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March 6, 2001 MAR -8 P3:48

Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Attention: Genevieve Salmonson, Director

Subject: Final Environmental Assessment and Finding of No Significant Impact  
for the Kauai Technology Center – Phase II TMK (3) 1-6-08: Por. 6

Dear Mrs. Salmonson:

The State of Hawaii, Department of Business, Economic Development and Tourism (DBEDT) has reviewed the comments received during the 30-day public comment period, which began on January 8, 2001. DBEDT has determined that this project will have no significant environmental effect and has issued a Finding of No Significant Impact (FONSI) determination. Please publish a notice of this determination in the March 23, 2001 edition of *The Environmental Notice*.

We have enclosed four copies of the Final EA/FONSI, a completed OEQC Bulletin Publication Form, a draft cover letter to participants and the Final EA/FONSI distribution list. If you have any questions regarding the Final EA, please contact DBEDT Project Manager Gregory P. Barbour at 586-2548, or our planning consultant Group 70 International, Inc. (Jeffrey Overton) at 523-5866 ext. 104.

Sincerely,

Seiji F. Naya

Enclosures

cc: Nola Miyasaki – High Technology Development Corporation  
Gary Baldwin – Kauai Economic Development Board  
Jeff Overton – Group 70 International

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**(Kauai Technology Center - Phase II)**

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Waimea District, Island of Kauai  
TMK 1-6-08: Por. 06

**Final Environmental Assessment and  
Finding of No Significant Impact (FONSI)**

**Applicant:**



**Group 70 International • Architecture • Planning • Interior Design • Environmental Services • Building Diagnostics**  
925 Bethel Street, Fifth Floor • Honolulu, Hawaii 96813 • Phone (808) 523-5866 FAX (808) 523-5874

## **Kauai Technology Center – Phase II**

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Waimea District, Island of Kauai  
TMK 1-6-08: Por. 06

### **Final Environmental Assessment and Finding of No Significant Impact**

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  
4290 Rice Street  
Lihue, Kauai, Hawaii 96766

#### **Accepting Authority:**

DBEDT  
P.O. Box 2359  
Honolulu, Hawaii 96823-2159

#### **Prepared By:**

Group 70 International, Inc.  
Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street, 5<sup>th</sup> Floor  
Honolulu, Hawaii 96813

March 2001



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Section 1.0  
Introduction

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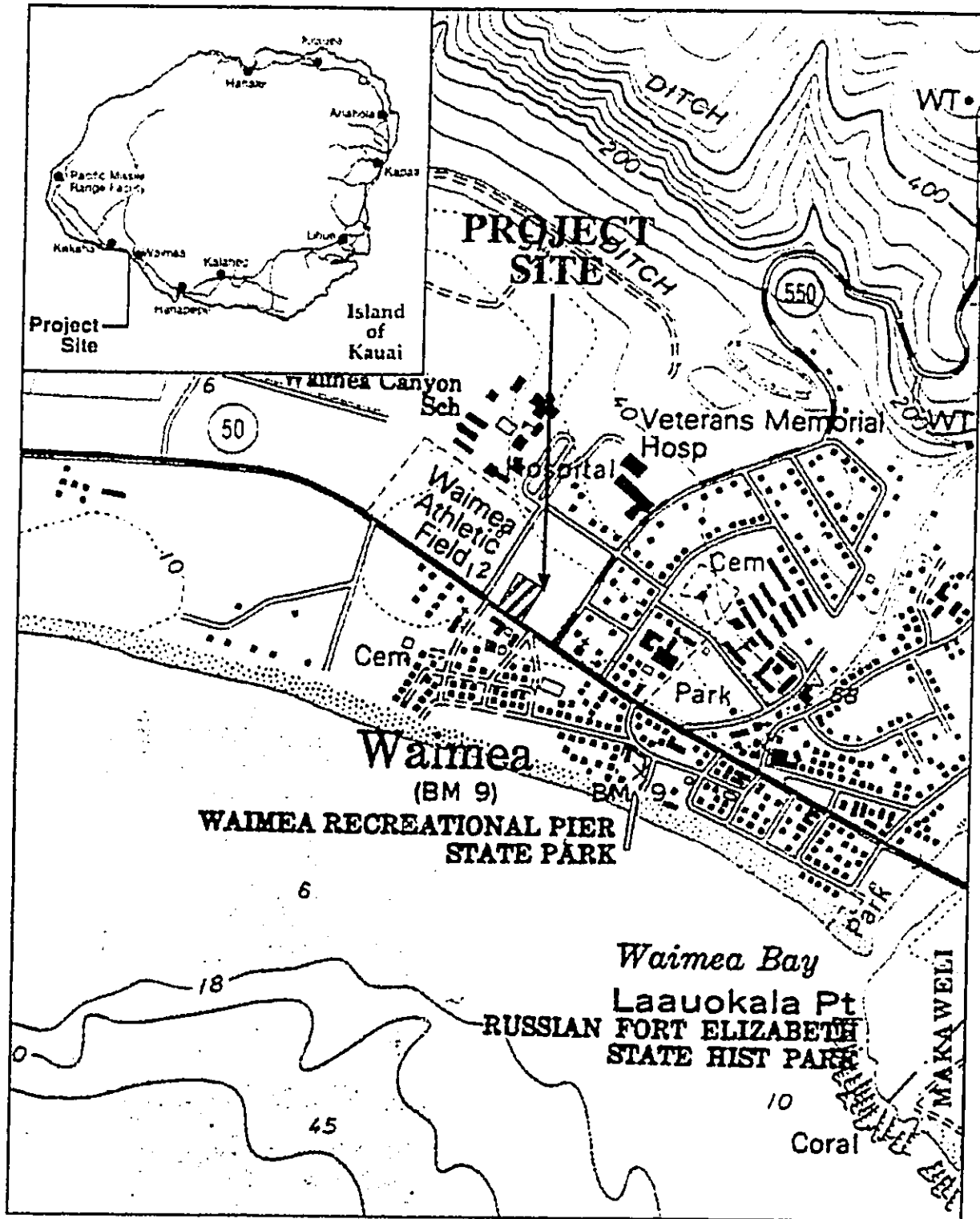


## 1.0 INTRODUCTION

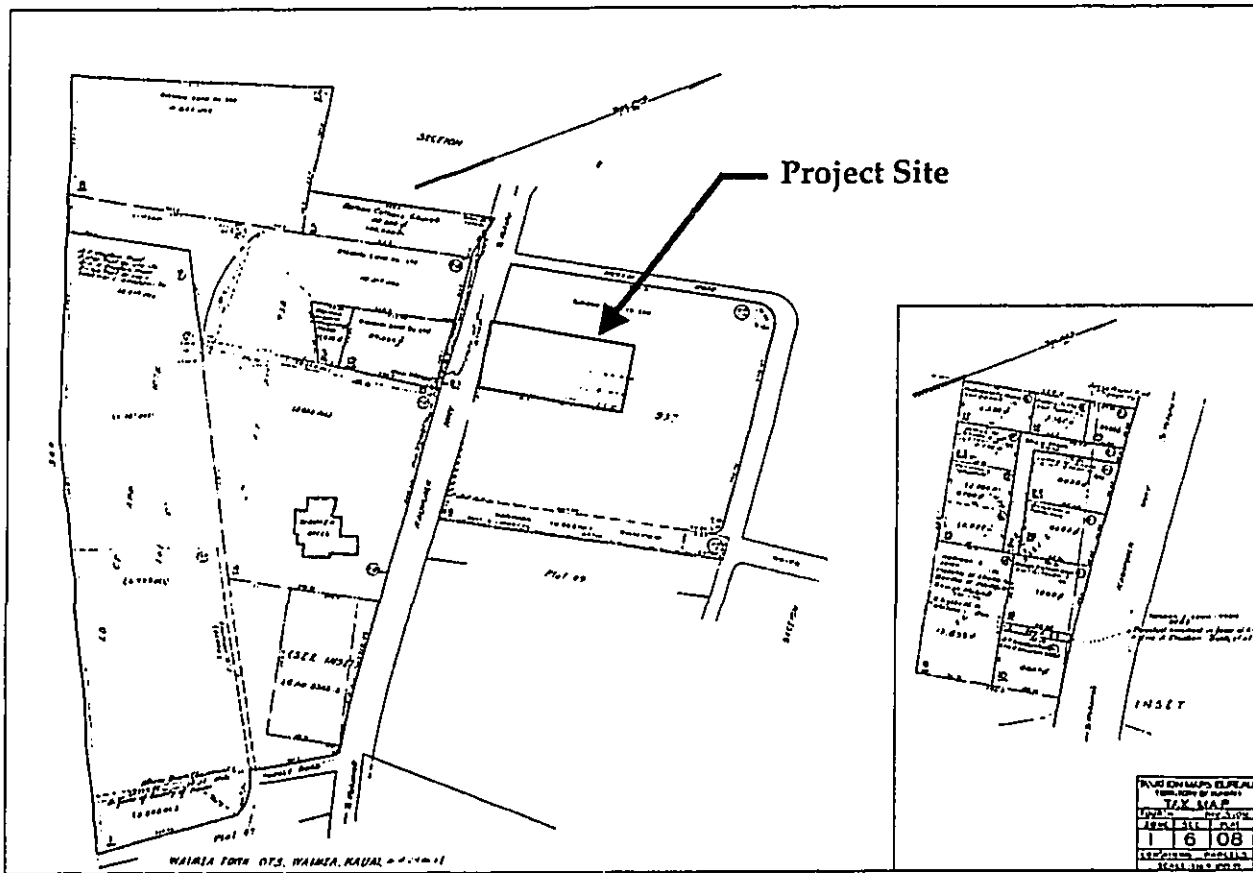
This Environmental Assessment (EA) has been prepared in accordance with the requirements of Chapter 343, HRS and Hawaii Administrative Rules, Title 11, Department of Health.

### 1.1 PROJECT INFORMATION SUMMARY

<u>Applicant:</u>	Kauai Economic Development Board 4290 Rice Street Lihue, Hawaii 96766 Contact: Gary Baldwin Managing Director, Kauai Technology Center Telephone: 808-245-6692 Fax: 808-246-1089
<u>Agent:</u>	Group 70 International, Inc. 925 Bethel Street, Fifth Floor Honolulu, Hawaii 96813 Contact: Jeff Overton, AICP Telephone: 808-523-5866 Fax: 808-523-5874
<u>Accepting Authority:</u>	Department of Business, Economic Development and Tourism (DBEDT) P.O. Box 2359 Honolulu, HI 96823-2159 Contact: Greg Barbour, Project Manager Telephone: 808-586-2548
<u>Project Location:</u>	Waimea, Island of Kauai, Hawaii
<u>Tax Map Key:</u>	1-6-08: por. 06 (Figure 1-2)
<u>Landowner:</u>	Kikioala Land Company, Ltd.
<u>Land Area:</u>	52,272 square feet
<u>Request:</u>	The applicant proposes to develop the Kauai Technology Center which would consist of a single-story building of approximately 10,000 square feet.
<u>Existing Land Use:</u>	Agriculture
<u>State Land Use District:</u>	Urban
<u>Kauai County General Plan:</u>	Residential Community <del>Urban Residential</del>
<u>Zoning:</u>	Project District-overlay; General Commercial underlying zone.



**FIGURE 1-1 PROJECT LOCATION MAP**



**FIGURE 1-2 TMK MAP**



## 1.2 OVERVIEW OF THE PROPOSED PROJECT

The Kauai Economic Development Board (KEDB) proposes to develop Phase II of the Kauai Technology Center in an effort to stimulate the economy of West Kauai and the Waimea area. The 10,000 square foot office facility would serve to compliment and expand an existing complex that includes a regional orientation and visitor center and Phase I of the Technology Center. A detailed description of the proposed project is presented in Section 2.0.

Land acquisition, permitting and legal costs for Phase II of the Center are funded by the State of Hawaii Capital Improvement Program (CIP) through a \$1 million appropriation. The State funds will allow for acquisition of the land at the fair market value and the land will then be leased from the State (DBEDT) by KEDB. Construction of this phase of the Center will be funded by \$2 million grant from the U.S. Economic Development Administration (EDA). Funding from the U.S. Department of Housing and Urban Development (HUD) totaling \$500,000 will be used in design and site work for the Center. Private sector funds will be utilized for leasehold improvements on the property.

The project site is an approximately 1.2-acre portion of a 10-acre block located on the west edge of the parcel located near the corner of Kaunualii Highway and Waimea Canyon Drive. The site has been cultivated for over 80 years for sugarcane, and more recently for seed corn and sunflower experimentation crops. The site is within Waimea town.

The West Kauai Visitor Center and Phase I of the Technology Center is located directly adjacent to the proposed Technology Center Phase II site. Opened in April 1999, the Visitor Center is a valuable regional attraction. It offers technological, community and cultural workshops highlighting the history and economic potential of Kauai. Its facilities include static educational displays and conferencing and workshop areas. Phase I of the Technology Center houses offices for technology-related firms.

This phase of the Kauai Technology Center will enhance the greater Technology and Visitor Center complex and serve as a catalyst for economic development and the promotion of the West Kauai region's technological facilities. Phase II is intended to establish a training and Sensor Integration center and initiate an integrated recruitment program to provide workforce development and distance learning programs. 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 State Department of Business, Economic Development and Tourism (DBEDT) is the lead agency and accepting authority for this proposed action.

#### FEDERAL AGENCIES

U.S. Naval Pacific Missile Range Facility, Barking Sands

#### STATE AGENCIES

Department of Agriculture  
Department of Business, Economic Development and Tourism  
Department of Hawaiian Homelands  
Office of Hawaiian Affairs  
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 KAUAI AGENCIES

County of Kauai City Council  
Office of Economic Development  
Planning Department  
Department of Public Works  
Department of Water  
Fire Department

#### ORGANIZATIONS

Kauai Economic Development Board  
Kikiaola Land Company, Ltd.  
Kauai Chamber of Commerce  
West Kauai Community Development Corporation  
West Kauai Business and Professional Association

### 1.4 CONTENTS OF THE FINAL ENVIRONMENTAL ASSESSMENT

This Environmental Assessment evaluates potential impacts of the proposed Kauai Technology Center - Phase II of the 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 pre-consultation comment letters and response letters. References used in the preparation of this document are attached in Appendix A. The assessment's Traffic Impact Assessment report is included as Appendix B.

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Section 2.0

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General Description of the Action's Technical,  
Economic, Social, and Environmental  
Characteristics

## 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 coastal plains. This area contains the small towns of Waimea and Kekaha and the sugar plantation villages of Pakala, Kaawanui, and Mana. The Pacific Missile Range Facility (PMRF) and Barking Sands is also located along this stretch of coastline.

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 all but one of the Island's sugar mills have closed. 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 facilities 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 1,291,210 in 1989. 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 30,000 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 Kauai Visitor Center



has capitalized upon this location, and since its opening in April 1999, has attracted many visitors to its programs and workshops.

