE PROPOSED PROJECT

As discussed in Section 1.0, the design and construction of the Waimea Visitor and Techno Center is made possible through a grant from the U.S. Economic Development Administration to the County of Kauai and sub-granted to the Kauai Economic Development Board. Included in Phase I of the grant are technical activities, engineering/design studies and services, business planning, and a feasibility study. The feasibility study was completed in January 1997. Phase 2 will involve construction of the Center. Groundbreaking is estimated to occur in the first quarter of 1998 with the Center opening in the fourth quarter of 1998.

The Waimea Visitor and Techno Center complex will be comprised of a single-story structure totaling approximately 7,500 square feet with walkways leading to easily accessible entries and well landscaped open garden courtyards. As part of the fabric of Waimea town, the building will be designed to reflect the rural town architectural character of the area, which consists of mainly single story structures.
Property Description Subdivision Map
Waimea Visitor and Techno Center EA

Figure 2-1

2-3
The Visitor Center component will occupy approximately 1,900 square feet and will serve as a regional orientation facility to the thousands of annual visitors that come to enjoy Kokee State Park and Waimea Canyon, some of the most scenic areas in Hawaii. Exhibits will highlight the area's history, rich natural resources, landmark locations and diverse cultural opportunities. The State Parks Division has expressed an interest in participating with the development and placement of visitor information and exhibits at the Center.

The Visitor Center will not be an active retail outlet. It is intended to serve as a referral to local retail activity and merchants. Displays will provide visitors with information regarding sightseeing activities and local events, encouraging them to visit the Kokee Natural History Museum, take a helicopter ride or attend a hula performance. The Visitors Center will provide public restrooms, drinking fountains, and landscaped seating areas where visitors can relax and enjoy the surroundings.

The Techno Center, approximately 4,700 square feet in size, will provide office space for businesses that support high technology initiatives at the Pacific Missile Range Facility and other civilian applications for defense technology. The building will have a small shared lobby and restrooms with approximately three to six separate private offices. The building will be designed to provide connectivity capability to the Pacific Missile Range Facility (PMRF) and the Maui Supercomputer via DS-3 and T-1 lines. It will also have an Uninterruptible Power Supply (UPS), back-up generator and centralized air conditioning systems. Businesses that support high technology initiatives at PMRF and other civilian technology application companies have indicated an interest in leasing office space in the building.

A shared video-teleconferencing room, approximately 900 square feet in size, will be located between the Visitor Center and offices for use by either component to show educational or training videos and to conduct business meetings and teleconferences. This room will also be available to area community groups who require more sophisticated meeting space and could potentially provide "virtual reality" exhibitions to both visitors and residents.

Development of the project site will include the provision of infrastructure and site improvements, including utilities to provide water, electricity, sewer and communication services; drainage improvements; driveways and paved parking areas; and landscaping. A preliminary site plan, floor plan and elevations are shown in Figures 2-3, 2-4, and 2-5. The building will be designed to incorporate conservation measures such as low flush toilet fixtures, bronze glass panes, and energy efficient lighting fixtures and air conditioning. In addition to taking into account site orientation, the structure's overall design and use of materials will include such elements as large roof overhangs, deep set doors and windows, and a light colored CMU block exterior.

The project site is larger than one acre in size which triggers the preparation of a Class IV Zoning Permit. It is anticipated that all necessary County permits approvals will be secured by the end of 1997. Groundbreaking for construction is estimated to commence within the first quarter of 1998. The project should be completed within the fourth quarter of 1998. The relationship of this action to existing plans and policies is discussed in Section 5.0. Technical, economic, social and environmental characteristics are described in detail in Section 3.0.
Preliminary Site Plan
Waimea Visitor and Techno Center EA

Figure 2-3
The implementation of the proposed project involves the expenditure of County funds (awarded by the U.S. Department of Commerce) as a sub-grant to the Kauai Economic Development Board, which triggers the preparation of an Environmental Assessment. Construction costs for the project are estimated at $2.2 million dollars. In addition to the construction of the Waimea Visitor and Techno Center, costs include infrastructure and site improvements. No off-site improvements are required.

2.4 PURPOSE AND NEED FOR THE PROPOSED PROJECT

On September 11, 1992 Hurricane Iniki struck the Island of Kauai causing significant destruction to the natural and physical environment and creating economic hardship for the local economy and visitor industries. In an effort to assist and identify ways to revitalize Kauai's economy, the United States Department of Commerce's Economic Development Administration (EDA) funded two studies which made recommendations for the Island's economic recovery.

These studies called for the development of a high technology-oriented center in close proximity to the Pacific Missile Range Facility in order to assist small businesses which support high-tech initiatives at the PMRF and high-tech agricultural experimentation conducted by international seed companies in locating and getting established in West Kauai. As a result of these studies, in 1995 the U.S. EDA gave a $2,423,250 Financial Assistance Grant Award to the County of Kauai.

The County of Kauai's Office of Economic Development evaluated alternative potential projects for use of the grant money, and in 1994 awarded the funds as a sub-grant to the Kauai Economic Development Board (KEDB) for the development of the Waimea Visitor and Techno Center. The KEDB is a non-profit organization founded in 1984 by a group of business and community leaders whose purpose is to investigate potential areas of economic diversification and to work to create or strengthen industries that can flourish on Kauai.

The project will be executed in two sequential phases, the first of which is the feasibility and engineering/design study (of which this Environmental Assessment is a portion), and the second is the construction of the facility as determined by Phase I. The Waimea Visitor and Techno Center is envisioned to promote the unique resources of West Kauai and provide an impetus for future economic growth and employment opportunities.

The project site is an ideal location for the Center because it is in close proximity to both the major visitor destinations of Waimea Canyon and Kokee State Park, and to the PMRF and nearby agricultural experimentation farms. The project site is well suited to serve as a visitor orientation and information center, and to provide office space for small businesses that support the high technology uses in the area.
Section 3.0

Description of the Environmental Setting, Potential Impacts, and Mitigative Measures
3.0 DESCRIPTION OF THE ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATIVE MEASURES

Addressed below are the environmental setting, potential impacts and mitigative measures for the proposed Waimea Visitor and Techno Center project.

3.1 CLIMATE

Existing Conditions
The climate of Kauai is mild and semitropical with prevailing northeasterly trade winds. Average daily minimum and maximum temperatures range from the low 60's (degrees Fahrenheit) to the low 90's, depending upon the time of day and the season. The average temperature at Lihue Airport is 71.3 degrees Fahrenheit with cooler temperatures in the mountain areas such as Kokee above Waimea.

Precipitation is seasonal with the most rainfall typically occurring from October through April. Annual rainfall on Kauai varies greatly with elevation and geography from an average rainfall of 444 inches at the top of Mount Waialeale (the wettest place in the world) to approximately 20 inches on the leeward (Waimea) side of the island.

Anticipated Impacts and Mitigative Measures
The proposed action will have no effect on climatic conditions, therefore no mitigative measures are required.

3.2 TOPOGRAPHY

Existing Conditions
The topography of the Waimea town area can be characterized as relatively flat. The project site has been cultivated in agriculture for almost a century and is level with zero (0) to two (2) percent slopes. A low berm fronts a portion of the property along Kaumualii Highway. The topography rises dramatically and quickly behind Waimea Town to heights over 4,000 feet in elevation at the Kokee State Park.

Anticipated Impacts and Mitigative Measures
The proposed Waimea Visitor Techno Center will not alter the topography of the project site which is generally flat and level. It is not anticipated that significant grading will be required. No substantial fill or excavation is being proposed for the project. Mitigative measures related to soils and grading are described in the next section.

3.3 SOILS AND GRADING

Existing Conditions
According to the U.S. Department of Agriculture Soil Conservation Service (SCS, 1984), soils for the project site are classified as predominately Kekaha Silty Clay. According to SCS, these soils
are well drained, located on alluvial fans and flood plains, and are used for irrigated sugarcane, pasture and wildlife habitat. Soil characteristics include moderate permeability, slow runoff and no erosion hazard.

**Anticipated Impacts and Mitigative Measures**
The impact of the proposed action on soils is limited to the small potential for erosion during construction. All grading operations will be conducted in compliance with dust and erosion control requirements of the County of Kauai Grading Ordinance. A Grading Permit must be obtained from the County of Kauai in order to begin construction. During Grading Permit review and approval the grading plans for the site are reviewed by the Department of Public Works and specific conditions may be attached.

The impact of construction activities on soils will be mitigated by practicing strict erosion control and dust control measures, particularly those specified in the following:

- County of Kauai Grading Ordinance
- State of Hawaii, Department of Health, Water Quality Standards, Chapter 37-A, Public Health Requirements (1968);

Primary fugitive dust control methods that will be implemented include regular watering of exposed soil areas, good housekeeping on the job site, and prompt landscaping, covering or paving of bare soils in areas where construction is completed.

**3.4 SURFACE WATER AND DRAINAGE**

**Existing Conditions**
The existing flood zones were reviewed using the National Flood Insurance Program, Flood Insurance Rate Map (FIRM). As illustrated in Figure 3-1, the FIRM indicates that most of the project site is within Other Areas Zone X: "Areas determined to be outside 500-year flood plain." A small makai portion of the project site is located within Other Flood Areas Zone X: "Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood." There are no existing drainage infrastructure improvements in Waimea. Stormwater runoff and drainage are by gravity, generally in a mauka-to-makai direction.

**Anticipated Impacts and Mitigative Measures**
As noted, only a small portion of the project site is subject to relatively minimal flood hazard. The mauka portion of the project site is outside of the 500-year flood plain. The design and siting of proposed structures will take into consideration the potential for flood hazard.

Long term impacts of the project on drainage conditions are expected to be insignificant. Improvements to the project site will be designed to minimize any increase in peak storm runoff flows. While the land generally slopes downward in the makai direction, there may be the possibility of ponding due to prior contouring related to the sugarcane irrigation system. Mitigation may require additional fill to ensure that the character or pattern of surface runoff will not impact adjacent properties.
3.5 FLORA AND FAUNA

Existing Conditions
The vegetation in the region varies with the elevation. The mountain areas contain ohia lehua, java plum, fern, pukiawe, koa, yellow foxtail, black berry, silver oak, lantana and uki. In the lower mountain areas other vegetation types found include kiawe, koa haole, lantana, indigo, and klu. The coastal plain, including Waimea, is hot and dry most of the year and contains plant life such as kiawe, koa haole, klu and a variety of grass types. The small towns in the region have an assortment of palms and shade and flowering trees. (Belt Collins, 1977)

The project site and the area to the west have been in sugarcane cultivation dating back to the early 1900's. Therefore, no existing vegetation exists on the site except for a line of gold trees along the Waimea Canyon Drive edge of the property, which will remain.

