

Final Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

Ka'u District, Hawai'i Island, State of Hawai'i
TMK (3rd): 9-2-150:060

Prepared for:

County of Hawai'i Department of Environmental Management

Prepared by:

Geometrician Associates

April 2008

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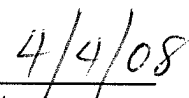
Geometrician Associates

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The Draft and Final EIS and all ancillary documents were prepared under the Department of Environmental Management's direction or supervision and the information submitted, to the best of the Department's knowledge, fully addresses the document content requirements as set forth in sections 11-200-17 and 11-200-18, Hawai'i Administrative Rules.



Bobby Jean-Leithead Todd, Director
Hawaii County Department of Environmental Management



Date

This document is prepared pursuant to:

The Hawai'i Environmental Protection Act,
Chapter 343, Hawai'i Revised Statutes (HRS), and
Title 11, Chapter 200, Hawai'i Department of Health Administrative Rules (HAR).

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LIST OF ABBREVIATIONS

ALISH	Agricultural Lands of Importance to the State of Hawai‘i
BMP	Best Management Practice
DEM	County of Hawai‘i Department of Environmental Management
DLNR	Hawai‘i State Department of Land and Natural Resources
DOFAW	Hawai‘i State Division of Forestry and Wildlife
DWS	County of Hawai‘i Department of Water Supply
EA	Environmental Assessment
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
DOH	Hawai‘i State Department of Health
HAR	Hawai‘i Administrative Rules
HEPA	Hawai‘i Environmental Policy Act
HCGP	Hawai‘i County General Plan
HRS	Hawai‘i Revised Statutes
ISWMP	Integrated Solid Waste Management Plan
OEQC	Hawai‘i State Office of Environmental Quality Control
SHPD/O	State Historic Preservation Division/Officer
UH	University of Hawai‘i
USGS	U.S. Geological Survey
USNRCS	U.S. Natural Resources Conservation Service

SUMMARY

PROJECT NAME:	Ocean View Recycling Point and Convenience Center
PROPOSING AGENCY:	County of Hawai‘i Department of Environmental Management (DEM)
ACCEPTING AUTHORITY:	Office of the Mayor, County of Hawai‘i
LOCATION:	Ocean View, Ka‘u District, County of Hawai‘i
TAX MAP KEY	(3 rd) 9-2-150:060
LAND OWNERSHIP:	Private
CLASS OF ACTION:	Use of County funds
DETERMINATION:	Environmental Impact Statement required (State EIS)
PROPOSED ACTION:	Construct a convenience center and recycling collection point to serve the Ocean View area
ESTIMATED COST:	\$3.4 <u>\$4.4</u> million, including \$5500,000 for property acquisition
STATE LAND USE:	Agricultural
DISTRICT:	
ZONING:	Agricultural (<u>A-3a</u>)
PERMITS REQUIRED:	<i>State:</i> National Pollutant Discharge Elimination System Permit, Underground Injection Control, State Historic Preservation Division Chapter 6E Concurrence, Solid Waste Management Permit <i>County:</i> Plan Approval, Subdivision Approval, Grading Permit, Building Permits

NOTE TO READER: SUBSTANTIVE CHANGES BETWEEN DRAFT AND FINAL EIS ARE INDICATED BY DOUBLE UNDERLINES, AS IN THIS PARAGRAPH

PURPOSE AND NEED AND ALTERNATIVES

The residents of the rapidly growing community of Ocean View are obliged to travel 12 miles to dispose of household waste and drop off recyclable materials. Area residents have repeatedly requested the County to address this deficiency over the last twenty years. Aside from presenting a serious inconvenience to residents, the lack of a convenience center in this area is one factor contributing to an epidemic of illegal dumping. Dozens of illegal dumps are present, posing not only a scenic blight but also a hazard to human health and environmental quality. The purpose of the project is to respond to the needs of residents for a convenient location to recycle and dispose of their remaining solid waste, and to reduce illegal dumping.

The County has attempted to address these problems through a series of initiatives to develop a convenience center that date back almost two decades. The most difficult task has been to identify a suitable site acceptable to most of the community. Candidate sites need to be large enough to accommodate the intended use as well as buffer zones, and to possess suitable land use designations, no covenants forbidding solid waste convenience centers or recycling points, good highway access, relatively few neighboring residences or sensitive land uses on or adjacent to the property, and a seller willing to provide the property for this use at market rate or lower. For the few sites that meet these criteria, and despite the fact that most residents support having a convenient location for a recycling point and convenience center, when actual sites are proposed, few in the public desire to have the convenience center located in the near vicinity of their home, business or farm.

County efforts to identify and develop a site began in 1985 with the “~~South Kona Convenience Center~~ Transfer Station” project, intended to site a solid waste disposal facility for the then 900 residents of the Miloli‘i/Kahuku area. Work on the project continued for five years without a successful result. In the year 2000 a series of meetings involving the County Council, representatives for the area, and various civic groups focused on finding a site in Ocean View, which had grown to become the center of population and commerce for the far southwest of the island. This effort stretched into 2003, when the County Council authorized \$1.3 million in Capital Improvement Project funds for the design, permitting and construction of the Ocean View Transfer Station/Recycling Center. Various sites in the Road to the Sea area and Honomalino were investigated, but all had substantial flaws.

In June of 2006, South Kona and Ocean View community members convened a task force to recommend candidate sites to the DEM. The current project site (see Figures 1-1, 1-2 and 1-3) was the only one of the proposed sites that fully met the criteria for advancement, and thus it was the only alternative fully studied in the EIS, although a number of sites are discussed and compared. During the EISPN process, another site was offered as a donation, but its location 3,100 feet makai of the highway would have involved high road construction costs about five to six times greater than the cost of road infrastructure alternative properties with highway frontage, more than negating the value of the property for the intended use.

PROJECT COMPONENTS

DEM intends the Ocean View Recycling Point and Convenience Center to be a model for the “next-generation” of ~~transfer stations~~ convenience centers¹ with an integrated design maximizing efficient use and traffic flow and including space for future expansion of services.

The Ocean View Recycling Point and Convenience Center would consist of the following elements:

- Two waste disposal chutes;
- Recycling area with bins for glass, aluminum, cardboard, certain plastics, and other items;
- Appliance and e-waste collection area;
- Household hazardous waste (i.e., batteries, e-waste, florescent bulbs, oil, etc.) collection area;
- Redemption area for containers;
- Service roads, improvements to the access road, SR 11 and their intersections, as necessary, including a gate to restrict access beyond the facility’s makai driveway to Road A (subject to owner permission);
- Visual buffer area;
- Firebreaks and firefighting equipment;
- Signage; and
- Drainage improvements.

The convenience center may also include the following elements, depending on community needs, desires and involvement:

- Scrap metal collection bins; and
- Reuse area.

The facility itself would require approximately half of the 9-acre site, with the remainder of the area retained as a buffer. Roadways, both access and service roads, will be designed with user vehicle and service vehicle circulation in mind. Drivers will access the convenience center using a single access road from the improved Road A, which will divide into two separate loops, one for access to the recycling and re-use areas and another to access the chutes. It is not certain how many structures will occupy the site at this time; however, the chute area will be covered with a structure of sufficient size to shelter user vehicles, chutes, and collection containers. All vehicle-accessible areas will be paved. Additionally, design will include space to add facilities, including extra chutes, should growth in Ocean View necessitate expansion. The components and conceptual layout of the convenience center are shown in Figure 2-4.

¹ In keeping with current legal terminology, the Final EIS has been modified from the Draft EIS by consistently referring to facilities such as those proposed in Ocean View as “convenience centers”, rather than “transfer stations”, except for historical references.

EXISTING ENVIRONMENT, IMPACTS AND MITIGATION MEASURES

The project site borders the Hawai‘i Belt Road (SR 11), on its mauka side near the intersection of Iolani Lane. Access is via an unpaved road termed “Road A”. Land cover is scattered native forest and shrubland over mostly bare ‘a‘a lava. Elevation on the project site ranges from about 1,880 to 1,930 feet above sea level. The property is vacant and unused. Adjacent parcels are primarily vacant, with scattered agricultural use.

The proposed project is fully consistent with the site’s agricultural land use district and zoning, and all applicable State and County Plans, including the Hawai‘i State Plan, the Hawai‘i County General Plan, and the Integrated Solid Waste Management Plan, which proposes a new center in Ocean View and supports efforts to increase island-wide waste recycling and diversion, as planned at the new convenience center.

Short-term noise, air, traffic, noise and water quality impacts associated with grading and construction will be mitigated by adherence to Storm Water Pollution Prevention plans, dust control plans, traffic control plans, and noise mitigation (if required by DOH after project review). Construction of the project would have a minor effect on traffic, and suggested mitigation consists of a turn lane for vehicles turning left onto Road A with a minimum length of 85 feet, and a right-turn acceleration lane. These improvements must be coordinated with the Department of Transportation. Although the site supports a scrubby native forest, no rare, threatened or endangered species are present. Much of the site will be left as-is for buffers, and native plants will be used in landscaping to enhance the appearance of the site and provide visual buffers. No archaeological features are present and impacts to cultural resources or traditional activities would not occur. However, if archaeological resources or human skeletal remains are encountered during land-altering activities associated with construction, work in the immediate area of the discovery will be halted and the State Historic Preservation Division will be contacted.

Solid waste facilities by their nature often involve certain nuisances. Often cited are odor, unsightliness, traffic, noise, feral animals, pests, exposure to hazardous materials, dumpster diving, and wild animals attracted to the site that may communicate diseases to pets. In the most severe conditions these issues could be expected to present quality-of-life issues for project area residents. However, DEM is committed to the idea that a convenience center, if properly built and managed and adopted by the community, will not present these problems. In general, nuisance issues can be minimized through a combination of efforts beginning with design and including, but not limited to, good-housekeeping practices and community involvement. Community input has shown that there is great interest in making this convenience center a focal point for community activity. DEM anticipates the active participation in an “Adopt a Convenience Center” program in which community groups would participate in activities that may include HI5 redemption, neighborhood watch, management of a re-use facility, landscaping, among others.

The following specific mitigation measures will be adopted.

DEM will perform the following in order to minimize the potential for nuisance odors to impact nearby receptors:

- Trailers and bins will be changed frequently and transported to a County sanitary landfill, as volume warrants, and in no case less frequently than twice a week;
- Adequate buffers will be maintained around the Recycling Point and Convenience Center;
- The Recycling Point and Convenience Center will be staffed, with the possible assistance of volunteers, in order to prevent the disposal of prohibited wastes in collection containers;
- The access road will be gated during night time hours;
- Assistance with monitoring of the access road by neighborhood watch will be solicited;
- Signage will advise users what wastes are prohibited and permitted; and
- Good housekeeping practices, including routine site cleaning, will be conducted.

DEM will do the following in order to minimize the potential for invasive species and pests to become nuisances:

- Conduct good housekeeping practices at all times, including routine site cleaning and weeding of buffer areas;
- Monitor the presence of pests, including feral cats, with the facilitation of community volunteers and in coordination with other agencies;
- Eradicate pests when necessary, in coordination with other agencies;
- Minimize the potential for the wind-blown release of seeds by sheltering collection containers from wind and by staffing with and attendant; and
- Work with the Hawaiian Ocean View Estates Maintenance Road Corporation and others in the community to maximize greenwaste diversion from the convenience center. The facility will have signs directing users to where greenwaste can be disposed of off-site.

In order to minimize the visual impact of the Recycling Point and Convenience Center, DEM will:

- Site structures utilizing the project site's natural relief to minimize visibility from surrounding properties;
- Paint permanent structures with unobtrusive colors;
- Maintain adequate visual buffers on the project site;
- Maintain landscaping, using plant species conformant with the character of the site, preferably native plant species;
- Shelter collection containers from wind to minimize the potential for windblown litter; and
- Conduct good housekeeping practices, including routine cleaning of the access road to remove litter.

In addition, the following mitigation measures will be implemented:

In order to prevent impacts to Hawaiian hoary bats and Hawaiian Hawks, DEM will restrict initial land clearing to periods outside the April to August pupping period for Hawaiian hoary bats. Additionally, DEM will arrange a pre-construction nest search by a qualified ornithologist using standard methods if the land clearing occurs within the month of March, the earliest month in the March to August nesting period for Hawaiian Hawks. If Hawaiian Hawks are present, no land clearing will be allowed until at least September.

There are no unresolved issues.

1. INTRODUCTION

1.1 Applicant and Accepting Authority

The County of Hawai‘i Department of Environmental Management (DEM) proposes to acquire a property in the Ocean View area of the Ka‘u District (Figures 1-1 and 1-2) on which to build and operate a solid waste Recycling Point and Convenience Center. Use of County funds triggers the environmental review requirements under Chapter 343, Hawai‘i Revised Statutes (HRS). This law was enacted by the Hawai‘i State Legislature to require State and County agencies to consider the environmental impacts of various actions as part of the decision-making process. Agencies are required to conduct an investigation and evaluation of alternatives as part of the environmental impact analysis process, prior to making decisions that may impact the environment.

Normally, if a project does not appear to have significant impacts, the proposing agency will prepare an Environmental Assessment (EA). Based on the information in the EA, the agency will determine whether there are significant impacts. If there are none, a Finding of No Significant Impact is made. If significant impacts are present, the agency is required to prepare an Environmental Impact Statement (EIS). DEM has concluded that there is controversy surrounding the question of whether the project may have significant effects on the environment, and therefore preparation of an EIS is prudent. The accepting authority to determine the adequacy of the Final EIS is the Office of the Mayor of the County of Hawai‘i.

1.2 Location and Ownership

The 21.64-acre property, a 9-acre portion of which would be purchased for use as a recycling point and convenience center, is identified by TMK 9-2-150:60. It is located in the District of Ka‘u in the community of Ocean View, in the Kona South Estates subdivision, ahupua‘a of Kahuku (Figures 1-3a and 1-3b), adjacent or near the subdivisions of Hawaiian Ocean View Estates, Kona Garden Estates, Kula Kai View Estates, and Keone’s Hawaiian Ranchos.

The site is privately owned by Mr. Tyson Bryan, Mr. Ronald Wilson, Mr. Steven Eames, and Ms. Patricia Eames. The County of Hawai‘i would subdivide 9.0 acres of the parcel for purchase and use. The remainder of the parcel would remain in private ownership.

Figure 1-1. Project Area Map

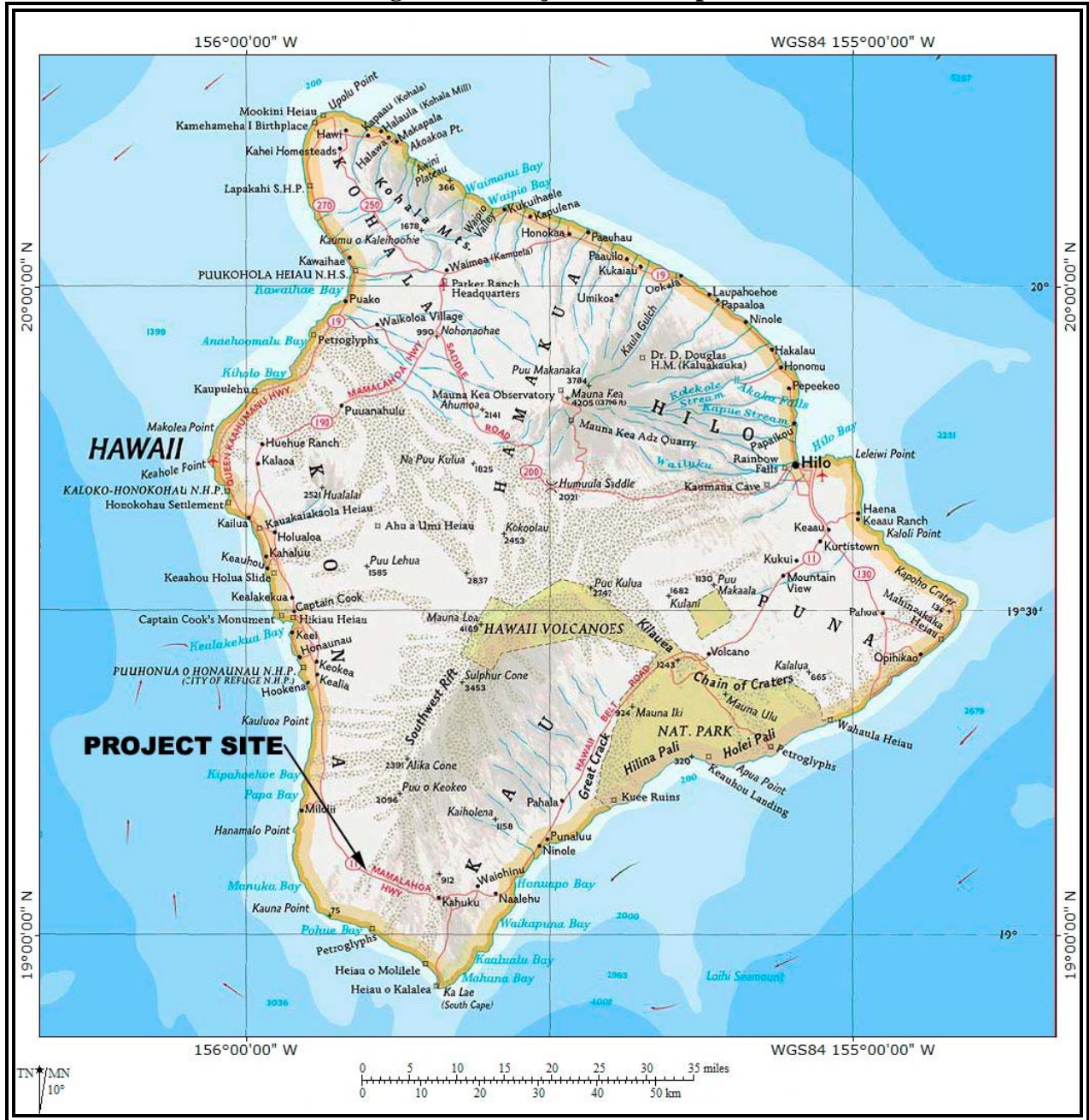
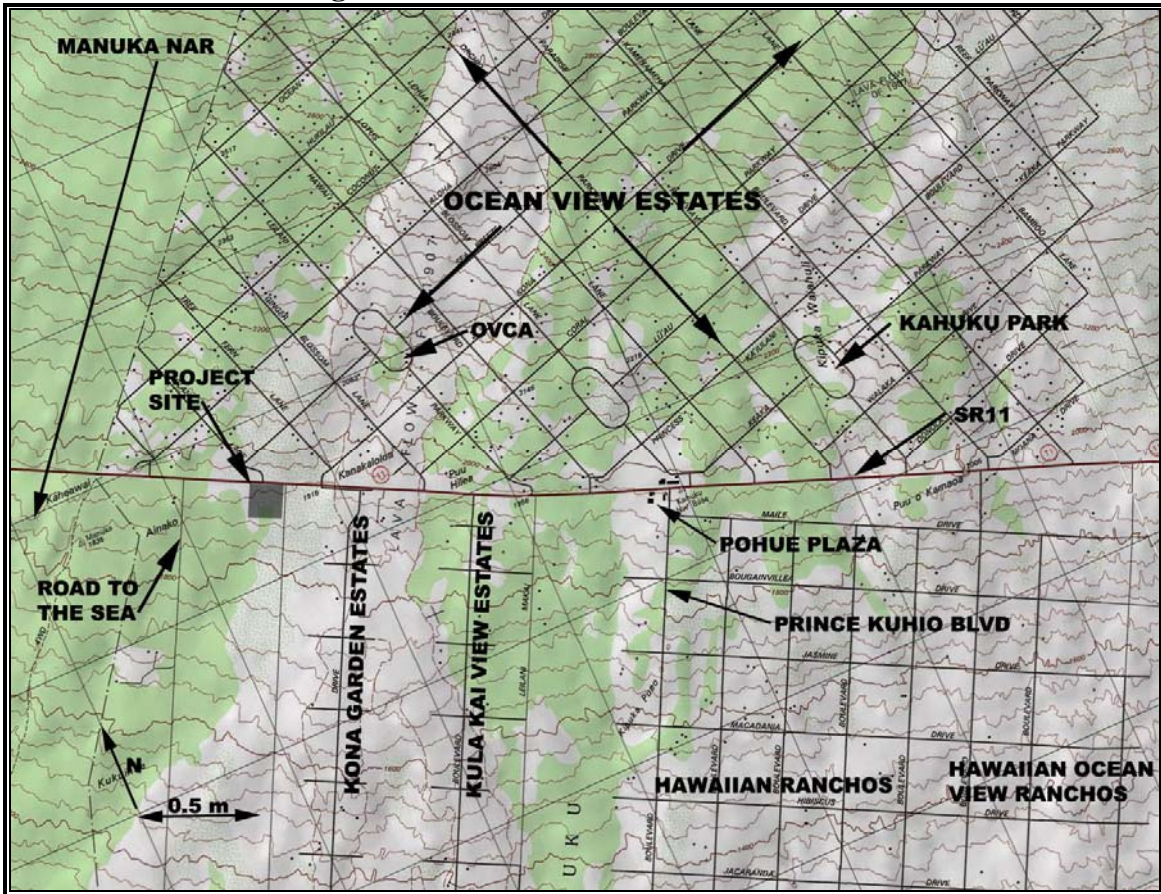


Figure 1-2. Ocean View Area Landmarks

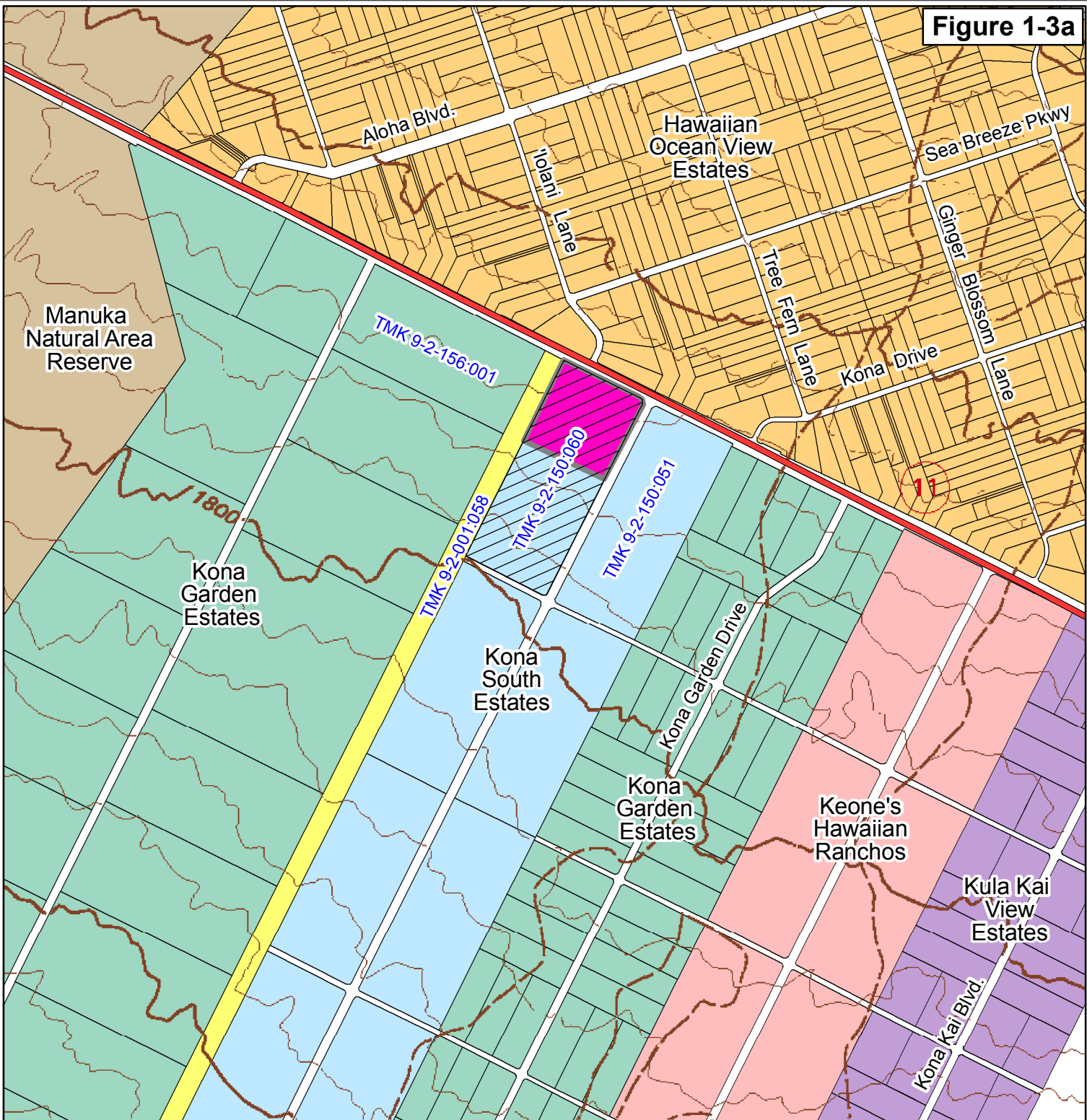


1.3 Environmental Impact Statement Process

The three phases of Environmental Impact Statement (EIS) development are described below.

Scoping. The preparation of an Environmental Impact Statement (EIS) begins with the scoping process. The purpose of scoping is to notify the public of the proposed action, identify issues and assess the relative significance of these issues, determine the alternatives for study, allocate the proper resources for environmental investigation, and plan a schedule for the EIS. The scoping process for this began with the publication on April 8, 2007, in the *Environmental Notice* of the Hawai'i State Office of Environmental Quality Control (OEQC) of the availability of the Environmental Impact Statement Preparation Notice (EISPN). The scoping process also included a public meeting held at the Ocean View Community Association on April 16, 2007. Comments received in response to the EISPN, those made at the public meeting, and responses to these comments are included in Appendix 1B and summarized in Section 5.5 below. A list of government agencies, organizations and individuals consulted during the scoping process is also contained in Section 5.5.

Figure 1-3a



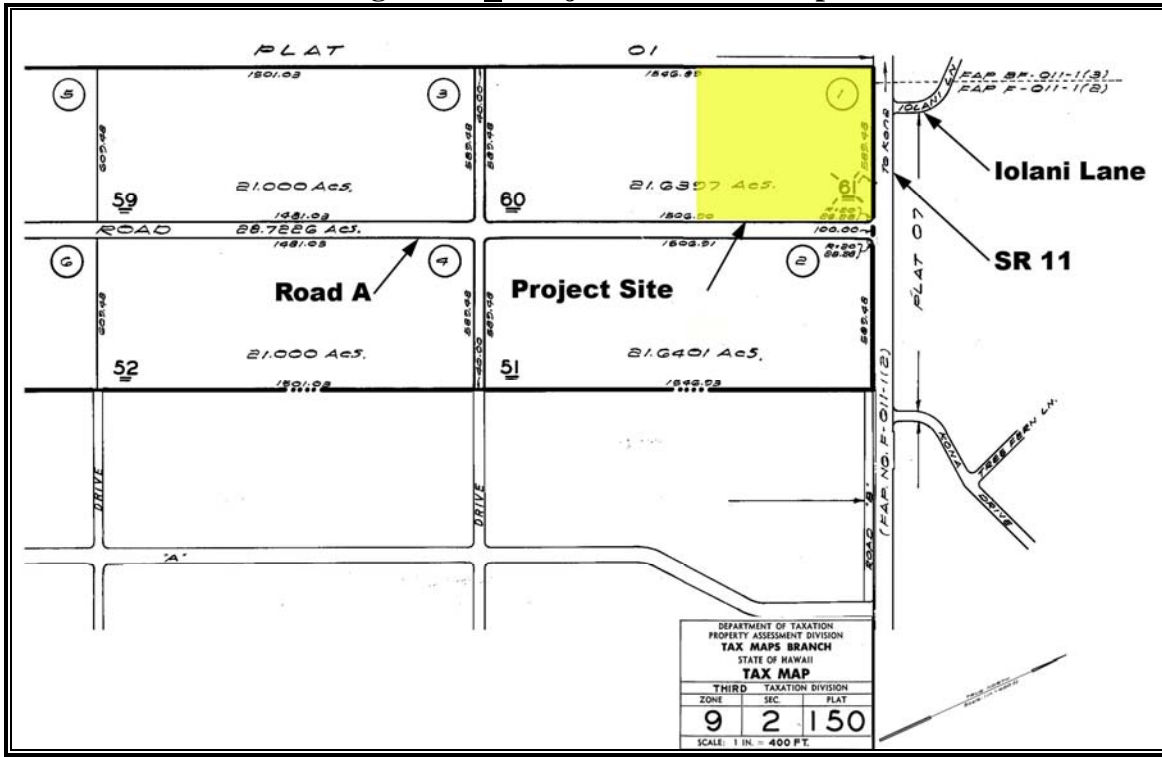
Subdivisions and Properties in Vicinity of Project Site

- Proposed Center
- TMK 9-2-001:058
- Keone's Hawaiian Ranchos
- Subject Parcel
- HOVE
- Kula Kai View Estates
- Kona South Estates
- Kona Garden Estates
- Manuka NAR

0 500 1,000 2,000 3,000 4,000 Feet



Figure 1-3b. Project Site TMK Map



Draft EIS. In addition to the opportunity for formal public review during the EIS process, DEM and its representatives have met and will continue to meet with the general public, as well as community organizations, business groups, environmental organizations, and cultural organizations that have special concerns. These meetings are meant to offer an informal setting for soliciting concerns and gathering information. ~~To date, a number of meetings have occurred, and these are documented and discussed in detail in Section 5.5.~~

Final EIS. As part of this Final EIS, DEM has reviewed and responded to the comments received on the Draft EIS. The Final EIS incorporates the comments, and include copies of the comments and responses (see Appendix 1E). The Office of the Mayor of the County of Hawai‘i has determined that the Final EIS meets the EIS requirements of the State of Hawai‘i.

Section 5.5 describes the consultation process in more detail, including lists of consulted parties for the EISPN, Draft EIS, and Final EIS, as well as summaries of the meetings held during the EISPN and Draft EIS comment periods. Appendices 1A and 1F also include various materials related to these meetings.

2. PROJECT BACKGROUND, PURPOSE AND NEED

2.1 Project Purpose and Need

The residents of Ocean View, a rapidly growing community with a population of somewhere between 3,000 and 6,000, are obliged to travel 12 miles to dispose of household waste and drop off recyclable materials. Ocean View is centered on the 78-mile marker of the Hawai'i Belt Road, State Route 11 (SR 11), and the nearest convenience centers are in Wai'ohinu, at the 66-mile marker, and Waiea, which is between the 99 and 100-mile markers. Ocean View is one of only two communities in Hawai'i County with a population greater than 2,000 without a convenience center within 10 miles (the other is Waikoloa), and area residents have repeatedly requested the County to address this deficiency over the last twenty years.

Aside from presenting a serious inconvenience to residents, the lack of a convenience center in this area is one factor contributing to an epidemic of illegal dumping. Dozens of illegal dumps are present, posing not only a scenic blight but also a hazard to human health and environmental quality (Figure 2-1). An illegal dump ignited on August 15, 2004, and was extinguished only with difficulty by the Fire Department. Appendix 5 contains a report detailing a visual survey of illegal dump sites performed of road-accessible areas on the periphery of the Manuka Natural Area Reserve during a four-hour period. The 31 individual illegal dump sites found during this short survey comprised of a large variety of objects: typical bagged household waste, appliances, mattresses, motor vehicles, construction waste including paint cans, and vehicle batteries. Illegal dump sites were usually located along road shoulders, sometimes using lava tubes or caves, and were often within several hundred feet of residences.

The purpose of the project is to respond to the needs of residents for a convenient location to recycle, dispose of their remaining solid waste, and thereby reduce illegal dumping. The County has attempted to address these problems through a series of initiatives to develop a convenience center that date back almost two decades, a process summarized in Section 2.3 below.

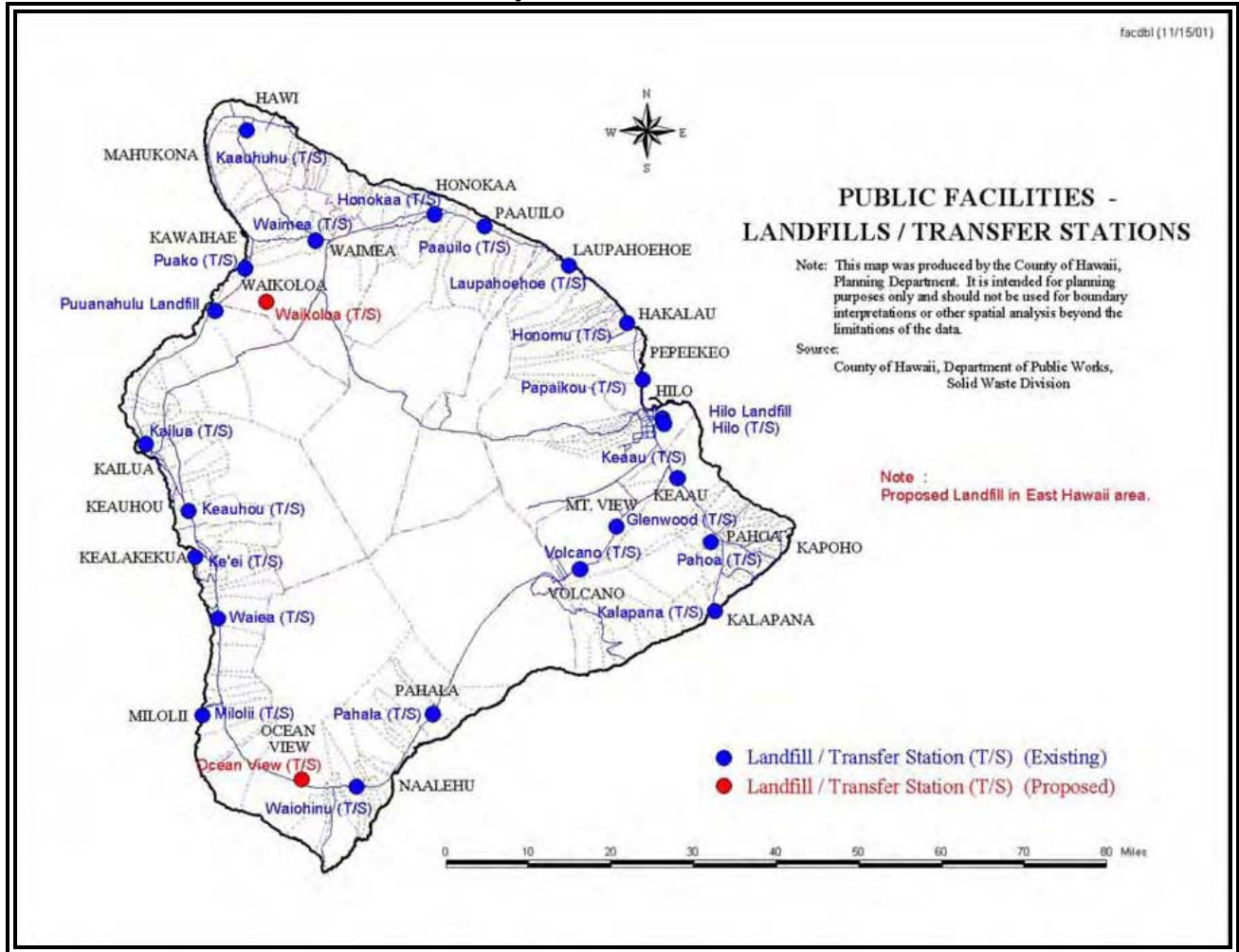
2.2 Regional Solid Waste Disposal System

The County of Hawai'i does not provide household waste collection for single-family residences, as the long haul distances and low population density in Hawai'i County make this cost-prohibitive. Instead, private companies collect from about half of residences, mostly in urban areas, while the other half haul their own household waste to one of the 21 County convenience centers that provide convenient and free disposal for single-family households. Sixteen of the convenience centers are gated, with set hours of operation, and are monitored by County attendants or security guards, who provide some public education and monitor for prohibited materials including household hazardous waste. The distribution of existing convenience centers and those proposed under the County of Hawai'i General Plan is depicted in Figure 2-2 below, with their basic characteristics described in Table 2-1. The fundamental components of a

Figure 2-1. Photographs of Illegal Dumps in Ocean View



**Figure 2-2
Distribution of County of Hawai'i Solid Waste Facilities**



Ocean View Recycling Point and Convenience Center FEIS

Table 2-1 Site Characteristics of Existing Convenience Centers (FY2008)																			
Transfer Station Name	District	Approx Population Served	Parcel Size (Acres)	Number of Chutes	1993 Tonnage (Tons/Day)	FY05/06 Tonnage (Tons/Day)	FY06/07 Tonnage (Tons/Day)	Distance to Puuanahulu	Distance to Hilo Landfill		Glass	Newspaper	Cardboard	Mixed Recyclables ^a	Scrap Metal	Greenwaste	Reuse Center	Redemption Centers	
East Hawai'i																			
Kea'au (gated)	Puna	11,700	19.54	2	13.64	20.21	20.04	83.10	9.00		x	x	x	x	x	x	x	x	
Pahoa (gated)	Puna	9,400	3.77	2	10.55	16.98	16.67	94.40	20.00		x			x	x ¹			x ²	
Kalapana (gated)	Puna	1,200	13.2	1	0.95	4.33	3.94	105.40	31.00		x			x					
Volcano (NO gate)	Puna	2,000	2.19	1	4.62	5.16	5.45	103.20	21.00		x			x					
Glenwood (gated)	Puna	4,300	1.97	1	4.98	9.40	8.69	96.10	30.00		x			x					
Hilo (gated)	S.Hilo	42,000	72.7	4	26.17	38.81	39.21	77.50	2.00		x	x	x	x	x	x		x	
Honomu (gated)	S.Hilo	3,400	0.84	1	3.19	5.89	5.89	63.70	21.00		x			x					
Papaikou (gated)	S.Hilo	5,800	0.57	1	6.56	8.79	7.48	69.60	15.00		x			x					
Laupahoehoe (NO gate)	N.Hilo	1,700	1.02	1	1.56	4.27	3.97	50.90	35.00		x			x				x ⁴	
Pa'auilo (NO gate)	Hamakua	1,800	0.85	1	1.83	5.45	5.62	40.30	40.00		x			x					
Honokaa (gated)	Hamakua	5,100	0.73	1	6.14	10.05	9.97	34.10	49.00		x			x				x ²	
Pahala (NO gate)	Ka'u	1,700	0.75	1	3.35	3.91	3.72	90.60	51.00		x			x					
West Hawai'i																			
Ka'auhuhu (Hawi)-(gated)	N. Kohala	6,000	17.28	1	3.75	13.59	13.53	34.00			x			x				x ³	
Puako (gated)	S. Kohala	5,600	8.9	1	1.66	6.48	7.29	7.00			x			x				x ³	
Waimea (gated)	S. Kohala	11,700	0.31	2	8.70	18.93	18.97	19.00			x			x				x	
Kailua (Kealakehe)-(gated)	N. Kona	21,000	30.32	3	N/A	21.47	20.29	22.00			x	x	x	x	x			x	
Keauhou (gated)	N. Kona	8,500	5.47	2	N/A	15.69	14.62	32.00			x			x				x ⁴ x ²	
Ke'ei (gated)	S. Kona	5,600	11.6	1	N/A	8.31	7.82	44.00			x			x					
Waiea (gated)	S. Kona	3,300	2.28	1	N/A	9.91	9.38	46.00			x			x					
Miloli'i (NO gate)	S. Kona	700	0.17	1	N/A	0.59	0.50	65.00											
Waiohinu (gated)	Ka'u	3,000	31.65	1	4.50	10.20	9.98	78.00	63.00		x			x				x ²	
Legend:										Number of available or proposed facilities									
gray cells are current available facilities / clear cells are proposed sites											20	2	3	20	4	3	3	10	
x ¹ = Pahoa accepts white goods only in a designated area - no other scrap metal																			
x ² = Weekend Redemption Center Sites																			
x ³ = One day/week Redemption Center Sites																			
x ⁴ = Limited reuse available																			
Mixed Recyclables ^a = commingled paper fibers (clean corrugated cardboard, newspaper, office paper, paperboard & etc.); plastics #1, #2 & #5; aluminum/tin cans and food containers																			
Kailua-Kona (Kealakehe), Kea'au & Hilo have multi-stream sort bins and a mixed recyclables bin																			
Gated Hours of Operation⁵:																			
6:30AM to 6:00PM	Winter Schedule from November 1st to March 1st																		
6:30AM to 6:30PM	Summer Schedule from March 2nd to October 31st																		
⁵ Hilo TS closes 5:00PM all year round																			

convenience center include service roads, one household waste disposal chute, and one container. County convenience centers have also come to include at least some form of permanent or periodic recycling as a basic component, and only Miloli'i currently does not offer recycling.

DEM is now beginning the process of upgrading all 21 convenience centers in the County. A 2006 assessment, the Island Wide Transfer Station Repair and Enhancement Plan (IWTSREP), determined that nearly all have some deficiencies and most need significant renovation in order to improve services, including greenwaste processing and recycling, and to improve environmental quality of the surroundings, as well as worker safety (DEM 2006). Most County convenience centers were built before recycling and greenwaste collection were recognized priorities, and these collection services have been placed on sites that were not designed with these uses in mind. The Ocean View Recycling Point and Convenience Center² will have a more

² Originally named the Ocean View Recycling Center and Transfer Station, the name has been revised in the EIS to reflect the official terminology of convenience center, versus transfer station, per Department of Health permits, and the Hawaii County Code 25-1-5(b) definition of recycling centers, which refers to centers in which materials are separated and processed rather than

modern and integrated layout than existing convenience centers, since it will be designed with these components in mind, and it will include space for future expansion of services. DEM intends this project to be a model convenience center, in both its design and operational qualities, for future convenience center improvements.

2.3 History of County Initiatives to Provide Convenience Center

This section describes the 18-year history of County efforts to identify suitable sites for a convenience center in the Ocean View/South Kona area. Any site needs to be large enough to accommodate the intended use as well as sizeable buffer zones around the convenience center, to possess suitable land use designations, and to have no covenants forbidding solid waste convenience centers or recycling. Additionally, highway access is a key consideration, as the cost of building roads to legal and operational standards is high, and thus a site should be on or close to SR 11. It is also preferable for the site to have relatively few neighboring residences or sensitive land uses on or adjacent to the property. Importantly, the property must have a seller willing to provide the property for this use at market rate or lower.

Although many sites have been investigated, sites that meet all or even most of these criteria are few. Although most of the land on or near SR 11 is in the State Land Use Agricultural District, where convenience centers are explicitly permitted, some land is in Conservation District. Use of land in the Conservation District would require a discretionary permit from the State Board of Land and Natural Resources. Furthermore, locating the station within or near Conservation District land with high native habitat value (e.g, the Manuka Natural Area Reserve and coastal properties) is seen by the State as inconsistent with its goal of protecting habitat in such areas. Additionally, some undeveloped lands in the area are known to contain endangered species and significant archaeological sites. Very few landowners who have been contacted by the County have been willing to provide the land at market rate or below for the intended use. Finally, for the few sites that meet these criteria, and despite the fact that most residents support having a convenient location for a recycling point and convenience center, when actual sites are proposed, few in the public desire to have the convenience center located in the near vicinity of their home, business or farm.

A full list of sites that have been considered by DEM over the years is provided in Chapter 3, which addresses alternatives. The discussion below provides a history of the project and a context for the various sites that were studied.

County efforts began in 1985, when the Solid Waste Division (SWD) of the Department of Public Works (DPW) initiated the “South Kona ~~Convenience Center~~ Transfer Station” project, intended to site a solid waste disposal facility for the then 900 residents of the Miloli‘i/Kahuku area. Work on the project continued for five years without a successful result. In the year 2000

a
merely collected. DEM will be working on standardizing its use of these terms, including on signage and publication materials, over the next several years.

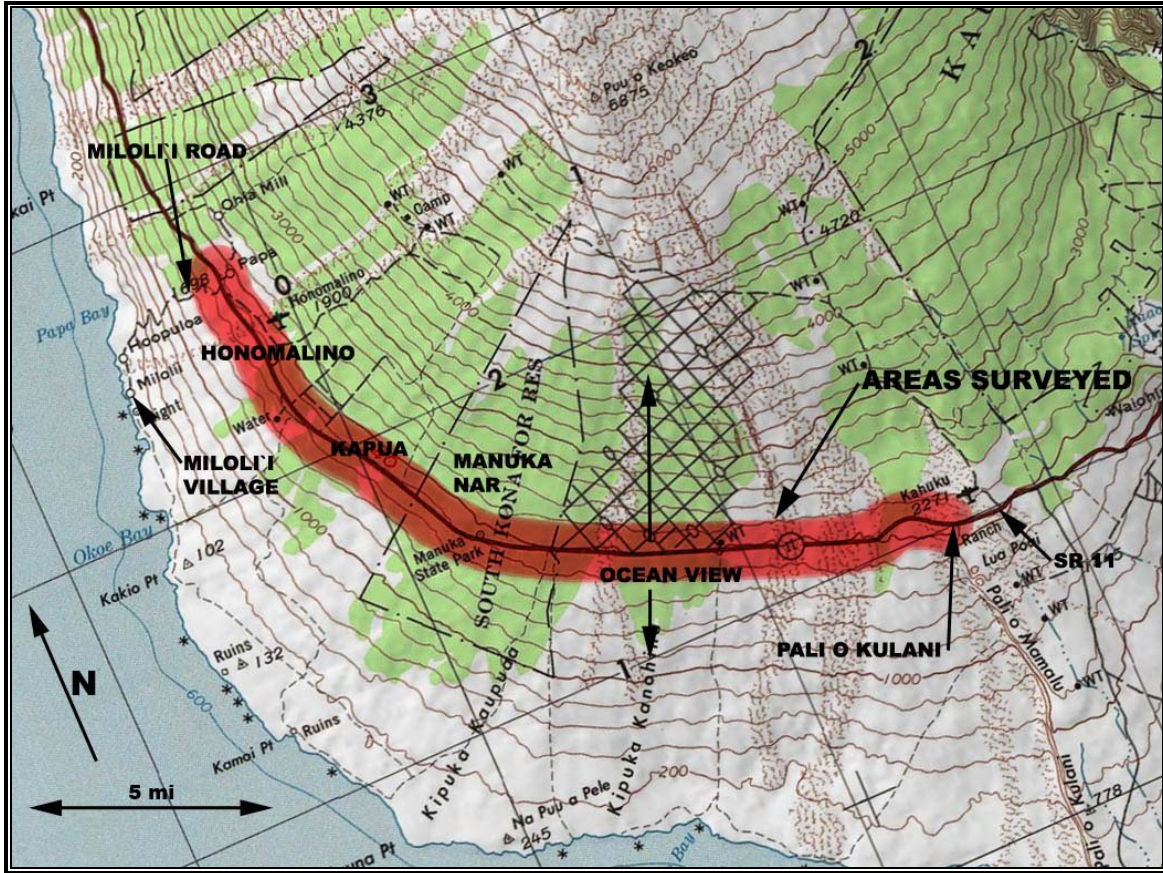
series of meetings involving the County Council, the Solid Waste Division Chief, representatives for the area, and various civic groups focused on finding a site in Ocean View, which had grown to become the center of population and commerce for the far southwest of the island.

This effort stretched into 2003, when the County Council authorized \$1.3 million in Capital Improvement Project funds for the design, permitting and construction of the Ocean View Convenience Center/Recycling Center. Initial site investigations focused on three properties with frontage on Road to the Sea, makai of SR 11. Environmental studies of the sites were conducted and a public meeting was held to gather input. Although most attendees expressed support for the concept of a convenience center, concerns from neighbors who opposed the facility dominated the meeting.

Following these activities in 2004 DEM officials evaluated the results of the Road to the Sea site studies and determined that none of the three sites was ideal, and that it would be prudent to conduct a wider analysis of potential sites. Two of the properties (one of which had a relatively intact and diverse native mesic forest) were found to be unsuitable because they were directly adjacent to the Manuka Natural Area Reserve, which would have been inappropriate due to its high conservation value. Furthermore, infrastructural studies determined that road costs would be prohibitive for all three properties due to their distance from Highway 11 and the poor state of their existing access roads. At the same time, the Department of Health expressed concern over the lack of all necessary permits for another DEM mini-convenience center about 10 miles away in Miloli'i Village. DEM began to search for a site that could both replace Miloli'i and reasonably serve Ocean View.

DEM then undertook an Alternative Site Assessment (ASA), which screened candidate parcels of adequate size (minimum of 8 acres) with good highway access located from Pali o Kulani on the east to Miloli'i Road on the northwest (Figure 2-3). More than 50 sites were investigated for size and shape, position on highway, existing uses, sensitive neighboring uses, and owner willingness, before two properties were identified for further study. Both properties belonged to the State of Hawai'i, one of the only landowners willing to consider selling property to the County for a convenience center, a restriction that greatly limited selection of appropriate properties. In January 2005, DEM undertook botanical, archaeological and community studies of the larger of these properties, which had an area of about 2,700 acres but only a short developable frontage. Although the area contained a partially native forest, DEM had presumed that a site near the road margin of the property, which had already been degraded by dumping, unauthorized logging, invasive species, and other activities, would prove suitable for use as a convenience center. Careful investigation revealed, however, that an endangered fern, *Diellia erecta*, was present even in this relatively disturbed area, precluding use of the property.

Figure 2-3. Ka'u and South Kona Areas Surveyed for Candidate Sites



The focus of attention then shifted to the remaining property, across SR 11. This 8.9-acre, narrow, steeply sloping property remnant would have required considerable earthwork and engineering to make it suitable, and it had the additional disadvantage of close residential neighbors. In any case, the discovery by archaeologists in October 2005 of significant historic sites in an area that would have unavoidably required disturbance in order to develop the property precluded selecting the property.

After these setbacks, DEM was once again left with no practical site for a convenience center that fully satisfied needs at the time. A process was begun to obtain permits for the Miloli'i Village Convenience Center and provide a less expensive means to collect solid waste. When it became clear that this effort would succeed, the need for the convenience center to be located in or near Honomalino lessened, and DEM decided to re-examine the potential for sites within Ocean View itself, even though this might severely limit usage by Honomalino and nearby residents (see Figure 1-2). In recognition of the serious illegal dumping problem and the lack of convenient solid waste options for Ocean View residents, this tradeoff appeared both sensible and unavoidable.

On June 8, 2006, South Kona and Ocean View community members convened a task force to recommend candidate sites to the DEM. The task force was composed of volunteers who had been attending meetings on the subject or had been otherwise involved, and its initial members included the following: Dick Hershberger, Mike Taylor, Gerald Hollman, Rell Woodward, Mailia Barnhart, John Wolverton, Linda Pollard, Barbara Alcain, Ty Bryan, Marge Elwell, and Dale Burton. Nelson Ho, Bob Jacobson and Barbara Lively participated on behalf of the County. Antonia Vergona was the spokesperson for an ad hoc group named the Committee for an Appropriate Transfer Station (CATS). Many community members and organizations expressed strong support for the project (see Appendix 1C for letters related to the Task Force).

Recommended sites included TMK 9-2-150:060 in Kona South Estates (the subject of this EIS), and several other sites located at Leilani Circle within Ocean View Estates, adjacent to the community center and reserved for community use. After consideration, DEM rejected the Leilani Circle sites (TMKs 9-2-009:052 and 9-2-013:032) because they were too far away from the highway; a narrow road would have to be widened at great expense in order to accommodate County tractor trailers; deed and covenant restrictions limited what could be placed within the parcels; residents voiced concerns about bringing “outside” traffic so far into the subdivision; and the parcels were immediately surrounded by sensitive uses including eight residences located on Leilani Circle Mauka and Leilani Circle Makai within several hundred feet. Topography of this area indicated that these residences would generally have direct lines-of-sight to both of these sites. Site TMK 9-2-150:060, which had 21-acre properties (as opposed to other much smaller, subdivided properties nearby) on both sides and a banked, road-cut highway frontage that shielded much of the site from view, was included for further consideration.

As neighboring residents learned of the selected site, some believed the site was unsuitable and questioned the selection process. Strong criticism of the preferred site has been stated by some members of Kona Garden Estates, an adjacent gated subdivision of 150 lots with about 15 dwellings. The Committee for an Appropriate Transfer Station asked the County to undertake another evaluation of reasonable and practicable site from Ocean View to Honomalino, and provided a list of 16 sites (Appendix 1C includes a number of selected e-mails received from this group). In deference to their concerns, DEM once again conducted a thorough evaluation of these sites, and inquired of the owners whether they would be willing to sell their properties for the intended use at market rates, a key requirement for County of Hawai‘i acquisition. In the end, only the owners of TMK 9-2-150:060 responded affirmatively. Table 2-2 lists the properties and the owners contacted during the process, the response and type of response (i.e., mail vs. phone) and whether the owners were willing to sell the property to the County at market rates.

Ocean View Recycling Point and Convenience Center FEIS

Table 2-2. Summary of Landowner Contacts, CATS Suggested Sites

TMK	Parcel Size (acres)	Ownership/Mailing Address	Response/Type	Willing to Sell*?
8-9-011:006	1347.00	Kapua Orchard Estates LLC, c/o Macfarms of Hawaii, 89-406 Mamalahoa Hwy, Captain Cook HI 96704	Yes/Mail	No
8-9-015:003	14.53	James & Karin Ameika, 2701 Ridgepointe St, Jonesboro AR 72404	No	N/A
8-9-015:005	9.23	Colleen McDonald 89-1001 Mamalahoa Hwy, Honaunau HI 96726	Yes/Phone	No
8-9-015:006	10.00	Henry and Iris Boshard, 73-1246 Lihau St, Kailua-Kona HI 96740	Yes/Phone & Mail	No
8-9-015:007	8.64	Waldemar Berner, 29 W Seaview Ave, San Rafael CA 94901	Yes/Phone	No
8-9-015:011	32.00	Thomas Atwood, PO Box 1516, Colma CA 94014	Yes/Phone	No
8-9-015:013	22.56	Barbara and Mark Littorin, SR Box 17, Captain Cook HI 86704	Yes/Phone	No
8-9-012:012	100.02	Kapua Orchard Estates LLC, c/o Macfarms of Hawaii, 89-406 Mamalahoa Hwy, Captain Cook HI 96704	Yes/Mail	No
8-9-012:014	231.75	Kapua Orchard Estates LLC, c/o Macfarms of Hawaii, 89-406 Mamalahoa Hwy, Captain Cook HI 96704	Yes/Mail	No
8-9-012:015	32.03	Kapua Orchard Estates LLC, c/o Macfarms of Hawaii, 89-406 Mamalahoa Hwy, Captain Cook HI 96704	Yes/Mail	No
8-9-012:018	671.26	Kapua Orchard Estates LLC, c/o Macfarms of Hawaii, 89-406 Mamalahoa Hwy, Captain Cook HI 96704	Yes/Mail	No
8-9-003:067	14.37	Melvin & Jason Inaba, 123 Lanikaula St, Hilo HI 96720	Yes/Phone	No
8-9-003:068	12.84	Ruth Earl Estate, c/o Herman Apo, 1495 Noelani St Pearl City HI 96782	Yes/Phone	No
9-2-150:060	21.64	Steven C. Eames, Ronald Wilson, Tyson Bryan, Patricia Eames, PO Box 180, Honaunau HI 96726	Yes/Phone	Yes
9-2-001:069	1000.00	Linda Shum, 225 W Garvey Ave, Monterey Park CA 91754	No	N/A
9-1-001:009	4.59	State of Hawai'i	Yes/Mail	No

*- Landowner willing to sell at market rates.

As the site appears to be suitable and obtainable, the County identified it as the project site for advancement to the EIS, recognizing, however, that circumstances with other properties could change and additional sites may be identified during the EIS process.

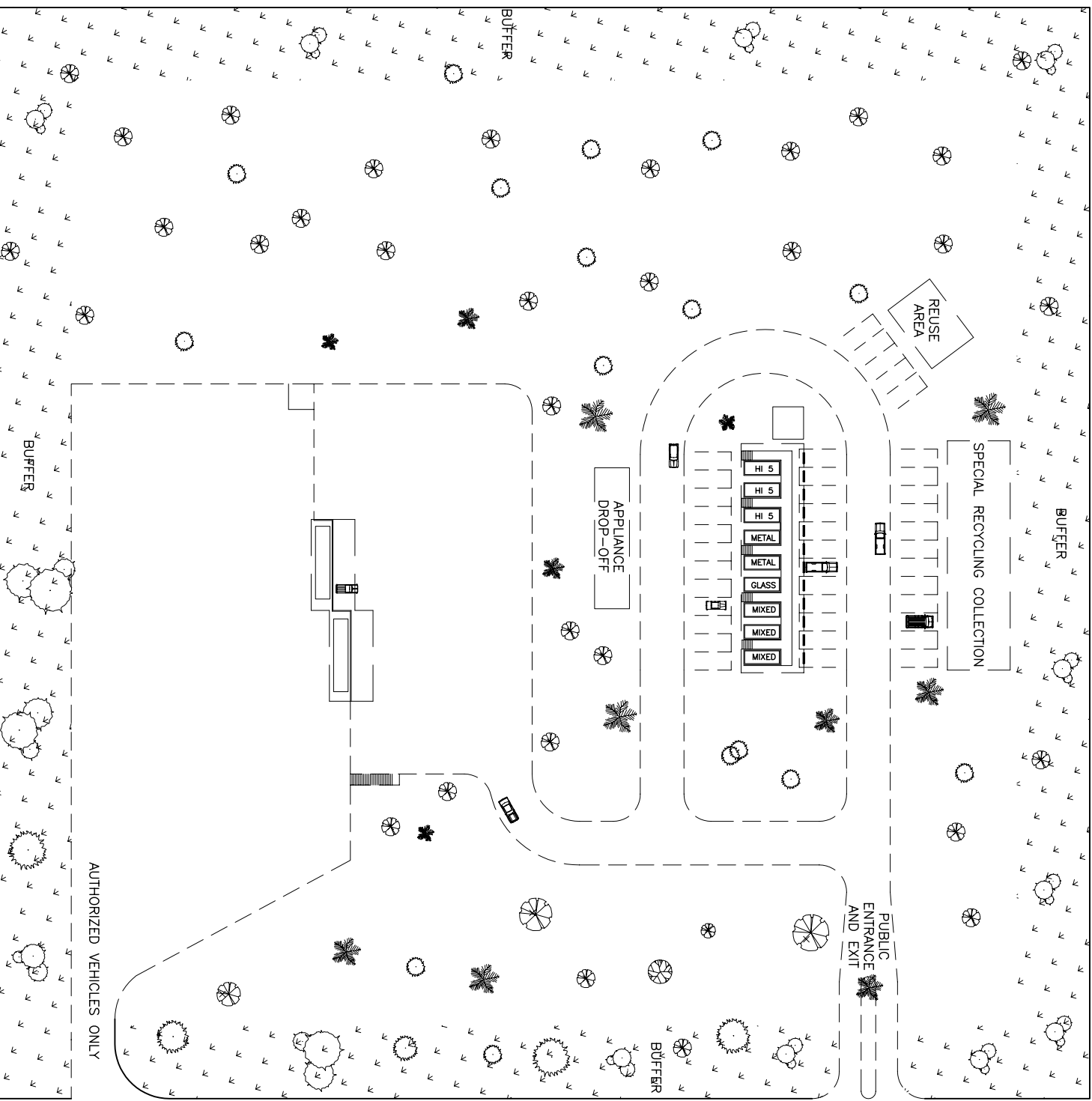
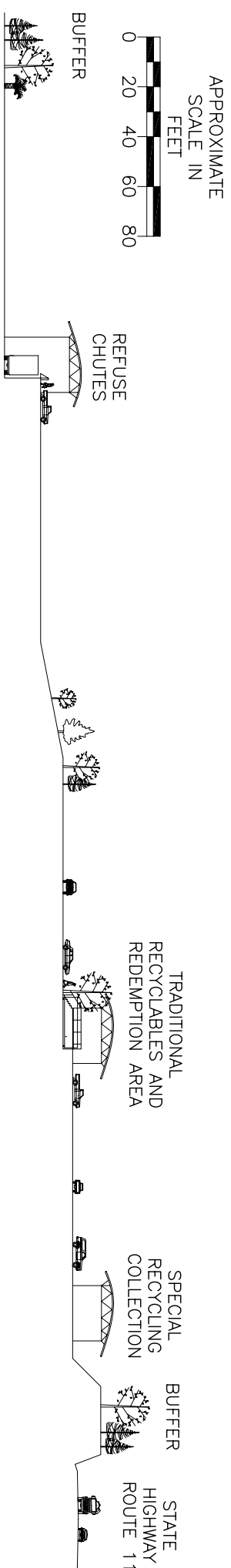
Environmental studies of the property were begun in 2007 and the Environmental Impact Statement Preparation Notice (EISPN) prepared and published on April 8, 2007. A public meeting on April 16, 2007, summarized the process to date and outlined the ongoing studies and evaluation. There was widespread support for the convenience center but serious concerns were expressed by neighbors. During the meeting, Dr. Carl Oguss, a landowner of a large property that included several 21-acre parcels with highway frontage, spoke up to offer the donation of some of his land to the County to assist in development of a convenience center and other community infrastructure. Because these properties did not have any existing road access they had not been considered up to this point. The possibility of obtaining them at no cost would have freed some of the project's budget for road construction costs. In the weeks that followed, DEM discussed with the owner which properties it would be possible to obtain; in the end, the two properties that were available for donation (TMKs 9-2-150:3 and 8) did not have highway frontage, and in fact were located 3,100 feet makai of the highway. Preliminary calculations

(without detailed topo or construction plans) indicated that road construction costs to access this area would be about eight times greater than the value of the property and five to six times greater than the cost of road infrastructure of alternative properties with highway frontage (see Appendix 2 for road cost calculations). Furthermore, although somewhat isolated, a convenience center on either of the offered lots would have had more neighbors than might be expected. Lot 3 would have fifteen lots within 600 feet of the mauka part of the lot, where development would most likely occur; Lot 8 would have seven. In comparison, TMK 9-2-150:60 has relatively fewer neighbors that would be affected. The lots across Highway 11 are already so affected by the State Highway's traffic, exhaust, and rows of power poles and lines that the proposed convenience center is not any significant source of impacts. Not counting lots across Highway 11, only four lots are within 600 feet of 9-2-150:60. These are TMKs 9-2-150:51; 9-2-156:1 and 2; 9-2-01:58 (which is a narrow pole-shaped lot that is likely be used only for access). No lots in Kona Gardens are within 600 feet.