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 facilities such as the Pacific Missile Range Facility and various agricultural research and experimentation farming operations for international seed corn corporations. This mix reflects the equally unique demand for a Technology Center that will serve to promote new jobs and an economic attractiveness of West Kauai. The complex will also help to meet the growing need for high technology office space for businesses and services related to the Pacific Missile Range Facility, the development of civilian applications of defense technology and local technology-focused businesses.

## 2.2 EXISTING CONDITIONS AT THE PROJECT SITE

The project site is located near the corner of Kaunualii Highway and Waimea Canyon Drive on the west edge of Waimea town. The site is an approximately 1.2 acre parcel within a 10-acre block known as "Field 14" of the former Waimea Sugar Mill Company's lands. 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 2-1.

Other than the Visitor Center and Technology Center – Phase I, there are no uses immediately adjacent to the project site. The block is bordered by paved roadways on two sides and vacant land on the remaining two sides. Across Kaunualii Highway 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 (KLC). KLC owns over 600 acres in the Waimea area and has a 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 KLC, 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 land acquisition, permitting and legal costs of the Kauai Technology Center - Phase II are made possible through funding by the State of Hawaii Capital Improvement Program (CIP). U.S. Economic Development Administration (EDA) funds will be used for construction of the Center. U.S. Department of Housing and Urban Development (HUD) funds will be utilized for design and some site work while private sector entities will fund leasehold improvements. The estimated program budget for Phase II is \$3.5 million with an additional \$1.2 million anticipated for private sector leasehold improvements. Groundbreaking of Phase II is estimated to occur in the first quarter of 2001 with the Center opening in the fourth quarter of 2001.

The Kauai Technology Center – Phase II will be comprised of a single-story structure totaling approximately 10,000 square feet. The facility's exterior will include walkways leading to easily accessible entries and well-landscaped open garden courtyards. The interior of the facility will be composed of office space and laboratory space for technology-related businesses. The building will be designed to mirror the architectural style of the existing Visitor and Technology Center.

The Kauai Technology Center – Phase II will occupy approximately 10,000 square feet and will provide technology-related office and lab facilities. The new Center will provide facilities designed to meet the needs of technology-related businesses. The building will have a lobby and restrooms with approximately 6-12 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.

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 conceptual preliminary site plan is shown in Figure 2-2. 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 County permit approvals will be secured in the first quarter of 2001. Groundbreaking for construction is estimated to commence upon granting of the permits. The project should be completed within the fourth quarter of 2001. 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.

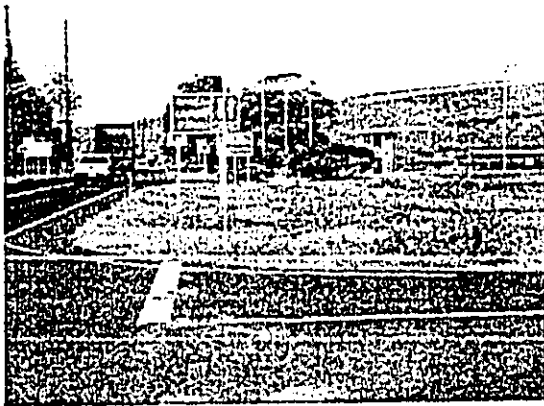


The implementation of the proposed project involves construction on State land which triggers the preparation of an Environmental Assessment. The construction cost for the project is estimated at \$3.5 million dollars. In addition to the construction of Phase II, \$1.2 million will be privately allocated for leasehold infrastructure and site improvements. No off-site improvements are required.

While the subject property has the potential for further expansion of the Technology Center Complex, Phase II is the only portion of the conceptually larger complex with a developed project description, plans or funding source. No plans or schedule currently exist for further expansion of the Technology Center Complex.

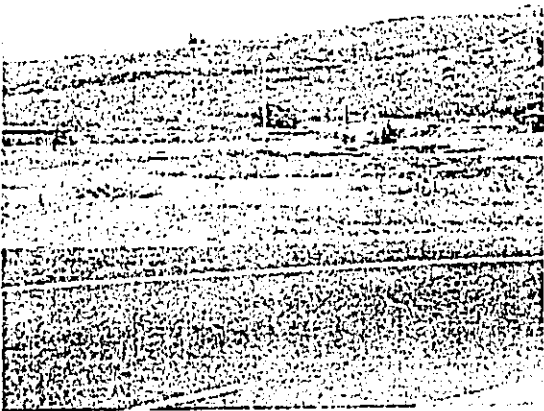


The project site looking towards the Waimea Sugar Mill



The site at the intersection of Kaumualii Highway and the existing entrance driveway

The project site looking towards the West Kauai Visitor Center and Technology Center - Phase I



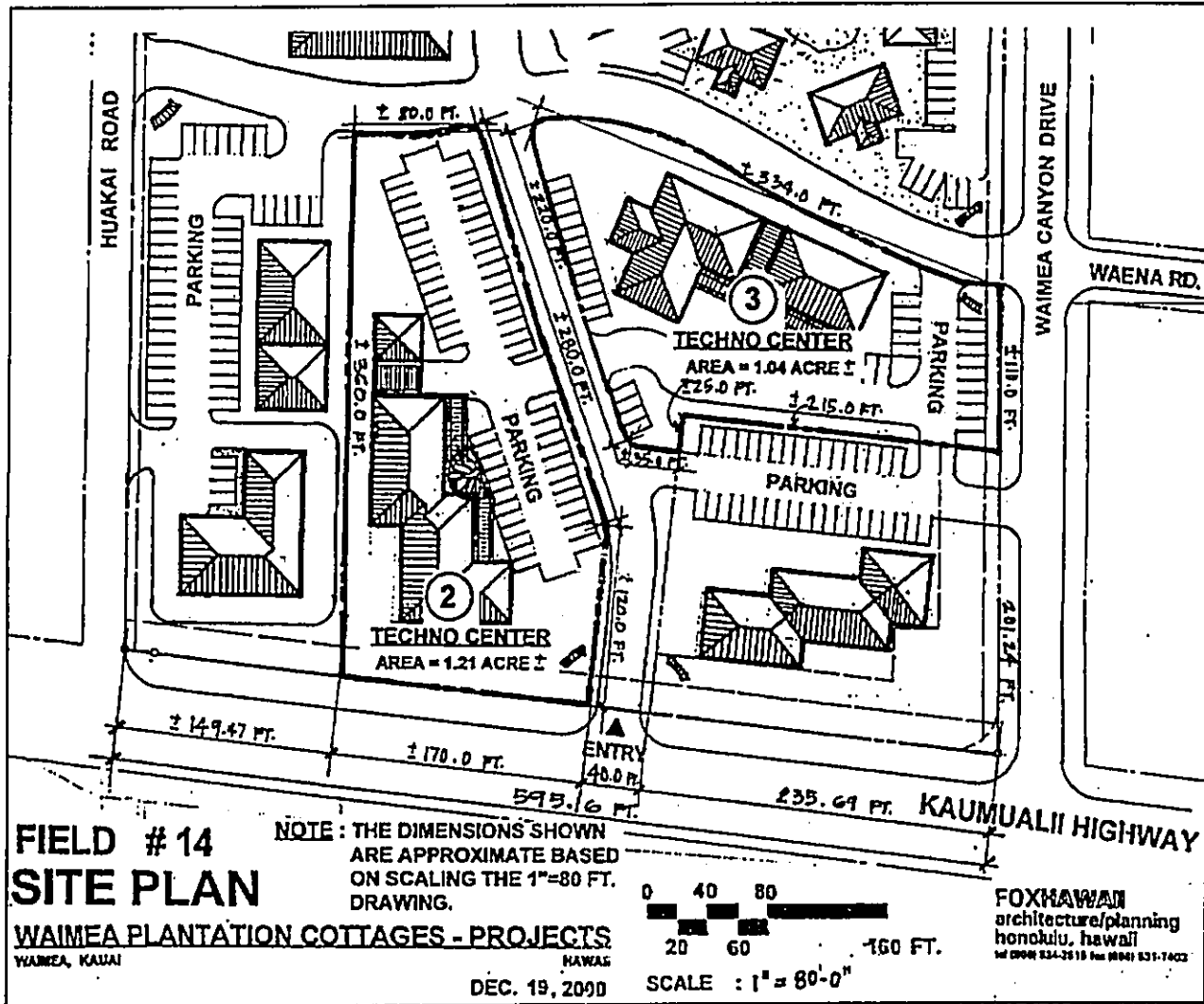
The site looking towards the Waimea Elementary and Intermediate School

The existing West Kauai Visitor Center and Technology Center - Phase I



The edge of the project site looking towards Kaumualii Highway

FIGURE 2-1 EXISTING CONDITIONS PHOTOS



**FIGURE 2-2 PROPOSED SITE PLAN**



#### 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 State Department of Commerce's Economic Development Administration (EDA) funded two studies that 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 Kauai Visitor Center and Technology Center - Phase I. 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 approximately 4,700 square foot Visitor and Technology Center was completed and opened in April 1999. Phase II of the Technology Center is envisioned to provide the center complex with new high technology facilities and offices. The greater West Kauai Visitor Center and Kauai Technology Center complex is envisioned to promote the unique resources and location of West Kauai and provide an impetus for future economic growth and employment opportunities.

The project site is an ideal location for this phase of 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 office needs for small high-tech businesses and firms that support the high technology uses in the area.

Section 3.0

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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 Kauai Technology Center – Phase II.

#### 3.1 CLIMATE

##### *Existing Conditions*

The climate of Kauai is mild and semitropical with prevailing northeast 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 area is part of a broad coastal plain stretching from the Waimea River to the Na Pali Coast. The project site has been cultivated in agriculture for almost a century and is level with zero (0) to two (2) percent slopes. 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 project will not alter the topography of the project site which is generally flat and level because of its past agricultural use. 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);
- USDA Soil Conservation Service, Erosion and Sediment Control Guide for Hawaii (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.

The management of surface water and drainage control measures during the Center's construction and operation will meet County of Kauai standards. Site design will minimize runoff and collection through on-site dispersal and filtering methods. Increased surface runoff from newly paved parking and pedestrian areas will be minimized through these methods. It is anticipated that this improved site drainage condition will result in a reduction in water and silt runoff from the site.

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)

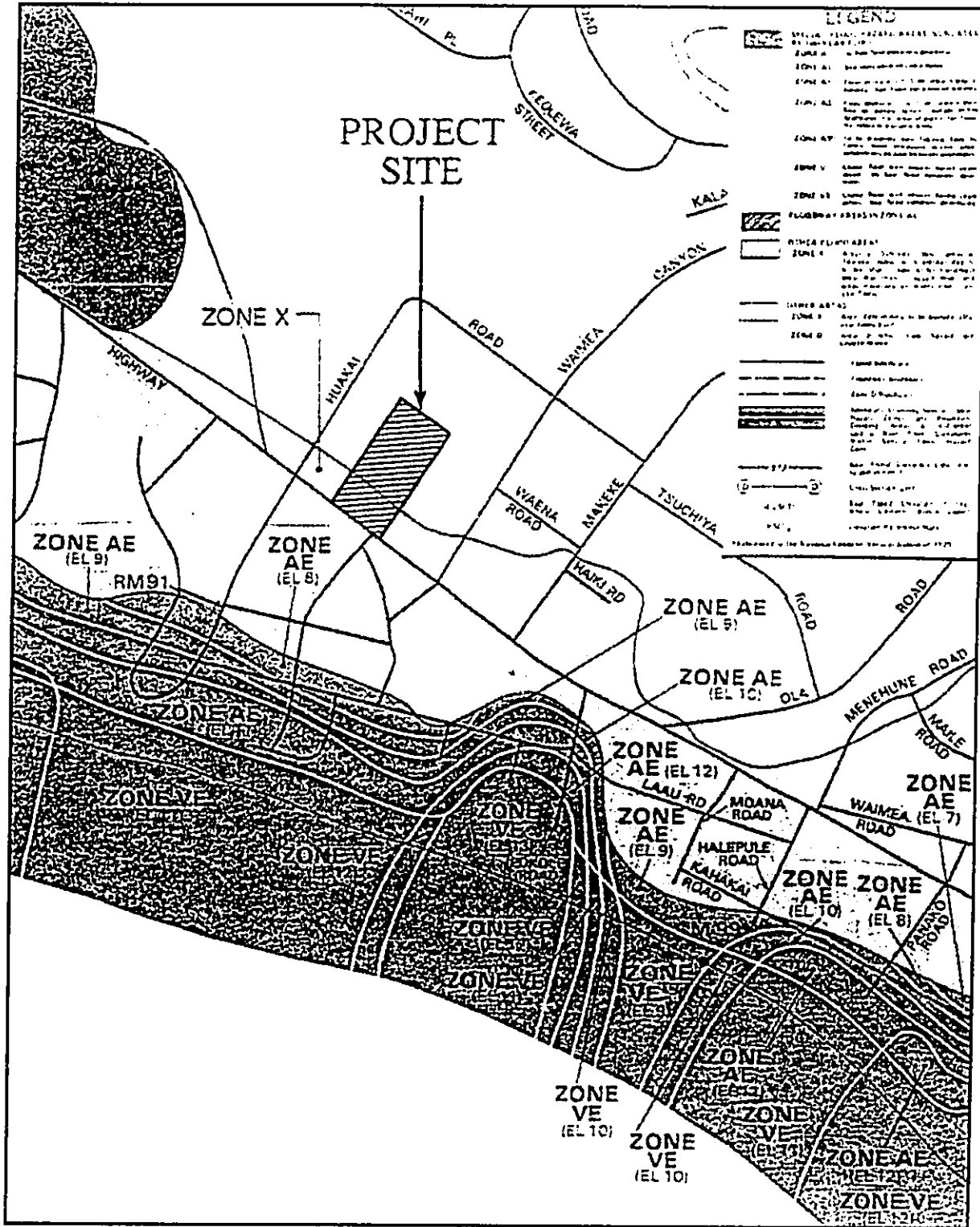
The project site and the area to the west have been in sugarcane cultivation dating back to the early 1900's. Therefore, no existing vegetation exists on the site except for a line of gold trees along the Waimea Canyon Drive edge of the property, which will remain.

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 that may serve as habitat for area wildlife. The existing gold trees that line Waimea Canyon Drive on the east side of the property 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.



**FIGURE 3-1 FLOOD INSURANCE RATE MAP**



**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 and within the Coastal Plain, 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.

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



*Anticipated Impacts and Mitigative Measures*

There are no archaeological or cultural resources on the project site. Appendix C contains a letter dated December 4, 2000 from the State Historic Preservation Division Office that concurs that an archaeological subsurface reconnaissance of the project site is not required 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 was a traditional area of Hawaiian settlement. It later developed as a plantation village with employee 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. A commercial core was established along Kaunualii 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 of the island 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 updated on November 30, 2001, the Waimea-Kekaha Regional Development Plan and the comprehensive Zoning Ordinance of the County of Kauai (CZO). The principal function the CZO is to specify areas where land uses such as agricultural, commercial, residential, industrial, open and public areas are permitted.

The General Plan designation of the project site is Residential Community (RC) ~~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. Pursuant to prior conditions imposed by the Planning Commission, a master plan



will have to be approved by the Planning Commission as part of any future development of the site, including the project in question.