The area surrounding Waimea is a natural habitat for a variety of endemic wildlife. However, much of it is not seen in the developed area or coastal plain. The project site is located on the edge of town, has been actively cultivated and does not contain a sustaining wildlife habitat. Within this urban environment, bird species presumed to frequent the project area may include common species such as doves, house sparrows, common mynahs, and cardinals. Other animals presumably found within the project area include domestic pets and strays, rats and mice. No rare, endangered, or threatened plant or animal species are presently known to exist on the project site.

Anticipated Impacts and Mitigative Measures
Development of the project site will provide new landscaped areas, trees and plantings which may serve as habitat for area wildlife. The existing gold trees which line Waimea Canyon Drive on the project site's east side will remain. It is expected that during construction, birds that frequent the landscaped edge of the site will move to nearby undisturbed areas and will return when disturbances cease. Stray domestic animals and other pest mammals will pass through the site during and after construction. No adverse impacts are anticipated, and no mitigative measures are proposed.

3.6 ARCHAEOLOGICAL - CULTURAL RESOURCES

Existing Conditions
The Waimea ahupua'a is the largest on Kauai, comprising over 92,646 acres or more than one quarter of the island's total land area. It includes all of the Waimea Canyon area, the uplands of Kokee, the swampy plateau of Alakai'a and the northwestern coastal valleys of Nu'alolo and Miloli'i. Due to the range in climate and terrain of this vast area, the ahupua'a was settled and developed by Hawaiians prior to western contact to take advantage of the unique resources available. The area along the Waimea River was used for wetland agriculture, typical of Kauai-type valley settlements. Along the shoreline, fishing camps and temporary habitation areas existed on the beach. (Hammatt, 1996)

Toward the end of the 1800s, the lower stretches of the ahupua'a were developed as active sugarcane fields, and plantation irrigation ditch systems were constructed. The cultivation of sugarcane over many decades has likely disturbed any prior existing surface archaeological
sites. The project site and fields to the west have been in active agricultural use for over 80 years. There are no known archaeological sites, cultural features or ongoing cultural practices at the project site.

There are several historical structures in Waimea that are on the State and/or National Register of Historic Places. None of the historic sites listed below are located adjacent to the project site.

<table>
<thead>
<tr>
<th>Historic Site Name</th>
<th>Tax Map Key</th>
<th>Hawaii Register</th>
<th>National Register</th>
</tr>
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<tbody>
<tr>
<td>Russian Fort Elizabeth</td>
<td>1-7-05: 03</td>
<td>1981</td>
<td>1962</td>
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<tr>
<td>Cook Landing Site</td>
<td>1-6-06: 01</td>
<td>1988</td>
<td>1962</td>
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<tr>
<td>Bishop National Bank of Hawaii</td>
<td>1-6-06: 33</td>
<td>1977</td>
<td>1978</td>
</tr>
<tr>
<td>Galick-Rowell House</td>
<td>1-2-06: 34</td>
<td>1977</td>
<td>1978</td>
</tr>
<tr>
<td>Waimea Educational Center</td>
<td>1-6-07: 42</td>
<td>1977</td>
<td>1978</td>
</tr>
<tr>
<td>Yamase Building</td>
<td>1-6-07: 32</td>
<td>1977</td>
<td>1996</td>
</tr>
<tr>
<td>Masuda Building</td>
<td>1-6-07: 30</td>
<td>1977</td>
<td>-</td>
</tr>
<tr>
<td>Waimea Elementary &amp; Jr. High Classroom Building (moved)</td>
<td>1-6-10: 04 to 1-2-06: 42</td>
<td>1991</td>
<td>-</td>
</tr>
<tr>
<td>Ho‘one‘enu‘u Heiau</td>
<td>1-2-02: 23</td>
<td>1981</td>
<td>-</td>
</tr>
<tr>
<td>Hauola Heiau</td>
<td>1-2-02: 23</td>
<td>1978</td>
<td>-</td>
</tr>
</tbody>
</table>

Anticipated Impacts and Mitigative Measures
There are no archaeological or cultural resources on the project site. Appendix B contains a letter from the State Historic Preservation Division Office which concurs that an archaeological subsurface reconnaissance of the project site is not required at this time because the site has been actively cultivated for many years. Since the registered historic sites in the Waimea area are not located near the project site, no impacts to archaeological, cultural or historical resources are anticipated.

In the event that any previously unidentified sites or remains are encountered during site work and construction phases, work in the immediate area will cease. An archaeologist from the State Historic Preservation Division will be notified and work in the area will be suspended until further recommendations are made for appropriate treatment of cultural materials.

3.7 LAND USE - DEVELOPMENT PATTERNS

Existing Conditions
Waimea Town began as a plantation village with traditional plantation housing and small commercial structures constructed around the sugar mill. As the town grew in size, other residential developments took place, rising toward the mauka valleys, and the commercial core filled in and was established along Kaumualii Highway. The Waimea River marks the eastern boundary and the Pacific Ocean the southern boundary of Waimea Town, forcing development to expand along the west side towards Kekaha. Agricultural fields surround the town and line the east banks of the Waimea River.
Development patterns in Waimea are set by the County General Plan, the Waimea-Kekaha Regional Development Plan and zoning regulations. The principal function of these regulations are to specify where land uses such as agricultural, commercial, residential, industrial, open and public areas are permitted.

The General Plan designation of the project site is Urban Residential (UR) (Figure 3-2). These lands can be developed for medium to higher density residential development and may also contain commercial and appropriate light industrial and public service facilities. The proposed project is consistent with the General Plan designation.

The Waimea-Kekaha Regional Development Plan serves as a guideline for the region’s future growth within the framework of the General Plan. The Regional Development Plan’s land use designation of the project site is Project District. This designation is further explained below as it relates to the project site’s zoning designation.

The project site and area to the south have an overlay zoning designation of Project District (PD) which is intended to provide greater flexibility in the location of specific land uses to larger landowners who will develop their properties in accordance with an approved overall master plan. However, the project site is not a part of an existing approved master plan, therefore the site can be developed according to the existing underlying zoning designation of General Commercial (CG). The Waimea Visitor and Techno Center use is allowed within the CG zone. Figure 3-3 illustrates the project site’s zoning. The necessary permits and approvals for the proposed development are discussed further in Section 5.0.

**Anticipated Impacts and Mitigative Measures**
As described in Section 2.0, the proposed project involves the construction of a 7,500 square foot structure at the corner of Waimea Canyon Drive and Kaumualii Highway on the edge of town. There will be no change in the existing land use classification or in the amount of land designated for development. Land use patterns in the area will not change as a result of the proposed action. No mitigative measures are required.

**3.8 ROADWAYS, ACCESS AND TRAFFIC CONDITIONS**

Existing traffic conditions and anticipated future traffic conditions with and without the project are detailed in the Traffic Impact Analysis Report - Waimea Visitor and Techno Center (Julian Ng, Inc., October 1997) which is included as Appendix C. The findings are summarized below.

**Existing Conditions**
The project site is located at the intersection of Kaumualii Highway, a State highway serving West Kauai, and Waimea Canyon Drive, also under State jurisdiction. To the east of the intersection, Kaumualii Highway is a curbed street through Waimea Town, totaling 40 feet wide between curbs with 12-foot lanes and marked parallel parking spaces on both sides. Farther east of Waimea, the highway becomes a two-lane rural highway with 12-foot lanes and 6-foot shoulders. Kaumualii Highway west of Waimea Canyon Drive and fronting the project site is a two-lane rural highway with 12-foot lanes and paved shoulders varying in width from three to eight feet. The posted speed limit on Kaumualii Highway near the intersection is 25 miles per hour (mph).
General Plan Designations
Waimea Visitor and Techno Center EA

Figure 3-2
Waimea Canyon Drive has 10-foot wide lanes in each direction with minimal shoulders and a posted speed limit of 25 mph. Southbound traffic on Waimea Canyon Drive is controlled by a stop sign at the intersection with Kaumualii Highway. A single southbound lane is shared for both left and right turns at the stop sign. A driveway is located opposite of Waimea Canyon Drive on the south side of the Highway.

The 24-hour traffic counts taken at the Kaumualii Highway and Waimea Canyon Drive intersection between 1981 and 1995 show that daily traffic at the intersection has been increasing by approximately 330 vehicles each year (State Department of Transportation, Highways Division).

The State Department of Transportation’s (DOT) Kauai Long-Range Land Transportation Plan recommends widening Kaumualii Highway to a four-lane undivided roadway east of Waimea Canyon Drive between Waimea and Elele. This will not impact the Highway frontage along the project site. The Highway’s existing right of way is 80 feet. Waimea Canyon Drive’s existing right of way is 60 feet. The Long-Range Plan does not contain any recommended improvements to Waimea Canyon Drive.

**Anticipated Impacts and Mitigative Measures**

**Construction Period.** Construction activities will be appropriately scheduled to avoid unnecessary impacts on traffic. Contractors will be responsible for providing necessary traffic controls and precautions to maintain traffic safety on roadways bordering the construction site.

**Future Traffic Flow.** Although redevelopment of the Waimea area is proposed by major land owners such as Kikiaola Land Company, long-term future conditions related to potential private master plan projects are not addressed in the Traffic Impact Analysis Report because those plans have not yet been finalized and formally approved by the County.

The findings of the Traffic Impact Analysis Report for the proposed Waimea Visitor and Techno Center are summarized below. Figure 3-4 depicts the peak hour existing traffic volumes and projected future traffic volumes for the year 2000 without the proposed project. Anticipated peak hour traffic volumes with the proposed project are presented in Figures 3-5. This graphic represents the traffic counts associated with a clockwise one-way loop within the project site, entering from a driveway (to be constructed west of the project site off of Kaumualii Highway) and exiting from the parking lot onto Waimea Canyon Drive. With this on-site traffic flow configuration, left turns into the project site from Waimea Canyon Drive would not be permitted. The project site driveway along this east frontage should be located as far north as possible to minimize any interference with traffic through the Kaumualii Highway intersection.