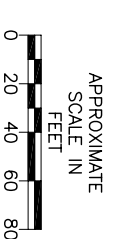
The issues of both cost and context negated any benefit to the County for this use, more than offsetting the benefit of donated property, and DEM declined to accept the donation. At this point, only TMK 9-2-150:060, the subject of this EIS (see Figures 1-2 & 1-3), is a viable candidate for a convenience center, because it is the only property with sufficient size, highway frontage, no highly sensitive environmental resources, relatively few directly adjacent residences, and a willing landowner. A thorough discussion of alternative site consideration is in Section 3.2 below.

2.4 Project Components

From its experience managing 21 convenience centers around the island, DEM is aware that nuisance problems related to odor, pests, litter, feral animals, noise, traffic and other problems occur. These are particularly an issue at sites that are too small and located in less than ideal locations. DEM has developed various strategies to deal with these problems and existing sites with old designs. Success has been greatest in sites that are adopted to some degree by the community and at least 300 feet away from residences but still enough in the public eye to discourage vandalism and abuse. The Kea'au Convenience Center has been a success, even given the limitations of the site, which is a filled-in public dump from the early part of the century. Building on its experience, DEM intends the Ocean View Recycling Point and Convenience Center to be a model for the "next-generation" of convenience centers and transfer stations and will have an integrated design maximizing efficient use and traffic flow and including space for future expansion of services. The components and conceptual layout of the convenience center are shown in Figure 2-4.



ACCESS ROAD 'A'



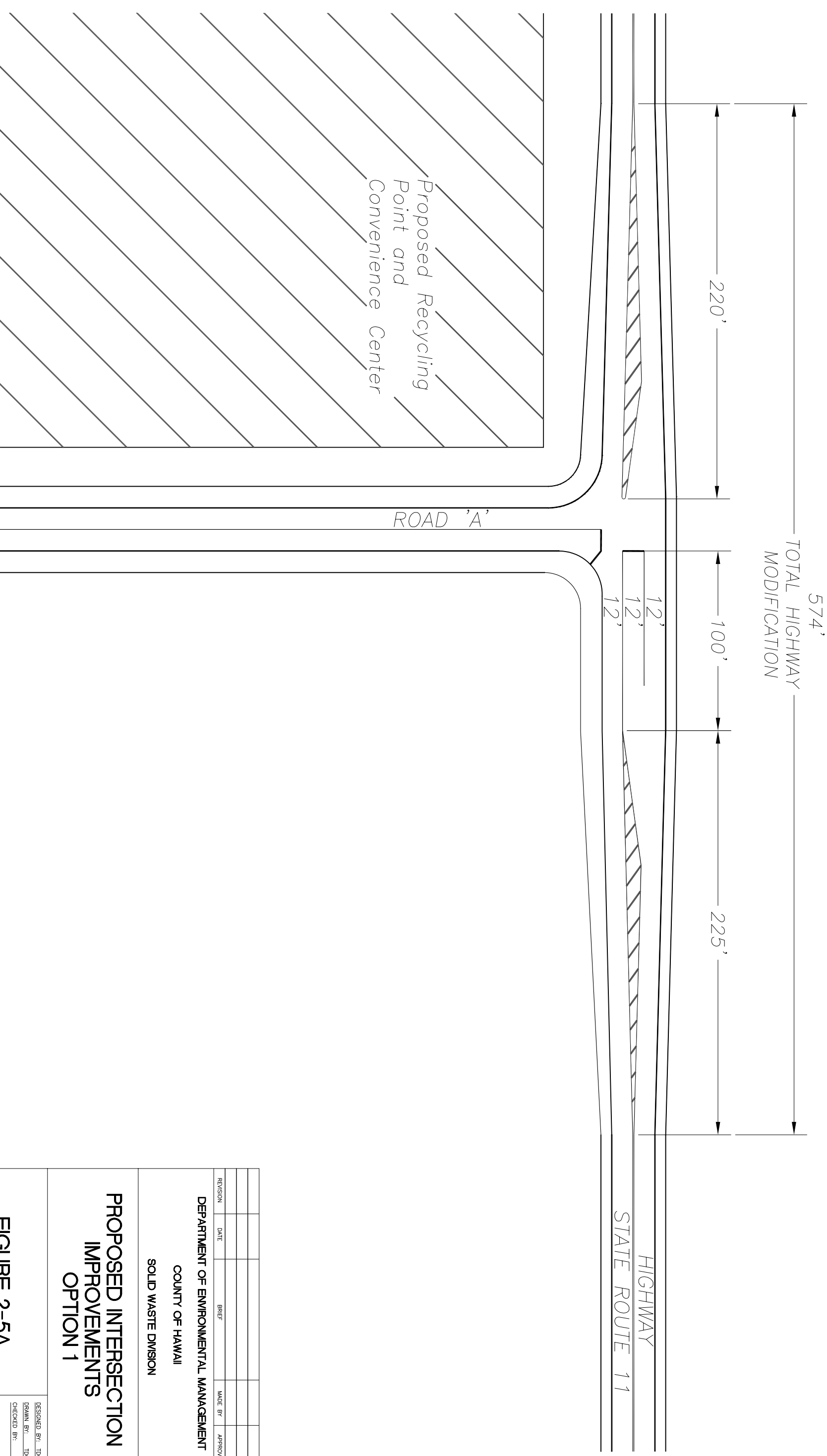
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 COUNTY OF HAWAII
 SOLID WASTE DIVISION

**RECYCLING POINT AND CONVENIENCE
 CENTER CONCEPTUAL LAYOUT**

DESIGNED BY: XX
 DRAWN BY: XX
 CHECKED BY: XX

FIGURE 2-4

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574'
TOTAL HIGHWAY
MODIFICATION

220'

100'

225'

Proposed Recycling
Point and
Convenience Center

ROAD 'A'

HIGHWAY
STATE ROUTE 11

12'
12'
12'

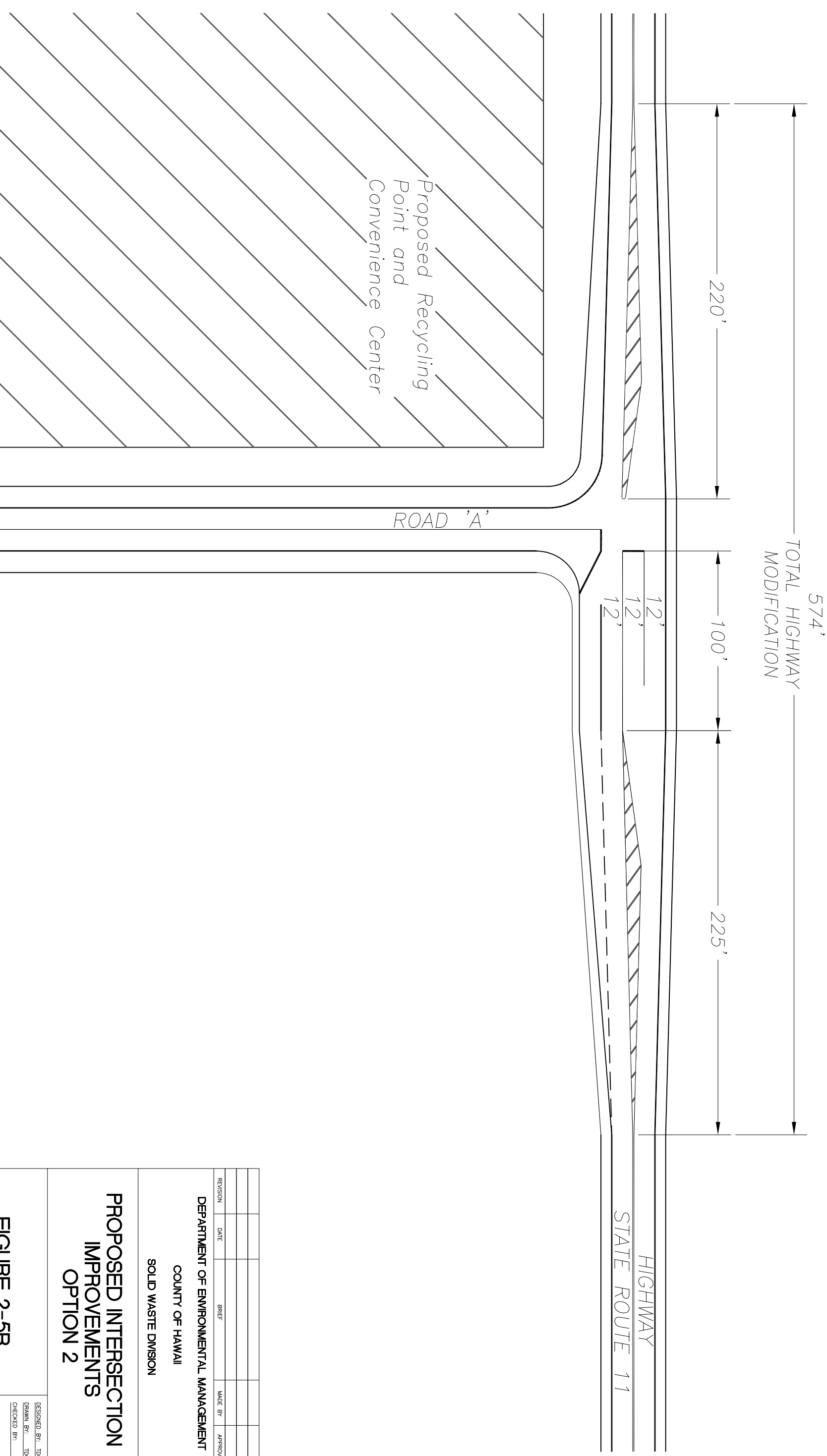
REVISION	DATE	BRIEF	MADE BY	APPROVED

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
COUNTY OF HAWAII
SOLID WASTE DIVISION

**PROPOSED INTERSECTION
IMPROVEMENTS
OPTION 1**

FIGURE 2-5A

DESIGNED BY: TUG
DRAWN BY: TUG
CHECKED BY:



574'
TOTAL HIGHWAY
MODIFICATION

220'

100'

225'

12'

12'

12'

HIGHWAY

STATE ROUTE 11

ROAD 'A'

Proposed Recycling
Point and
Convenience Center

REVISION	DATE	BRIEF	MADE BY	APPROVED

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
COUNTY OF HAWAII
SOLID WASTE DIVISION

PROPOSED INTERSECTION
IMPROVEMENTS
OPTION 2

DESIGNED BY: TUG
DRAWN BY: TUG
CHECKED BY:

FIGURE 2-5B

The Ocean View Recycling Point and Convenience Center would consist of the following elements:

- Two waste disposal chutes;
- Recycling area with bins for glass, aluminum, cardboard, certain plastics, and other items;
- Appliance and e-waste collection area;
- Household hazardous waste (i.e., batteries, e-waste, florescent bulbs, oil, etc.) collection area;
- Redemption area for containers;
- Service roads, improvements to the access road, SR 11 and their intersections, as necessary, including a gate to restrict access beyond the facility's makai driveway to Road A (subject to owner permission);
- Visual buffer area;
- Firebreaks and firefighting equipment;
- Signage; and
- Drainage improvements.

The convenience center may also include the following elements, depending on community needs, desires and involvement:

- Scrap metal collection bins; and
- Reuse area.

The facility is expected to employ two new Solid Waste Division employees and one contract employee (security services).

The facility itself would require approximately half of the 9-acre site, with the remainder of the area retained as a buffer. Roadways, both access and service roads, will be designed with user vehicle and service vehicle circulation in mind. Drivers will access the convenience center using a single access road from the improved Road A, which will divide into two separate loops for access to the recycling and re-use areas and another to access the chutes. It is not certain how many structures will occupy the site at this time; however, the chute area will be covered with a structure of sufficient size to shelter user vehicles, chutes, and collection containers. All vehicle accessible areas will be paved. Additionally, design will include space to add facilities, including extra chutes, should growth in Ocean View necessitate expansion.

The adjacent parcel to the east, TMK 9-2-150:051, is a 21.64-acre agriculturally zoned parcel for which a Special Permit has been issued for construction and operation of a self-storage business. DEM will coordinate with the self-storage facility to ensure that the gate on Road A, if built, is located makai of the entrance for that facility, in order to not interfere with customer access.

The project will not include components appropriate only for sanitary landfills, such as the South Hilo Sanitary Landfill and the Pu'uanahulu Sanitary Landfill in North Kona. There will be no collection and storage of abandoned cars or tires on the site. Also, as is the case at all convenience centers, household waste at convenience centers will be stored only temporarily. Trailers and bins will be changed frequently, as volume warrants, and in no case less frequently than twice a week. Greenwaste collection, listed as a project element in the EISPN, will instead be processed by the Hawaiian Ocean View Estates Road Development Corp., which accepts greenwaste for chipping and produces mulch, providing not only landfill diversion but a much requested product in the area.

Oral and written comments on the EISPN included requests for longer hours of operation (even 24-hour service), sufficient and active staffing to prevent nuisances, close coordination among DEM staff and other agencies and groups involved in solid waste, and doubts about relying on public involvement for staffing. The convenience center at Kea'au was cited by many as a good model. One commenter stated that the action would fail to have any positive effect on illegal dumping.

Requested services in the comments included a reuse area, household appliance disposal, a baseyard for retrieving and temporarily storing abandoned vehicles scattered throughout Ocean View. Commenters expressed concern about where to put items not allowed, including batteries, tires, and construction material. Some commenters stated that there was no way to absolutely prevent businesses from dumping commercial waste, while others asked that commercial establishments be allowed to utilize the convenience center (commercial operators may use recycling).

Regarding site issues, comments included requesting a larger site for future expansion, a waste-to-energy facility, utilizing solar power wherever possible, and getting adequate water for not only fire suppression but also heavy cleaning. Several commenters opined that highway access to the site is inadequate, and one expressed concern that there was no planned alternate escape route from site. Several commenters believed that a smaller site would be more appropriate, with fewer functions and a larger buffer. Others suggested that the site was too close to the Manuka Natural Area Reserve.

The components described above and the mitigation measures they incorporate reflect the effort by DEM to respond to the diverse range of community concerns and opinions regarding the design, operation and site characteristics of the project.

2.5 Project Cost and Schedule

The budget for the project, which will be funded by the County of Hawai'i, is currently estimated at \$4.4 million, with the following preliminary general items and estimate costs:

<u>Property Acquisition</u>	<u>\$ 500,000</u>
<u>Earthwork (Excavation)</u>	<u>\$ 725,000</u>
<u>Paving, Concrete, Retaining Walls</u>	<u>\$ 1,225,000</u>
<u>Road A and Highway 11 Intersection</u>	<u>\$ 400,000</u>
<u>Utilities</u>	<u>\$ 400,000</u>
<u>Fencing & Landscaping</u>	<u>\$ 250,000</u>
<u>Canopy & Buildings</u>	<u>\$ 900,000</u>
<u>TOTAL</u>	<u>\$ 4,400,000</u>

This estimate will be refined through appraisal of the property after completion of the EIS process and final design. If permits and approvals are obtained in a timely manner, design would be finished and construction would begin by 2008, and the station would be operational by 2009.

3. ALTERNATIVES

The following is a list of alternatives considered during the EIS process:

- Project implemented on selected project site;
- Project implemented on an alternate site;
- Alternative strategies for residential solid waste disposal and recycling; and
- No Action Alternative.

For the reasons discussed below, only the proposed project on the selected site and the No Action Alternative have been advanced to the EIS.

3.1 Project Implemented on Selected Site

DEM considers the identified parcel, TMK 9-1-150:060, to be the optimum site for the proposed project both because it possesses characteristics that make it suitable for the intended use and its owners are willing to sell to the County for this use. Although the site would require some access road improvements, the site has good highway access, minimizing road construction costs. The site is located within Ocean View, is large enough for generous buffers, contains no highly sensitive land uses or environmental resources, and has relatively few nearby residences.

3.2 Project Implemented on Alternate Site

Prior to the EIS process, which began with publication of the EISPN on April 8, 2007, a large number of candidate sites had been examined for suitability for the intended use, located from Pali o Kulani, to the east of Ocean View, and north to Miloli'i Road in South Kona District. As described in Section 2.3 above, many of these parcels were identified during the Alternative Site Analysis, while others were identified by the community task force or other community members.

The following criteria were used to rate potential alternative sites.

- Minimal significant view planes and scenic sites;
- Sufficient line-of-sight along the access road from both directions;
- Minimal presence of sensitive land uses on property or directly adjacent;
- Adequate road access;
- Size of at least eight acres to provide adequate buffers;
- Sufficient distance from residences;
- Reasonable site preparation characteristics;
- Adequate drainage, absence of drainage or obvious flooding problems; and
- Landowner(s) willing to sell.

Table 3-1 is a comprehensive list of parcels considered, along with principal reasons they were not selected.

Ocean View Recycling Point and Convenience Center FEIS

Table 3-1. Alternative Sites Considered

TMK	SIZE (ACRES)	REASONS FOR REJECTION
8-9-01:002	2,701	Endangered species identified
8-9-01:008	59.14	Residence, poor Hwy. access (off of Old Hwy.)
8-9-01:010	5.001	Residence
8-9-01:011	15.814	Poor Hwy. access, nearby residence
8-9-01:012	6.0	Poor Hwy. access (off of Old Hwy.), too small
8-9-01:023	462.189	Residence, poor Hwy. access (off of Old Hwy.)
8-9-01:027	50.00	Residence, poor Hwy. access (off of Old Hwy.)
8-9-02:012	2.33	Too small, nearby residence
8-9-02:013	3.782	Too small, nearby residence
8-9-02:014	8.93	Archaeological resources identified
8-9-02:015	3.708	Nearby residence, too small, poor hwy. access
8-9-02:016	15.271	Residence
8-9-02:017	6.506	Residence
8-9-02:018	3.036	Residence
8-9-03:009	48.2	Sensitive view plane
8-9-03:043	5.009	Residence
8-9-03:065	524.735	Poor hwy. access, active ag. Operations
8-9-03:067	14.37	Residence
8-9-03:068	12.6	Residence
8-9-03:074	5.974	Too small, poor hwy. access, residence
8-9-03:088	5.004	Too small, poor hwy. access
8-9-03:089	5.001	Residence
8-9-03:090	5.001	Residence
8-9-03:091	5.001	Nearby residences, too small
8-9-03:092	5.200	Nearby residences, too small
8-9-03:093	19.274	Residence
8-9-06:001	1509.575	Adjacent to NAR
8-9-06:002	585.963	Adjacent to NAR
8-9-07:001	2.000	Residence
8-9-07:002	2.000	Nearby residences, too small, poor hwy. access
8-9-07:003	2.013	Residence
8-9-07:004	2.4274	Residence
8-9-07:043	4.996	Residence
8-9-07:001	1.000	Residence
8-9-07:037	1.000	Residence
8-9-09:056	10.5	Adjacent to residences
8-9-09:057	5.018	Adjacent to residence
8-9-11:005	12.886	Too thin, active ag., landowner not willing to sell
8-9-11:006	1,347	Owner not amenable

Ocean View Recycling Point and Convenience Center FEIS

Table 3-1, Continued

TMK	SIZE (ACRES)	REASONS FOR REJECTION
8-9-11:011	29.926	Poor hwy access, landowner not willing to sell
8-9-11:012	35.734	Poor hwy access, landowner not willing to sell
8-9-11:014	7.4	Landowner unwilling to sell, too small
8-9-11:019	10.25	Landowner unwilling to sell
8-9-11:021	30.702	Poor hwy access, landowner not willing to sell
8-9-11:022	25.867	Poor hwy access, landowner not willing to sell
8-9-11:023	26.209	Poor hwy access, landowner not willing to sell
8-9-11:024	26.153	Poor hwy access, landowner not willing to sell
8-9-11:025	26.984	Poor hwy access, landowner not willing to sell
8-9-11:026	16.707	Poor hwy access, landowner not willing to sell
8-9-12:001	0.916	Too small
8-9-12:002	0.737	Too small
8-9-12:003	200.661	Active ag. activities, landowner unwilling to sell
8-9-12:005	46.7	Landowner unwilling to sell
8-9-12:006	112.244	Poor hwy access, landowner unwilling to sell
8-9-12:007	300	Landowner unwilling to sell
8-9-12:008	14.955	Active ag. activities, landowner unwilling to sell
8-9-12:009	166	Landowner unwilling to sell
8-9-12:010	100	Landowner unwilling to sell
8-9-12:011	100	Landowner unwilling to sell, ag. facility, residence
8-9-12:012	100	Landowner unwilling to sell
8-9-12:014	231.745	Active ag. activities, Landowner unwilling to sell
8-9-12:015	32.03	Landowner unwilling to sell
8-9-12:018	671.26	Landowner unwilling to sell
8-9-13:020	657.426	Sensitive viewplane, nearby residences
8-9-13:024	7.145	Residence
8-9-13:025	7.017	Residence
8-9-13:026	7.138	Nearby residences, too small/thin
8-9-13:028	9.1	Active intensive agriculture, poor drainage
8-9-13:029	9.1	Residence
8-9-13:030	5.107	Residence
8-9-13:054	4.171	Too small, nearby residences
8-9-13:055	4.217	Too small, nearby residences
8-9-13:056	6.635	Too small/thin, nearby residences
8-9-13:057	7.493	Too small/ thin, nearby residences
8-9-13:075	7.478	Too small/thin, poor hwy access, nearby residences
8-9-13:076	7.473	Too small/thin, poor hwy access, nearby residences
8-9-13:080	5.000	Too small, residence
8-9-15:001	7	Too small, sensitive view plane
8-9-15:002	7.548	Poor hwy access, nearby residences

Table 3-1, Continued

TMK	SIZE (ACRES)	REASON FOR REJECTION
8-9-15:003	14.5	Landowner unwilling to sell, sensitive view plane
8-9-15:004	10.5	Poor roadway access
8-9-15:003	9.23	Landowner unwilling to sell
8-9-15:006	10	Landowner unwilling to sell
8-9-15:007	8.64	Nearby residences
8-9-15:008	32	Residence
8-9-15:009	7.2595	Nearby residences
8-9-15:010	28.000	Residence
8-9-15:011	32	Landowner unwilling to sell
8-9-15:012	7.5	Too small, sensitive view plane
8-9-15:013	22.56	Landowner unwilling to sell
9-1-01:002	7968.884	Conservation District, Manuka NAR
9-1-01:009	4.59	Too small, NAR surrounds
9-2-01:001	655.544	Windy area, prominent view planes
9-2-01:002	115.652	Kahuku Ranch section Volcanoes National Park
9-2-01:069	1,000	Landowner unwilling to sell
9-2-01:072	16,455	Very windy, sensitive view plane
9-2-01:074	223	Very windy, sensitive view plane
9-2-09:052	6.001	Sensitive uses nearby, poor hwy access
9-2-13:032	4.001	Sensitive uses nearby, poor hwy access
9-2-150:003	21.3136	Very poor hwy access
9-2-150:008	21.3136	Very poor hwy access
9-1-150:051	21.64	Adjacent to Kona Garden Estates subd.
9-2-150:060	21.64	N/A – project site

Most properties were rejected because they either were too small, contained residences or had residences nearby, or had poor highway access. Others were rejected because they were located in very windy areas (i.e., east of Ocean View), where a convenience center would be inappropriate because of the potential for blowing litter and greenwaste. Some properties were prominently located and would make the convenience center too conspicuous. The Oguss properties, offered to the County at no cost, were rejected because their location 3,100 feet from the highway with no road access would have required almost \$2 million in road improvement costs; apart from cost, they did not offer any other advantages, and despite their distance from the highway, they had more neighboring lots within 600 feet than the proposed property (see Appendix 2 for detailed maps and cost estimates). And finally, most of those parcels that did meet the selection criteria to some degree had landowners who were unwilling to sell to the County for the intended use. Those few remaining were rejected after examination due to the presence of environmental resources, such as archaeological resources and endangered species.

Although properties in Honomalino were still considered as backup sites, all had one or more of the above reasons for not being considered. Remaining, and with landowners willing to sell to the County for the intended use, was the project site.

While the majority of attendees at public meetings and comments received in response to the EISPN indicate that the selected site is considered appropriate and acceptable, some residents disagreed. Some felt that the site selection process was biased, with insufficient open dialogue, and that DEM was closed-minded about community concerns and did not contact enough property owners. Others said there was no need for the facility, and that the Wai‘ohinu facility was adequate or could be upgraded. Some of those who did agree the facility was necessary suggested sites such as Pohue Plaza, Honomalino, the Department of Transportation baseyard with the Manuka Natural Area Reserve, the macadamia nut orchards, and the lava fields to the east of Ocean View (owned by a private landowner or the National Park) as more appropriate. As discussed above, each of these sites has been evaluated and found less appropriate than the chosen site for a number of reasons.

3.3 Alternative Strategies for Residential Solid Waste Disposal and Recycling

One potential alternative strategy would have the County purchase trash trucks such as those used in more urban counties and provide household waste collection services, trucking to a County sanitary landfill. The reason this has never been conducted, even in densely urban areas such as downtown Hilo or Kailua-Kona, is that County officials reckon the cost to be several times greater than having residents haul their own waste. It is likely that the County would require a heavy monthly fee on all occupied residences or a surcharge on property owners to subsidize this approach – commercial haulers serving residences currently charge \$15 to \$25 a month. DEM feedback from residents indicate that they do not perceive the cost of the service worth the relief of not having to utilize the convenience centers. Although as the Big Island urbanizes, this approach may one day be feasible, and pilot projects may be merited, for now it is considered substantially cost prohibitive, particularly for areas such as Ocean View with relatively sparse occupation. DEM does not consider this a viable alternative.

A variation on this alternative would be to contract for these services. Costs would likely be similar, but additional impacts might occur as well. Private collection and trucking would not be subject to the environmental review process under HRS 343, and adverse impacts would therefore not be mitigated. Another private-sector approach would be to contract for a privately owned and run convenience center. Again, there would be a lack of environmental review, and the collection facility might be placed in a location undesirable to the community. Mitigation for many of the nuisance issues discussed below may not occur. Both of these private-sector approaches offer no advantages, are substantially more expensive, and may shortcut the environmental review process, and DEM does not consider them viable alternatives to advance.

3.4 No Action Alternative

The No Action Alternative is used as a baseline comparison of impacts relative to existing and future conditions in the DEIS should the project not be constructed. In general, the No Action Alternative results in adverse impacts because it would not alleviate the problem of illegal dumping in the Ocean View area, provides no system for management of solid waste in the area, and would not provide recycling services. For these reasons, DEM considers the No Action Alternative highly undesirable.

4. ENVIRONMENTAL SETTING AND IMPACTS

This section provides a discussion of the environmental conditions associated with the project constructed on the project site, along with the probable impacts of the project and mitigation measures designed to reduce or eliminate adverse environmental impacts.

Basic Geographic Setting

The site is located in the Ka‘u District of the County of Hawai‘i, in the Kahuku ahupua‘a. Figure 1-2, a portion of a USGS topo map, illustrates the project area and Figure 1-3, a Tax Map, depicts the immediate vicinity of the project site. The project site borders the Hawai‘i Belt Road (SR 11), on its mauka side near the intersection of Iolani Lane. Land cover is scattered native forest and shrubland over mostly bare ‘a‘a lava. Elevation on the project site ranges from about 1,880 to 1,930 feet above sea level. The property is vacant and unused. Nearby parcels are primarily vacant, with some scattered agricultural use.

4.1 Geology, Hazards, and Soils

Existing Environment

The surface geology consists of ‘a‘a lava flows erupted from Mauna Loa between 750 and 3,000 years ago (Wolfe and Morris 1996). The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. The project site is located in Lava Flow Hazard Zone 2 (second highest on a scale of ascending risk 9 to 1). In Lava Flow Hazard Zone 2 on Mauna Loa, approximately 75 percent of the land area has been covered by lava in the last 750 years, 20 percent since 1800, and 5 percent since 1950. A portion of Ocean View is covered with lava from a 1907 lava flow. As such, there is at least some risk of lava inundation over short time scales on the project site.

Lava tubes and other caves in Hawai‘i may have value as historic sites, burial locations, recreation areas, as unique geological features, or for other reasons. Lava tubes are more frequent in pahoehoe rather than ‘a‘a lava, the type that dominates the property. Site reconnaissance has identified no lava tube caves in the area.

In terms of seismic risk, the entire Island of Hawai‘i is rated Zone 4 Seismic Probability Rating (Uniform Building Code, Appendix Chapter 25, Section 2518). Zone 4 areas are at risk from major earthquake damage, especially to structures that are poorly designed or built, as the 6.7-magnitude (Richter) quake of October 15, 2006 demonstrated.

Impacts and Mitigation Measures

Special Contract Requirements that will be incorporated into the construction contract documents will stipulate that in the event that a previously undetected lava tube is breached during

construction, DEM will implement a contingency plan in coordination with the State Historic Preservation Division incorporating the following key points:

1. If a previously undetected lava tube cave is encountered, all construction with the potential to impact the lava tube will immediately cease;
2. The appropriate personnel at DEM will be contacted;
3. These DEM personnel will contact SHPD and the U.S. Geological Survey, to determine whether historic sites or burials are present, and whether the lava tube cave has special geological value that merits investigation and data collection.

Depending on the context and resources associated with the cave, several alternative courses of action may be pursued:

1. If burials or historic sites are present, the mitigation directed by the State Historic Preservation Division and Hawai'i Island Burial Council will be followed, in accordance with Chapter 6E, HRS, Section 106 of the National Historic Preservation Act, P.L. 101-85, and P.L. 101-601.
2. If no historic sites are present, the disposition of the cave will be as follows:
 - a. If appropriate and feasible, the cave will be disturbed as little as possible and left as-is, especially if the cave has geologic value.
 - b. If the cave poses a structural hazard to the facility and cannot be avoided, appropriate actions will be taken to produce a structurally sound surface for construction, such as collapse, bridging, structural modification, or some combination of these.

In general, geologic conditions do not appear at this time to impose any overriding constraints on the project, and no mitigation measures are expected to be required. However, it is recognized the most of the surface of Hawai'i Island is subject to eventual lava inundation, and that buildings and infrastructure in places such as Ocean View face risk. A recycling point and convenience center placed in a relatively lower hazard area would not meet the goal of the project to provide the Ocean View area with solid waste management services. On balance, the County believes that it is economically and environmentally sensible to place the facilities closer to the community that needs them, despite the risk of lava inundation, given the probability of lava inundation at any given site.

The No Action Alternative would avoid geologic hazards and risks and potential loss or damage to the project. However, other Hawai'i County convenience centers are also exposed to these risks, and construction of a new facility would produce only a very small incremental increase in risk to solid waste management infrastructure.

4.2 Water Resources, Floodplains and Water Quality

Existing Environment

No surface water bodies such as streams or lakes exist in the area, and no wetlands are present. There are no potable water wells in the Ocean View area, but a recent U.S. Geological Survey test well drilled in Ocean View near SR 11 indicated that groundwater occurs as a thin basal lens and appears appropriate for use as a water source (Hawai‘i County DWS 2007). The Hawai‘i County Department of Water Supply is currently drilling a well at a site about a half mile uphill of SR 11 in Hawaiian Ocean View Estates that would tap this same basal aquifer.

The project site is designated Zone X, or Special Flood Hazard areas identified in the community flood insurance study as areas outside of the 100- or 500-year floodplains and of relatively low hazard from the principal source of flood in the area, although local sources can still cause flooding. The very well-drained substrate consists largely of slightly weathered ‘a‘a lava with little soil (USCS 1973).

Impacts and Mitigation Measures

The project will add to the area of impermeable surface in the region but is not expected to adversely affect drainage. Drainage improvements will ensure that all storm water runoff be contained on-site. Household waste collection containers will be covered by a sheltering structure, protecting them from precipitation and the elements, thereby preventing formation of contaminated water. Trailers and bins will be changed frequently, as volume warrants, and in no case less frequently than twice a week.

In any project, uncontrolled excess sediment from soil erosion during and after excavation and construction has the potential to impact natural watercourses, water quality and flooding. Contaminants associated with heavy equipment and other sources during construction have the potential to impact surface water and groundwater if not mitigated effectively, although such potential in this site is limited because of the absence of surface water bodies and the great depth to water table. In order to minimize the potential for sedimentation and erosion, the contractor shall perform all earthwork and grading in conformance with Chapter 10, Erosion and Sediment Control, Hawai‘i County Code. Because the project will disturb more than one acre of soil, a National Pollutant Discharge Elimination System (NPDES) permit must be obtained by the contractor before the project commences. This permit requires the completion of a Storm Water Pollution Prevention Plan (SWPPP). In order to properly manage storm water runoff, the SWPPP will describe the emplacement of a number of best management practices (BMPs) for the project. These BMPs may include, but will not be limited to, the following:

- Minimization of soil loss and erosion by revegetation and stabilization of slopes and disturbed areas of soil, possibly using hydromulch, geotextiles, or binding substances, as soon as possible after working;

- Minimization of sediment loss by emplacement of structural controls possibly including silt fences, gravel bags, sediment ponds, check dams, and other barriers in order to retard and prevent the loss of sediment from the site;
- Minimizing disturbance of soil during periods of heavy rain;
- Phasing of the project to disturb the minimum area of soil at a particular time;
- Application of protective covers to soil and material stockpiles;
- Construction and use of a stabilized construction vehicle entrance, with designated vehicle wash area that discharges to a sediment pond;
- Washing of vehicles in the designated wash area before they egress the project site;
- Use of drip pans beneath vehicles not in use in order to trap vehicle fluids;
- Routine maintenance of BMPs by adequately trained personnel; and
- Proper clean-up and disposal at an approved site of material from any significant leaks or spills.

The project will be regulated through review, revision and approval by the Hawai‘i County Department of Public Works (DPW) to ensure compliance with standards related to storm water runoff containment. No individual wastewater treatment system with a leach field will be required, but the facility will have either portable toilets, composting toilets, or vault toilets.

One commenter on the EISPN requested installation of a ground water monitoring well and heightened storm water runoff treatment. No adverse water quality effects from solid waste convenience centers have been reported in the State of Hawai‘i. Given the hydrologic setting with no streams and a water table several thousand feet below the surface, separated by highly aerated rock, no extraordinary mitigation or monitoring measures appear to be appropriate.

4.3 Operational Nuisance Issues

Solid waste facilities by their nature often involve certain nuisances including litter, odors, noise, and vermin. In this case nuisance issues may be particularly apparent given the rural nature of the project area. In the most severe conditions these issues could be expected to present quality-of-life issues for project area residents. This section discusses these long-term potential nuisance impacts and their mitigation.

Although testimony at public meetings and council hearings indicates substantial popular support in Ocean View for the Recycling Point and Convenience Center, several prospective neighbors perceive this as a nuisance use. Often cited are odor, unsightliness, traffic, noise, feral animals, pests, exposure to hazardous materials, dumpster diving, and wild animals attracted to the site that may communicate diseases to pets. However, DEM is committed to the idea that a convenience center, if properly built and managed and adopted by the community, will not present these problems. As discussed in Section 2.4, an important goal of the project is to provide a model for other convenience centers.

Although many of the comments received express concerns of reasonable nuisance concerns, some suggest that some persons perceive that County of Hawai‘i convenience centers commonly present severe nuisances, so severe that they cannot, or should not, be reasonably placed anywhere near human habitation and activities. Furthermore, some commenters perceive that convenience centers are unsanitary, and present biological health hazards far greater than the problems, like illegal dumping, that they are intended to prevent. While convenience centers may sometimes present genuine nuisance issues, their proximity in relation to residences and other activities, including agricultural and community activities, demonstrates that this perception is not necessarily accurate.

For example, of the 21 County convenience centers, most – 67 percent – are found in rural environments (i.e., away from urban environments) (see Figure 4-1). Thirty-eight percent of convenience centers have residences within approximately 600 feet. Of these convenience centers, all but one have three or more residences within 600 feet. Thus, many rural County convenience centers are in fact located near residences, including the following:

- Honomu - one residence located less than 200 feet from chute;
- Papaikou - two residences located less than 200 feet from chute;
- Laupahoehoe - public school located about 200 feet from chute;
- Honoka‘a - two residences located about 150 feet from chute, one along access road;
- Keauhou - two residences located about 150 and 200 feet from chute; with multiple public-use facilities within 600 feet;
- Miloli‘i - two residences located less than 200 feet from convenience center; and
- Wai‘ohinu - several residences within 500 feet.

Agricultural activities are also commonly found near County convenience centers – 33 percent of convenience centers have agricultural activities within approximately 600 feet. In sum, a majority of County convenience centers have either agricultural activities or residences nearby - 57 percent have either residences or agricultural activities within approximately 600 feet.

Only four lots are within 600 feet of the project site. These are TMKs 9-2-150:51; 9-2-156:1 and 2; 9-2-01:58 (which is a narrow pole-shaped lot that is likely be used only for access) (see Figure 1-3a). As the aerial view from several years ago shown in Figure 4-2 indicates, there are few residences in the immediate area. The residence nearest the Ocean View project site is located more than 600 feet from the northeast corner of the project site, on the opposite (i.e., mauka) side of SR 11. Three residences are located between 600 and 1,200 feet from the project site, also mauka of SR 11. The nearest residence makai of SR 11 is located approximately 1,200 feet from the nearest corner of the project site in the Kona Gardens Estates subdivision.

The project site could see more nearby residences in the future. The adjacent parcel to the east, TMK 9-2-150:051, is a 21.64-acre agriculturally zoned parcel. However, the County of Hawai‘i Planning Department has issued a Special Permit for construction and operation of a self-storage

Figure 4-1 Convenience Centers in Residential Areas (Page 1)
Honolulu – Home less than 200 feet away



Honoka'a - Two homes about 150 feet away



Figure 4-1 Convenience Centers in Residential Areas (Page 2)

Keauhou – Two homes with 150 and 200 feet



Papaikou – Two homes less than 200 feet away



Figure 4-1 Convenience Centers in Residential Areas (Page 3)
Wai'ohinu – Several homes within 500 feet, more within 800 feet



business on this property, which would preclude a residence. Immediately to the west of the project site is a 161-foot wide parcel TMK 9-2-001:158 and a 60-foot wide road easement. Beyond these is the 19.959-acre parcel TMK 9-2-156:001, which is agriculturally zoned, has been used for limited intensive agricultural activities in the past, and could contain a residence in the future. Although a residence could theoretically be located on this lot as close as 250 feet from the convenience center (excluding buffers), the lot is large and a residence could easily be located more than twice as far away. The vacant Ocean View Estates subdivision parcels located across SR 11 from the project site on plats 9-2-007 and 9-2-015 are agriculturally zoned and could contain residences in the future; although residences could be located within several hundred feet, the interposition of a buffer and a State highway would make this distance seem farther. In short, the potential for residences in uncomfortable proximity to the convenience center is minimal.

In general, nuisance issues can be minimized through a combination of efforts beginning with design and including, but not limited to, good-housekeeping practices and community involvement. Community input has shown that there is great interest in making this convenience center a focal point for community activity. DEM anticipates the active participation in an

“Adopt a Convenience Center” program in which community groups would participate in activities that may include HI5 redemption, neighborhood watch, management of a re-use facility, landscaping, among others.

In general, the No Action Alternative would result in a greater magnitude of nuisance issues of greater severity, because no solution to the problem of illegal dumping would be provided for the project area. With the convenience center built, the potential for nuisance issues to occur would be more restricted to the project site itself, where they can be actively managed and mitigated. This project includes buffers and will be constructed on a parcel that will ensure a suitable distance from present and future neighbors.

4.3.1 Odor and Air Quality

Existing Environment, Impacts and Mitigation Measures

Household waste is by nature malodorous, and some odor is unavoidable near household waste collection containers. Severe nuisance odors may arise, however, when users deposit certain prohibited materials into waste collection containers, including decaying animal carcasses and commercial food waste. Visits to County convenience centers suggest that collection containers themselves are often not the main source of severe odors, the deposition of animal carcasses nearby being a more significant source. At the Miloli‘i Convenience Center, a frequent source of odor is fish waste, which is not a prohibited substance if properly bagged.

Nuisance odors can be effectively managed through several strategies. First, disposal of prohibited wastes in household waste collection containers can be minimized with the supervision of a convenience center attendant. After-hours gating of the facility can also reduce this activity. Prevention of illegal dumping at the gated access road during closed hours will also prevent nuisance odors by discouraging dumping of prohibited materials; strategies for this should include monitoring of the area by community volunteers (i.e., neighborhood watch), lighting of the access road, and placement of the gate as close to SR 11 as possible. Signage specifying allowed substances and proper procedure for disposal of fish waste is an essential element in mitigation of nuisance odors.

Odors from household waste collection containers are mainly managed by routine removal; collection containers will be removed from the convenience center and transported to a County sanitary landfill as they fill (probably daily and in no cases less than twice weekly), limiting decay of household waste on-site and thereby reducing odors. Additionally, buffers around the convenience center will minimize the potential for odors to impact nearby residents and motorists.

Operation and use of the Recycling Point and Convenience Center is not expected to produce other air quality impacts, due to the restriction of vehicles to paved surfaces and the presence of buffers that will allow dispersal of vehicle emissions before impacting nearby receptors.

In summary, DEM will perform the following in order to minimize the potential for nuisance odors to impact nearby receptors:

- Trailers and bins will be changed frequently and transported to a County sanitary landfill, as volume warrants, and in no case less frequently than twice a week;
- Adequate buffers will be maintained around the Recycling Point and Convenience Center;
- The Recycling Point and Convenience Center will be staffed, with the possible assistance of volunteers, in order to prevent the disposal of prohibited wastes in collection containers;
- The access road will be gated during night time hours;
- Assistance with monitoring of the access road by neighborhood watch will be solicited;
- Signage will advise users what wastes are prohibited and permitted; and
- Good housekeeping practices, including routine site cleaning, will be conducted.

4.3.2 Invasive Species and Pests

Existing Environment, Impacts and Mitigation Measures

Although native forest, the project site has both invasive plant and animal species. A botany survey performed on the project site and discussed in Section 4.7 found most (57 percent) identified plant species to be non-native. Many of these can be regarded as pest plant species.

Invasive or pest animal species including cats, rats, mongoose, and various bird species are found nearly everywhere in the Hawaiian Islands. Coqui frogs have recently established colonies nearby in the Manuka Natural Area Reserve and it is likely that other colonies are located near the project site. These animals generally do not present problems as solitary individuals. But breeding populations near residences and urban areas can present nuisances and, at times, disease vectors and hazards to human health.

Wind-blown seeds, spores and cuttings of invasive plant species that escape collection can be a nuisance issues at solid waste management facilities. Greenwaste collection and processing is not expected to be conducted on the site; however, seeds and cuttings may still escape, since greenwaste may still be deposited into household waste collection containers. This risk will be minimized by sheltering collection containers from wind, and by routine weeding of buffer areas. While certain pests such as rats are nearly ubiquitous in Hawai‘i, procedures exist that can minimize pests. This can be done most effectively by practicing good housekeeping, including routine site cleaning, and, if necessary, trapping (in the case of feral cats, live trapping). The presence of pests, including feral cats, will be routinely monitored by DEM staff or community volunteers in coordination with the Hawai‘i Division of Forestry and Wildlife (DOFAW). These personnel will also actively discourage the feeding of feral cats. Trapping and live trapping of animals will be conducted by trained personnel when animals present nuisances, and also to

prevent a breeding population from developing. Monitoring and eradication of other invasive pests, such as coqui frogs and other, new and presently unidentified invasives, will similarly occur in coordination with DOFAW, the Department of Agriculture and other agencies. DEM and community groups will identify responsible entities for these activities.

In summary, DEM will do the following in order to minimize the potential for invasive species and pests to become nuisances:

- Conduct good housekeeping practices at all times, including routine site cleaning and weeding of buffer areas;
- Monitor the presence of pests, including feral cats, with the facilitation of community volunteers and in coordination with other agencies;
- Eradicate pests when necessary, in coordination with other agencies;
- Minimize the potential for the wind-blown release of seeds by sheltering collection containers from wind and by staffing with and attendant; and
- Work with the Hawaiian Ocean View Estates Maintenance Road Corporation and others in the community to maximize greenwaste diversion from the convenience center. The facility will have signs directing users to where greenwaste can be disposed of off-site.

4.3.3 Scenic Value and Visual Impacts

Existing Environment, Impacts and Mitigation Measures

The project area is rural and has distant but sweeping ocean views over the undulating terrain. The Hawai'i County General Plan lists views of the 1868, 1887 and 1907 lava flows from various areas as being examples of natural beauty. The Hawai'i County General Plan contains Goals, Policies and Standards intended to preserve areas of natural beauty and scenic vistas from encroachment. For Ka'u, the Plan refers to various views of Mauna Loa, the coastline, and certain historic lava flows. No views from or of this area of Ka'u are listed.

Little of the project site itself is visible from SR 11 due to both the road cut along SR 11 and the steep slopes on the mauka portion of the project site. The nearest residences in the area are found mostly mauka of SR 11, with a number located less than 1,000 feet from the project site on Iolani and Tree Fern Lanes. Those located makai of SR 11 are at a relatively greater distance, with the nearest residence found more than 1,200 feet from the project site in Kona Garden Estates, and more than 1,500 feet to the northwest, along Road to the Sea. Most long-range sight lines from HOVE and Kona Garden Estates include the rooftops of many buildings ([Figure 4-3a](#)).

On May 23, 2007 the project area was surveyed to assess visibility of the project site from nearby roads and homes. A 10 foot by 10 foot white flag had been erected approximately 20 feet above a point 300 feet makai along Road A ([Figure 4-2](#), Point "F", [Figure 4-3b](#)). This flag was used as a reference for the anticipated access point to the project site, but because of its height and location it is crudely representative of the scale of any structures that may be constructed on the

site. Figures 4-3c-g show various sites on roads in Kona Garden Estates and Hawaiian Ocean View Ocean View Estates from which any portion of the project site could be viewed. In most locations the undulating topography and foliage was blocked the project site from view. From locations where the project site was visible, it was apparent that convenience center site would neither be prominent nor conspicuous.

Because of the undulating terrain, the project site is visible only along particular sight lines in the surrounding area. Makai of SR 11, the project site is visible along Kona Garden Estates Boulevard, although at significant distances (i.e., greater than 1,200 feet). Mauka of SR 11 the project site is occasionally visible, including particular sight lines on portions of Seabreeze Parkway, portions of Tree Fern Lane, and Iolani Lane near the intersection of SR 11 (Figure 4-2). In sum, the project site may be visible by a handful of residences less than about 1,000 feet from the project site, all located mauka of SR 11.

DEM is aware that residents of the project area are sensitive to the appearance of new construction in the area. DEM will make use of the natural and existing relief of the site, as well as visual buffers that include the buffer around the convenience center on the project site, and may include landscaping, to make the convenience center as inconspicuous as possible. Much of the central area of the project site is located below the elevation of Road A, and given the more general slope of the terrain, SR 11. It is anticipated that the project site relief can be incorporated into the design to mask visibility of structures.

Impacts and Mitigation Measures

Convenience centers may visually clash with their surroundings, causing a nuisance. Elements of the convenience centers that may be visible from nearby areas include vehicles, the structure sheltering the chutes, household waste collection containers, portable toilets, roll-off recycling bins, and the re-use facility. Also, visual nuisances can arise from litter blown from convenience centers or vehicles bound to or from a convenience center. The project site was selected in part because its size allows inclusion of buffers surrounding the convenience center and in part to visually mask the convenience center infrastructure from nearby properties and SR 11. Visual impact of the convenience center will be minimized by careful placement of structures, utilizing existing topography to shield them from view. The project site topography lends itself to masking at least a portion of structures from nearby areas.

Figure 4-2. Project Site Viewplane Photo Locations



Figure 4-3a Typical View Upslope in Ocean View Showing Rooftops



Figure 4-3b Tyvek Flag at Project Site



Figure 4-3c. Project Site from Photo Location 1

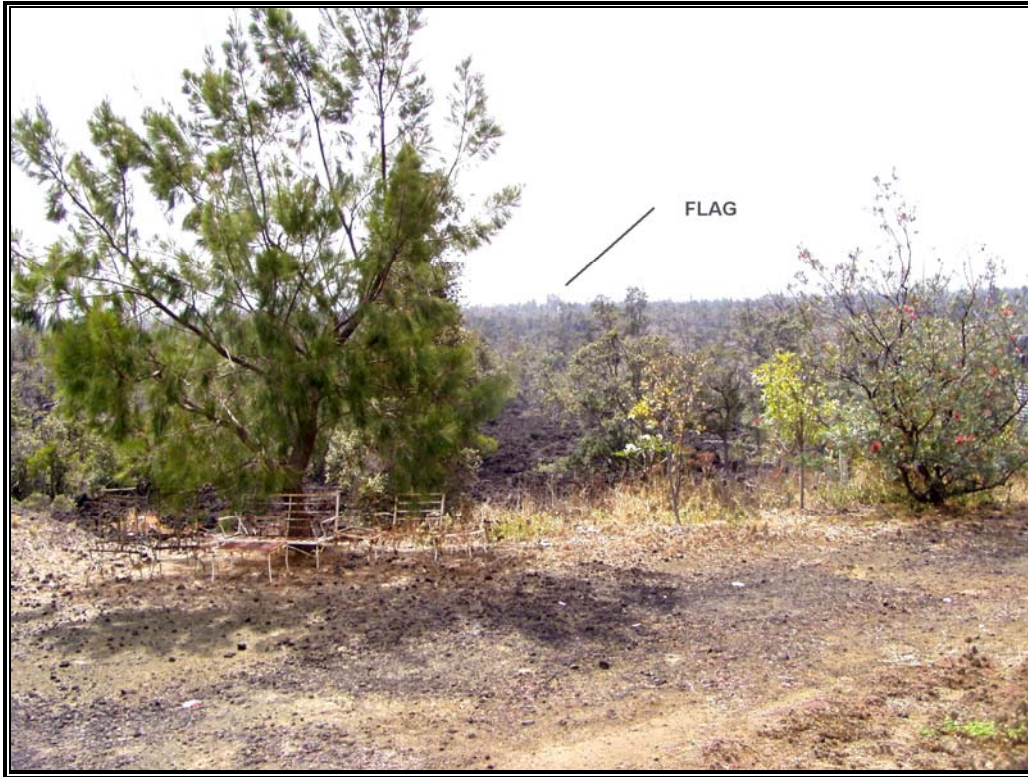


Figure 4-3d. Project Site from Photo Location 2 (flag not visible)



Figure 4-3e. Project Site from Photo Location 3



Figure 4-3f. Project Site from Photo Location 4



Figure 4-3g. Project Site from Photo Location 5



In order to minimize the visual impact of the Recycling Point and Convenience Center, DEM will:

- Site structures utilizing the project site's natural relief to minimize visibility from surrounding properties;
- Paint permanent structures with unobtrusive colors;
- Maintain adequate visual buffers on the project site;
- Maintain landscaping, using plant species conformant with the character of the site, preferably native plant species;
- Shelter collection containers from wind to minimize the potential for windblown litter; and
- Conduct good housekeeping practices, including routine cleaning of the access road to remove litter.

4.3.4 Operational Noise Impacts

Existing Environment, Impacts and Mitigation Measures

Noise levels on the project site are currently low and derived primarily from vehicle traffic on nearby SR 11. Other sources of noise include wind and noise from occasional construction activities. Currently, no highly sensitive noise receptors such as residences, schools, or parks are present within a few hundred feet of the proposed facility location. Because of the large lot sizes in the surrounding area, the potential for having many and/or very sensitive receptors is small.

Daily operations of the Recycling Point and Convenience Center will produce noise from vehicle traffic, including movement of tractor-trailers, solid waste collection containers and roll-off recycling bins. The nearest sensitive noise receptor, a residence, is located more than 600 feet from the northeast corner of the project site, on the opposite (i.e., mauka) side of SR 11. Three residences are located between 600 and 1,200 feet from the project site, also mauka of SR 11.

Buffers will prevent noise impacts to nearby sensitive receptors, although it is likely that adjacent parcels, including the parcel adjacent to Road A, will experience some noise increase due to the ingress and egress of vehicles; however, this parcel is currently unoccupied and unused, and in the future will be used as a self-storage facility.

Operations at the other nine convenience centers which have at least one residence within 600 feet suggest that with the planned design and mitigation, including buffers and no night-time use, noise will not present a problem for neighbors.

4.4 Construction Phase Noise Impacts

Existing Environment

As described above in section 4.3.4, noise levels on the project site are currently low and derived primarily from vehicle traffic on nearby SR 11. Currently (and in the foreseeable future), no highly sensitive noise receptors such as residences, schools, or parks are present within a few hundred feet of the proposed facility location.

Impacts and Mitigation Measures

Construction will elevate noise levels during short periods over the course of several months. The Department of Health (DOH) will be consulted, and if appropriate, the contractor will be required to obtain a permit per Title 11, Chapter 46, HAR (Community Noise Control) prior to construction. DOH will review the proposed activity, location, equipment, project purpose, and timetable in order to decide upon conditions and mitigation measures, such as restriction of equipment type, maintenance requirements, restricted hours, and portable noise barriers.

4.5 Construction Phase Air Quality Impacts

Existing Environment

The climate of the Ocean View area near SR 11 is mild and fairly dry due to its location at an elevation of nearly 2,000 feet on the leeward side of the transition from the windward to the leeward climate zone. Average annual rainfall in the area is about 40 inches, with a small but distinct summer maximum. Winds are generally light onshore breezes during the day, replaced by down slope drainage winds at night. This pattern is occasionally replaced by light and variable southwesterly “kona” winds, most often in winter (UH-Manoa Dept. of Geography 1998).

Air quality in the area is mostly affected by volcanic emissions of sulfur dioxide, which reacts with atmospheric water vapor and oxygen, sunlight and dust to produce a volcanic haze (vog) that persistently blankets Kona and surrounding areas, including Ocean View. Vog contains sulfuric acid and particulates and can be a hazard to human health (USGS 2000). Human sources of air pollution in this rural area may be fugitive dust emissions from nearby construction activities and vehicle traffic.

Impacts and Mitigation Measures

Although the proposed project is not expected to produce any permanent substantial air quality impacts (Section 4.3.1 above), construction-phase dust control is an important issue. Construction, without mitigation, has the potential to produce localized and temporary fugitive dust emissions. A dust control plan will be implemented for construction activities with potential to generate substantial dust.

4.6 Hazardous Substances

Existing Environment and Impacts

No known hazardous substances are present on the project site, which is vacant and does not appear to have undergone any active land use in modern times. The documented history of use of the site and its surroundings, confirmed by visual surveys of the project site and its surroundings, did not reveal any structures, equipment, or storage containers that might be indicative of hazardous material use. Therefore, based upon prior and present use of the project site, no hazardous substances, toxic wastes, or hazardous conditions are expected to be present on the site.

County convenience centers do not accept hazardous materials in excess of reportable quantities, including biological hazards such as animal carcasses, and household hazardous waste materials such as paints, pesticides, and car batteries. The potential exists for illegal dumping of hazardous

waste, both within the household waste chutes during operational hours and on the access road to the convenience center during inoperative hours.

The No Action Alternative would not allow for collection of household hazardous waste in the project area, and may therefore indirectly encourage illegal dumping of these materials and the consequent dangers to human health.

Mitigation Measures

DEM will employ several strategies to both discourage this activity and provide for prompt cleanup of illegally disposed hazardous materials:

- A DEM employee or security guard will be present at the convenience center during open hours to deter and prevent users from dumping hazardous materials into convenience center chutes.
- Illegal dumping outside of the convenience center during closed hours will be discouraged by gating of the access road as close to its intersection with SR 11 as permitted, and lighting the area at night, in order to increase visibility of this area.
- Cleanup of convenience center access roads is part of routine maintenance activities by DEM.
- DEM plans to conduct periodic collections of household hazardous waste, encouraging proper disposal of these items. Household hazardous waste collection will require the presence of personnel with 40-hour Hazardous Safety Training Certified (HAZWPR 40) training, as well as provision of spill kits. Preparation for hazardous material releases, including large vehicle fluid spills, should be addressed in an Emergency Management Plan.
- Additionally, the Ocean View neighborhood watch has expressed interest in including the convenience center entrance and vicinity and recycling center in its watch area. Although community involvement may not completely prevent this illegal activity, it can significantly limit it.

4.7 Biological Environment

Existing Botanical and Fauna Resources

The vegetation of the project site can best be classified as ‘Ohi‘a Lowland Mesic Forest (Gagne and Cuddihy 1990), vegetation consisting dominantly of a scattered canopy of sparse native forest dominated by ‘ohi‘a trees (*Metrosideros polymorpha*) between 10 and 20 feet high, with some larger individuals (Figure 4-4). This forest varies between nearly bare ‘a‘a patches with scattered ‘ohi‘a and mamane (*Sophora chrysophylla*), ‘a‘ali‘i (*Dodonea viscosa*), and pukiaawe (*Leptecophylla tameiameia*), among others.

Figure 4-4. Vegetation of Project Site



A botany survey of the project site performed in February 2007 identified a total of 20 endemic or indigenous Hawaiian plant species out of a total of 46 plant species. A list of all plant species detected is shown in Table 4-1.

Table 4-1. Project Site Detected Plant Species

Scientific Name	Family	Common Name	Life Form	Status*
<i>Agave sp.</i>	Agavaceae	Agave	Shrub	A
<i>Ageratina riparia</i>	Asteraceae	Hamakua Pamakani	Herb	A
<i>Andropogon virginicus</i>	Poaceae	Broomsedge	Herb	A
<i>Asclepias physocarpa</i>	Asclepiadaceae	Balloon Plant	Shrub	A
<i>Bougainvillea sp.</i>	Nyctaginaceae	Bougainvillea	Shrub	A
<i>Chamaecrista nictitans</i>	Fabaceae	Partridge Pea	Herb	A
<i>Chamaesyce hirta</i>	Euphorbiaceae	Graceful Spurge	Herb	A
<i>Chloris sp.</i>	Poaceae	Chloris	Herb	A
<i>Cocculus trilobus</i>	Menispermaceae	Huehue	Vine	I
<i>Crotalaria sp.</i>	Fabaceae	Rattlebox	Herb	A
<i>Desmodium sp.</i>	Fabaceae	Desmodium	Herb	A
<i>Diospyros sandwicensis</i>	Ebenaceae	Lama	Tree	I
<i>Dodonea viscosa</i>	Sapindaceae	A‘ali‘i	Shrub	I
<i>Doryopteris decipiens</i>	Pteridaceae	Kumuniu	Fern	I
<i>Eleusine indica</i>	Poaceae	Wiregrass	Herb	A
<i>Emilia fosbergii</i>	Astraceae	Pualele	Herb	A
<i>Hyptis pectinata</i>	Lamiaceae	Comb Hyptis	Shrub	A
<i>Kalanchoe pinnata</i>	Crassulaceae	Air Plant	Herb	A
<i>Lepisorus thunbergianus</i>	Polypodiaceae	Pleopeltis	Fern	I
<i>Mariscus hillebrandii</i>	Cyperaceae	Sedge	Herb	I
<i>Melinis minutiflora</i>	Poaceae	Molasses Grass	Herb	A
<i>Metrosideros polymorpha</i>	Myrtaceae	‘Ohi‘a	Tree	I
<i>Myrsine af. lessertiana</i>	Myrsinaceae	Kolea	Tree	I
<i>Nephrolepis multiflora</i>	Nephrolepidaceae	Sword Fern	Fern	A
<i>Osteomeles anthyllidifolia</i>	Rosaceae	‘Ulei	Shrub	I
<i>Pellaea ternifolia</i>	Pteridaceae	Laukahi	Fern	I
<i>Pennisetum setaceum</i>	Poaceae	Fountain Grass	Herb	A
<i>Peperomia leptostachya</i>	Piperaceae	Peperomia	Herb	I
<i>Phlebodium aureum</i>	Polypodiaceae	Hare’s Foot Fern	Fern	A
<i>Pipturus albidus</i>	Urticaceae	Mamaki	Shrub	I
<i>Pittosperum af. confertiflorum</i>	Pittosporaceae	Hoawa	Tree	I
<i>Plectranthus parviflorus</i>	Lamiaceae	Plectranthus	Herb	I
<i>Pluchea symphytifolia</i>	Asteraceae	Sourbush	Shrub	A
<i>Psidium guajava</i>	Myrtaceae	Guava	Tree	A
<i>Psilotum nudum</i>	Psilotaceae	Moa	Fern Ally	I
<i>Psydrax odoratum</i>	Rubiaceae	Alahe‘e	Tree	I
<i>Rhynchelytrum repens</i>	Poaceae	Natal Red Top	Herb	A
<i>Schefflera actinophylla</i>	Araliaceae	Octopus Tree	Tree	A
<i>Schinus terebinthifolius</i>	Anacardiaceae	Christmas Berry	Shrub	A
<i>Schizachyrium condensatum</i>	Poaceae	Beardgrass	Herb	A
<i>Sophora chrysophylla</i>	Fabaceae	Mamane	Tree	I
<i>Sporobolus sp.</i>	Poaceae	Dropseed	Herb	A
<i>Leptecophylla tameiameiae</i>	Epacridaceae	Pukiawe	Shrub	I
<i>Triumfetta semitriloba</i>	Tiliaceae	Sacramento Burr	Herb	A
<i>Waltheria indica</i>	Sterculiaceae	Uhaloa	Herb	I
<i>Wikstroemia phillyreifolia</i>	Thymeliaceae	Akia	Shrub	I

A = alien, E = endemic, I = indigenous, End = Federal and State listed Endangered Species

Impacts and Mitigation

While the property contains native flora, no resources requiring special protection are present. No threatened or endangered plant species listed by the U.S. Fish and Wildlife Service were present on the parcel (USFWS 2007).