The project site is located within the CZO General Commercial District (CG). The proposed 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 an approximately 10,000 square foot structure near 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 - Phase II- West Kauai Technology and Visitor Center (Julian Ng, Inc., December 2000) which is included as Appendix C. The findings are summarized below.

#### *Existing Conditions*

The project site is about 150 feet west of 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).

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.

Existing traffic conditions are based on projections made in 1997 using traffic counts available at that time. The 24-hour traffic counts taken at the Kaumualii Highway and Waimea Canyon Drive intersection between 1981 and 1999 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 Kaunualii Highway to a four-lane undivided roadway east of Waimea Canyon Drive between Waimea and Eleele. 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.

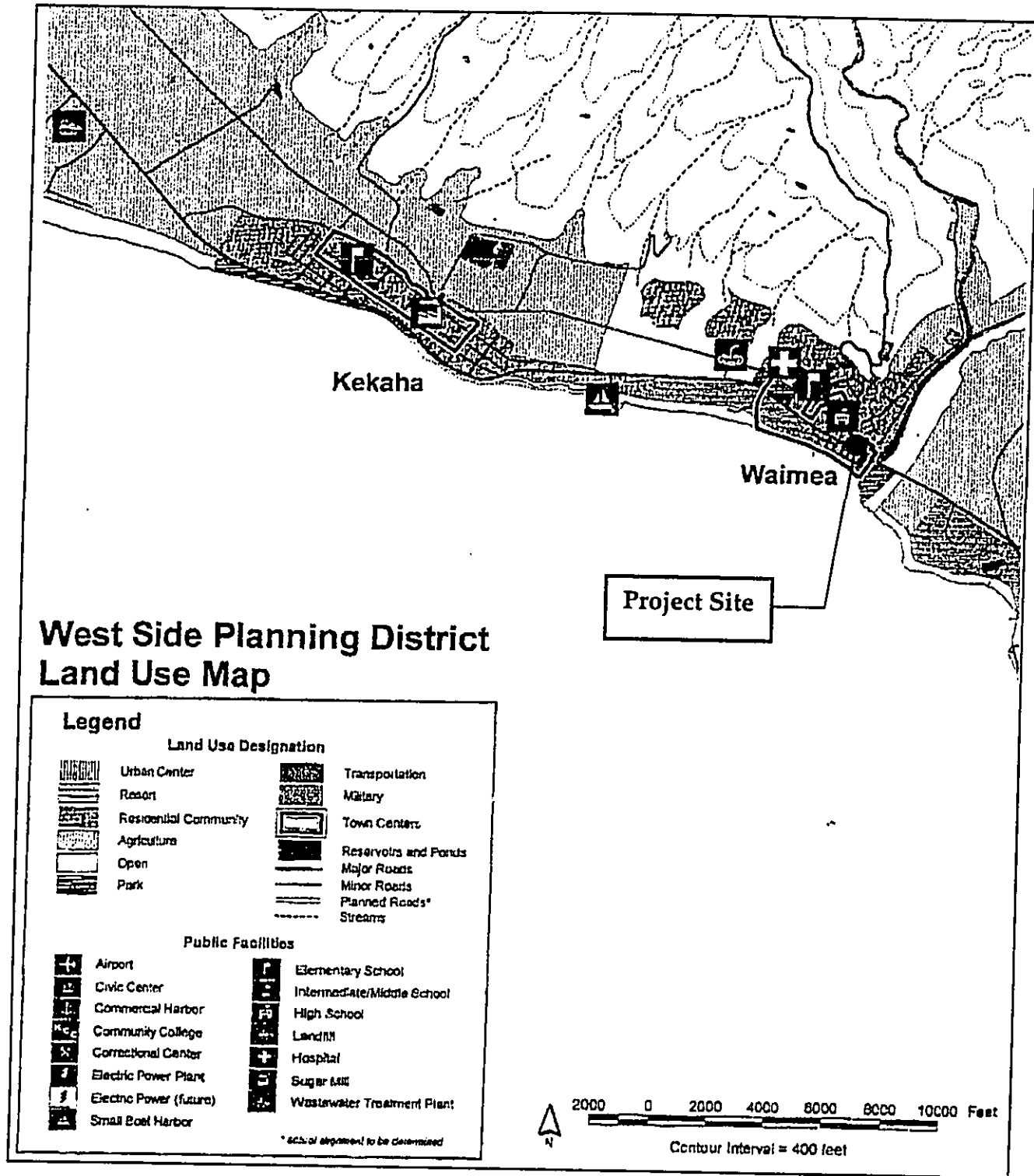
The findings of the Traffic Impact Analysis Report for the proposed Kauai Technology Center – Phase II are summarized below. Figure 3-4 shows the existing traffic volumes during the peak hour period. Figure 3-4 depicts the peak hour projected future traffic volumes for the year 2005 without the proposed project. Anticipated peak hour traffic volumes with the proposed project are presented in Figures 3-5.

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. LOS analysis with and without the proposed project is included in Appendix C.

The existing conditions at the nearby Kaunualii 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 D or better. Delays at this closest intersection 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 average annual growth in traffic of approximately 1.6 percent by the year 2005 if recent trends in traffic increase continue. The project will not significantly affect the Kaunualii 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.

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



**FIGURE 3-2. GENERAL PLAN CLASSIFICATIONS**



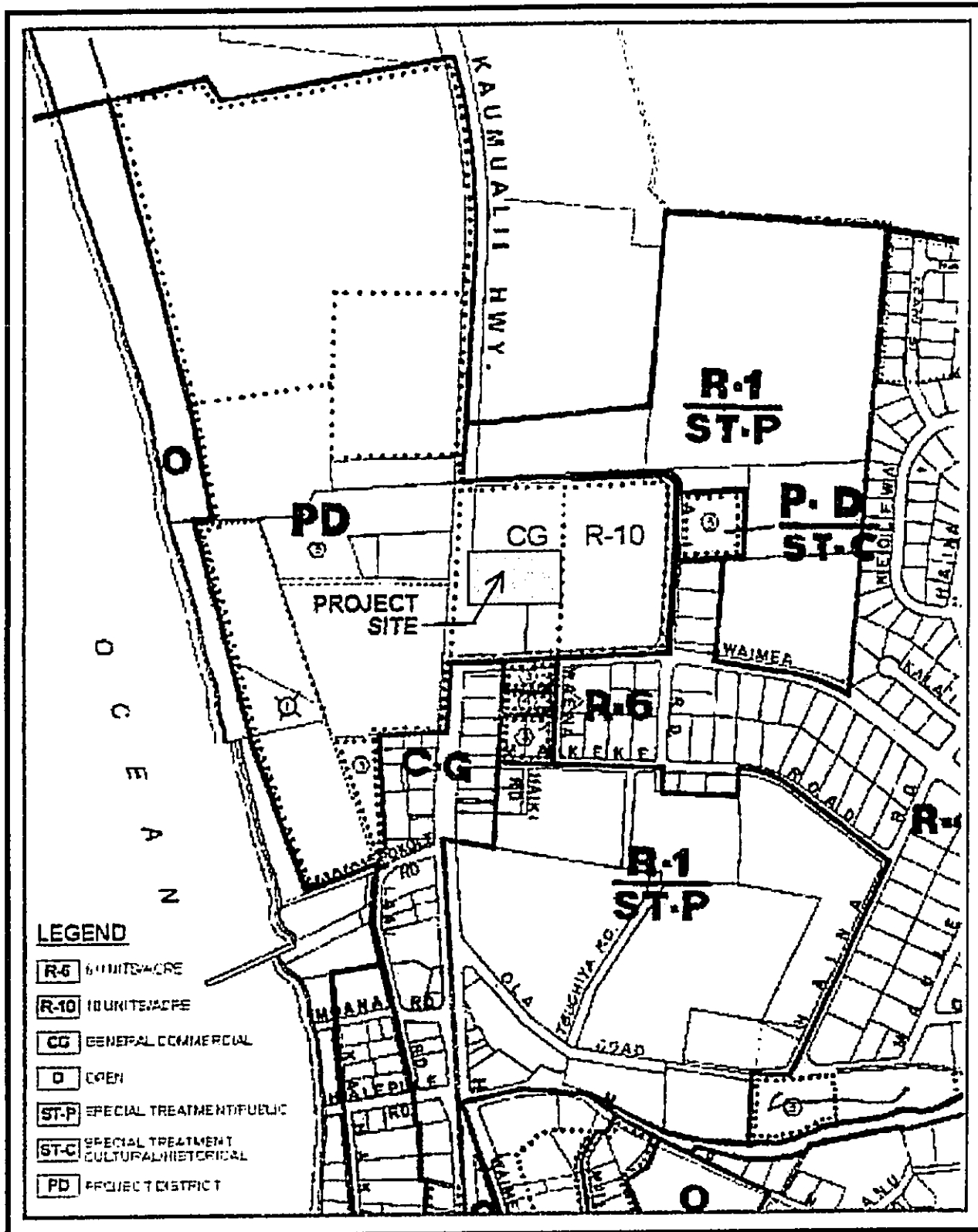


FIGURE 3-3 ZONING CLASSIFICATIONS

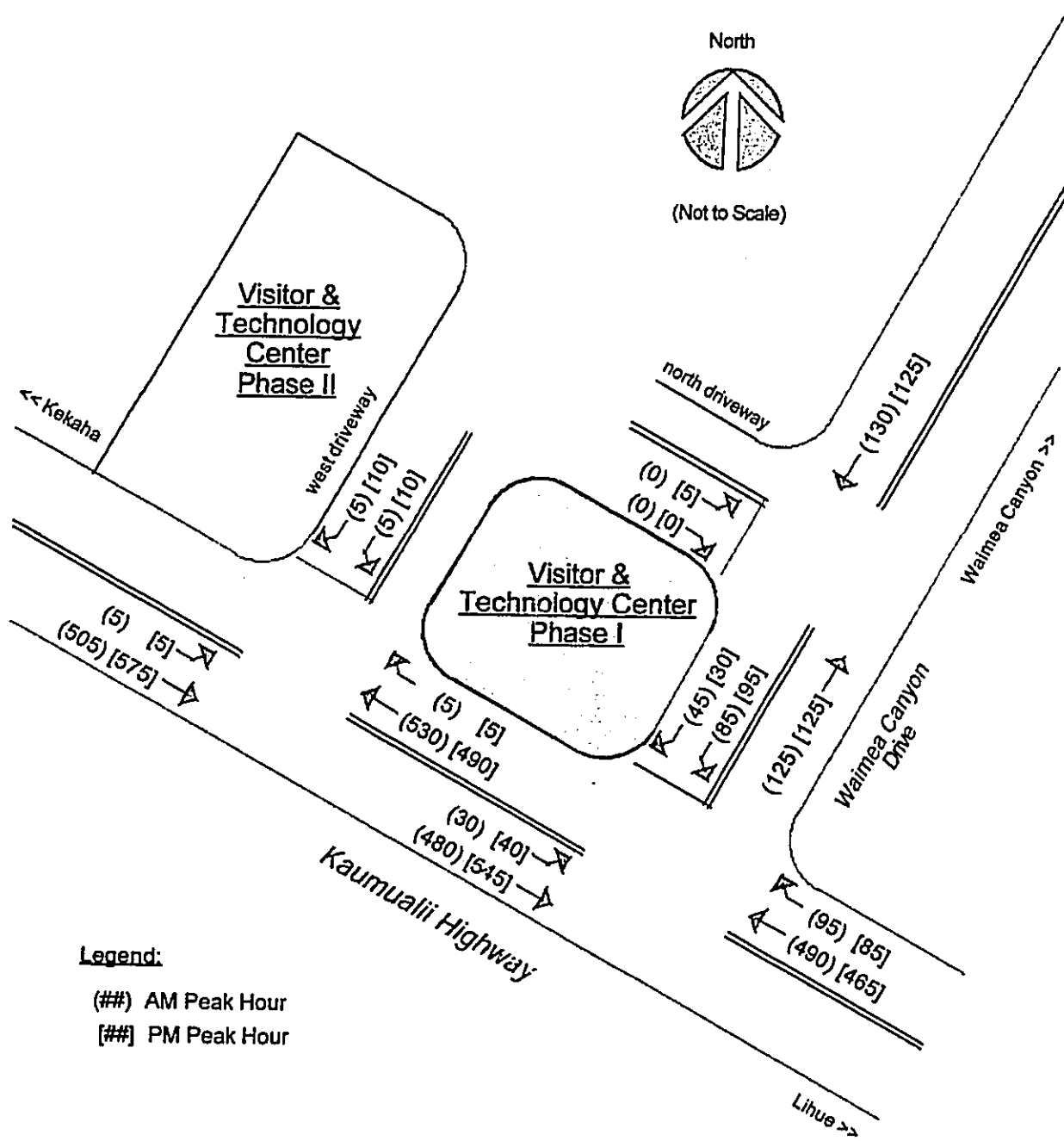
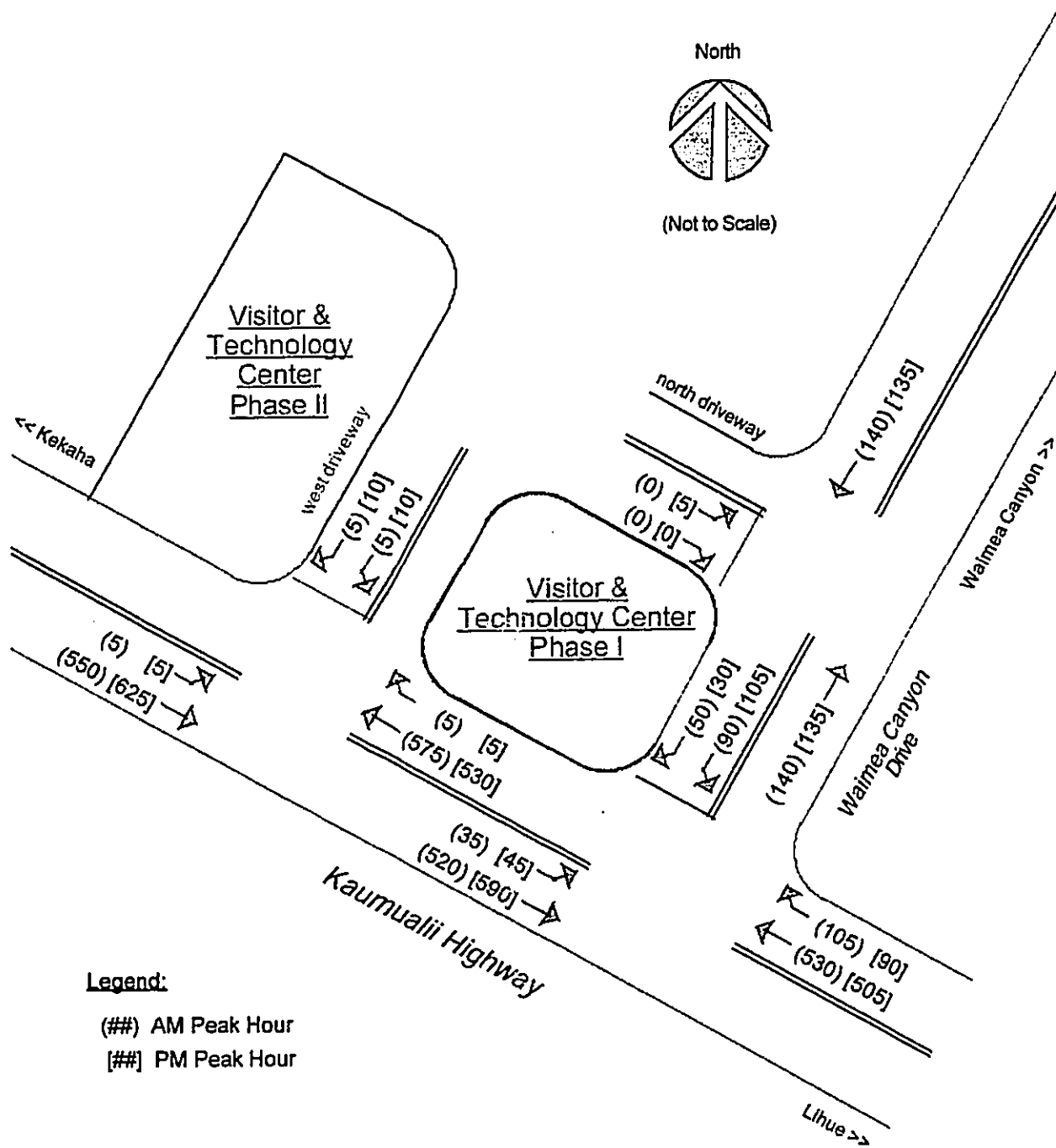