A Level of Service (LOS) analysis for the proposed project was completed based on projections which assumed 100 visitors per day to the Center, five employees and hours of operation of 8:00 am to 5:00 pm six days per week. Table 3-2 summarizes the LOS analysis with and without the proposed project.
Alternative B2
(One-way Loop)
<table>
<thead>
<tr>
<th>Table 3-2 Waimea Visitor and Techno Center Analysis</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unsignalized Intersection Level of Service (LOS)</strong> Analysis</td>
<td></td>
</tr>
<tr>
<td>Kaumualii Highway and Waimea Canyon Drive</td>
<td></td>
</tr>
<tr>
<td>Existing Traffic (99%) AM Peak</td>
<td>C</td>
</tr>
<tr>
<td>Existing Traffic (99%) PM Peak</td>
<td>A</td>
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<tr>
<td>Future (2000) Without Project AM Peak</td>
<td>C</td>
</tr>
<tr>
<td>Future (2000) Without Project PM Peak</td>
<td>A</td>
</tr>
<tr>
<td>Future (2000) With Project AM Peak</td>
<td>C</td>
</tr>
<tr>
<td>Future (2000) With Project PM Peak</td>
<td>A</td>
</tr>
</tbody>
</table>

The existing conditions at the Kaumualii Highway and Waimea Canyon Drive intersection experience some delays during peak hours. However, present levels of service for all movements at the intersection are at acceptable LOS C or better. Delays will become greater in the future as traffic volumes increase without the project, but the unsignalized intersection is projected to continue to provide adequate service which may drop to LOS D which is still acceptable.

The increase in traffic generated by the proposed project will be less than one percent of the existing traffic, compared to an overall increase in traffic of approximately ten percent by the year 2000 if recent trends in traffic increase continue. The project will not significantly impact the Kaumualii Highway/Waimea Canyon Drive Intersection. Although the additional traffic associated with the proposed project may result in slight increases in delays, it will not change the future projected acceptable level of service of LOS D.

The capacity analyses of the Kaumualii Highway/Waimea Canyon Drive intersection and driveway connections for the project site circulation alternatives indicate minor differences between a one-way interior loop from Kaumualii Highway to Waimea Canyon Drive or two-way ingress and egress. The preliminary site plan and interior circulation plan provide for a clockwise one-way interior loop. However, should the circulation plan be revised to accommodate a two-way loop through the site, according to the capacity analysis either circulation pattern produces acceptable traffic conditions.

Given the limited impacts and projected continuation of acceptable traffic conditions in the future, no mitigative measures are proposed.

### 3.9 Noise

**Existing Conditions**

The primary noise sources in the area of the project site are related to traffic, agricultural production and equipment, and recreational activities. Generally, the relatively rural character of the area does not generate extended periods of unacceptable levels of noise.

**Anticipated Impacts and Mitigative Measures**

Development of the project site will involve construction activities, such as grading and paving which may generate significant noise levels. Earth moving equipment, such as bulldozers and
diesel trucks will probably be the loudest equipment used during construction, generating noise levels as high as 95 dB. However, such exposures are only a short-term condition, occurring during normal working hours.

Construction-period noise will be mitigated in accordance with Title 11, Administrative Rules, Chapter 46, Community Noise Control of the State Department of Health. All construction equipment and on-site vehicles will be equipped with mufflers as required.

Operations at the new facility will not generate significant or potentially disturbing level of noise, and no mitigative measures will be required.

3.10 AIR QUALITY

Existing Conditions
The State Department of Health, Clean Air Branch regularly samples ambient air quality at monitoring stations throughout the State and publishes the information in Hawaii Air Quality Data. The monitoring station sampling particulate matter closest to the project site is located in Lihue, over 25 miles away. There are no monitoring stations for carbon monoxide on Kauai.

The State of Hawaii Ambient Air Quality Standards (AAQS) for carbon monoxide are considerably more stringent than the comparable Federal AAQS. According to Hawaii Air Quality Data, between January 1988 and December 1990, of the 1,013 samples taken, there was only one incident where the State standard for carbon monoxide was exceeded and there were no Federal standard exceedances.

Anticipated Impacts and Mitigative Measures
Construction activities are expected to generate short-term impacts to air quality primarily, from fugitive dust emissions. Site preparation will create particulate emissions, as will on-site building construction. The impact of construction activities on air quality will be mitigated by conforming to strict dust control measures, particularly those specified in the State Department of Health's (DOH) Water Quality Standards, Chapter 37-A, Public Health Regulations, 1968; and the U.S. Soil Conservation Service's Erosion and Sediment Control Guide for Hawaii, 1968.

Primary fugitive dust control measures include wetting down loose soil areas, good housekeeping on the job site and the prompt paving or landscaping of bare soil areas. In addition, State of Hawaii Air Pollution Control Regulations require that fugitive dust emissions be controlled to such an extent that no visible emissions of fugitive dust from construction activity should occur beyond the property line.

There is the potential for air pollution from construction equipment and vehicles, and from vehicular emissions due to traffic disruptions from construction equipment. On-site mobile and stationary construction equipment will also emit some air pollutants in the form of engine exhausts. The larger types of equipment are usually diesel-powered. Nitrogen oxide emissions from diesel engines can be relatively high compared to gasoline-powered equipment, but the standard for nitrogen dioxide is set on an annual basis and is not likely to be violated by short-term construction equipment emissions. Carbon monoxide emissions from diesel engines, on
the other hand, are very low and should be relatively insignificant compared to normal vehicular emissions.

Short term increases in vehicular emissions due to disruption of traffic by construction equipment mobilization will be alleviated by moving equipment and personnel to the site during off-peak traffic hours. Increased traffic volumes in the long term may increase vehicular emissions, however, the region is generally rural and undeveloped. Air quality conditions in the region are not anticipated to decline and no mitigative measures are required.

3.11 SOCIO-ECONOMIC CHARACTERISTICS

Existing Conditions
The total population of the Waimea District has grown approximately 17 percent over the past two decades from 7,569 in 1970 to 8,888 in 1990. The largest portion of that growth (13 percent) was experienced between 1970 and 1980. According to the 1990 census, the population of Waimea Town is 1,840.

Agriculture has historically been a major island-wide employer. The Waimea area benefits from its close proximity to the Pacific Missile Range Facility and the related defense and technology research businesses. Over the past ten to fifteen years West Kauai has also seen growth in the visitor industry and related services sector. The closure of area sugar mills has emphasized the need for continued economic diversification and new employment opportunities.

Anticipated Impacts and Mitigative Measures
The project will create short-term benefits as a result of design and construction employment. The project will create jobs for local construction personnel. Local material suppliers and retail businesses can also be expected to benefit through a multiplier effect from the increased construction activities. State General Excise Tax revenues will be generated by the project construction and related expenditures.

The principal socio-economic impact of the proposed project will be the creation of employment opportunities both at the Visitor Center's and at the small businesses that will locate their offices within the Techno Center. The Center will also provide a new source of business for local merchants. In addition, its visitor orientation and information programs will foster an appreciation and respect for the region's natural resources and historic character.

Socio-economic impacts will be overwhelmingly positive – indeed, generating such impacts is the reason why the Center is being developed. Beyond the proposed structuring of the Center's activities to fit with and enhance the existing socio-economic character of Waimea Town and West Kauai, no mitigative measures are necessary.

3.12 VISUAL RESOURCES

Existing Conditions
The project site was recently actively cultivated agricultural land and does not contain any structures. As described in Section 2.0, the project site is bordered by the development of
Waimea Town. Single family residences, an area hospital and the old sugar mill are located across the highway and local roads adjacent to the site. A County park is located to the west of the site.

Views in Waimea Town and the valley are characterized by the mountain ranges and canyons rising mauka of town, agricultural fields surrounding the town, and the coastal plain and ocean to the south. The project site and adjacent area is generally flat, and views from the site are of the natural geography and development of Waimea Town (see Figure 2-2 page 2-4).

**Anticipated Impacts and Mitigative Measures**
The Waimea Visitor and Techno Center will be designed as a single-story structure totaling approximately 7,500 square feet, joined together by covered walkways and surrounded by landscaping. As part of the fabric of Waimea town, the buildings will be designed to reflect the rural town architectural character of the area which consists of mainly single story structures.

The project's scale and design will not significantly impact area views. The building will be designed to blend with existing development and will be setback forty feet from the Highway and Waimea Canyon Drive, and setback seventy feet from the corner to provide views along these traffic corridors and across the intersection.

### 3.13 UTILITIES

**3.13.1 Water.** The County water system supplies potable water to Waimea from wells located mauka of Waimea Town. A water line runs along the mauka side of Kaumualii Highway and will be extended to service the project site. According to the County Water Department, the existing water supply is more than sufficient to service the proposed project.

**3.13.2 Wastewater.** The County's secondary treatment wastewater plant is located west of Waimea. An eighteen-inch sewer pipe runs along the mauka side of Kaumualii Highway with a stub-out located in the vicinity of the proposed west access driveway easement. The sewer line will be extended from the stub-out to service the project site. According to the County Department of Public Works Wastewater Division, there is more than sufficient capacity at the existing wastewater treatment plant to service the proposed project.

**3.13.3 Electrical Power.** The electrical needs of the project site will be serviced by the Kauai Electric Company from existing power lines along Kaumualii Highway. Sufficient power to serve the new Center is available.

**Anticipated Impacts and Mitigative Measures**
The construction and development of the Waimea Visitor and Techno Center will not create significant demands for water, wastewater, or electrical services. All utility improvements within the site will be placed underground.
Section 4.0
Alternatives to the Proposed Action
4.0 ALTERNATIVES TO THE PREFERRED PROJECT

This Environmental Assessment evaluates three alternatives to the proposed project described in Section 2.0. The alternatives include:

- No Action Alternative
- Use of the Site for Agriculture
- Development of the Site for Other Commercial Uses

4.1 ALTERNATIVE 1: NO ACTION

The No Action alternative would maintain the site in its present condition as currently uncultivated agricultural land. Because the site is vacant and there is no current lease to actively farm the property, the No Action Alternative would have no environmental impacts. Although a No Action Alternative may be evaluated for the project site for this report's purposes, it should be acknowledged that the development of the remainder of Field 14 will impact this one acre portion of the larger block. It is unlikely that either the project site or the remainder of Field 14 would be developed or remain fallow independently of the other.

In this alternative, no action at the project site and the lack of a Waimea Visitor and Techno Center would translate into no new employment opportunities, nor would there be the promotion of local businesses and regional attractions. Although this alternative would have no adverse environmental impacts, no-action at the project site would lack the numerous positive socio-economic benefits which this project will provide to Waimea and the region.

4.2 ALTERNATIVE 2: USE OF THE SITE FOR AGRICULTURE

Under this alternative, the project site would be actively cultivated for agricultural use. The environmental impacts of this alternative would be minimal and would primarily consist of farming-related traffic and disturbance of the site's soil. The project site and remainder of Field 14 have been actively cultivated in sugarcane since the early 1900's and more recently for experimentation crops in seed corn and sunflowers. The most recent lease to farm the site expired in April of this year and was not renewed. According to Kikiaola Land Company, there are no immediate plans to lease the site for agricultural use. The potential environmental impacts of this alternative would be less than the proposed project and would have few impacts on adjacent uses, properties and roadways.