An important neighboring land use is the Manuka Natural Area Reserve, located about 3,000 feet west of the project site. The State Natural Area Reserves System, or NARS, was created to preserve and protect representative samples of Hawaiian biological ecosystems and geological formations. The system comprises 19 reserves on five islands that collectively include over 109,000 acres of the State's most unique ecosystems. The Manuka NAR is a 25,550-acre ahupua'a that extends from sea level to 5,000 feet in elevation and is the largest reserve in the system. It has forests that range from mesic, dominated by koa (*Acacia koa*) trees, to dry, where 'ohi'a trees are dominant. Aliens such as Christmas berry (*Schinus terebinthifolius*) are dominant in many areas, including the portion of the Manuka NAR near Highway 11. An important management goal on all NARs is control of plants and animals which threaten the existence of the natural biota on the reserves (Source: <http://www.dofaw.net/nars/about.php>).

Few endangered or otherwise rare bird species would be expected in this area. Several native birds are known from the area, including the Hawai'i 'Amakihi (*Hemignathus virens virens*) and the Apapane (*Himatione sanguinea*). Although the endangered Hawaiian Hawk (*Buteo solitarius*) was not observed on the project site during several site reconnaissances, it undoubtedly forages in the general area, as it is commonly seen in Ocean View. The vegetation includes some 'ohi'a trees as tall as 40 feet, but they do not appear suitable for hawk nesting. Little is known about the roosting sites of the endangered Hawaiian Hoary Bats (*Lasiurus cinereus semotus*), which is often found in alien as well as native vegetation in a variety of locations throughout the island of Hawai'i. Although they were not observed on the property, biologists have often observed bats in the Ocean View and Manuka area, including at one site less than two miles away, at the same elevation.

Although no endangered Hawaiian Petrels (*Pterodroma sandwichensis*) or threatened Newell's Shearwaters (*Puffinus auricularis newelli*) were observed, they may overfly the site on their way to colonies on the slopes of Mauna Loa.

No streams, lakes or wetlands are present or would be affected in any way by the project, and no effects to aquatic flora, fauna or ecosystems would occur.

Direct Impacts and Mitigation Measures: Flora

Use of the project site will require conversion of somewhat less than 9 acres of native forest to developed uses. Considering the abundance of native forest of this type in this area and the property's agricultural zoning, which allows extensive site alteration for agricultural purposes, no substantial impact on native forests and the viability of the species found within them would

occur. As no threatened or endangered plant species appear to be present on the property, and endangered birds or bats are not expected to make more than minimal use of the area, no direct effects to such are expected to occur. In response to concerns the U.S. Fish and Wildlife Service expressed in a letter of November 20, 2007 (see Appendix 1E), DEM will restrict initial land clearing to periods outside the April to August pupping period for Hawaiian hoary bats. Additionally, DEM will arrange a pre-construction nest search by a qualified ornithologist using standard methods if any land clearing occurs within the month of March, the earliest month in the March to August nesting period for Hawaiian Hawks. If Hawaiian Hawks are present, no land clearing will be allowed until at least September.

The No Action Alternative would likely ultimately result in most or all of the property being disturbed for agricultural or residential purposes. Given its location fronting SR 11, it is not unlikely that a Special Permit allowing urban uses might also be sought by the owners, a common occurrence in Ocean View.

Direct Impacts and Mitigation Measures: Fauna

A small amount of habitat for native birds and a bat will be removed as part of the project. Again, the No Action Alternative would ultimately result in this same habitat loss, as permitted by agricultural zoning. Marine bird species including Hawaiian Petrels and Newell's Shearwaters can be downed after becoming disoriented by exterior lighting. If lighting is emplaced during either construction or within the completed project, this threat can be reduced by ensuring that any external lighting be shielded, in conformance with County of Hawai'i's regulations.

Secondary and Cumulative Biological Impacts and Mitigation Measures

Secondary biological impacts may reduce the quality and attractiveness of habitat in the area and include fire hazards, blown trash, some of which may contain plant seeds, and replacement of native plant species with non-native species used in landscaping. DEM will mitigate for such impacts through:

- Minimization of the forested area cleared on the project site;
- Maximizing use of sparsely vegetated lava areas;
- Construction of a fire break surrounding the actively used portion of the facility;
- Provision of fire-fighting equipment including a water tank;
- Design of the facility to minimize the potential for waste and vegetative material to be blown off-site; and
- Use of primarily native plants in landscaping.

In terms of cumulative impacts, the proposed facility represents one more instance of converting native vegetation to developed uses. The entire Ocean View area may one day be developed, with only isolated patches of forest remaining in undeveloped portions of lots. A particular benefit associated with the proposal is the fact that the undeveloped portion of the selected

property, which will take up most of the lot's extent, may be maintained in native forest. The Manuka Natural Area Reserve, if managed properly, will preserve over 25,000 acres of a variety of ecosystems currently found in the area. This will help insure the persistence of such ecosystems as they are gradually reduced in areas that have been identified for development and agriculture, and will mitigate for the cumulative impact related to vegetation conversion of lot development in Ocean View. Once again, it should be noted that cumulative impacts from the No Action Alternative would be almost identical, as the vegetation would be converted and the property would be developed.

Although the project may act as a concentrated point for unwanted pet animals, pests such as rats and feral cats, coqui frogs, and non-native plant species, the project's mitigation will minimize the potential for introduction of non-native species, however, and hence the project represents a smaller potential for adverse impacts than will other development in the Ocean View Area. Additionally, the project will assist the Ocean View Community to minimize the cumulative impacts of nuisance issues associated with illegal dumping; food sources for pests will be reduced, as will nuisance odor sources and sources of blown litter.

Cumulative biological impacts from the No Action Alternative can similarly be expected to be both adverse and significant, since the problem of illegal dumping would not be reduced. Given future growth, pests and invasive species impacts resulting from the No Action Alternative would worsen.

4.8 Socioeconomic

4.8.1 Social Characteristics

Existing Environment

As discussed in detail in Section 1.5, the property is private land situated within the State Land Use Agricultural District. The County Zoning is A-3a (Agricultural, minimum lot size 3 acres). The area is designated on the County General Plan Land Use Designation Maps (LUPAG) as Extensive Agriculture. The site is not within the Special Management Area. The proposed use is allowed under all these designations.

Table 3 shows the population and socioeconomic characteristics of both Hawai'i County and the Ocean View area, a region identified by the U.S. Census Bureau as a *Census Designated Place* (CDP).

The Ocean View area is made up of a number of subdivisions. Almost 11,000 mostly 1-acre lots make up Hawaiian Ocean View Estates, about 1,230 1 to 3-acre lots are present in Hawaiian Ocean View Ranchos, and Kona Garden Estates has about 240 3-acre lots. Since the subdivisions were created in the 1950s, Ocean View has experienced steady growth that has accelerated with the recent employment boom in Kona, which itself lacks affordable housing.

Although it is a community in its own right, Ocean View also functions as a working class “bedroom community” for Kona, which has increased traffic and demand for services. Based on current economic, land use and regulatory trends, Kona will continue to have high job growth and almost no increase in affordable housing, and Ocean View will continue to grow.

The population of Ocean View was recorded as 2,178 in the 2000 U.S. Census of Population. Population has grown considerably since 2000, with some estimates as high as 6,000. An exhaustive survey of housing by the Ocean View Community Association in 2006 found 1,389 dwellings, which if multiplied by the average household size of 2.31 reported in the 2000 census would indicate a population of about 3,200, although this does not account for the vacancy rate, which in 2000 was reported to be about 30 percent. Whatever the current level, as discussed above, it is almost certain that population will continue to rise.

In comparison to the island as a whole, Ocean View also has lower median incomes, fewer adults in the workforce, a greater proportion of residents living in poverty, and a greater proportion of adults younger than 64 with a disability (Table 4). Ocean View has more residents born outside the State, and an ethnic makeup that has a greater proportion of both whites and Hawaiians than the County as a whole. It has both fewer children and fewer elderly than the County average, and a substantially higher median age.

Impacts and Mitigation Measures

No relocation of residences, businesses, community facilities, farms or other activities would occur because of the project. In the long term, most direct impacts to the social environment may be regarded as beneficial, because it improves the ability of the community to deal with solid waste, allows more effective delivery of government services and thus reduces government costs, and provides opportunities for recycling, which is generally perceived as a community good.

As discussed in Section 4.3, there are genuine and perceived proximity impacts related to solid waste convenience centers, including air quality, noise, scenery and hazardous materials. The reader is referred to these sections for discussion.

Project construction and long-term operations will produce some jobs, yielding a small positive effect on the area’s economy. Community initiatives may enhance economic activity and community identity.

Several commenters to the EISPN expressed the concern that the project might inhibit commercial growth in area and affect overall community development. One suggested that the action raises environmental justice issues. The population of Ocean View, like the entire State of Hawai‘i, contains minority and low-income populations, as shown in Table 4-2. There are no readily available measures of income, poverty or minority populations for Ocean View on a finer scale than census data. Such information is kept only down to the “Block Group” level by the U.S. Census, and all of Ocean View is in Census Tract 2, Block Group 2. It is noteworthy that most of the complaints concerning the project come from residents within a gated community, which is normally associated with affluent rather than poverty-stricken populations. As for the larger questions of environmental justice, the Department recognizes the need for all populations to have adequate convenience centers and recycling points in appropriate areas and has sought to accomplish this through this project. Another believed that the exhaust from idling trucks and air and water pollution from the facility would have widespread effects on agriculture and garden vegetables that nourish local residents. DEM does not envision impacts of this nature ensuing construction or operation of the convenience and recycling center.

4.8.2 Land Use and Planning Designations

The *Hawai'i County General Plan Land Use Pattern Allocation Guide* (LUPAG) is a graphic representation of the Plan's goals, policies, and standards as well as of the physical relationship between land uses. It also establishes the basic urban and non-urban form for areas within the planned public and cultural facilities, public utilities and safety features, and transportation corridors. The project site is designated as Extensive Agriculture.

Hawai'i State Land Use District

All land in the State of Hawai'i is classified into one of four land use categories – Urban, Rural, Agricultural, or Conservation – by the State Land Use Commission, pursuant to Chapter 205, HRS. The project site is located within the State Land Use Agricultural District. Pursuant to Chapter 205-4.5(a)(7), solid waste convenience centers are permitted uses within the Agricultural District.

Table 4-2. Selected Socioeconomic Characteristics

CHARACTERISTIC	Hawai'i Island	Ocean View
Total Population	148,677	2,178
Percent White	31.5	56.7
Percent Asian	26.7	6.3
Percent Hawaiian or Pacific Islander	9.7	11.0
Percent Two or More Races	28.4	21.8
Median Age (Years)	38.6	43.1
Percent Under 18 Years	26.1	24.6
Percent Over 65 Years	13.5	12.8
Percent Households with Children	37.5	25.0
Average Household Size	2.75	2.31
Percent Graduated High School	84.6	87.2
Percent 19 to 64 Years with Disability	19.2	23.0
Percent Born in State of Hawai'i	63.3	41.7
Percent Housing Vacant	15.5	31.9
Percent Over Age 16 in Labor Force	61.7	49.8
Median Household Income	\$39,805	\$26,125
Percent Below Poverty Level	15.7	25.2

Source: U.S. Bureau of the Census. May 2001. *Profiles of General Demographic Characteristics, 2000 Census of Population and Housing, Hawai'i*. (U.S. Census Bureau Web Page).

4.9 Public Services, Facilities and Utilities

4.9.1 Roads and Access

Introduction and Existing Conditions

Traffic engineers use several methods to measure the amount of traffic on a road and the efficiency with which road segments and intersections handle that traffic. Level of Service (LOS) is often used to rate unsignalized intersections. LOS is determined by comparing the volume of traffic using a roadway and the volume the road is designed to carry (its capacity). LOS varies from A (Free Flow, when traffic flows without congestion) to F (Forced Flow, when traffic must frequently come to a stop). LOS A, B, C, and D are considered acceptable, with D a desirable minimum operating level of service. LOS E is an undesirable condition, and F is unacceptable.

A Traffic Impact Assessment Report (TIAR), prepared by Philip Rowell and Associates (Appendix 4), investigated two possible access points to the project site, the Road A- SR 11 intersection that will most likely be utilized, and a presently unconstructed access road at the Iolani Lane - SR 11 intersection. The traffic impacts of the project were assessed by performing a Level-of-Service analysis of the convenience center's entrance along SR 11 for the year 2027. Traffic volumes at these two intersections were estimated using projections of daily traffic volumes based upon historic traffic data contained in State of Hawai'i Department of Transportation's *Traffic Summaries* and traffic data for the Waimea Convenience Center, which has a comparable service population, supplied by the DEM. Projections were generated through modeling procedures based on the *Highway Capacity Manual* (Transportation Research Board 2000). It is important to note that a TIAR methodology explicitly provides for analysis of cumulative, not just project-based, impacts.

The TIAR estimates that the existing Level-of-Service experienced by motorists using the Iolani Lane – SR 11 intersection is presently either LOS A or B during peak hours, with 3,535 vehicles passing along SR 11 per day. Also, traffic using the Iolani Lane intersection is negligible, with only five vehicles using this intersection per hour. Further, the TIAR finds that 8.0% of the daily traffic occurs during the morning peak hour and 9.0% of the daily traffic occurs during the afternoon peak hour. This implies a morning peak hourly volume of 280 vehicles per hour and an afternoon peak hourly volume of 315 vehicles per hour.

Proposed Improvements, Impacts and Mitigation Measures

The TIAR discusses two options for access: use of a new driveway extending makai from the Iolani Lane – SR 11 intersection (Plan A), and use of Road A (Plan B). With either option, sight distance appears to be adequate (Figure 4-5), although this needs to be verified as part of final design when detailed topography is available. Sight distance improvements, if necessary, can then be made. For the purpose of assessing the traffic impact of the project, the TIAR estimates traffic in the year 2027 by assuming that traffic will scale with the area's expected population

Figure 4-5. Views Along Highway
View from Near Road A to West



▲ View from Near Road A to East View from Iolani Lane to East ▼



Table 4-3. Predicted 2027 Vehicle Delays and LOS With Project (Plan B)

Intersection and Movement	AM Peak Hour With Project		PM Peak Hour With Project	
	Delay	LOS	Delay	LOS
SR 11 at Iolani Lane				
Eastbound Left & Thru	8.6	A	7.9	A
Southbound Left & Right	14.3	B	14.0	B
SR 11 at Project Entrance				
Westbound Left	7.9	A	8.9	A
Northbound Left & Right	16.0	C	20.6	C

Note: Delay in seconds per vehicle.

growth of 88% in this period. The TIAR estimates that, at either intersection used (Iolani Lane – SR 11 and Road A – SR 11), the Level-of-Service experienced by motorists will be a minimum of LOS C during both AM and PM peak hours in the year 2027.

Peak AM and PM vehicle trips generated by the project are estimated at 75 and 130 inbound and outbound trips, respectively. Therefore, construction of the project and is not expected to produce adverse impacts to traffic flow. Table 4-3 summarizes the year 2027 LOS and delay for both the Iolani Lane – SR 11 and Road A – SR 11 intersections with the project constructed for Plan B (i.e., use of improved Road A for convenience center access), the most likely option.

The proposed project will add traffic to the seldom-used Road A – SR 11 intersection and will cause wear and tear on this road. Road A will be improved to County of Hawai‘i standards to support this use. Consideration of road and traffic safety improvements is therefore necessary. The TIAR recommends the following improvements if Road A is used for access to the project site (see Figures 2-5a and b for depiction):

- An acceleration lane should be constructed for right turns onto SR 11, to facilitate the merging of tractor-trailers into traffic; and
- A turn lane for left turns onto Road A is needed, with a minimum length of 85 feet.

During design, DEM will coordinate with the State Department of Transportation, Highways Division, and the Hawai‘i County Department of Public Works, to determine the most appropriate improvements.

4.9.2 Utilities and Public Services

Utilities: Existing Conditions, Impacts, and Mitigation

No domestic water supply is currently available on the site or is expected to be available in the near foreseeable future. The County of Hawai‘i is currently planning to build a water system

that will supply water to a standpipe located on SR 11 only a few miles from the project site. Water will be required by the project for fire suppression. DEM will build a water tank on the project site that will be filled by catchment, and if this is not sufficient, by water that will be trucked from Wai‘ohinu, and eventually, the planned standpipe in Ocean View.

Electrical and phone service is available from lines on SR 11, which will be utilized for the project. The facility will require electrical power for a small office facility and for lighting on the access road to discourage illegal dumping on the access road and gate areas during closed hours. The power demands of the Recycling Point and Convenience Center will therefore be negligible, and no adverse affect to the utility or electricity supply will occur.

No domestic wastewater system is present in Ocean View. Because the project will be staffed by County personnel daily, and special events will also have volunteer and contractor staff, the site will also have either portable toilets, composting toilets, or vault toilets, which will be decided upon during final design.

Fire Services: Existing Conditions, Impacts and Mitigation

The Ocean View Volunteer Fire Department is located about 2.0 miles mauka of the project site. The nearest Hawai‘i Fire Department station is located at Na‘alehu, about 15 miles away. Fires occasionally occur at County convenience centers. They are typically caused by the disposal of hot ashes and fireworks and are generally confined to the inside of collection containers. The Fire Stations ~~emergency fire services available~~ along with the proposed water tank are adequate to deal with this hazard. Design considerations for the planned water tank, including placement and capacity, will involve consultation with the Hawai‘i Fire Department. Currently the following design guidelines are expected to be incorporated:

- Covers over trash chutes or combustible materials will be of non-combustible construction (steel, masonry or other non-combustible construction)
- Kiosks, offices, and other structures will be less 1,000 square feet in size.
- Adequate fire extinguishers will be provided on site.

Police, Emergency Medical, Recreation, Schools, and other Public Facilities and Services

The nearest medical facility is located in Pahala. The Ocean View area is serviced by a mobile urgent-care unit stationed at the Ocean View Volunteer Fire Department. A Police Station is present in Na‘alehu, about 15 miles away. All other facilities and services present in the Ka‘u District and/or are not required by the project. Therefore no such facilities or services would be affected in any adverse way.

4.10 Cultural and Historic Resources

Cultural and Historic Background and Resources

The traditional cultural value of the project site was assessed by discussing its historical uses and determining whether it supports any traditional gathering uses, is vital for access to traditional cultural sites, or has other important symbolic associations for native Hawaiians or other cultural groups.

Despite its rough and forbidding appearance, ethnographic and early historic accounts clearly indicate that Kahuku was once an active and settled area. Its coastline was noted as a fine fishing ground and even attracted Kamehameha I (Silva 1987:D-4). Fishermen and their families once inhabited the coastal region in significant numbers.

Inland and upslope areas were utilized for dispersed dry-land agriculture and habitation. Planting or clearing mounds, trails, house platforms, *ahu* and walls are present in places. The far upland areas of Kahuku were apparently not inhabited on a permanent basis. Hawaiians born in the early 1800s report that upland areas were used for bird hunting, wood procurement (sandalwood and *koa*), goat hunting, and gathering fern *pulu* (Silva 1987).

Following the *Māhele*, Kahuku Ahupua‘a was awarded to W. P. Leleiohoku [LCAw. 9971]. His holdings passed to Ruth Ke‘elikolani and thence to Pauahi Bishop. There were a few *kuleana* Land Commission Awards within Kahuku near the coast and near the *ala loa*. No individual awards were made in this part of Ocean View. During the late nineteenth century improvements to the *ala loa* were undertaken to establish a good road from Kona to Ka‘ū. Portions of this old road parallel the current Māmalahoa Highway and consist of both single and two-track paths and improved graveled/cindered roadways.

As part of the early consultation process, the Honolulu and West Hawai‘i offices of the Office of Hawaiian Affairs and a number of residents and community associations were contacted about the project. None of these entities identified any natural, cultural or historical resources of concern in the well/reservoir and fill sites or in adjacent areas. Documentary and archaeological surveys (see below) revealed no evidence of structures, unique natural features or activities that would be valuable for gathering, ceremonial, or access purposes, probably because of its very isolated location and limited resources.

Cultural and Historic Resources: Impacts and Mitigation Measures

It is reasonable to conclude that based upon the apparent lack of resources and uses, the exercise of native Hawaiian rights related to gathering, access or other customary activities will not be affected, and there will be no adverse effect upon cultural practices or beliefs.

Historic Resources: Existing Environment

An archaeological assessment of the project site was conducted by Rechtman Consulting. The survey is contained in Appendix 3 and is summarized below.

Archaeological research in Kahuku ahupua‘a has been most intensive on the coast, particularly Pohue Bay. The earliest work conducted at Pohue Bay was conducted under the aegis of the Bernice Pauahi Bishop Museum, which retains field notes. A number of sites were identified at Pohue Bay, including walled house sites, burial platforms, cave shelters, trails, anchialine ponds, and petroglyphs. Cox also reports on several hundred petroglyphs in the Pohue Bay area (Cox and Stasack 1970:80, 82). In 1965, L. Soehren excavated at two cave-shelters southeast of Pohue Bay at Kahakahakea, one of which produced a radiocarbon date ranging from the 1,300s to the 1,400s (Soehren 1966). A large-scale archaeological reconnaissance survey conducted at Pohue Bay in 1987 confirmed the relatively intensive use of the coastal region (Haun and Walker 1987). A variety of site types were identified including C, U and L-shaped walls, enclosures, platforms, terraces, cairns, linear and curved walls, petroglyphs, lava tubes and blisters, mound alignments, *pāhoehoe* excavations, anchialine ponds, overhangs, and other modified areas.

Work in upland areas of Kahuku has been much more infrequent and more recent; Rechtman Consulting, LLC conducted two small surveys (Rechtman 2000; 2002). In April 2000, a portion of a one-acre parcel at the upper limits of Hawaiian Ocean View Estates Subdivision was surveyed. The parcel was situated on a 1907 flow and produced no cultural remains. Later, in January 2002, a 2.5-acre parcel along Kohala Blvd. was surveyed. A lava tube discovered on the property contained only modern era items. No other cultural remains were recorded during that study. Rechtman Consulting, LLC also conducted an archaeological and limited cultural assessment (Desilets and Rechtman 2004) for a 66.5-acre project area located just *makai* of Highway 11, roughly 3.5 kilometers to the northwest of the current study area. That study (*ibid.*) found no archaeological resources or impacts to traditional and customary practices.

Based on the results of previous work in the area, as summarized above, a set of archaeological expectations for the general project area can be formulated. Given that historical accounts indicate dispersed habitation with associated agriculture, remnant surface features may include house platforms, burial areas, and agricultural features such as mounds and walls. Native informants testifying before the Boundary Commission in the nineteenth century also spoke of roads and trails, one of which was used for hauling tree trunks to the coast for use in canoe manufacture (Silva 1987:D-5). Lava tubes are also present in the general project area. These features are often important sites for traditional activity including temporary habitation and burial.

On April 2, 2007, Matthew R. Clark, B.A. and Robert B. Rechtman, Ph.D. conducted a field survey of not only the project site but the entire 21-acre parcel (TMK 9-2-150:060). The property boundaries were clearly evident and the vegetation cover was minimal. There were no archaeological resources observed on the surface of any of the property.

Historic Resources: Impacts and Mitigation Measures

The archaeologist requested a written determination from the State Historic Preservation Division (SHPD) of “no historic properties affected” for the project site, in accordance with HAR 13§13-284-5(b)1, which was received by SHPD on July 13, 2007. ~~As of September 18, 2007, SHPD had not responded to the requested review.~~ A letter from SHPD dated November 29, 2007, approved the archaeological assessment (see Appendix 1E).

In the unlikely event that archaeological resources, Hawaiian cultural sites or human remains are encountered during future development activities within the project site, work in the immediate area of the discovery will be halted and DLNR-SHPD contacted as outlined in Hawai‘i Administrative Rules 13§13-275-12.

4.11 Agricultural Land

Consultation of maps from the U.S. Natural Resources Conservation Service (USNRCS) (as displayed in the Hawai‘i State Geographic Information System) determined that the preferred property is not classified as important agricultural lands in *Agricultural Lands of Importance to the State of Hawai‘i* (ALISH) map series. Visual inspection indicated that no farming is occurring on the project site, and no adverse impacts to farmland or farming would occur. Limited intensive agricultural activities may be ongoing on the parcel adjacent to the northwest of the project site (i.e., TMK 9-2-156:001). Agricultural activities may be negatively impacted by nuisance issues, particularly the introduction of invasive species and pests. These nuisance issues are addressed in Section 4.3 above.

4.12 Growth-Inducing, Cumulative and Secondary Impacts

Growth-Inducing Impacts

Analysis of growth-inducing impacts examines the potential for a project to induce unplanned development, substantially accelerate planned development, encourage shifts in growth from other areas in the region, or intensify growth beyond the levels anticipated and planned for without the project. Provision of needed infrastructure such as roads, water supply, and sewer facilities is often seen as growth-inducing. Of key importance is whether infrastructure fulfills existing demands/needs of planned growth, or whether it instead enables unplanned growth and/or diverts growth away from planned areas. Although an important public service, the provision of more convenient solid waste and recycling collection and transfer facilities is not the type of infrastructure improvement that tends to induce growth. Because the Ocean View area is rapidly growing, the project is instead an important infrastructural feature that will help deal with the demands of growth in the project area.

Cumulative Impacts

Cumulative impacts result when implementation of several projects that individually have minor impacts combine to produce more severe impacts or conflicts among mitigation measures.

Most adverse impacts of the current project related to most categories of effect, including erosion, water quality, air quality, noise, scenic values, historic sites, and most other areas of concern, are either non-existent or extremely restricted in geographic scale, negligible, and capable of mitigation through proper enforcement of permit conditions. There are thus few, if any, appreciable adverse impacts that might accumulate with those of other past, present and future actions to produce more severe impacts. The special case of biological impacts and traffic are dealt with the Sections 4.7 and 4.9.1, respectively.

Secondary Impacts

Construction projects sometimes have the potential to induce secondary physical and social impacts that are only indirectly related to the project. For example, construction of a new recreation facility can lead to changes in traffic patterns that produce impacts to noise and air quality for a previously unimpacted neighborhood. In this case, the proposed project's impacts are mostly limited to direct impacts at the site itself. It is unlikely that other facilities – e.g., commercial or industrial facilities – are likely to be attracted to the near the project site because of the presence of a residential solid waste convenience center. Some commenters on the Draft EIS expressed concern that a recycling facility would attract junk yards or scrap metal businesses, and expressed suspicion that desire for such land use changes constituted a significant motive for construction of the facility. DEM stated that it had no plans to assist in creating a scrap metal yard or recycling processing area or junkyard. Any of these activities would require a Special Permit or rezoning and substantial additional agency and community scrutiny.

Illegal dumping would be a secondary impact of No Action alternative, which is already a serious problem in the area that be expected to worsen with the continued growth of the area.

5. CONSISTENCY WITH GOVERNMENT PLANS AND POLICIES

Listed below are applicable government plans and policies and a discussion of the project's consistency with each.

5.1 Integrated Solid Waste Management Plan

The County recently revised its policies on solid waste management by preparing an update to its Integrated Solid Waste Management Plan (ISWMP). The ISWMP Update was developed in 2002 using a public/private Solid Waste Advisory Committee (SWAC) to document existing facilities and conditions, future needs, and to set planning priorities for the County's solid waste management system over a 20-year planning period (Hawai'i County DEM 2002). SWAC members were chosen to represent many different stakeholders. It underwent changes through the planning process, and currently the County of Hawai'i Environmental Management Commission serves as the SWAC.

The ISWMP recognized that the two most urgent needs in the county are to identify a strategy to manage the waste produced in East Hawai'i in anticipation of the closure of the South Hilo Landfill, and to aggressively increase island-wide waste recycling and diversion to protect the life of the Pu'uuanahulu Landfill. The ISWMP also discussed expansion of the existing solid waste transfer system, and discussed the system expansion plans proposed in the then-draft revision to the Hawai'i County General Plan, which specified construction of new convenience centers in Waikoloa and Ocean View.

Discussion: The proposed project is fully consistent with the ISWMP, which proposes a new convenience center in Ocean View and supports efforts to increase island-wide waste recycling and diversion, as planned at the new center.

5.2 Hawai'i State Plan and Hawai'i State Functional Plan

The Hawai'i State Plan was adopted in 1978. It was revised in 1986 and again in 1991 (Hawai'i Revised Statutes, Chapter 226, as amended). The Hawai'i State Plan establishes a set of goals, objectives and policies that are meant to guide the State's long-term growth and development activities. Twelve Functional Plans cover agriculture, transportation, conservation lands, housing, tourism, historic preservation, energy, recreation, education, health, human services and employment. The Functional Plans contain objectives, policies, and implementing actions necessary to accomplish the goals of each plan, although no specific functional plans deal with the issue of solid waste. The three themes that express the basic purpose of the Hawai'i State Plan are individual and family self-sufficiency, social and economic mobility, and community or social well-being. The proposed project is consistent with State goals and objectives that call for increases in employment, income and job choices, and a growing, diversified economic base extending to the neighbor islands.

Chapter 226-4 sets forth goals associated with the Hawai'i State Plan:

- (1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations.
- (2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- (3) Physical, social, and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.

The aspects of the plan most pertinent to the proposed project are the following:

Chapter 226-15 *Objectives and policies for facility systems, solid and liquid wastes*. (a) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:

- (1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.
 - (b) To achieve solid and liquid waste objectives, it shall be the policy of this State to:
- (2) Promote reuse and recycling to reduce solid and liquid wastes and employ a conservation ethic.
- (3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.

Chapter 226-11 *Objectives and policies for the physical environment--land-based, shoreline, and marine resources*. Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of prudent use of Hawaii's land-based, shoreline, and marine resources and effective protection of Hawaii's unique and fragile environmental resources. To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of the State to:

- (1) Exercise an overall conservation ethic in the use of Hawaii's natural resources.
- (2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.
- (3) Take into account the physical attributes of areas when planning and designing activities and facilities.
- (4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.
- (5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.

- (6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.
- (7) Pursue compatible relationships among activities, facilities, and natural resources.
- (8) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.

Chapter 226-12 *Objective and policies for the physical environment--scenic, natural beauty, and historic resources.* Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources. To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of the State to:

- (1) Promote the preservation and restoration of significant natural and historic resources.
- (2) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.
- (3) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.
- (4) Encourage the design of developments and activities that complement the natural beauty of the islands.

Chapter 226-13 *Objectives and policies for the physical environment--land, air, and water quality.* Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards maintenance and pursuit of improved quality in Hawaii's land, air, and water resources, and greater public awareness and appreciation of Hawaii's environmental resources. To achieve the land, air, and water quality objectives, it shall be the policy of the State to (among other actions):

- (2) Promote the proper management of Hawaii's land and water resources.
- (3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.
- (4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.
- (5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.
- (6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.
- (7) Encourage urban developments in close proximity to existing services and facilities.
- (8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.

Discussion: The proposed Recycling Point and Convenience Center is consistent with many of the goals, objectives and policies of the *Hawai'i State Plan*. Specifically, the project is consistent

with aspects of the Plan that call for maintenance of public health, promotion of recycling, and protection of the environment. The site contains no rare or endangered species, historic sites, or other sensitive environmental conditions. Appropriate standards for avoiding the environmental impacts of solid waste disposal will be implemented, and will remain in effect until the facility is closed. Reduction of illegal dumping represents a substantial benefit for the environment and public health.

5.3 Hawai'i County General Plan

The *General Plan* for the County of Hawai'i (HCGP 2005) is the document expressing the broad goals and policies for the long-range development of the Island of Hawai'i. The current plan was adopted by ordinance in 2005. The *General Plan* is organized into thirteen elements, with policies, objectives, standards, and principles for each. There are also discussions of the specific applicability of each element to the nine judicial districts comprising the County of Hawai'i. Below are pertinent sections followed by a discussion of conformance.

ECONOMIC GOALS

Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.

Economic development and improvement shall be in balance with the physical, social, and cultural environments of the island of Hawai'i.

Promote and develop the island of Hawai'i into a unique scientific and cultural model, where economic gains are in balance with social and physical amenities.

Development should be reviewed on the basis of total impact on the residents of the County, not only in terms of immediate short run economic benefits.

Discussion: The project is consistent with the Economic Goals of the Hawai'i County General Plan, supporting an improved quality of life consistent with the physical, social and cultural environments of the island of Hawai'i.

ENVIRONMENTAL QUALITY GOALS

Define the most desirable use of land within the County that achieves an ecological balance providing residents and visitors the quality of life and an environment in which the natural resources of the island are viable and sustainable.

Maintain and, if feasible, improve the existing environmental quality of the island.

Control pollution.

ENVIRONMENTAL QUALITY POLICIES

Take positive action to further maintain the quality of the environment.

Encourage the concept of recycling agricultural, industrial, and municipal waste material.

ENVIRONMENTAL QUALITY STANDARDS

Pollution shall be prevented, abated, and controlled at levels that will protect and preserve the public health and well being, through the enforcement of appropriate Federal, State and County standards.

Incorporate environmental quality controls either as standards in appropriate ordinances or as conditions of approval.

Federal and State environmental regulations shall be adhered to.

Discussion: The project endeavors to control pollution, improve the existing environmental quality, quality of life, and sustainability of the island by properly managing, and increasing diversion of, the solid waste stream, and is therefore consistent with the Environmental Quality Goals of the Hawai'i County General Plan. The project will adhere to all applicable Federal and State environmental regulations and will incorporate pertinent environmental quality controls.

FLOODING AND NATURAL HAZARDS GOALS

Protect human life.

Prevent damage to man-made improvements.

Control pollution.

Prevent damage from inundation.

Reduce surface water and sediment runoff.

Maximize soil and water conservation.

FLOODING AND NATURAL HAZARDS POLICIES

Development-generated runoff shall be disposed of in a manner acceptable to the Department of Public Works and in compliance with all State and Federal laws.

The County and the private sector shall be responsible for maintaining and improving existing drainage systems and constructing new drainage facilities.

Encourage grassed shoulder and swale roadway design where climate and grade are conducive.

Consider natural hazards in all land use planning and permitting.

FLOODING AND NATURAL HAZARDS STANDARDS

"Storm Drainage Standards," County of Hawaii, October, 1970, and as revised.

Applicable standards and regulations of Chapter 27, "Flood Control," of the Hawai'i County Code.

Applicable standards and regulations of the Federal Emergency Management Agency (FEMA).

Applicable standards and regulations of Chapter 10, "Erosion and Sedimentation Control," of the Hawai'i County Code.

Applicable standards and regulations of the Natural Resources Conservation Service and the Soil and Water Conservation Districts.

Discussion: The project will be consistent with the applicable Goals, Policies, and Standards of the Hawai'i County General Plan. The project will conform with applicable Federal, State, and County regulations pertaining to storm water runoff. Best Management Practices minimizing sediment-laden storm water runoff will be used, in part through implementation of a National Pollution Discharge Elimination System (NPDES) permit.

HISTORIC SITES GOALS

Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i.

Appropriate access to significant historic sites, buildings, and objects of public interest should be made available.

HISTORIC SITES POLICIES

Agencies and organizations, either public or private, pursuing knowledge about historic sites should keep the public apprised of projects.

Require both public and private developers of land to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.

Discussion: The project will conform to the Historic Sites Goals and Policies of the Hawai'i County General Plan. An archaeological assessment and cultural impact assessment have been performed as part of the EIS process and are discussed in this document.

NATURAL BEAUTY GOALS

Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.

Protect scenic vistas and view planes from becoming obstructed.

Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.

NATURAL BEAUTY POLICIES

Develop and establish view plane regulations to preserve and enhance views of scenic or prominent landscapes from specific locations, and coastal aesthetic values.

Consider structural setback from major thoroughfares and highways and establish development and design guidelines to protect important viewplanes.
Do not allow incompatible construction in areas of natural beauty.

Discussion: The project is consistent with the Natural Beauty Goals and Policies of the Hawai'i County General Plan. No sites of exceptional natural beauty will be impacted by the project. Moreover, the project will utilize visual buffers and landscaping to minimize the visual impact to adjacent and nearby properties.

NATURAL RESOURCES AND SHORELINES GOALS

Protect and conserve the natural resources from undue exploitation, encroachment and damage.

Protect and promote the prudent use of Hawaii's unique, fragile, and significant environmental and natural resources.

Protect rare or endangered species and habitats native to Hawai'i.

Protect and effectively manage Hawaii's open space, watersheds, shoreline, and natural areas.

Ensure that alterations to existing land forms, vegetation, and construction of structures cause minimum adverse effect to water resources, and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of an earthquake.

NATURAL RESOURCES AND SHORELINES POLICIES

Require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment.

Encourage public and private agencies to manage the natural resources in a manner that avoids or minimizes adverse effects on the environment and depletion of energy and natural resources to the fullest extent.

Encourage an overall conservation ethic in the use of Hawaii's resources by protecting, preserving, and conserving the critical and significant natural resources of the County of Hawaii.

Encourage the protection of watersheds, forest, brush, and grassland from destructive agents and uses.

The installation of utility facilities, highways and related public improvements in natural and wildland areas should avoid the contamination or despoilment of natural resources where feasible by design review, conservation principles, and by mutual agreement between the County and affected agencies.

Encourage the use of native plants for screening and landscaping.

Ensure that activities authorized or funded by the County do not damage important natural resources.

Discussion: The project will assist in protection and conservation of natural resources, including the nearby Manuka Natural Area Reserve, by reducing the impact of illegal dumping in the

Ocean View area. The project is an example of prudent use of public funds, and will not affect endangered species and habitats. Native plants will be utilized for screening and landscaping.

PUBLIC FACILITIES GOAL

Encourage the provision of public facilities that effectively service community and visitor needs and seek ways of improving public service through better and more functional facilities in keeping with the environmental and aesthetic concerns of the community.

PUBLIC FACILITIES POLICIES

Continue to seek ways of improving public service through the coordination of service and maximizing the use of personnel and facilities.

PUBLIC FACILITIES - HEALTH AND SANITATION POLICIES

Appropriately designed and cost-effective solid waste convenience center sites shall be located in areas of convenience and easy access to the public.

Continue to encourage programs such as recycling to reduce the flow of refuse deposited in landfills.

Encourage the full development and implementation of a greenwaste recycling program.

PUBLIC FACILITIES – HEALTH AND SANITATION POLICIES COURSE OF ACTION

A solid waste convenience center should be established for Ocean View.

Discussion: The project is specifically mentioned as a Course of Action in the Hawai‘i County General Plan. The project is consistent with other Goals and Policies of the Public Facilities of the Hawai‘i County General Plan; the project site is located in a central location with good highway access; the project will encourage recycling. Pertinent to convenience centers and the problem of illegal dumping, the General Plan also states:

“Solid waste convenience centers normally were sited at a pre-existing old community open dump. These sites were located based on population centers 30-40 years ago. However, with the development of new subdivisions and the expansion of existing communities, some of the existing convenience centers may no longer be located at the most convenient site to serve the majority of residents. The illegal disposal of solid waste continues to be a problem throughout the County. Illegal dumping is a visual nuisance to residents adjacent to these dumps as well as a health hazard to the rest of the community. Illegal dumping lacks the

necessary safety precautions that prevent hazardous materials and pollutants from contaminating soil and ground water sources.”

LAND USE GOALS

Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.

Protect and encourage the intensive and extensive utilization of the County's important agricultural lands.

Protect and preserve forest, water, natural and scientific reserves and open areas.

LAND USE POLICIES

Zone urban- types of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.

Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.

Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.

Discussion: The project is consistent with the Land Use Goals and Policies sections of the Hawai'i County General Plan.

5.4 Required Permits and Approvals

Several permits and approvals would be required to implement this project. They are listed here under their granting agencies.

Hawai'i County Planning Department

- Plan Approval
- Subdivision Approval

Hawai'i County Department of Public Works

- Grading/Grubbing Permit
- Building Permit

Hawai'i State Department of Health

- Solid Waste Management Permit for Convenience Center
- NPDES Permit
- Underground Injection Control Permit

- Solid Waste Management Permit

Hawai'i Department of Land and Natural Resources

- State Historic Preservation Division Chapter 6E Concurrence

5.5 Consultation of Agencies, Organizations and Individuals

EISPN Consultation

The following agencies and organizations were consulted during the scoping process by being provided a copy of the EISPN or advised where to obtain it.

Federal

- U.S. Environmental Protection Agency – Solid Waste Division Region 9
- U.S. Fish and Wildlife Service
- U.S. Army Corps of Engineers
- U.S. National Park Service

State

- Department of Business, Economic Development, and Tourism, Energy Resources and Technology Division
- Department of Health
- Department of Land and Natural Resources (DLNR), Land Division
- DLNR, Division of Forestry and Wildlife, Natural Area Reserves, Hawai'i Island
- DLNR, State Historic Preservation Division
- Department of Transportation
- Office of Environmental Quality Control
- Office of Hawaiian Affairs
- University of Hawai'i, Environmental Center
- State Senator Russell Kokubun
- State Representative Robert Herkes

County

- Civil Defense Agency
- County Council
- Department of Public Works
- Department of Water Supply
- Fire Department
- Planning Department
- County Councilperson Bob Jacobson

Organizations

- Ocean View Chamber of Commerce
- Ocean View Community Association, Inc.
- Ocean View Community Development Association, Inc.
- Hawai'i Ocean View Estates Community Association
- Hawaiian Rancho Road Maintenance Corporation

- Hawaiian Ocean View Estates Road Maintenance Corporation
- Recycle Hawai‘i
- Sierra Club

Press

- Honolulu Advertiser
- Honolulu Star-Bulletin
- Hawai‘i Tribune Herald
- West Hawai‘i Today

Individuals

- John Adams
- Ben & Barbara Alcain
- Bob & Patti Barry
- Beatrice Bowman
- Marge Elwell
- Marie Faxon
- Evelyn Gonsales
- Martha Grundlach
- Loren Heck
- Robin & Madalyn Lamson
- Don & Martie Nitsche
- Thom Reece
- Mike Smith
- Carol Trewman
- Antonia Vergona
- George Wallace
- Rell Woodward

Comments to the EISPN and responses to them are provided in Appendix 1B.

~~The above list includes parties with interests at stake or who may have pertinent information, and have been provided with a copy of the Draft EIS in either hard copy or electronic format, or they have been advised where they may obtain or view a copy.~~

Draft EIS Consultation

The following individuals were provided with a copy of the Draft EIS in either hard copy or electronic format, or advised where they could obtain or view a copy.

Federal

- U.S. Environmental Protection Agency – Solid Waste Division Region 9

- U.S. Environmental Protection Agency – Pacific Island Contact Office
- U.S. Fish and Wildlife Service
- U.S. Army Corps of Engineers
- U.S. National Park Service, Hawaii Volcanoes National Park

State

- Department of Agriculture
- Department of Accounting and General Services
- Department of Business, Economic Development, and Tourism (DBEDT)
- DBEDT, Office of Planning
- DBEDT, Energy, Resources and Technology Division
- Department of Defense
- Department of Health, Environmental Health Division
- Department of Land and Natural Resources (DLNR), Chair
- DLNR, Division of Forestry and Wildlife, Natural Area Reserves, Hawai‘i Island
- DLNR, State Historic Preservation Division
- Department of Transportation, Hawai‘i District Highways
- Hawaiian Homes Commission
- Office of Environmental Quality Control
- Office of Hawaiian Affairs
- University of Hawai‘i, Environmental Center
- University of Hawai‘i, Water Resources Center
- Governor’s West Hawaii Representative
- State Senator Russell Kokubun
- State Representative Robert Herkes

County

- Department of Public Works
- Department of Water Supply
- Fire Department
- Parks and Recreation Department
- Planning Department
- County Councilperson Bob Jacobson

Organizations

- Ocean View Chamber of Commerce
- Ocean View Community Association, Inc.
- Ocean View Community Development Association, Inc.
- Hawai‘i Ocean View Estates Community Association
- Hawaiian Rancho Road Maintenance Corporation

- Hawaiian Ocean View Estates Road Maintenance Corporation
- Recycle Hawai'i
- Cave Conservancy of Hawai'i
- Malama Aina Ka'u Planning Group
- MacFarms of Hawaii
- Sierra Club
- Tosco Corp./Conoco Phillips

Press

- Honolulu Advertiser
- Honolulu Star-Bulletin
- Hawai'i Tribune Herald
- West Hawai'i Today

Individuals

- Ben & Barbara Alcain
- Carole Baker
- Heather Baker
- Miriam Baker-Angel
- Steven M. Angus
- Bob & Patti Barry
- Renato Lumandas Bergonia
- Jacqueline Bettencourt
- Jimpearl Tabancura Bolden
- Roard Borum
- Bonnie J. Bowden
- Scott C. Boydston
- Horst and Angela Braun
- Antonia Curania (Vergona)
- Carol Converse
- Walter and Joann David
- Paul Deering
- Rose Duarte
- F.M. Dumpit
- Sandford Ettinger
- Marshall D. Gluskin
- Kris Hanson
- Loren Heck
- Gary and Mary Kastle
- Timothy T. Lachenmeier
- Robin & Madalyn Lamson

- Jerry Lehrich
- Bert and Ilse Lemon
- Celine and Lester Lowe
- William Lucas
- Daniel Mancini
- Heather McNeil
- Michael and Kim Million
- Michael and Sandra Miranda
- Diane Neufeld-Heck
- Don & Martie Nitsche
- Alice J. Olson
- John Replogle
- Velvet Replogle
- Richard Rogers
- Lawrence B. Ruegemeyer
- Conway T. Ryan
- Mark S. Schulman
- Mike Smith
- Shelley Smith and Mike Finn
- Sierra Spruce
- William Tennyson
- Terry Thomas
- Valerie Tudor
- Lynn and Randy VanLeeuwen
- George Wallace
- John Wolverton
- Rell Woodward

Libraries

- Hawai'i State Library, Honolulu
- Hilo Public Library
- Na'alehu Public Library
- Kailua-Kona Public Library
- University of Hawai'i at Hilo Library
- University of Hawai'i at Manoa, Hamilton Library
- Kaimuku Regional Library
- Kaneohe Regional Library
- Hawai'i Kai Regional Library
- Kahului Regional Library
- Lihue Regional Library

- Pearl City Regional Library
- Legislative Reference Bureau

~~The applicant welcomes and appreciates any assistance in identifying others who have special information or might be impacted by the proposed project, and who should therefore be consulted in the EIS process. Additional persons will be contacted in part through their participation in a public meeting that will be held during the 45-day comment period for the Draft EIS. The Draft EIS was made available at the Hilo, Kailua-Kona, and Na‘alehu public libraries and was placed on the DEM website (http://www.hawaii-county.com/directory/dir_envmng.htm). A total of 43 comment letters or emails was received in response to the Draft EIS. These comments and the responses of DEM to them are contained in Appendix 1E, discussed below, and referenced in various parts of the document.~~

Final EIS Distribution

The Final EIS or a copy of a letter indicating how to obtain the Final EIS is being sent to the following parties, as required by rule or because they commented substantively on the Draft EIS (parties who commented are indicated by an asterisk (*)).

Federal

- U.S. Fish and Wildlife Service, Division of Ecological Services*

State

- Department of Accounting and General Services*
- Hawai‘i State DLNR, Office of Chairman
- Hawai‘i State DLNR, Division of Forestry & Wildlife, Natural Area Reserves Manager-Hawai‘i Branch
- State Historic Preservation Division*
- Hawai‘i State Department of Health Environmental Health Administration
- Hawai‘i State Environmental Center*
- Department of Defense, Civil Defense*
- Office of Hawaiian Affairs*

County

- Department of Water Supply*
- Planning Department*
- Bob Jacobson, Councilmember, County Council
- Fire Department*
- Police Department*

Organizations and Individuals

- Ocean View Community Association, Inc.
- Hawaiian Rancho Road Maintenance Corporation
- Hawaiian Ocean View Estates Road Maintenance Corporation
- Ocean View Community Development Corporation
- Ocean View Chamber of Commerce
Recycle Hawai'i
- Barbara Alcain*
- Carole Baker*
- Heather Baker*
- Rhonda Balmer*
- Richard L. Blaine*
- GeckoBlaine@aol.com*
- Marcia Cavers*
- Kris and Kathy Hanson*
- Laverne Clark Harley & Donn Mayzlik*
- G. Richard Hershberger*
- Gary & Mary Kastle*
- Robin Lamson*
- Earl and Kay Laver*
- Raymond Metzel*
- Linda Nelson*
- Diane Neufeld-Heck*
- Andrea Lee Peace*
- Linda Pollard*
- Kathlyn Richardson*
- Steve Sampson*
- Mike Smith*
- Wayne Stier*
- Lynn VanLeeuwen*
- Randy VanLeeuwen*
- Brenda Van Scoy*
- R.E. Van Scoy*
- Antonia Vergona*
- John Wolverton*
- Bob Zeller*

Press

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- Kaimuki Regional Library
- Pearl City Regional Library
- Kaneohe Regional Library
- Kahului Regional Library
- Hawai'i Kai Regional Library
- Lihue Regional Library
- Legislative Reference Bureau

* = commenters on Draft EIS

Although the EIS process is complete, DEM welcomes and appreciates any assistance in the upcoming design process in ensuring that environmental impacts are properly identified and avoided, minimized, or compensated for.

Public Consultation and Comments: EISPN

In addition to the extensive history of public consultation discussed in Section 2.3, DEM held a meeting specifically on the current project on April 16, 2007 at the Ocean View Community Center. The meeting summarized the process to date, discussed the EISPN and EIS process, and outlined the ongoing studies and evaluation. Written comments were requested at this time and are included in Appendix 1B. There was widespread support for the convenience center but serious concerns were expressed by some neighbors. Supporters expressed concern about the past failures of the County to complete the project as well as future delays or roadblocks. An owner of a property accessed by Road A requested that the County install a gate past the access road, which has subsequently been included in project design, subject to agreement by owners of the road. Opposition to the project generally centered upon concerns over nuisance issues,

including impacts by invasive species to nearby agricultural activities. The perception of some individuals opposed to the project appeared to be that DEM was proposing to place a landfill in Ocean View, or that severe nuisance odors would be pervasive around the convenience center. Other concerns voiced were that the site selection process appeared inadequate, in part because during the meeting a landowner of a large property that included several 21-acre parcels with highway frontage spoke up to offer the donation of some of his land to the County to assist in development of a convenience center and other community infrastructure. Discussion also involved community involvement in long-term operations of the project.

In all, DEM received written comments from 26 individuals in response to the EISPN. This number does not include responses from agencies and organizations. Of these commenters, 16 were in favor of the project, with nine against. Comments in favor of the project stressed the strong need for a convenience center in Ocean View and stated a desire for particular convenience center components, including recycling and HI5 redemption, greenwaste, appliance, e-waste and household hazardous waste collection, as well as a re-use area.

Written comments in opposition to the project largely cited issues reflective of those expressed at the April 16, 2007 public meeting. Most of these commenters cited specific nuisance issues including noise, odors, wind-blown litter, and visual impact, and encouraged DEM to identify other sites with greater buffer areas. A number of these comments referred to the project as a “dump” and were opposed to the choice of the site based upon the perception that the project would provide severe, and in some cases health-threatening, nuisances to nearby residents. Also received were comments based upon the presumption that the EISPN was intended to be a comprehensive document, or that County convenience centers are generally sited great distances from residences and communities. Several commenters stated that they did not feel the project was necessary, with the Wai‘ohinu convenience center being adequate for their needs.

Public Consultation and Comments: Draft EIS

The release of the Draft EIS on October 8, 2008 initiated a 45-day comment period, which was later extended to December 23, 2008 at the request of certain parties who required additional review time because of several clerical errors in some hardcopies of the EIS for which they needed clarification. DEM held a public meeting on October 18, 2007, to share information and encourage participation in the Draft EIS review process. A number of questions and concerns were raised at the meeting. The following summarizes the questions asked and the responses given by project personnel:

1. **Additional Chutes.** Could the center be designed to accommodate three chutes? NH: There will be room for expansion as needs grow; this, along with buffers, is reason for 9-acre site.
2. **Schedule.** When will the center be operational? NH: Money to build the center will have to await the Council’s 2008 budget. If money is available, it could be operational by 2009, if all goes well.

3. **Volunteers.** How are convenience centers staffed, and what kind of model can we use to develop an effective volunteer program? Would Kea‘au work? NH: Kea‘au’s recycling program is actually run through contract with Recycle Hawai‘i. Solid waste personnel take care of the rubbish, redemption contractors handle the HI-5, and there are also private security guards. RT: Ocean View should develop its own “Adopt-a- convenience center” group to address the specific needs and problems that arise, integrating Neighborhood Watch. NH: DEM will support and assist any community-based efforts.
4. **Getting Center Built Properly.** How can we ensure that the center actually gets built and does not get killed or reduced through lack of funding? BJ: Let the Council know how you feel.
5. **No Support for Action.** A commenter stated that he had 400 signatures on a petition against the action and that opponents were not being fairly heard.
6. **Chipper.** What waste is accepted at the (private) chipper? Community answer: No grass or Christmas berry, but most other greenwaste.
7. **Gate on Road A.** Can the County include a gate to prevent illegal night dumpers from going further down Road A to dump? NH: The County has included a gate in its design, the details of this can be worked out with the lot owners.
8. **Groundwater.** Will the facility pollute the aquifer? RT: Very unlikely. Consider the quality of the current water, which is excellent despite the hundreds of miles of roads, backyard activities and illegal dumping. The very minor amount of water pollution that would occur in the controlled convenience center environment would be mitigated by great depth to the aquifer. Another commenter: It is also worth pointing out that the only domestic water well currently in existence of planned is well mauka of the convenience center.
9. **Access.** How will you obtain access to Road A? NH: We are assuming that as property owners, we will have the same rights to access the road as any other owners.
10. **Polluted Water Near Chutes.** Are the container pads impervious? NH: They will be made of cement, and relatively little polluted material leaks out. Suggestion: design a system to collect and treat anything that comes out. NH: We will run that by our engineers.
11. **Invasive Species.** How will you ensure that the trailers don’t haul invasive species in. NH: We have started steam-cleaning the trailers, and we try to take care of coqui infestations at several of the sites.
12. **Education.** We need to educate our citizenry about how to handle their garbage and make them understand how solid waste disposal works. BJ: He is trying to put together a bill for a zero-waste policy. Education is a big component.
13. **Fire-fighting.** What elements will help in fire-fighting? NH: We will have firebreaks, the facility will be fenced, and there will be a water tank for fire-fighting. The staff will also have fire extinguishers and training in what to do under various circumstances. Suggestion from commenter: make sure that the tank has couplings that can be hooked up to by our Fire Dept.
14. **Covenants.** Don’t covenants forbid activities such as a solid waste convenience center? NH: We have been led to believe not. We will research this further.

Key: NH: Nelson Ho (DEM Deputy Director); RT: Ron Terry (Consultant); BJ: Bob Jacobson (Councilman).

In response to the Draft EIS, DEM received 12 letters or e-mails from agencies 31 letters from private citizens or organizations. Of citizen and organization letters, five were opposed, and 26 were in favor. Each letter and the response to it is included in Appendix 1E.

Typical comments from supporters included:

- “I feel this location is perfect.”
- “It has been a long, hard road.”
- “I would like it to have all the things that the Kea’au Convenience Center has for recycling and reuse.”
- “Our community needs infrastructure.”
- “Thank you for all you are doing... We needed this yesterday.”
- “Enough hearings, talking story, let’s build the complex, NOW!”

On the other hand, five citizens had a number of concerns. In general, they felt the site was inappropriate, because there could eventually be dozens of homes within a thousand feet of a facility that they feared would have major nuisances with vermin, invasive alien species, hazardous materials, odors, dust, litter, and noise. They were dubious of DEM claims that Ocean View “volunteers” could help avoid some of the problems they see at other convenience centers. They felt DEM had consistently ignored their concerns. More specific issues included:

- *Covenants*: One resident asked a series of questions that indicated that she believes that the deed covenants would not allow a convenience center. DEM responded that in its opinion, the covenants do not forbid this type of activity.
- *Curbside garbage pickup/recycling*. One resident cited that many municipalities deal with their solid waste through service at homes. DEM recognizes this but believes that the costs would be far too high for current revenue sources to support.
- *DEM track record*. The opponents point to existing convenience centers as reasons why other ones should not be built. DEM agreed that there have been problems at many of the convenience centers. A combination of causes is responsible, including inadequate funding, poor support and misuse and even vandalism from the public, and inadequate site characteristics. DEM believes that it is doing the best it can with the resources allocated to it, and the agency is hopeful that a new convenience center with an appropriate location and design, as planned, will provide a situation for better management.

Readers interested in comments on the Draft EIS are encouraged to consult Appendix 1E.

6. FINDINGS

6.1 Probable Unavoidable Adverse Environmental Impacts

6.1.1 Unavoidable Adverse Short-Term Impacts

Despite mitigation:

1. Negligible temporary increases in soil erosion would result from construction operations and a negligible amount of soil would be carrier off-site by wind.
2. Operation of construction equipment, trucks, and worker vehicles may temporarily impede traffic in the area during the construction period.
3. Negligible release of air contaminants would occur from construction equipment. Small amounts of dust may be generated during dry periods as a result of construction operation.
4. The visual character of the area would be affected by construction activities and by the presence of construction equipment.
5. Noise levels would increase during construction activities.

6.1.2 Unavoidable Adverse Long-Term Impacts

1. Rock and soil would be altered by grading, excavation, and mounding activities at the site during construction. Since soil cover on the site is very sparse, soil would be imported to cover cleared and graded land for planting landscaping materials, excepting areas left in natural vegetation.
2. Modifications to the current topography would be made at the site to accommodate project development.
3. A portion of the site's vegetation, that contains some native species, would be removed and replaced with development.
4. The project will attract unwanted pests and has the potential to introduce invasive species, including feral cats, which will require ongoing monitoring and management to keep below nuisance levels.
5. The project will have some impact on the appearance of the area, although design will attempt to minimize this through utilization of existing site relief.

6.2 Relationship Between Short-Term Use of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

No short-term exploitation of resources that would entail negative long-term consequences has been identified for the project. All substantial adverse impacts resulting from the project are capable of mitigation to minimal levels using reasonable measures. The principal long-term benefit is the protection of natural resources through promotion of responsible solid waste management. Development of a model convenience center will encourage and promote

responsible disposal of household waste and recycling, and will reduce environmental hazards caused by illegal dumping in the project area.

6.3 Irreversible and Irretrievable Commitments of Resources

The project would involve the irretrievable commitment of particular natural and fiscal resources. Resource commitments include land acquisition and development and use of public funds for construction and operation. No valuable or unique natural vegetation, archaeological resources, wetlands or important farmlands would be lost. The commitment of resources required to complete the project includes labor and materials which are primarily nonrenewable and irretrievable. The operation of the project would also include consumption of petroleum-derived fuels, which also represents an irretrievable commitment of resources.

6.4 Unresolved Issues

No unresolved issues have been identified.

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8. LIST OF PREPARERS

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Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka'u District, Hawai'i Island, State of Hawai'i
TMK (3rd): 9-2-150:060**

County of Hawai'i Department of Environmental Management

Appendix 1

Public Involvement

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Part B: Comment Letters to EISPN and Responses

Part C: Selected Letters and E-mails Outside Comment Period

Part D: Press

Part E: Comments to Draft EIS and Responses

Part F: Draft EIS Press and Public Meeting Materials

Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka‘u District, Hawai‘i Island, State of Hawai‘i
TMK (3rd): 9-2-150:060**

County of Hawai‘i Department of Environmental Management

Appendix 1

Public Involvement

Part A: Public Meeting Sign-In and Notes

Ocean View Transfer Station and Recycling Center EISPN Public Meeting

DATE: April 16, 2007
 TIME/PLACE: 7:00 PM – Ocean View Community Center

SIGN-IN SHEET

NAME (please print)	GROUP (if applicable)	PHONE (optional)
MIKE DWORSKY	COH	
DICK HERSHBERGER		989-4140
RICHARD BILARDINO	CATS	939-9817
JOHN L. WOLVERTON		937-6167
Bruce Coates	OVCA	929-9531
Nelson Ho	ENVIRON Mgmt	981-8314
LOUISE BIGSBY	OVCA	939-8002
Theresa Bishop	" "	" "
Dr Carl Ogus	South Kona Estates	933-9763
CAROLE BAKER	HOVE	929-9279
Jandra M. ...	"	939-9402
RICHARD M. ROGERS	CENTURY 21	939-9019
Quintus Gwynn		939-7329
ANN FRASER		
BARBARA ALCAIN		895-4792
Georgia Hatfield	RANCHHO.	990-1631
Shelley Smith / Mike Finn	HOVE	929-7672
Loranne	HOVE	939-9454
Diane Newfeld-Hetz	HOVE	
Gary & Mary Kastle		929-8726
Angelle Harst-Brown	RANCHOS	938-8459
Leslie Beck	ROD CAP	939-9454
Hector McNeill		989-0302
Tim Clarke		989-5582
MIKE & Kim Millon	HOVE	929-9378
Bob Barry	OVNW	927-8784
Anna Young		939-7922
Tom Studer		939-9716
Lynn VanLeeuwen		929-7101
Randy VanLeeuwen		929-7101

SIGN-IN, OCEAN VIEW TRANSFER STATION AND RECYCLING CENTER PUBLIC MEETING, P. 2

NAME (please print)	GROUP (if applicable)	PHONE (optional)
B. Kinney	Home	929 9689
Ram		
DON NITSCHÉ	OTC DC	
MARTIE JEAN NITSCHÉ	BUSINESS (BAR)	929 7089
Ferry Lebrich	owner	929-9115
Velvet Replacé	home owner	929-8454
John Replacé	home owner	
Stephen Sumpster	Home owner	929-9130
LINDA POLLARD	Homeowner	930-3241
Douglas Harper	Homeowner	

Questions from audience during April 16th Transfer station meeting in Ocean View

- Who made the decision to start an EIS?
- If alternative site is desired how do we find new site?
- Why do we need 8 acres? Metal? How different is it than Waiohinu?
- Lots of illegal dumping in community, why isn't DOH interested?
- How is size determined? Population size & projections?
- OV population is at 6000 this issue has popular support, why so long for planning?
- 300 signatures against site, county bias, will bias be removed? Who will be doing this acknowledging concerns?
- Since population may exceed 40,000, could we buy entire 21 acre site? Could we have an incinerator or other local high tech solution?
- Population questions, how many for/against? Should this be a ballot question?
- Nearby landowner, how to address illegal dumping nearby? Maybe gate road to the Sea? Site adoption by community?
- Mail our survey? How is hazardous home waste to be handled?
- How do we know this site will be functioning well? Follow up EIS?
- DEM is looking for a big site despite possibility of lesser services, why only look at this size site?
- Fly over by EPA 60 illegal dump sites found. Who is responsible for clean-up? Has county looked at their own property?
- Will autos be collected at site? Scrap metal?
- There are more signatures and community groups in favor of this site than against.
- Within the EIS process will individual or group comments carry more weight?
- Where is the EIS published?
- What was petition criteria? Methodology of petitions?
- What constitutes household waste? Where can I dump commercial waste in Ocean View? T.S for household waste only?
- Can businesses recycle at T.S?
- Can construction waste go in T.S from builders?
- Offer of property across highway from Mr. Bells. Any conditions? (500 acre parcel)
- What assurances can be made to make sure this site doesn't fail?
- Are you talking about purchasing all 21 acres or just the 9 the T.S will be on?
- Why is this 500 acre parcel being brought up now, are there other parcels?