FIGURE 3-4 EXISTING TRAFFIC



**Legend:**

- (##) AM Peak Hour
- [##] PM Peak Hour

**FIGURE 3-5 TRAFFIC ASSIGNMENT 2005 (PHASE I ONLY)**

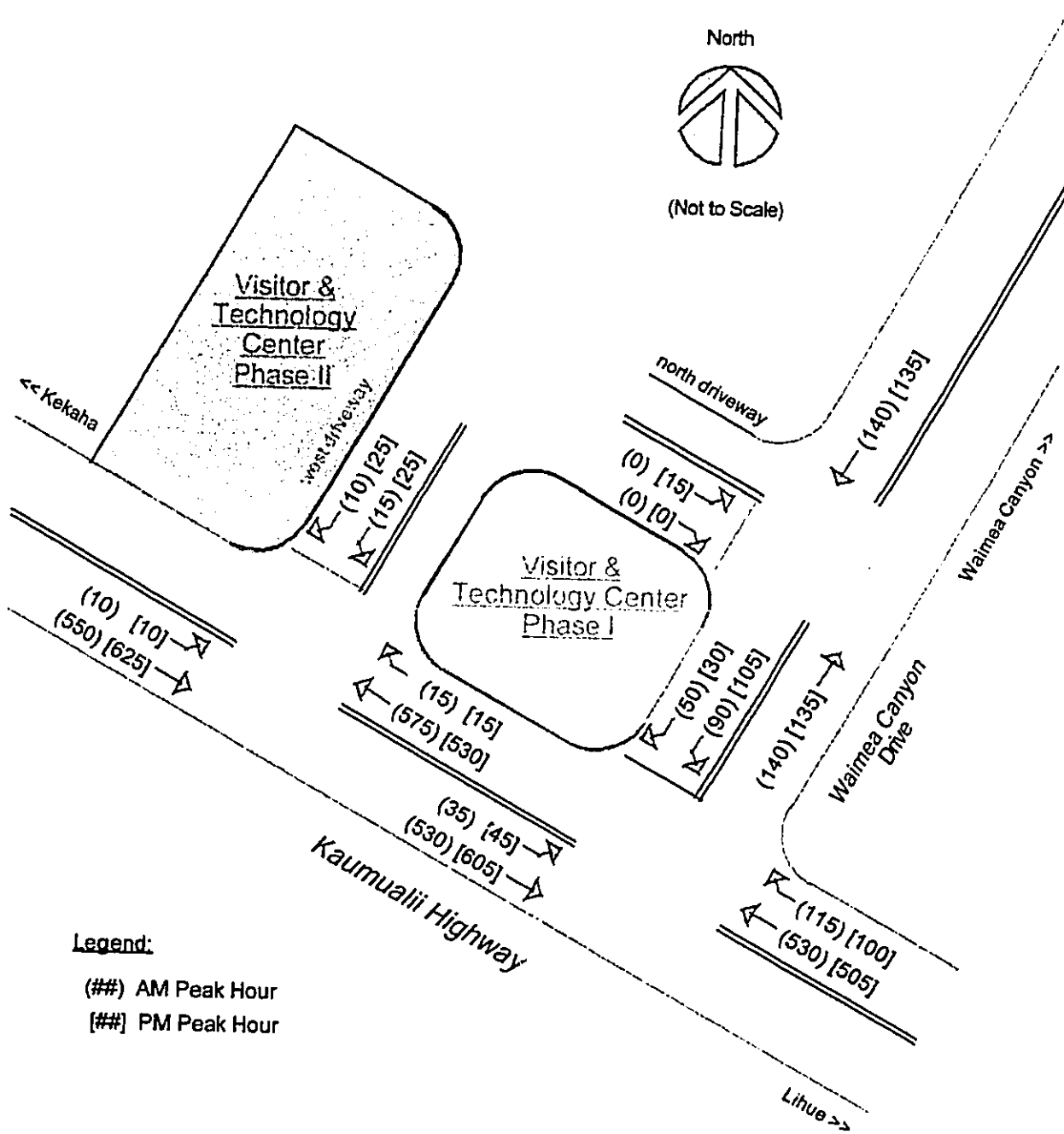


FIGURE 3-6 TRAFFIC ASSIGNMENT 2005 (PHASES I & II)



### 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 in Section 11-46-(b)(1)(A).

Operations at the new facility will not generate significant or potentially disturbing level of noise, and no mitigative measures will be required. Construction noise prevention measures are not expected to exceed allowable levels. Noise emanating from operational equipment such as air conditioning systems will be limited through facility design consistent with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control".

### 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 by the small businesses that will locate their offices within the Technology Center. The Center will also have a secondary effect of providing a new source of business for local merchants.

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 Technology Center's activities enhance the modernized socio-economic character of Waimea Town and West Kauai, no mitigative measures are necessary.

**3.12 VISUAL RESOURCES**

*Existing Conditions*

The project site was previously used as actively cultivated agricultural land and does not contain any structures. Directly adjacent to the proposed site is the West Kauai Visitor Center. As described in Section 2.0, developed areas of Waimea Town border the project site. 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 2-1 page 2-4).

*Anticipated Impacts and Mitigative Measures*

The Kauai Technology Center -- Phase II will be designed as a single-story structure totaling approximately 10,000 square feet and surrounded by landscaping. As part of the fabric of Waimea town, the building will be designed to complement the West Kauai Visitor Center with a matching architectural style.

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 Kauai Technology 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

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Alternatives to the Preferred Project



#### **4.0 ALTERNATIVES TO THE PREFERRED PROJECT**

This Environmental Assessment evaluates three alternatives to the proposed project as 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 bordering the West Kauai Visitor Center. Because the proposed Technology Center site is vacant and there are no plans 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 vacant land of Field 14 would impact this 1.2-acre portion of the property.

In this alternative, construction of the Kauai Technology Center – Phase II would not occur and the anticipated new employment opportunities, expanded promotion of local businesses and economic benefits would be negated. Although this alternative would have no adverse environmental impacts, no-action at the project site would prevent positive socio-economic benefits for Waimea and the region associated with this project.

##### **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 1997 and was not renewed. According to Kikiaola Land Company, there are no 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 minor impacts on adjacent uses, properties and roadways.

Potential active agricultural use of the Technology Center site could result in impacts to the West Kauai Visitor Center. Increased agricultural noise, air quality impacts and negative visual impacts may have detrimental effects on the continued visitor attractiveness of the Center.



#### 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 Phase II expansion. The master plan for Kikiaola Land Company proposes the development of the entire Field 14 block as a retail center consisting of a series of small buildings and related parking. Therefore under this alternative, without the Kauai Technology 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 eventual development of the entire Field 14 block, would produce greater environmental impacts compared to the other alternatives. A community commercial 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 remaining 9-acre portion of the Field 14 block. As stated previously, it is unlikely that the Technology Center would be developed independently from the remainder of Field 14 because the entire block is owned by a single 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 continuing to develop 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 proposed expansion of the Center 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.



Alternative 3 and the development of Field 14 with Phase II of the Center are likely to generate a similar number of jobs. However, the types of jobs and sector of Kauai's economy benefiting 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 Kauai Technology Center – Phase II on the other hand, will continue the promotion of 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 were not constructed. This is a significant benefit not provided by Alternative 3.

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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 Residential Community (RC) ~~Urban Residential (UR)~~ which is intended 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, which is codified in the Kauai County Code, 1987 (KCC) as Chapter 10, Article 4, 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. With regard to the subject site, the Waimea-Kekaha Regional Development Plan provides as follows:

- (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 (Empasis added.)



#### **5.4 COUNTY OF KAUAI 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. Pursuant to prior conditions of approval imposed by the Planning Commission, a master Plan will need to be approved by the Planning Commission as part of any future development of this site, including the instant proposal.

CZO Section 8-5.3(b)(13) provides that offices and professional buildings are a permitted use in the General Commercial District. As a result, the Kauai Technology Center – Phase II is considered a permitted use within the General Commercial District. Figure 3-3 in Section 3.0 illustrates the project site's zoning.

#### **5.5 APPROVALS AND PERMITS REQUIRED**

The following is a list of the approvals and permits required for the development and construction of Kauai Technology Center – Phase II. The County's Special Management Area (SMA) boundary is located along the makai side of Kaunualii Highway. The project site is not within the SMA.

- Completion of the Chapter 343, HRS environmental review process, which is required for use of State lands and funds.
- County of Kauai Planning Commission approval of a Class IV Zoning Permit, which is required because the project site is greater than one acre in size. The proposed Kauai Technology Center – Phase II is a permitted use under the site's General Commercial (GC) zoning designation.
- County of Kauai Planning Commission approval of a Project Development Use Permit, as a condition of prior approvals, and for deviation from any of the standard code provisions, such as parking standards, building heights, etc.
- County of Kauai approval of construction plans and issuance of building permits.

Section 6.0

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Findings and Reasons Supporting  
Anticipated Determination





## 6.0 FINDINGS AND REASONS SUPPORTING ANTICIPATED DETERMINATION

### 6.1 ANTICIPATED DETERMINATION

In accordance with the Department of Health Rules Section 11-200-12, an applicant or agency must determine whether an action may have a significant impact on the environment. The Rules establish "significant criteria" to be used as a basis in making the determination and whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

- (1) **Involve an irrevocable loss or destruction of any natural or cultural resources;**

The proposed project develops an approximately 10,000 square-foot second phase of the Kauai Technology Center. There is no significant destruction of existing natural or cultural resources. As previously noted, there are significant archaeological or historical sites known to exist within the project site, which are avoided in the project design. There will be extensive monitoring of construction to avoid potential impacts to cultural sites. If during the course of construction any cultural or archaeological remnants are unearthed, their treatment will be conducted in strict compliance with the requirements of the Department of Land and Natural Resources.

- (2) **Curtail the range of beneficial uses of the environment;**

The site has been previously developed as a technology and visitor center. The proposed action will not curtail the range of potential beneficial uses of the environment. The planned improvements are intended to benefit the long-term economic viability of the West Kauai region while having a minimal affect on the environment.

- (3) **Conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;**

The proposed project is consistent with the environmental policies established in Chapter 344, Hawaii Revised Statutes.

- (4) **Substantially affects the economic or social welfare of the community or State;**

The proposed project will improve the economic and social welfare of the community and State. The improvements will not negatively or significantly alter the existing area, nor will it contribute to population growth.



**(5) Substantially affects public health;**

Insignificant or undetectable impacts to public health may be affected by air and noise impacts during construction, but will be mitigated by appropriate control measures. The long-term benefits to positive economic and quality of life implications associated with the project outweigh the temporary negative impacts. Overall, the project will result in negligible impacts to public health.

**(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;**

As this is an addition to an existing use, the proposed improvements will not create significant secondary impacts such as population changes or effects on public facilities. Design and construction work will generate indirect and induced employment opportunities and multiplier effects, but not at a level that would generate any significant expansion. The short-term employment impacts will be beneficial to the local economy. Long-term, there is an anticipated increase in employment with the creation of these facilities, but the relative impact on population and public facilities is minimal.

**(7) Involves a substantial degradation of environmental quality;**

The proposed project will consist of development of an approximately 10,000 square-foot structure on a now vacant parcel. The improvements are anticipated to improve the economic and technological viability of the area while producing minimal short and long-term environmental impacts.

**(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;**

While the subject property has the potential for further expansion of the Technology Center Complex, Phase II is the only portion of the conceptually larger complex with a developed project description, plans or funding source. No plans or schedule currently exist for further expansion of the Technology Center Complex. Therefore, there is no commitment for larger actions based on the proposed project.

**(9) Substantially affects a rare, threatened or endangered species, or its habitat;**

There are no endangered plant or animal species located within the limits of the project site.



- (10) Detrimentially affects air or water quality or ambient noise levels;**

Short-term effects on air, water quality or ambient noise levels during construction will be mitigated by compliance with County of Kauai and State Department of Health rules which regulate construction-related activities. After development, improvements to the site and related infrastructure should not create detrimental impacts to air, water quality or ambient noise levels.

- (11) Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;**

The existing project site is generally compatible with the criteria stated above. The project 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." The improvements will be designed with consideration of these natural factors.

- (12) Substantially affects scenic vistas and view-planes identified in county or state plans or studies; or**

The planned improvements will not substantially affect scenic vistas or view-planes.

- (13) Require substantial energy consumption.**

Construction of the project will not require substantial energy consumption relative to other similar projects.

## **6.2 REASONS SUPPORTING THE ANTICIPATED DETERMINATION**

As stated above, there are no significant environmental impacts expected to result from the proposed action as the project site already developed. A Finding of No Significant Impact (FONSI) is anticipated. The Kauai Technology Center – Phase II project will be beneficial to the State and residents of Kauai.

Section 7.0  

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Draft EA Comments & Responses



## 7.0 DRAFT EA COMMENTS AND RESPONSES

The following agencies and organizations were contacted during the preparation of the Final Environmental Assessment and/or received a copy of the Draft EA for review and comment for the proposed Kauai Technology Center – Phase II. Comment letters and responses are included in this section.