4.3 ALTERNATIVE 3: DEVELOPMENT OF THE SITE FOR OTHER COMMERCIAL USES

A third alternative to the proposed project would be the development of Field 14 as a community commercial center without the proposed project. The master plan for Kikiaola Land Company has proposed the development of the entire Field 14 block as a retail center consisting of a series of small buildings and related parking. Potential retail tenants could
include a supermarket, restaurants, as well as service and specialty stores. The landowner does not plan to develop the Waimea Visitor and Techno Center project site of approximately one acre as a stand alone use, separate from the remainder of Field 14. Therefore under this alternative, without the creation of a Waimea Visitor and Techno Center, the project site would be developed for commercial use within the larger context of Kikiaola Land Company’s master plan for the entire Field 14 block.

This alternative, which assumes development of the entire Field 14 block, would produce greater environmental impacts compared to the other alternatives. A community retail center of this scale would produce greater traffic impacts and the entire block would be more intensively developed with landscaping, surface parking and multiple buildings. Although this alternative may create a greater number of employment opportunities, the environmental impacts of this alternative would be more significant than the other alternatives.

4.4 COMPARISON OF ALTERNATIVES WITH THE PROPOSED PROJECT

The issues for the evaluation of alternatives for this project are the impacts associated with the farming or commercial development of the entire 10 acre Field 14 block. As stated previously, it is unlikely that the Waimea Visitor and Techno Center project site would be developed independently from the remainder of Field 14 because the entire block is owned by one landowner. Therefore Alternative 3, which evaluates the development of the entire block, will naturally have the greatest environmental impacts when compared to the other alternatives.

Alternative 1 proposes that the site will remain as uncultivated agricultural land. This alternative would have no environmental impacts, however, it is unlikely that the project site and Field 14 would remain fallow given the landowners interest in developing the block. Alternative 2 would have minimal environmental impacts relating mainly to farming the land and disturbing the site’s soils, as well as some farm equipment-related traffic. Alternative 3 would have the greatest environmental impacts compared to the other alternatives because it is a more intensive use of the project site and assumes that the Field 14 block would be developed in its entirety.

Both Alternative 3 (commercial development of the entire Field 14) and the commercial development of Field 14 with the proposed Waimea Visitor and Techno Center project would have similar impacts on the physical environment (visual, traffic, noise and air quality, drainage, etc.) because the physical appearance and the level of activity generated on the block are likely to be very similar. However, the socio-economic impacts would be different.

Both Alternative 3 and the development of Field 14 with the proposed Waimea Visitor and Techno Center are likely to generate a similar number of jobs. But the types of jobs and sector of Kauai’s economy which is being served will be very different. Alternative 3 will provide retail and personal services, primarily to local residents. If the commercial development called for under Alternative 3 was not accommodated on the project site, it would likely be built elsewhere.
The proposed Waimea Visitor and Techno Center, on the other hand will directly promote the visitor and high technology industries in West Kauai. It will add to the region's economy and provide employment opportunities in ways that would not exist if the Center was not built. This is a significant added benefit not provided by Alternative 3.
Section 5.0
Required Permits and Approvals
5.0 REQUIRED PERMITS AND APPROVALS

This section discusses the necessary approvals and permits required for the proposed project from governmental agencies, boards or commissions or other similar groups having jurisdiction, and the status of each identified approval.

5.1 STATE LAND USE DISTRICT BOUNDARIES

The State of Hawaii Land Use Law regulates the classification and uses of lands in the State to accommodate growth and development, and to retain the natural resources of the area. All State lands are classified by the State Land Use Commission, with consideration given to the General Plan of the County, as either Urban, Rural, Agricultural, or Conservation. The project site is within the Urban District. The proposed project does not require a change in State Land Use designation; it is a permitted use.

5.2 KAUAI COUNTY GENERAL PLAN

The Kauai County General Plan is the primary policy governing long-range and comprehensive development, use and allocation of land within the County. The General Plan identifies areas which are intended to be used or developed for general purposes such as agriculture, open space, communities and resorts. The location of specific uses and development is organized by the Development Plans and regulated by the Comprehensive Zoning Ordinance.

As discussed in Section 3.0, the General Plan designation for the project site is Urban Residential (UR) which is intended to be used for residential, commercial and light industrial development. The proposed project is consistent with the General Plan designation.

5.3 WAIMEA-KEKAHA REGIONAL DEVELOPMENT PLAN

The Waimea-Kekaha Regional Development Plan provides detailed plans for administrative purposes and assists the Planning Department and Planning Commission to implement the County's General Plan. Adopted in 1977, it serves as a guideline for specific improvements and provides orderly direction for this region's future growth within the framework of the General Plan. The Waimea-Kekaha Regional Development Plan Land Use Designation is Project District. This designation, as it relates to the project site, is explained in the following section.

5.4 COUNTY OF KAULI ZONING DISTRICTS

The purpose of the Comprehensive Zoning Ordinance for the County of Kauai is to implement the General Plan and Regional Development Plans' policies for growth and development. Zoning designations in Waimea Town include Residential (R), General Commercial (CG), Open (O), Special Treatment-Public (ST-P), Special Treatment-Cultural/Historic (ST-C), and Project District (PD).
The Project District (PD) designation is an overlay zone intended to provide greater flexibility in the location of specific land uses to large landowners who will develop their properties in accordance with an approved overall master plan. Although the project site is zoned Project District, the County of Kauai Planning Commission has not approved a Master Plan or issued a Project Development Permit for this portion of Kikiaola Land Company's property. Therefore, according to Section 10-4.3 (a) (1) of the Revised Code of Ordinances, as amended, the project site shall be used for purposes according to the underlying zoning designation which is General Commercial (CG). The Waimea Visitor and Techno Center use is allowed within the CG zone. Figure 3-3 in Section 3.0 illustrates the project site's zoning.

The applicable Section of the Code is quoted below:

(1) Kikiaola-Knudsen Land Between Waimea and Kekaha Project District. This district shall be used for agriculture, recreation, residential and other purposes in accordance with the existing Use District until a Use Permit for a Project Development and a Class IV Zoning Permit is issued providing for planned development expansion of Waimea and Kekaha and the Project District. (Emphasis added.)

5.5 APPROVALS AND PERMITS REQUIRED

The following is a list of the approvals and permits required for the development and construction of the Waimea Visitor and Techno Center. The County's Special Management Area (SMA) boundary is located along the makai side of Kaumualii Highway. The project site is not within the SMA.

- Completion of the Chapter 343, HRS environmental review process.
- County of Kauai approval of a Class IV Zoning Permit is required because the project site is greater than one acre in size. The proposed Waimea Visitor and Techno Center is a permitted use under the site's General Commercial (CG) zoning designation.
- County of Kauai approval of construction plans and issuance of building permits.
Section 6.0
Findings and Reasons Supporting Anticipated Determination
6.0 FINDINGS AND REASONS
SUPPORTING ANTICIPATED DETERMINATION

6.1 ANTICIPATED DETERMINATION

The potential impacts of the development and future use after construction of the Waimea Visitor and Techno Center have been fully examined and discussed in this Environmental Assessment. After reviewing the significance criteria outlined in Section 11-200-12, EIS Rules, Contents of Environmental Assessment, it is anticipated that the proposed action will not result in significant adverse effects on the natural or human environment. This determination is based on the assessment that the proposed action will not:

- Involve an irrevocable loss or destruction of any natural or cultural resource;
- Curtail the range of beneficial uses of the environment;
- Conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS;
- Substantially or adversely affect the economic or social welfare of the community or State;
- Substantially affect public health;
- Involve substantial or adverse secondary impacts, such as population changes or effects on public facilities;
- Involve a substantial degradation of environmental quality;
- Cumulatively have a considerable effect upon the environment or involve a commitment to larger actions;
- Affect a rare, threatened or endangered species, or its habitat;
- Detrimentally affect air or water quality or ambient noise levels;
- Affect scenic vistas and viewplanes identified in County or State plans or studies;
- Require substantial energy consumption.

Based on the above findings, further consideration of the project's impacts through the preparation of an Environmental Impact Statement is not warranted.

6.2 REASONS SUPPORTING THE ANTICIPATED DETERMINATION

As stated above, there are no significant environmental impacts expected to result from the proposed action. The development of the Waimea Visitor and Techno Center will be beneficial to the Waimea and West Kauai region for the following reasons:

- Create new job opportunities and provide a place for small high-tech oriented businesses to locate in close proximity to potential users of their products and services.
- Promote local businesses and the region's visitor industry.
- Promote the natural and scenic assets of the area to tourists and residents.
Section 7.0
Draft EA Comments & Responses
7.0 DRAFT EA COMMENTS AND RESPONSES

The following agencies and organizations were contacted during the preparation of the Draft Environmental Assessment and/or received a copy for review and comment for the proposed Waimea Visitor Techno Center.

<table>
<thead>
<tr>
<th>Agency/Organization</th>
<th>Comments Received Draft EA</th>
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<tr>
<td>State of Hawaii</td>
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<tr>
<td>Department of Agriculture</td>
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<tr>
<td>Department of Business, Economic Development and Tourism</td>
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<td>Department of Hawaiian Home Lands</td>
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<td>Department of Health</td>
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<td>Department of Land and Natural Resources, Historic Preservation Division</td>
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<td>Department of Transportation, Kauai Division</td>
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<td>Office of Environmental Quality Control</td>
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<td>West Kauai Main Street</td>
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Ms. Mary J. O'Leary, AICP

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Ms. O’Leary:

Subject: Proposed Wai’anae Visitor and Techno Center
Draft Environmental Assessment
TKK: T-6-0816

Review of the Draft Environmetal Assessment has been completed and we do not have any comments to offer on the report, however, prior to commencing construction within the State R/W, the owner/developer shall meet the following requirements:

1. Construction plans for portions of the new driveways that are located within the State R/W shall be submitted to this office for review/approval. Construction plans shall include, but is not limited to, the following:
   a. Driveway details;
   b. Pavement striping and markings;
   c. Traffic signs;
   d. Shoulder grades;
   e. Tree removals/relocations;
   f. Miscellaneous construction details;
   g. Grading plans;

2. Driveway pavement design shall be based on a Bus Design Vehicle. All driveway turning radii shall accommodate the Bus Design Vehicle.

Thank you for giving us the opportunity to review the Draft Environmental Assessment for this project.

If you have any questions, please call Steve Morikawa at 274-3118.

Sincerely,

[Signature]

P.E.
District Engineer

cc: County of Kauai

Kauai Office of Economic Development
4260-B Rice Street
Lihue, Kauai

Attn: Ms. Myrah Cummings
December 8, 1997

Mr. Steven Kyono, P.E.
District Engineer
State of Hawaii, Department of Transportation
Highways Division, Kauai District
2250 Ulu Street, Room 305
Lihue, Hawaii 96766

Dear Mr. Kyono:

Subject: Waihuma Visitor and Techno Center
Draft Environmental Assessment

Thank you for your November 6, 1997 letter regarding the Draft Environmental Assessment (EA) for the proposed Waihuma Visitor and Techno Center. We acknowledge your comments regarding requirements for construction within the State right-of-way. A set of plans will be forwarded to your office for review and approval at the appropriate time during the design of the proposed project. We will forward a copy of the Final EA for your information upon its completion.