Notes by Barbara Lively from notes by Bob Jacobson!

Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka'u District, Hawai'i Island, State of Hawai'i
TMK (3rd): 9-2-150:060**

County of Hawai'i Department of Environmental Management

Appendix 1

Public Involvement

Part B: Comment Letters to EISPN and Responses

Harry Kim
Mayor



Darryl J. Oliveira
Fire Chief

Glen P.I. Honda
Deputy Fire Chief

County of Hawai'i
HAWAII FIRE DEPARTMENT
25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 981-8394 • Fax (808) 981-2037

April 19, 2007

Mr. Ron Terry
Geometrician Associates
PO Box 396
Hilo, HI 96721

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
PROJECT: OCEAN VIEW TRANSFER STATION AND RECYCLING CENTER
KA'U, HAWAII
TMK: (3RD) 9-2-150:060

In regards to the above-mentioned environmental impact statement, the following shall be in accordance:

Fire apparatus access roads shall be in accordance with UFC Section 10.207:

"Fire Apparatus Access Roads

"Sec. 10.207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

"(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

"EXCEPTIONS: 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

"2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).



"3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

"More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

"For high-piled combustible storage, see Section 81.109.

"(c) **Width.** The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

"(d) **Vertical Clearance.** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

"EXCEPTION: Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

"(e) **Permissible Modifications.** Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

"(f) **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities." (20 tons)

"(g) **Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the chief." (45 feet)

"(h) **Turnarounds.** All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

"(i) **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

"(j) **Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief." (15%)

"(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

"(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

Water supply shall be in accordance with UFC Section 10.301(c):

"(c) **Water Supply.** An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed, in accordance with the respective county water requirements. There shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow.

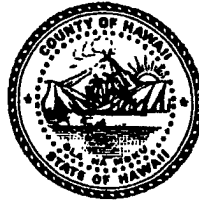
"Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

"The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be protected as set forth by the respective county water requirements. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.


DARRYL OLIVEIRA
Fire Chief

PBE:lpc

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Darryl J. Oliveira
Fire Chief
County of Hawai'i
Hawai'i Fire Department
25 Aupuni Street
Hilo, Hawai'i 96720

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Chief Oliveira,

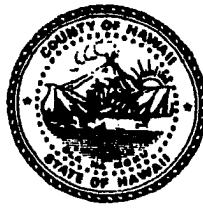
Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We acknowledge your comments regarding UFC requirements for Fire Apparatus Access Roads and water supply.

We will submit a copy of the Draft Environmental Impact Statement to the Hawai'i Fire Department for further comment when it is published.

Sincerely,

Nelson Ho
Nelson Ho
DEPUTY DIRECTOR

Harry Kim
Mayor



Christopher J. Yuen
Director
Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

May 7, 2007

Mr. Ron Terry
Geometrician Associates
P. O. Box 396
Hilo HI 96721

Dear Mr. Terry:

SUBJECT: Environmental Impact Statement Preparation Notice
Applicant: Hawaii County Department of Environmental Management
Project: Ocean View Transfer Station and Recycling Center
Land Owner: Tyson Bryan, Patricia & Steven Eames and Ronald Wilson
TMK: 9-2-150:60, Kahuku, Kau, Hawaii

This is to acknowledge receipt of your submittal on April 11, 2007 requesting our comments on an Environmental Impact Statement Preparation Notice (EISPN) for the proposed Ocean View Transfer Station and Recycling Center.

The Department of Environmental Management proposes to construct a solid waste transfer station and recycling center in the Ocean View area.

The subject 21.64 acre parcel, is located in the Kona South Estates Subdivision. It is designated Agricultural by the State Land Use Commission and zoned Agricultural (A-3a) by the County. The General Plan Land Use Pattern Allocation Guide Map's designation is Extensive Agricultural. It is not located in the County's Special Management Area.

According to Hawaii Revised Statutes, Section 205-4.5(a)(7), permitted uses within the agricultural districts includes "Public, private, and quasi-public utility lines and roadways, transformer stations, communications equipment buildings, solid waste transfer stations, major water storage tanks, and appurtenant small buildings such as booster pumping stations, but not including offices or yards for equipment, material, vehicle storage, repair or maintenance, or treatment plants, or corporation yards, or other like structures." Therefore, the proposed project is considered a permitted use.

Mr. Ron Terry
Geometrician Associates
Page 2
May 7, 2007

Further, Hawaii County Code, § 25-4-11(c) states that *"Public uses, structures and buildings and community buildings are permitted uses in any district, provided that the director has issued plan approval for such use."* Therefore, Plan Approval is required from the Planning Director prior to obtaining a building permit for the proposed improvements.

In reference to the recycling center, please note the following definition in Hawaii County Code, § 25-1-5(b): *"Recycling center" means an establishment on a building site, with or without buildings, upon which used materials are separated and processed for shipment for eventual reuse in new products. A recycling collection point or an area which serves only as a drop-off point for temporary storage of recyclables shall not be considered a recycling center."*

Since a portion of the proposed development includes only *"Recycling area with bins for glass, aluminum, cardboard, certain plastics, and other items"*, *"Reuse area"* and *"Metal collection area"*, the project should not be identified as a *"Recycling Center"*.

Thank you for the opportunity to provide comments.

If you have questions, please feel free to contact Esther Imamura at 961-8288, extension 257.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

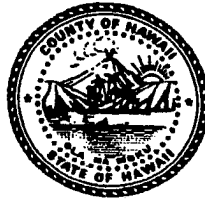
ETI:cd

P:\wpwin60\ETI\AdraftPre-consu\TerryOcean View TS & RC.rtf

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

Ms. Bobby Jean Leithead-Todd – DEM

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Mr. Chris Yuen
Director
County of Hawai'i
Planning Department
101 Aupuni Street, Suite 3
Hilo, Hawai'i 96720-3043

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Yuen,

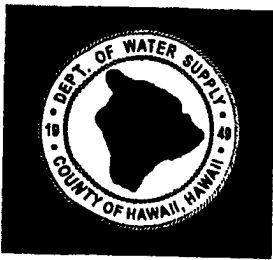
Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center.

We will submit a copy of the Draft Environmental Impact Statement to the County of Hawai'i Planning Department for further comment when it is published.

Sincerely,

A handwritten signature in black ink that reads "Nelson Ho".

Nelson Ho
DEPUTY DIRECTOR



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

April 30, 2007

Mr. Ron Terry
Geometrician Associates, LLC
P.O. Box 396
Hilo, HI 96721

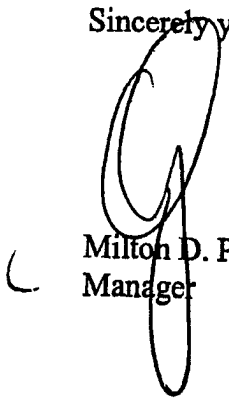
**ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
OCEAN VIEW TRANSFER STATION AND RECYCLING CENTER
TAX MAP KEY 9-2-150:060**

Thank you for the opportunity to comment on the subject Environmental Impact Statement Preparation Notice.

Please be informed that the subject parcel is not within the Department's existing service limits. The nearest point of connection is from an existing 8-inch waterline within Mamalahoa Highway approximately 13 miles away in the town of Waiohinu.

Should there be any questions, you may contact Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,

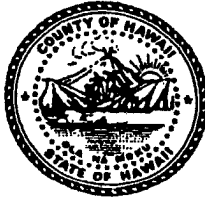

Milton D. Pavao, P.E.
Manager

FM:dfg

copy - Office of Environmental Quality Control
County of Hawai'i, Department of Environmental Management

... Water brings progress...

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Mr. Milton Pavao,
Director
County of Hawai'i
Department of Water Supply
345 Kekuanaoa Street, Suite 20
Hilo, Hawai'i 96720

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Pavao,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We acknowledge your comment that the project site is not within the Department of Water Supply's existing service area.

We will submit a copy of the Draft Environmental Impact Statement to the Hawai'i Fire Department for further comment when it is published.

Sincerely,

Handwritten signature of Nelson Ho in cursive.

Nelson Ho
DEPUTY DIRECTOR

9/4/07

LINDA LINGLE
GOVERNOR OF HAWAII



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF FORESTRY AND WILDLIFE

1151 PUNCHBOWL STREET, ROOM 325

HONOLULU, HAWAII 96813

TEL (808) 587-0166

FAX (808) 587-0160

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LAND
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Ron Terry
Geometrician Associates
P.O. Box 396
Hilo, HI 96721

Re: Environmental Impact Statement Preparation Notice - Ocean View Transfer Station and Recycling Center, Island of Hawai'i, TMK 9-2-150-060

Dear Mr. Terry:

Thank you for the opportunity to comment on the Environmental Impact Statement Preparation Notice for the proposed Ocean View Transfer Station and Recycling Center.

The Department of Land and Natural Resources, Division of Forestry and Wildlife supports the concept of a transfer station in this area. We agree that the frequency of illegal dumping is not simply a visual blight or health issue, but also has a negative impact on environmental quality. Illegal dumping in nearby Manukā Natural Area Reserve occurs regularly, damaging native vegetation, introducing invasive weed species, and degrading habitat for native birds and insects. We also believe that the proposed location is more appropriate than previous site recommendations and appreciate the extensive effort spent by the County in the site search.

At the same time, the Department has concerns about locating a transfer station in close proximity to Manukā Natural Area Reserve. If located too closely, without appropriate mitigation measures, a transfer station may:


- act as a pathway for the introduction of highly invasive weed and animal species that would then spread into the Natural Area Reserve;
- attract feral animals, particularly cats, that directly threaten native bird populations found in the Natural Area Reserve; and
- increase the possibility of fire, through self-combustion of refuse and green waste.

Distance is an important aspect of mitigating these impacts; other measures for consideration would include education to employees and users of the transfer station about invasive species, trapping of feral animals, and enhancement of fire prevention and response capacities.

We look forward to reviewing the Environmental Impact Statement for this project to ensure that these negative impacts are addressed and mitigated to the greatest extent possible, to ensure the

continued protection of the unique and irreplaceable natural resources found within Manukā Natural Area Reserve. Thank you for the opportunity to provide comments. If you have any questions, please feel free to contact me or Division of Forestry and Wildlife Natural Area Reserves staff member Lisa Hadway at 974-4221.

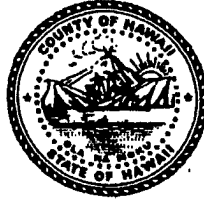
Sincerely,



Paul J. Conry
Administrator

cc: OEQC
County of Hawaii Department of Environmental Management attn: Barbara Bell

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

(808) 961-8083 • Fax (808) 961-8086

http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Mr. Paul J. Conry
Administrator
Department of Land and Natural Resources
Division of Forestry and Wildlife
1151 Punchbowl Street, Room 325
Honolulu, Hawai'i 96813

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Conry,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We will submit a copy of the Draft Environmental Impact Statement to the Department of Natural Resources Division of Forestry and Wildlife for further comment when it is published.

We appreciate your concerns relating to the potential for introduction of invasive species, feral animals, and fire hazards by construction and operation of the transfer station and recycling center and potentially adverse impacts to the Manuka Natural Area Reserve. The Draft Environmental Impact Statement will discuss mitigation for these potential impacts in detail.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR



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

In reply, please refer to:
EPO-07-076

April 30, 2007

Mr. Ron Terry
Geometrician Associates
P. O. Box 396
Hilo, Hawaii 96721

Dear Mr. Terry:

SUBJECT: Environmental Impact Statement Preparation Notice for Ocean View Transfer Station and Recycling Center, Kau, Island of Hawaii, Hawaii
TMK: (3) 9-2-150: 060

Thank you for allowing us to review and comment on the subject documents. The documents were routed to the various branches of the Department of Health Environmental Health Administration. We have the following Solid and Hazardous Waste Branch and General comments.

Solid and Hazardous Waste Branch (SHWB)

The SHWB Solid Waste Section notes that the facility is subject to solid waste management permitting requirements. We will address the concerning issues through the solid waste permit process.

Please contact Lane Otsu at (808) 586-4226 with any questions.

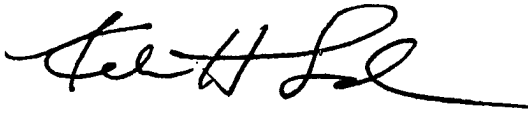
General

We strongly recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

Dr. Terry
April 30, 2007
Page 2

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

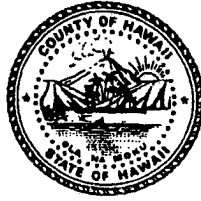
Sincerely,

A handwritten signature in black ink, appearing to read 'Kelvin H. Sunada', written in a cursive style.

KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
SHWB-Solid Waste Section
EH-Hawaii

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

(808) 961-8083 • Fax (808) 961-8086

http://co.hawaii.hi.us/directory/dir_envmng.htm

September 5, 2007

State of Hawai'i
Department of Health
PO Box 3378
Honolulu, Hawai'i 96801-3378

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Sunada,

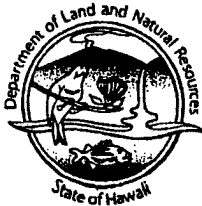
Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We acknowledge that the proposed transfer station would be subject to particular Department of Health solid waste management permitting requirements.

We will submit a copy of the Draft Environmental Impact Statement to the Department of Health for further comment when it is published.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGE

ROBERT K. MASUDA
DEPUTY DIRECTOR

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGE
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCE
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAOHOLAWE ISLAND RESERVE COMMISS
LAND
STATE PARKS

April 9, 2007

Geometrician Associates
Box 396
Hilo, Hawaii 96721

Attention: Mr. Ron Terry

Gentlemen:

Subject: Environmental Impact Statement Preparation Notice for Ocean View
Transfer Station and Recycling Center, Kau, Hawaii, Tax Map Key: (3) 9-
2-150:60

Thank you for the opportunity to review and comment on the subject matter. The
Department of Land and Natural Resources has no comment to offer on the subject matter.
Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Russell Y. Tsuji
Administrator

NO COMMENT
NO RESPONSE

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

I WOULD LIKE ONE LIKE THE ONE IN KENNA WITH RECYCLING,
USED THING ETC. HOPEFULLY ONE IN OCEAN VIEW WILL
STOP OR AT LEAST PUT DOWN ON ILLEGAL DUMPING --
I ASKED SOME PEOPLE WHO LIVE NEAR THE ONE IN
WAIKOHOLA AND THEY SAID IT WASN'T A PROBLEM

Name:



Carole Baker
PO Box 7063
Ocean View, HI 96737

Carole Baker

Address:

Representing:

me & my daughter Heather

Please send comments to:

Consultant:

Geometrician Associates

Address:

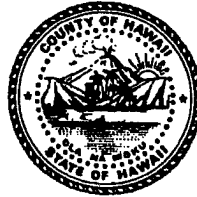
**PO Box 396
Hilo HI 96721**

Contact:

Ron Terry

Phone: 969-7090

Harry Kim
Mayor



Bobby Jean Leithead-T
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Ms. Carol Baker
P. O. Box 7063
Ocean View, HI 96737

Dear Ms. Baker,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes No
(Please Circle One)

COMMENT OR STATEMENT

I have been to the Transfer Station in
Kaanah and it is exactly what we
need here. Please build one just
like it.

Name: _____

Address: _____

Representing: _____



Heather Baker
PMB 214
PO Box 7063
Ocean View, HI 96737

Please send comments to:

Consultant:

Address:

Contact:

Geometrician Associates

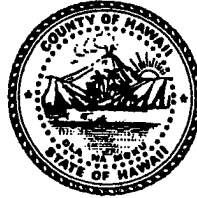
PO Box 396

Hilo HI 96721

Ron Terry

Phone: **969-7090**

Harry Kim
Mayor



Bobby Jean Leithead-T
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

(808) 961-8083 • Fax (808) 961-8086

http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007


Ms. ~~Heather~~ Baker
PMB 214
P. O. Box 7063
Ocean View, HI 96737

Dear Ms. Baker,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Ron - FYI
969-7090

To: COUNTY CLERK (Please distribute to the following)

Mayor Harry Kim, County Of Hawaii,
Hawaii County Council
Barbara Bell
Nelson Ho
Michael Dworsky

From: Jacqueline Bettencourt, (Kona Garden Estates property owner -- 661-250-9494)

I understand that the County of Hawaii is giving consideration to locating a waste transfer station on Lot 392-250-060 in Ocean View.

My lot, on which my son will be building a home for himself and my grandchildren to live in, is located a very short 600' away. I am deeply concerned about the deleterious effect this proposed transfer station will have on our quality of life, particularly on my small grandchildren.

Has any thought been given to:

1. **NOISE POLLUTION** -- bottles and cans, large, old appliances being dropped off for recycling, traffic, ... vehicles idling, waiting to make a left-hand turn into the facility.
2. **AIR POLLUTION** -- from said idling vehicles, noxious odors from decaying garbage, dust being blown around -- this is a very windy area.
3. **DUMPSTER DIVERS** -- it is well-known that there are drugs and squatters in this area and also the crime that goes along with the scenario.
4. **LANDSCAPE BLIGHT** -- would any of you like this to be your view as you drive into your neighborhood, or the view from your home?
5. **WIND-BLOWN TRASH LEAVING THE FACILITY**

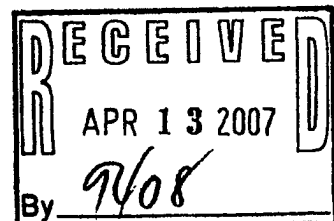
Would any of you like to have your children, grandchildren or even yourselves exposed to the above?

I do know that we need a facility such as this in the area but my thought is that perhaps you could find a location with a much larger buffer zone than you have here.

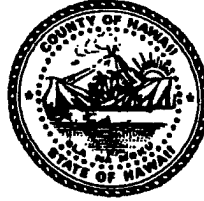
I beg of you to please reconsider installing the waste transfer station at this site.

Thank you very much for taking the time to read this.

Jacqueline Bettencourt



Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

(808) 961-8083 • Fax (808) 961-8086

http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Letter to be faxed

Ms. Josephine Bettencourt
Fax: (661) 250-9494

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Ms. Bettencourt,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement (EIS) will discuss some of the issues you raise in greater detail, we submit this response at this time.

Thank you for identifying your concerns about nuisance issues. We appreciate that transfer stations may have odors, noise, blowing trash, fire and invasive species problems. In general, nuisances such as these can be minimized through a combination of proper site design, prevention, and mitigation that can be greatly assisted through community involvement. The EIS will address these issues in detail and include mitigation to address adverse impacts. If particular nuisance issues are of concern to you, we request that you comment upon the Draft EIS and include possible solutions to these issues.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

9408 A

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

I OWN PROPERTY ON THE "ROAD A", MY CONCERN IS THAT PEOPLE WILL DUMP TRASH ON THE ROAD WHEN THE TRANSFER STATION IS CLOSED. IN CONSIDERATION OF THIS I WOULD REQUEST THE COUNTY INSTALL A GATE ON "ROAD A" TO BE SOLAR POWERED - NOT MANUAL OPEN. I WOULD ALSO ASK THAT THE COUNTY REMOVE ALL TRASH AND ABANDONED VEHICLES CURRENTLY ON "ROAD A", SO DUMPING ENDS BEFORE THE T. STATION OPENS.

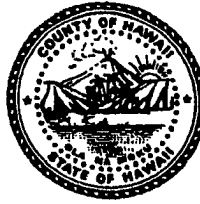
Name: TIM BLAKLEY
Address: PO Box 7063, PMB 402, OCEAN VIEW, 96737
Representing: _____

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396
Hilo HI 96721**
Contact: **Ron Terry**

Phone: 969-7090

Harry Kim
Mayor



Bobby Jean Leithhead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Mr. Tim Blakely
P.O. Box 7063, PMB 402
Ocean View, HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Blakely,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. The EISPN, being a document that only begins the Environmental Impact Statement (EIS) process, did not present a detailed site design, in part because the County was still considering alternative sites.

The Draft EIS will present a Site Plan that includes expected elements and features. It should be recognized that many aspects of the design cannot be finalized until a detailed topographic plan is available and this will not occur until after conclusion of the EIS and acquisition of the property.

Traffic improvements will be recommended by the traffic engineering report and will be attached to the Draft. The County does plan to gate the transfer station access road during closed hours in order to prevent illegal dumping.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

This Transfer Station and Recycling Center, as it is planned, is very much needed, so go on and make it happen. It make sense to us, as described in your booklet. Some people, who are against, lived and/or still live themselves in a "dump". Sorry it's not PC, but a fact.

Name: Hort & Angela Braun
Address: P.O. Box 6007, O.V., HI 96737-6007

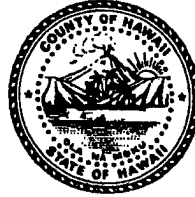
Representing: (We have owned properties in Ocean View since 1967 and are currently building.)

Please send comments to:

Consultant: **Geometric Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: 969-7090

Harry Kim
Mayor



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August 20, 2007


Horst and Angela Brown
P.O. Box 6007
Ocean View, HI 96737-6007

Dear Mr. and Mrs. Brown,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

The Committee For An Appropriate Transfer Station says NO to site 3-9-2-150-060!

With a history of failures and mismanagement of funds we believe the Department of Environmental Management (Dem) is incapable at this time of handling the responsibilities of a new transfer station. Therefore we want the new State of The Arts facility put on the already owned 31.65-acres of the Waiohinu transfer station. With the infrastructure already in place and needed upgrades slated for 2010 at \$1.5 million why wait, do it now. Waiohinu transfer station is a mere 12 miles away. Since there is no proof that the DEM can build such a facility correctly, we the taxpayers want the improvements done to the Waiohinu transfer station, which will still benefit all of us. This is the best use of appropriated funds. In the DEM document Island Wide Transfer Stations Repair and Enhancement Plan February 2006 (IWTSREP) and a requested audit initiated by County Council called Audit of the County of Hawai'i's Recycling and Diversion Grants Program June 2006 verifies everything.

In the IWTSREP the DEM presents their failures and admits they have little to no control of what goes on at their facilities. All 21 are failing, 13 are in serious disrepair and are a hazard to workers and users alike. The transfer stations are for household rubbish and are being abused by businesses. Better recycling methods with the help of the private sector, enforcing current rules and laws that the transfer stations are for household use only will solve some of the problems DEM currently faces. This project has not been thought out thoroughly. DEM is scrambling to find ways to solve their problems with the possible closure of the Hilo landfill. Jumping unprepared into a new project is not the way to do it.

The town of Ocean View has already shown the County the importance of privatization. South Point Rent All has set aside space for Atlas Recyclers to do oil redemption and Hi. 5. Mahalo nui loa to Stanley and Maryann for being so environmentally conscience and considerate of the needs of their community.

The Ocean View Road Corporation wants green waste for their industrial chipper. They mix it with cinder and soil creating a usable product.

We found ways inside our own neighborhoods to help solve the growing needs for recycling. What is needed now are Island Wide Recycling Services in Town Centers to make it easier for residents and tourists alike. Nationwide and worldwide recycling is available at Town Centers. Why not here? "One Stop Chores" is the environmentally sensible way to go. Privatize recycling and let businesses that have proven to be successful take on the jobs the DEM has failed to achieve. This creates jobs while taking the burden off the taxpayers. Privatization helps minimize the amount of waste entering the transfer stations. The time is now to let professionals that know how to manage and operate recycling facilities to do so.

Why not permit the Department of Health to make grants from the beverage container deposit special fund to the counties for the purchase, placement, maintenance and collection of community recycling bins and HI-5 fundraiser bins. Allow redemptions at local grocery stores like it once was. Educate the public to donate usable appliance rather than having collection centers at the transfer stations. This creates an environment for errors with loss or damaged parts because doors must be removed for safety reasons.

There is no on site County water to fend off a catastrophe. Currently the nearest County water is 13 miles away. County water may arrive someday but it will still be 3 miles away. In this dry and windy area we need more than just a catchment system. This creates and an unsafe environment for the communities, the facility and nature alike.

As the EISPN states no businesses are likely to be attracted to the general area because of the presence of a solid waste transfer station inducing proximity impacts. What types of businesses would come into the area say around

200 feet away? Would we have the types of services we need to be a normal healthy community such as; schools, a library, hospital, pharmacy, medical offices, grocery store, restaurant or farming. I think not. We will only get the types of businesses that degrade or downgrade an area like junkyards or scrap metal facilities, which belong in industrial areas and this location is not one. The transfer station inhibits positive economic opportunity. It will cause adverse impacts that will accumulate to produce more severe impacts. This is an Environmental Justice issue with disproportionately high and adverse human health or environmental effects that harms low-income and minority's populations and does not guarantee a fair or nondiscriminatory outcome. If No Action is ignored or not allowed then the DEM failed to incorporate environmental justice into their core mission on this project.

We follow the principals of NIABY, Not In Anybody's Backyard. This site is surrounded by private property so this IS in somebody's backyard. The EISPN mentions few if any want this facility near them. The County needs to find a more remote area to service the populations intended to use this facility without infringement on anyone. The local topography does not allow the transfer station to be hidden. Kona Garden Estates is 650 feet to the south and has at least 30; 3-acre privately owned lands that will have this in their view plane. HOVE has a far greater number of peoples, in the hundreds that will be looking down upon this unpleasant facility. How can it be covered up? It will adversely affect the view plane by degrading the existing visual character and quality of the site and its surroundings. Right now there is a beautiful forest to look.

Our questions and suggestions are as follows:

We want water misting deodorizing systems.

What is the proposed tonnage?

What negative effects will the transfer station have on the community and the environment?

How exactly will the community be economically impacted?

What will be done about the social, economic and community impacts?

What neighbor sites can be expected? What types of businesses will want to develop next to such a facility?

What effect will the truck traffic have on the community and how much traffic will be generated?

We want the roadways cleaned daily from the escaped debris off all the vehicles.

We want the entire roadway from highway to transfer station paved for dust control.

When will the trailers be removed?

What is the exact figure of the cost to put in the new facility? Include the entire infrastructure and what intended infrastructure will be put in plus the entire infrastructure the community wants done. We do not want the new transfer station until the all the infrastructure is in place.

Does the budget include the purchase of the necessary trailers to service the new facility? If so how many new trailers will be purchased and at what cost?

What is the cost for public road improvements?

What is the cost to purchase the 3, 3-acre parcels for the new transfer station?

With a mere 9 acres will this facility be able to grow and expand in the future, to accommodate the greater demands when they are needed?

Clearly what is going to be there?

What is the size and scope layout? How much parking will be available?

What are the solutions to the increased traffic ingress and egress to the highway and surrounding areas?

What distance are the buffer zones from the adjacent privately owned properties?

What is the exact size of the facility? Where are the architectural designs? We want to see them before the EIS goes any further.

We want to see the budget and architectural plans for comparison of budget to facility.

Describe and show plans for landscaping and lighting?

This is a Geological Hazard Zone 2. Explain and show plans to safely build structures that will not be damaged by earthquakes.

How will storm water and wash water be managed?

How will vector control be implemented? What measure will be taken to deal with the ever-present problems of feral animals that wander the transfer stations as well as our community? What methods will be used to safely control mosquitoes, rodents, flies, fleas and ticks that bring diseases to humans and our pets alike.

How will noise pollution be dealt with? We want plastic lined trailers to abate the sounds.

What are the potential hazards expected and how will they be addressed?

This is a dry, windy area where fires are prevalent and happen at transfer stations. We want alternate roads for emergency vehicles.

Ground fires spread through lava tubes exponentially. What measures are to be taken to assure the public that no porous substrate ground fires will escape through lava tubes on any of all the grounds at the facility?

What measures will be taken to prevent ground fires caused by burning roots, which is not uncommon on the Island?

There is no on site county water and this facility needs its own fire department to protect itself and the rest of us. The closest water is 13 miles away. Projected future water may come as close as 3 miles away.

Green waste is combustible and a problem at some locations. How will you prevent this problem from occurring here? How much water will be needed daily to keep the piles moist and safe?

What is the volume of water necessary on a daily basis to keep the entire grounds inside and out clean and dust free?

What are incoming weights of green waste entering this facility and will this site be able to handle the volume of green waste?

Will green waste of any kind at any time now or in the future be transported to this facility from any other transfer stations or landfills on the Island? If yes why and can the facility safely handle such waste?

We want organic green waste separated from non organic.

How will you prevent the spread of plant diseases from green waste? Remember the problems with banana plants few years ago.

What provisions will be taken to protect the organic farms less than ½ mile away from contaminations due to escaped pestilence and pesticide laden green wastes escaping into the environment?

Why are only residences considered as important considerations for this site selection? Why is vacant privately owned land not considered important in relation to the imposition to owners of locating a transfer station on site 3-9 2-150-060 aka. 150-60? They still suffer from the exact same proximity issues.

Manuka Forest Reserve is ½ mile from the proposed site. How will you prevent wind blown spores, fungus and bacteria from entering the reserve? What safe guards are there to keep feral animals including Coqui frogs out of the park? This location will also disrupt critical habitat by removing the forest the birds and animals now use.

Will there be monitoring of wastes disposed and sorting of wastes presented in plastic bags to assure compliances with the laws? If not why? Every piece of waste must be inspected to prevent illegal or toxic waste as well as business waste from entering. Without physical inspections of wastes brought to the transfer station there is no real assurances that illegal dumping does not occur. What program will be implemented for detecting and preventing disposal of hazardous wastes? We do not want the transfer station to become its own illegal dumpsite? It will be dumped in spite of the laws.

How will you protect the public and the environment from household hazardous waste entering illegally? How will it be regulated? What types of waste will be acceptable? Will any hazardous wastes be acceptable?

Prove how this facility will curtail illegal dumping? Honest people go to the proper disposal facility. Those without legal transportation or transportation at all are the problem. How will this new transfer station stop them from dumping illegally?

How will contaminants and medical waste be handled?

We want a complete list of acceptable wastes now and in the future as the facility expands to accommodate the community needs.

What are the possible risks and exposures and your policies and procedures to reduce said risks and exposures?

What internal control methods are used to plan, organize and direct operations at the transfer station? How is this monitoring program enforced to detect errors, fraud and law violations?

What are your formal policies and procedures for ongoing assessment of the condition and effectiveness of transfer stations and a formal maintenance schedule?

We want regular staff and 24 hour security to protect the public as well as the facility.

What methods of fugitive dust emission control will be used including fugitive paper, plastic as well as other wastes entering the site?

Now or in the future will this new site have a solid waste salvage facility for automobile dismantlers, scrap metal or junkyard?

We want a geotechnical analysis of soil and geologic properties done to determine extent of unstable conditions? If not why?

We want a zoological onsite study and a findings report.

Will this site have nighttime closures making it difficult for users, which can cause illegal dumping problem?

How will this facility accommodate people with disabilities?

The EIS is to include everything that will be put on the site. After it opens will more services be added? Will another EIS be necessary or can the DEM add whatever they believe is necessary as they please?

Is NO ACTION under serious consideration? With so many opposed to this site selection we believe this is the only action. Nobody wants a facility near him or her and this site is no exception.

Will white bulky items be accepted in the reuse section? If so the doors need to be removed and this creates an environment for loss or damage to parts. Instead educate the public to donate working appliances after all how can it be determined the appliances are in good working condition when they are dropped off?

How much funding is allotted for compensation in diminution of property values?

There is insufficient rainfall to keep the landscaping alive. Does the budget include hiring people to do so?

This site location goes against the flow of traffic creating many problems. We need turning lanes, a traffic light, and pedestrian over pass for safety of foot traffic into and out of the facility. Plus three closed in bus stop pavilions at the locations near the facility to protect our children.

What measures will be taken to resolve the poor line of sight problems for those traveling south. There is a dangerous blind spot that will be hazardous to travelers. Site 150-60 is on the makai side of the highway and goes against the flow of traffic making it more difficult for county service vehicles and users alike. They all will be crossing the roadway to ingress and egress the site creating situations for serious traffic fatalities.

What will be done about the air pollution from daily excessive vehicle traffic causing health problems? People die from smells everyday.

Will the costly Miloli'i transfer station be shut down after the new one opens? All the studies I have read say it will. What are your views on this?

Will all waste be removed at the end of each day? After all this is a transfer station not a landfill.

What provisions are being made so the public can review the facility's operating history and permit compliance after regular operations begin?

We want a commitment to regularly pick up litter and sweep streets in and around the waste transfer station to prevent it from escaping into the local neighborhoods and onto the highway.

What improvements will you give to the community in exchange for allowing the transfer station to be built?

Will FOG be collected here?

How will you control wind blown debris from users who ingress and egress the facility?

Why has no one contacted or consulted neighboring landowners about the desire for this facility?

Why is there no list of affected TMK's? EISPN admits some will be affected.

Kona Garden Estates will be adversely affected by this project. Why were they never contacted by the DEM?

The EISPN map does not clearly show the surrounding subdivisions. Why? It is not clear to anybody exactly where site 150-60 is.

Potential problems have not been identified or discussed. They need to be identified and the corresponding impact should be described with resolutions.

Alternative strategies for residential solid waste disposal and recycling need to be addressed. We already have HI 5, used motor oil pickup and a green waste chipper in the area. The transfer station will be competing with private businesses and is a waste of taxpayers' moneys.

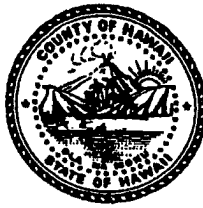
The transfer station creates objectionable odors affecting a substantial number of people.

These are only a few of the many problems locating a transfer station on site 3-9-2-150-060 will create. The cost is more than what the taxpayers need bear.

Antonia

curania@yahoo.com

Harry Kim
Mayor



Bobby Jean Leithhead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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July 11, 2007

Ms. Antonia Curania
The Committee for An Appropriate Transfer Station
Box 7001
Ocean View, HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Ms. Curania,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement will discuss some of the issues you raise in greater detail, we submit this response at this time. Please note that an EISPN is a preliminary document that begins the Environmental Impact Statement (EIS) process and invites the public and other interested parties to submit comments regarding their concerns. The EISPN is not an EIS. Comments made at this point will assist the Department of Environmental Management to identify issues of concern and what features the public desires to be part of the project. When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Thank you for identifying your concerns about nuisance issues. We appreciate that transfer stations may have odors, noise, blowing trash, fire and invasive species problems. In general, nuisances such as these can be minimized through a combination of proper site design, prevention and mitigation that can be greatly assisted through community involvement. The Draft EIS will address these issues in detail and include mitigation to address adverse impacts. If particular nuisance issues are of concern to you, we request that you comment upon the Draft EIS and include possible solutions to these issues.

ASD/6A

As will be documented in the Draft EIS, the department conducted an extensive search for suitable transfer station sites in the Ocean View and South Kona areas. A suitable site must have the following characteristics:

- No significant view planes present;
- Sufficient line-of-site along the access road from both directions;
- Absence of sensitive land uses;
- Adequacy of road access;
- Size (at least eight acres);
- Sufficient distance from residences;
- Preference given to reduced degree of required site preparation and disturbance;
- Adequate drainage, absence of drainage or obvious flooding problems; and
- Landowner willing to sell.

The preferred site meets each of these criteria well and is currently the only site in the area that meets all criteria.

We are sensitive to the fact that there are residences in the general area and there will undoubtedly be more in the future. However, with the proper management that our agency intends to undertake and with the cooperation of the community, the site is highly appropriate. The location would be in character with other transfer stations in Hawai'i County, two-thirds of which are located in rural areas. Of all of the 21 transfer stations in the County, 38% have residences located within 600 feet and 33% have active agricultural activities within 600 feet. Altogether, 57% percent of Hawai'i County transfer stations have either residences or agricultural activities located within 600 feet. The preferred site is similar to other transfer station sites in a general sense, with some agricultural uses and residences in the vicinity. Therefore, the department does not consider the proposed transfer station site as inappropriate.

The Draft EIS will address operational issues in detail, including, but not limited to, storage of green waste on-site, good housekeeping issues and management of nuisance issues. In general, we plan to staff the transfer station with at least one attendant. This attendant's function will be, in part, to assure that no undesired materials including, but not limited to, hazardous materials, large appliances and construction waste are deposited into the chutes. Off-hours the transfer station will be gated, also preventing the deposition of unwanted materials. It is hoped that security during off-hours will be assisted by community members in order to prevent vandalism and dumping of materials outside of the gate.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

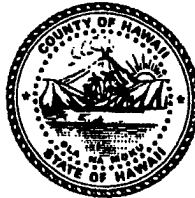
I'd like 1. Recycling of glass & drinking bottles on the premises ~~at all times~~ ^{24/7}!
2. place for Motor oil, Batteries & tires for 30 store, where we can buy them & ^{AP phone} dropped off but very cheaply
4. Acreage for Abandoned Cars.
5. Chipping up the limbs, brush to Bark.
6. Compost & Bark for public to pick up
7. Hours need to be as long as possible.

Name: Carol E. Converse
Address: PO Box 6041 Ocean View.
Representing: Myself

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396
Hilo HI 96721**
Contact: **Ron Terry** Phone: **969-7090**

Harry Kim
Mayor



Bobby Jean Leithead-To
Director

Nelson Ho
Deputy Director

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http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Ms. Carol E. Converse
P. O. Box 6071
Ocean View, HI 96737

Dear Ms. Converse,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

The Draft EIS will address the specific elements planned for the transfer station (e.g., hazardous household waste collection, appliances, green waste, etc.). When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

May 7, 2007

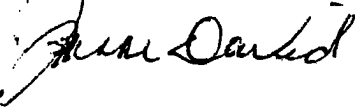
Aloha

We do not want a new transfer station in Ocean View. We like the way things are now. This site location 150-60 is too close to my house in Kona Garden Estates. We are the subdivision next door and will be adversely affected. How would you feel if you were one of the people most affected by this facility? Your hopes and dreams destroyed by an unhealthy blight near your backyard and you have to pay for this without any says so. Its not like we can afford to pick up and leave because we do not want to live near the transfer station. Nobody even told us about this. We found out at one of our board meetings. Not right to be so secretive about things you do. Not even a letter or anything to let us know. If the County is so determined to put in a new transfer station than use your own lands or ask the state for some. We don't want all the extra noise and traffic. We have pets that will suffer from the wild animals roaming around that have wandered from the facility. They will show up in our yard with their diseases and make our family sick. How are you going to keep this place clean? There is no water here. The place will smell even worse because of this. It is dry and windy here and a fire will be a big problem too. Are you going to put in a fire station or are you just going to take advantage of ours? Nobody is thinking about how bad this is for all of us who live close by. Think before you act on this. There are more important things that we really need like a hospital or doctors offices. I have to drive all the way to Kona whenever I get sick. Long drive when you do not feel well. I have to go and get my medicine there too. Give us a pharmacy and schools for the keiki. They get up early in the morning to ride the bus far away to go school. We need schools here, now. All kinds of nasty stuff gets thrown out that can make us all sick. Do you even care about my health? I already got enough things going on and do not need any more problems. We all know these places are disease infested. Plenty of us will suffer. We got rights too that need to be respected not ignored. It is time you listen to us and put a stop to this new project you are planning. Spend the money on the things we need and if you have any left over spend it on Waiohinu transfer station. We go there anyway and they probably can use some improvements.

Walter David

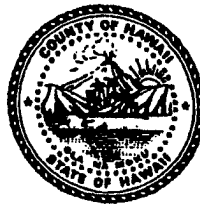


Joanne David



Ocean View Transfer Station and Recycling Center
3-9-2-150-060 Kau

Harry Kim
Mayor



Bobby Jean Leithhead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

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July 11, 2007

Walter and Joanne David
Box 7157
Ocean View, HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. and Mrs. David,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement (EIS) will discuss some of the issues you raise in greater detail, we submit this response at this time. Please note that an EISPN is a preliminary document that begins the EIS process and invites the public and other interested parties to submit comments regarding their concerns. The EISPN is not an EIS. Comments made at this point will assist the Department of Environmental Management to identify issues of concern and what features the public desires to be part of the project. When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

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Hawai'i County is an equal opportunity provider and employer.

9507A

As the Draft EIS will document, the County conducted an extensive search for suitable transfer station sites in the Ocean View and South Kona areas. A suitable site must have the following characteristics:

- No significant view planes present;
- Sufficient line-of-site along the access road from both directions;
- Absence of sensitive land uses;
- Adequacy of road access;
- Size (at least 8 acres);
- Sufficient distance from residences;
- Preference given to reduced degree of required site preparation and disturbance;
- Adequate drainage, absence of drainage or obvious flooding problems; and
- Landowner willing to sell.

The preferred site meets each of these criteria and is currently the only site in the area that meets all criteria.

The County is sensitive to the fact that there are residences in the general area and there will undoubtedly be more in the future. However, with the proper management that our agency intends to undertake and with the cooperation of the community, the site is highly appropriate. The location would be in character with other transfer stations in Hawai'i County, two-thirds of which are located in rural areas. Of all of the 21 transfer stations in the County, 38% have residences located within 600 feet, and 33% have active agricultural activities within 600 feet. Altogether, 57% percent of Hawai'i County transfer stations have either residences or agricultural activities located within 600 feet. The preferred site is similar to other transfer station sites, in a general sense, with some agricultural uses and residences in the vicinity. Therefore, we do not consider the proposed transfer station site as inappropriate.

The Draft EIS will address operational issues in detail including, but not limited to, storage of green waste on-site, good housekeeping issues and management of nuisance issues. In general, the County plans to staff the transfer station with at least one attendant. This attendant's function would be, in part, to assure that no undesired materials including, but not limited to, hazardous materials, large appliances and construction waste are deposited into the chutes. Off-hours the transfer station will be gated, also preventing the deposition of unwanted materials. It is hoped that security during off-hours will be assisted by community members in order to prevent vandalism and dumping of materials outside of the gate.

Sincerely,



Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes No
(Please Circle One)

COMMENT OR STATEMENT

Being the largest and most affordable sub-division in the state of Hawaii, it is inevitable that Ocean View grows into a sizable community, and relatively soon. That, and Ocean View's remoteness, make it essential for us to have the most comprehensive waste transfer and recycling facilities possible. Our county should acquire as much land as is available for waste transfer to accommodate future population, and recycling effective enough to set an example for our state, which because of its unique situation, should be a leader in the cause of recycling.

Name: MARSHALL D. GLOSKIN

Address: P.O. BOX 2138, KEALAKEKUA, HI 96750-2138

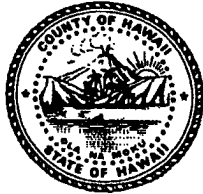
Representing: SELF - 928820 LEILANI PKWY, O.V.

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: 969-7090

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Mr. Marshall D. Gluskin
P. O. Box 2138
Kealahou, HI 96750-2138

Dear Mr. Gluskin,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISP) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

To: Ron Terry; Geometrician Associates
CC. Genevieve Salmonson
Barbara Bell
Mayor Harry Kim
Nelson Ho

Date: 5-2-2007

From: Kris Hanson
653 Shadow Ave NE
Renton, Washington, 98059
425 255 5284
yougoafterit@aol.com

I am a property owner in Kona Garden Estates. I owned two lots in this gated community from about 1990 to 2005, when I sold one of the lots. I continue to own one lot and plan to retire after 34 years in the fire service, construct a home on my property and reside there in retirement. I have paid taxes on the lots for years and have required no services from the county of Hawaii. It is my intention to build a single family residence on my lot in the year 2009.

The proposal to place a large and intrusive garbage facility within few hundred feet of the entrance to Kona Garden Estates came as quite a 'bad' surprise to me. I AM **OPPOSED** TO YOU PLACING THIS FACILITY at site 3-9-2-150-060. This will be a disaster to the property owners in the vicinity and without question the property values will plummet, citizens living there will have to put up with **noise, dust, dirt, vermin, insects, pollution of the air and water, nasty odors, truck traffic, danger on the highway, loose trash, smoldering fires, and a host of other hazards that will come with this facility.**

In the following text, I will point out the flaws in the idea of placing a facility of this size and scope at site 3-9-2-150-060. I have looked at the EISPN and found it to be completely inept and inadequate. To be frank, I will be very blunt. It is not my intention to upset the individuals that put the EISPN together, but to show that it is impossible to read and examine the nature of the facility on the site with this document.

Note: This site will be sited, constructed, and operated by the County of Hawaii, Department of Environmental Management. This is the agency that has a history of failure. This agency cannot point to a single transfer station, waste handling facility that is without serious problems. The claim is that this new site will become the model of success for the future. PUCKY. Improve the current sites and demonstrate that you can run just one or two of them properly before you take on a new one.

The proposed site is a ridiculous. It is located next to residential property on all sides. These properties may be zoned 'agricultural, but there isn't any agricultural activity anywhere near the site and there never will be.

The property owners were not notified of the possibility of this facility being placed at the proposed site. When I asked why not, I was told the law did not require it. It may not have been a legal requirement, but it would be a moral and ethical obligation.

Members of the community that have testified against the site have had their comments opposing the site left out of meeting minutes, while persons speaking in support have their testimony placed into the minutes word for word.

The opposition has been understated; the support has been over estimated.

As for the EISSPN, prepared for the Hawaii County DEM, by Geometrician Associates, I will try to point out a few of the many flaws in this document.

Page 1; The placement of a garbage recycling facility at the site is mainly for the use of the community of Ocean View. It would be logical to place it in the community of Ocean View. This would increase the ease of access for these people and they would be better served.

Page 1; Transfer stations are allowed in Agricultural Districts. The properties in this area are zoned ag, but should be zoned residential. There is no agricultural activity and there never will be.

Page 1; "Highway Access is also a key consideration" The highway access to the proposed site is horribly inadequate. It is on a curve, on a narrow portion of the highway, where vehicle travel at high rates of speed. There are bus stops in the area, Semi Trucks, vehicles with trailers, and all other vehicles entering and leaving the facility will be in danger of having a collision each and every trip. In addition, this road is heavily traveled by tourists unfamiliar with the area. Each time an accident occurs, emergency medical workers, (Fire Department) will be responding from far away. Critically injured will need to be transported great distance before reaching a trauma care center. Many deaths will occur. There is no adequate plan in the ESIPN to address the road improvements that will be needed. The needed improvements will be very expensive.

Page 2; The Ocean View Location Map. This does absolutely nothing to demonstrate where the site will be located.

Page 3; In 2003-----Concerns from neighbors who opposed the facility dominated the meeting. So, let me see. If neighbors who oppose the site attend meetings the site is dismissed from consideration. This would explain why property owners in the area were not notified of the possible placement. In addition it is now clear why when you page 10 section 2.3, Consultation of Agencies and Organizations, then turn to page 11. You will notice that two communities Association are mentioned, but not the 'Kona Garden Estates Home Owners Association'. If you don't include the opposition, and then disregard that opposition as it occurs, you can cram it down the opposition throats easier.

Page 3; In 2006 the County reevaluated the list-----Concerned neighbors of the new site asked the county to reevaluate every potential site-----The County conducted a thorough evaluation ----In the end only the preferred site appeared suitable and obtainable. **WHY IS IT THAT WHEN THE OPPOSITION TO THE SITE REQUESTED ALL DOCUMENTS RELATED TO THE SEARCH FOR AN ALTERNATE SITE BE PROVIDED TO THEM, THE COUNTY, IN VIOLATION OF PUBLIC DISCLOSURE LAWS HAS REFUSED TO GIVE IT TO THEM. THIS HAS OCCURRED ON MULTIPLE OCCATIONS AND IS CLEARLY DOCUMENTED IN E MAIL CORRESPONDENCE?**

Page 4; 1.2 The County remains willing to consider other suitable properties ----
Please provide proof of this statement. Show exactly how open you are to other sites.

Page 4. 1.3 Sixteen are gated and have set hours of operation----most are open and monitored---- **WILL THIS FACILITY BE OPEN OR GATED. WILL THERE BE A 24 HOUR SECURITY GUARD ON LOCATION. WILL THERE BE AN ATTENDENT THAT WILL EXAMINE ALL WASTE TO INSURE NO HAZARDOUS MATERIALS WILL BE LEFT ON SITE CAUSING A REAL DANGER TO THE RESIDENTS IN THE AREA?**

Page 6; The OVTS will have a new, more modern layout-----

Page iv; The transfer station will include the following elements;

Two waste disposal chutes

Recycling area

Redemption area for containers

Green waste

Metal collection area

Service roads, electric lines and poles, fencing, and landscaping

Improvements to SR11 as necessary

Firebreaks and firefighting equipment

Visual buffer area.

NOW TURN TO PAGE 6; and look at the "Conceptual Design for Transfer Station and Recycling Center". YOU HAVE TO BE KIDDING. A six year old with limited computer skills could have made this "CONCEPTUAL DESIGN".

What I see is a basic sketch of what might be a place to dump garbage into a trailer. I am not quite certain. It is impossible to make comments about a facility that has no dimensions, nothing to show the topography of the land, and no plans of the many additional uses planned for the site.

- A. WHERE IS THE ROAD LEADING INTO AND OUT OF THE FACILITY?**
- B. WHAT ARE THE DIMENSIONS OF THE GARBAGE SHED?**
- C. WHERE WILL THE RECYLING AREA, CONTAINER REDEMPTION AREA, GREEN WASTE AREA, METAL COLLECTION AREA,**

SERVICE ROADS, FENCING, FIREBREAKS, AND SECURITY BOOTH BE LOCATED?

- D. WHAT ARE THE DIMENSIONS OF THE ITEMS LISTED IN C?**
E. EXACTLY WHAT WILL THE GREEN WASTE AREA CONSIST OF? THE COUNTY OF HAWAII TRANSFER STATION ENHANCEMENT PLAN, 3.1; STATES THE AREA WILL BE AT LEAST ½ ACRE IN SIZE. THE AREA WILL BE PROVIDED WITH A COMPACT SOIL BASE. PERIODICALLY, THE COUNTY WILL HAUL THE GREEN WASTE.

It appears that the intent is to pile up the green waste and every now and then it will be removed. Green waste as it decomposes stinks. The smell is horrible and permeates the area for miles. The decomposition will cause smoldering fires that will emit toxic smoke and endanger the area with the possibility of brush fires that will spread to structures in the area. THAT IS FACT, and you have history at other sites to prove it.

- F. Green waste continued; It is the intent of the county to operate a large chipper/shredder at the site:**

**HOW BIG WILL THE SHREDDER MACHINE BE?
HOW MANY DECIBLES OF NOISE WILL THE SHREDDER MAKE?
HOW FAR WILL THE NOISE FROM THE SHREDDER CARRY?
HOW MANY HOURS PER DAY WILL THE SHREDDER OPERATE?
WHAT WILL THE HOURS OF OPERATION BE?**

- G. Improvements to SR11 as necessary.**

**WHAT IMPROVEMENTS ARE NECESSARY?
WHERE IS THE IMPROVEMENT PLAN SO IT CAN BE REVIEWED?
HOW MUCH WILL THE IMPROVEMENTS COST?
WHEN WILL THE IMPROVEMENTS BE COMPLETED/
ARE THE IMPROVEMENTS INCLUDED IN THE SITE CONTRUCTION AND MAINTAINANCE COST ESTIMATES?**

- F. Firebreaks and firefighting equipment;
I HAVE LOOKED TROUGH THE EISPN AND SEE NOTHING THAT DESCRIBES WHAT FIREBREAKS AND EQUIPMENT WILL BE AT THE SITE. WHAT IS THE PLAN? THIS IS A CRITICAL ELEMENT.**

- G. Visual buffer area;
WHAT DOES THIS CONSIST OF?
WILL YOU BE PUTTING IN TREES TO BLOCK THE SITE FROM VIEW?
AGAIN THERE IS NO PLAN TO REVIEW, JUST A GENERAL COMMENT.**

- H. Page 13; Water Resources;**

The only source of water for serving the needs of the communities in the area is GROUND WATER. This site will be a serious endangerment to ground water. You have no way of ensuring that no critically toxic materials will be dumped at the site and enter the ground water source, endangering the health and lives of residents using the water for their daily lives.

A COMPLETE AND THOROUGH EXAMINATION AND TEST OF THE SITE MUST BE DONE TO ENSURE THAT THE GROUND WATER WILL NEVER BE ENDANGERED. TEST WELLS NEED TO BE DRILLED, A STUDY OF THE SOIL MAKEUP COMPLETED AND VERIFIED TO DEMONSTRATE BEYOND A DOUBT THAT THE INEVITABLE POLLUTION AT THE SITE WILL NOT ENTER THE GROUND WATER SOURCE.

WATER RUNOFF FROM THE SITE MUST BE CONTAINED AND TREATED, AND TESTED PRIOR TO BEING RELEASED INTO THE AREA AND SOAKED INTO THE SOIL. THE GROUNDWATER SOURCE NEEDS TO BE MONITORED AND TESTED REGULARLY AND OFTEN.

I. Page 14; Climate and air quality; This facility will produce nasty and irritating odors that will permeate the area for miles. The evening wind patterns will blow this disgusting and potentially hazardous smell right onto Kona Garden Estates.

I would suggest that you research the lawsuit brought by the Citizens of King County Washington against the Cedar Grove Composting facility. The court ruled in favor of the residence in a wide area surrounding this composting facility and cost the facility millions of dollars to settle the suit. This could very well happen to the county if the facility goes ahead at this location.

J. Page 14; 3.1.4; Noise. Mention is made of a sawmill. There is no sawmill. The sawmill operation have been gone for a very long time. Homes are not mentioned as being a "sensitive noise receptor".

You need to add residential properties to the list of sensitive noise receptors. That would be the use of common sense would it not?

K. Page 15, 3.1.5. The goal was to visually shield nearby residents--- as well as providing a noise and odor buffer.

THE NOISE WILL TRAVEL FOR A VERY LONG DISTANCE, AND THE ODOR WILL BE DETECTIBLE FOR MILES AROUND. That is a fact.

L. Page 15; Hazardous Substances;

THERE MAY NOT BE HAZARDOUS SUBSTANCES ON THE SITE AT THIS TIME, BUT YOU CAN BE SURE THERE WILL BE IF IT EVER OPENS.

M. Page 17; 3.3.3 Roads and access. An unpaved road --- would provide access to the site.

WHY IS THE ROAD UNPAVED?

AN UNPAVED ROAD WILL INCREASE THE DUST IN THE AREA. WHY NOT PAVE IT?

N. Page 18; 3.3.5; Visual inspection indicated that no farming----and no impacts to farmland or farming would occur.

THIS PROVES AN EARLIER POINT. THIS AREA SHOULD BE ZONED RESIDENTIAL. YOU DO NOT PUT INDUSTRIAL FACILITIES IN A RESIDENTIAL AREA. IT DOES NOT BELONG ON THIS SITE.

O. Page 18; Cumulative impacts;

THE STATEMENT REGARDING THE IMPACTS TO THE AREA MAY BE ONE OF THE MOST REDICULOUS STATEMENTS MADE IN THE HISORY OF MANKIND. WHAT A BUNCH OF HOOEY.

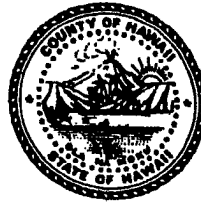
In closing, please reconsider this ill conceived plan. This site needs to be put in an area that is zoned industrial/commercial. Placing it in a residential area will have a very negative impact on the enjoyment of the use of a citizen's home. This will reduce property values greatly. (If you disagree then provide the data from a study to prove it, frankly it is a no brainer). When you reduce property values you run the risk of legal action that could very well cost the county millions of dollars. The adverse effects of the dirt, smell, and pollution are an additional liability that could be litigated in court. Should activity at the facility pollute the ground water at some future point, the site will be closed; the county will be liable for the damage, and the cost of the cleaning up the water contamination. You cannot afford to take the risk. There is no water source at the site to provide the necessary routine cleaning. There is no water source to provide fire protection. The nearest fully staffed fire station is to far away to provide adequate response to the many emergencies that will be generated from the activity at the facility. The EISPN is completely void of useful and necessary information to make constructive comment on the site. The opposition has been ignored. The public disclosure laws have been violated. The downside has been played down.

Find a different location that makes sense. This site is a disaster.

Thank-you for your time,

Kris and Kathy Hanson

Harry Kim
Mayor



Bobby Jean Leithhead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

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http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Mr. Kris Hanson
653 Shadow Ave NE
Renton, WA 98059

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Hanson,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement (EIS) will discuss some of the issues you raise in greater detail, we submit this response at this time. Please note that an EISPN is a preliminary document that begins the EIS preparation process and invites the public and other interested parties to submit comments regarding their concerns. The EISPN is not an EIS. Comments made at this point will assist the Department of Environmental Management to identify issues of concern and what features the public desires to be part of the project. When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

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9/29/07

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- No significant view planes present;
- Sufficient line-of-site along the access road from both directions;
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- Adequacy of road access;
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The County is sensitive to the fact that there are residences in the general area and there will undoubtedly be more in the future. However, with the proper management that our agency intends to undertake and with the cooperation of the community, the site is highly appropriate. The location would be in character with other transfer stations in Hawai'i County, two-thirds of which are located in rural areas. Of all of the 21 transfer stations in the County, 38% have residences located within 600 feet, and 33% have active agricultural activities within 600 feet. Altogether, 57% percent of Hawai'i County transfer stations have either residences or agricultural activities located within 600 feet. The preferred site is similar to other transfer station sites, in a general sense, with some agricultural uses and residences in the vicinity. Therefore, the County does not consider the proposed transfer station site as inappropriate.

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Sincerely,



Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

We own lots very near the proposed site.

Scrap metal bin will be a necessity. As now we take items to Keawe. Which is a hit or miss, never sure if there a bin there or not.

House hold hazard waste is a no brainer
Other states have sites some on daily drop off
some run by local chemical companies

Name:

GARY & MARY KASTLE

Address:

P.O. Box 6712 OCEAN VIEW

Representing:

Please send comments to:

Consultant:

Geometrician Associates

Address:

PO Box 396

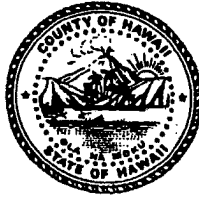
Hilo HI 96721

Contact:

Ron Terry

Phone: **969-7090**

Harry Kim
Mayor



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August 20, 2007

Gary and Mary Kastle
P. O. Box 6172
Ocean View, HI 96737

Dear Mr. and Mrs. Kastle,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

The Environmental Impact Statement will address the specific elements planned for the Transfer Station (e.g., hazardous household waste collection, appliances, greenwaste, etc.). When the Draft EIS is ready for release, we will send you a notice informing you /how to review or obtain it.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

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Are you generally in favor of this proposal?

Yes No
(Please Circle One)

COMMENT OR STATEMENT

The location is unacceptable, in the middle of a residential area, all the old stations on this island where located a mile or so from existing homes examp.e volcano glenwood petala hankoa etc, why now try to put it in the center of town find something east of Tiki Lane or up by Moanalan's area & secure Mililani also why not explore a smaller site & just have a transfer station only forget all the enhanced issues & this might actually be more acceptable

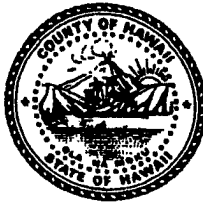
Name: Jerry Leberich
Address: 92-1300 Keilani Makii
Representing: residential home owner

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: 969-7090

Harry Kim
Mayor



Bobby Jean Leithhead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Mr. Jerry Lehrich,
92-1300 Leilani Makai
Ocean View, HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Lehrich,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement (EIS) will address your comments in greater detail, we offer this response at this time.

As will be documented in the Draft EIS, the County conducted an extensive search for suitable transfer station sites in the Ocean View and South Kona areas. A suitable site must have the following characteristics:


- No significant view planes present;
- Sufficient line-of-site along the access road from both directions;
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- Preference given to reduced degree of required site preparation and disturbance;
- Adequate drainage, absence of drainage or obvious flooding problems;
and
- Landowner willing to sell.

2279

The preferred site meets each of these criteria well, and is currently the only site in the area that meets all criteria.