Agency/Organization	Pre-Consultation Comments	Draft EA Comments Received
<b>Federal Government</b>		
U.S. Naval Pacific Missile Range Facility, Barking Sands		
<b>State of Hawaii</b>		
Department of Agriculture		✓
Department of Business, Economic Development and Tourism		✓
Department of Hawaiian Homelands		✓
Office of Hawaiian Affairs		✓
Department of Land and Natural Resources, Historic Preservation Division	✓	✓
Department of Health		✓
Department of Transportation, Kauai Division	✓	✓
Office of Environmental Quality Control (OEQC)	✓	✓
<b>County of Kauai</b>		
County of Kauai City Council		✓
Office of Economic Development	✓	✓
Planning Department	✓	✓
Department of Public Works		✓
Department of Water		✓
Fire Department		
<b>Organizations</b>		
Kauai Economic Development Board	✓	
Kikiaola Land Company, Ltd.	✓	
Kauai Chamber of Commerce		
West Kauai Community Development Corporation	✓	
West Kauai Business and Professional Association		

Appendix A  

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References



## APPENDIX A REFERENCES

- Austin, Tsutsumi & Associates, Inc. May 1997. Kauai Long-Range Land Transportation Plan. Prepared for the State of Hawaii Department of Transportation in cooperation with the County of Kauai Department of Public Works and Planning Department.
- Belt, Collins & Associates, Ltd. September 9, 1977. Waimea - Kekaha Regional Development Plan. Prepared for the County of Kauai, State of Hawaii.
- County of Kauai, Planning Department. Zoning Map.
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- Federal Emergency Management Agency. September 30, 1995. Flood Insurance Rate Maps: Kauai County.
- Group 70 International, Inc. January 1997. Waimea Visitor and Techno Center Feasibility Study. Prepared for the Kauai Economic Development Board.
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- Hawaii State Department of Business, Economic Development and Tourism. June 1994. The State of Hawaii Data Book 1993-94.
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- Ng, Julian, Incorporated. October 1997. Traffic Impact Analysis Report - Techno Center - Waimea, Kauai. Prepared for the Kauai Economic Development Board.
- Ng, Julian, Incorporated. December 2000. Traffic Impact Assessment Report - Kauai Technology Center - Phase II - Waimea, Kauai. Prepared for the Kauai Economic Development Board and Group 70 International, Inc.
- United States Department of Agriculture, Soil Conservation Service. December 1973. Soil Survey of the Island of Kauai.
- University of Hawaii, Department of Geography. 1983. Atlas of Hawaii, Second Edition.

Appendix B  
Traffic Assessment Report

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**TRAFFIC IMPACT ASSESSMENT REPORT  
KAUAI TECHNOLOGY CENTER - PHASE II  
WAIMEA, KAUAI**

**December, 2000**

**prepared for:  
Kauai Economic Development Board  
and  
Group 70 International, Inc.**

**prepared by:  
Julian Ng, Incorporated  
P. O. Box 816  
Kaneohe, Hawaii 96744**

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**TRAFFIC IMPACT ASSESSMENT REPORT  
KAUAI TECHNOLOGY CENTER - PHASE II  
Waimea, Kauai  
December, 2000**

**INTRODUCTION**

The Kauai Economic Development Board has proposed to add to an existing visitor and technology center in Waimea, Kauai. The first phase of the center, which included office space and displays of technological activities occurring in west Kauai, was opened in April, 1999 and is located on a site at the northwest corner of the intersection of Kaumualii Highway and Waimea Canyon Drive. The proposed addition of office and information technology laboratory space will be located on an adjacent site to the northwest (shown on Exhibit 1).

This report has been prepared to address near-term future conditions at the Kaumualii Highway intersections with Waimea Canyon Drive and the existing driveway serving the project. Vehicular access to Phase II will be through the existing driveway, which is located between the Phase I and Phase II sites. Several conditions have already been placed on the development, including the construction of concrete curbs and sidewalk fronting the highway, grassing of the shoulder area between the new curb and the edge of the highway pavement, and continuation of the existing "No Entry" restriction from Waimea Canyon Drive.

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 Manual*<sup>1</sup>. 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:

<u>LOS</u>	<u>Average delay (seconds)</u>	<u>General Description</u>
A	≤ 10 seconds	Little or no delay
B	> 10 and ≤ 15 seconds	Short traffic delays
C	> 15 and ≤ 25 seconds	Average traffic delays
D	> 25 and ≤ 35 seconds	Long traffic delays
E	> 35 and ≤ 50 seconds	Very long traffic delays
F	> 50 seconds	Very long traffic delays

<sup>1</sup> Transportation Research Board, National Research Council, *Highway Capacity Manual - Third Edition*, Washington, D.C., 1997.

## EXISTING CONDITIONS

The project site is currently unused agricultural lands adjacent to the Phase I of the visitor and technology center. The project is located west of Waimea, on the western part of the island of Kauai. 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.

Phase I of the project is located at the intersection of Kaumualii Highway, a State highway serving the western part of Kauai, and Waimea Canyon Drive. Phase II is located on an adjacent site to the northwest.

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; the driveway centerline is offset to the east from the centerline of Waimea Canyon Drive by about 20 feet.

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 based on projections made in 1997 using traffic counts available at that time, including peak hour turning movement counts at the intersection of Kaumualii Highway and Waimea Canyon Drive taken in 1996. The analysis done in 1997<sup>2</sup> had found that the 24-hour counts taken at the intersection from 1981 to 1995 indicated that the daily traffic counted at the intersection was increasing at a rate of approximately 330 vehicles each year. In addition, traffic volumes generated by the project were estimated.

Table 1 shows the 24-hour counts taken at the intersection since 1981. A linear regression of the data (including the 1997 and 1999 counts) indicates that daily traffic entering the intersection is increasing by approximately 220 vehicles each year. Exhibit 2 illustrates the trend in traffic volumes at the intersection.

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<sup>2</sup> Julian Ng, Incorporated, *Traffic Impact Analysis Report, West Kauai Techno Center*. October 1997.

Table 1  
DAILY TRAFFIC AT INTERSECTION

	<u>Reported volumes</u>	
	<u>entering</u>	<u>exiting</u>
February 1981	8,828	8,828
April 1983	8,685	8,685
May 28-29, 1985	9,752	9,707
May 5-6, 1987	11,042	10,759
September 18-19, 1989	11,248	10,654
September 30-October 1, 1991	11,664	11,387
October 11-12, 1993	11,684	11,974
June 19-20, 1995	12,707	13,142
June 17-18, 1997	11,440	13,123
September 13-14 & 23-24, 1999	12,181	12,451

Source: State of Hawaii, Department of Transportation, Highways Division,  
*Traffic Survey Data (Individual Stations) - Island of Kauai.*

The estimates of existing peak hour volumes are from the previous report, with project traffic and turn volumes rounded upward to the nearest five vehicles per hour. These estimates are shown in Exhibit 3. The unsignalized intersection analysis of these volumes indicate that traffic stopped on Waimea Canyon Drive experience average delays during the peak hours. The analysis shows little or no delay at the driveway. The results of the analysis are shown in Table 2.

Table 2  
UNSIGNALIZED INTERSECTION ANALYSIS  
EXISTING TRAFFIC

	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>delay</u>	<u>LOS</u>	<u>delay</u>	<u>LOS</u>
<b>Kaumualii Highway and Waimea Canyon Drive</b>				
Shared lane (stop) from Waimea Canyon Drive	22.8	C	25.4	D
Eastbound left turn (yield) from highway	9.3	A	9.3	A
<b>Kaumualii Highway and project driveway</b>				
Shared lane (stop) from driveway	10.6	B	11.0	B
Eastbound left turn (yield) from highway	7.8	A	7.8	A
<b>Waimea Canyon Drive and project driveway</b>				
Shared lane (stop) from driveway	9.4	A	9.5	A

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 2005. 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 220 vehicles per day indicated by the past counts would mean an increase of approximately 8.5% in traffic between 2000 and 2005. The existing traffic assignments shown in Exhibit 3 were increased by this amount and the intersection was reevaluated. Exhibit 4 shows the traffic assignments for future without project conditions and Table 3 shows the results of the unsignalized intersection analysis.

Table 3  
UNSIGNALIZED INTERSECTION ANALYSIS  
FUTURE (2005) WITHOUT PROJECT

	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>delay</u>	<u>LOS</u>	<u>delay</u>	<u>LOS</u>
Kaumualii Highway and Waimea Canyon Drive				
Shared lane (stop) from Waimea Canyon Drive	27.0	D	31.7	D
Eastbound left Turn (yield) from highway	9.5	A	9.5	A
Kaumualii Highway and project driveway				
Shared lane (stop) from driveway	10.8	B	11.2	B
Eastbound left turn (yield) from highway	7.8	A	7.8	A
Waimea Canyon Drive and project driveway				
Shared lane (stop) from driveway	9.5	A	9.5	A

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

## PROPOSED PROJECT

The proposed project is an expansion of the existing Phase I of the West Kauai Visitor and Technology Center. The project would add between 10,000 and 12,000 square feet to the existing 7,500 square feet of building area and 52 new parking spaces. Vehicular access to new parking spaces will be from the existing driveway that connects to Kaumualii Highway and serves the Phase I parking lot. The traffic generated by the expansion was estimated by factoring the existing project traffic by the increase in floor area. Table 4 shows the traffic estimates for Phase II and for the entire project, assuming that 12,000 square feet is developed in Phase II. The traffic assignments for future peak hours with both Phases I and II are shown in Exhibit 5 and the results of the analyses are shown in Table 5.

Table 4  
PROJECT TRAFFIC

	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>enter</u>	<u>exit</u>	<u>enter</u>	<u>exit</u>
Phase II only				
North on Waimea Canyon Drive	0	0	0	0
East on Kaumualii Highway	10	10	10	15
West on Kaumualii Highway	5	5	5	15
Phases I and II				
North on Waimea Canyon Drive	5	0	0	5
East on Kaumualii Highway	10	15	15	25
West on Kaumualii Highway	10	10	10	25
Total in Phases I and II	<u>25</u>	<u>25</u>	<u>25</u>	<u>55</u>

Table 5  
UN SIGNALIZED INTERSECTION ANALYSIS  
FUTURE (2005) WITH PROJECT  
Phases I and II

	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>delay</u>	<u>LOS</u>	<u>delay</u>	<u>LOS</u>
Kaumualii Highway and Waimea Canyon Drive				
Shared lane (stop) from Waimea Canyon Drive	27.3	D	32.4	D
Eastbound left Turn (yield) from highway	9.5	A	9.5	A
Kaumualii Highway and project driveway				
Shared lane (stop) from driveway	11.4	B	11.7	B
Eastbound left Turn (yield) from highway	7.8	A	7.8	A
Waimea Canyon Drive and north driveway				
Shared lane (stop) from driveway	9.5	A	9.6	A

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

## CONCLUSIONS AND RECOMMENDATIONS

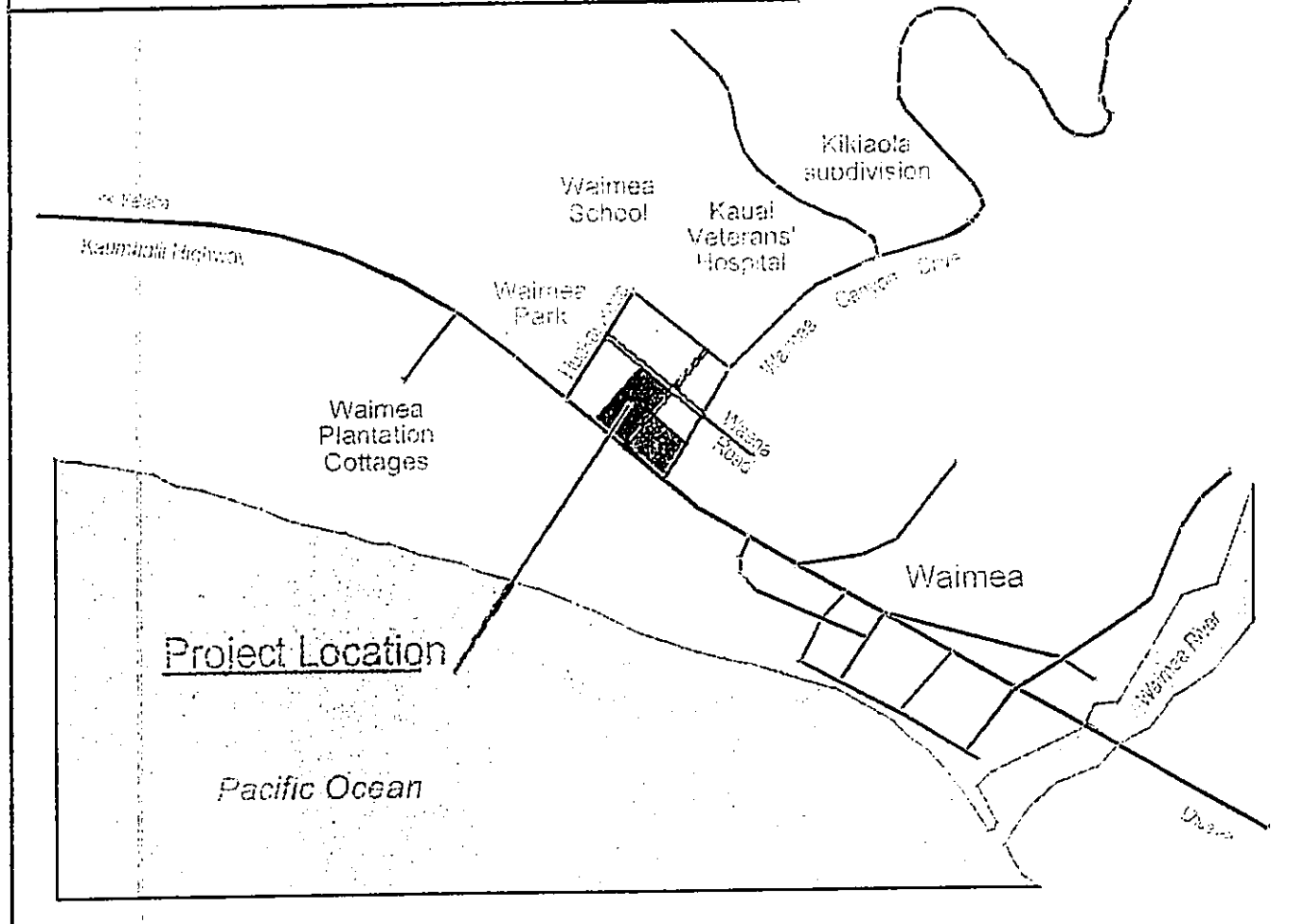
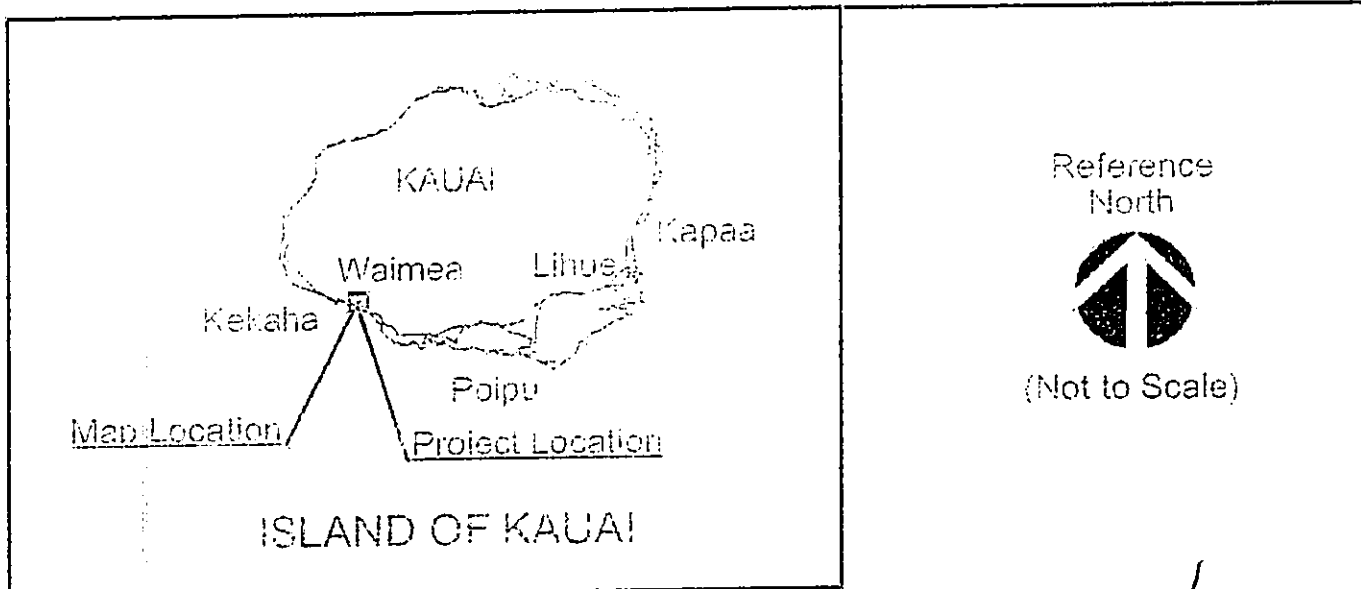
The proposed project is located near the existing intersection of Kaumualii Highway and Waimea Canyon Drive. The existing stop control on traffic approaching on Waimea Canyon Drive causes some delays during peak hours; however, levels of service for all movements at the intersection are at acceptable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