Your letter and this response letter will be included in the Final Environmental Assessment. We appreciate your input for this project.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

cc: Mr. John Lobe, President, Kauai Economic Development Board

November 12, 1997

Mr. Mary O'Leary
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4197

Dear Ms. O'Leary:

Subject: Proposed Waihuma Visitor and Techno Center Draft Environmental Assessment (EA)

The Department of Hawaiian Home Lands (DHHL) has reviewed the draft EA for the proposed Waihuma Visitor and Techno Center.

The proposed development will have no direct impact on DHHL's programs and projects on Kauai. Therefore, we have no objection to the development at this time. Should you have any questions, please call Daniel Ornelas of our Planning Office at 586-3836.

Aloha,

Kale Watson, Chairman
Hawaiian Home Commission

cc: Myra Cummings,
County of Kauai, Office of Economic Development
December 8, 1997

Mr. Kali Watson, Chairman
Hawaiian Homes Commission
State of Hawaii
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

Dear Mr. Watson:

Subject: Waima Visitor and Techno Center
Draft Environmental Assessment

Thank you for your November 12, 1997 letter regarding the Draft Environmental Assessment (EA) for the proposed Waima Visitor and Techno Center. We acknowledge your comments that the proposed project will have no direct impact on the Department of Hawaiian Home Lands' programs and projects on Kauai. We will forward a copy of the Final EA for your information upon its completion.

Your letter and this response letter will be included in the Final Environmental Assessment. We appreciate your input for this project.

GROUP 70 INTERNATIONAL, INC.

Sincerely,

[Signature]

Mary J. O'Leary, AICP
Senior Planner

cc: Mr. John Iwabe, President, Kauai Economic Development Board

November 12, 1997

Gerald Dela Cruz
Kauai Office of Economic Development
4280 Ewa Street
Lihue, HI 96766

Dear Mr. Dela Cruz:

RE: Waima Visitor and Techno Center Draft Environmental Assessment (EA)

Please include the following in the final EA:

1. **Timeline**: What are the anticipated start and end dates of this project?

2. **Resource conservation measures**: Please describe any element or material being used in this project to promote an environmentally sensitive and energy efficient design, such as low-flow toilets, solar panels or energy-efficient fixtures.

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

Sincerely,

[Signature]

Gary Gail
Director

C: John Iwabe, Kauai Economic Development
Mary O'Leary, Group 70
December 8, 1997

Mr. Gary Gill, Director
State of Hawaii
Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, HI 96813

Dear Mr. Gill:

Subject: Wai'anae Visitor and Techno Center
Draft Environmental Assessment

Thank you for your November 12, 1997 letter regarding the Draft Environmental Assessment (DEA) for the proposed Wai'anae Visitor and Techno Center (WVTC). Please find attached a response letter from the President of the Kauai Economic Development Board whose organization is in charge of designing the proposed project.

Your letter and this response letter will be included in the Final Environmental Assessment. We appreciate your input for this project.

GROUP 70 INTERNATIONAL, INC.

Sincerely,

Mary J. O'Leary, AICP
Senior Planner

cc: Mr. John Isabe, President, Kauai Economic Development Board

November 26, 1997

Mr. Gary Gill
Office of Environmental Quality Control
State of Hawaii
235 South Beretania St., Suite 702
Honolulu, HI 96813

Dear Mr. Gill:

Re: Comments on Draft Environmental Assessment

Thank you for your comments regarding the Draft Environmental Assessment for the Wai'anae Visitor and Techno Center as outlined in your letter dated November 12, 1997. The following is in response to your concerns:

1. **Timeframe:** What are the anticipated start and end dates of this project?

   It is anticipated that all necessary County permit approvals will be secured by December 31, 1997. Groundbreaking for construction should occur sometime within the first quarter of 1998, with completion of the project scheduled sometime in the fourth quarter of 1998.

2. **Resource conservation measures:** Please describe any element or material being used in this project to promote an environmentally sensitive and energy efficient design, such as low-flush toilets, solar panels or energy-efficient fixtures.

   The building will incorporate the following energy efficient features:

   a) Large roof overhangs (5'-4") with a relatively short overall building height providing shade at building exterior and thus reducing building cooling requirements.
b) Site orientation which takes into account minimizing the building's harsh west sun exposure and thus reducing building cooling requirements.

c) Plaster coated CMU block exterior with light colored paint finish to increase reflectance and help to reduce cooling loads.

d) Deep set doors and window fenestration offering more shade and therefore reducing building cooling requirements.

e) Bronze glass panes to cut down heat transmission into the building and thus reduce building cooling requirements.

f) Insulated roof structure at roof's "outer skin" to keep hot air out of attic space and thus reduce building cooling requirements.

g) "Low flow" water conservation toilet fixtures.

h) Energy efficient air conditioning design which utilizes operable windows and ceiling fans at visitor center giving the users the option of conserving AC by using natural ventilation instead.

i) Energy efficient lighting fixtures and design.

j) We plan on encouraging tenants to install occupancy sensors in lighted areas for general lighting, which will conserve energy low use areas.

I hope your concerns have been adequately addressed. Please don't hesitate to call me at (808) 245-6692 if you have any questions. Thank you.

Sincerely,

JohnV. Idebe
President
Kauai Economic Development Board

cc: Gerald Dea Cruz, Kauai Office of Economic Development
    Mary O'Leary, Group 70 Inc
December 8, 1997

Mr. Colin Kippen, Officer, Land and Natural Resources Division
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, HI 96813

Dear Mr. Kippen and Mr. Ogata:

Subject: Waimea Visitor and Techno Center Draft Environmental Assessment

Thank you for your November 13, 1997 letter regarding the Draft Environmental Assessment (EA) for the proposed Waimea Visitor and Techno Center. We acknowledge that your office does not have any concerns at this time to the proposed development. We will forward a copy of the Final EA for your information upon its completion.

Your letter and this response letter will be included in the Final Environmental Assessment. We appreciate your input for this project.

GROUP 70 INTERNATIONAL, INC.

Sincerely,

[Signature]

Mary J. O’Leary, AICP
Senior Planner

cc: Mr. John Isebe, President, Kauai Economic Development Board

Letter to Ms. O’Leary
November 13, 1997
Page 2

Please contact Colin Kippen (594-1976), Officer of the Land and Natural Resources Division, or Loida A. Manrique (594-1958), should you have any questions on this matter.

Sincerely yours,

[Signature]

Randall Ogata
Administrator

Colin Kippen
Officer, Land and Natural Resources Division

GROUP 70
INTERNATIONAL

[Address]

[Signature]

Tom H. Yada, AIA, AIA
Norman K. Yada, AIA
Steven H. Yada, AIA
Debra F. Higashi, AIA
Ken R. Nakai, AIA
James T. Tatsuno, AIA
Kari R. Kuroda, AIA
Sukhonta S. Taneja, AIA
Linda O. Cheng, AIA

Paul P. Oda, AIA
Heidi A. Ho, AIA
Phyllis S. Oda, AIA
Cynthia L. Higa, AIA
Larry D. Chappell, AIA
Katherine A. Nakamura, AIA
Bonita A. Smith, AIA
Mary J. O’Leary, AICP

[Address]
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
OFFICE OF PLANNING
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Main Address: P.O. Box 2359, Honolulu, Hawaii 96804

Ref. No. P-7070
November 17, 1997

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Attn: Mary O’Leary

Gentlemen:

Subject: Draft Environmental Assessment for the Waimae Visitor and Techno Center

We have reviewed the draft environmental assessment and do not have any specific concerns or comments to offer at this time. We support this project aimed at stimulating the regional economy while fostering a better appreciation and respect for its natural resources and historic character.

Should you have any questions, please contact Susan Peeney of our Coastal Zone Management Program at 587-2820.

Sincerely,

Rick Eggel
Director of Planning

cc: County of Kauai Office of Economic Development

December 8, 1997

Mr. Eggel, Director
State of Hawaii
Dept. of Business, Economic Development & Tourism
Office of Planning
235 South Beretania Street, 6th Floor
Honolulu, HI 96813

Dear Mr. Eggel:

Subject: Waimae Visitor and Techno Center
Draft Environmental Assessment

Thank you for your November 17, 1997 letter regarding the Draft Environmental Assessment (EA) for the proposed Waimae Visitor and Techno Center. We acknowledge that you do not have any specific comments or concerns at this time and that you support this project. We will forward a copy of the Final EA for your information upon its completion.

Your letter and this response letter will be included in the Final Environmental Assessment. We appreciate your input for this project.

Sincerely,

Mary J. Leary, AICP
Senior Planner

cc: Mr. John Isebe, President, Kauai Economic Development Board
December 2, 1997

Ms. Mary O'Leary
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Ms. O'Leary:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT
Project: Waimea Visitor and Techco Center
Location: Waimea, Kauai, Hawaii

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Wastewater

The subject project is located within the county sewer service system. As the area is served, we have no objections to the proposed project, provided that it is connected to the public sewer.

The developer should work closely with the County to assure the availability of additional treatment capacity and adequacy for the project. Unavailability of treatment capacity will not be an acceptable justification for use of any private treatment works or individual wastewater system.

If you should have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4290.

Sincerely,

Bruce S. Anderson, Ph.D.
Deputy Director for Environmental Health

cc: Kauai County Office of Economic Development

GROUP 70 INTERNATIONAL, INC.

December 9, 1997

Mr. Bruce Anderson, Ph.D.
Deputy Director for Environmental Health
State of Hawaii, Department of Health
P. O. Box 3379
Honolulu, HI 96821

Dear Mr. Anderson:

Subject: Waimea Visitor and Techco Center
Draft Environmental Assessment

Thank you for your December 2, 1997 letter regarding the Draft Environmental Assessment (DEA) for the proposed Waimea Visitor and Techco Center. We acknowledge your comments that you have no objections to the proposed project, provided that it is connected to the public sewer.

The County of Kauai’s Department of Public Works, Division of Wastewater, was consulted during the preparation of the Draft Environmental Assessment. According to the Division, there is more than sufficient capacity at the existing Waimea Wastewater Treatment Plant to service the proposed Waimea Visitor and Techco Center. A sewer lateral will be designed to connect the project site with the existing 10-inch sewer line which runs along the mauka side of Keaumukai Highway.

Your letter and this response letter will be included in the Final Environmental Assessment. We appreciate your input for this project.