The County is sensitive to the fact that there are residences in the general area and there will undoubtedly be more in the future. However, with the proper management that our agency intends to undertake and with the cooperation of the community, the site is highly appropriate. The location would be in character with other transfer stations in Hawai'i County, two-thirds of which are located in rural areas. Of all of the 21 transfer stations in the County, 38% have residences located within 600 feet, and 33% have active agricultural activities within 600 feet. Altogether, 57% percent of Hawai'i County transfer stations have either residences or agricultural activities located within 600 feet. The preferred site is similar to other transfer station sites, in a general sense, with some agricultural uses and residences in the vicinity. Therefore, the County does not consider the proposed transfer station site as inappropriate.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Bert W. Lemon &
Ilse M. Lemon
P.O. Box 6341
Ocean View, HI.-96737

Project Name: Ocean View Transfer Station
and Recycling center

Location: Hawaii Districts Kauai

T M K: (Srd) 9-2-150-060

8 May 2007

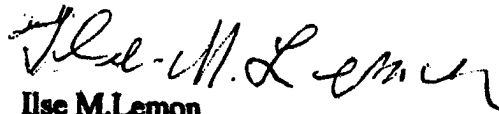
To whom it may concern:

It is our opinion that Ocean View at this time does not need a transfer station. The station in Waiohinu could use a good upgrade.

Thank you,

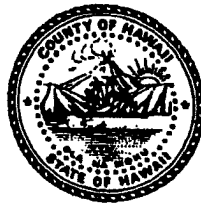


B.W. Lemon



Ilse M. Lemon

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

B.W. and Ilse M. Lemon
PO Box 6341
Ocean View HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. and Mrs. Lemon,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement (EIS) will discuss some of the issues you raise in greater detail, we submit this response at this time.

As the EISPN described, Ocean View is a very rapidly growing community with somewhere between 3,000 and 6,000 residents that are obliged to travel 12 miles to dispose of rubbish and green waste and to recycle. Ocean View is one of only two communities in Hawai'i County with a population greater than 2,000 without a transfer station within 10 miles. This inconvenience contributes to an epidemic of illegal dumping. Dozens of illegal dumps are present, posing not only a scenic blight but also a hazard to human health and environmental quality. At least one illegal dump ignited on August 15, 2004 and was extinguished only with difficulty by the Fire Department.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

- Total re-cycling - bins for paper goods, garden waste and regular trash
- A regular station for money back cans/batteries, etc
- Longer hours of operation - open later
- Abandon - vehicle retrieval / "junk yard"?
- Reuse areas/store
- A space for high octane / paints, auto oil etc.
Computer, batteries

Name: Celnie Lowe
 Address: 92-8546 Jasmine Drive Ocean View 96737
 Representing: self & husband / Lester Lowe

Please send comments to:

Consultant: **Geometrician Associates**
 Address: **PO Box 396
Hilo HI 96721**
 Contact: **Ron Terry** Phone: **969-7090**

NO VALID MAILING ADDRESS;
NO RESPONSE SENT

MAY 8, 2007

TO THOSE IN THE COUNTY PLANNING DEPT.,
THAT THE ISSUE OF A TRANSFER STATION
FOR WASTE MATERIAL FROM RESIDENCES
IN OCEAN VIEW MAY CONCERN, MY
WIFE AND I WOULD LIKE TO SUBMIT
A BRIEF COMMENT:

FOR DECADES WE HAVE SEEN OUR
LOCAL GOV'T. IN MANY INSTANCES, RUSH
PLANNING ISSUES WITHOUT FULL CONSIDERATION
OF ALL ASPECTS OF DEVELOPMENT OF
ANY KIND, AND AT LEAST SOME REASONABLE
PROTECTION OF THEIR IMPACT AND
CONSEQUENCES.

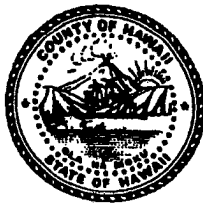
AS REGARDS THE LOCATION MENTIONED
ABOVE WE BELIEVE IT WOULD BE
PRUDENT TO CONDUCT PROPER AND MORE
COMPLETE EXAMINATION OF A SITE LOCATION.

WE BELIEVE IT IS PREMATURE TO PLACE
THIS FACILITY IN OCEAN VIEW WITHOUT
FURTHER CONSIDERATION OF OTHER PRESENT
AVAILABLE OPTIONS.

IT IS UNFORTUNATE THAT THOSE RESPONSIBLE
FOR MAKING DECISIONS TODAY ARE NOT HELD
ACCOUNTABLE TOMORROW, ESPECIALLY WHEN
SO MANY ERRORS AND OUTRIGHT MISTAKES
COULD HAVE BEEN MITIGATED WITH PROPER
PLANNING.

Mr. & Mrs.
William H. Juan
P.O. Box 7000
Ocean View Hl.

Harry Kim
Mayor



Bobby Jean Lelthhead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

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July 11, 2007

Mr. and Mrs. William H. Lucas
P. O. Box 7000
Ocean View, HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. and Mrs. Lucas,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement (EIS) will discuss some of the issues you raise in greater detail, we submit this response at this time.

As will be documented in the Draft EIS, the County conducted an extensive search for suitable transfer station sites in the Ocean View and South Kona areas. A suitable site must have the following characteristics:

- No significant view planes present;
- Sufficient line-of-site along the access road from both directions;
- Absence of sensitive land uses;
- Adequacy of road access;
- Size (at least eight acres);
- Sufficient distance from residences;
- Preference given to reduced degree of required site preparation and disturbance;
- Adequate drainage, absence of drainage or obvious flooding problems;
and
- Landowner willing to sell.

The preferred site meets each of these criteria well and is currently the only site in the area that meets all criteria.

The County is sensitive to the fact that there are residences in the general area and there will undoubtedly be more in the future. However, with the proper management that our agency intends to undertake and with the cooperation of the community, the site is highly appropriate. The location would be in character with other transfer stations in Hawai'i County, two-thirds of which are located in rural areas. Of all of the 21 transfer stations in the County, 38% have residences located within 600 feet, and 33% have active agricultural activities within 600 feet. Altogether, 57% percent of Hawai'i County transfer stations have either residences or agricultural activities located within 600 feet. The preferred site is similar to other transfer station sites, in a general sense, with some agricultural uses and residences in the vicinity. Therefore, the County does not consider the proposed transfer station site as inappropriate.

Sincerely,



Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes No
(Please Circle One)

COMMENT OR STATEMENT

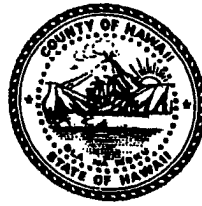
I think that the transfer station in Waichinu is close enough to Ocean View for residents to use. I don't think we need one every "10 miles." But if we do have one in O.View then ~~it~~ enough funds need to be designated for its upkeep & not have it become a "failed transf. station" as so many have. Relying on the public for its upkeep should not be an option

Name: Heather McNeill
Address: 92-8277 Koa Lane, O.V.
Representing: Myself.

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396
Hilo HI 96721**
Contact: **Ron Terry** Phone: **969-7090**

Harry Kim
Mayor



Bobby Jean Leithhead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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July 11, 2007

Heather McNeill
92-8277 Koa Lane
Ocean View HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mrs. McNeill,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement (EIS) will discuss some of the issues you raise in greater detail, we submit this response at this time.

As the EISPN described, Ocean View is a very rapidly growing community with somewhere between 3,000 and 6,000 residents who are obliged to travel 12 miles to dispose of rubbish and green waste and to recycle. Ocean View is one of only two communities in Hawai'i County with a population greater than 2,000 without a transfer station within 10 miles. This inconvenience contributes to an epidemic of illegal dumping. Dozens of illegal dumps are present, posing not only a scenic blight but also a hazard to human health and environmental quality. At least one illegal dump ignited on August 15, 2004, and was extinguished only with difficulty by the Fire Department.

The Draft EIS will address operational issues in detail including, but not limited to, storage of green waste on-site, good housekeeping issues and management of nuisance issues. In general, the County plans to staff the transfer station with at least one attendant. This attendant's function would be, in part, to assure that no undesired materials including, but not limited to, hazardous materials, large appliances and construction waste are deposited into the chutes. Off-hours the transfer station would be gated, also preventing the deposition of unwanted materials. It is hoped that security during off-hours will be assisted by community members in order to prevent vandalism and dumping of materials outside of the gate.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

Hawai'i County is an equal opportunity provider and employer.

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

We want Hi 5 redemption site.
We want green waste composting area
Those who now oppose this proposal
would most likely oppose ANY site
& I'm not so sure that the person
offering his property across from Bell's
is not in Alliance with Richard &
Mike Smith trying to confuse the issue
in the 11th hour. Just move forward.

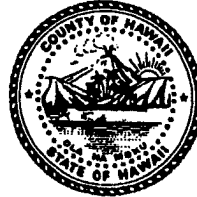
Name: Michael & Kim Million
Address: P.O. Box 7072, O.V. HI 96737
Representing: _____

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: 969-7090

Harry Kim
Mayor



Bobby Jean Leithhead-To
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Michael and Kim Million
P. O. Box 7072
Ocean View, HI 96737

Dear Mr. and Mrs. Million,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

The Environmental Impact Statement will address the specific elements planned for the Transfer Station (e.g., hazardous household waste collection, appliances, green waste, etc.). When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Hawai'i County is an equal opportunity provider and employer.

2340

PUBLIC COMMENT SHEET

Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

See attached

Name: Michael & Sandra Miranda
Address: PO Box 7060 96737
Representing: Ourselves & Community

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: 969-7090

Thank you for the informative presentation in Ocean View April 16, 2007. We are definite in favor of the proposal as presented and would like to add our comments.

As you are aware, Ocean View is a very "can do" community as shown by the improvements: the area ie fire station, park, etc and our growing community. Yes, we would like the opportunity to have a "state of the art transfer station" for our area.

The transfer station as explained with 2 disposal sites and room for additional as needed with visual buffers and firebreaks.

Recycling bins for paper, cans, bottles, and redemption center

Area for green waste, which could be shredded and reused by community families

Area for household appliances and electronic waste (possibly re-usable),

Area to keep hazardous items out of landfill ie batteries, motor oils, paints, etc

Site to leave useable household items (for a specified length of time) for pick up by others in the community if needed

Longer hours of operation, as many working people leave early and do not return to Ocean View until evening

In the future, some means of removing the many abandoned and wrecked cars which litter on Highways and subdivision. We really need a responsible junk yard ie "pull and save"

Mahalo,

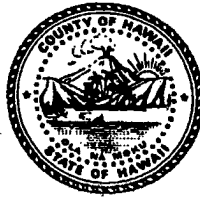

Sandra Miranda

Michael Miranda



PO Bx 7060
Ocean View 96737

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Michael and Susan Miranda
P. O. Box 7060
Ocean View, HI 96737

Dear Mr. and Mrs. Miranda,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

The Environmental Impact Statement will address the specific elements planned for the Transfer Station (e.g., hazardous household waste collection, appliances, greenwaste, etc.). When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes No
(Please Circle One)

COMMENT OR STATEMENT

Thank you for coming & spending your time to continue to inform this community.

① I am looking forward to having a local transfer station.

② I would like to have local redemption, recycle areas for paper (newsprint, magazines, cardboard), glass, also electric recycle as mentioned, ~~etc.~~ stoves, refrigerators, hazardous household waste

Name:

Diane Newfeld-Heck

Address:

P.O. Box 6396, Ocean View, HI

Representing:

Please send comments to:

Consultant:

Geometrician Associates

Address:

PO Box 396

Hilo HI 96721

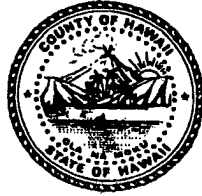
Contact:

Ron Terry

Phone: 969-7090

Please also - be sure to allow recycle from private residences & businesses - just household waste of private residences.

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

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http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Ms. Diane Neufeld-Heck
P. O. Box 6396
Ocean View, HI 96737

Dear Ms. Neufeld-Heck,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

The Environmental Impact Statement will address the specific elements planned for the Transfer Station (e.g., hazardous household waste collection, appliances, greenwaste, etc.). When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

April 6, 2007

County of Hawaii
Office of Environmental Quality Control

Gentlemen:

Subject: OCEAN VIEW SITE, TMK #150-060

As owner and trustee of Lots 10, 11, and 21, Ocean View Estates, I find it disturbing that you are considering having a dump site adjacent to this residential area. Kona Garden Estates is a fast developing residential area with lots of potential. To my knowledge of dump sites, they never even consider putting them close to growing residential areas. Why are you doing so in this case? Please reconsider this option and mark it off as a possible site. It is much too close to several neighborhoods and I feel would create more problems than it would solve.

If it was up to a vote, I would definitely vote No, to the Ocean View Site.
Thank you for listening.

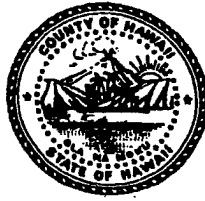
Sincerely,



Alice J. Olson
124 Hwy 395 S.
Colville, WA 99114
(509) 684-6352

Project Name: Ocean View Transfer
Station & Recycling Center
Island: Hawaii District: Kauai
TMK: (3rd) 9-2-150-060

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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July 11, 2007

Mrs. Alice J. Olson
124 Hwy 395 S.
Colville, WA 99114

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mrs. Olson,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. The Environmental Impact Statement Preparation Notice (EISPN), released on April 8, 2007, is a preliminary document that begins the Environmental Impact Statement (EIS) preparation process and invites the public and other interested parties to submit comments regarding their concerns. The EISPN is not an EIS. Comments made at this point will assist the Department of Environmental Management to identify issues of concern and to identify what features the public desires to be part of the project, for example. Because you have submitted comments at this point in the process you will be sent a copy of the Draft EIS when it is published in either electronic or hard copy format.

Please be aware that the project in no way can be called a "dump" as household waste will be stored on the site only temporarily and trucked to a sanitary landfill at least every 24-hours.

As will be documented in the Draft EIS, the County conducted an extensive search for suitable transfer station sites in the Ocean View and South Kona areas. A suitable site must have the following characteristics:

- No significant view planes present;
- Sufficient line-of-site along the access road from both directions;
- Absence of sensitive land uses;
- Adequacy of road access;

Hawai'i County is an equal opportunity provider and employer.

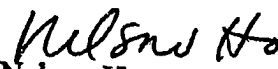
9503A

- Size (at least eight acres);
- Sufficient distance from residences;
- Preference given to reduced degree of required site preparation and disturbance;
- Adequate drainage, absence of drainage or obvious flooding problems; and
- Landowner willing to sell.

The preferred site meets each of these criteria well and is currently the only site in the area that meets all criteria.

The County is sensitive to the fact that there are residences in the general area and there will undoubtedly be more in the future. However, with the proper management that our agency intends to undertake and with the cooperation of the community, the site is highly appropriate. The location would be in character with other transfer stations in Hawai'i County, two-thirds of which are located in rural areas. Of all of the 21 transfer stations in the County, 38% have residences located within 600 feet, and 33% have active agricultural activities within 600 feet. Altogether, 57% percent of Hawai'i County transfer stations have either residences or agricultural activities located within 600 feet. The preferred site is similar to other transfer station sites, in a general sense, with some agricultural uses and residences in the vicinity. Therefore, the County does not consider the proposed transfer station site as inappropriate.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes No
(Please Circle One)

COMMENT OR STATEMENT

IN FAVOR! 5

Name:

John R. Replogle

Address:

92-8789 PLUMERIA LANE

Representing:

SELP

Please send comments to:

Consultant:

Geometrician Associates

Address:

PO Box 396

Hilo HI 96721

Contact:

Ron Terry

Phone: 969-7090

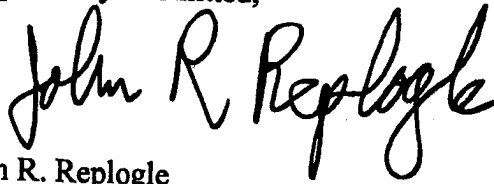
May 7, 2007

To: Geometrician Associates

I am in complete support of the transfer station in Ocean View at the site which has been chosen at the public meeting. I would like to see it be a state of the art facility with recycling bins and the capability to expand systematically when the need arises. This facility would be nicely landscaped and user friendly. I like the idea of community involvement in the planning of the set up. Right now there are dumps all over Ocean View. I have one just down the street not block and a half away. One cleans it or controls rodents and sanitation there. People just keep throwing who knows what kind of refuse in there. The people who spoke against the facility obviously do not have an uncontrolled dump in their neighborhood.

I am in full support of the Transfer Station site and installation in Ocean View.

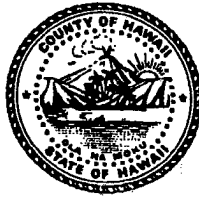
Respectfully Submitted,



John R. Replogle
92-8789 Plumeria Lane
Ocean View, HI

PO Box 1152
Naalehu, HI 96772

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Mr. John Replogle
P. O. Box 1152
Naalehu HI 96772

Dear Mr. Replogle,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

I am very in favor of the site chosen.
There is a lot of illegal dumping
up in our neighbourhood + hopefully
having one closer would stop it.
I also would look forward to a
recycling + green waste facility
for it. Thankyou
Velvet Replogle

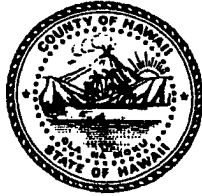
Name: _____
Address: _____
Representing: _____

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: 969-7090

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Ms. Velvet Replogle
P. O. Box 377407
Ocean View HI 96737

Dear Ms. Replogle,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

The Environmental Impact Statement will address the specific elements planned for the transfer station (e.g., hazardous household waste collection, appliances, green waste, etc.). When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Cave Conservancy of Hawaii
P.O. Box 7032
Ocean View, Hawaii 96737

May 7, 2007

Barbara Bell
County of Hawaii
Department of Environmental Management
25 Aupuni Street, RM 210
Hilo, Hawaii 96720

Mayor Harry Kim
County of Hawaii
Office of the Mayor
25 Aupuni Street
Hilo, Hawaii 96720

Ron Terry
Geometrician Associates
P.O. Box 396
Hilo, Hawaii 96721

Genevieve Salmonson
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

RE: Ocean View Transfer Station and Recycling Center EISPN

Dear Ms Bell,

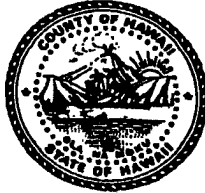
Please include the Cave Conservancy of Hawaii in this process of selecting and reviewing an appropriate site for the Ocean View Transfer Station. Notify us at 808-929-9725 if any caves are discovered on the property, and provide a copy of the Draft Environmental Impact Statement upon its completion.

Mahalo,

Kathlyn Richardson

Cave Conservancy of Hawaii

Harry Kim
Mayor



Bobby Jean Leithhead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Ms. Kathlyn Richardson
Cave Conservancy of Hawai'i
P. O. Box 7032
Ocean View, HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Ms. Richardson,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center.

Reconnaissance of the project site to this point does not suggest the presence of caves. However, protocols will be included in the Environmental Impact Statement for the event that caves are discovered. We will send the Cave Conservancy a copy of the Draft Environmental Impact Statement when it is published, in either electronic or hard copy format.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

PLEASE PROCEED
LETS GET THIS UP & RUNNING
IT'S BEEN 7 YEARS
NO MORE DELAYS

Name: RICHARD ROGERS
Address: Box 6908 OCEAN VIEW
Representing: 18 YEAR RESEDENT!

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396
Hilo HI 96721**
Contact: **Ron Terry** Phone: **969-7090**

4-13-07

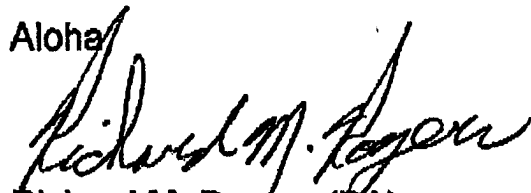
Nelson Ho, Deputy Director
Department of Environmental Management
25 Aupuni Street
Hilo HI 96720

Dear Sir,

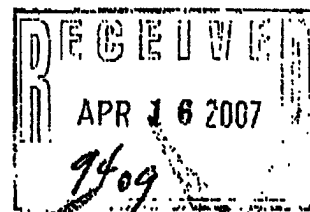
Please don't let this small and vocal group delay or destroy our chance at the Ocean View Transfer Station. I would not matter where you put it, someone would not want it there. I have read the study and feel that the location is the best for easy access to the public and offers the most visual protection for neighbors near by.

I have lived in Ocean View for 18 years and have seen it grow into a much better place to live, we still have a way to go, and this development is going in the right direction.

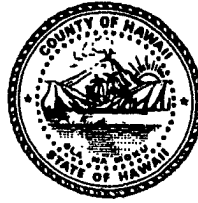
Aloha



Richard M. Rogers (RA)
Box 6908
Ocean View HI 96737



Harry Kim
Mayor



Bobby Jean Leithead-Tod
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

(808) 961-8083 • Fax (808) 961-8086

http://co.hawaii.hi.us/directory/dir_envmng.htm

September 5, 2007

Richard M. Rogers (RA)
PO Box 6908
Ocean View HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Rogers,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for our delayed response.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

**MALAMA AINA KA'U
PLANNING GROUP
P.O. Box 6849
Ocean View, Hawaii 96737**

May 8, 2007

Barbara Bell
County of Hawaii
Department of Environmental Management
25 Aupuni St, RM 210
Hilo, Hawaii 96720

Mayor Harry Kim
County of Hawaii
Office of the Mayor
25 Aupuni St
Hilo, Hawaii 96720

Ron Terry
Geometrician Associates
P.O. Box 396
Hilo, Hawaii 96721

Genevieve Salmonson
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

RE: Ocean View Transfer Station and Recycling Center EISPN

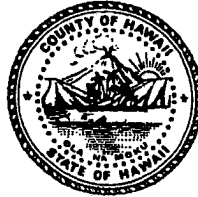
Dear Barbara Bell,

Please make available the Draft EIS and other pertinent information in the process of determinations that are being proposed regarding any transfer station planned or processed through the system for approval.

Respectfully,


Ralph Roland

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

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August 20, 2007

Mr. Ralph Roland
Malama Aina Ka'u Planning Group
P. O. Box 6849
Ocean View, HI 96737

Dear Mr. Roland,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

We will notify the Malama Aina Ka'u Planning Group when the Draft EIS is published and how you may obtain or view a copy of the document.

Sincerely,

A handwritten signature in cursive script that reads "Nelson Ho".

Nelson Ho
DEPUTY DIRECTOR

Geometrician Associates
PO Box 396
Hilo, HI 96721
ATTN: Ron Terry

May 7, 2007

Upon review of the EIS for the proposed Ocean View Transfer Station to be located at TMK(3rd) 9-2-150:060 EIS the Moku Loa Group of the Sierra Club can not find anything wrong with it, *in concept*. It contains all the elements that DEM/RH/ARC has at KRRC.

However that being said, it is the *Intangibles* that the Moku Loa Group is concerned about, i.e. "The Devil's in the Details" - **which are not part of the EIS**, including;

1) **Staffing size and type:** for instance the transfer station guard staff at Kea`au are 100% more akami compared to Pahoa, where my 6 year observations are they merely sit and read.

2) **Landscaping plans:** will it be extended beyond a rudimentary level, or will there be fragrant flowers and colorful trees? It is an *intangible* yet positive step to welcome customers. Is the OVTS going to be more like Pahoa or Kea`au? Will it be 'inviting' or just a place to dump opala? How clean will it be kept?

At Kea`au we have noticed a marked decrease in litter when the Transfer Station Guards, the Arc Staff, and Recycle Hawaii Staff act in consort to make the site attractive.

3) **Instructions:** What type of instructions will the staff be given to "push", i.e. encourage recycling efforts? I once again cite Pahoa vs. Kea`au.

I see nothing to say how the operation is going to be executed and that has me concerned.

4) **Items not taken:** Where will OV residents be allowed to put items not allowed, including batteries, tires, and construction material?

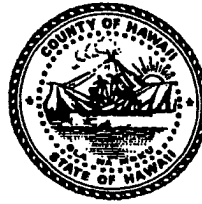
Regards,



Charles Stanton
For the Moku Loa Group of the Sierra Club

CC: Office of Environmental QC
Hawai'i County DEM

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

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July 11, 2007

Mr. Charles Stanton
Moku Loa Group of the Sierra Club
13-3455 Maile Street
Pahoa, HI 96778

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Stanton,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. Please note that an EISPN is a preliminary document that begins the Environmental Impact Statement (EIS) preparation process and invites the public and other interested parties to submit comments regarding their concerns. The EISPN is not an EIS. Comments made at this point will assist the Department of Environmental Management to identify issues of concern and what features the public desires to be part of the project. When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it. With this in mind, we respond to your comments as best we can at this time.

First, the department resources are, by nature, limited. Therefore, community involvement can be a significant benefit to the overall quality of the transfer station through participation in a variety of modes. For example, community members can assist with landscaping, management of re-use facilities, security, cleanup and HI5 redemption could provide a funding source for community organizations. The Draft Environmental Impact Statement will describe the potential roles for community organizations in greater detail.

The EISPN, being a document that only begins the EIS process, did not present a detailed site design, as well as operational details, in part because the County was still considering alternative sites at the time. The Draft EIS will present more details including expected

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elements and features. It should be recognized, however, that many aspects of the design cannot be finalized until a detailed topographic plan is available and that will not occur until after conclusion of the EIS and acquisition of the property. Traffic improvements will be recommended by the traffic engineering report and will be attached to the Draft Environmental Impact Statement.

Sincerely,



Nelson Ho
DEPUTY DIRECTOR

KGE Service Corp
P.O. Box 7001
Ocean View, 967

Page 1

May 7, 2007

The community of Kona Garden Estates says NO to site 3-9-2-150-060!

The following are the concerns of the lot owners in Kona Garden Estates and they want them addressed to their fullest potential.

Is the current estimated \$ 3.1 million enough money to purchase, design, and build with infrastructure the new safety, health and beautification standards of the new transfer station. Why not use the money at the already owned 31.65-acre site in Waiohinu for the state of the art facility. After all it is slated for needed upgrades in 2010.

The biased task force chose site 150-060, and the search would have continued if not for the insistence on this location. This community advisory panel did not reflect local diversity. This is the worst site yet in terms of infringement upon existing development. One of the task forces criteria was to find a spot that had the least impact upon existing current land use. With hundreds of lots within 1500 feet this is a huge impact. It does not fit with and will change the essential charter of the land and its present use. Included on the list of negative aspects was that it would create "Neighbor sites" and "yes" in this case it would. What would be built so close to the Transfer station? Other industries of like nature... scrap metal, junk yards, storage of trucks and parts, old equipment and pipe yards, or things of a that nature. I do not believe anyone will be building houses so close to such a place, especially with the cost of building these days. This dirty expansion will in turn infect the lots next to them in other negative ways.

The Quality of life is a universal concern of all communities. The exhaust from idling trucks, exposure to hazardous substances through air, water will have adverse effects on my garden vegetables as well as others... in the area. This facility will degrade the surrounding land. Personal properties will devalue for the residents' investments in their community and discourage future investors. Some of the community will lose economic value and growth while others may gain. There was insufficient open dialogue during the public information stage. This has left the people here feeling helpless. Our concerns were left out and not addressed. While you preceded to promote this site, and moved on without listening to our objections.

The maps did not clearly show the exact location of site 150-60. There are no boundaries showing site location and the surrounding potential impact to property owners who purchased their land in good faith assuming the lands would stay agriculture as designated and not light industrial as this facility can very cause to the surrounding areas. Geologic and environmental considerations as well as the ½ mile distance to Manuka State Reserve from this site is inadequate and have gone unnoticed by deciding council members.

There is no consideration for the effects of industrial growth on the community and there cumulative impacts. This is not the appropriate location for business and industry. We have a Town Center for such growth and expansion. Keep development in the same area and avoid the traffic congestion caused by unplanned development sprawled along the highway.

What will be done to prevent any further degradation of the neighborhood from other unsightly development and poor use of the remaining privately owned neighbor lots.

There is no alternate route planned for escape in the event of a catastrophe that prevents the use of the entrance road. For safety measures this is a must.

There is no on site County water to fend off a catastrophe. This is a windy area and winds can easily spread a fire in just minutes. There must be fire equipment on site and County water must be available to protect the community and the facility alike. You cannot expect us to take on the burdens of protecting the transfer station as well. We are being forced to give up our quality of life and safety too. Just what are you going to give us in exchange for the burdens placed upon us by this facility? We have many real needs that have not been satiated. We want a library for continued education for all. We need schools so our children do not have to be bused far away from home for their educational needs. We need medical care offices so we do not have to travel many miles for health care. Our closest hospital is 40 minutes away. We need a pharmacy for the needs of our young and old alike.

We have read the reports printed by the Department of Environmental Management (DEM) and the Audit of the DEM initiated by County Council. They have failed on all levels of management and performances at all of their 21 facilities. Before we trust them with our tax dollars to put in a new facility we first want to see them repair and rebuild the existing ones. There is no trust in the capabilities of the DEM to get one right since they have proven to us they cannot.

I am deeply concerned with how the planning, building and maintenance of this facility will be executed efficiently. I am also concerned about how this site will be managed, as the recent audit suggests that the DEM is failing on all accounts. How can you promise any thing when the DEM's past actions and un-accountability are serious problems. These internal problems should be corrected first and the corrections then demonstrated to the public and Auditor before any new planning of facilities, as the general public is now concerned that a potential large scale problem could be created if proper control is not kept concerning the DEM's internal affairs and their ability to manage what they already have and another site.. .

When will you institute a new proactive management system. The current approach of reaction to management problems is not acceptable

Please submit accurate flow charts of waste management projected for this site so as to institute proper and efficient removal of waste. How will you effectively manage over loads during adverse times, such as holidays, disasters, or sudden increase in user load.

How will vector control be implemented? What measure will be taken to deal with the feral animals that wander off around the transfer stations and then commune with near by pets at their homes and infect them with diseases as well as our community? What methods will be used to safely control mosquitoes, rodents, flies, fleas and ticks that bring diseases to humans and our pets alike.

Michael Smith



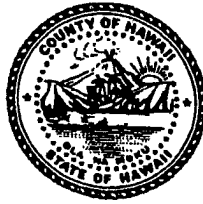
President,
Kona Garden Estates Service Corporation

Project Name: Ocean View Transfer
Station & Recycling Center

Island: Hawaii District: Kaiu

TMK (2nd) 9-2-150-060

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Mr. Mike Smith
Kona Garden Estates Service Corp
P. O. Box 7001
Ocean View, HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Smith,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement (EIS) will discuss some of the issues you raise in greater detail, we submit this response at this time. Please note that an EISPN is a preliminary document that begins the EIS preparation process and invites the public and other interested parties to submit comments regarding their concerns. The EISPN is not an EIS. Comments made at this point will assist the Department of Environmental Management to identify issues of concern and what features the public desires to be part of the project. When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Thank you for identifying your concerns about nuisance issues. We appreciate that transfer stations may have odors, noise, blowing trash, fire and invasive species problems. In general, nuisances such as these can be minimized through a combination of proper site design, prevention, and mitigation that can be greatly assisted through community involvement. The Draft EIS will address these issues in detail and include mitigation to address adverse impacts. If particular nuisance issues are of concern to you, we request that you comment upon the Draft EIS and include possible solutions to these issues.

Hawai'i County is an equal opportunity provider and employer.

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As will be documented in the Draft EIS, the County conducted an extensive search for suitable transfer station sites in the Ocean View and South Kona areas. A suitable site must have the following characteristics:

- No significant view planes present;
- Sufficient line-of-site along the access road from both directions;
- Absence of sensitive land uses;
- Adequacy of road access;
- Size (at least eight acres);
- Sufficient distance from residences;
- Preference given to reduced degree of required site preparation and disturbance;
- Adequate drainage, absence of drainage or obvious flooding problems; and
- Landowner willing to sell.

The preferred site meets each of these criteria well and is currently the only site in the area that meets all criteria.

The County is sensitive to the fact that there are residences in the general area and there will undoubtedly be more in the future. However, with the proper management that our agency intends to undertake and with the cooperation of the community, the site is highly appropriate. The location would be in character with other transfer stations in Hawai'i County, two-thirds of which are located in rural areas. Of all of the 21 transfer stations in the County, 38% have residences located within 600 feet, and 33% have active agricultural activities within 600 feet. Altogether, 57% percent of Hawai'i County transfer stations have either residences or agricultural activities located within 600 feet. The preferred site is similar to other transfer station sites, in a general sense, with some agricultural uses and residences in the vicinity. Therefore, the County does not consider the proposed transfer station site as inappropriate.

The Draft EIS will also address operational issues in detail including, but not limited to, storage of green waste on-site, good housekeeping issues, and management of nuisance issues. In general, the County plans to staff the transfer station with at least one attendant. This attendant's function would be, in part, to assure that no undesired materials, including, but not limited to, hazardous materials, large appliances and construction waste are deposited into the chutes. Off-hours the transfer station would be gated, also preventing the deposition of unwanted materials. It is hoped that security during off-hours will be assisted by community members in order to prevent vandalism and dumping of materials outside of the gate.

Sincerely,



Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

LONG OVERDUE FOR THIS AREA,
SHOULD HAVE COUNTY EMPLOYEE ON SITE
TO CONTROL SITE.
PLEASE DEVELOP PREFERRED SITE AND DO
NOT WASTE TIME WITH THE DOCTOR'S
"OFFER" ACROSS FROM MR. BELLS. ALSO,
PLEASE MAKE THIS SITE "STATE OF THE ART"
WITH GREEN WASTE & COMPOSTING IF POSSIBLE

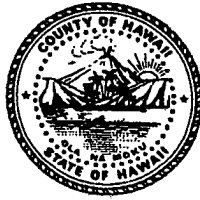
Name: SHELEY SMITH + MIKE FINN
Address: PO BOX 7063, PMB #421, OCEAN VIEW 96737
Representing: Taxpayer, resident of HOVE

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: 969-7090

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Shirley Smith and Mike Finn
P. O. Box 7063
PMB 421
Ocean View, HI 96737

Dear Ms. Smith and Mr. Finn,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

The Environmental Impact Statement will address the specific elements planned for the transfer station (e.g., hazardous household waste collection, appliances, green waste, etc.). When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

I am in favor of the county securing this parcel of land for a long needed transfer station. We all know how badly one is needed in the O.V. area. The community is growing & will continue to grow rapidly over the next few years. Securing a parcel of land now is easier than it will be a few years down the road. If the county is to be forward-thinking, it will consider purchasing the entire 20 acres so that →

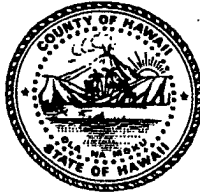
Name: Sierra Spruce
Address: POB 2138 Kealahou, HI 96750
Representing: (92-8820 Leilani Pkwy Ocean View, HI 96737)

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: 969-7090

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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August 20, 2007

Ms. Sierra Spruce
P. O. Box 2138
Kealahou HI 96750

Dear Ms. Spruce,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISP) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

May 6,2007

Aloha Sirs and Madams

I do not want a new Transfer Station in Ocean View. We are in no need of such a facility. We have a huge one in Waiohinu that takes care of all our needs and it is only 12 miles away. Put the state of the art facility there and save us all a bundle. You already own the land and an upgrade would cost a mere fraction of what a new facility would. The infrastructure is already in place on the 31-acre site. Besides you want to put this inside one of our neighborhoods. Site 150-60 is surrounded by subdivisions and is across the street from HOVE subdivision. Many people will be adversely affected with this location for a new facility. Many are poor and unable to afford to move away from the unhealthy environment of a transfer station. Would you do this to your family? Do you want to live near any transfer stations?

There is ridiculous talk about illegal dumping and the positive effects a transfer station would have on it. Lets get real illegal dumping is caused by people that do not care about the environment. What makes you think they will use the new facility? Many do not even have a way to get there, legal or otherwise. If there really are any illegal dumpsites they will continue to prosper whether or not you put in this new transfer station. Remember if they cannot get there they will not use it. The vacant lot nearby is always more enticing. It is unjust to burden the taxpayers because HOVE is too lazy to clean up their own mess. All it will do is harm the poor victims that are unable to escape the area. They also suffer because their tax dollars are being used to put in this unwanted transfer station in their vicinity. How dare you subject the people in this area to something they do not want? Some folks might but they are the ones who are far away and will not be adversely affected. They are selfish NIMBYIST who cares not for their fellow neighbors. Just try putting this in their vicinity and see how fast they say NO!

This is an Environmental Justice Issue. Environmental Justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. EPA has this goal for all communities and persons across this Nation. It will be achieved when everyone enjoys the same degree of protection from environmental and health hazards and equal access to the decision-making process to have a healthy environment in which to live, learn, and work. If this is truly a Democratic Country then we need to stop this health hazard facility from going in and give equality to the targeted neighborhoods. NIABY! Not In Anybody's Backyard! Remember this site is in somebody's backyard, just not yours.

How will you control feral animals? What about vector control and contagious diseases from them?

How will you protect endangered Manuka Forest Reserve, which is a ½ mile away?

We live in a dry, windy area. Will you have a fire department to protect us from the fires emanating from green waste and the hazards of operating transfer stations?

How will you control diseases and the spread of wind borne bacteria or spores from the facility? Remember not only do we have to protect the public and resident's alike but there is also great concern for the struggling environment of Manuka. Site 150-60 is too close to the park. It is as if we were using the state owned base yard in the reserve. For that matter if nature is to be ignored then we may as well use the base yard and save the taxpayer wallets.

What other types of businesses will come here? Is this to become an industrial area?
With 31 acres in Waiohinu and a much smaller population to take care of what makes you think 3, 3-acre parcels is going to be big enough.

How will you keep businesses from using the facility? All your reports say this is a big problem island wide and in particular at Waiohinu? Will there be personnel to inspect trash being dumped for any and all violations of illegal dumping including hazardous waste?

What about water! Remember we do not have any. How are you going to clean this place and the grounds around the facility?

What actually is going to be there? Will this site accept abandoned vehicles?

Do you know this site goes against the flow of traffic? It will take a lot of expensive roadwork to get this area up to safety standards including a traffic light to protect the children at the bus stop across the street.

Are you going to consider No Action as an option on this site location? If not, then why not?

There are many issues to contend with; noise, odor, no buffer zones to adjacent lots, traffic impact, illegal dumping of toxic waste, no water, scenic blight, geological hazards and most importantly you cannot effectively manage and operate the 21 facilities you already have. Sounds like you have way more problems than there are solutions for. Effective management and operational skill being the most important issue you face. You cannot handle what is already on your plate and you want more.

The time has come for the DEM to start taking care of what they already have before they jump into new and more difficult projects. This is my money you are squandering.

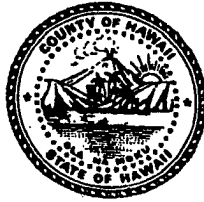
William Tennyson
William Tennyson

Project Name: Ocean View Transfer
Station & Recycling Center

Island: Hawaii; District: Kāh

TMK (3rd) 9-2-150-060

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

(808) 961-8083 • Fax (808) 961-8086

http://co.hawaii.hi.us/directory/dir_envmng.htm

July 11, 2007

Mr. William Tennyson
Box 6215
Ocean View, HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. Tennyson,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. While the Draft Environmental Impact Statement will discuss some of the issues you raise in greater detail, we submit this response at this time. Please note that an EISPN is a preliminary document that begins the Environmental Impact Statement (EIS) preparation process and invites the public and other interested parties to submit comments regarding their concerns. The EISPN is not an EIS. Comments made at this point will assist the Department of Environmental Management to identify issues of concern and what features the public desires to be part of the project. When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Thank you for identifying your concerns about nuisance issues. We appreciate that transfer stations may have odors, noise, blowing trash, fire, and invasive species problems. In general, nuisances such as these can be minimized through a combination of proper site design, prevention, and mitigation that can be greatly assisted through community involvement. The Draft EIS will address these issues in detail and include mitigation to address adverse impacts. If particular nuisance issues are of concern to you, we request that you comment upon the Draft EIS and include possible solutions to these issues.

9505A

As will be documented in the Draft EIS, the County conducted an extensive search for suitable transfer station sites in the Ocean View and South Kona areas. A suitable site must have the following characteristics:

- No significant view planes present;
- Sufficient line-of-site along the access road from both directions;
- Absence of sensitive land uses;
- Adequacy of road access;
- Size (at least eight acres);
- Sufficient distance from residences;
- Preference given to reduced degree of required site preparation and disturbance;
- Adequate drainage, absence of drainage or obvious flooding problems; and
- Landowner willing to sell.

The preferred site meets each of these criteria well, and is currently the only site in the area that meets all criteria.

The County is sensitive to the fact that there are residences in the general area and there will undoubtedly be more in the future. However, with the proper management that our agency intends to undertake and with the cooperation of the community, the site is highly appropriate. The location would be in character with other transfer stations in Hawai'i County, two-thirds of which are located in rural areas. Of all of the 21 transfer stations in the County, 38% have residences located within 600 feet, and 33% have active agricultural activities within 600 feet. Altogether, 57% percent of Hawai'i County transfer stations have either residences or agricultural activities located within 600 feet. The preferred site is similar to other transfer station sites, in a general sense, with some agricultural uses and residences in the vicinity. Therefore, the County does not consider the proposed transfer station site as inappropriate.

The Draft EIS will address operational issues in detail including, but not limited to, storage of green waste on-site, good housekeeping issues and management of nuisance issues. In general, the County plans to staff the transfer station with at least one attendant. This attendant's function would be, in part, to assure that no undesired materials including, but not limited to, hazardous materials, large appliances and construction waste are deposited into the chutes. Off-hours the transfer station would be gated, also preventing the deposition of unwanted materials. It is hoped that security during off-hours will be assisted by community members in order to prevent vandalism and dumping of materials outside of the gate.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes No
(Please Circle One)

COMMENT OR STATEMENT

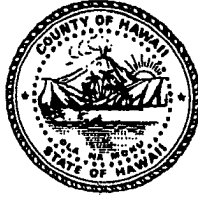
It is for the greater good that we do this. And no, it's not across the street from my house. If an ideal location could be found then all's well that ends well, even if we have to "give to get".

Name: Valerie Tudor 939-7486
Address: PO Box 7063 #189
OV HI 96737
Representing: self who owns 4 acres

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396
Hilo HI 96721**
Contact: **Ron Terry** Phone: **969-7090**

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

September 5, 2007

Ms. Valerie Tudor
PO Box 7063, #189
Ocean View HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Ms. Tudor,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for our delayed response.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

#1

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes No
(Please Circle One)

COMMENT OR STATEMENT

Every community needs to be responsible for its own waste. This community, Ocean View, has the potential to be a sizeable community on this island. Although it is difficult now to please everyone with a site choice, it will be more difficult as the community grows. Therefore, we should all be responsible in this effort and ensure that the site being chosen is large enough to meet the long term needs of the community and that it is developed in a way that provides a beautiful and functional buffer zone.
over →

Name: Lynn Vanleeuwen

Address: P.O. Box 7209, 92-8822 Leilani Pkwy., Ocean View, HI, 96737

Representing: _____

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: 969-7090

- Over -

#2

For the long term planning, we should plan for a facility size that will be adequate not just for a transfer station and recycling, but for future waste processing as well. The technology is developing rapidly and will become more cost effective as it does. In building a sustainable Hawaii, it will be imperative. We must now plan for adequate coverage and not push this problem off. It will only magnify as time goes on. Let's be responsible to our island now!

P.S. I really think the county should be acquiring all 20 acres for future needs for processing waste, other infrastructure needs + providing adequate buffer acreage. Land will be more expensive in the future and it is available now, not later.

Lynn VanLeeuwen

P.O. Box 7209
92-8422 Leilani Parkway
Ocean View, Hi. 96737

PUBLIC COMMENT SHEET

**Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting**

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

Our population Growth is rapid, we need to be able to take care of our own Garbage. We now have a 35 to 40 mile round trip to dump, unless we dump illegally as some are doing.

Some people will always complain about any location. The Site proposed is the choice of the majority of local residents.

Please get us a Sanitation Facility Soon.

Name:

Randy VanLeeuwen

Address:

P.O. Box 17209 Ocean View HI 96737

Representing:

Please send comments to:

Consultant:

Geometrician Associates

Address:

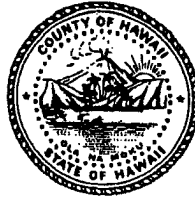
**PO Box 396
Hilo HI 96721**

Contact:

Ron Terry

Phone: 969-7090

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
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September 5, 2007

Lynn and Randy Vanleeuwen
PO Box 7209
Ocean View HI 96737

RE: Environmental Impact Statement Preparation Notice
Ocean View Transfer Station and Recycling Center

Dear Mr. and Mrs. Vanleeuwen,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. This letter responds to both of your comment sheets. We appreciate your support for the project and apologize for our delayed response.

Your suggestion that the County acquire the entire property in consideration of possible future waste processing activities is interesting and will be considered as part of the process. For the moment, funding for the project is very limited and 9 acres will be more than sufficient for current and projected needs.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

PUBLIC COMMENT SHEET

Ocean View Transfer Station and Recycling Center
Environmental Impact Statement Preparation Notice Public Meeting

Your comments and suggestions will assist in the responsible development of transfer station and recycling center under consideration at this public meeting. Space is provided below to write out any comment you may wish to make. Please hand in your statement during this meeting or, if you prefer, mail to the address printed below. Although comments are welcome throughout the project development process, we would like to receive your initial comments by May 8, 2007, in order to ensure they are considered in the Environmental Impact Statement.

Are you generally in favor of this proposal?

Yes / No
(Please Circle One)

COMMENT OR STATEMENT

this process has been underway for too many years. It is time to build before this area grows in population any more, which will only complicate this process further. The site should have been chosen when the Ocean View Subdivision was approved. Delay no longer.

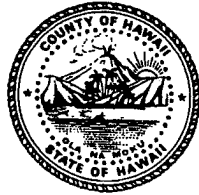
Name: JOHN WOLVERTON
Address: P.O. Box 5699 K.K.HI 96745
Representing: SELF

Please send comments to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry**

Phone: **969-7090**

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii
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(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

August 20, 2007

Mr. John Wolverton
P. O. Box 5699
Kealahou HI 96745

Dear Mr. Wolverton,

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Transfer Station and Recycling Center. We appreciate your support for the project and apologize for the delay in our response.

When the Draft EIS is ready for release, we will send you a notice informing you how to review or obtain it.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka‘u District, Hawai‘i Island, State of Hawai‘i
TMK (3rd): 9-2-150:060**

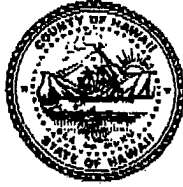
County of Hawai‘i Department of Environmental Management

Appendix 1

Public Involvement

Part C: Selected Letters and E-mails Outside Comment Period

Harry Kim
Mayor



Barbara Bell
Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street, Room 208 • Hilo, Hawaii 96720-4252
(808) 961-8083 • Fax (808) 961-8086

October 17, 2002

Post-it® Fax Note	7671	Date	8/29/07	# of pages	23
To	Ron Terry	From	Wilson Ho		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	1-866-316-6988	Fax #			

OVTS Docs

Mr. Harry Yada
District Land Agent
State of Hawai'i
Department of Land and Natural Resources
Land Division
P O Box 936
Hilo, HI 96721-0936

Subject: Ref. No. 02HD-471
Request for a Set Aside to the County of Hawai'i for the Oceanview
Transfer Station Site, Manuka, Ka'u, Hawai'i; Tax Map Key: 3rd/9-1-01:09

Dear Mr. Yada,

Mr. Agorastos of your Department notified our office this morning that the subject site is located within the National Area Reserve. Please be advised that we will be working with the Oceanview community to identify and to pursue other site options for the transfer station.

Thank you for your help. If you have any questions or need further clarification, please don't hesitate to contact me.

Sincerely,

Barbara Bell
DIRECTOR

cc: Larry Capellas, SWD Chief
Peter Young, Deputy Managing Director

**Comments on proposed Transfer Station on DOT land within
Manuka NAR
Hylaeus 10/24/02**

**Division of Forestry and Wildlife
Hawaii Branch**

- Although the proposed site for the transfer station is DOT land, it is surrounded by a biologically sensitive State Natural Area Reserve (NAR).
- Green waste that would be deposited at the site would present great and devastating consequences for the NAR and NARS management staff, through the influx of weeds and other non-native organisms
- This site currently is ground zero for weed introductions into the NAR from illegal dumping of green waste by the public and DOT. This would increase tremendously if a transfer station were allowed at this site. Prime examples of this are the Waimea transfer station and Volcano Transfer station.
- Termites, ants, slugs, snails, wasps, and other foreign invertebrates that would be transported to the site via construction materials, yard waste, and any other refuse means would again have far reaching and long lasting impacts on the native biota and native ecosystems.
- Contaminants from municipal waste as well as daily operations would leak into the watershed and pose potential future problems down slope.
- Trash from the transfer site would blow around or fall out of bins and eventually make it into the NAR. An example of this can be seen by visiting any of the island's transfer stations
- Currently, DOT already irresponsibly uses this site as a dump site for highway operations as well as illegal dumping of waste by the public.
- Currently, this site is also used as an illegal shooting range by the HOVE "Militia" and the public. On many occasions there have been automatic weapons fired at this site along with handguns, high-power rifles, and shotguns. Build up of lead and primer residue as well as brass is already entering the landscape and watershed. Many 'Ohi'a trees have already been cut down by bullets in the area, and 'Ohi'a is the cornerstone species of the forests of Manuka NAR.
- There is talk of a formal proposal being drafted for an official shooting range at this site. If done properly, a maintained shooting range can be done wisely, safely, with little or no impact to the environment. The site has been modified at least once by a dozer and does not contain any rare elements that we are aware of. This site is far away from residential areas. More work needs to be done if this proposal is to move forward.
- There is obviously a need for a Waste disposal site in the vicinity. The developer of HOVE and County should've planned for that. If the HOVE community wants a transfer station they should put it in the subdivision like the volunteer fire station. It seems logical since most trash would be generated in the subdivision. The county should then purchase the site. The newspaper regularly advertises acreage for sale in HOVE for \$1,000- \$3,000 / acre. This surely is a cheap alternative for the county. We believe that developing a transfer station in the middle of a NAR is not a wise thing to do.

2

8

PETITION

FOR
FRIENDS OF OLD MAMALAHOA
WHO OPPOSE A TRANSFER STATION SITUATED
AT OR NEAR THE 86-MILE MARKER

1. NAME, (PRINTED) ADDRESS, & TELEPHONE NUMBER	2. SIGNATURE	3. DATE
Idi Johansen ^{Honolulu} 328-9596	Heidi Johansen	04-04-05
Ken Kelikoa Milolii 328-2091	Ken Kelikoa	04-06-05
RY POOLER ^{Honolulu} 328-9596	Jerry Pooler	4-06-05
Nel Johansen ^{Papa Hone} 328-2678	Nel Johansen	4-06-05
Crable Kaulakoua 320 9686	[Signature]	4/6/05
Sa Alwan Hoopulou	[Signature]	04/06/05
Adolm A Kalua'i 40VF	Adolm A Kalua'i	04/06/05
EFF Saltzman 960-9910	[Signature]	4/7/05
ORRINE EBEL 328-1027	Orrine Ebel	4/9/05
Ellen Mehos 881549 Ala Pakua 3289649	Ellen Mehos	4/10/05
Lin Austrom " " " " " "	Lin Austrom	4/10/05
Sime Baker ^{Honolulu}	[Signature]	4/10/05
SUSAN E. Cyr Milolii	[Signature]	4/11/05
Robert Schenker ^{Capt. Cook}	Robert Schenker	4/11/05
Janice FETIVEAU Hoopulou	[Signature]	4/12/05
Sally Bacon Hoopulou	[Signature]	4/12/05
Ira GOLDBERG	[Signature]	4/12/05
Stephen Barrera → CHICAGO	[Signature]	4/12/05
DAVID SUBILOO ⁷⁷³⁻²²⁰⁻⁸²⁶⁶ MILIKONA	[Signature]	4/12/05
Leah BURNS	[Signature]	4/13/05
Melanie Gutter ^{P.O. Box 1298} Kaulakoua HI 96750 (808) 328-9447	[Signature]	4-14-05
Rae Berkovki ^{P.O. Box 1085} Capt. Cook	[Signature]	4/14/05

From: T McNut [mailto:curania@yahoo.com]
Sent: Saturday, July 15, 2006 3:12 PM
To: Ho, Nelson
Subject: Re: Info on TMK parcels looked at

Aloha Honey I was able to open this document. Please tell me which sites were submitted for consideration. I believe there were nine that failed for different reasons. I can submit any of the 307 sites for consideration for the new transfer station? Mahalo nui loa for your time and asistance with this matter. Ciao T.McNut

From: T McNut [mailto:curania@yahoo.com]
Sent: Wednesday, July 19, 2006 3:36 PM
To: Ho, Nelson
Subject: Resubmitted site TMK 392001069

NELSON DID YOU SEND THIS EMAIL? Your name is not included at the end of the letter.

Aloha Honey The parcel may have been proposed and considered but why is this information not valuable. What was the out come? As I understand from Nelson Ho and the minutes of the meeting held in O.V. 8 June, (I received these minutes 15, July) Linda is willing to allocate 20 acres to the county. He said he could work with 2 1/2. With a low acquisition cost, no neighbors and untouched bare lava it appears this site should be reconsidered. This site will have little to none detrimental impact on the lives of the residents of Ocean View. It is located on the outskirts of town and will appease all. I have talked with the people of this community and they are not aware of the numerous proposed locations. Few even heard about the transfer station and are clueless as to where it may go. Again from the June notes under Action Items: Members were urged to speak with neighbors who live near the sites. The only people I spoke with near site 150-060 who knew of this proposed site were at the June meeting. I had no idea until I went to the meeting in July that anything was going on here. What about all the others? The public needs to be informed about the county's plans. Ciao T.McNut

Date: Thu, 20 Jul 2006 20:41:03 -0700 (PDT)
From: "T McNut" <curania@yahoo.com>
Subject: Resubmitted site TMK 392001069
To: nho@co.hawaii.hi.us, bbell@co.hawaii.hi.us
<mailto:bbell@co.hawaii.hi.us>

The Committee For An Appropriate Transfer Station

Still waiting for the info from August 2004 until present. We need this to effectively carry on with our work. Perhaps Barbara can assist us as well.
Mahalo. .Ciao T.McNut

"T.McNut" <curania@yahoo.com> wrote:

Aloha Honey May I please have the information from the 26 August,2004 until the present. Is the site below still available for the Enhanced Transfer Station? From the data sent this parcel is fine and could be far enough away from any residences.

The only remaining highly suitable property is State land, TMK 8-9-01:002 (Figure 4), a 2,701-acre property bordering both Highway 11 and Mamalahoa Highway. Officials from the Division and Forestry of Wildlife and the Land Management Division, both agencies of the Hawaii State Department of Land and Natural Resources, agreed to at least continue consideration of a portion of the site for use as a solid waste transfer station. This property is sufficiently large to accommodate a transfer station as well as wide buffers, is in an area that can serve the residents of Ocean View, Honomalino and Miloli'i, appears to lack highly sensitive environmental constraints, and is owned by an entity that is willing to consider the use. Furthermore, it has the advantage of being available to the County at no cost or negligible cost. The site is not without disadvantages, however, including being located in the Conservation District, thus necessitating a Conservation District Use Permit. Given current evaluative criteria, this is the only site that is recommended for advancement for further study in an Environmental Assessment. Figure 4: TMK 8-9-01:02

nho@co.hawaii.hi.us wrote:

For your review and use.

Nelson Ho, Deputy Director
County of Hawaii, Department of Environmental Management

nho@co.hawaii.hi.us wrote:

Just sending a TMK number to us is of little value.

Any new information, new status, willingness of landowner is of great value to our decision making. Linda Schum's parcel was already proposed and considered.

Scott Boydston's parcel on the highway was offered for sale at \$900,000. Richard Behern offered his parcel at \$1.2 million plus. Several adjacent lots NOT in the circles in HOVE were offered for consideration. Paradise (which has the site for the new water well) and Leilani Circles had Co. land in them, they were also proposed.

Nelson Ho, Deputy Director
County of Hawaii, Department of Environmental Management

Nelson Ho, Deputy Director
County of Hawaii, Department of Environmental Management

-----Original Message-----

From: T McNut [mailto:curania@yahoo.com]

Sent: Saturday, July 22, 2006 1:11 PM

To: Ho, Nelson; Bell, Barbara

Cc: Kim, Harry

Subject: Fwd: : Resubmitted site TMK 392001069

Aloha Nelson Been waiting since Wednesday for this information. I have sent an email everyday. It is very important for the " Committee For An Appropriate Transfer Station " to be completely informed of your research. We can better assist the county with locating an appropriate site for the enhanced t.s. if we are fully informed. Please fill in the unknown information from August 2004 until present.. I am informed any site can be reconsidered so we would like to offer all the state land previously looked at. We feel it is the best use of appropriated funds. Since your criteria has changed we feel those sites are also of value. Initially sites on the makai side of the road were not acceptable. Why is 392150060 now acceptable?

Ciao T.McNut

nho@co.hawaii.hi.us wrote:

Aloha Rainstar,

Here is an Excel spread sheet with information on all the parcels that we looked at. I hope you can open it up.

Nelson

Nelson Ho, Deputy Director
County of Hawaii, Department of Environmental Management

From: Ho, Nelson

Sent: Monday, July 24, 2006 9:11 AM

To: T.McNut

Cc: Bell, Barbara

Subject: RE: : Resubmitted site TMK 392001069

Importance: High

Aloha Rainstar,

There was no time to respond to your Wednesday email. I was out of the office half a day on Thursday and all day Friday.

Just a reminder, I already reported on the salient events following the Alternative Site Analysis (ASA) during the July 12 meeting.

6

07

After the ASA was done, the department focused on an 8 acre portion of the 2,701 acre parcel (TMK 3-8-9-1-2) at Mile 86. When endangered species was found in that portion we moved makai of the highway (below that site) and reviewed a 7 acre site. We thought the parcel's configuration was constricting and found significant cultural resources present. We could not build on it. Even though it was makai, we had figured out what kind of road improvements were needed. Both sites mauka and makai, were owned by the state and we would have gotten the land at no cost.

The decision to suspend the site selection process was made in early November, and we did not resume until May 10, 2006. A public informational update meeting was held at the HOVE community center and the volunteer Task Force was formed to look at all the sites and also see if new ones could be found. As you know the July 12 meeting was reporting on their findings and the department's response.

The mauka side of the road is PREFERRED because empty rubbish trailers would be coming from Hilo and the full rubbish trailers would be heading towards the Puuanahulu Landfill in Kona. Makai sites **MAY BE ACCEPTABLE AND WILL BE CONSIDERED IF** many of the other selection criteria are deemed satisfactory.

You will note that this parcel 150-60, is adjacent to the highway, minimizing the distance of roadway that needs to be improved. For that reason we did not want parcels more than 1/4 mile from the highway, mauka or makai. Now that the County is keeping the Hilo Landfill open longer with the Sliver Fill operation, we now have the option of driving the rubbish to Hilo as well as to the Puuanahulu Landfill in Kona.

If you are serious about talking to landowners and looking for other sites, we can extend the community's (and your) input time - lets see what we can come up with by August 4th. So far, we have had about almost a dozen calls and letters in support of the highway parcel, but no other suggested locations.

COMMITTEE FOR AN APPROPRIATE TRANSFER STATION

We propose the continuation of the search for an enhanced transfer station in the South Kona Kau districts. We are for a transfer station: we do not feel it is appropriate to put one in a residential area. We are seeking a reconsideration of the site known as 150-60. This parcel is located towards the north end of town nakai side, across the highway from Iolani St. in H.O.V.E. The enhanced transfer station will substantially change and alter the essential character of the community. Ocean View is our backyard from Manuka to the far end of the Rancho's. The County needs to find a site on the outskirts of town to appease us all.

NAME	PHYSICAL ADDRESS	SIGNATURE
Lisa Hoffman	92-703 Kala Gardens DR.	[Signature]
Allen Daniels	73-4259A HILBERT ^{KK 96740}	[Signature]
JANET SAMUELS	97-1005 Prince Kuhio Blvd 96737	[Signature]
DENIS CANNAGLO	1169 HOOKAWAI ST. 96734	[Signature]
WILHELM SAOABA	919433 BONGA WAI LANE 96737	[Signature]
Kathy Gabriela Brewer	92-0817 Catamaran Lane Ocean View HI 96737	[Signature]
Cecily Edwards		[Signature]
PATRICIA WICHERT	PO BOX 377318 96737	[Signature]
TOM WRIGHT	92-9194 KING KARI ^{OB} 96737	[Signature]
ANTENA KAUPU	92- IOLANI LN, 96737	Antena Kaupu
MARTIN KUOWLIOU	92-9038 HAWAII BLVD ^{OB} 96737	[Signature]
LORNA GRIFFITH	92-1771 Princess Kaiulani 96737	Lorna Griffith
CARRY SHEITON	92-979 Prince Kuhio Blvd. 96737	[Signature]
Heather Sacayan	92-1624 Niu St. Naalehu 96772	Heather Sacayan

Date: July 23, 2006

8

COMMITTEE FOR AN APPROPRIATE TRANSFER STATION

We propose the continuation of the search for an enhanced transfer station in the South Kona Kau districts. We are for a transfer station: we do not feel it is appropriate to put one in a residential area. We are seeking a reconsideration of the site known as 150-60. This parcel is located towards the north end of town nakai side, across the highway from Iolani St. in H.O.V.E. The enhanced transfer station will substantially change and alter the essential character of the community. Ocean View is our backyard from Manuka to the far end of the Rancho's. The County needs to find a site on the outskirts of town to appease us all.