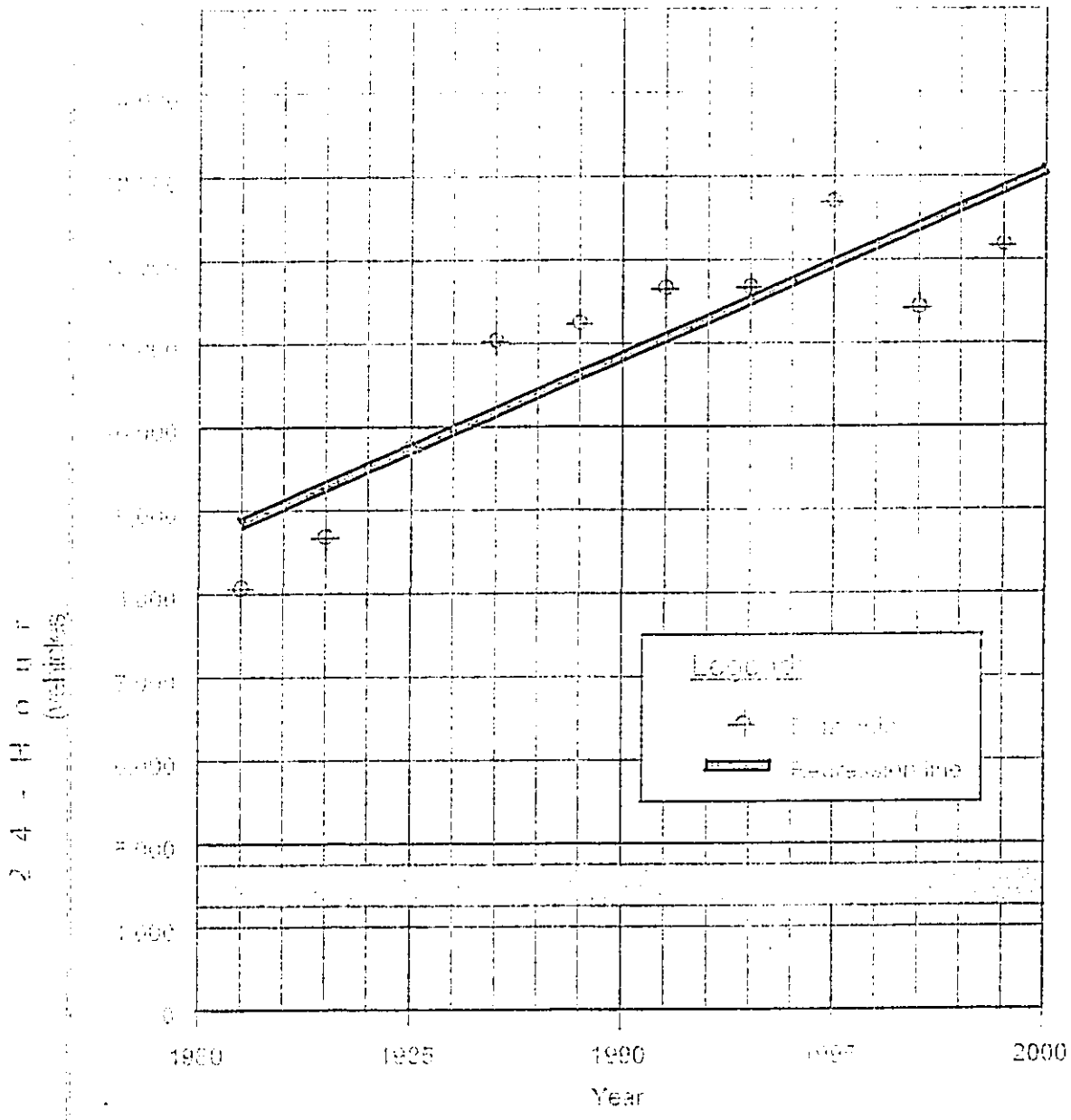
The increase in traffic generated by the proposed project will be less than one percent of the existing traffic, compared to an average annual growth of about 1.6 percent, based on recent increases in traffic at the intersection. The impact of the project on the intersection of Kaunualii Highway and 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.

\* \* \*



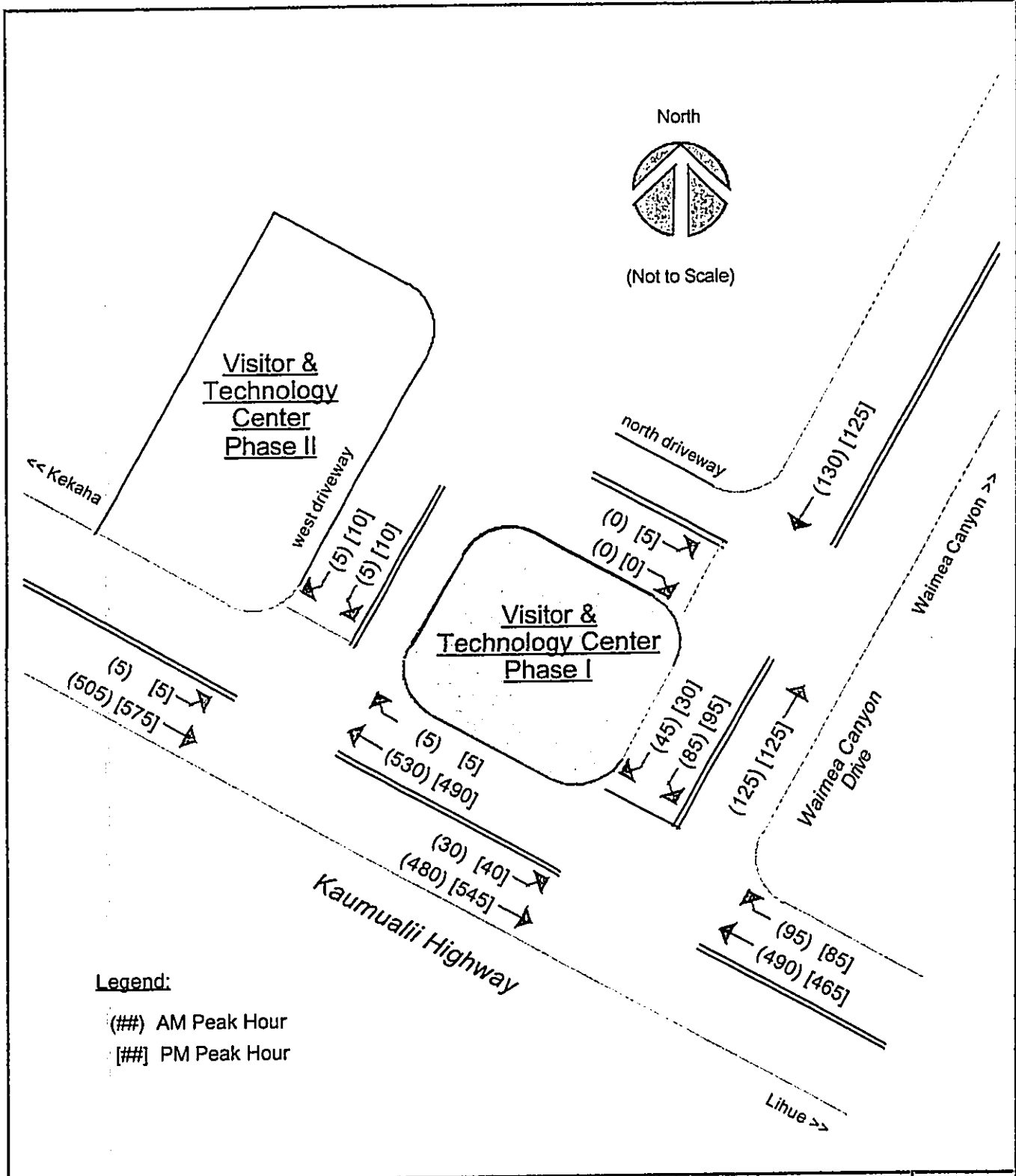


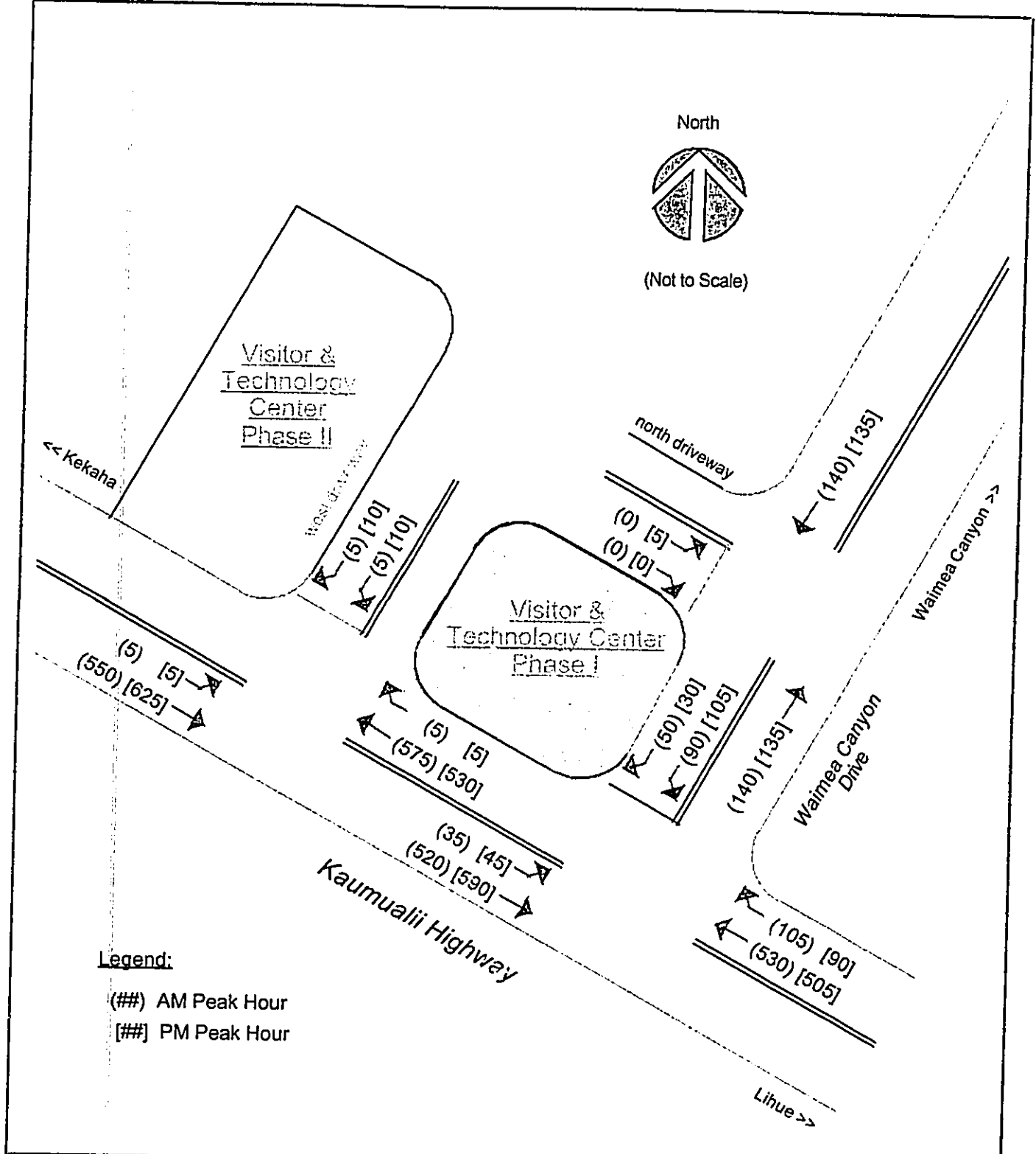
<p>Traffic Impact Assessment Report          Kauai Technology Center - Phase II          Waimea, Kauai, Hawaii</p>	<p>Location Map          Waimea, Kauai</p> <p><small>Prepared by: J. M. Nye, Inc.      December 2001</small></p>	<p>Exhibit  <b>1</b></p>
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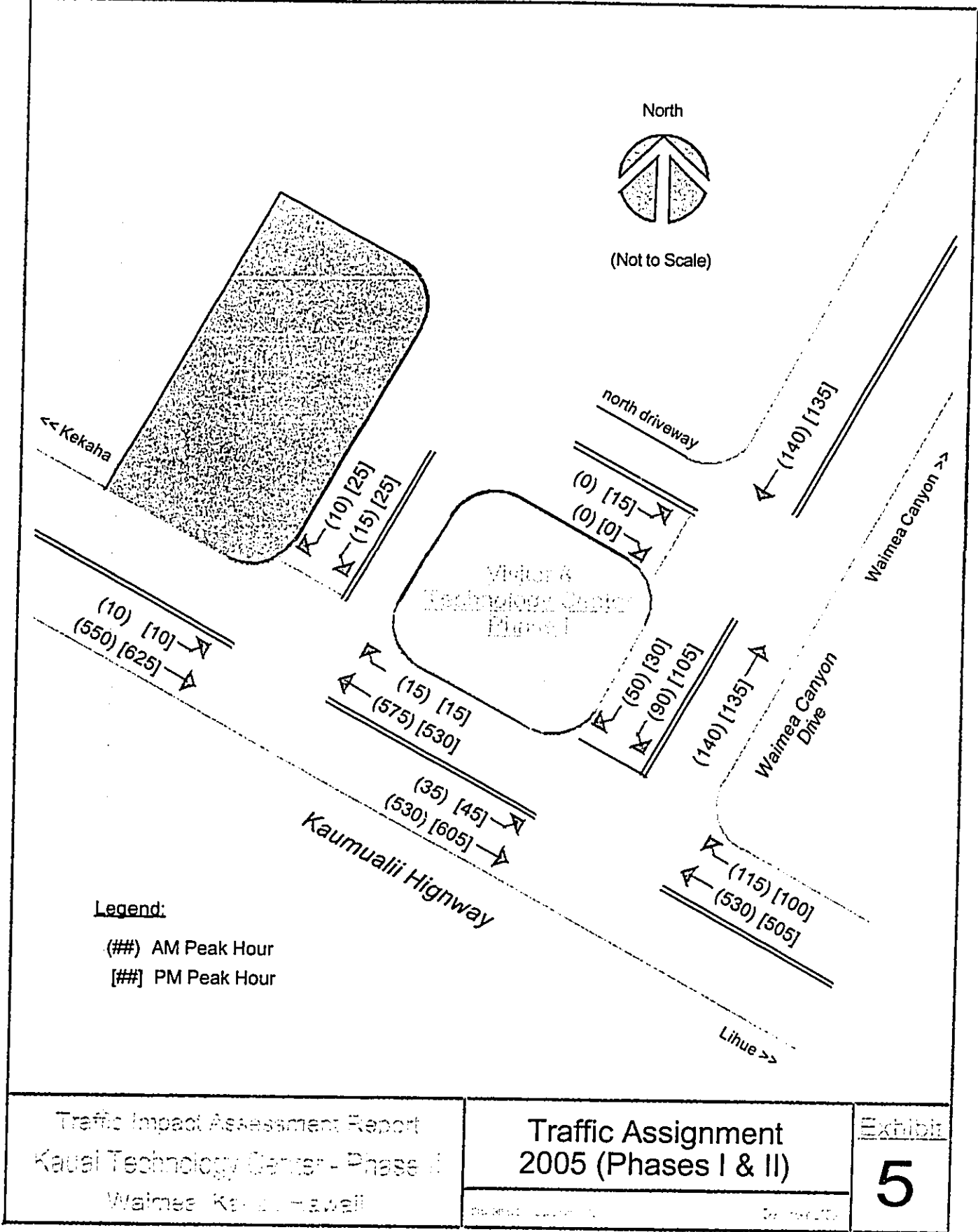
Traffic counts taken by  
 State Highways Division at Kauai Station 21-F  
 Kaunuaui Highway at Waimea Canyon Drive