GROUP 70 INTERNATIONAL, INC.

Sincerely,

Mary J. O'Leary, AICP
Senior Planner

cc: Mr. John Suebe, President, Kauai Economic Development Board
December 5, 1997

Ms. Mary J. O'Leary, AICP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Ms. O'Leary:

SUBJECT: Proposed Waimea Visitor and Techno Center Draft Environmental Assessment

TMK: 1-6-08: por. of O'ahu, Kaua'i

Log NO: 20633
Doc NO: 19123m01

Architecture

Thank you for transmitting the Draft Environmental Assessment (DEA) for the above project. The description and mitigative measures for archaeological, cultural and historic resources are accurately reflected in the DEA. Since the land has been in active cultivation for many years, we concur that the construction will have "no effect" on any known archaeological resources and appreciate your inclusion of a stop work clause should any sites, including human burials, be found during construction.

We also concur that the proposed one-story design of the center will have "no effect" on the historic character of the nearby historic structures, especially since there are no historic structures immediately adjacent to the proposed center.

Thank you for the opportunity to comment. Should you have further questions, please call Tonia Moy at 587-0005 (O'ahu) or Nancy McMahon 742-7033 (Kaua'i).

Aloha!

DON HIBBARD, Administrator
State Historic Preservation Division
TM: 1k

C: County of Kauai Office of Economic Development
Nancy McMahon

December 9, 1997

Mr. Don Hibbard, Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
31 South King Street, 6th Floor
Honolulu, HI 96813

Dear Mr. Hibbard:

Subject: Waimea Visitor and Techno Center Draft Environmental Assessment

Thank you for your December 5, 1997 letter regarding the Draft Environmental Assessment (EA) for the proposed Waimea Visitor and Techno Center. We acknowledge your comments regarding the accuracy of the archaeological, cultural and historic resources information contained in the Draft EA. We also acknowledge your comments that the construction and the design of the center will have "no effect" on any known archaeological resources or the historic character of the nearby area.

Your letter and this response letter will be included in the Final Environmental Assessment. We appreciate your input for this project.

Sincerely,

Mary J. O'Leary
Senior Planner

cc: Mr. John Ibach, President, Kauai Economic Development Board
November 6, 1997

Ms. Mary L. O'Leary, ACFP  
Group 70 International, Inc.  
925 Bethel Street, 5th Floor  
Honolulu, HI 96813-4307

Dear Ms. O'Leary:

SUBJECT: Draft Environmental Assessment—Proposed Waimanu Visitor &  
Techo Center, TMK-1-a-08 parcel 6, Kauamalui Hwy, Waimanu, Kauai  

We have no objections to the proposed Visitor and Techo Center. However, the  
existing source facilities for the Waimanu water system are running at capacity.

At the present time, or until such time that additional source facilities are developed  
for the Waimanu water system, water service to this project/lot will be limited to the  
water meter provided for this lot, under the subdivision requirements of  
Subdivision 5-97-S.

If you have any questions, please call Edward Dei of my staff at (808) 245-5417.

Sincerely,

Ernest Y. W. Lau  
Manager and Chief Engineer

ED:Ms. O'Leary

---

December 8, 1997

Mr. Ernest Y. W. Lau  
Manager and Chief Engineer  
Department of Water  
County of Kauai  
4398 Puu Leake Street  
Lihue, Hawaii 96766

Dear Mr. Lau:

Subject: Waimanu Visitor and Techo Center  
Draft Environmental Assessment

Thank you for your November 6, 1997 letter regarding the Draft Environmental  
Assessment (EA) for the proposed Waimanu Visitor and Techo Center. We  
acknowledge your comment that water service to this project/lot is limited to  
the water meter provided for this lot under the recently approved (November 25,  
1997) Subdivision Application 5-97-S.

In compliance with the Water Department's conditions in the 5-97-S Subdivision  
Application, the Kauai Economic Development Board has made payments to your  
office for a Facilities Reserve Charge and a Service Connection Fee.

We will forward a copy of the Final EA for your information upon its  
completion. Your letter and this response letter will be included in the Final  
Environmental Assessment. We appreciate your input for this project.

Sincerely,

Mary J. O'Leary, ACFP  
Senior Planner

cc: Mr. John Isbell, President, Kauai Economic Development Board
Group 70 International, Inc.
November 7, 1997

C. Sewer

No comments.

Thank you for this opportunity to provide our comments. Should you have any questions, please feel free to contact Mr. Wallace Koos of our staff at (808) 241-6620.

Very truly yours,

[Signature]

CESAR C. PORTUGAL
County Engineer

November 7, 1997

RECEIVED

NOV 18 1997

Page 2

Attention: Ms. Mary O'Leary

Gentlemen:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT PROPOSED WAIMEA VISITOR AND TECHNOCENTER

TMK: 1-6-8-POR 6

We reviewed the subject draft environmental assessment and offer the following comments:

A. Flood

1. Based on panel no. 156D of the Federal Insurance Rate Maps (FIRM) dated September 30, 1995 the flood zone for the subject property is zone X-shaded and x-unshaded. We have no flood requirements for the above flood zones.

B. Access

1. Access to the project site will be provided by a driveway to Kauaiahi Highway and Waimea Canyon Drive. Both roadways are under the jurisdiction of the State Department of Transportation. The driveway at Waimea Canyon Drive should be located opposite an existing local street, Waimea Road to minimize traffic conflicts.
December 8, 1997

Mr. Caesar C. Portugal
County Engineer
Department of Public Works
County of Kauai
4444 Rice Street, Suite 27B
Lihue, Hawaii 96766

Dear Mr. Portugal:

Subject: Waihale Visitor and Technology Center
Draft Environmental Assessment

Thank you for your November 7, 1997 letter regarding the Draft Environmental Assessment (D.E.A.) for the proposed Waihale Visitor and Technology Center (WVTC).

We have prepared the following responses to the comments raised in your letter.

1. Flood

We acknowledge your comment that your office does not have any flood requirements for the sub graded and undrained flood area which comprises the subject property.

2. Access

We acknowledge your comment that the project's exit driveway onto Waihale Canyon Road should ideally be located opposite the existing local street, Waimea Road (type "Waimea Road" in your letter) to minimize traffic conflicts. However, the WVTC lot's access boundary is located over eighty (80) feet south of Waimea Road, making an alignment impossible at this time. According to the recently approved Subdivision Application 5-97-3 for the project site, the lots to the south opposite Waimea Road have been addressed in the following manner (see attached figure):

5 a. Based on the TIAR (Traffic Impact Assessment Report) submitted for the development of the Waihale Visitor and Technology Center (WVTC), the DOT has verbally indicated that it will permit a "temporary one-way" traffic circulation pattern for the WVTC centering at Easement M (access from Reamoldi Highway) and exiting from the WVTC parking lot until such a time that permanent ingress and egress points for Lot 2-A-1-A-1 (the remainder of the larger development to known as Field 16) are constructed.

The DOT has further required that a Master Plan and TIAR addressing ingress and egress from Easement M and an intersection fronting Waimea Canyon Drive at Waimea Road and internally connecting to the WVTC parking lot must be provided prior to any development on Lot 2-A-1-A-1.

3. Sewer

We acknowledge that your office has no comments regarding sewer service for the project site.

We will forward a copy of the Final EA for your information upon its completion. Your letter and this response letter will be included in the Final Environmental Assessment. We appreciate your input for this project.

Sincerely,

Mary J. O'Shea, AICP
Senior Planner

GROUP 70 INTERNATIONAL, INC.

cc: Mr. John Isabe, President, Kauai Economic Development Board

County of Kauai
Department of Public Works
December 3, 1997
November 13, 1997

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4207

Attn: Mary O'Leary

Subject: Proposed Waimea Visitor and Techno Center
Draft Environmental Assessment
Waimea, Kauai

Thank you for the opportunity to review the subject document, however, we do not have any comments to offer on the draft environmental assessment.

For your information, the Planning Department of the County of Kauai is in receipt of a Class IV Zoning Permit Application for the proposed Waimea Visitor and Techno Center. This application will be submitted to the Kauai Planning Commission for its review and consideration.

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

Myles

DEE M. CROWELL
Planning Director

cc: Office of Economic Dev.
December 8, 1997

Mr. Dee M. Crowell, Planning Director
County of Kauai
Planning Department
4444 Rice Street, Suite 475
Lihue, Hawaii 96766

Dear Mr. Crowell:

Subject: Wai'anae Visitor and Techno Center
Draft Environmental Assessment

Thank you for your November 13, 1997 letter regarding the Draft Environmental Assessment (EA) for the proposed Wai'anae Visitor and Techno Center. We acknowledge that your office does not have any comments to offer on the Draft EA at this time. We also acknowledge that your office is in receipt of a Clean Air Act Permit Application for the proposed project. We will forward a copy of the Final EA for your information upon its completion.

Your letter and this response letter will be included in the Final Environmental Assessment. We appreciate your input for this project.

Sincerely,

Mary J. O'Beirne, ACP
Senior Planner

cc: Mr. John Isobe, President, Kauai Economic Development Board
APPENDIX A - REFERENCES


County of Kauai, Planning Department. Zoning Map.

County of Kauai, Planning Department. The General Plan for the County of Kauai. General Plan Map.


Appendix B

Letter from the State Historic Preservation Division
Ms. Mary O'Leary, AICP
Group 70 International
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813

Dear Ms. O'Leary:

SUBJECT: Proposed Waimea Visitor and Techno Center
TMK: 1-6-008:portion of 006, Waimea, Kauai

Thank you for submitting the maps of the proposed area for the Waimea Visitor and Techno Center. The various historic maps indicate that the proposed site for the Center has been in active cultivation for many years and has therefore been previously disturbed. Therefore, we concur that an archaeological subsurface reconnaissance of the project site is not required at this time.

We look forward to reviewing the environmental assessment. Thank you for keeping us informed. Should you have further questions, please call Tonia Moy at 587-0005.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

TM:jk
October 10, 1997

Dear Mr. Hibbard:

Group 70 International, Inc. has been retained by the Kauai Economic Development Board to prepare an environmental assessment for the proposed Waimea Visitor and Techno Center to be constructed in Waimea, Kauai. We are submitting the enclosed documentation for your review and are requesting confirmation that an archaeological subsurface reconnaissance of the project site is not required at this time. A brief description of the project and an overview of the enclosed materials is provided below.

Proposed Project and Site Location
The Kauai Economic Development Board (KEDB) is proposing to develop a 7,000 square foot single-story facility which will house a regional orientation visitor's center and a multi-use high technology research and development center. Funding for the project has been made available to the County of Kauai, and in turn the KEDB, through a grant from the United States Department of Commerce's Economic Development Administration. The proposed project is intended to stimulate the economy of West Kauai following the devastation in 1992 of Hurricane Iniki.