NAME	PHYSICAL ADDRESS	SIGNATURE
WILLIAM L. TENNYSON	92-8 ⁶ 93 Lehua Ln Ov. HI 96737	William L. Tennyson
CHARL D YOUNG	73-4329 HALEKOU PL KONA 96740	Carl D Young
LORA L. IRWIN	92-16-82 COCONUT DR - O.V. 96737	Lora L. Irwin
Don Keyes	92-1167 Maaka OV 96737	Donald Keyes
KEVIN HOKE	92 82 89 REEF OU 96737	Kevin Hoke
W. STEWART DAWSON	92-1477 MOANA OV 96737	W. Stewart Dawson
William Silvers	92-8609 TIKI Ln. Manuka	William Silvers
Martin Kelsey	92-1791 Princess Kaiulani HOVLE 96737	Martin Kelsey
Richard E. Cooper	92-2929 Ohia Richard Cooper	Richard E. Cooper
MEL SODER	92-1995 PALM PKWY 96737 Mel Soder	Mel Soder
Bob Colan	92-1683 Princess Kaiulani 96737	Bob Colan
Debra Cox	92-132-63 Ocean View Pt Ocean View, HI 96737	Debra Cox
CHUCK HENRY	92-2072 KAILUA BLVD OU HI, 96737	Chuck Henry
Jerris Knoblauch	92-2425 Ohia Dr Ocean View Jerris Knoblauch	Jerris Knoblauch
John T Krenms	92-9227 Orchid Prkwy Oceanview HI 96737	John T. Krenms
Phil Knoblauch	92-1553 Coral HI. O.V.E. 96734	Phil Knoblauch
MOWA HIMELL	92-9181 LEHUA LN. 96737 Mowa Himell	Mowa Himell

Date: July 23, 2006

COMMITTEE FOR AN APPROPRIATE TRANSFER STATION

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Name	Physical Address	Zip	Signature
Wanda Torres	92-1477 Aloha Blvd	93737	Wanda Torres
Victoria Manuel	92-1477 Aloha Blvd		Victoria Manuel
Edward Jones	92-1477 Aloha Blvd.		Edward Jones
Christine D. ...	92-1477 Aloha Blvd		Christine D. ...
Ronald Manuel	92-1477 Aloha Blvd		Ronald Manuel
George Moniz	92-1477 Aloha Blvd		George Moniz
John Jones	Koa + Ocean view		John Jones
Sheryl ...	92-1477 Aloha Blvd		Sheryl ...
Betty Neale	Aloha Blvd		Betty Neale

Date: July 23, 2006

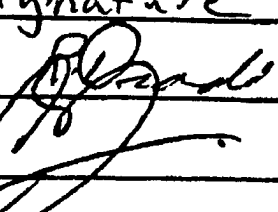
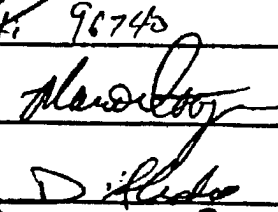
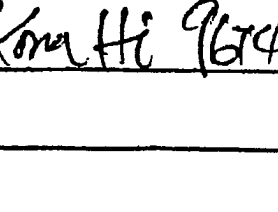
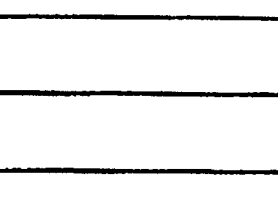
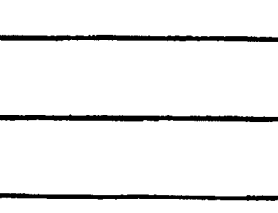
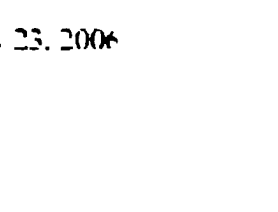
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Name	Physical Address	Zip	Signature
Kimberly Pearson	92-1422 Kona Dr. ^{Ocean View, HI}	96737	Kimberly Pearson
Michael D. Mercalo Sr.	92-1422 Kona Dr. ^{Ocean View}	96737	Michael Mercalo Sr.
DENNIS PEARSON SR	92-1422 KONA DR ^{OCEAN VIEW}	96737	Dennis Pearson

Date: July 23, 2006

13

We propose the continuation of the search for an enhanced transfer station in the South Kona Kau districts. We are for a transfer station: we do not feel it is appropriate to put one in a residential area. We are seeking a reconsideration of the site known as 150-60. This parcel is located towards the north end of town rakai side, across the highway from Iolani St. in H.O.V.E. The enhanced transfer station will substantially change and alter the essential character of the community. Ocean View is our backyard from Manuka to the far end of the Rancho's. The County needs to find a site on the outskirts of town to appease us all.

Name	Physical Address	Zip	Signature
Rich NARDI	75-5660 PALANI Rd	96740	
Mrs FOUNIYAMA	76-677 Aluu Street		
Robert K. TORRES	P.O. Box 643 KAILUA KONA, HI	96740	
Mario Hooper	Honalo Kona HI	96750	
D. Alardo	P.O. Box 2144 Kealahou	96750	
Arnett # Jabin	P.O. Box 126 Kailua Kona HI	96740	

Date: July 23, 2006

13
104

We propose the continuation of the search for an enhanced transfer station in the South Kona Kau districts. We are for a transfer station: we do not feel it is appropriate to put one in a residential area. We are seeking a reconsideration of the site known as 150-60. This parcel is located towards the north end of town makai side, across the highway from Iolani St. in H.O.V.E. The enhanced transfer station will substantially change and alter the essential character of the community. Ocean View is our backyard from Manuka to the far end of the Rancho's. The County needs to find a site on the outskirts of town to appease us all.

Name	Physical Address	Zip	Signature
Russell B. Spencer	Ocean View	96737	Russell B. Spencer
Tammy Lynn Spencer	Hawaiian Ocean View Estates	96737	Tammy Lynn Spencer
EDDIE SPENCER	OCEAN VIEW		Eddie Spencer
Melvin K. Palea III	Ranchos		Melvin K. Palea III
Melvin K. Palea Jr.	Ranchos		Melvin K. Palea Jr.
ANTHONY, J DUKE	P.O. BOX 6884 HOVE	96737	Anthony J. Duke
Sharon Dual	HOVE	96737	Sharon Dual
Mary Spencer	HOVE	96737	Mary Spencer
Jerry Watai Jr.	HOVE	96737	Jerry Watai Jr.
Gary Kellam Jr.	HOVE	96737	Gary Kellam Jr.
JAMES SPENCER	HOVE COCONUT DR	96737	James Spencer
Novellen K White	HOVE	96737	Novellen K White
Larry Arti	HOVE		Larry Arti

Date: July 23, 2006

Miriam

William

14

COMMITTEE FOR AN APPROPRIATE TRANSFER STATION

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 range and alter the essential character of the community. Ocean View is our backyard from Manuka to the
 r end of the Rancho's. The County needs to find a site on the outskirts of town to appease us all

Name	Physical Address	Zip	Signature
Barbara Mackiewicz	92-1791 Princess Kaiulani Blvd, P.O. Box 64 Ocean View, HI 96737	96737	Barbara Mackiewicz
Bob & Margaret Swain	92-3097 KAKAO BLVD. Ocean View	96737	Margaret Swain
Jim Stubbins	92-1761 Kaka Parkway Ocean View, HI	96737	Jim Stubbins
Don Quinby	Cocunut Blvd	"	Don Quinby
Samuel Jung	92-9193 HANALEI BLVD	"	Samuel Jung
John & Lex Brink	92-8812 - H. i Blvd	"	John & Lex Brink
Pete Mestrop	92-8230 Tiki Ln	"	Pete Mestrop

Date: July 23, 2006

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15

COMMITTEE FOR AN APPROPRIATE TRANSFER STATION

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NAME ADDRESS SIGNATURE

~~PROVANCE OCEANVIEW HI 96737~~
~~92-1214~~
~~92-1214 KOKOLA BLVD HI 96737~~
~~PO BOX 249 92-1214 KOKOLA BLVD HI 96737~~
~~Kealahou 96750~~
 Sirk S. Provance
 Marlis Provance
 Carl Hoyley (Batholomew) Box 993 OV HI 96737
 Michael J Smith Ocean View HI 96737
 John Reebate Jr P.O. Box 246 Honouliuli HI 96726
 Kim H Bennoy P.O. Box 250 Ov 96703
 P.O. Box 6891 Ocean View 96737
 Kim H Bennoy Ocean View 96737
 LANNING M Theodore ANUHAI 2 RD HI 96737
 42-7475
 Kimberley Asuncion 92-1423 Aloha Blvd HI 96737
 William L. Tennyson 92-8693 Lehua Lane HI 96737
 David A Castle 92-6043 Orchid Parkway HI 96737
 Thomas Reichowicz Box 16059 Kealahou HI 96750
 James Shilony 92-6112 Orchid Cm. Ocean View HI 96737
 Walter Rowse 92-8815 King Kamehameha Blvd. O.V. HI 96737
 Kristyn Haina 92-9206 Orchid Pkwy OV 96737
 Cape Hi 92-9206 Oahu HI 96737

COMMITTEE FOR AN APPROPRIATE TRANSFER STATION

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NAME ADDRESS SIGNATURE

LORNA LILLIE 92-9204 DRAGON PKWY OCEANVIEW 96737 Lorna Lillie

Kelly Rowell Box 6654 Ocean View, Hi. 96737 Kelly Rowell

Robert Hartly 96737 Box 6634 Robert Hartly

COMMITTEE FOR AN APPROPRIATE TRANSFER STATION

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NAME	ADDRESS	SIGNATURE
Gabriele Lucas	POB 7000 Oceanview 96737	<i>G. Lucas</i>
Gloria Drake	POB 588 Hanalei 96737	<i>Gloria Drake</i>
Mary Ann	PO Box 125 Hanalei 96737	<i>MARY ANN</i>
Steve Buttas	Middle Kei Pkwy. CAFF COOKS 96737	<i>Steve Buttas</i>
Cynthia Furukawa	P.O. Box 1129 CC 96704 (Honolulu)	<i>Cynthia Furukawa</i>
Mitchell Gogopav	74-970 Leleia St KK 96740	<i>Mitchell Gogopav</i>
Gaylynn Rivera	PO Box 3208 KK 96740	<i>Gaylynn Rivera</i>
William Lucas	P.O. Box 7000 O.V. 96737	<i>William Lucas</i>

COMMITTEE FOR AN APPROPRIATE TRANSFER STATION

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NAME	PHYSICAL ADDRESS	SIGNATURE
Philip Provance	92-8324 MACADAMIA DR.	96737 <i>Philip Provance</i>
Kevin Sullivan	92-8803 LEIUNI DR.	<i>Kevin Sullivan</i>
Mark Opalinski	92-8215 Bamboo Ln.	<i>Mark Opalinski</i>

Name	Physical Address	Zip	Signature
STEVE SKLAR	92-8424 TIKI LN.	96737	<i>Steve Sklar</i>
MARITZA SKLAR	92-8424 TIKI LN.	96737	<i>Maritza Sklar</i>
Stan Voeller	Box 6182	96737	<i>Stan Voeller</i>
Reed Becker	92-8790 Catamaran	96737	<i>Reed Becker</i>
Bruce Rye	74-6419 Palms, Naalehu	96772	<i>Bruce Rye</i>
BRUCE RYER			

Isaac Paulsen	P.O. Box 1089, Kailua-Kona	96745	<i>Isaac Paulsen</i>
Steve Kaezer	PO Box 7063 PMB 449 Ocean View	HI 96737	<i>Steve Kaezer</i> 929-9261
Ron Dyer	P.O. BOX 761 HOVE.	939 8630	
Frankie Kiper	P.O. Box 413	Haupp. 1st	96704
Garrison Weston	89-800 Huanani RD	CP 200K HI	96704 (Molokai Heights)
Gerald Anderson	92-2508 Palms Ave Ocean View	HI 96737	

Date: July 23, 2006

[Handwritten marks and signatures]

COMMITTEE FOR AN APPROPRIATE TRANSFER STATION

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NAME

ADDRESS

SIGNATURE

Richard Behrens	92-1397 Road to the sea	Richard Behrens 96737
Tom James Pelletier	92-1883 JEANNEZ PRK	Tom Pelletier
Jean Ann Bard	92-1881 SEP BAEZ PRK	Jean Ann Bard
Fiki Myers	92-9179 Orchid Hwy 96737	Fiki Myers
ZAN MYERS	92-9179 ORCHID PKY 96737	Zan Myers
City Maggerdy	88-1595 ULUA 96709	City Maggerdy
Ed Johnson	88-1595 ULUA TR 96709	Ed Johnson
Dawn Phillips	92-8585 Reef Hwy 96737	Dawn Phillips 96737
Susan Lundas	88-1456 MAUNA LOA AVE 96737	Susan Lundas 96737
Celeste Hatt	77-16577 Sea view dr. 96737	Celeste Hatt 96737
Miguel K MU	77-16577 Sea view dr. 96737	Miguel K MU 96737
Dawn Bada	88-1456 MAUNA LOA AVE. 96750	Dawn Bada 96750
Joyce Mansky	P.O. Box 6797 / 92-1397 Rd. to sea 96737	Joyce Mansky 96737
Kawika Phillips	H.O.V.E 96737	Kawika Phillips

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NAME	ADDRESS	SIGNATURE
Al Sherman	Box 6839 O.V. 96737	A. Sherman
ANTONIA VERGONA	Box 6464 O.V. 92-8989 96737	Antonia Vergona
Betty Isfeld	Box 6896 O.V. 96737	B. Isfeld
David A. Henderson	P.O. Box 7517 96737	David A. Henderson
Shirley Henderson	92-1303 K. Ct. 96737	Shirley Henderson
Joanne David	92-1303 K. Ct. 96737	Joanne David
WALTER DAVID	92-1303 K. Ct. 96737	Walter David
Paul Solis	92-8131 96737	Paul Solis

27 July, 2006

The Honorable Harry Kim, Mayor
County of Hawai'i
25 Aupuni Street
Hilo, HI 96720

Dear Mayor Kim,

I am writing on behalf of the Ocean View Community Development Corporation (OVCDC) to express our positive support for a solid waste transfer station to be located at the site (TMK 3-9-2-150-60) presented during the local public meeting 7/12/06. OVCDC is a non-profit corporation composed of representatives from organizations from each of the major sub-divisions in Ocean View (Hawaiian Ocean View Estates, Ocean View Ranchos, Kula Kai, Kona Gardens Estates, and Kahuku Country) as well as representatives of other local civic and special purpose organizations.

At our board meeting, 7/26/06, there was a unanimous vote in favor of the transfer station and the site proposed to Deputy Director Nelson Ho by the volunteer Community Task Force. He and the volunteer task force have done a great job under difficult circumstances and we appreciate their continuing efforts. The board also specifically directed me to send you this letter in support of our position.

Ocean View is now a rapidly growing community of 6,000—estimated to be up to 40,000 within 10 years. We need a transfer station closer than those at Waiohinu and Waiea. Hopefully, a local transfer station will also help reduce the health and environmental problems of illegal dumping rampant in our community.

We understand that there will always be some resistance to building a transfer station. It will certainly not be any easier in the future as our community growth continues. We believe that the volunteer task force has identified the best site available. It is time to stand up to the tyranny of a vocal minority and have the courage to do what is right for Ocean View, now and in the future. Therefore OVCDC lends its active support, and asks that you do what is in your power to facilitate this effort to improve our community.

Sincerely,


George B. Wallace, President

Ocean View Community Development Corp.

Handwritten mark

22

30 July 2006

Mayor Harry Kim
County of Hawaii
25 Aupuni St.
Hilo, HI 96720

Aloha Mayor Kim.

On behalf of the Ocean View Neighborhood Watch, we are very much in favor of the Transfer Station site proposed by the volunteer Community Task Force headed by Nelson Ho. The site is in an ideal location: can not be seen from any road, is located on the extreme west side of the greater Ocean View area where prevailing trade winds carry any smells away from any populated area, plus there are no objections from any property owners in that area. One property owner in a subdivision far to the east of the proposed site did object even though they would not be able to see or smell it.

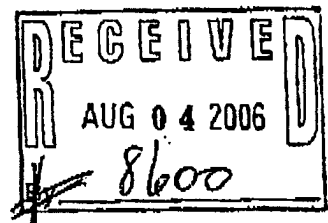
The Ocean View Neighborhood Watch has 24 volunteers who are scheduled for both day and night time patrols in our community. Over the last 10 years we have received numerous reports about people dumping their trash in pukas in dozens of places and we firmly believe that this would be greatly reduced if we had a transfer station in the Ocean View area, instead of 12 miles away in Waichinu (24 miles round trip). That could be 1 to 2 gallons of gas, or close to \$3.50 to \$7.00 at today's price of gasoline.

The population of Ocean View is growing very rapidly. From 1990 to 2000 it increased by 124%. A recent survey made by myself and others identified nearly 2200 places of residence in the greater Ocean View area, and that multiplied by 2.8, the States factor for the average number of people in a house, comes out to over 6000 population. When all 13,000 lots in Ocean View have homes built on them, our population will be around 40,000. Please help us by approving the site proposed by Nelson Ho and his Task Force.

Mahalo,

Bob
Bob Barry, Coordinator
Ocean View Neighborhood Watch

cc: James Arakai, Stacy Higa, Peter Hoffman, Fred Holschuh, Donald Ikeda, Virginia Isbell, Bob Jacobson, K. Angel Pilago, Gary Safaril, Nelson Ho, Marge Elwell.



30 July 2006

Mayor Harry Kim
County of Hawaii
25 Aupuni St.
Hilo, HI 96720

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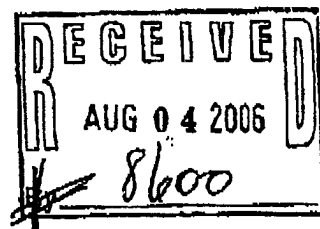
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Mahalo,

Bob

Bob Barry, Coordinator
Ocean View Neighborhood Watch

cc: James Arakai, Stacy Higa, Peter Hoffman, Fred Holschuh, Donald Ikeda, Virginia Isbell, Bob Jacobson, K. Angel Pilago, Gary Safaril, Nelson Ho, Marge Elwell.



24

D

**Hawaiian Rancho
Road Maintenance Corp.**

PO Box 7007
Ocean View, HI 96737
808 - 929 9608

31 July 2006

Mayor Harry Kim
County of Hawaii
25 Aupuni St.
Hilo, HI 96720

Aloha Mayor Kim.

On 30 July, 2006 the HRRMC Board of Directors voted in support of the proposed solid waste transfer station site recommended by the volunteer Task Force headed by Nelson Ho. The proposed site is ideal since it is on the west side (down wind due to trade winds), can't be seen from any road, and is not objected to by any of the adjacent property owners.

As you know, Ocean View is a very rapidly growing community with a present population in excess of 6000, a fairly large number of whom are from low income families. The 24 mile round trip (\$3.50 to \$7.00) to the Waiohima Transfer Station can be a financial burden due to the cost of gasoline today which has resulted in many families dumping their trash in pukas wherever they can find them, and there are dozens of them. This problem promises to get worse as the population increases.

We strongly encourage you to do what is right. Please accept the site recommended by Nelson Ho's Task Force for the Ocean View solid waste Transfer Station.

Mahalo,


Bob Barry, President
HRRMC Board of Directors

Cc: James Arakai, Stacy Higa, Peter Hoffman, Fred Holschuh, Donald Ikeda, Virginia Isbell, Bob Jacobson, K. Angel Pilago, Gary Safaril, Nelson Ho, Marge Elwell.

25

August 1, 2006

Ocean View Chamber of Commerce
Ken Wicks, President
P.O. Box 6710
Ocean View, HI 96737

The Honorable Harry Kim, Mayor
County of Hawai'i
25 Aupuni Street
Hilo, HI 96720

Dear Mayor Kim,

I am writing on behalf of the Ocean View Chamber of Commerce to express our enthusiastic support for a solid waste transfer station to be located at the site (TMK 3-9-2-150-60) presented during the local public meeting on 7/12/06.

At our board meeting today, there was a unanimous vote in favor of the transfer station and the site proposed to Deputy Director Nelson Ho by the volunteer Community Task Force. He and the volunteer task force have done a great job while working under difficult circumstances and we appreciate their continuing efforts. The board also specifically directed me to send you this letter in support of our position.

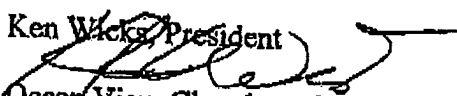
Ocean View is now a rapidly growing community of 6,000 —we expect the community to continue to grow at a rapid clip, with our population reaching up to 40,000 within 10 years. We need a transfer station closer than those at Waiohinu and Waiea. Hopefully, a local transfer station in Ocean View will help reduce the health and environmental problems caused by illegal dumping rampant in our community partly due to the high cost of gasoline and the long distance to a transfer station. A local station will allow us to begin a long term public awareness and pride of community campaign to encourage use of the community facility as opposed to illegal dumping.

There will always be some resistance to building a transfer station anywhere. However, we have dozens of illegal dump sites within our community that are potential health, visual, and environmental disasters that are constantly growing. The presence of a local transfer station will discourage such illegal dumping. It will certainly not be any easier in the future to build an even larger transfer station as our community growth continues.

We believe that the volunteer task force has identified the best site available and that also includes room for expansion to accommodate future population growth. It is time to stand up to the always present vocal negative minority and have the courage to do what is right for Ocean View, now and in the future. Therefore the Ocean View Chamber

of Commerce adds its active, enthusiastic support, and asks that you do what is in your power to facilitate this timely effort to greatly improve the health and beauty of our community.

Sincerely,

Ken Wicks, President

Ocean View Chamber of Commerce

August 06, 2007 7:27 AM

The Committee For An Appropriate Transfer Station & The Kona Garden Estates Board
Of Directors

August 5, 2007

To: Mayor Kim, Bob Jacobson, County Council

Department of environmental Management

RE: Re open comm. 34.7

Bob Jacobson and the County have failed by gross measures to adequately address the true desires of the South Kona , Kau residents in the choice of available sites for use as an Enhanced Transfer Station.

Communication 34.7 was never recognized or addressed.

At the January 23 2007 at the Committee On Environmental Management Meeting (CEM) Mr. Mike Smith President of KGE Service Corporation physically and verbally submitted Signed petitions from the local Community, against Site3-9-2-150-060 aka 150-60. the Tyson Site. This would be the second set of signed petitions The Committee had submitted. The first done by Fax transmission and reportedly received.

The main Question on the floor that day was the number of people for and against site 150-60. Bob Jacobson and the entire committee accepted the word, without any documentation mind you, of the Ocean View Group of about 8 people. It was obvious that they were given the luxury of knowing the exact meeting to show up at because a decision would be made that the communication would be closed. Such critical knowledge the Committee For An Appropriate Transfer Station did not have the honor to receive.

The Ocean View group made statements without documents to support there statements and demanded democracy.

The Council wanted to know what the feeling was from the public.

The O.V. Group gave figures of 99.7% and 99.9 % as being for the site. These accounts are only hearsay. These are their unfounded assumptions for there are many as shown by our petitions that are against site 150-60. A decision occurred and the communication was closed. All the while our petitions sat unrecognized.

Had someone asked Mr. Smith or the attendants, if they could give them the numbers of signatures he had at hand, the Council would have had a much different picture of the community's feelings. Nobody wanted the petitions I brought in that day.

28

29

It is appalling for The Council to Ignore Efforts of the community in gathering

Signatures and then further ignoring them as sound evidence for decision making, and construct decisions on there own.

Nelson Ho, also misrepresented our side and gave incorrect numbers during his report, downplaying our efforts deniing the Council the True feelings of the community.

The Committee For An Appropriate Transfer Station have uncovered 4, that's Four, new lots for the site.

Two with willing sellers and two 21 acre sites are FREE to the County.

All have the same characteristics as Site 150-060 only better on many levels.

Please keep in mind this is an Enhanced Transfer Station with an activity level to reach almost that of Kailua, Kona site. It is not just a single Shoot station as Bob Jacobson would like the public to believe. (See Jan. 23, 2007 CEM meeting minuets.)

The Issues are far more sensitive than you were led to believe.

Rell Woodward the Planning Comminsher of Kau' also made many false statements in his effort to convince the Committee and the public of a need for this facility. The Committee for an Appropriate Transfer Station has documented proof of the misreprestations. County Consultant Gram Knopp has also used fraudulent means to gain public acceptance of a site in Ocean View. Using his version of determining what is actually an illegal dumpsite

Please have Comm. 34.7 reopened and the decision of the most appropriate place for Kau to have an Enhanced Transfer Station placed.

Let us have Real Democracy and Reopen comm.34.7 without Mr. Jacobson's agenda topping the list.

Instead, have an unbiased, honest and open Discussion as to the most appropriate place for an Enhanced Transfer Station.

There Are Better Choices!

This time, include all the people. After all were we are the ones that will have to live with it.

Aloha,

KGE Board of Directors

Committee For An Appropriate Transfer Station

Harry Kim
Mayor



Dixie Kaetsu
Managing Director

Barbara Kossow
Deputy Managing Director

County of Hawai'i

25 Aupuni Street, Room 215 • Hilo, Hawai'i 96720-4252 • (808) 961-8211 • Fax (808) 961-6553
KONA: 75-5706 Kuakini Highway, Suite 103 • Kailua-Kona, Hawai'i 96740
(808) 329-5226 • Fax (808) 326-5663

August 6, 2006

Ken Wicks, President
Ocean View Chamber of Commerce
P. O. Box 6710
Ocean View, Hawai'i 96737

Dear Mr. Wicks:

I have received your letter dated August 1, 2006, written on behalf of the Ocean View Chamber of Commerce and expressing enthusiastic support for the construction of a solid waste transfer station at TMK: 3-9-2-150:060.

Thank you for writing to let me know that the Chamber of Commerce voted unanimously to support the transfer station and the site that was proposed to the County by the volunteer Community Task Force and presented to the community at the public meeting on July 12.

Your support and participation in this process is truly appreciated, and your letter will be transmitted to Deputy Director Nelson Ho of the Department of Environmental Management. The County remains committed to making this badly-needed transfer station a reality for the people of South Ka'ū.

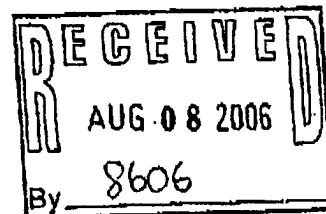
Thank you again for your letter, and for your support as we work to make Hawai'i County a better place to live.

Aloha,


Harry Kim
MAYOR

Thank you!

cc: Nelson Ho, Deputy Director of Environmental Management



Ty Bryan
Box 7221
Ocean View Hi 96737

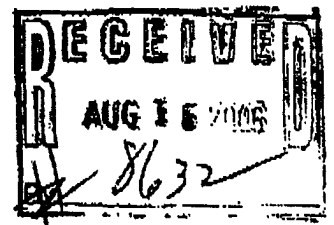
8-24-06

Dear Nelson:

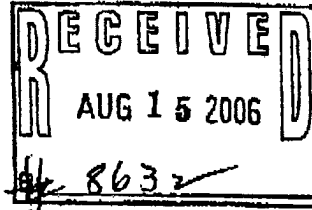
The Petition in support of the
mile 79 Transfer Station site has
proven to be a popular pass-around.
People keep asking me for copies to
circulate to their Friends/Neighbors.
So - more signatures to come.
Thank you for the interest you
have shown in this matter.

Best Regards + Aloha

Ty Bryan



PETITION IN SUPPORT OF DEVELOPMENT
OF TRANSFER STATION AT MILE 79
MAKAI SIDE OF HIGHWAY



NAME PHONE ADDRESS

Berris, Luaveh	N/A	P.O. Box 6527
Sarah Adlesberger	939-7008	Box 7108 Ocean View 96737
R Z B Lavi	929-8485	Po Box 164 96772
LAURENCE SHIPSTONE	929-8401	PO BOX 7063 PMS 476
Stephen Graham	929-8185	O.V.
Steve Hanson	640 2315 PO Box 7063 & PMB 217	Po box 7225 Ocean View HI 96737
Hildene Collins	939-9187	Ocean View 96737
Edward Ford		NAACEAU, 96772
ROB COLBERTSON	P.O. Box 169	PAAUILO, HI 96776
Sonny Jarama	PO-BOX 901	PAHALA
Cynthia L. Jarama	P.O. Box 7067	Ocean View HI 96737
Modesto Gonzalez	P.O. Box 7041	Ocean View HI 96737
Kod [unclear]	P.O. Box 7075	O.V. HI

32

PETITION IN SUPPORT OF DEVELOPMENT
 OF TRANSFER STATION AT MILE 79
 MAKAI SIDE OF HIGHWAY

NAME	PHONE	ADDRESS
Julie Hoffert	808-939-9065	P.O. Box 6474, Ocean View 967
Susan Rego	968-6244	P.O. Box 431, Udcans 9678
Jessica Rego	960-9503	P.O. Box 90, Holewa HINATLAK 9671
Berny Lynn Baruela	928-9428	P.O. Box 443, Pahala 96777
XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
MARVIN SMITH	929-8627	P.O. Box 114, NAALEN 9677
ISA STAUDAARD	937-0492	P.O. Box 687, HOOLE
TERESA CHAPOT	929-730	Box 1024, Naalehu
David Johnson	920-0271	P.O. Box 2063
Yang Johnson	939-9089	PMB 444
Cathy Shakespeare	929-7503	P.O. Box 1865, K 96740

33

PETITION IN SUPPORT OF DEVELOPMENT
 OF TRANSFER STATION AT MILE 79
 MAKAAI SIDE OF HIGHWAY

NAME	PHONE	ADDRESS
Melane Smith Melana Smith	929-9752	POB 1761 KealaKekua 96715
Kristyn Haina Kristyn Haina	939-8443	Box 7005 Ocean View 96715
Judy Rowse Judy Rowse	939-7081	P.O. Box 6075 O.U. 96715
Donna Lowry DONNA LOWRY	929-9638 939-9454	PO BOX 882 NAALEHU 96771 P.O. Box 6396 O.V. 96723
Loren Heck Loren Heck		
Brenda Van Scoy Brenda Van Scoy	939-9068	P.O. Box 63 Na'alehu 96772
Madison Alana Kaup Madison Alana Kaup	929-9208	POBOX 6387 OCEAN VIEW, HI 96715
Lestie E. Lensch Lestie E. Lensch	927-6737 929-9638	POBOX 619 Naalehu 96771 PO Box 882 Naalehu, 96772
MARY BAUMER Mary Bamer		
Tracy L. Rowse Tracy L. Rowse	939-7091	PO-Box 6596 Ocean View, HI 96715
Tracy L. Rowse Tracy L. Rowse	817-5321 (cell#)	
Truce Coates TRUCE COATES	929-9531	PO BOX 7063 PMB 204 OCEAN VIEW, HI 96715
Margaret Watson Margaret Watson	345-9303	PO Box 6916 Ocean View, HI 96715
Robert J. Grunert Robert J. Grunert	929-8083	PO. Box # 6682 O.V.

34

1-866-316-6988

75-5722 Kulaoni Highway, Suite 214
Kailua-Kona, HI 96740



9672747063

9672747063

Michael Smith
President, KGE Service Corp.
P.O. Box 7001
Ocean View, HI 96737



9/1/06
UNITED STATES POSTAL SERVICE
02 1P \$ 000.390
0302578453 AUG 01 2006
MAILED FROM ZIP CODE 96740



UNITED STATES POSTAL SERVICE
02 1P \$ 000.390
0302578453
MAILED FROM ZIP CODE 96740

35

KGE Service Corporation
Michael Smith - President- P.O. Box 7001 Ocean View, HI 96737

To All Lot Owners

Dear KGE Property Owners

As president of Kona Garden Estates it is my duty to inform lot owners of impending situations that may affect the Quality of living, or any imposed property devaluations of KGE.

It has recently come to my attention that the County of Hawaii is putting an "Enhanced Transfer Station" facility in Ocean View. The proposed site is known as 150-60, aka TMK: 392150060. Site 150-60 is located towards the north end of town across the highway from Iolani Street in Hawaiian Ocean View Estates (HOVE). As you enter the Kona Garden Estates gate at the highway, the site would be clearly visible 1/8 mile to the north. It is situated on a higher slope, which effectively creates an amphitheater that looms over Kona Garden Estates.

This mega transfer station will detrimentally affect the entire community. Visual line of site, noise from heavy equipment and a monster chipper shredder, wind and air borne trash, bacteria and gases, constant activity through out the day, traffic problems near the entrance of KGE, feral animals rooming the highway and vicinity, the spread of pestilence, and devaluation of property, are issues that will effect your lot. The county is using antiquated guidelines to place this site, which do not give adequate consideration to public health and safety.

There is no immediate reason to ramrod this site into the Ocean View community. There are other possible locations outside of town, which are more appropriately suited for the collection of trash and recycling. Such as, the 2,700 acres of State land on the north side of ocean view and a 1,000 acre parcel on the south side of Ocean View.

Due to the counties failure to effectively notify the public and the aggressive action of the county to push this site I feel litigation may be our final recourse. We are currently seeking council with an attorney.

I have enclosed a petition for reconsideration of placement of this facility. The most ideal location is midway between the existing transfer stations on state land. This was recommended by a study paid for by the County of Hawaii.

Enclosed are the names and addresses of the Mayor, Department of Environmental Management, County Council and State Representatives. Please take time out to show your approval or disapproval by calling and or writing a short note with your stance on this issue. PLEASE return your petition as soon as possible in the enclosed envelope. Your response and time are of the utmost importance.

[continued on back side]

30

Also NOTE; THE FRONT GATE CODE WILL CHANGE on 9-1-06
The new code will be— 2597—.

I would like to ask all residents to please watch their speed and drive safely as they proceed through the subdivision.

Thank you.

Michael Smith, President KGE

Mayor Harry Kim: cohmayor@co.hawaii.hi.us
Phone: 961-8211

Department of Environmental Management:
Deputy Director Nelson Ho nho@co.hawaii.hi.us
Phone: 808-961-8965 Fax-961-8065
Director Barbara Bell bbell@co.hawaii.hi.us

County Council members:

Frank Holschun fholschun@co.hawaii.hi.us
Donald Ikeda diked@co.hawaii.hi.us
James Arakaki jarkaki@co.hawaii.hi.us
Stacy Higa shiga@co.hawaii.hi.us
Gary Safarik gsafarik@co.hawaii.hi.us
Bob Jacobson bjaco@co.hawaii.hi.us
Virginia Isbell visbell@co.hawaii.hi.us
Angel Pilago kapilage@co.hawaii.hi.us
Pete Hoffman phoffinan@co.hawaii.hi.us

County Council Phone: 808-961-8225

Call or write and let them know if you are for or against this site.

Rep Josh Green repgreen@capitol.hawaii.gov
947-4000 ext.69605#

Call and ask him to dedicate a small portion of state land in the South Kona / Kau districts for this project.

Robert Herkes repherkes@capitol.hawaii.gov
974-4000 ext. 68400#

Call and ask him to dedicate a small portion of state land in the South Kona / Kau districts for this project.

Petition

Requesting a continuation for the search for an Appropriate Transfer Station

We propose the continuation of the search for an enhanced transfer station in the South .
Kona / Kaa districts. We are for a transfer station; we do not feel it is appropriate to put one
in a residential area. We are seeking a reconsideration of the site known as 150-60. This
parcel is located towards the north end of town makai side, across the highway from Iolani
St. in H.O.V.E. The enhanced transfer station will substantially change and alter the
essential character of the community. Ocean View is our backyard from Manuka to the far
end of the Rancho's. The County needs to find a site on the outskirts of town to appease us
all.

NAME	PARCEL ADDRESS & Zip code	SIGNATURE
------	---------------------------	-----------

Please return signed Petition as soon as possible to: Michael Smith
P.O. Box 7001
Ocean View, HI, 96737

38

August 15, 2006

Dear Mr. Stanley Iwamoto

The Committee For An Appropriate Transfer Station has been informed there will be an Environmental Impact Statement prepared with several possible sites. We submitted a list of sites to Nelson Ho at his task force meeting in Ocean View on August 8, 2006. We want to submit them again at this time to make sure they were not transcribed incorrectly. The following TMK's are from the 3-8-9 section of the island.

- 3-8-9-011-006 1,347 acres
- 015-003 14.5 acres
- 015-005 9.234 acres
- 015-006 10 acres highway frontage
- 015-007 8.64 acres
- 015-011 32 acres
- 015-013 22.56 acres highway frontage
- 012-012 100.012 acres
- 012-014 100.02 acres
- 012-015 234.74 acres
- 012-018 3,203 acres
- 003-067 14.37 acres
- 003-068 12.84 acres

We believe the macnut orchard should be reconsidered because two years time has elapsed since they were last contacted.

We also feel the TMK: 3-8-9-001-002 2,701-acre state land site can be resubmitted. We are informed that the County can request a Discretionary Permit from the State Board of Land and Natural Resources, a Conservation District Use Permit as well as a Special Management Area Permit if necessary. As of May 2006 these after-the-fact permits were finally filed to legalize the operations of the Milolii transfer station, which has been operating illegally for over 20 years and is within the Shoreline Special Management Area. The May 2006 report also says the County intends to close Milolii after opening the new facility that will be more accessible and serve a greater population. The South Kona / Ocean View Solid Waste Transfer Station Alternative Site Survey done in December 2004 prepared by Geometrician Association had the following to say. From their research study for the new transfer station the ideal location is mile marker 86. The state land borders the highway and is sufficiently large enough to accommodate a transfer station as well as wide buffers. This is in an area that can serve residents of Ocean View, Honomalino and Milolii. The land is available to the County at no cost or negligible cost.

Respectfully Yours,

Antonia

39

-----Original Message-----

From: mike resurge [mailto:nextnewmoons@yahoo.com]

Sent: Thursday, August 17, 2006 6:57 AM

To: cohmayor@co.hawaii.hi.us

Cc: Holschuh, Fred; Ikeda, Donald; Arakaki, James; Higa, Stacy; Safarik, Gary; Jacobson, Bob; Isbell, Virginia; Pilago, K. Angel; Hoffmann, Pete; Bell, Barbara; dketsu@co.hawaii.hi.us; Leithead-Todd, Bobby Jean; Ashida, Lincoln; repherkes@capitol.hawaii.gov; repgreen@capitol.hawaii.gov; rflickinger@westhawaii.com; dbock@hawaiitribune-herald.com; Ho, Nelson

Subject: Testamonal of objection to site 150-60

KGE Service Corporation

Michael Smith - President- P.O. Box 7001 Ocean View, HI 96737

To whom it may concern,

Response to DEM Task force meeting in Hawaiian Ocean View Estates

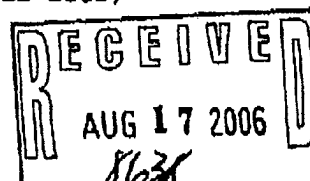
The Department of Environmental Management (DEM) task force met with the majority expressing their opposition to the site 150-60. As to be expected, just like previous sites looked at, the residents nearby and surrounding the site were in deep rejection of having a transfer station near their property. It seems to me that the DEM should have gotten the message already. (The DEM now has bigger plans, that are the "enhanced transfer station", for details read, "Island Wide Transfer Stations Repair and Enhancement Plan" Feb. 2006) The message is: "NO ONE wants to live next to a transfer station

or anything larger, and especially not have one forced in nearby". Nelson Ho needs to get off his denial and stop pretending that there is no rejection to site 150-60. The concentration of property owners near this site is much greater than any other site yet looked at. Still Nelson seems stuck on using site 150-60 which ultimately relies on the adjacent lots as buffer zones. When I question Nelson on the matter, He said this poses no problem to him. Yet in a resent email sent by Nelson he uses these criteria for accepting sites for a transfer station: (State Ag. zoned land Makai of Hwy 11 "the potential for use of the property as a Transfer station does not look good. I think we would be required to Have a Rather large buffer, We would be Left With using either the north half, which borders a residential lot and Is Across the road from

two existing homes - It is my recommendation that we cease work on this property".

Why is it any more important to have a larger buffer around plants than people? Are people's lives, health and well being not important enough?

So why is criteria that was previously unacceptable now unimportant in the decision making of lot 150-60. I.e.: bordering residential lots,



40

B

August 17, 2007

From the: Committee For An Appropriate Transfer Station
929-7692, nextnewmoons@yahoo.com

To: All County Council Members

Here are the positive aspects of the available sites. All meet the criteria specified by Nelson Ho in his recent DEM letter to all EISPN participants. But he only discloses the one site 150-060 as meeting all criteria.

Here is a comparison of the available sites. You Need to ASK your selves what lot is the most appropriate.

Site 8-9-015-007, The most intelligent choice, as it is midway between other existing sites, and still convenient to OV. In the area originally chosen by DEM only on the Maki side of the highway.

1. Willing seller \$375,000
2. Tank water
3. This site will be more convenient for the largest number of people, serving the greater south Kona and Northern Kau'
4. Will not create neighbor sites, because of no economic reason. (Far enough from town central) Will disturb the least amount of lot owners, Maybe 3 lots next door.
5. Has existing easement for entry.
6. More centralized to a greater service area. Honomolino, Upper Milolii, and OV
7. Needs left turn lane off highway.

Dr. Site, Overwhelming public support at O.V. ESPIN meeting.

1. Free land co/op with county
2. Soon to be very close to County water. Other sites on the island are plagued with spontaneous combustion fires in the Green waste to be stored there.
3. In a zone designated by Planning Commissioners for urban expansion
4. Neighbor sites already exist, as there are already industrial ventures near by.
5. Can use Ranchos entrance OR with the money saved from purchase make a chip seal road off the highway at ¼ the cost of pavement.
6. More of a centralized location to other public activities in Ocean View that will make it more covenant for every one and result in a much greater volume of recyclables returned.
7. No left turn lane needed if the Ranchos entry is used.

150-060 DEM proposed

1. \$300,000 + other cost of acquiring land, co/op with county subdivision process needed
2. Tank water, dependent on Ocean View Fire dept
3. Placed in the midst of a subdivision and next to 2 large subdivisions, will change the essential character of the lands existing use. Will adversely affect 100's of 1 acre lot owners some less than 100 feet and other surrounding properties.
4. Creates neighbor sites.
5. Take entry road by emanate domain the only entrance to that subdivision County has already placed a gate.
6. Colicting recyclables at a distant dump site reduces the interest in recycling. California ditched this method soon after it was started. Some form of centralizing or curb side are the answers to collection problems.
7. Left turn lane needed.

From: MS [mailto:nextnewmoons@yahoo.com]

Sent: Tuesday, August 21, 2007 10:27 AM

To: Ho, Nelson

Cc: anelabo2@yahoo.com; bell@co.hawaii.hi.us; Ford, Brenda;

bjtodd@co.hawaii.hi.us; Jacobson, Bob; Kaetsu, Dixie; cc county councle;

Ikeda, Donald; Yagong, Dominic; Naeole, Emily; Yoshimoto, J; Pilago, K.

Angel; Harry Kim; Ashida, Lincoln; Tribuen- Herald Palmer; Hoffmann, Pete;

Higa, Stacy

Subject: To all County

Mr. Ho

A chip sealed road can be built for 1/3 the cost. and any weight truck can use it. There is no difference between using one subdivision enterance road over the other, you can access the Dr.'s free land through Bougainvillea.

I dont know what your talking about, your letter does not make since. And you give no documentation to support you statements. You are missing the point. We have you on CD lying about our petitions so you basically have no integrity with us.

42

From: Ho, Nelson
Sent: Tuesday, August 21, 2007 10:47 AM
To: 'MS'
Cc: 'anelabo2@yahoo.com'; 'bbell@co.hawaii.hi.us'; Ford, Brenda;
'bjtodd@co.hawaii.hi.us'; Jacobson, Bob; Kaetsu, Dixie; 'cc county councle';
Ikeda, Donald; Yagong, Dominic; Naeole, Emily; Yoshimoto, J; Pilago, K.
Angel; 'Harry Kim'; Ashida, Lincoln; 'Tribuen- Herald Palmer'; Hoffmann,
Pete; Higa, Stacy
Subject: RE: To all County : Mike Smith's cost of Road Building
Importance: High

Mike,

Could you please cite me your source of this cost? I would like to independently verify your number. We may be able to use it for our facility.

Nelson Ho

.....

.....
Nelson Ho, Deputy Director
County of Hawai`i
Department of Environmental Management

New Address: Puainako Town Center
2100 Kanoelehua Avenue
Hilo, Hawai`i 96720

Phone: 808.961.8083 Fax: 808.981.2092
Email Address: nho@co.hawaii.hi.us <<mailto:nho@co.hawaii.hi.us>>
Hawai`i County is an equal opportunity provider and employer

43

Henry, Sharron

From: Ho, Nelson
Sent: Thursday, September 28, 2006 1:29 PM
To: Henry, Sharron
Subject: FW: Ocean View Tranferstation

this one might be better for the file.

Nelson Ho, Deputy Director
County of Hawaii, Department of Environmental Management
25 Aupuni Street #210, Hilo, HI 96720
Phone: 808.961.8965 Fax: 808.961.8086
NEW EMAIL ADDRESS: nho@co.hawaii.hi.us

Hawaii County is an equal opportunity provider and employer.

-----Original Message-----

From: Steve Graham [mailto:sgraham@hawaii.rr.com]
Sent: Thursday, September 28, 2006 1:24 PM
To: cohmayor@co.hawaii.hi.us
Cc: Ho, Nelson; Jacobson, Bob
Subject: Ocean View Tranferstation

Sirs: I Stephen E. Graham home owner and resident of Ocean View would like to make sure that a few do not influence you about the greatly needed transfer station for Ocean View. I would like you to briefly know that I have serviced on the community center board, road maintenance board and was a Captain in the Volunteer Fire Department. I can not tell you the countless times I was called out to a rubbish fire. For some this is the only way they deal with the trash because of the distance to a transfer station. For others it is the side of the road or lava tub or A.V. car or truck. With the resent growth to Ocean View and surrounding areas it would seem now is the time to put in a transfer station. If not for the health issues and fire hazards alone then for the protection of the land. I believe with the proper design and landscaping even the most hard line person against the site will be impressed with the amount of trash that will be taken away from Ocean View and the surrounding areas which means less trash thrown on are home Hawaii. Mahalo for your time and I look forward to using the transfer station in Ocean View soon.

Sincerely,
STEPHEN E. GRAHAM

9/28/2006

44

45

Harry Kim
Mayor



Dixie Kaetsu
Managing Director

Barbara Kossow
Deputy Managing Director

County of Hawai'i

25 Aupuni Street, Room 215 • Hilo, Hawai'i 96720-4252 • (808) 961-8211 • Fax (808) 961-6553
KONA: 75-5706 Kuakini Highway, Suite 103 • Kailua-Kona, Hawai'i 96740
(808) 329-5226 • Fax (808) 326-5663

August 19, 2006

Bob Barry, President
Hawaiian Rancho Road Maintenance Corp.
P. O. Box 7007
Ocean View, Hawai'i 96737

Dear Mr. Barry:

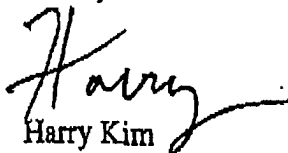
I have received your letter dated July 31, 2006, written on behalf of the Hawaiian Rancho Road Maintenance Corporation Board of Directors, expressing support for the construction of a solid waste transfer station at TMK: 3-9-2-150:060.

Thank you for writing to let me know that the board of directors of the road maintenance association are in support of the transfer station, and also support the site that was proposed to the County by the volunteer Community Task Force and presented to the community at the public meeting on July 12.

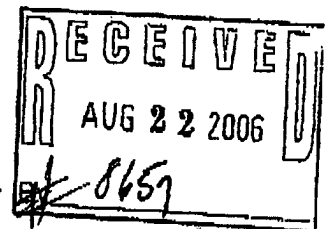
Your support and participation in this process is truly appreciated, and your letter will be transmitted to Deputy Director Nelson Ho of the Department of Environmental Management. The County remains committed to making this badly-needed transfer station a reality for the people of South Ka'u.

Thank you again for your letter, and for your support as we work to make Hawai'i County a better place to live.

Aloha,


Harry Kim
MAYOR

cc: Nelson Ho, Deputy Director of Environmental Management



Hawai'i County is an equal opportunity provider and employer.

ENVIRONMENTAL MGMT

8089618086

08/29/2007 15:07

Murashige, Laura

From: T.McNut [curania@yahoo.com]
Sent: Monday, August 21, 2006 7:13 PM
To: counciltestimony@co.hawaii.hi.us
Subject: Waste Management Meeting : August 22, 2006 at 2:00p.m.

The Committee For An Appropriate Transfer Station has been informed there will be an Environmental Impact Statement prepared with several possible sites. We submitted a list of sites to Nelson Ho at his task force meeting in Ocean View on August 8, 2006. We want to submit them again at this time to make sure they were not transcribed incorrectly.

The following TMK's are from the 3-8-9 section of the island.

- 3-8-9-011-006 1,347 acres
- 015-003 14.5 acres
- 015-005 9.234 acres
- 015-006 10 acres highway frontage
- 015-007 8.64 acres
- 015-011 32 acres
- 015-013 22.56 acres highway frontage
- 012-012 100.012 acres
- 012-014 100.02 acres
- 012-015 234.74 acres
- 012-018 3,203 acres
- 003-067 14.37 acres
- 003-068 12.84 acres

RECEIVED
 2006 AUG 22 AM 9:32
 COUNTY OF HAWAII

We believe the macnut orchard should be reconsidered because two years time has elapsed since they were last contacted.

We also feel the TMK: 3-8-9-001-002 2,701-acre state land site can be resubmitted. We are informed that the County can request a Discretionary Permit from the State Board of Land and Natural Resources, a Conservation District Use Permit as well as a Special Management Area Permit if necessary. As of May 2006 these after-the-fact permits were finally filed to legalize the operations of the Milolii transfer station, which has been operating illegally for over 20 years and is within the Shoreline Special Management Area. The May 2006 report also says the County intends to close Milolii after opening the new facility that will be more accessible and serve a greater population.

The South Kona / Ocean View Solid Waste Transfer Station Alternative Site Survey done in December 2004 prepared by Geometrician Association had the following to say.

From their research study for the new transfer station the ideal location is mile marker 86. The state land borders the highway and is sufficiently large enough to accommodate a transfer station as well as wide buffers. This is in an area that can serve residents of Ocean View, Honomalino and Miloli i. The land is available to the County at no cost or negligible cost.

The Committee For An Appropriate Transfer Station has been diligently working to help the County implement its plans to place a transfer station in this region. We have spent many hours doing research and finding information that will assist us with this mission. I have spent 200 hours researching the entire area looking for an appropriate location. The community needs to know everything that is going on. We have seen no architectural plans for the enhanced transfer station nor the budget to procure permits, purchase land, survey fees, subdivision of land if applicable, as well as everything else

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necessary to put this site in place. Site 3-9-2-150-060 uses Kona South Estates subdivision as buffers for the transfer station as well as the surrounding subdivisions. This is unacceptable. While we were doing our research we discovered an error in suggesting TMK: 3-9-2-001-069. We did not know the site selection criteria at that time. We now know that the travel patterns of the community and the fact that this site must also accommodate Honōmalino and Miloli i because of its future closure are important. We also understand there are view plane issues, the site is too close to the existing Waiohinu transfer station being 7 miles away, borders the Hawaiian Ocean View Estates subdivision as well as being located in a heavily windy area making this site impossible for consideration. We apologize for troubling you with this inappropriate parcel. Our committee was only two days old when we began our research. We have learned much since then. We also know in 1985 there was a search for a transfer station in Ocean View with no success. If one could not be found then it becomes apparent that Ocean View is not the appropriate location to service all the area residents. Ciao

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Murashige, Laura

From: T.McNut [curania@yahoo.com]
Sent: Tuesday, August 22, 2006 11:28 AM
To: counciltestimony@co.hawaii.hi.us
Subject: Waste Management Meeting : August 22, 2006 at 2:00p.m.

RECEIVED
 2006 AUG 22 PM 12 22

COUNTY CLERK
 COUNTY OF HAWAII

August 22, 2006

Aloha County Council

The Committee For An Appropriate Transfer Station believes TMK: 3-9-2-150-060 is an inappropriate location for a transfer station. It is surrounded by private property and will detrimentally affect the lives of the property owners. What about buffer zones? Using neighbor lots is not the correct way to make such a determination. A parcel of greater acreage such as state land is more appropriate than putting that burden in peoples backyards. When I was asked how many people wanted the transfer station here I was not able to give an accurate figure. But when I asked the people if they wanted this facility in their backyard they said NO. It appears to me that no one really wants it here. I ask you the same question; do you want the transfer station in your backyard?

As noted all the rubbish centers on the island are failing. 19 of the 21 are in serious condition. There is no monitoring of waste disposed. No sorting of wastes presented in plastic bags. Not all residents will follow proper disposal practices. Without regular staffing to inspect wastes it is virtually impossible to provide assurance that these items are not put in the waste stream. There is a lack of suitable alternatives for commercial and business sector forcing them to use transfer stations for their rubbish. Commercial and hazardous waste are prohibited at all transfer stations. The absence of permanent County hazardous waste collection facilities promotes illegal disposal and illegal dumpsites. The State does not have a household hazardous waste disposal program. How will this affect us? Transport of compactor trailers to landfills is dependent on available personnel and transportation equipment not load weight causing health and safety problems at the facilities. How can this future site be sized properly for the anticipated growth? This includes the proposed closure of the Milolii station after the new transfer station opens. How can white/bulky goods be determined operational at these sites? Why not educate the people to donate working appliances to charity taking the question out of reusability. What about metal recycling? Will this include vehicles? Are we to create future junkyards in this or other community convenience centers? What about green waste? There is no accurate measuring of green wastes coming into the facility. There is only an assumption it can be handled. The Ocean View Road Corporation President Loren Heck stated at a meeting in OVCA July 12, 2006 " that we have an industrial chipper and will accept green waste from the County". This takes the burden off the transfer station and taxpayer's. The County does not have a clear plan for addressing solid waste management. They and we do not have a clear understanding as to what the real plans are for this enhanced transfer station they intend to put in here. We have seen neither architectural plans nor design for this facility. When questioned about disease vector control there were no answers. Anyone who goes to these convenience centers sees the Humane Society signs about abandoned animals. What can you do to prevent this from happening? If you could prevent or control vector there would be no signs. The Federal Laws state you must protect us from all vector including rodents, flies, mosquitoes, other animals, insects capable of transmitting disease to humans. (258.22 Disease Vector Control).

The public needs to become educated and aware of the needs for recycling. The County can look more into privatizing it. I contacted ARC Hilo and they are willing to setup a recycle reuse program in Ocean View. The County supplies locked bins to be used for just this purpose. I recommend putting them in Pohue Plaza, an ideal location where almost everyone goes. The grocery store and Post Office

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share the same structure. The Post Office supplies us with much wasted papers. Wouldn't it be nice if we could just leave them all in the appropriate on site bins? We can also leave our bottles and cans there as well. If people choose to go to the Hi 5 redemption centers they still have that option. These bins reassure that recyclables will be dealt with properly being re diverted from the landfills.

Our compiled information comes from the following sources: Island Wide Transfer Stations Repair And Enhancement Plan dated February 2006; South Kona / Ocean View Solid Waste Transfer Station Alternate Site Survey dated December 2004; Audit Of The County of Hawaii's Recycling And Diversion Grant Program dated June 2006 and Milolii Report May 2006.

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2006/08/23

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Henry, Sharron

From: Ho, Nelson
Sent: Thursday, September 28, 2006 1:29 PM
To: Henry, Sharron
Subject: FW: Ocean View Tranferstation

this one might be better for the file.

Nelson Ho, Deputy Director
County of Hawaii, Department of Environmental Management
25 Aupuni Street #210, Hilo, HI 96720
Phone: 808.961.8965 Fax: 808.961.8086
NEW EMAIL ADDRESS: nho@co.hawaii.hi.us
Hawaii County is an equal opportunity provider and employer.

-----Original Message-----

From: Steve Graham [mailto:sgraham@hawaii.rr.com]
Sent: Thursday, September 28, 2006 1:24 PM
To: cohmayor@co.hawaii.hi.us
Cc: Ho, Nelson; Jacobson, Bob
Subject: Ocean View Tranferstation

Sirs: I Stephen E. Graham home owner and resident of Ocean View would like to make sure that a few do not influence you about the greatly needed transfer station for Ocean View. I would like you to briefly know that I have serviced on the community center board, road maintenance board and was a Captain in the Volunteer Fire Department. I can not tell you the countless times I was called out to a rubbish fire. For some this is the only way they deal with the trash because of the distance to a transfer station. For others it is the side of the road or lava tub or A.V. car or truck. With the resent growth to Ocean View and surrounding areas it would seem now is the time to put in a transfer station. If not for the health issues and fire hazards alone then for the protection of the land. I believe with the proper design and landscaping even the most hard line person against the site will be impressed with the amount of trash that will be taken away from Ocean View and the surrounding areas which means less trash thrown on are home Hawaii. Mahalo for your time and I look forward to using the transfer station in Ocean View soon.

Sincerely,
STEPHEN E. GRAHAM

9/28/2006

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E-mail from Antonia Vergona to Nelson Ho, 8/3/07

Aloha Honey Nelson you cannot make the truth vanish so easily. Rell Woodward's statement came from an Environmental Committee Meeting that you attended on 23 January, 2007 in Hilo. His statement from the meeting notes is as follows:

"The EPA conducted a survey by helicopter 45 minute aerial survey. They didn't survey the whole community. They didn't have time or resources to do that. But in 45 minutes they found 61 illegal dumpsites in Ocean View".

As you said in an email sent yesterday to Mr. Smith, President of Kona Gardens Estates and I quote: "I was as puzzled as you were when Mr. Woodward made a reference to the EPA. It took some time to unravel the misperception".

The misperception meaning what? He spoke falsely. Remember you were at the Hilo meeting when Rell made his statement, which is also in the minutes. In Rell's statement he let everyone understand that this is the truth. He never showed any factual data to support his comment. The members at the meeting based their decisions on comments from the public. This false statement pushed forward the decision to go on with the transfer station, especially located on site 3-9-2-150-060 aka. 150-60.

The EPA does not have funding for such escapades.

Even if you care to assume that Graham Gnopp is qualified to make such decisions that what he may have seen are illegal dumpsites these sites must be documented and presented to the Mayor, with the correct form. The County sends qualified employees to investigate and determine if in fact there is any illegal dumping going on. The property owner then gets notified about clean up. Once again The Committee For An Appropriate Transfer Station requests hard copies of all the reports you have. We cannot properly assist the County in finding a location without the Departments assistance.

I have walked every street in Ocean View 3 times. There are 157 miles of roadway. The 3 messy sites I saw have been clean up by the community without a transfer station in Ocean View. You people make us sound like unkept heathens. This is insulting. We care about our community and see no need for the health hazard that is projected for site 150-60. The DEM to date has not been able to keep the 21 existing sites clean and safe. The ongoing fire problems at the Kona mulch pile is a clue to the failures we can expect. That site has County water, a luxury we will not have. Odor, noise, blowing trash, invasive species. We do not have these problems so why give them to us. To assume the community is going to keep this site clean is unsound and unproven. Do you have a list of volunteers? How do you intend to minimize and mitigate the ugly problems that come with such a facility? But then again this blight will not be in your area so it does not personally matter to you. I was told sacrifices have to be made. Why not stop the development of 150-60 and stop the sacrifices.

It is time for the County to take responsibility for the streets of Ocean View as they do the highway and other neighborhoods on the Island. Our streets are neglected by the County who is supposed to pick up any abandoned vehicles that are reported. Their neglect can lead to illegal dumping.

The preferred sites are being ignored. Dr. Oguss has given the County 2 FREE 21 acre parcels to choose from for the new transfer station. They are much better situated in an area designated for urban expansion. No significant view planes. Sufficient line of sight along access roads Oguss land has no sensitive land issues. The 21 acres are far from residences; require minimal site preparation and disturbances. Most importantly Ocean View will have water brought to the Town Center, the same area where the FREE 21 acre sites are located. How nice it will be to have fire safety in our dry windy area. MOST OF ALL THE LAND OWNER IS WILLING TO GIVE THE LAND FREE OF CHARGE TO THE COUNTY, unlike site 150-60. Purchase of land should be avoided for best usage of appropriated funds.

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Amazing how the letter I received from you says 150-60 is the only site in the area that meets the criteria. Why is the Department ignoring the other available sites?

Site 150-60 fails to meet all the characteristics that the DEM lists. Poor line of sight due to the incline of roadway leading to the area causing visibility problems for those heading south and dangerous situation for our children at the nearby bus stop. This location is ½ mile from Manuka Forest Reserve and will jeopardize the already fragile environment there constituting sensitive land use issues. There is no adequate road access only a private road that does not belong to the County. Will the use of eminent domain be put in place to access site 150-60? These land owners want to burden the taxpayers for payment of the 3, 3 acre parcels. This is poor use of appropriated funds.

The Waiohinu facility, on 31.65 acres is only 12 miles away. This is a much smaller town with such a large parcel of land for their facility. DEM wants to take a mere 9 acres to put in a state of the arts facility. The FREE 21 acres will more aptly handle the needs of our community as well as the state of the arts facility.

It is assumed that the DEM will get this one right. They have failed to properly manage and operate their other 21 facilities. Undesired materials, hazardous materials, large appliances and construction wastes are common in the transfer stations already. At the Committee Meeting on the 23rd of January 2007 two people admitted to illegal business dumping and nothing happened to them. No fines were levied, which by the way help support the transfer station or community service was given to the criminals. What is to stop the crimes from happening at the new facility in Ocean View? DEM told me they are unable to enforce the laws. Until they can perform the job correctly why should we trust them with another failed attempt at getting it right. Repair and operate what you already have, gain our trust and confidence before you put in another transfer station. After all we have a transfer station nearby already.