Traffic Impact Assessment Report Kauai Technology Center - Phase II Waimea, Kauai, Hawaii	Recent Traffic Trend prepared by Jason Myler December 2001	Exhibit 2
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Traffic Impact Assessment Report Kauai Technology Center - Phase II Waimea, Kauai, Hawaii	<b>Traffic Assignment          2005 (Phase I only)</b> <small>Prepared by: [unclear]      December 2005</small>	Exhibit <h1 style="text-align: center;">4</h1>
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Traffic Impact Assessment Report  
 Kaula Technology Center - Phase I  
 Waimea, Kauai, Hawaii

Traffic Assignment  
 2005 (Phases I & II)

Exhibit  
**5**

Appendix C  

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Draft EA Letters & Responses

MARYANNE W. KUSAKA  
MAYOR



VIRGINIA M. KAPALI  
DIRECTOR

COUNTY OF KAUAI  
OFFICE OF ECONOMIC DEVELOPMENT  
4444 Rice Street, Suite 200, Lihue, HI 96766  
Tel: 808-241-6390 Fax: 808-241-6399

RECEIVED

JAN 31 2001

GROUP 7C

January 29, 2001

Department of Business, Economic Development and Tourism  
P.O. box 2359  
Honolulu, HI 96823-2159

ATTN: Greg Barbour, Project Manager

RE: Kauai Technology Center-Phase II Draft Environmental Assessment

Thank you for the opportunity to comment on the Draft Environmental Assessment for the Kauai Technology Center - Phase II planned to be developed in West Kauai. As the County Office of Economic Development, we promote economic opportunities towards the development of a healthy and balanced economy for Kauai's residents.

In review of the Draft EA, the second phase development of the West Kauai Technology Center is projected to infuse in the local community additional economic stimulus for small high tech businesses and firms and continue to build upon the successes of the first phase. These companies serving as catalysts to accelerate the process of dual purpose products and its link to the Pacific Missile Range Facility have and will encourage higher end capital to invest on the westside. Clean, diverse industries which meets with the rural character of the community could possibly serve as one of the replacement industries for the recent shutdown of a major portion of the sugar industry.

In addition, the construction phase of the expansion will provide necessary short-term job creation for the higher unemployment area. The job opportunities for the westside residents will be welcomed as well as the multiplier effect in the purchase of goods and services.

We support the Kauai Economic Development Board's efforts to strive and seek for cutting edge business development on Kauai in the highly competitive information technology global economy.

01/29/01  
Draft EA-Kauai Technology Center  
Page 2

Should you have any further questions, please call our office at (808) 241-6390 for assistance or email at [gini@kauaioed.org](mailto:gini@kauaioed.org).

Sincerely,



Virginia M. Kapali  
Director, Office of Economic Development

Cc: Mayor Maryanne W. Kusaka  
State of Hawaii, Office of Environmental Quality Control  
✓ Group 70 International, Inc.





March 5, 2001

County of Kauai  
Office of Economic Development  
4444 Rice Street, Suite 200  
Lihue, HI 96766

Attn: Virginia M. Kapali, Director

Subject: **Kauai Technology Center – Phase II**  
**Response to Draft EA Comment Letter of January 29, 2001**

Francis S. Oda, Arch. D., AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

Dear Ms. Kapali:

Thank you for providing your comments on the Draft EA for the Kauai Technology Center – Phase II. We have prepared the following responses to issues raised in your letter of January 29, 2001.

Paul P. Chorney, AIA  
Dean H. Kitamura  
Norma J. Scott  
George I. Atta, AICP  
Jeffrey H. Overton, AICP  
Kathryn A. Nam  
Roy A. Inouye, AIA, CSI  
Frank B. McCue  
Christine M. Ruotola, AICP  
Stuart M. Jow, AIA  
Scott Tangonan  
Jeremy C. Hsu, AIA  
Sharon Ching Williams, AIA  
Philip T. Cuccia

The project benefits outlined in your letter are consistent with the findings of the Draft EA. The Kauai Technology Center – Phase II is intended to benefit the economy and residents of West Kauai while having a minimal impact on the physical environment. Thank you again for your input.

If you have further questions or comments, please call feel free to contact me at 441-2104.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

  
Jeffrey H. Overton, AICP  
Chief Environmental Planner

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
HONOLULU, HAWAII 96801

BRUCE S. ANDERSON, Ph.D., M.P.H.  
DIRECTOR OF HEALTH

In reply, please refer to:  
File:

97-247A/epo

February 2, 2001

Mr. Jeffrey H. Overton, AICP  
Chief Environmental Planner  
Group 70 International, Inc.  
925 Bethel Street, 5<sup>th</sup> Floor  
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Draft Environmental Assessment (DEA)  
Kauai Technology Center, Phase II  
Waimea, Kauai  
TMK: 1-6-08: Por. of 6

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

Noise Concerns

1. Activities associated with the construction phase of the project must comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."
  - a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules as stated in Section 11-46-6(a).
  - b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers as stated in Section 11-46-6(b)(1)(A).
  - c. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit as stated in Section 11-46-7(d)(4).

Mr. Jeffrey H. Overton  
February 2, 2001  
Page 2

2. Through facility design, sound levels emanating from stationary equipment such as air conditioning systems, exhaust fans, refrigeration compressors or generators must be attenuated to comply with the provisions of the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."

Should there be any questions on this matter, please call Mr. Russell Takata, Environmental Health Program Manager of the Noise, Radiation and Indoor Air Quality Branch at 586-4701.

Sincerely,



GARY GILL  
Deputy Director  
Environmental Health Administration

c: NR&IAQB



March 5, 2001

State of Hawaii  
Department of Health  
Environmental Health Administration  
P.O. Box 3378  
Honolulu, HI 96801

Attn: Gary Gill, Deputy Director

Subject: **Kauai Technology Center – Phase II**  
**Response to Draft EA Comment Letter of February 2, 2001**

Francis S. Oda, Arch. D., AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

Dear Mr. Gill:

Thank you for providing your comments on the Draft EA for the Kauai Technology Center – Phase II. We have prepared the following responses to issues raised in your letter of February 2, 2001.

Section 3.9 "Noise" of the Final EA has been revised to reflect the construction and operational noise controls regulated by the Department of Health's Administrative Rules and noted in your letter. The following language is now included:


*"Construction noise prevention measures are not expected to exceed allowable levels. Noise emanating from operational equipment such as air conditioning systems will be limited through facility design consistent with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control".*

Construction noise levels are not expected to exceed allowable levels, and all construction activities will comply with DOH rules and conditions. Operational noise associated with the Kauai Technology Center - Phase II will be addressed in the facility design phase of the project.

If you have further questions or comments, please call feel free to contact me at 441-2104.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

  
Jeffrey H. Overton, AICP  
Chief Environmental Planner

BENJAMIN J. CAYETANO  
GOVERNOR



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4186  
FACSIMILE (808) 586-4186

RECEIVED

JAN 23 2001

GROUP 70

January 23, 2001

Dr. Seiji Naya, Director  
Department of Business, Economic Development and Tourism  
250 South Hotel Street, 5<sup>th</sup> Floor  
Honolulu, Hawai'i 96804

Dear Dr. Naya:

Subject: **Kaua'i Technology Center -- Phase II**

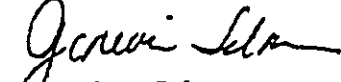
Thank you for the opportunity to review and comment on the subject document. We have the following comments.

1. As evidenced by Figure 2-2, this project appears to be the second phase of a larger plan to develop the surrounding site. Section 11-200-7, Hawai'i Administrative Rules, states that "a group of actions proposed by an agency or applicant shall be treated as a single action when: (1) the component actions are phases or increments of a larger total undertaking; (2) an individual project is a necessary precedent for a larger project; (3) an individual project represents a commitment to a larger project; or (4) the actions in question are essentially identical and a single statement will adequately address the impacts of each individual action and those of the group of actions as a whole." Please ensure that all components of the larger undertaking are covered in the environmental assessment.
2. A small portion of the project site is subject to flood hazard. Please describe in more detail the drainage plan for the project to ensure that the new improvements do not increase the potential to flood other areas near the project site.
3. Please consult with nearby community groups and individuals who may be affected by the proposed project.
4. Please provide your findings and reasons for supporting the finding of no significant impact. Please see the enclosed example.

Dr. Naya  
January 23, 2001  
Page 2

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,



Genevieve Salmonson  
Director

c: Group 70

## **DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION**

**SIGNIFICANCE CRITERIA:** According to the Department of Health Rules (I 1-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

**(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;**

The proposed project will not impact scenic views of the ocean or any ridge lines in the area. The visual character of the area will change from the current agricultural land to an improved 4-lane highway which is compatible with the surrounding land use plans and programs being implemented for the region. The highway corridor is comprised of "Prime" agricultural land which is an important resource. Development of drainage systems will follow established design standards to ensure the safe conveyance and discharge of storm runoff. In addition, the subject property is located outside of the County's Special Management Area (SMA).

As previously noted, no significant archaeological or historical sites are known to exist within the corridor. Should any archaeologically significant artifacts, bones, or other indicators of previous onsite activity be uncovered during the construction phases of development, their treatment will be conducted in strict compliance with the requirements of the Department of Land and Natural Resources.

**(2) Curtails the range of beneficial uses of the environment;**

Although the subject property is suitable for agricultural uses, the land area adjoining the Mokulele Highway is naturally suited for transportation purposes due to its location proximate to an existing highway system. To return the site to a natural environmental condition is not practical from both an environmental and economic perspective.

**(3) Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;**

The proposed development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.

**(4) Substantially affects the economic or social welfare of the community or state;**

The proposed project will provide a significant contribution to Maui's future population by providing residents with the opportunity to "live and work in harmony" in a high quality living environment. The proposed project is designed to support surrounding land use patterns, will not negatively or significantly alter existing residential areas, nor will unplanned population growth or its distribution be stimulated. The project's development is responding to projected population growth rather than contributing to new population growth by stimulating in-migration.

**(5) Substantially affects public health**

Impacts to public health may be affected by air, noise, and water quality impacts, however, these will be insignificant or not detectable, especially when weighed against the positive economic, social, and quality of life implications associated with the project. Overall, air, noise, and traffic impacts will be significantly positive in terms of public health as compared to the "no action" alternative.

**(6) Involves substantial secondary impacts, such as population changes or effects on public facilities**

Existing and planned large-scale housing development projects within Wailuku-Kahului and Kihei will contribute to a future population growth rate that will require expansion of public and private facilities and services. These

improvements will become necessary as the overall population of Maui grows and settlement patterns shift. However, the proposed project will not in itself generate new population growth, but provide needed infrastructure the area's present and future population.

In addition, new employment opportunities will generate new sources of direct and indirect revenue for individuals and the County of Maui by providing both temporary and long-term employment opportunities during the construction period. Indirect employment in a wide range of service related industries will also be created from construction during project development.

**(7) Involves a substantial degradation of environmental quality;**

The proposed development will utilize existing vacant agricultural land. With development of the proposed project, the addition of urban landscaping will significantly mitigate the visual impact of the development as viewed from outside the site while the overall design will complement background vistas.

Makai views from the subject property are available, however, they are not significant nor generally, available to the public in the property's present restricted condition.

**(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;**

By planning now to address the future needs of the community and the State, improvement of the transportation system is consistent with the long term plans for Maui. No views will be obstructed or be visually incompatible with the surrounding area.

**(9) Substantially affects a rare, threatened or endangered species or its habitat;**

No endangered plant or animal species are located within the highway corridor.

**(10) Detrimentially affects air or water quality or ambient noise levels;**

Any possible impact to near-shore ecosystems resulting from surface runoff, will be mitigated by the establishment of on-site retention basins during the construction phases of development. After development, retention areas within the highway right-of-way will serve the same function to encourage recharge of the groundwater.

**(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.**

Development of the property is compatible with the above criteria since there are not environmentally sensitive areas associated with the project and the physical character of the corridor has been previously disturbed by agricultural uses. As such, the property no longer reflects a "natural environment". Shoreline, valleys, or ridges will not be impacted by the development.