The project site is a one-acre portion of a 10 acre lot known as Waimea Sugar Mill Company's "Field 14" located on the corner of Kaumualii Highway and Waimea Canyon Road on the west edge of Waimea town (Figure 1). Today, 'Field 14' is surrounded by the old Waimea Sugar Mill to the south, residences and a church to the east, residences and the Veterans Memorial Hospital to the north, and the Waimea Athletic Field and Elementary/Intermediate School to the west-northwest.
Historical Maps
Enclosed are photocopies of portions of three maps from the Waimea Sugar Mill Company dated "1913", "June 1928", and "August 16, 1937". The maps depict the site and adjacent land as having been actively cultivated in sugarcane as early as 1913. "Field 14" remained in sugarcane until the site was leased to Pioneer Seed Company in 1993 which has since continually planted the lot in seed corn and sunflower crops. Figure 2 contains photographs of "Field 14" taken earlier this year.

We appreciate your review of the enclosed materials and look forward to receiving your response regarding our request. Should you have any questions, please feel free to contact me at 523-5866.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

[Signature]

Mary J. O'Leary, AICP
Senior Planner
Appendix C

Traffic Impact Analysis Report
TRAFFIC IMPACT ANALYSIS REPORT
TECHNO CENTER
WAIMEA, KAUAI

October, 1997

prepared for:
Kauai Economic Development Board

prepared by:
Julian Ng, Incorporated
P. O. Box 816
Kaneohe, Hawaii 96744
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Appendix - Field Count Data

Julian Ng, Incorporated
October, 1997
Traffic Impact Analysis Report
Techno Center
TRAFFIC IMPACT ANALYSIS REPORT
WEST KAUA'I TECHNO CENTER
Waimea, Kauai
October 1997

The Kauai Economic Development Board has proposed to develop a technology and
visitor center ("Techno Center") in Waimea, Kauai, on a site on the northwest corner of
the intersection of Kaumualii Highway and Waimea Canyon Drive. The Techno Center
will include displays of technological activities occurring in west Kauai. This report has
been prepared to address existing and near-term future conditions at the intersection of
Kaumualii Highway and Waimea Canyon Drive and to evaluate alternative access patterns
for the site. While other development of the area has been discussed by the major land
owner in the area, the Kikiaola Land Company, conditions for a longer-term future are not
addressed herein because plans for other projects have not yet been formalized.

This report includes analyses of intersection conditions. Operating conditions are
described by a level of service (LOS) which is determined using analyses methods
described in the Highway Capacity Manual1. At unsignalized intersections, the volumes
of the uncontrolled movements affect the capacity available for the other movements which
must yield or stop. The Highway Capacity Manual procedures identify average delays and
levels of service for each controlled movement. These Levels of Service (LOS) are
defined using the letters A through F:

<table>
<thead>
<tr>
<th>LOS</th>
<th>Average delay (seconds)</th>
<th>General Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>≤ 5 seconds</td>
<td>Little or no delay</td>
</tr>
<tr>
<td>B</td>
<td>&gt; 5 and ≤ 10 seconds</td>
<td>Short traffic delays</td>
</tr>
<tr>
<td>C</td>
<td>&gt; 10 and ≤ 20 seconds</td>
<td>Average traffic delays</td>
</tr>
<tr>
<td>D</td>
<td>&gt; 20 and ≤ 30 seconds</td>
<td>Long traffic delays</td>
</tr>
<tr>
<td>E</td>
<td>&gt; 30 and ≤ 45 seconds</td>
<td>Very long traffic delays</td>
</tr>
<tr>
<td>F</td>
<td>&gt; 45 seconds</td>
<td>Very long traffic delays</td>
</tr>
</tbody>
</table>

EXISTING CONDITIONS

The project site is currently unused agricultural lands located west of Waimea, on the
western part of the island of Kauai (see Exhibit 1). Existing uses in the vicinity include a
hotel (Waimea Plantation Cottages) to the west, the Kauai Veterans' Hospital, Waimea
Park, Waimea School, and the existing Kikiaola residential subdivision.

The project is located at the intersection of Kaumualii Highway, a State highway serving the western part of Kauai, and Waimea Canyon Drive. Waimea Canyon Drive has a 10-foot wide lane in each direction with minimal shoulders and its posted speed limit is 25 miles per hour (mph). Southbound traffic on Waimea Canyon Drive is controlled by a stop sign at the intersection with Kaumualii Highway, where a single lane is shared by traffic turning right or left onto the highway. A driveway is located south of the intersection opposite Waimea Canyon Drive.

To the east of the intersection, Kaumualii Highway is a curbed local street through the town of Waimea, 40 feet wide between curbs with a 12-foot lane and marked parallel parking spaces in each direction. Farther east, the highway becomes a two-lane rural highway with 12-foot lanes and 6-foot shoulders after it leaves Waimea. West of Waimea Canyon Drive, the highway is a two-lane rural highway with 12-foot lanes and paved shoulders varying in width from 3 to 8 feet. Posted speed limit on the highway near the intersection is 25 mph.

Existing traffic conditions described herein are for year 1996. Past traffic count data2 at the intersection of Kaumualii Highway and Waimea Canyon Drive were used in the analysis. Table 1 shows the 24-hour counts taken at the intersection since 1981. A linear regression of the average traffic counted at the intersection indicates that daily traffic at the intersection has been increasing by approximately 330 vehicles each year. Exhibit 2 illustrates the trend in traffic volumes at the intersection.

<table>
<thead>
<tr>
<th>Table 1</th>
<th>DAILY TRAFFIC AT INTERSECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>Reported volumes</td>
</tr>
<tr>
<td></td>
<td>entering</td>
</tr>
<tr>
<td>February 1981</td>
<td>8,828</td>
</tr>
<tr>
<td>April 1983</td>
<td>8,685</td>
</tr>
<tr>
<td>May 28-29, 1985</td>
<td>9,752</td>
</tr>
<tr>
<td>May 5-6, 1987</td>
<td>11,042</td>
</tr>
<tr>
<td>September 18-19, 1989</td>
<td>11,248</td>
</tr>
<tr>
<td>September 30-October 1, 1991</td>
<td>11,664</td>
</tr>
<tr>
<td>October 11-12, 1993</td>
<td>11,684</td>
</tr>
<tr>
<td>June 19-20, 1995</td>
<td>12,707</td>
</tr>
</tbody>
</table>

---

Because these counts included only approaches and departures from the intersection and the latest counts were taken during the summer, a manual count of turning movements was taken at the intersection of Kaumualii Highway and Waimea Canyon Drive during a weekday morning peak period and a weekday afternoon peak period. The data from the manual count are shown in an appendix to this report and the peak hour volumes are shown in Exhibit 3. The unsignalized intersection analysis of these volumes indicate that traffic stopped on Waimea Canyon Drive experienced average delays during the peak hours. The results of the analysis, shown in Table 2, reflect observations made in the field during the manual count.

Table 2
UN SIGNALIZED INTERSECTION ANALYSIS - EXISTING TRAFFIC
Kaumualii Highway and Waimea Canyon Drive

<table>
<thead>
<tr>
<th></th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>delay</td>
<td>LOS</td>
</tr>
<tr>
<td>Shared lane (stop) from Waimea Canyon Drive</td>
<td>14.9</td>
<td>C</td>
</tr>
<tr>
<td>Eastbound left Turn (yield) from highway</td>
<td>3.9</td>
<td>A</td>
</tr>
</tbody>
</table>

delay = average total delay, in seconds, per vehicle
LOS = unsignalized intersection level of service

FUTURE CONDITIONS WITHOUT PROPOSED PROJECT

Future conditions were evaluated for year 2000. Without the proposed project, daily traffic at the intersection could be expected to increase at the same rate as the recent past. The annual increase of 330 vehicles per day indicated by the past counts would mean an increase of approximately 9.9% in traffic between 1996 and 2000. The traffic volumes counted in April 1996 at the intersection were increased by this amount and the intersection was reevaluated. Table 3 shows the results of the unsignalized intersection analysis for the future without project traffic assignments shown in Exhibit 3

Table 3
UN SIGNALIZED INTERSECTION ANALYSIS
FUTURE (2000) WITHOUT PROJECTS
Kaumualii Highway and Waimea Canyon Drive

<table>
<thead>
<tr>
<th></th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>delay</td>
<td>LOS</td>
</tr>
<tr>
<td>Shared lane (stop) from Waimea Canyon Drive</td>
<td>19.4</td>
<td>C</td>
</tr>
<tr>
<td>Eastbound left Turn (yield) from highway</td>
<td>4.1</td>
<td>A</td>
</tr>
</tbody>
</table>

delay = average total delay, in seconds, per vehicle
LOS = unsignalized intersection level of service

Julian Ng, Incorporated
October, 1997

Traffic Impact Analysis Report
Techno Center
PROPOSED PROJECT

The traffic estimates for the projects were based on projections used for the utility analyses for the project. Visitation to the Techno Center is projected at 100 visitors per day. The Techno Center would have 5 employees and would be open six days per week, between 8:00 AM and 5:00 PM.

The traffic generated by the project was distributed onto Kaumualii Highway and Waimea Canyon Drive in proportion to the existing volumes approaching and departing the intersection of these roadways. Table 4 shows the project traffic estimates.

<table>
<thead>
<tr>
<th></th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>North on Waimea Canyon Drive</td>
<td>1 0</td>
<td>0 1</td>
</tr>
<tr>
<td>East on Kaumualii Highway</td>
<td>4 1</td>
<td>1 7</td>
</tr>
<tr>
<td>West on Kaumualii Highway</td>
<td>4 1</td>
<td>2 6</td>
</tr>
</tbody>
</table>

Kikiaola Land Company, owners of the properties adjacent to the Techno Center site, have indicated that access to the project site would be provided by a driveway to Kaumualii Highway located adjacent to and west of the site; a second access could be provided by a driveway to Waimea Canyon Drive north of the site. These driveways would also provide access to future development located north of the Techno Center.

Exhibit 4 shows the traffic assignments for Alternative A, in which the project traffic to and from the highway have been assumed to use the west driveway, which would connect to the highway west of the site, while traffic to and from Waimea Canyon Drive would use a driveway that is located north of the site. Exhibit 5 shows the traffic assignments for Alternative B1, in which a clockwise one-way pattern is established for project traffic. In Alternative B, the west driveway would be used by all entering traffic, while all exiting traffic will use the north driveway. Exhibit 6 shows the traffic assignments Alternative B2, in which the clockwise one-way pattern remains within the site and exits directly onto Waimea Canyon Drive at a driveway along the project site frontage.