FREE land or fee land. Which is really the wisest choice? Ciao T.McNut

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to Hawaii County Dept. of Environmental Management

SUBJECT: waste station for OCEAN VIEW

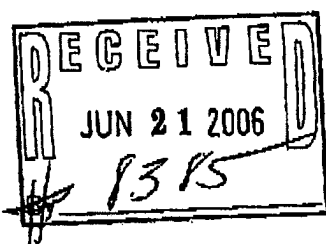
ALOHA,

PLEASE put in a waste station for OCEAN VIEW. The community is growing by leaps + bounds. Residents have no place to take garbage close by. This only adds to the littering problems. As a land owner in both ocean view and South Kona I am a first hand witness to the burden + over use of the Waiea transfer station. Every morning the container overflows with trash brought by commuters from ocean view on their way to work.

Thank you for adding my name for support of a waste transfer station in ocean view.

Mahalo

Levinio P. VELASQUEZ
87-3590 Mamalahoa Hwy
CAPTAIN COOK HI 96704



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B.J. Todd

My Question is, why did Bob Jacobson, Nelson Ho and the DEM refuse to release public records containing

Information that was crucial to public and council decision making at the most crucial time. Before the

communication was closed and the incitation of an EISPN. It was only much later, after the fact that this document

Material request was fulfilled. Ultimately denying the public recognition of this information.

Bob Jacobson <jjaco@co.hawaii.hi.us> wrote:

I got your mail but you do not seem to pay attention to reasons given for choices. Just because you want something doesn't make it a good practical or legal reason. Many components go into my and others decision-making. I disagree with your conclusions and must act accordingly. You may need to talk with more than just the residents you know to form an accurate opinion of the situation. Of course you may disagree with them, but that is your choice.

Bob has denied us access to public documents in our effort to uncover what was actually going on within yours and other agencies offices. Our efforts are aimed at assisting the County in locating a respectable Enhanced Transfer Station Site. So how do you expect us to communicate with you when you continually deny us the information we request. And then proceed to ignore us when we give testimony. I'm afraid I will have to assume that this is the current M.O. for The Council on environmental Management. We have asked you to produce for us, your decisions and there reasoning. But you do not reply. Going back to council meetings, you conveniently leave out the equal alternative sites and do not address the issues we presented. Now you are trying to say that they are all in agreement with you. Nothing could be further from the truth. I think our petitions, which you chose to ignore at the meetings, clearly demonstrates the truth. Which makes you look out of touch with reality, apparently lost in your own personal agenda.

There are hundreds more who feel the same way we do, contrary to what you constantly state. How else can you achieve your twisted agenda, except but to twist the truth? The point when you started pushing Ocean View site, and brushed off all the rest of the important issues, and sites, then concentrated you efforts on numbers, without requesting any factual evidence was and will be your biggest downfall. Though there are too many more downfalls to mention here, I'm sure the time will come when you will have the chance to explain. But for now those numbers are not working. You see if you your self

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had gone out and talked to the people and actually been truthful to them, than you will find literally hundreds of people in the ocean view area who disagree with you. Instead of relying on those poorly published meetings. At which the majority were in opposition. [We have videos to prove this] Nelson Ho and yourself took findings back with you saying there was little to no opposition. These are out right lies. It is time to come clean. To gathered as little feedback as possible and Hide and down play as much information as possible, so as to avoid any confrontation, keeping important issues in the dark. The Numbers given by Nelson Ho were tampered with, and delivered as false testimony at your meetings. And you allowed that small less than a hand full of voistress people [Your personal friends] to influence your constituents [the council] into thinking that there is some kind of crisis here and that every one in ocean view is in favor. After I just delivered ligament testimony none of which was ever addressed, including the fact that I stated I was at that time submitting more petitions to you. You chose to ignore myself and the petitions at the meeting, as you have from the beginning. It is only because of your deceitful propaganda and your false reports on what took place at those task force meetings and your continual down play of what this station was really going to be about that got you your way. You also got your way because of your insufficient and incomplete efforts that you are able to proceed as far as you have. It's the reason why only a few people are accepting this lot anyway. You see out of a population of over 6000 here in ocean view area you only managed to get 300 signatures for your dump. This also shows nicely how your efforts at keeping this whole thing as quietly as possible. After all when people hear the truth than it's not something they want so close to the neighborhood never intended for such an operation. A neighborhood, it will no longer be if you are aloud to have you way. .

The fact is the two weeks we were out collecting signatures there were lots of people who wanted to remove there names
And sign our petition instead.

The Information on the available lots in the targeted area which you are withholding also has another
Side which you have conveniently over looked

From: Ho, Nelson

Sent: Monday, August 20, 2007 3:57 PM

To: Mike Smith; Antonia Vergona

Cc: Kaetsu, Dixie; Leithead-Todd, Bobby Jean; Hoffmann, Pete; Jarman, Casey

Subject: RE: Response to Mike Smith 8/6/07 communication

Importance: High

Aloha Mr. Smith,

On behalf of Mayor Kim and the Department, I am offering the following responses:

The Hawaii County Council has their own protocol and procedures. We will let them respond to your concerns regarding Open Communication 34.7 and the Council meeting of January 23, 2007.

Regarding various petitions submitted on the positive and negative perceptions and sentiments of the community: they are informational and taken under advisement. You have submitted similar information about your petitions to the Mayor's Office and the department on several occasions and that is appreciated.

The offer of land by Dr. Carl Oguss is for one of two 21 acre parcels, each about 3,100 feet from the highway. There are no roads to either parcel. A rough estimate to build a road to the donated parcel would be about \$1.9 million. Site 150-60 is adjacent to the highway. A professional appraisal of 9 acres of the 21 acres will be done after the EIS process is completed however preliminary calculations (without detailed topographic or construction plans) indicated that road construction costs to access the Oguss site would be about eight times greater than the value of the property and five to six times greater than the cost of road infrastructure for properties with highway frontage. These costs negated any benefit to the County and more than offsetting the benefit of donated property. A more extensive discussion will be included in the draft EIS.

The other issues you raise about build out of the transfer station and illegal dumping in the area will be discussed in the draft EIS.

We have received your comments to the proposed Ocean View Transfer Station Project after the Notice of Preparation of an environmental impact statement was issued on April 8, 2007. The draft EIS is being written now. When it is published you can read it and respond to the information provided. We again refer you to the state Office of Environmental Quality Control if you questions about the process.

I notice that the Directors of the Kona Garden Estates have signed onto this letter. I would be glad to meet with the whole Board of and discuss this with them.

With regard to your and Antonia Vergona's August 3, 2007 communications to Director Leithead Todd regarding documentation:

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We had arranged for you to review what documents you wanted from the files. You declined. When the new director came on board she reviewed your request and sent you what you seemed to be asking for and she waived the fees. Decision making on the final site for the transfer station is with the Mayor. The EIS will discuss all the sites reviewed and why they were less appropriate than the preferred site. There will be a public meeting to discuss the draft EIS and its information.

Mahalo,

Nelson Ho



Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka'u District, Hawai'i Island, State of Hawai'i
TMK (3rd): 9-2-150:060**

County of Hawai'i Department of Environmental Management

Appendix 1

Public Involvement

Part D: Pre-Draft EIS Press

LOCAL/STATE

Transfer station site sparks trash talk

Concerns raised over Kona Garden Estates location

By JIM QUIRK
Stephen's Media

Some Ocean View residents say their concerns about the location of a new garbage transfer station are being ignored by county officials.

day the county has considered more than 100 locations for the planned transfer station over the years, and says the best site is near Kona Garden Estates.

Mike Smith, a member of the Committee for an Appropriate Transfer Station and president of Kona Garden Estates Service Corp, said Wednesday that he and others opposed to building the transfer station on a nine-acre parcel adjacent to Kona Garden Estates presented petitions to the council's Environmental Management Committee last January only to have the committee ignore them.

In a recent letter, Smith wrote that the site chosen by the county "will infringe on hundreds of lot owners' near-by" and (will) also create a nightmare on the highway especially in the morning and evening hours.

Smith said the site is too close to the highway and near a blind curve and putting a transfer station there will back up traffic in Ocean View. A year ago the residents' committee asked the county to re-examine 16 other sites including a 21-acre parcel owned by Dr. Carl Oguss, who offered it to the county at no cost, Smith said.

County Councilman Bob Jacobson and Environmental Management Department Deputy Director Nelson Ho disagree, and said Wednesday

that the county will not remove the site from consideration.

Smith said the county has not yet received a final decision from the council.

Jacobson said that a major concern of Ocean View residents is the impact on the road.

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Ocean View transfer station is considered

By PETER SUR

Tribune-Herald staff writer

Plans for a \$3 million garbage transfer station in Ocean View are coming together.

An environmental impact statement is currently being written for the station, and the time for public comments on the EIS ended about a week ago.

Nelson Ho, the deputy director for

OCEAN VIEW

From front page

The Department of Environmental Management said more than 30 comments were made, which is "pretty good for a preparation notice."

The public will have another chance to comment on the EIS when it's finished. The release date is not set.

It's good news for the more than 2,000 residents who have had to haul trash at least 12 miles away to Waohinu or dump illegally along the road.

On the other hand, transfer stations where people dump their trash before it's hauled to a landfill are generally not well come by nearby residents.

The county received "both positive and negative comments," Ho said. Generally, the closer people are to the proposed site at tax map key 9-2-150-060

the more negative their comments are.

The proposed site is adjacent to the Hawaii Belt Road and directly across from Iehani Lane.

It would be built on 9 acres of a 23-acre parcel that landowners have agreed to sell to the county.

There are people who don't want it at all, and people that want it," Ho said.

The county determined that a full EIS was needed because of the sufficient controversy about whether the project has the potential to cause significant impacts to the environment.

Identified problems include dust, odor and noise and threats to the native ecosystem.

Ho said the county was trying to have specific, detailed information in the draft EIS that would look at all these issues and address them.

Ho said the transfer station's cost, an estimated \$3.1 million, is likely to change.

(It) probably will go up but right now in today's dollars, that's what it would take you, as estimated for a final transfer station that has some recycling operations of the local residents to use," he said.

Ho said another Ocean View landowner offered his parcel, but this one would be 3,100 feet off the highway. That would likely require the county to build a road, increasing the cost.

Ocean View is a rapidly growing subdivision, with 2,178 residents in the 2000 Census. It's one of only two communities in Hawaii with a population greater than 2,000 and a transfer station more than 10 miles away. Waikoloa is the other community.

The EIS preparation notice, which is being prepared by Geometric Associates, says this distance from a solid waste transfer station contributes to an "epi-

demical" of illegal dumping, with dozens of improper dumps that pose a scenic blight and a hazard to health and the environment.

Efforts to build a transfer station in the area dates from 1985, when the county Department of Public Works tried to build a South Kona Transfer Station in the Moloiki-Kaunuku area. That never got off the ground, but community groups began pushing in 2000 to find a site in Ocean View. The so-called "preferred site" was identified in 2006.

Following an analysis of the comments, a draft EIS will be released, followed by a 45-day comment public period. The final EIS will then be released for acceptance or rejection by Mayor Harry Kim.

Peter Sur can be reached at psur@hawaiitribune-herald.com.

OPINION

LETTERS | YOUR VOICE

Zon Terry - 1-866-316-690

TRANSFER STATION

Find a better site

This letter is about the Ocean View Transfer Station site 150-060. Mr. Rell Woodward is a member of Kona Garden Estates (KGE) Association. In Rell's letter, reference's to KGE are made that "There is no lot in the subdivision that can even see the proposed site." And that "the KGE gate is over a half mile away." You can clearly see site 150-060 from the gate. The front gate is 1,500 feet away; that's less than half a mile from the proposed site. It is 660 feet from the KGE border. I invite Mr. Woodward to walk with me and I will show him how easily the transfer station will be seen from at least 30, three-acre lots in KGE. These misconstrued statements were made at the Jan. 23 Committee on Environmental Management meeting and again in Rell's view point article in WHI on April 23.

He also states that "the EPA conducted aerial survey flights in Ocean View and found 61 illegal dump sites." The Committee For An Appropriate Transfer Station called the local EPA office, the Illegal dump sites investigations, the Department of Health and found no records of any such flight. The EPA said they do not do aerial flights, it's too costly. What may appear to some as an illegal dump site may in fact just be somebody's backyard with their saved treasures. If the authorities are not contacted and no record is on file, then it is speculation when someone tries to put a number on these sites, as they may well be — just someone's back yard with things they are saving for future use.

It is time for Mr. Woodward to show valid documentations to back up his statements. I resent the fact that he makes



our lovely town of Ocean View sound like a ghetto. This is the sort of rhetoric being offered by our representatives and local proponents alike. Everyplace has a few bad apples but this does not warrant a need to displace and disgrace a portion of our community to put in a local transfer station. A more remote location is needed that will harm no one. It is only an assumption that a transfer station in Ocean View will clean up HOVE. No one has proven their claims with any factual evidence.

Currently trash is being dumped along the road side, en route to Milolii transfer station. There is one dump site three miles from the facility. Trash is also being dumped on the old Mamanahoa Road aka. Jimmy Stewart road, just five miles from Milolii Facility. The assumption that a transfer station nearby will curtail illegal dumping does not hold true. Do we have to put transfer stations every where? We need proactive decisions here, not the reaction currently taking place.

The biased task force chose site 150-060, and the search would have been continued

if not for the insistence on this location, even though it is the worst site yet in terms of infringement upon existing development. One of the task force's criteria was to find a spot that had the least impact upon existing current land use. With hundreds of lots within 1,500 feet, this is a huge impact. It does not fit with and will change the essential charter of the land and its present use.

Included on the list of negative aspects was that it would create "neighbor sites" and "yes" in this case it would. What would be built so close to the transfer station? Other industries of like nature or scrap metal, junk yards, storage of trucks and parts, old equipment and pipe yards, or things of a that nature.

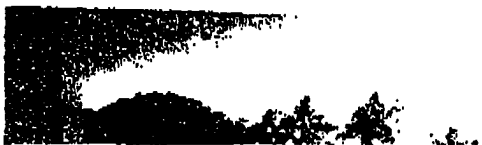
I do not believe anyone will be building houses so close to such a place, especially with the cost of building these days. This dirty expansion will in turn infect the lots next to them in other negative ways. Do we really want to start this kind of unsightly industry operations at the Entrance to Ocean View? I do not believe the few people who are promoting this site

have any real grip on what it takes to make a happy, healthy community. I would say it takes a certain commitment and responsibility for the people and to do things right the first time and for the right reasons. If Ocean View must have a transfer station, than let's just put it in the most sensible place, where it can easily serve everyone, because its going to be there for ever. Put it in a place where it can fit in with existing usage or else removed and not in any ones back yard. There is a much more perfect site out there. The task force would have found it had they not stopped the search process too early.

Is the current estimated \$ 3.1 million enough money to purchase, design, build, with infrastructure the new safety, health and beautification standards of the new transfer station. Why not use the money at the already owned 31.65 acre site in Waohinu for the state of the art facility. After all it is slated for needed upgrades in 2010.

Mike Smith
President
KGE Service Corporation
Ocean View

ALII COVE



ATTENTION DEVELOPERS/ INVESTORS HUGE OPPORTUNITY!



WA
Ca
Carpet, 13
Ed Simon, Owner

UHT 6/17/07

1-800-316-0988
7A

LETTERS | YOUR VOICE

TRANSFER STATION

Quality of Ocean View life is threatened

Local dumps is how the Department of Environmental Management likes to refer to these facilities that only degrade an area. If it goes in at site 3-9-2-150-060, also known as 150-060, the people will suffer the ill consequences from the new transfer station. It will damage the pure quality of life with the introduction of hazards not present.

There will be hazardous waste from medical supplies and disposal diapers, just to name a few. Not to forget the introduction of invasive species of weeds and coqui frogs. These hazards will severely damage the fragile ecosystem of Manuka Forest Reserve less than a mile away.

Fires are a problem in this dry windy area. Green waste is combustible and there has been repeated fires going on at the Kona facility for over two years. DEM has been unable to control the fires there and they have on-site county water, a luxury not available at site 150-060.

The public is being undermined and exploited by the decision makers on this project who refuse to use 21 acres of freely donated land for the new transfer station. Instead, DEM will put a burden upon us, the taxpayers, to purchase three 3-acre parcels for the facility.

Honestly speaking, is there

honesty involved in the wasteful expenditure of our money to purchase site 150-060? Who is really benefiting from this site location? Certainly not the taxpayers nor those in the immediate area who will have to live with this health hazard.

As you very well know, the Department of Health would not allow any one of us to have such goings on in our yards. Even one of the four property owners of site 150-060 publicly admitted he would not build his house near a transfer station. Think about this for a moment. If you were to build a house, would you build it near or adjacent to a transfer station or would you build it three miles away? Property owners near site 150-060 do not have this choice. The county has taken it away from them. Are you, the people, going to do the same?

There is something that is not quite right when government chooses to purchase 9 acres of land instead of using 21 acres of free land. The county does as it pleases regardless of how the people feel and the needs of all the people involved.

If site 150-060 gets a trans-

fer station, the community loses.

But then again, it is all about the money. Our money. Who is to profit from this location? Certainly not the taxpayers. Just say no to site 150-060.

Rose T.R. Baron
Ocean View

TRANSFER STATION

Petition numbers don't ring true

The recent article in the Aug. 9 West Hawaii Today did not accurately express the concern we were trying to relate. It was not a vote we were referring to, our actual concern was that of the signed petitions presented at the Council Committee on Environmental Management meeting Jan. 23 that were disregarded — signatures against a site in the proposed vicinity.

At that meeting, Nelson Ho's update report incorrectly stated the number of signatures submitted to the DEM up to that date, downplaying the numbers of those against site 150-060. The Council wanted to find out what the real feelings were from the community.

Loren Heck spoke and

gave the council his polling numbers without offering any documentation, he said, and I quote here: "I have the numbers you are looking for, its 99.7 percent to 99.9 percent." No one asked to see how many signatures were on the petitions (see comm. 347 CEM, 2007) just handed in, sitting there in front of them, on that day. If they had, there would have been a much different documented picture of the truth instead of the hearsay being fed them by the Ocean View group.

Bob Jacobson, in the Aug. 9 article, states that "a majority of Ocean View residents have shown an overwhelming support" for building the transfer station near Kona Garden Estates. This might be true within his circle, but our petitions speak otherwise.

Those on our petitions challenge Mr. Jacobson and hold him accountable to show the rest of the community some documentation in support of his statement.

Our assistance to the county has always been to find the best place, not just a place, for the transfer station.

Mike Smith
Ocean View

Jean A. Murphy, R

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Transfer station

Thursday, August 23, 2007 8:21 AM HST

Not everyone in Ocean View is against plan

It seemed like just about every time in the past that something was proposed for Ka'u that would definitely benefit the people of Ka'u, a small minority was able to get it stopped. We have the same thing concerning establishing a transfer station in Ocean View. The voices of only two or three people would have us believe that the majority of the people in Ocean View do not want a transfer station on the proposed site which is on the far westerly side of Ocean View, on the makai side of the highway.

We have a population of approximately 6,000 people here in Ocean View, which is growing rapidly, and in my volunteer work over the last 13 years, I have met several hundred of them. Not once do I remember hearing any of them saying that they did not want a transfer station in Ocean View, and the proposed location is supported by everyone that I know, including residents in Kona Garden Estates, next to the proposed site.

The very few loud voices that we hear opposing this site have used extreme exaggeration to the point of prevarication to make their point. I feel certain that the people of Ocean View see through this smoke screen. Let's hope that the county does too.

Bob Barry

Ocean View

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Those who want to have a personal, one-on-one discussion with another comment writer or have a continued debate about a topic may use our West Hawaii Today forums.

Posts will not immediately appear online until they are approved or denied based on our Rules of Engagement. Abuse of our trust for people's ability to police themselves and adhere to our Rules of Engagement has caused us to review each comment before posting.

All comments that adhere to our Rules of Engagement will appear online within one business day or sooner.

There are 3 comment(s) comments to this story.

timchilds wrote on **Aug 23, 2007 3:10 PM:**
" Very well put Bob.I agree we need a transfer station in a bad way and the proposed location seems to be the best for easability ,traffic and in so on. "

timkona wrote on **Aug 23, 2007 11:14 AM:**
" It's just the same old Politics of NO. HOVE style. These people will succeed in ruining Hawaii. The majority has been sacrificed to the mealy mouth, crybaby liberals. Stupid is an epidemic in Hawaii. Liberalism is the symptom. "

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- George W. Bush (179)
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- Aloha (61)
- Honor Differences (58)
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- Security group knew assailants, did not tell police (24)
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sailorlady1 wrote on Aug 23, 2007 11:04 AM:

" I always thought it strange, Oceanview residents stating they want a transfer station but not in their neighborhood. Ah the truth. I wonder if the people who object even live in Oceanview. Maybe they are just chronic complainers always part of the problem, never part of the solution. "

Name:

ronterry

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Post Comment



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6

Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka‘u District, Hawai‘i Island, State of Hawai‘i
TMK (3rd): 9-2-150:060**

County of Hawai‘i Department of Environmental Management

Appendix 1

Public Involvement

[Part E: Comments to Draft EIS and Responses](#)



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

In Reply Refer To:
2008-TA-0028
2008-FA-0017

NOV 20 2007

Mr. Ron Terry
Geometrician Associates
P.O. Box 396
Hiio, Hawaii 96721

Subject: Draft Environmental Impact Statement for Ocean View Recycling Point and Convenience Center, Ka u District, Hawaii County [TMK (3) 9-2-150:060]

Dear Mr. Terry:

The United States Fish and Wildlife Service (Service) is submitting supplemental comments for draft Environmental Impact Statement (DEIS) for the proposed Ocean View Recycling Point and Convenience Center, Hawaii, provided by your office on October 5, 2007. The proposed action is development of the center on 9 acres of currently undeveloped lands. The proposed action will result in the clearing of approximately half of the acreage for development of the recycling center and support facilities and infrastructure. The uncleared acreage will buffer the surrounding facilities.

These comments are provided in accordance with the National Environmental Policy Act of 1969 [42 U.S.C. 4321 *et seq.*; 83 Stat. 852] (NEPA); and other authorities mandating Federal oversight of environmental resources the Endangered Species Act of 1973 [16 U.S.C. 1531 *et seq.*; 87 Stat. 884], as amended (Act); and the Migratory Bird Treaty Act of 1918 [16 U.S.C. 703 *et seq.*; 40 Stat. 755] as amended (MBTA).

We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and the Hawaii GAP Program. Land cover information indicates that the proposed action area has classifications of open ohia forest and sparsely vegetated to bare ground habitats. The federally threatened Newell's shearwater (*Puffinus auricularis newelli*) and the federally endangered Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*) are known to fly through the area. The federally endangered Hawaiian hawk (*Buteo solitarius*) and Hawaiian hoary bat (*Lasirus cinereus semotus*) have been observed in the project vicinity.

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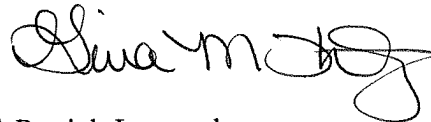
The DEIS does not adequately address the effects of the aforementioned four federally listed species. Hawaiian petrel and Newell's shearwater are known to transit this area and are prone to collisions with objects in artificially-lighted areas. The DEIS does address artificial lighting by conforming to County of Hawaii's regulations and shielding lights. However, structures higher than current existing vegetation have the potential to adversely affect seabirds through collision and falling to the ground. Once grounded, they are vulnerable to predators or often struck by vehicles along roadways. The DEIS should address all the potential impacts to listed seabirds and should discuss conservation measures to minimize the impacts.


Construction timing was not defined in the DEIS. Construction timing should avoid disturbance to possible nesting Hawaiian hawk (March-August) and breeding and pupping season for the Hawaiian hoary bats (April-August).

Lack of information on Hawaiian hoary bats does not equate to no impacts. Without understanding bat utilization of the resources at the proposed project, affects can not be determined. We recommend that surveys be conducted by a knowledgeable biologist to determine status of the bat within and adjacent to the proposed project footprint. Survey information should be provided to our office with your effects determination for the proposed project.

If you have questions regarding this letter or federal trust resources, please contact Aaron Nadig, Consultation and Technical Assistance Program [phone: (808) 792-9466; fax: (808) 792-9581].

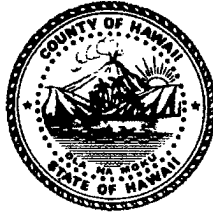
Sincerely,



 Patrick Leonard
Field Supervisor

Cc: Director, Office of Environmental Quality Control
Nelson Ho, Hawaii County Department of Environmental Management

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
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April 4, 2008

Patrick Leonard, Field Supervisor
U.S. Dept. of the Interior, Fish and Wildlife
300 Ala Moana Blvd., Room 3-122, Box 50088
Honolulu, HI 96850

Dear Mr. Leonard,

Thank you for your comment letter dated November 20, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments. I think it is first useful to establish the context of the proposed improvements: in an agriculturally-zoned subdivision with a number of homes within 1,500 feet, adjacent to a former sawmill site, a future mini-storage site, and a highway with a number of utility poles. The project site is privately owned and approved for agricultural use; given the archaeological clearance given as part of this project, the owners could obtain a grading permit at any time and clear and utilize the property for agriculture or a farm-dwelling with no coordination from your office, just as occurs at least weekly with various similar properties in the Ocean View area. It should also be noted that the proposed recycling center project actually preserves much of the property in its native vegetation as part of property buffers.

1. *NEPA*. Please note that the document was provided as a courtesy to your office per OEQC rules but has no federal nexus and is not subject to NEPA.
2. *Seabirds*. Given the context stated above, we do not envision any scenario in which threatened or endangered seabirds would be harmed by the facility. The structures are basically one story and will be set in a topographically low area of the property, which will put them below most of the surrounding vegetation. Lighting will be shielded.
3. *Hawaiian Hawks*. The site does not offer trees suitable for nesting by Hawaiian Hawks. In order to demonstrate this, however, we are willing to commit to conducting a pre-construction nest search by a qualified ornithologist using standard methods if the project construction period falls within March to August time period. The Final EIS contains this information.
4. *Bats*. We are familiar with the use and limitations of bat surveys. They cannot identify whether bats roost on an individual property. They can indicate whether bats are present in the general area, but cannot conclusively indicate that they are not present. Given that we already know that bats are present in the general area, there is little or no benefit in a bat survey. Again,

it is important to consider the context of the project site as described above. However, we are willing to commit to restricting initial land clearing to periods outside the April to August pupping period for Hawaiian hoary bats. The Final EIS contains this information.

Thank you again for your comment.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

LINDA LINGLE
GOVERNOR



RUSS K. SAITO
COMPTROLLER

BARBARA A. ANNIS
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

(P)1248.7

OCT 25 2007

Mr. Ron Terry
Geometrician Associates
P.O. Box 396
Hilo, HI 96721


Dear Mr. Terry:

Subject: Draft Environmental Impact Statement
Ocean View Recycling Point and Convenience Center
TMK: (3) 9-2-150:060, Ka'u, Island of Hawaii

The project does not impact any of the Department of Accounting and General Services' projects or existing facilities and we have no comments to offer.

If you have any questions regarding the above, please have your staff call Mr. David DePonte of the Planning Branch at 586-0492.

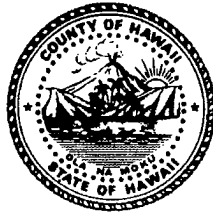
Sincerely,


ERNEST Y. W. LAU
Public Works Administrator

DD:mo

c: Mr. Nelson Ho, Hawaii County Department of Environmental Management
Ms. Genevieve Salmonson, OEQC
Mr. Glenn Okada, Hawaii District Office, DAGS

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

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April 4, 2008

Ernest Y. W. Lau, Public Works Administrator
Dept. of Accounting and General Services
PO Box 119
Honolulu HI 96810

Dear Mr. Lau.

Thank you for your comment letter dated October 25, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated that as the project would not impact any DAGS projects or facilities. We appreciate your review of the document.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

LINDA LINGLE
GOVERNOR

MAJOR GENERAL ROBERT G. F. LEE
DIRECTOR OF CIVIL DEFENSE

EDWARD T. TEIXEIRA
VICE DIRECTOR OF CIVIL DEFENSE



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FAX (808) 733-4287

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

October 25, 2007

Mr. Ron Terry
Geometrician Associates
P. O. Box 396
Hilo, Hawaii 96721

Dear Mr. Terry:

Ocean View Recycling Point and Convenience Center, Ka'u

With reference to the Draft Environmental Impact Statement for the subject project, comments by State Civil Defense are forwarded for your information and consideration.

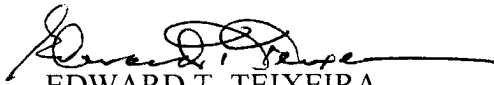
We took note of Draft EIS review comments from local residents as well as responses by Hawaii County Department of Environmental Management and other government agencies. Our review comments are as follows:

- In our opinion, the proposed layout of this new facility has been well thought out as to vehicle circulation on site.
- The landscape plan should be acceptable to nearby residents and users of this facility. An acceptable buffer area has been designed into the layout.
- Ensure that access and egress to the facility does not disrupt State Route 11 traffic or that of the public entrance/exit on the Access Road.
- State Civil Defense interest in the new facility is ensuring that dangerous objects and chemicals will not be deposited in the facility collection areas through well-defined controls and ample oversight by appropriate county agencies.
- Precautions against vandalism and graffiti should be in place, especially noting the current negative sentiments of nearby residents.
- We can only hope that use of this new facility will greatly discourage the illegal dumping of trash, appliances, cuttings, etc., in nearby areas; and even that a crackdown on abandoned vehicles can also be enforced by the county.
- A solution to controlling feral animals in the vicinity of the new facility should be in place with oversight.

Mr. Ron Terry
October 25, 2007
Page 2

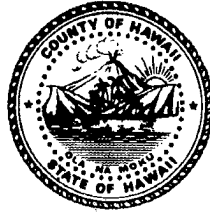
We feel the design of the new facility can be a success for this area of Hawaii and hope that it can be replicated again as needed throughout the island.

Sincerely,


EDWARD T. TEIXEIRA
Vice Director of Civil Defense

c: Director, Office of Environmental Quality Control, Hawaii State Department of Health
Mr. Nelson Ho, Department of Environmental Management, County of Hawaii

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

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April 4, 2008

Edward T. Teixeira, Vice Director of Civil Defense
Dept. of Defense, Civil Defense
3949 Diamond Head Road
Honolulu HI 96816-4495

Dear Mr. Texeira,

Thank you for your comment letter dated October 25, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments:

1. *General design.* Thank you for your review of the vehicle circulation, buffers, access, and other aspects of the facility.
2. *Highway access.* Our traffic studies indicate that an acceptable entrance and exit can be designed.
3. *Hazardous materials and illegal dumping.* Through signage, supervision, security, education, and collection events, our agency will do our best to ensure that hazardous materials are not illegally disposed of at the facility. We are confident that the facility will greatly assist in reducing the amount of such substances that are disposed of in other transfer stations and worse, through illegal roadside dumping.
4. *Vandalism and graffiti.* Although there are some negative opinions about the facility, public meetings indicate that the majority of the community is in favor of the project and will be cooperating with DEM to prevent and address the problems that occur at any public facility, including graffiti and vandalism.
5. *Feral animals.* Our Department believes that feral animal control can be done most effectively by practicing good housekeeping, including routine site cleaning, and, if necessary, trapping (in the case of feral cats, live trapping). The presence of pests, including feral cats, will be routinely monitored by DEM staff or community volunteers in coordination with the Hawai'i Division of Forestry and Wildlife (DOFAW). These personnel will also actively discourage the feeding of feral cats. Trapping and live trapping of animals will be conducted by trained personnel when animals present nuisances, and also to prevent a breeding population from developing. We intend to implement all of these measures upon opening.

Thank you again for your comments and your words of support for our efforts.

Sincerely,

A handwritten signature in cursive script that reads "Nelson Ho".

Nelson Ho
DEPUTY DIRECTOR

LINDA LINGLE
GOVERNOR OF HAWAII



LAURENCE K. LAU
INTERIM DIRECTOR

**STATE OF HAWAII
DEPARTMENT OF HEALTH
OFFICE OF ENVIRONMENTAL QUALITY CONTROL**

235 SOUTH BERETANIA STREET
LEIOPAPA A KAMEHAMEHA, SUITE 702
HONOLULU, HAWAII 96813
Telephone (808) 586-4185
Facsimile (808) 586-4186
Electronic Mail: OEQC@doh.hawaii.gov

August 9, 2007

Mr. Ron Terry
Geometrician Associates
PO Box 396
Hilo, HI. 96721

Dear Mr. Terry:

Subject: Draft Environmental Impact Statement (DEIS) for Ocean View Recycling Point and Convenience Center, Ka'u, Hawai'i

Thank you for your submittal dated September 24, 2007 of subject project. The Office of Environmental Quality Control (OEQC) has reviewed the subject DEIS. The OEQC is unable to verify the accuracy of the distribution list at this time. The distribution list sent to our office as part of the publication notice appears complete. However, the consulted agencies, organizations and individuals shown on pages 5-10 to 5-11 of the DEIS is incomplete pursuant to section 11-200-21, Hawaii Administrative Rules. Please make the necessary corrections in the final EIS as needed.

If there are any questions, please call me at 586-4185.

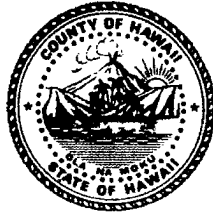
Sincerely,

Rebecca Alakai

Rebecca Alakai
Planner

c: Hawaii County Department of Environmental Management

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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April 4, 2008

Rebecca Alakai
Planner
Office of Environmental Quality Control
235 S. Beretania St., Suite 702
Honolulu, HI 96813

Dear Ms. Alakai,

Thank you for your comment letter dated August 9, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center. We apologize for the omission in the Draft EIS of the DEIS distribution list, which we have added to the Final EIS.

Thank you for your review of the document.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

1-866-316-0700

O V T S



LAURA M. THIELER
 CLERK/REGISTRAR
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STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
 601 KAMOKILA BOULEVARD, ROOM 555
 KAPOLEI, HAWAII 96707

November 29, 2007

Mr. Bob Rechtna
 Rechtna Consulting
 HC 1 Box 4149
 Kea'au, Hawaii 96749

LOG NO: 2007.3580
 DOC NO: 0711MD43

Archaeology

Dear Dr. Rechtna:

**SUBJECT: Chapter 6E-42 Historic Preservation Review -
 Request for Letter of No Effect Re: Proposed County of Hawaii Solid Waste
 Transfer Station and Recycle Center in the Kona South Estates Subdivision
 Kahuku Ahupua'a, Ka'u District, Island of Hawai'i
 TMK: (3) 9-2-150:160**

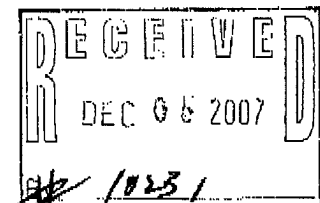
Thank you for the opportunity to comment on the aforementioned project, which we received on July 11, 2007. We appreciate your patience on the delay in our reply.

We determine that no historic properties will be affected by this undertaking because:

- Intensive cultivation has altered the land
- Residential development/urbanization has altered the land
- Previous grubbing/grading has altered the land
- An accepted archaeological inventory survey (AIS) found no historic properties
- SHPD previously reviewed this project and mitigation has been completed
- Other: *As reported in your letter to SHPD dated July 11, 2007 (your record no. RC-0471, our DOC. NO. 2007.3580) as a result of your research and site field inspection of the project area, no historic properties are present.*

You conducted a preliminary archaeological investigation. As you stated in your request, this area, while associated with the intensive archaeological research from the Pohue Bay area, the location in question is much further upland and directly associated with a modern roadway, the Mamalahoa Highway. You and Mr. Matthew Clark conducted a field survey of the project area on April 2, 2007; an area that is currently used for illegal dumping and includes existing bulldozed subdivision roadways, and no archaeological resources were noted or are anticipated.

In the event that historic resources, including petroglyphs, human skeletal remains, lava tubes, and lava blisters/bubbles are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, O'ahu Section, needs to be contacted immediately at (808) 896-0514.



13

11/27/2007

Page 2

Please contact Morgan Davis at (808) 896-0514 if you have any questions or concerns regarding this letter.

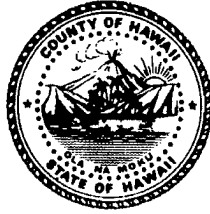
Aloha,

Melanie Chinen, Administrator
State Historic Preservation Division

MD:oap

14

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Administrator
State Historic Preservation Division
Department of Land and Natural Resources
601 Kamokila Blvd, Room 555
Kapolei, HI 96707

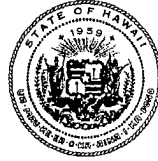
Dear Administrator,

Thank you for your letter to Dr. Robert Rechtman dated November 29, 2007, approving the archaeological assessment contained in the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center. Your concurrence with the finding of no effect to historic properties has been included in the Final EIS.

Thank you again for your comment.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD07/3294C

November 28, 2007

Ron Terry
Principal
Geometrician Associates
PO Box 396 Hilo, Hawai'i 96721

RE: Environmental Impact Statement (EIS) Preparation Notice, Ocean View Transfer Station and Recycling Center, Ka'u, Hawai'i, TMK 9-2-150:060.

Dear Mr. Terry,

The Office of Hawaiian Affairs (OHA) is in receipt of the EIS preparation notice for the Ocean View transfer Station and Recycling Center in Ka'u, Hawai'i. OHA has the following comments:

OHA appreciates that the County of Hawai'i has determined that there has been sufficient controversy about whether the project has the potential to cause significant impacts to the environment that it is prudent to prepare an Environmental Impact Statement.

OHA understands that The Hawai'i County Department of Environmental Management (DEM) has determined the need to construct a solid waste transfer station and recycling center in the Ocean View area of the Island of Hawai'i. While OHA is sympathetic to the concerns from neighbors who opposed the facility, OHA also recognizes that the community generally feels the need for such a facility in the area. As the EIS Preparation Notice states on page four:

The County of Hawai'i does not provide household waste collection services for single-family residences, as the County's long haul distances and low population density make this uneconomical. Instead, private companies collect rubbish from about half of residences, mostly in urban areas, while the other half haul their own rubbish to one of the 21 County transfer stations that provide convenient and free disposal for single-family households. Sixteen are gated and have set hours of operation, while most are open facilities monitored by County attendants or security

guards who provide some public education and monitor for hazardous wastes.

It is OHA's hope that this proposed project will reduce the distance that this rapidly growing community will have to travel in order to dispose of their rubbish and green waste. OHA sees this proposal as a way to facilitate recycling, reduce the impact felt on other disposal sites, and reduce illegal dumping.

Although commenters during previous public meetings recognized the need for the facility, many felt that other suitable sites needed to be identified and analyzed. (See page 2 of the EIS Preparation Notice). OHA urges that the EIS delve into the alternatives analysis and preferred alternatives requirements of the EIS in order to adequately address these community concerns.

OHA also looks forward to seeing and commenting, among other things, on the following in the EIS:

*An adequate description of how this proposed project will facilitate green waste processing/mulching, what the reuse area is and will accept, how the redemption center metal collection area will be run and what types of recycling/redemption will be available.

*How the proposed project will improve the environmental quality of the surroundings, as well as worker safety, and including visual buffers (ideally of native species) and a fire break.

*The EIS Preparation Notice on page 12 states, "Initial reconnaissance found no lava tube caves in the area, a finding which will be further investigated." OHA expects to find a detailed report and findings cited in the EIS; most likely in the Cultural Impact Statement section.

*OHA also awaits the detailed archaeological and cultural study of the preferred site to be conducted by a qualified specialist mentioned on page 12 of the EIS Preparation Notice.

*A full treatment of the possible affects to endangered and threatened species, including the Hawaiian Hawk and the Hawaiian Hoary Bat. This should not only include mitigation techniques, but also an assessment including Endangered Species Act take' permits likely to result from the proposed project and habitat preservation. OHA recommends landscaping conducive to these species habitat as well as careful placement and timing of lighting.

Ron Terry
Geometrician Associates
November 28, 2007
Page 3

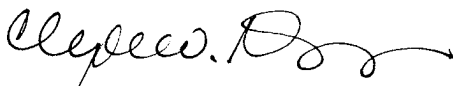
OHA appreciates that the applicant is sensitive to locating the project within or near Conservation land with high native habitat value (e.g, the Manukā Natural Area Reserve) and rightfully worried that doing so can be seen as being inconsistent with State goals of protecting habitat in such areas. (See page one of the EIS Preparation Notice). However, the preferred location is near the Manukā Natural Area Reserve. Therefore, OHA is eager to see how the applicant resolves this inconsistency while keeping in mind that projects such as these are a focal point for the introduction of invasive species.

OHA is keenly aware that our islands are quickly changing, resulting in the need to creatively address the various challenges and issues that these changes present to us all. As such, OHA is reliant on proper management by the DEM should this proposed project move forward. OHA looks forward to further comment and will bear in mind DEM's own statement made on page 15 of the EIS Preparation Notice:

DEM is committed to the idea that a transfer station, if properly managed by DEM and adopted by the community, can avoid being a nuisance use. In fact, a transfer station can be a vital community center for recycling, reuse, and other activities that are becoming more important in an era when landfills are running out of space and the costs of energy and materials are rising.

Thank you for the opportunity to comment, and we look forward to continued correspondence. If you have any further questions or concerns please contact Grant Arnold at (808) 594-0263 or granta@oha.org.

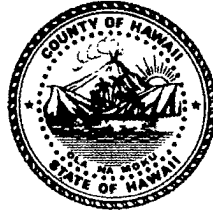
Sincerely,



Clyde W. Nāmu'o
Administrator

C: Ruby McDonald
Office of Hawaiian Affairs, Kona Office
75-5706 Hanama Pl. Suite 107
Kailua-Kona, Hawai'i 96740

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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April 4, 2008

Clyde W. Nāmu'o, Administrator
Office of Hawaiian Affairs
711 Kapi'olani Blvd., #500
Honolulu HI 96813

Dear Mr. Nāmu'o,

Thank you for your comment letter dated November 28, 2007, on the Environmental Impact Statement Preparation Notice (EISPN) for the Ocean View Recycling Point and Convenience Center.

Please note that for the comment deadline for this letter to be reprinted in the Draft EIS was May 8, 2007. The Draft EIS itself was printed in October 2007 and sent to your agency on October 23, 2007; i.e., before the date we received your EISPN comment letter. The comment period for the Draft EIS ended on December 22, 2007, and to date (April 2008) we have not received a comment letter from your agency on the Draft EIS. The issues that you advised we consider in the EIS, including alternative sites, recycling, visual buffers, lava tubes, archaeological and cultural analysis, threatened and endangered species, and the Manuka Natural Area Reserve were all treated in some detail in the Draft EIS.

Thank you again for your comment on the EISPN.

Sincerely,

A handwritten signature in black ink that reads "Nelson Ho". The signature is written in a cursive, slightly slanted style.

Nelson Ho
DEPUTY DIRECTOR

FAX TRANSMITTAL SHEET

ENVIRONMENTAL CENTER
University of Hawaii
2500 Dole Street, Krauss Annex 19, Honolulu, HI 96822
Telephone: (808) 956-7361 Fax: (808) 956-3980

DATE: 11/21/2007

FROM: Peter Rappa
Environmental Review Coordinator

TO: Ron Terry, Geometrician Associates (1-866-316-6988) ✓
Nelson Ho, Hawaii County Dept of Environmental Mgmt
(1-808-961-8086)
OEQC (586-4186)

SUBJECT: **REVIEW OF DRAFT EIS**
OCEAN VIEW RECYCLING POINT
AND CONVENIENCE CENTER

No. of Pages: including cover sheet: _____

UNIVERSITY OF HAWAII AT MANOA
Environmental Center

November 21, 2007
RE:0768

Mr. Ron Terry
Geometrician Associates
P.O. Box 396
Hilo, Hawaii 96721

Dear Mr. Terry:

Draft Environmental Impact Statement
Ocean View Recycling Point and Convenience Center
Kau, Hawaii

The County of Hawai'i proposes to build a solid waste Recycling Point and Convenience Center in Ocean View in the district of Kau on the island of Hawaii. The convenience center, estimated to cost \$3.1 million, will include the following elements: (1) Two waste disposal chutes; (2) Recycling area with bins for glass, aluminum, cardboard, certain plastics, and other items; (3) Appliance and e-waste collection area; (4) Household hazardous waste collection area; (5) Redemption area for containers; (6) Service roads, improvements to the access road, SR 11 and their intersections, and gates; (7) Visual buffer area; (8) Firebreaks and firefighting equipment; (9) Signage; and (10) Drainage improvements. The convenience center may also include scrap metal collection bins and a re-use area, depending on community needs desires and involvement. The center has been sited and is being designed to offer maximum convenience and minimum nuisance impacts in terms of odor, noise, air quality, pests, alien species, visual quality, and traffic. The undeveloped site is zoned agriculture, which is appropriate for this use, and has a low native forest with no rare, threatened or endangered species and no archaeological sites.

General Comments

The major issue with transfer stations and landfills are the nuisance problems associated with this type of development. Judging from the letters written in response to the proposed project, it seems that people who live near the proposed location strongly object to being located where it is proposed. We believe that no site will ever be approved by all the residents. Until we drastically reduce the level of waste we generate, handling solid waste will be necessary but no one will want it in their neighborhood.

The Draft EIS addresses the issues of odor, unsightliness and vermin which the community pointed out in the Preparation Notice. The mitigation measures stated in the Draft EIS consist of implementation of management practices. Because the implementation of good management practices is the key mitigation measure put forth in the draft, we believe that the county should cite their experience in managing the other existing Convenience Centers around the Island. What has

September 17, 2007

Page 2 of 3

been the experience of residents living near the existing facilities? What problems have been identified in existing facilities and how will this new facility address those problems? After managing the other centers, the Department of Environmental Management (DEM) must have a track record. We believe it should be discussed in the Draft EIS.

We also believe that the Draft EIS should have considered at least one other alternative, that of the donated site, in the Alternatives Analysis. The fact that building an access road would make it more costly to develop the Convenience Center at the site should have been only one factor in the consideration of its potential as the location of the center. The EIS rules require that "*alternatives which could attain the objectives of the action, regardless of cost*" be discussed in enough detail to determine why they were eliminated (HAR 11-200-17(F)). This was not done in the alternatives' discussion in this Draft EIS.

In addition to our general comments, we have some specific comments.

Environmental Impact Statement Process (pp. 1-3 – 1-4)

The first sentence of this section states that the three phases of the EIS process are described below, but then only describes two phases, Scoping and Final EIS. We believe the missing phase is the Draft EIS which was inadvertently left out.

Regional Solid Waste Disposal System (p. 2-4)

In your discussion of the Island Wide Convenience Centers Repair and Enhancement Plan, the acronym IWTSREP is used in the last paragraph. Shouldn't the acronym be IWCCREP or does the plan have some other title?

Operational Nuisance Issues (pp. 4-5 & 4-9)

Something is missing from the top of page 4-5. The first line of this page does not follow the final line on the preceding page and begins in the middle of a sentence. The first two lines of page 4-9 are a repeat of the last two lines of page 4-8.

Odor and Air Quality (p. 4-9)

This section discusses the use of a neighborhood watch program as one way to prevent illegal dumping. Does a neighborhood watch group currently exist? If not, will the DEM start one? Are there other volunteer organizations in the area which may be involved in monitoring the proposed Convenience Center during the hours it's closed?

September 17, 2007

Page 3 of 3

Hazardous Substances (pp. 4-18 - 4-19)

Despite the safeguards against the dumping of hazardous substances in the proposed Convenience Center, what actions will the County take in the event that it discovers the presence of a hazardous substance? What are the standard operating procedures for handling hazardous substances? Who are the first responders and how far do they have to travel to get to the proposed site?

Existing Botanical and Fauna Resources (p. 4-20)

The Draft EIS states that a botany survey of the project site was performed. Who conducted the survey?

Social Characteristics (p. 4-25)

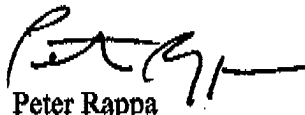
In the first paragraph on page 4-25, there is a discussion of the population of Ocean View. The paragraph concludes with the statement the "[w]hatever the current level, as discussed above, it is almost certain that population will continue to rise." This discussion is lacking in precision that makes meaningful inference difficult. The present population is estimated and no growth rate or percentage of growth over time is given. We hope the County can be more precise in the Final EIS.

Utilities and Public Services (p. 4-30)

The line that begins at the top of this page is a repeat from the previous page.

Thank you for the opportunity to review this Draft EIS.

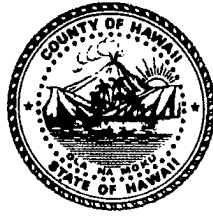
Sincerely,



Peter Rappa
Environmental Review Coordinator

cc: OEQC
Hawaii County Department of Environmental Management
James Moncur, WRRC

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Peter Rappa, Environmental Review Coordinator
University of Hawai'i Environmental Center
2500 Dole St., Krauss Annex 19
Honolulu HI 96822

Dear Mr. Rappa,

Thank you for your comment letter dated November 21, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments.

1. *Discussion of County management at other Convenience Centers.* A discussion of this has been added to the Final EIS.
2. *Detailed analysis of Oguss (donated site) alternative.* When you suggested that the Oguss site should have been considered in the Alternative Site Analysis (ASA), you were perhaps unaware of the timing of the ASA versus the Oguss site offer. As stated in the Draft EIS, the ASA was conducted in 2004. Various other examinations of alternatives succeeded this from 2005 to early 2007, when the EISPN was prepared. The offer of the Oguss site was made in April 16, 2007, at a public meeting. Up to that time, a property in the general location Mr. Oguss suggested, i.e., at some distance from the highway, would not have been considered because of the very high cost of building a County-standard road to the site. As for the idea of advancing the Oguss site as one of the primary studied alternatives during the EIS, if this is what you are suggesting, we respectfully differ. The characteristics of this site and the reasons for rejecting it, which involved more than simply cost (e.g., the site had the potential for *more*, not less, affected adjacent house lots, than Site 150-60), were adequately discussed in the EIS. It must be recognized that every site undergoing detailed analysis involves considerable additional costs, including, at a minimum, archaeological inventory survey (\$8,000-10,000), botanical survey (\$1,000-2,000), traffic studies (\$4-5,000), and neighbor coordination and document reproduction (\$3,000). To expend these resources documenting additional fatal flaws for a site that had already been rejected for sound reasons would be a fruitless and imprudent expenditure. Consider further that there are perhaps dozens of other properties in Ocean View with willing sellers but far from any standard roadway, and thus just as (un)suitable as those offered by Mr.

Oguss, each of which DEM would not seriously consider primarily because of very high road costs. Should the County have also expended up to \$20,000 per site studying each of these, despite knowing that their high costs would preclude selection? For practical purposes, agencies must make some reasonable consideration of both the cost of implementing potential alternatives and the cost of studying them when selecting alternatives to study in an EIS.

3. *Missing heading.* The missing heading, which you correctly identified, at the beginning of the third paragraph has been added in the Final EIS. Thank you for catching this error.

4. *IWTSREP vs IWCCREP.* The title of this already existing plan was inadvertently changed in the text. The former is correct.

5. *Operational nuisance issues.* We apologize for the omissions of several lines from the bottom or top of two pages of the printed version of the EIS, which occurred because of a WORD to Adobe conversion error. These have been fixed in the Final EIS.

6. *Volunteer support groups re: odor and air quality.* There is a Neighborhood Watch Group, as well as several community organizations. DEM has been working with these groups, who have all agreed to assist us in maintaining and guarding the new facility.

7. *Hazardous substances standard operating procedures.* Both Solid Waste Division employees and security guards are trained to report hazardous materials and situations, depending on their type and severity, to the Solid Waste Division Chief, or to the Police and/or Fire Departments. As stated in the EIS, Police and Fire Stations are located in Na‘alehu, about 15 miles away. It is expected that as Ocean View continues to grown, the current volunteer department may be replaced by a full Fire Station and that a Police Substation or full Station may also be built. The Final EIS includes a new Appendix 6, which provides various documents related to hazardous waste and day-to-day convenience center operation. A copy is attached to this letter.

8. *Botany survey.* Layne Yoshida, who is listed as the botanist in Section 8, *List of Preparers*, performed the botanical survey.

9. *Social characteristics.* The lack of precision in population estimates and projections in isolated parts of the Big Island is a problem that has troubled both the U.S. Bureau of the Census and the State Department of Business, Economic Development and Tourism. Regrettably, this problem is not capable of rectification in this EIS. Nevertheless, everyone who lives within or is familiar with Ocean View knows that it is rapidly growing. DEM recognizes a dire need for a recycling point and convenience center. If we are able to establish the facility we will also try to respond to growing demand as it occurs.

10. *Utilities and public services.* See response to comment 5.

Again, thank you for your team’s careful review of the document.

Sincerely,



Nelson Ho
DEPUTY DIRECTOR

Harry Kim
Mayor



Darryl J. Oliveira
Fire Chief

Glen P.I. Honda
Deputy Fire Chief

County of Hawai'i
HAWAII FIRE DEPARTMENT
25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 981-8394 • Fax (808) 981-2037

October 10, 2007

Mr. Ron Terry
Geometrician Associates
PO Box 396
Hilo, Hawaii 96721

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT
APPLICANT: COUNTY OF HAWAII DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
PROJECT: OCEAN VIEW RECYCLING POINT AND
CONVENIENCE CENTER, KA'U
TAX MAP KEY: (3RD) 9-2-150:060

In regards to the above-mentioned draft environmental impact statement, we offer the following response:

Fire apparatus access roads shall be in accordance with UFC Section 10.207:

"Fire Apparatus Access Roads

"Sec. 10.207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

"(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

"EXCEPTIONS: 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).



"3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

"More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

"For high-piled combustible storage, see Section 81.109.

"(c) **Width.** The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

"(d) **Vertical Clearance.** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

"**EXCEPTION:** Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

"(e) **Permissible Modifications.** Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

"(f) **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities." (20 tons)

"(g) **Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the chief." (45 feet)

"(h) **Turnarounds.** All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

"(i) **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using

Ron Terry
October 10, 2007
Page 3

designed live loading sufficient to carry the imposed loads of fire apparatus.

"(j) **Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief." (15%)

"(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

"(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

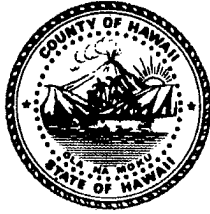
Water supply shall be in accordance with NFPA 1142.


DARRYL OLIVEIRA
Fire Chief

DO:lpc

CC: Director, Office of Environmental Quality Control
Nelson Ho, County of Hawaii/Department of Environmental Management

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Darryl Oliveira, Chief
Hawai'i Fire Department
25 Aupuni Street
Hilo, HI 96720

Dear Chief Oliveira,

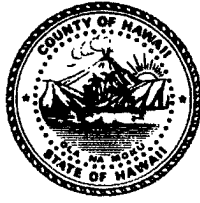
Thank you for your comment letter dated October 10, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you supplied applicable sections of the Universal Fire Code. These will be taken into consideration during design of the facility, and the facility will be in compliance with the Fire Code.

Thank you again for your comment.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

October 30, 2007

Mr. Ron Terry
Geometrician Associates
P. O. Box 396
Hilo HI 96721

Dear Mr. Terry:

SUBJECT: Draft Environmental Impact Statement
Project: Ocean View Recycling Point and Convenience Center
Applicant: County of Hawaii Department of Environmental Management
Land Owner: Tyson Bryan, Patricia & Steven Eames and Ronald Wilson
TMK: 9-2-150:60, Kahuku, Kau, Hawaii

This is to acknowledge receipt of the above referenced document on October 16, 2007.

In response to our May 7, 2007 letter, we understand that the name of the project has been revised to reflect the official terminology of convenience center, versus transfer station, per Department of Health permits and the Hawaii County Code.

We have the following additional comments to offer:

1. Page iv, SUMMARY: Zoning should be Agricultural (A-3a).
2. Page vi, PROJECT COMPONENTS: One element states that "*Service roads, improvements to the access road, SR 11 and their intersections, as necessary, including a gate to restrict access beyond Road A (subject to owner permission).*" Emphasis supplied.

Mr. Ron Terry
Geometrician Associates
Page 2
October 30, 2007

As a reminder, SPP No. 998 was approved at a Planning Commission hearing on April 17, 1998 to allow for the establishment of a self-storage facility and related improvements on TMK: 9-2-150:51. Subsequently, by letter dated March 13, 2003, a five year administrative time extension request to complete construction by April 23, 2008 was granted by the Planning Director. Access to this proposed storage facility is from Road A. Therefore, please address the location of this gate in relation to the access for the self-storage facility.

3. Page 4-5, **Operational Nuisance Issues:** For your information, an employee studio apartment will be used by the on-site resident manager of the proposed self-storage facility.

Thank you for the opportunity to provide comments.

If you have questions, please feel free to contact Esther Imamura at 961-8288, extension 257.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

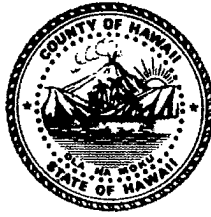
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xc: Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu HI 96813

Mr. Nelson Ho
Hawaii County Department of Environmental Management
25 Aupuni Street
Hilo HI 96720

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
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http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Christopher J. Yuen
Director
Hawai'i County Planning Department
101 Pauahi St., #3
Hilo, HI 96720-4224

Dear Mr. Yuen,

Thank you for your comment letter dated October 30, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments.

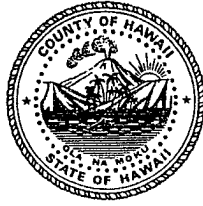
1. *Zoning in Summary.* The Final EIS Summary lists the correct zoning of A-3a.
2. *Gate beyond Road A.* DEM will coordinate with the self-storage facility to ensure that the gate, if built, is located makai of the entrance for that facility. This information has been added to the EIS.
3. *Operational Nuisance Issues and Studio Apartment.* This information has been added to the EIS. It is worth noting that the storage facility required a special permit and the convenience center is a permitted use within the zoning, and anyone living at the storage facility should be prepared to neighboring permitted uses in the agricultural district, which could include, for example, a ginger farm or a piggery.

Thank you again for your comments.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

Harry Kim
Mayor



Lawrence K. Mahuna
Police Chief

Harry S. Kubojiri
Deputy Police Chief

County of Hawaii

POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-8869

October 8, 2007

Mr. Ron Terry
Geometrician Associates, LLC
P. O. Box 396
Hilo, Hawaii 96721

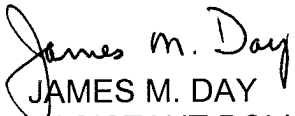
Dear Mr. Terry:

**Subject: Early Consultation for Environmental Assessment for Ola'a No. 2:
0.50-MG Reservoir Replacement; TMK: (3rd) 1-6-003:027 (por.),
Keaau, Puna, Island of Hawaii**

Staff, upon reviewing the provided documents and visiting the proposed site, does not anticipate any adverse public safety concerns. Residents in this location will be minimally impacted by construction.

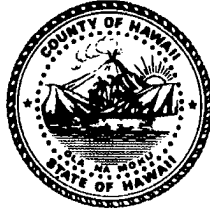
Thank you for the opportunity to comment.

Sincerely,


JAMES M. DAY
ASSISTANT POLICE CHIEF
AREA I OPERATIONS

SG/lli

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

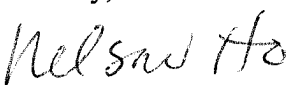
James M. Day
Assistant Police Chief
Hawai'i County Police Department
349 Kapiolani St.
Hilo, HI 96720

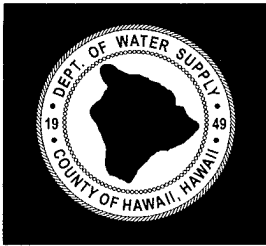
Dear Officer Day,

Thank you for your comment letter dated October 8, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center in which you stated that you did not see any adverse public safety concerns.

We appreciate your review of the document.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

October 11, 2007

Mr. Ron Terry
Geometrician Associates, LLC
P.O. Box 396
Hilo, HI 96721

**DRAFT ENVIRONMENTAL IMPACT STATEMENT
OCEAN VIEW TRANSFER STATION AND RECYCLING CENTER
TAX MAP KEY 9-2-150:060**

We have reviewed the subject Draft Environmental Impact Statement and have no additional comments at this time.

Should there be any questions, you may contact Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,

Milton D. Pavao, P.E.
Manager

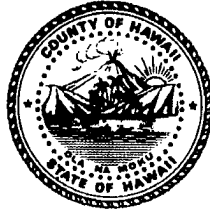
FM:dfg

copy - Office of Environmental Quality Control
County of Hawai'i, Department of Environmental Management

... Water brings progress...

35

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Milton D. Pavao
Manager
Hawaii County Department of Water Supply
345 Kekuanaoa, Suite 20
Hilo, HI 96720

Dear Mr. Pavao,

Thank you for your comment letter dated October 11, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated that you had no additional comments to offer.

We appreciate your review of the document.

Sincerely,

A handwritten signature in cursive script that reads "Nelson Ho".

Nelson Ho
DEPUTY DIRECTOR

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**

Location: Island: **Hawai'i** District: **Ka'u**

Tax Map Key Number: **(3rd): 9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

I FEEL THAT THIS LOCATION IS
PERFECT FOR ALL COMMUNITIES INVOLVED
IN THE SERVICE PROPOSED BY THE
COUNTY FOR AN ENHANCED TRANSFER
STATION. IT HAS BEEN A LONG HARD
ROAD TO FIND THE PERFECT PLACE BUT
I FEEL WE HAVE IT NOW.