**(12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;**

Due to topographical characteristics of the property, views of the area to be developed are generally not significant although they are visible. The majority of the proposed project will not be visible, except from higher elevations by the general public or from persons traveling along the highway.

**(13) Requires substantial energy consumption.**

The location of the proposed project is between Maui's major growth areas. This relationship will reduce travel times and energy consumption after project build out through efficiencies gained by the increased capacity of the highway. Construction of the proposed project will not require substantial energy consumption relative to other similar projects.





March 5, 2001

State of Hawaii  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813

Attn: Genevieve Salmonson, Director

Subject: **Kauai Technology Center – Phase II**  
**Response to Draft EA Comment Letter of January 23, 2001**

Dear Ms. Salmonson:

Thank you for providing your comments on the Draft EA for the Kauai Technology Center – Phase. We have prepared the following responses to issues raised in your letter of January 23, 2001.

*Compliance With Section 11-200-7, Hawai'i Administrative Rules:*

The Kauai Technology Center – Phase II is the only funded and scheduled portion of a conceptually larger technology-based complex on Field #14 of the Kikioala Land Company's property. While Figure 2-2 of the Draft EA contains a building footprint referencing a third phase structure, its inclusion is for future conceptual purposes. No project description, plans or funding source exist for a third phase of the Kauai Technology Center. However, the eventual expansion of a successful complex has been identified as a goal of the Kauai Economic Development Board. In short, there is no commitment or firm plans for a third phase that would trigger a conflict with Section 11-200-7 of Hawai'i Administrative Rules. The following language has been added to Section 2.3 of the Final EA to address this:

*"While the subject property has the potential for further expansion of the Technology Center Complex, Phase II is the only portion of the conceptually larger complex with a developed project description, plans or funding source. No plans or schedule currently exist for further expansion of the Technology Center Complex."*

*Drainage Plan:*

The management of surface water and drainage control measures during the Center's construction and operation will meet County of Kauai standards. Site design will minimize runoff and collection through on-site dispersal and filtering methods. Increased surface runoff from newly paved parking and pedestrian areas will be minimized through these methods. It is anticipated that this improved site drainage condition will result in a reduction in water and silt

Letter to Genevieve Salmonson, Director  
Office of Environmental Quality Control  
March 5, 2001  
Page 2



runoff from the site. This clarification was added to the discussion of surface water and drainage in Section 3.4 of the Final EA with the following:

*"Surface water and drainage measures during the Center's construction and operation will meet all County of Kauai and State standards. Site design will minimize runoff and collection through on-site dispersal and filtering methods. Increased surface runoff from newly paved parking and pedestrian areas will be minimized through these methods. It is anticipated that this improved site drainage condition will result in a reduction in water and silt runoff from the site."*

**Contact With Local Community Groups and Individuals:**

During the Draft EA Pre-Consultation period, eleven local agencies and organizations on Kauai were contacted to introduce the project and obtain comments towards completion of the Draft EA. Those involved in the planning of Phase I of the Kauai Technology Center, and groups recommended by the County of Kauai Planning Department, were provided pre-consultation letters. Eight State agencies were also contacted for pre-consultation comments. Pre-consultation comments were incorporated in the Draft EA and a list of participating agencies and organizations was provided in Section 6.0 of the Draft EA.

Francis S. Oki, Arch. D., AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

Paul P. Chorney, AIA  
Dean J. Kitamura  
Norma J. Scott  
George I. Aia, AICP  
Jeffrey H. Overton, AICP  
Kathryn A. Nam  
Roy A. Inouye, AIA, CSI  
Frank B. McCue  
Christine M. Ruotola, AICP  
Stuart M. Jow, AIA  
Scott Tangonan  
Jeremy C. Hsu, AIA  
Sharon Chung Williams, AIA  
Philip T. Cuccia

**FONSI:**

The findings and reasons supporting the Finding of No Significant Impact are included as Section 6.0 of the Final EA.

If you have further questions or comments, please call feel free to contact me at 441-2104.

Sincerely,

GROUP 70 INTERNATIONAL, INC.



Jeffrey H. Overton, AICP  
Chief Environmental Planner

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



GILBERT COLOMA-AQARAN, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES  
JANET E. KAWELO  
LINNELL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakuhihewa Building, Room 555  
601 Kamokila Boulevard  
Kapolei, Hawaii 96707

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS  
WATER RESOURCE MANAGEMENT  
LOG NO: 26830 ✓  
DOC NO: 0101NM04

January 18, 2001

Mr. Jeffrey H. Overton  
Chief Environmental Planner  
Group 70  
925 Bethel Street, Fifth Floor  
Honolulu, Hawaii 96813

Dear Mr. Overton:

SUBJECT: **Historic Preservation Review -- Draft EA  
Kauai Technology Center - Phase II  
TMK: 1-6-08: por. 6, Waimea, Kauai**

This project area has been actively cultivated for many years, making it highly unlikely that significant historic sites survive. We agree with your wording on pages 3-5 and 3-6 which describes the archaeology of the area. We believe that any development will have "no effect" on significant historic sites.

Your application also proposes mitigation steps should inadvertent discoveries be found during construction. This contingency plan is acceptable.

If you have any questions, please call Nancy McMahon at 742-7033.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator  
State Historic Preservation Division

NM:amk



March 5, 2001

State of Hawaii  
Department of Land and Natural Resources  
Historic Preservation Division  
601 Kamokila Boulevard  
Kapolei, HI 96707

Attn: Don Hibbard, Administrator

Subject: **Kauai Technology Center – Phase II**  
**Response to Draft EA Comment Letter of January 18, 2001**

Francis S. Ochi, Arch. D., MA, AICP

Norman G. Y. Hong, AIA

Sheryl B. Seaman, AIA, ASID

Hiroshi Hida, AIA

Roy H. Nihei, AIA, CSI

James I. Nishimoto, MA

Ralph E. Portmore, AICP

Stephen H. Yuen, AIA

Linda C. Miki, AIA

Paul P. Chorney, MA

Dean H. Kitamura

Norma J. Scott

George I. Atta, AICP

Jeffrey H. Overton, AICP

Kathryn A. Nam

Roy A. Inouye, AIA, CSI

Frank B. McCue

Christine M. Ruotola, AICP

Stuart M. Jow, AIA

Scott Tangonan

Jeremy C. Hsu, AIA

Sharon Chung Williams, AIA

Philip T. Cuccia

Dear Mr. Hibbard:

Thank you for providing your comments on the Draft EA for the Kauai Technology Center – Phase II. We have prepared the following responses to issues raised in your letter of January 18, 2001.

Your determination of the unlikely potential for the presence of historic sites within the project area is reflected in the Final EA.

If you have further questions or comments, please call feel free to contact me at 441-2104.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

Jeffrey H. Overton, AICP  
Chief Environmental Planner

MARYANNE W. KUSAKA  
MAYOR



DEE M. CROWELL  
PLANNING DIRECTOR  
SHELLAH N. MIYAKE  
DEPUTY PLANNING DIRECTOR  
TELEPHONE (808) 241-6677  
FAX (808) 241-6699

PLANNING DEPARTMENT

January 24, 2001

COPY

Department of Business, Economic Development and Tourism  
P.O. Box 2359  
Honolulu, Hawaii 96823-2159

Contact: Greg Barbour, Project Manager

Subject: Draft Environmental Assessment  
Kauai Technology Center – Phase II  
TMK: 1-6-08: Por. 6  
Waimea, Kauai

Thank you for this opportunity to comment on the Draft Environmental Assessment for the project. We have reviewed the assessment and offer the following comments:

1. The Draft Environmental Assessment indicates that the Kauai County General Plan Designation of the property as "Urban Residential". Please be informed that on November 30, 2000, the County of Kauai adopted Ordinance No. 753 entitled "The General Plan For the County of Kauai". The purpose of this ordinance is to revise the General Plan of the County of Kauai. Based on Ordinance No. 753, the General Plan Designation for the subject property is "Residential Community". In this instance, this designation included lands that were previously designated as "Urban Residential" under the former General Plan. The subject property is also situated within the newly established boundaries of the "Town Center" designation, which in West Side Planning District includes lands that are intended primarily for commercial uses.
2. As mentioned in the Draft Environmental Assessment, the proposed project requires a Class IV Zoning Permit which is subject to the review of the Kauai Planning Commission through the Planning Commission's public hearing process.

Thank you for the opportunity to provide comments on the Draft Environmental Assessment.

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

DEE M. CROWELL  
Planning Director

cc: OEQC  
Group 70 International, Inc.



March 5, 2001

County of Kauai  
Planning Department  
Kapule Building  
4444 Rice Street, Suite 473  
Lihu'e, HI 96766

Attn: Dee M Crowell, Planning Director

Francis S. Ocki, Arch. D., AIA, AICP  
Norman G. Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph F. Portmore, AICP  
Stephen H. Yuen, AIA  
Linda C. Miki, AIA

**Subject: Kauai Technology Center – Phase II  
Response to Draft EA Comment Letter of January 24, 2001**

Paul P. Chorney, AIA  
Dean H. Kitamura  
Norma J. Scott  
George I. Ata, AICP  
Jeffrey H. Overton, AICP  
Kathryn A. Nam  
Roy A. Inouye, AIA, CSI  
Frank B. McCue  
Christine M. Ruotola, AICP  
Stuart M. Jow, AIA  
Scott Tangonan  
Jeremy C. Hsu, AIA  
Sharon Ching Williams, AIA  
Philip T. Cuccia

Dear Ms. Crowell:

Thank you for providing your comments on the Draft EA for the Kauai Technology Center – Phase II. We have prepared the following responses to issues raised in your letter of January 24, 2001.

The recent update for the County of Kauai General Plan was noted and reflected in the Final EA Section 3.7, "Land Use – Development Patterns". With a Class IV Zoning Permit, required because of the project's size, we do not anticipate that the project will conflict with the updated land use designations for the property.

If you have further questions or comments, please call feel free to contact me at 441-2104.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

  
Jeffrey H. Overton, AICP  
Chief Environmental Planner

# DEPARTMENT OF WATER

County of Kauai

*"Water has no Substitute - Conserve It!"*

January 22, 2001

Mr. Greg Barbour  
Dept. of Business, Economic Development & Tourism  
PO Box 2359  
Honolulu, HI 96823-2159

Dear Mr. Barbour:

Subject: Draft Environmental Assessment for Kauai Technology Center - Phase II,  
TMK: 1-6-08: Por. 006, Kaunualii Highway, Waimea, Kauai.

We have reviewed the Draft Environmental Assessment for the proposed technology center and the following reflect the Department of Water's comments.

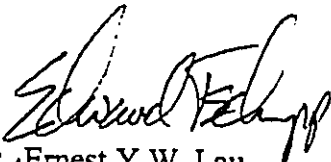
Any actual development of this area will be dependent on the adequacy of the source, storage and transmission facilities existing at that time. At the present time, the storage and transmission facilities are adequate. The existing source facilities are operating at capacity. However, the Department is allowing one single-family dwelling and/or one 5/8-inch water meter per lot of record.

The Facilities Reserve Charge (FRC) of \$2,600 has previously been paid for a 5/8-inch water meter for this lot. However, the 5/8-inch water meter associated with the FRC payment of \$2,600 was put on hold by Kikiaola Land Company and therefore has not been installed to date.

The applicant will be required to submit water demand calculations and meter size required for the proposed development for the Department's review and recommendation.

If you have any questions, please call Mr. Edward Doi of my staff at 808-245-5417.

Sincerely,

  
Ernest Y.W. Lau  
for Manager and Chief Engineer

cc: Ms. Genevieve Salmonson, Office of Environmental Quality Control  
Mr. Jeffrey Overton, Group 70 International, Inc.

ED/san  
D:\data\wtr\peddie\21-007-Waimea-TechnoCenter\PHI-EA



March 5, 2001

County of Kauai  
Department of Water  
4398 Pua Loke Street, Suite 473  
Lihu'e, HI 96766-5706

Attn: Ernest Y.W. Lau, Manager and Chief Engineer

Subject: **Kauai Technology Center – Phase II**  
**Response to Draft EA Comment Letter of January 22, 2001**

Dear Mr. Lau:

Thank you for providing your comments on the Draft EA for the Kauai Technology Center – Phase II. We have prepared the following responses to issues raised in your letter of January 22, 2001.

Representatives of the Kauai Technology Center – Phase II and their civil engineer will coordinate directly with the Department of Water during the design and permitting stage of the project. Water demand calculations and the meter size required will also be submitted to the Department of Water for review and approval. Specific measures and timing for the water meter installation will be coordinated as planning for the project progresses.

If you have further questions or comments, please call feel free to contact me at 441-2104.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read "J. Overton", is written over the typed name.

Jeffrey H. Overton, AICP  
Chief Environmental Planner



BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



RAYNARD C. SOON  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

JOBIE M. K. M. YAMAGUCHI  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P.O. BOX 1879  
HONOLULU, HAWAII 96805

RECEIVED  
JAN 31 2001  
GROUP 70

January 30, 2001

To: The Honorable Seiji F. Naya, Director  
Department of Business, Economic Development and  
Tourism

From: Raynard C. Soon, Chairman  
Hawaiian Homes Commission

Subject: Draft Environmental Assessment  
Kauai Technology Center, Phase II  
TMK: (3) 1-6-08: Por. 6, Waimea, Kauai

Thank you for the opportunity to review the subject application.  
The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please call Mr. Daniel Ornellas of  
our Planning Office at 586-3836.

c: Office of Environmental Quality Control  
Group 70 International, Inc.



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

BENJAMIN J. CAYETA  
GOVERNOR  
SEIJI F. NAYA, Ph.D.  
DIRECTOR  
SHARON S. NARIMAT  
DEPUTY DIRECTOR  
DAVID W. BLANE  
DIRECTOR, OFFICE OF PLANNING

**OFFICE OF PLANNING**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2800  
Fax: (808) 587-2800

Ref. No. P-9001

February 26, 2001

**RECEIVED**  
FEB 28 2001

GROUP 70

To: Greg Barbour, Project Manager  
Department of Business, Economic Development and Tourism

From: David W. Blane  
Director, Office of Planning

Subject: Kauai Technology Center - Phase II  
TMK: 1-6-08: por. 6  
Waimea, Kauai  
Draft Environmental Assessment

We have reviewed the above referenced project to develop the Second Phase of the Kauai Technology Center which would consist of a 10,000 square foot single story building with office space and laboratory space for technology-related businesses with landscaped open garden courtyards. Phase I contains an existing Visitor Center and Technology Center. The project site of the Kauai Technology Center is a 1.2-acre parcel within a 10-acre "Field 14" of the former Waimea Sugar Company.

The estimated program budget for Phase II is \$3.5 million with an additional \$1.2 million anticipated from private leasehold improvements.

Since the project site is already within the State Urban District, we have no concerns at this time. Thank you for the opportunity to comment on this proposal.

cc: OEQC  
✓ Group 70 International, Inc.