The intersection of Kaumualii Highway and Waimea Canyon Drive was reevaluated with the additional traffic for each alternative. The two driveways were also evaluated as unsignalized intersections. Tables 5 and 6 summarize the findings of the capacity analysis.

---

3 Source: Belt Collins Hawaii
4 Oral communication from Ms. Linda Collins, Kikiaola Land Company (October 3, 1997)
Table 5
UNSIGNALIZED INTERSECTION ANALYSIS
FUTURE (2000) WITH PROJECT
Alternative A

<table>
<thead>
<tr>
<th></th>
<th>AM Peak Hour delay</th>
<th>LOS</th>
<th>PM Peak Hour delay</th>
<th>LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kaumualii Highway and west driveway</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared lane (stop) from driveway</td>
<td>9.4</td>
<td>B</td>
<td>10.0</td>
<td>B</td>
</tr>
<tr>
<td>Eastbound left Turn (yield) from highway</td>
<td>3.8</td>
<td>A</td>
<td>3.6</td>
<td>A</td>
</tr>
<tr>
<td>Kaumualii Highway and Waimea Canyon Drive</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared lane (stop) from Waimea Canyon Drive</td>
<td>19.4</td>
<td>C</td>
<td>24.1</td>
<td>D</td>
</tr>
<tr>
<td>Eastbound left Turn (yield) from highway</td>
<td>4.2</td>
<td>A</td>
<td>4.0</td>
<td>A</td>
</tr>
<tr>
<td>Waimea Canyon Drive and north driveway</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared lane (stop) from driveway</td>
<td>-</td>
<td>-</td>
<td>4.7</td>
<td>A</td>
</tr>
<tr>
<td>Northbound left Turn (yield) from street</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

delay = average total delay, in seconds, per vehicle
LOS = unsignalized intersection level of service

Table 6
UNSIGNALIZED INTERSECTION ANALYSIS
FUTURE (2000) WITH PROJECT
Alternatives B1 and B2

<table>
<thead>
<tr>
<th></th>
<th>AM Peak Hour delay</th>
<th>LOS</th>
<th>PM Peak Hour delay</th>
<th>LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kaumualii Highway and west driveway</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared lane (stop) from driveway</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Eastbound left Turn (yield) from highway</td>
<td>3.8</td>
<td>A</td>
<td>3.6</td>
<td>A</td>
</tr>
<tr>
<td>Kaumualii Highway and Waimea Canyon Drive</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared lane (stop) from Waimea Canyon Drive</td>
<td>19.5</td>
<td>C</td>
<td>25.7</td>
<td>D</td>
</tr>
<tr>
<td>Eastbound left Turn (yield) from highway</td>
<td>4.2</td>
<td>A</td>
<td>4.0</td>
<td>A</td>
</tr>
<tr>
<td>Waimea Canyon Drive and north driveway</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared lane (stop) from driveway</td>
<td>3.0</td>
<td>A</td>
<td>3.2</td>
<td>A</td>
</tr>
<tr>
<td>Northbound left Turn (yield) from street</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

delay = average total delay, in seconds, per vehicle
LOS = unsignalized intersection level of service
CONCLUSIONS AND RECOMMENDATIONS

The proposed project is located near the existing intersection of Kaumualii Highway and Waimea Canyon Drive. The existing stop control on traffic approaching on Waimea Canyon Drive causes some delays during peak hours; however, levels of service for all movements at the intersection are at acceptable Level of Service C or better.

Traffic volumes at the intersection have been increasing and are expected to continue to increase. For future conditions without the proposed project, delays at the intersection will be greater but the unsignalized intersection will continue to provide adequate service. The level of service for stopped traffic using a shared lane on Waimea Canyon Drive may worsen to Level of Service D, which would still be acceptable.

The increase in traffic generated by the proposed project will be less than one percent of the existing traffic, compared to a growth of about ten percent by year 2000 if recent traffic increases continue. The impact of the project on the intersection of Kaumualii Highway and Waimea Canyon Drive will be minor, with slight increases in delays but future levels of service would not change. The existing shared lane on Waimea Canyon Drive will continue to be adequate.

Driveways to Kaumualii Highway and to Waimea Canyon Drive have been proposed. Alternatives for circulation within the site are being considered. In one alternative, in and out movements would be permitted at each driveway; in other alternatives, a one-way pattern would be established for site traffic, in which site traffic would enter from Kaumualii Highway and exit onto Waimea Canyon Drive. The capacity analyses of the intersection and driveway connections indicate minor differences among the alternatives. Acceptable conditions in all alternative were found.

The west driveway is located near the midpoint of two existing intersections with the highway. A greater spacing between Waimea Canyon Drive and the highway access would result with this driveway than if a direct access from the site to the highway were provided. Similarly, a north driveway located off-site will be farther north along Waimea Canyon Drive than a driveway along the project site frontage; if this driveway is used, it should be located opposite an existing local street, Waena Road.

If a one-way pattern on the site is used, the exit driveway could be located on the site frontage, since left turns in from Waimea Canyon Drive would not be permitted. This driveway should be located as far north as possible, to minimize any interference from the intersection with Kaumualii Highway.

* * *

Julian Ng, Incorporated
October, 1997

Traffic Impact Analysis Report
Techno Center
Traffic counts taken by State Highways Division at Kauai Station 21-F Kaumuali Highway and Waimea Canyon Drive (1981 - 1995)

Legend:
- Data point
- Regression line

24-Hour Traffic Count (vehicles per day)

Year


Traffic Impact Analysis Report
West Kauai Techno Center

Recent Traffic Trend

Exhibit 2

prepared for: Kauai Economic Development Board
prepared by: Julian Ng, Inc. October, 1997
Legend:

[AM Peak Hour] 7:00 - 8:00 AM

[PM Peak Hour] 4:00 - 5:00 PM

Source: Belt Collins Hawaii, manual counts, April 25-26, 1996

Traffic Impact Analysis Report
West Kauai Techno Center
Traffic Assignments Without Project
Exhibit 3

prepared for: Kauai Economic Development Board
prepared by: Julian Ng, Inc. October, 1997
Alternative B2
(One-way Loop)
## Appendix – Field Count Data

### Kaumualii Highway and Waimea Canyon Drive

**Count by: Belt Collins Hawaii**

<table>
<thead>
<tr>
<th>Movement</th>
<th>V2</th>
<th>V3</th>
<th>V4</th>
<th>V5</th>
<th>V7</th>
<th>V9</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thursday, April 25, 1996</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>02:00 PM - 02:15 PM</td>
<td>101</td>
<td>15</td>
<td>4</td>
<td>130</td>
<td>36</td>
<td>10</td>
<td>296</td>
</tr>
<tr>
<td>02:15 PM - 02:30 PM</td>
<td>54</td>
<td>13</td>
<td>8</td>
<td>116</td>
<td>20</td>
<td>5</td>
<td>216</td>
</tr>
<tr>
<td>02:30 PM - 02:45 PM</td>
<td>88</td>
<td>15</td>
<td>9</td>
<td>110</td>
<td>26</td>
<td>5</td>
<td>253</td>
</tr>
<tr>
<td>02:45 PM - 03:00 PM</td>
<td>89</td>
<td>25</td>
<td>12</td>
<td>95</td>
<td>33</td>
<td>12</td>
<td>256</td>
</tr>
<tr>
<td>03:00 PM - 03:15 PM</td>
<td>101</td>
<td>10</td>
<td>11</td>
<td>109</td>
<td>19</td>
<td>7</td>
<td>257</td>
</tr>
<tr>
<td>03:15 PM - 03:30 PM</td>
<td>83</td>
<td>7</td>
<td>7</td>
<td>124</td>
<td>18</td>
<td>6</td>
<td>245</td>
</tr>
<tr>
<td>03:30 PM - 03:45 PM</td>
<td>76</td>
<td>15</td>
<td>9</td>
<td>120</td>
<td>19</td>
<td>7</td>
<td>246</td>
</tr>
<tr>
<td>03:45 PM - 04:00 PM</td>
<td>99</td>
<td>22</td>
<td>3</td>
<td>115</td>
<td>28</td>
<td>10</td>
<td>277</td>
</tr>
<tr>
<td>04:00 PM - 04:15 PM</td>
<td>96</td>
<td>21</td>
<td>8</td>
<td>108</td>
<td>20</td>
<td>8</td>
<td>261</td>
</tr>
<tr>
<td>04:15 PM - 04:30 PM</td>
<td>114</td>
<td>14</td>
<td>10</td>
<td>158</td>
<td>15</td>
<td>6</td>
<td>317</td>
</tr>
<tr>
<td>04:30 PM - 04:45 PM</td>
<td>100</td>
<td>17</td>
<td>12</td>
<td>111</td>
<td>23</td>
<td>3</td>
<td>266</td>
</tr>
<tr>
<td>04:45 PM - 05:00 PM</td>
<td>110</td>
<td>23</td>
<td>6</td>
<td>108</td>
<td>27</td>
<td>9</td>
<td>283</td>
</tr>
<tr>
<td>05:00 PM - 05:15 PM</td>
<td>91</td>
<td>22</td>
<td>7</td>
<td>100</td>
<td>16</td>
<td>3</td>
<td>239</td>
</tr>
<tr>
<td>05:15 PM - 05:30 PM</td>
<td>103</td>
<td>16</td>
<td>7</td>
<td>101</td>
<td>10</td>
<td>9</td>
<td>246</td>
</tr>
<tr>
<td>05:30 PM - 05:45 PM</td>
<td>89</td>
<td>11</td>
<td>9</td>
<td>89</td>
<td>22</td>
<td>7</td>
<td>227</td>
</tr>
<tr>
<td><strong>Total Counted</strong></td>
<td><strong>1,394</strong></td>
<td><strong>246</strong></td>
<td><strong>122</strong></td>
<td><strong>1,684</strong></td>
<td><strong>332</strong></td>
<td><strong>107</strong></td>
<td><strong>3,885</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Friday, April 26, 1996</th>
</tr>
</thead>
<tbody>
<tr>
<td>06:30 AM - 06:45 AM</td>
</tr>
<tr>
<td>06:45 AM - 07:00 AM</td>
</tr>
<tr>
<td>07:00 AM - 07:15 AM</td>
</tr>
<tr>
<td>07:15 AM - 07:30 AM</td>
</tr>
<tr>
<td>07:30 AM - 07:45 AM</td>
</tr>
<tr>
<td>07:45 AM - 08:00 AM</td>
</tr>
<tr>
<td>08:00 AM - 08:15 AM</td>
</tr>
<tr>
<td>08:15 AM - 08:30 AM</td>
</tr>
<tr>
<td>08:30 AM - 08:45 AM</td>
</tr>
<tr>
<td><strong>Total Counted</strong></td>
</tr>
</tbody>
</table>