BARBARA ALCAIN
59-1280 MAMALOHOA HWY. P.O. BOX 1015
CAPTAIN COOK, HI 96704 Barbara Alcaim 10/18/07

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

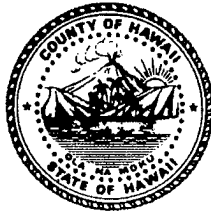
Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Barbara Alcain
P. O. Box 1015
Captain Cook, HI 96704

Dear Ms. Alcain,

Thank you for your comment letter dated October 18, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support for the project in its proposed location.

We appreciate your review of the document and we look forward to working with the Ocean View community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

**Carole Baker
PMB 214, PO Box 7063
Ocean View, HI 96737**

10/18/2007

Ron Terry
Geometrician Associates
PO Box 396
Hilo, Hawaii 96721

Dear Mr. Terry,

I strongly support a transfer station at the site proposed (tmk 9-2-150:060). And I would like it to have all the things that Keaau Transfer Station has for recycling and reuse.

Besides it being closer for people who take their rubbish to a transfer station, hopefully the people who throw rubbish other places will also go to one that is closer.

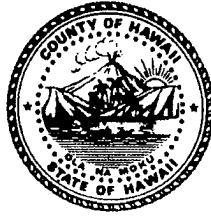
Thank you,



Carole Baker

Copies: Office of Environmental Quality Control
Hawaii County Department of Environmental Management

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Carole Baker
PMB 214
P.O. Box 7063
Ocean View, HI 96737

Dear Ms. Baker,

Thank you for your comment letter dated October 18, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support for the project in its proposed location. Like you, we hope to bring many of the services offered at Kea'au to Ocean View.

We appreciate your review of the document and we look forward to working with the Ocean View community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Heather Baker
PMB 214, PO Box 7063
Ocean View, HI 96737

10/18/2007

Ron Terry
Geometrician Associates
PO Box 396
Hilo, Hawaii 96721

Dear Mr. Terry,

I strongly support a transfer station at the site proposed (mk 9-2-150:060). We have a fair number of people here so that should justify adding another transfer station. My sister lives by the Keaau Transfer Station and I am very impressed with how it is set up and run. I would like ours to have all the things that the Keaau Transfer Station has for recycling and reuse. Our local road management office has a green waste program so there would be no need to duplicate that.

Besides it being closer for people who take their rubbish to a transfer station, hopefully it would cut down on other road side dumping.

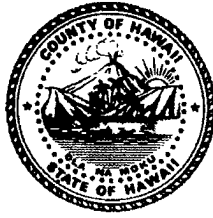
Thank you,



Heather Baker

Copies: Office of Environmental Quality Control
Hawaii County Department of Environmental Management

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Heather Baker
PMB 214, PO Box 7063
Ocean View, HI 96737

Dear Ms. Baker,

Thank you for your comment letter dated October 18, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support for the project in its proposed location. Like you, we hope to bring many of the services offered at Kea'au to Ocean View and we are grateful that the road management corporation has taken the initiative to deal with green waste.

We appreciate your review of the document and we look forward to working with the Ocean View community to bring the project to fruition.

Sincerely,

A handwritten signature in cursive script that reads "Nelson Ho".

Nelson Ho
DEPUTY DIRECTOR

Please write your name and address on this sheet.

COMMENT SHEET

Project Name: Ocean View Recycling Point and Convenience Center
Location: Island: Hawai'i District: Ka'u
Tax Map Key Number: (3rd): 9-2-150:060

The location: makai of Hwy 11, between Kona & Iolani
Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Rhonda Balmer

Mailing address

P.O. Box 377472

Oceanview HI 96737

Physical address

92- Oceanview PKWY

Oceanview HI 96737

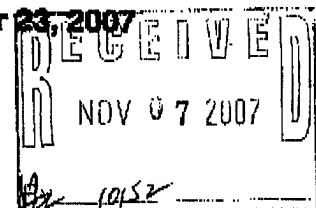
You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: Geometrician Associates
Address: PO Box 386
Hilo HI 96721
Contact: Ron Terry Phone: 969-7090

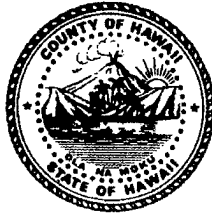
And/or

Proposing Agency: Hawaii County Department of Environmental Management
Address: 25 Aupuni Street, Room 210
Hilo HI 96720
Contact: Nelson Ho Phone: 961-9083

Your comments must be received or postmarked by: November 23, 2007



Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Rhonda Balmer
P.O. Box 377472
Ocean View, HI 96737

Dear Ms. Balmer,

Thank you for your comment letter dated October 18, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center in which you stated support for the project in its proposed location.

We appreciate your review of the document and we look forward to working with the Ocean View community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

From: GeckoBlaine@aol.com [mailto:GeckoBlaine@aol.com]

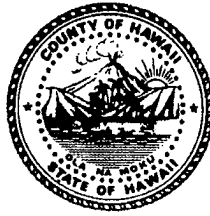
Sent: Wednesday, November 28, 2007 7:17 AM

To: shenry@co.hawaii.hi.us

Subject: Hove trans station

Aloha I am in support of proposed transfer station . Our community needs infrastructure.Richard L Blaine Homa owner in H,o.v.e.

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Richard L. Blaine
GeckoBlaine@aol.com

Dear Mr. Blaine,

Thank you for your comment e-mail dated November 28, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated that you supported the proposed transfer station.

We appreciate your review of the document and we look forward to working with the community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Please write your name and address in this sheet.

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: (3rd): **9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Marcia Cavers *Marcia Cavers*

P.O. Box 6577

Ocean View HI 96737

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

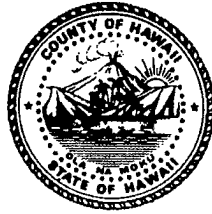
Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Marcia Cavers
P. O. Box 6577
Ocean View, HI 96737

Dear Ms. Cavers,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated that you supported the proposed transfer station.

We appreciate your review of the document and we look forward to working with the community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

To: Geometrician Associates
Director of the Office of Environmental Quality Control
Hawaii County Department of Environmental Management

Date: 11/15/2007

From: Kris and Kathy Hanson
Property Owners in Kona Gardens Estates
653 Shadow Ave NE
Renton, Washington 98059
yougoafterit@aol.com

Subject: Comments
Garbage Dump on Site 9-2-150:060

I am attaching the comments and questions that I sent to you on May 2nd, 2007 regarding the proposed 'Ocean View Transfer Station and Recycling Center' from the EISPN of April 2007. I have additional comments and questions.

Imagine my delight when I went to my mailbox and found the copy of the DEIS for the 'Ocean View Recycling Point and Convenience Center'. I thought wow, the County has listened and is dropping the proposal for the 'Garbage Transfer Station and Recycling Center'. Then imagine my disappointment and distain for the process when I quickly discovered that instead of being able to pick up milk, bread, and lotto tickets at a new Convenience Center, we are still dealing with the possibility of a multi hazard Garbage Transfer Station, Hazardous Materials dump off location, and a smelly, noisy, vermin infested pile of plant waste. Who was the behind the idea of this ridiculous name change.

This multi waste material dump off facility should not be placed in a residential area.

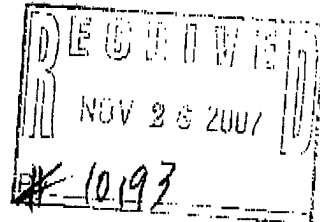
Reading the DEIS for the Ocean View Multi Waste Dump off site, I mean the Convenience Center for those more politically correct then me I was struck by a number of things, none more than the comments from people that claim to be in support of the proposal. I can sum up the positives comments in just a few words. "The site is far enough from my house that I won't be able to see it, smell it, or hear it, so lets build it". Put it next to any one of those peoples house and lets see if their attitude changes.

You need to address the property value loss that will occur if this site is used. You address it or the affected property owners will. In addition to a direct payment to any property owner affected by this loss of value, it would be appropriate to discontinue the collection of the counties portion of the property tax as a permanent compensation.

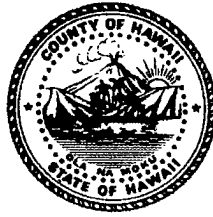
Why are you so determined to put it on this site and refuse to consider more appropriate locations? There is an old saying, "Follow the money".

My original comments and questions are attached.

Kris Hanson



Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Kris and Kathy Hanson
653 Shadow Ave NE
Renton, WA 98059

Dear Mr. and Mrs. Hanson.

Thank you for your comment letter dated November 15, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments.

1. *Comments and questions from May 2, 2007.* These questions were responded to in an earlier letter that was reprinted along with your letter in the Draft EIS.
2. *Facility should not be placed in a residential area.* The area is zoned for agriculture, not residential, and a recycling point and a transfer station of the type called a convenience center is a legally permitted use. Just an informational point -- single-family homes apart from farm dwellings are *not* permitted under State land use laws.
3. *Facility should not be built next to homes.* The facility is not sited near any existing homes. The nearest residence is located more than 600 feet from the northeast corner of the project site, on the opposite (i.e., mauka) side of SR 11. Three residences are located between 600 and 1,200 feet from the project site, also mauka of SR 11. The nearest residence makai of SR 11 is located approximately 1,200 feet from the nearest corner of the project site in the Kona Gardens Estates subdivision. Many other convenience centers in the County of Hawai'i have residences located much closer.
4. *Property value loss.* The property is zoned for agriculture and other permitted uses in this district, including the proposed use. There is no evidence that convenience centers with proper buffers and controls will devalue property in any significant way. Any small effects should properly be compared to effects from the No Action alternative, because many legitimate agricultural uses, such as piggeries, might devalue adjacent property to a much greater degree.

5. *Following the money.* The aspersions you cast on the motives and integrity of those involved in planning the project are completely unjustified and unsupported by any facts.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: **(3rd): 9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Harley, Laniwano Clauk

Please write any additional comments below

*Donna M. Magallan
PO Box 377422
OU, 96737*

We need this yesterday!

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

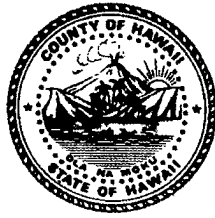
Consultant: **Geometrician Associates**
Address: **PO Box 396
Hilo HI 96721**
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210
Hilo HI 96720**
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Laverne Clark Harley and Donn Mayzlik
P. O. Box 377422
Ocean View, HI 96737

Dear Ms. Clark and Mr. Mayzlik,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support.

We appreciate your review of the document, agree that the project is long overdue, and look forward to working with the community to bring the project to fruition.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

G. RICHARD HERSHBERGER

Ron Terry
Geometrician Associates
PO Box 396
Hilo, HI 96721

In Re: Ocean View Transfer Station EIS

Aloha Mr. Terry!

Thank you for the Draft Environmental Impact Statement prepared by your company for the County of Hawaii. I found no objectionable material therein and commend you for a job well done.

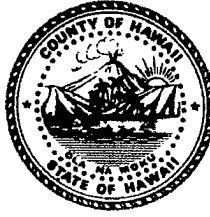
As a local Ocean View resident, I am looking forward to depositing my refuse at the new site.

Cc: Nelson Ho

A handwritten signature in black ink, appearing to read "Hershberger", with a horizontal line extending from the end of the name.

PO BOX 6225, OCEAN VIEW, HAWAII 96737 (808) 989-4140 arndi@mac.com

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

G. Richard Hershberger
P.O. Box 6225
Ocean View, HI 96737

Dear Mr. Hershberger,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support and commended the word done on the EIS.

We appreciate your review of the document and look forward to working with the community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

COMMENT SHEET

Project Name: Ocean View Recycling Point and Convenience Center
Location: Island: Hawai'i District: Ka'u
Tax Map Key Number: (3rd): 9-2-150:060

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Would like to see wider entrance gate and ample room for 2 larger vehicles to back up to chute. The gate at the drop off on the way to Kona (Waiau?) is too narrow especially being in the middle of a blind curve. Please include "white goods" collection. Too many appliances wind up in pukas here! What happens to the "recycled waste", especially the mixed bins?

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: Geometrician Associates
Address: PO Box 396
Hilo HI 96721
Contact: Ron Terry

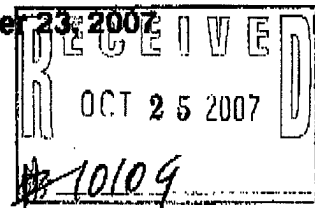
Phone: 969-7090

And/or

Proposing Agency: Hawaii County Department of Environmental Management
Address: 25 Aupuni Street, Room 210
Hilo HI 96720
Contact: Nelson Ho

Phone: 961-8083

Your comments must be received or postmarked by: November 23, 2007



56

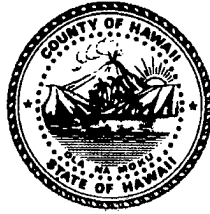
Do you have someone at the other end that resorts it or does it just get dumped back into general waste or is it shipped off Island as mixed recyclables?

Since you should have ample room at this site, I think a separate entrance and exit would be a much better plan, and please "fast track" it. Some of us old folks would like to see it happen in our lifetime!

And until we get a center help to collect cooking oil, + other household "hazardous waste" there needs to be a better notification system as to when collections are being held around the Island.

Mary + Mary Kastle
MEKASTLE@AOL.COM
929-8726

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Gary & Mary Kastle
mekastle@aol.com

Dear Mr. and Mrs. Kastle:

Thank you for your comment letter received October 25, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments.

1. *Support for project.* We appreciate your support and look forward to working with the community to bring the project to fruition.
2. *Wide entrance gate and ability to back two vehicles up to the chute.* The gate for the facility will be sufficiently wide to avoid any problems such as those at Waiea. Our new design for convenience centers easily accommodates multiple vehicles at one trailer.
3. *White goods.* The facility will have an area to drop off white goods.
4. *Mixed bins.* The recyclables in the mixed bins are sorted mechanically in the mainland, which is also the location of the market for these goods.
5. *Separate entrance.* We have looked at the possibility of a separate entrance but believe that it would: 1) have some conflicts with traffic on Road A and Iolani Lane that would require more investigation and mitigation, and 2) would likely not be acceptable to the State Department of Transportation.
6. *Notification for hazardous waste collection dates.* The Department is working on developing informational kiosks at the convenience center to better distribute information such as this.

Thank you again for your comment.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

Please write your name and address on this sheet.

COMMENT SHEET

Project Name: Ocean View Recycling Point and Convenience Center
Location: Island: Hawaii District: Ka'u
Tax Map Key Number: (3rd): 9-2-150:060

The location: makai of Hwy 11, between Kona & Iolani
Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

I most definitely favor & I am tired of it taking so long. My 24 mile round trip to dispose of trash is expensive. It seems "Rainbow lady" + Smith have helped up progress long enough. Enough hearings (talking story) Let's build the complex NOW!!!
Robert Larnson PO Box 16321

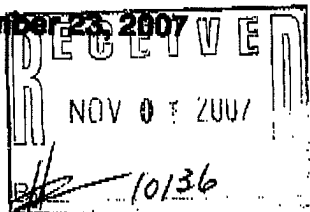
You may turn your comments in tonight to anyone on the County or consultant team, or mail them to: Ocean View

Consultant: Geometrician Associates
Address: PO Box 396 Hilo HI 96721
Contact: Ron Terry Phone: 969-7090

And/or

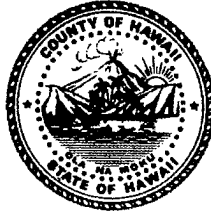
Proposing Agency: Hawaii County Department of Environmental Management
Address: 25 Aupuni Street, Room 210 Hilo HI 96720
Contact: Nelson Ho Phone: 961-8083

Your comments must be received or postmarked by: November 23, 2007



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Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Robin Lamson
P.O. Box 6321
Ocean View, HI 96737

Dear Ms. Lamson,

Thank you for your comment letter received November 1 25, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support.

We appreciate your review of the document, agree that the project is long overdue, and look forward to working with the community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Please write your name and address on this sheet.

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: (3rd): **9-2-150:060**

The location: *makai of Hwy 11, between Kona & Iolani*
Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Earl E Kay Lower
PO Box 377311
Ocean View H 96737

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

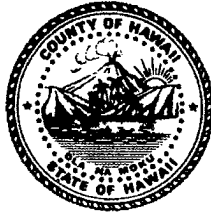
Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
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http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Earl and Kay Laver
P.O. Box 377311
Ocean View, HI 96737

Dear Mr. and Mrs. Laver,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support.

We look forward to working with the community to bring the project to fruition.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

Please write your name and address on this sheet.

COMMENT SHEET

Project Name: Ocean View Recycling Point and Convenience Center
Location: Island: Hawai'i District: Ka'u
Tax Map Key Number: (3rd): 9-2-150:060

The location: makai of Hwy 11, between Kona & Iolani
Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Raymond Metzler
P.O. Box 6557
Ocean View, HI 96737

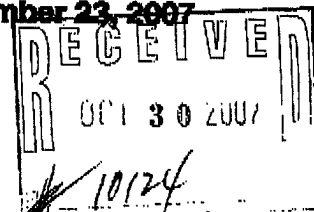
You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: Geometrician Associates
Address: PO Box 396
Hilo HI 96721
Contact: Ron Terry Phone: 889-7090

And/or

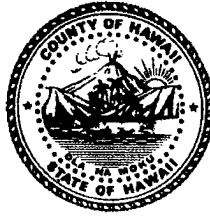
Proposing Agency: Hawaii County Department of Environmental Management
Address: 25 Aupuni Street, Room 210
Hilo HI 96720
Contact: Nelson Ho Phone: 961-8083

Your comments must be received or postmarked by: November 23, 2007



63

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
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http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Raymond Metzel
P.O. Box 6551
Ocean View, HI 96737

Dear Mr. Metzel,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support.

We look forward to working with the community to bring the project to fruition.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

Please write your name and address on this sheet.

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: (3rd): **9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Hinda Nelson - Senior POB 6078 JV

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

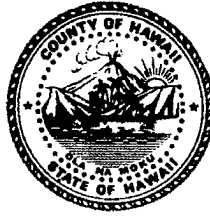
Consultant: **Geometrician Associates**
Address: **PO Box 396**
 Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
 Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Linda Nelson
P.O. Box 6072
Ocean View, HI 96737

Dear Ms. Nelson,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support.

We look forward to working with the community to bring the project to fruition.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**

Location: Island: **Hawai'i** District: **Ka'u**

Tax Map Key Number: **(3rd): 9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

*Love the: Reuse area - Appliance area -
location in O.V.*

Recycling of so many types of items

*I would like an area/bin where I could leave/i.e. donate
my 54 bottles/cans.*

*? Special events notices - Bulletin board @ site,
in newspapers, notices in Kau Calendar
info. on web page that delineates what goes in
household waste/types of paper in recycle bin*

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: **Geometrician Associates**

Address: **PO Box 396
Hilo HI 96721**

Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**

Address: **25 Aupuni Street, Room 210
Hilo HI 96720**

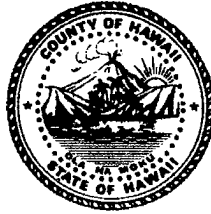
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Diane Neufeld-Wick

lorenciandiane@alohabroadband.com

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Diane Neufeld-Heck
lorendiane@alohabroadband.com

Dear Ms. Neufeld-Heck,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments.

1. *Support for project.* We appreciate your support and look forward to working with the community to bring the project to fruition.
2. *HI-5 redemption.* We expect to have this available.
3. *Area for notices.* The Department is working on developing informational kiosks at the convenience center to better distribute information about recycling, hazardous waste collection dates and procedures, etc. We would also be happy to provide this info in the Ka`u Calendar.

Thank you again for your comment.

Sincerely,

Handwritten signature of Nelson Ho in cursive.

Nelson Ho
DEPUTY DIRECTOR

Aloha Mr. Ho & Mayor Kim,

I am writing to you as a property owner in Ocean View as well as a representative for the real estate sales industry. I support the plans to create a convenience & recycling center in Ocean View. I spend much of my days showing property, especially vacant land, in and around the Ocean View area. It's unfortunate to see so many illegal dump sites in this area and I know that if it were more convenient for the residents & occupants of Ocean View to dispose of their refuse in a convenient location they would certainly do so.

This community is severely deficient in many ordinary conveniences & services that I would classify as basic necessities considering the fact that THOUSANDS of people live. Please let's get a place for people to take their refuse! it's absurd to expect residents in an economically depressed & underserved area to drive 10 to 25 miles to drop off their garbage. It's the least we can do!!! Please let me know what it is going to take to get this done.

Mahalo for your time & consideration.

Very Truly Yours,
Andrea Lee Peace
REALTOR® Broker
CRS, GRI, ABR, SRES

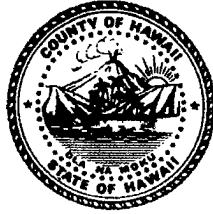
mailto: andrea@BigIslandLiving.com

website: www.BigIslandLiving.com for information about living in rural Hawaii

Clark Realty Corporation
78-6831 Alii Drive #142, Kailua-Kona, HI 96740
Direct line: (808) 328-1114
Direct fax: (808) 328-0088
Toll Free Main Office (888) 532-8468, ext 236

Real estate licensee in the State of Hawaii
Specializing in Ka'u & South Kona properties

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
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25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Andrea Lee Peace
Clark Realty Corp.
78-6831 Alii Dr., #142
Kailua-Kona, HI 96740

Dear Ms. Peace,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments.

1. *Support for project.* We appreciate your support and look forward to working with the community to bring the project to fruition.
2. *Illegal dumps.* We share your concern over the prevalence of illegal dumps in Ocean View.

Thank you again for your comment.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**

Location: Island: **Hawai'i** District: **Ka'u**

Tax Map Key Number: **(3rd): 9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

I AM IN FAVOR OF THIS FACILITY AT THIS LOCATION. I HAVE BEEN INVOLVED IN THIS PROCESS FOR SOMETIME NOW, AND I BELIEVE THERE IS NO BETTER SITE (LOCATION) THAN IN OCEANVIEW WHERE IT IS DEFINITELY NEEDED.

LINDA POLLARD
89-1216 MAMALELOA HWY
CAPTAIN COOK, HI 96704 Linda Pollard 10-18-07

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

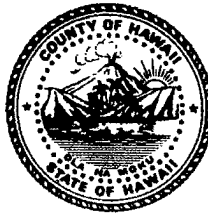
Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Linda Pollard
89-1216 Mamalahoa Hwy.
Captain Cook, HI 96704

Dear Ms. Pollard.

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support for the project in its selected location.

We look forward to working with the community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Kathlyn Richardson
Post Office Box 377417
Ocean View, Hawaii 96737

December 20, 2007

Bobby Jean Leithead-Todd, Director
County of Hawaii
Department of Environmental Management
25 Aupuni Street, RM 210
Hilo, Hawaii 96720

Mayor Harry Kim
County of Hawaii
Office of the Mayor
25 Aupuni Street
Hilo, Hawaii 96720

Ron Terry
Geometrician Associates
P.O. Box 396
Hilo, Hawaii 96721

Genevieve Salmonson
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

RE: Ocean View Recycling Point and Convenience Center Draft Environmental Impact Statement

Dear Ms Leithead-Todd,

The Draft EIS for the Ocean View "Recycling Point and Convenience Center" is grossly inadequate and fails to address important legal, environmental, and social concerns.

Please address the following questions and concerns in a point-by-point manner:

- 1 Who owns Road A?
- 2 Does the County have permission of the owner of Road A to purchase, lease or use Road A?

- 3 Have you notified all owners of property fronting Road A and informed them of the effects this would have on their property?
- 4 Please include the Title Report for Road A and the Proposed site in the Final EIS.
- 5 Please list a complete inventory of trees and plants on the proposed site, along with the trees and plants that will be chopped down and/or destroyed.
- 6 How does the county justify destroying a native 'Ohi'a Lowland Mesic Forest for this "convenience center?"
- 6 Shouldn't the county be an example of a good steward of the land?
- 6 Explain why the County designates some property to be "protected, preserved and conserved" while at the same time attempts to unnecessarily destroy land such as this 'Ohi'a Lowland Mesic Forest?
- 6 Why do you minimize the fact that this is an 'Ohi'a Lowland Mesic Forest?
- 6 What is the cultural value and significance of 'Ohi'a Lowland Mesic Forests to Hawaiians and Article XII Section VII of the Hawaii State Constitution?
- 7 Define and describe the "adequate buffers" in detail.
- 8 Explain who will be the "volunteers" and if there are volunteers at other County Transfer Stations, dumps or "Convenience Centers."
- 8 Who will be commissioned to take on the task of providing volunteers and what will their job descriptions be?
- 8 Will Hawaii County's insurance cover volunteers?
- 8 What if there are inadequate or no volunteers?
- 8 How much reliance are you placing on volunteers and why would you expect volunteers instead of paid employees?
- 8 Exactly what jobs will the volunteers perform?
- 8 What are the potential liabilities for utilizing volunteers versus County employees?
- 9 Explain the legalities of gating the access road and from whom do you have permission?
- 10 Do you have permission of all the landowners of the surrounding properties to engage the services of "Neighborhood Watch" or is this an assumption?
- 11 What wastes will be permitted or prohibited?

- 12 Please explain, "Good housekeeping practices" and how often will routine site cleaning occur and what does it entail? Who will do this?
- 13 Will you use insecticides, herbicides and/or pesticides to weed the buffer areas? If so, what are the ingredients? Will they be in spray form?
- 14 Who are the community volunteers and other agencies that will monitor the presence of pests and feral cats?
- 14 What pests will you eradicate and how?
- 14 By "pests" do you mean "disease vectors?"
- 15 The proposed site is not located within Hawaiian Ocean View Estates, so please explain how you will work with Hawaiian Ocean View Estates Maintenance Road Corporation.
- 16 What is the "project's site natural relief?"
- 17 Define an "unobtrusive color" and who makes that determination.
- 18 What are the permanent structures and how high will they be?
- 19 How will you shelter collection containers from the wind that blows strongly through the area? How high will the shelters be?
- 20 How many investigations and evaluations have been done previous to this one?
- 20a What is the total amount that Ron Terry and/or Geometrician has been paid by the county to conduct these investigations or studies? Please list all and reference where this information can be obtained.
- 20b Were reports completed and published on all investigations and studies assigned to Geometrician and/or Ron Terry?
- 20c Please explain the "controversy surrounding the question of whether the project may have significant effects on the environment."
- 21 Provide the current laws pertaining to subdividing and how the current owners can subdivide this 21.64 acre parcel and still comply with all laws?
- 21 Is the County or the current owners subdividing the 9 acres?
- 21 How can the county subdivide what it doesn't yet own?
- 21 Explain how the current owners can offer and/or negotiate the sale of subdivided property prior to issuing a Public Offering Statement? Explain how this is or is not a violation of the subdivision laws?

- 21 What becomes of the remainder of the parcel in private use? Will it be subdivided further? Will the zoning remain agriculture? Will there be restrictions or covenants on the property?
- 21 Please cite County and State laws regarding subdividing.
- 21 What is the history of the selected site's subdivision? When was it registered with the Bureau of Conveyances?
- 21 What are the required actions of the current owners to further subdivide this land?
- 22 Please explain the \$500,000 purchase amount.
- 22 Can the County purchase land for more than its appraised value?
- 22 What is the current appraised value for 3-acre parcels in the vicinity?
- 22 Do you have a contract with any of the current owners? If so, please include. If not, what will the terms of the contract be?
- 22 What if the owners change their minds or don't accept the county's offer?
- 22 Explain and provide documentation for the entire negotiations with current owners of the proposed site.
- 23 Figure 1-1 Project Area Map The arrow incorrectly points to the mauka side of the highway
- 24 Figure 1-2 Ocean View Area Landmarks Is the grey block to scale of the project site?
- 25 Figure 1-3 Project Site TMK Map is grossly misleading. The yellow area is not indicative of 9 acres.
- 25 Why did you fail to include the 60' wide property on the Kona side and the 21-acre farm parcel next to it?
- 25 Why did you fail to include the 1-acre parcels directly across Highway 11 from the proposed site?
- 25 Why did you fail to include a breakdown of each 3-acre parcel in Kona Gardens?
- 25 The maps are misleading by not providing full disclosure of the surrounding properties and resemble more of a developer's advertisement than something that should be included in a professional and truthful document. Please correct this in the Final EIS!
- 26 Please cite your source for the population of Ocean View. Can you be more accurate? 3,000 to 6,000 is a wide spread.
- 27 Who defined and decided that traveling 12 miles to dispose of trash is a "deficiency?"
- 27 How many people in the county travel 12 miles and more to dump rubbish?

- 27 How many people travel 10 miles? 11 miles?
- 27 How many people are going that way anyway?
- 27 How many people travel 12 miles for the sole purpose of dumping their garbage, without hauling water and shopping, going to work, etc
- 27 How many people from Ocean View travel past a pre-existing transfer station on a daily basis?
- 27 How many people in Ka'u and Hawaii County travel farther than twelve miles a day to take their children to and from school or the school bus stop?
- 27 How many people in Ka'u and Hawaii County travel farther than twelve miles a day, twice a day, five days a week to take a child to and from school?
- 27 How many people will continue to dump their rubbish at another Transfer Station because the Ocean View Transfer Station will not be open when they must leave for work?
- 28 What are the Federal guidelines that will apply to this project?
- 29 Please provide documentation to verify that the 2005 fire was caused by an illegal dumpsite. Did it ignite on its own?
- 30 Your descriptions and explanations are vague and can easily be misconstrued. Is this your intent so that you will have flexibility in altering the plans and/or uses in the future?
- 31 What is the funding source?
- 31 Will this project require and/or receive any State, Federal or private investor's money? If so, please explain.
- 31 What are the costs of maintaining the facility?
- 32 You failed to include an accident report in the DEIS. How many accidents have occurred within 2 or 3 miles of the proposed site in the last 3 to 5 years?
- 32 How close are the school bus stops and how many children are waiting for the bus during peak morning hours?
- 32 Within two miles of the proposed site, how many cars pass on the left, crossing the double yellow line, per hour?
- 32 How many cars are traveling faster than the posted speed limit?
- 33 When you refer to the proposed site, are you referring to just 9 acres or the entire 21 acres? It's not clear.

- 34 On page 15 you state, "the lack of a convenience center in this area is one factor contributing to an epidemic of illegal dumping." Please list and prioritize the other contributing factors and causes of those factors. What are the solutions or mitigations for these other contributing factors?
- 34 What percentage of illegal dumping do you feel will be resolved by situating a transfer station at this location as opposed to a different site outside of Ocean View and what do you base your findings on?
- 34 What will it entail to clean-up the "illegal dump-sites?" Can't this be done while using the existing transfer station located only 12 miles from Ocean View? Have you attempted this?
- 34 Please confirm or deny Planning Commissioner Rell Woodward's public statements and testimony regarding the EPA identifying dumpsites from aerial photos.
- 35 How much public input was used to determine the need and desire for a transfer station at this or any location in Ocean View?
- 35 How do you determine if public statements are true or false?
- 36 What does it cost per day for one trash truck to travel to and from Ocean View to collect trash?
- 36 What will it cost to haul one big bin of trash from Ocean View?
- 36 How many trash trucks does it take to fill one bin?
- 36 If one trash truck at a time was parked on a vacant lot, how much will it cost?
- 36 How much trash per day is generated at the two existing transfer stations servicing Ocean View and surrounding areas?
- 37 Your use of the terms "transfer station" and "convenience center" throughout the document appears to be interchangeable. Are these terms legally interchangeable or do they differ in legal definitions? Please explain.
- 37 Will all of the existing transfer stations change their names to "convenience centers?"
- 38 (2.2) "space for future expansion of services." Please explain in detail the services that will or will not be included in the future.
Is your intention for this DEIS to include the future expansion of services, whatever they may be?
- 39 (2.3) "highway access is a key consideration." Please explain where the highway can legally be accessed at the proposed site."
- 40 Please explain the Federal Aid Project and how this affects the proposed site.
- 41 Explain the process and requirements of obtaining a "discretionary permit from the State Board of Land and Natural Resources," and why this has discouraged considerations of other proposed sites.

- 41 "Locating the station within or near Conservation District land with high native habitat value is seen by the State as inconsistent with its goal of protecting habitat in such areas." Is this an opinion or can this be found in a State law or publication? Define "near" in terms of distance.
- 42 How close (in feet) is the proposed site to the border of Manuka Natural Area Reserve?
- 43 How close is the nearest existing farm?
- 44 What is the TMK for the property where the storage facility will be located? Who is the property owner? Was the owner and/or property granted a zoning change or variance? Explain how this will or will not affect the surrounding properties and their current zoning. Where will they access the highway?
- 44 What are the laws pertaining to proximity to farmland that a commercial business can be located?
- 45 You state, " concerns from neighbors who opposed the facility dominated the meeting." Please list their concerns and if and how the county properly acknowledged and addressed their concerns. By your choice of words in this statement, it appears you haven't considered them or their concerns at all. It sounds as if their concerns were disregarded in spite of the fact that they are the ones who will be impacted the most by the placement of this project. Please explain.
- 46 Why is a minimum of 8 acres necessary for a "convenience center" when by law it cannot accept more than forty tons per day of household or residential solid waste?
- 47 Do you have plans to turn this "convenience center" into a "transfer station" or "enhanced transfer station?" Be honest.
- 48 What are the County's future plans including zoning for Ocean View?
- 49 Where will the next landfill be located? Is Ka'u a possibility?
- 50 What are the TMKs for the properties you are referring to on page 2-6?
- 51 2-8 Who recommended TMK 9-2-150:060?
- 52 What process did you use to determine that TMKs 9-2-009:052 and 9-2-013:032 had deed and covenant restrictions? Did you do the same due diligence for TMK 9-2-150:060? Why or why not?
- 52 Why does the DEIS state there are no covenants or deed restrictions?
- 52 What are the deed restrictions of the proposed site?
- 52 What are the covenants and/or other restrictions for the proposed site?

52 Why does the Declaration of Covenants, Conditions and Restrictions for Kula Kai View Estates Community Association filed in the Bureau of Conveyances in 1990 include the land for the proposed site? See Attached document.

52 Did attorneys for Hawaii County review the Declaration of Covenants, Conditions and Restrictions for Kula Kai View Estates Community Association and other related documents to determine the legality and validity of this and other documents that include the proposed site once owned by Hawaii Kona Kai? Please explain. Do these covenants "run with the land" as the document proclaims?

52 Why is there no mention of the Federal Aid Project and the access restrictions in the DEIS? Explain how this project is in compliance with the terms of the Federal Aid Project.

53 What is the definition of "junk" and "junkyards" in Hawaii Revised Statutes?

53 How far from the highway must a "junkyard" be placed according to HRS and why?

53 Does "junk" include "garbage?"

54 How prevalent is *Diellia erecta* on the State's land, "which had already been degraded by dumping, unauthorized logging, invasive species, and other activities?"

54 In what quantities and how far from the highway is the *Diellia erecta*?

54 Who made the determination to disqualify the site containing *Diellia erecta*?

54 Was the discovery of *Diellia erecta* the only determining factor for disqualifying this previously selected site?

54 Have other projects been halted due to the discovery of *Diellia erecta*?

54 Is mitigation possible? If so what are the mitigative measures?

54 Have other projects, ie: subdivisions and large-scale projects mitigated and proceeded with their projects after the discovery of *Diellia erecta*?

54 Please explain how the following applies or does not apply to the site containing *Diellia erecta*:

Federal Register: May 28, 2002 (Volume 67, Number 102)]

[Proposed Rules]

[Page 37067-37106]

From the Federal Register Online via GPO Access [wais.access.gpo.gov]

[DOCID:fr28my02-25]

Endangered and Threatened Wildlife and Plants; Designations of Critical Habitat for Plant Species From the Island of Hawaii, Hawaii [[pp. 37067-37106]]

Designation of critical habitat only affects activities conducted,

funded, or permitted by Federal agencies; non-Federal activities are not affected by the designation. In areas where the species are present, Federal agencies are already required to consult with us under section 7 of the Act on activities that they fund, permit, or implement that may affect *Achyranthes mutica*, *Adenophorus periens*, *Argyroxiphium kauense*, *Asplenium fragile* var. *insulare*, *Bonamia menziesii*, *Clermontia drepanomorpha*, *Clermontia lindseyana*, *Clermontia peleana*, *Clermontia pyrularia*, *Colubrina oppositifolia*, *Cyanea hamatiflora* ssp. *carlsonii*, *Cyanea platyphylla*, *Cyanea shipmanii*, *Cyanea stictophylla*, *Cyrtandra giffardii*, *Cyrtandra tintinnabula*, *Delissea undulata*, ***Diellia erecta***, *Flueggea neowawraea*, *Gouania vitifolia*, *Hedyotis coriacea*, *Hibiscadelphus giffardianus*, *Hibiscadelphus hualalaiensis*, *Hibiscus brackenridgei*, *Ischaemum byrone*, *Isodendrion hosakae*, *Isodendrion pyrifolium*, *Mariscus fauriei*, *Melicope zahlbruckneri*, *Neraudia ovata*, *Nothoestrum breviflorum*, *Phyllostegia racemosa*, *Phyllostegia velutina*, *Phyllostegia warshaueri*, *Plantago hawaiiensis*, *Pleomele hawaiiensis*, *Portulaca sclerocarpa*, *Sesbania tomentosa*, *Sicyos alba*, *Silene hawaiiensis*, *Silene lanceolata*, *Solanum incompletum*, *Spermolepis hawaiiensis*, *Tetramolopium arenarium*, *Vigna o-wahuensis*, *Zanthoxylum dipetalum* ssp. *tomentosum*, and *Zanthoxylum hawaiiense*. If these critical habitat designations are finalized, Federal agencies must also consult with us if their activities may affect designated critical habitat. However, in areas where the species are present, we do not believe this will result in any additional regulatory burden on Federal agencies or their applicants because consultation would already be required due to the presence of the listed species, and the duty to avoid adverse modification of critical habitat likely would not trigger additional regulatory impacts beyond the duty to avoid jeopardizing the species.

In summary, we have considered whether this proposed rule would result in a significant economic effect on a substantial number of small entities. It would not affect a substantial number of small entities. Approximately 51 percent of the lands proposed as critical habitat are on State of Hawaii lands. The State of Hawaii is not a small entity. Approximately 16 percent of the lands proposed as critical habitat are on private lands, the majority owned by large estates that do not qualify as small entities. Many of the private parcels are located in areas where likely future land uses are not expected to result in Federal involvement or section 7 consultations. Most of the private and State parcels within the proposed designation are currently being used for recreational and agricultural purposes and, therefore, are not likely to require any Federal authorization. In the remaining areas, section 7 application, the only trigger for economic regulatory impact under this rule, would be limited to a subset of the area proposed. The most likely future section 7 consultations resulting from this rule would be for informal consultations on military training activities, federally funded highway construction, federally funded land and water conservation projects, species-specific surveys and research projects, and watershed management and restoration projects sponsored by NRCS. These consultations would likely occur on only a subset of the total number of parcels and therefore would not likely affect a substantial number of small entities. This rule would result in project modifications only when proposed Federal activities would destroy or adversely modify critical habitat. While this may occur, it is not expected frequently

enough to affect a substantial number of small entities. Even when it does occur, we do not expect it to result in a significant economic impact, as the measures included in reasonable and prudent alternatives must be economically feasible and consistent with the proposed action. Therefore, we are certifying that the proposed designation of critical habitat for the following species: *Achyranthes mutica*, *Adenophorus periens*, *Argyroxiphium kauense*, *Asplenium fragile* var. *insulare*, *Bonamia menziesii*, *Clermontia drepanomorpha*, *Clermontia lindseyana*, *Clermontia peleana*, *Clermontia pyrularia*, *Colubrina oppositifolia*, *Cyanea hamatiflora* ssp. *carlsonii*, *Cyanea platyphylla*, *Cyanea shipmanii*, *Cyanea stictophylla*, *Cyrtandra giffardii*, *Cyrtandra tintinnabula*, *Delissea undulata*, ***Diellia erecta***, *Flueggea neowawraea*, *Gouania vitifolia*, *Hedyotis coriacea*, *Hibiscadelphus giffardianus*, *Hibiscadelphus hualalaiensis*, *Hibiscus brackenridgei*, *Ischaemum byrone*, *Isodendrion hosakae*, *Isodendrion pyrifolium*, *Mariscus fauriei*, *Melicope zahlbruckneri*, *Neraudia ovata*, *Nothoestrum breviflorum*, *Phyllostegia racemosa*, *Phyllostegia velutina*, *Phyllostegia warshaueri*, *Plantago hawaiiensis*, *Pleomele hawaiiensis*, *Portulaca sclerocarpa*, *Sesbania tomentosa*, *Sicyos alba*, *Silene hawaiiensis*, *Silene lanceolata*, *Solanum incompletum*, *Spermolepis hawaiiensis*, *Tetramolopium arenarium*, *Vigna o-wahuensis*, *Zanthoxylum dipetalum* ssp. *tomentosum*, and *Zanthoxylum hawaiiense* will not have a significant economic impact on a substantial number of small entities, and an initial regulatory flexibility analysis is not required. However, should the economic analysis of this rule indicate otherwise, we will revisit this determination.

54

Is the previously proposed site owned by the State a "critical habitat?"

Family Aspleniaceae: ***Diellia erecta*** (NCN)

Hawaii Q, R, identified in the legal descriptions in paragraph (a)(1)(i)(H), constitute critical habitat for ***Diellia erecta*** on Hawaii. Within these units, the currently known primary constituent elements of critical habitat are the habitat components provided by:

(1) *Metrosideros polymorpha*-*Nestegis sandwicensis* lowland mesic forest containing one or more of the following associated native plant species: *Diospyros sandwicensis*, *Psydrax odorata*, *Antidesma platyphyllum*, *A. pulvinatum*, *Microlepis* sp., *Nestegis sandwicensis*, *Wikstroemia sandwicensis*, *Wikstroemia phillyreifolia*, or *Nephrolepis* spp.; and

(2) Elevations between 448 and 982 m (1,470 and 3,220 ft).

Family Grammitidaceae: *Adenophorus periens* (pendant kihi fern)

54

Can you confirm that the proposed site does not contain the above mentioned native plant species?

54

Please explain how selecting the State land site differs from selecting a site owned by private individuals and how this changes the criteria for the EIS according to NEPA Subchapter 9:

Subchapter 9 National Environmental Policy Act

§11-200-25 National Environmental Policy Act Actions: Applicability to Chapter 343, HRS

When the situation occurs where a certain action will be subject both to the National Environmental Policy Act of 1969 (Public Law 91-190, as amended by Public Law 94-52 and Public Law 94-83; 42 U.S.C. §4321-4347) and chapter 343, HRS, the following shall occur:

- A. The applicant or agency, upon discovery of its proposed action being subject to both chapter 343, HRS, and the National Environmental Policy Act, shall notify the responsible federal agency, the office, and any agency with a definite interest in the action (as prescribed by chapter 343, HRS) of the situation.
- B. The National Environmental Policy Act requires that draft statements be prepared by the responsible federal agency. When the responsibility of preparing an EIS is delegated to a state or county agency, this chapter shall apply in addition to federal requirements under the National Environmental Policy Act. The office and agencies shall cooperate with federal agencies to the fullest extent possible to reduce duplication between federal and state requirements. This cooperation, to the fullest extent possible, shall include joint environmental impact statements with concurrent public review and processing at both levels of government. Where federal law has environmental impact statement requirements in addition to but not in conflict with this chapter, the office and agencies shall cooperate in fulfilling the requirements so that one document shall comply with all applicable laws.
- C. In all actions where the use of state land or funds is proposed, the final statement shall be submitted to the governor or an authorized representative. In all actions when the use of county land or funds is proposed, the final statement shall be submitted to the mayor, or an authorized representative. The final statement in these instances shall first be accepted by the governor or mayor (or an authorized representative), prior to the submission of the same to the Environmental Protection Agency or responsible federal agency.

55

If the State site is selected for the transfer station, can Geometrician Associates conduct the EIS or must it be prepared by a federal agency?

55

If the State site is selected for the transfer station, must it be submitted to the governor and not the mayor?

56

In the first paragraph of page 2-6, you state, "County efforts began in 1985, when the Solid Waste Division (SWD) of the Department of Public Works (DPW) initiated the "South Kona Convenience Center" project," however on page 5 of the South Kona/Ocean View Solid Waste Transfer Station Alternative Site Survey,

published in December 2004, you state, " In 1985, the Solid Waste Division (SWD) of the Department of Public Works (DPW) initiated the "South Kona Transfer Station" project,"

Explain how you can legally change the name of a project retroactively after its been completed and published, when "transfer station" and "convenience center" have different meanings. Are the definitions interchangeable according to law?

57

In the South Kona/Ocean View Solid Waste Transfer Station Alternative Site Survey, you state, "Sites within the subdivisions were initially examined but found inadequate because of the presence of nearby neighbors in most locations reasonably near the highway." Please explain this statement and why you did not include it in the Draft EIS, and why you are now disregarding the rights of the "nearby neighbors?"

58

Why is Table 2-1 labeled "Site Characteristics, Existing County of Hawaii Convenience Centers (FY2008)?"

58

Have you changed the name of all transfer stations in Hawaii County to "convenience centers?" Do they meet the criteria?

59

3-2 Why did the criteria change from 2004 to 2006?

59

Who changed the criteria?

59

Was the public notified of this change of criteria? If so, please explain and document.

59

Why was "preference given to mauka-side properties," in the 2004 South Kona/Ocean View Solid Waste Transfer Station Alternative Site Survey deleted from the Draft EIS and replaced with, "Landowner(s) willing to sell?"

60

When did the criteria change? This sounds especially suspicious due to the fact that one of the landowners of the proposed site purchased the property during that time, AND sat on the task force that nominated this site AND gathered the signatures on the petition in favor of this site, without disclosing this information on the petition. Explain how this is legal and ethical and unbiased for the County to enter into a contract knowing these facts.

61

Page 12 of the 2004 South Kona/Ocean View Solid Waste Transfer Station Alternative Site Survey states, "The only remaining highly suitable property is State land, TMK 8-9-01:002, a 2,701-acre property bordering both Highway 11 and Mamalahoa Highway. Officials from the Division and Forestry of Wildlife and the Land Management Division, both agencies of the Hawaii State Department of Land and natural Resources, agreed to at least continue consideration of a portion of the site for use as a solid waste transfer station.

61

The property is sufficiently large to accommodate a transfer station as well as wide buffers, is in an area that can serve the residents of Ocean View, Honomalino and Miloli'i, appears to lack highly sensitive environmental constraints, and is owned by an entity that is willing to consider the use. Furthermore, it has the advantage of being available to the County at no cost or negligible cost. The site is not without disadvantages, however, including being located in the Conservation District, thus necessitating a Conservation District Use Permit. Given current evaluative criteria, this is the only site that is recommended for advancement for further study in an Environmental Assessment."

- 61 Please explain and justify the equivocating acts of the DEM during this entire site selection process and please be honest. Which document should we believe?
- 62 How difficult is it to obtain a Conservation District Permit?
- 62 How many Conservation District Permits have been issued in Hawaii County during the past five years? How many were issued in Ka'u? How many were contested and prevailed?
- 63 Why was the proposed site on the list and disqualified in 2004?
- 64 How does the fact that the proposed site is located outside of the Department of Water Supply's service area and the nearest point of connection is 13 miles away, affect the laws governing transfer stations and the appropriateness and liability of selecting this proposed site?
- 65 What are the environmental equity issues concerning the population of Ocean View?
- 65 Are you in compliance with the State's Environmental Equity Policy?
- 65 How do you address allegations of environmental inequity?
- 65 Describe your process of dealing with environmental equity issues
- 65 Please provide maps generated by U.S. Census Bureau data over-laid by DOH regulated facilities to aid in the assessment of impacts of and opportunities provided by DOH activities in the Ocean View and Ka'u Community. Is the area surrounding the proposed site sensitive to allegations of environmental inequity?
- 65 Has this proposed site been brought to the attention of the Environmental Management Advisory Group of the Hawaii State Department of Health? Why or why not?
- 66 Are there Brownsfields located in Ka'u? If so, have you considered them as potential sites? Why or why not?
- 67 HAR Title 11 Dept of Health Chapter 58.1 Solid Waste Management Control defines: "Convenience Center" means waste handling facilities performing limited transfer station operation located at convenient areas receiving less than forty tons per day of only household or residential solid waste."
- 67 "Transfer station" means a permanent, fixed, supplemental collection and transportation facility, used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a solid waste handling facility. Transfer stations may also include recycling activities.
- 67 HAR 11-58. 1-04 Convenience Centers.
 - (i) Only household and/or residential solid waste will be accepted.
 - (ii) Car batteries and waste oil may be collected at the convenience centers, but must be collected and stored in a safe and orderly manner.

- 67 Please cite "Recycling Point" in Hawaii Administrative Rules and its definition.
- 67 Why have you not included these definitions in the DEIS? Please explain the difference in activities than can occur at a "Convenience Center" as opposed to a "Transfer Station."
- 68 "Disease Vectors" means any rodents, flies, mosquitoes, or other animals, including insects, capable of transmitting disease to humans."
- 69 Please explain the diseases associated with these "disease vectors." You refer to "pests" in the DEIS. Please use the legal terms and definitions when referring these "disease vectors."
- 69 "Nuisance" consists of an act or an omission of an act which annoys, injures, or endangers the comfort, health, or safety of others, offends decency, or unlawfully interferes with, obstructs, or tends to obstruct, any public park, square, street, or highway; or in any way renders other persons insecure in life, or in the use of property."
- 69 Can you confirm that you are not "creating a nuisance" for any human being by locating this "convenience center" on the proposed site?
- 69 Locating a "transfer station" or "convenience center" on the proposed site is a violation of HAR 11-58.1-01 Purpose. The purpose of this chapter is to establish minimum standards governing the design, construction, installation, operation, and maintenance of solid waste disposal, recycling, reclamation, and transfer systems. Such standards are intended to:
(3) prevent the spread of disease and the creation of nuisances.
- 69 Explain how bringing this nuisance to this site is preventing the creation of this nuisance.
- 70 2.4 "DEM intends the Ocean View Recycling Point and Convenience Center to be a model for the "next generation" of transfer stations..." How can a "convenience center" be a model for a transfer station?
- 71 How long do you intend to maintain its status as a "convenience center" before upgrading to transfer station or scrap metal recycling or junkyard? Is this a step in the direction of changing the zoning in Ocean View?
- 71 Will neighboring property owners have to change from agriculture to commercial to keep their property values up?
- 71 Are you attempting to industrialize part of Ocean View?
- 72 Explain in detail, "future expansion of services."
- 72 Does the law allow for appliance, e-waste, and two disposal chutes for a convenience center only allowed to accommodate forty tons per day of household solid waste?
- 72 Does the law allow for a "convenience center" to be joined with a "recycling point." Please provide the definition of "recycling point" from Hawaii Revised Statutes and Hawaii Administrative Rules.

- 73 2-10 "The convenience center may also include the following elements, . . . scrap metal collection bins; and Reuse area." Explain how this would not be a violation of HAR Title 11.
- 74 Figure 2.4 Please provide a better drawing. Be specific about dimensions. Where is the water tank? How many gallons will it hold? Where is the toilet? Where is the injection well? Where is the septic tank? How can we provide realistic comments when you give us only such a simple drawing?
- 74 Please provide before and after drawings, detailing which trees and plants from this forest you are going to kill.
- 75 What effects will this project have on the subterranean environment?
- 75 What is your knowledge of subterranean environments?
- 75 How important is the subterranean environment?
- 76 Be specific in your maps and drawings to clarify exactly which nine of the 21 acres are designated for this project. You seem to sometimes refer to the entire 21 acres as the project site. Why?
- 76 You state, "The chute area will be covered with a structure of sufficient size . . ." Be specific. Tell us exact dimensions. Filling this document with words like sufficient, adequate, good housekeeping, etc, reveals that you have either failed to fully research this project or that you have a purpose in remaining vague, so that you can make alterations later without fully disclosing your plans for public comment. Which is it?
- 76 Why are you not certain how many structures will occupy the site? Shouldn't you have figured that out by now? Shall we base our comments on uncertainties, or demand that you go back to the drawing board and prepare a DEIS based on due diligence?
- 77 You state, "Design will include space to add facilities." What facilities? Is this a disclaimer for future projects not listed in this document?
- 78 Please provide an itemized budget and an opportunity for us to comment on it.
- 79 3.2 Project Implemented on Alternate Site
Your criteria list is not consistent with the 2004 South Kona/Ocean View Solid Waste Transfer Station Alternative Site Survey. You have a fiduciary responsibility to report the facts and not alter them to suit the current situation. Provide the previous criteria so the public can see how you have changed information.
- 80 What are the road construction costs?
- 80 What is your budget for road construction costs?
- 81 Will you be receiving state or federal funding for any part of this project?
- 82 You state the site "contains no highly sensitive land uses or environmental resources."

92 What is the definition of "highly sensitive land uses" and "environmental resources?"

83 How many is "relatively few nearby residences?"

83 How near is "nearby?"

83 How many "residences nearby" and how near were the residences to the properties that you rejected? Be specific. Were you unbiased and consistent? Did you apply the same criteria as to the proposed site? How many people in favor of the proposed site own or live near the rejected considered sites?

84 3.3 Alternative Strategies Your rationale for dismissing alternative strategies is weak. You state, "Private collection and trucking would not be subject to the environmental review process under HRS 343 and adverse impacts would therefore not be mitigated." Please list the adverse impacts of trucking. Is it possible that there are so few adverse impacts, that an EIS would not be necessary, therefore producing no triggers to require an EIS? Couldn't the County have saved the costs associated with an EIS?

84 You have a responsibility to provide true costs of alternative strategies instead of dismissing them with phrases such as, "Costs would likely be similar, but..." and, "County officials reckon the cost to be several times greater..." Be specific. Where's the documentation to verify statements such as these?

85 What does it cost to provide curbside service, common in many communities?

85 How can the public make an accurate determination of the facts if you fail to publish them?

85 How does Oahu provide curbside service and what are the costs?

85 If Ocean View has too "relatively sparse occupation" to consider home service, then why does it need a transfer station in its midst?

86 Who is the "qualified ground-water scientist?"

87 How much time was spent during evening or nighttime hours to observe the presence of endangered Hoary Bats?

[\$342G-2] Solid waste management priorities. (a) This chapter shall be known and may be cited as the "Hawaii Integrated Solid Waste Management Act."

(b) In implementing this chapter, the department and each county shall consider the following solid waste management practices and processing methods in their order of priority:

- (1) Source reduction;
- (2) Recycling and bioconversion, including composting; and
- (3) Landfilling and incineration.

The respective roles of landfilling and incineration shall be left to each county's discretion.

(c) In implementing this chapter, the department and each county shall consider the minimization of litter and illegal dumping as a design factor in the development of integrated solid waste management programs. [L 1991, c 324, pt of §2]

88

Please provide your source reduction plan, as this is the number one priority according to Hawaii Revised statutes.

Subchapter 2 Definitions and Terminology

§11-200-2 Definitions and Terminology

As used in this chapter:

"Cumulative impact" means the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

89

The DEIS fails to factor in the "cumulative impact" on the surrounding properties in the future, as they plan for their homes. You have used the potential growth impact in the DEIS in your attempt to convince us of the need for a transfer station, so it is only just and fair to disclose the true impact on the properties that don't have homes built on them yet. Without doing so puts the surrounding properties at an unfair disadvantage.

Subchapter 5 Applicability

§11-200-5 Agency Actions

- A. For all proposed actions which are not exempt as defined in section 11-200-8, the agency shall assess at the earliest practicable time the significance of potential impacts of its actions, including the overall, cumulative impact in light of related actions in the region and further actions contemplated.

§11-200-7 Multiple or Phased Applicant or Agency Actions

A group of actions proposed by an agency or an applicant shall be treated as a single action when:

- A. The component actions are phases or increments of a larger total undertaking;
- B. An individual project is a necessary precedent for a larger project;
- C. An individual project represents a commitment to a larger project; or

D. 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.

[Eff 12/6/85; comp AUG 31 1996] (Auth: HRS §343-5, 343-6) (Imp: HRS §343-6)

- 90 Does this project represent a commitment to a larger project?
- 90 Is this project a phase or increment of a larger total undertaking?
- 90 Is this an individual project? If so, is it a precedent for a larger project?
- 90 If this project is a precedent for a larger project, please explain.

91 Why have you not considered the current designated facility for used oil collection and HI-5 Redemption Site located at South Point U-Cart in Ocean View for a convenience center or transfer station?

91 How much oil per month is collected from South Point U-Cart?

91 How many recyclable bottles and cans are collected per month at South Point U-Cart?

91 Have you factored these amounts into the need for more facilities?

91 Please provide a cost analysis of parking a trash truck or bin at a location such as South Point U-Cart and compare it with all the costs involved in constructing and maintaining a transfer station or convenience center.

91 How difficult would it be to park a trash truck at South Point U-Cart?

91 Has South Point U-Cart been suggested as a potential site?

91 Have you contacted the owner of South Point U-Cart to discuss possibilities?

92 The Archaeological Report states, "Following the Mahele, Kahuku Ahupua'a was awarded to W.P. Leleiohoku [LCAw. 9971]. His holdings passed to Ruth Ke'elikolani and thence to Pauahi Bishop. There were a few kuleana Land Commission Awards within Kahuku near the coast and near the ala loa. No individual awards were made in the vicinity of the project site."

92 Please cite the source for the above information.

- 92 What are the aforementioned kuleana and Land Commission Awards and where are they located?
- 92 When and how did the property pass from Pauahi Bishop and to whom?
- 92 Please provide a history of title changes to the present.
- 92 Why is there no mention in the DEIS of Grant 2791 to C.C. Harris?
- 93 Please explain how this parcel is affected by Federal Aid Project No. BF-011-1 as recorded in the Bureau of Conveyances and referred to in the document recorded in Liber 3721 Page 54.

Thank you for extending the DEIS deadline to December 23 and addressing concerns pertaining to this project at the proposed site location. I look forward to your response.

Sincerely,



Kathlyn Richardson

2200 RIDGEDALE DR.
ARLINGTON, TX 76013

**KULA KAI VIEW ESTATES COMMUNITY ASSOCIATION
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

MEMBERS of Kula Kai View Estates Community Association, owners of those parcels of land situated in the District of Kau, County and State of Hawaii, and more particularly described in and covered by that certain deed dated October 23, 1968, and recorded in the Bureau of Conveyances of the State of Hawaii in Book 6274 on page 235, desire to establish covenants, conditions and restrictions relative to the use of said property in order to create and preserve a proper subdivision.

THEREFORE, Owners hereby declare that the above described property shall be subject to the following covenants, conditions and restrictions:

1. USE. All lots within said Kula Kai View Estates shall be used for single family residences. "Lot" shall mean, and included each separate parcel shown as a lot on File Plan or Plans which may hereafter be filed in said Bureau and covering all or any part of the land described in the above said deed dated October 23, 1968, save and except any such lot which is or may be designated as a roadway lot on any such File Plan.

2. GARAGES. Every dwelling shall have a minimum of a 2-car carport.

3. SIZE. No dwelling shall be erected upon any of said lots which contains less than 600 square feet of ground floor space, exclusive of porches, insets, and garage.

4. HEIGHT. No structure of any type shall be erected that will exceed 18 feet above the highest ground level at the structure.

5. QUALITY. No trailer, mobile home, tent, shack, or other similar structure shall ever be erected or placed on any lot except: a small temporary structure to secure tools, equipment, and materials during the construction phase of a residence, may be erected for a period not to exceed six months, without written consent to extend from the KKVBCA board of directors. Consent will be automatic in the absence of just cause to deny extension.

6. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No barn, shed, doghouse, or other structure to house poultry or animals shall be erected within 50 feet of any property line.

7. MATERIALS. All materials that will be exposed that are used in the construction of any improvement on any lot shall be new materials, except decorative materials used to enhance the appearance of the improvement. All used materials shall be treated for termites by professional exterminators prior to delivery to area.

8. FOUNDATIONS. Subfloor framing shall not be exposed to view from any side of any structure.

9. SIGNS. No sign of any kind shall be displayed on any lot except one name sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, and signs used by a builder to advertise the property during the construction and sales period.

10. TRASH. No lot shall be used or maintained as a dumping ground for discarded vehicles, rubbish, or trash. No garbage or other waste shall be kept on any lot except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be in a clean and sanitary condition.

11. STATEMENT OF COVENANTS. No deed, mortgage or lease shall be made or delivered conveying, mortgaging or leasing the above described lots or any of them, at any time during the effective period of these covenants, unless such deed, mortgage or lease shall contain or be subject to the same restrictive terms, covenants and conditions as in this Declaration set forth.

12. BUILDING PERMIT. No work shall be commenced to erect any permanent structure without first providing the KKVBCA board of directors with a copy of plans for the structure.

13. COMMUNITY ASSOCIATION. The owner of each lot is required to become a member of the KULA KAI VIEW ESTATES COMMUNITY ASSOCIATION. The purchaser of each lot accepts and agrees to abide and be bound by the terms and provisions of the By-Laws of the Association, and are herein incorporated by reference. Any assessment imposed against any purchaser or lot as provided in the By-Laws of Association shall constitute a lien upon each such lot in favor of the Association and such lien may be enforced by suit for money judgement or may be foreclosed, as set forth in Chapter 667, Revised Laws of Hawaii, as the same is now or may hereafter be amended; provided that no action shall be brought to foreclose such lien unless sixty (60) day written notice thereof shall be mailed to the owner of the lot as shown upon the records of the Kula Kai View Estates Community Association, at the owner's address shown upon those records.

14. ADDRESSES. The owner of each lot will at all times keep the Kula Kai View Estates Community Association informed of his correct mailing address and will notify it of the name and address of every person to whom he may at any time mortgage, sell or transfer any interest in the lot.

15. COVENANTS RUNNING WITH LAND. These covenants, conditions and restrictions shall operate as covenants running with the land and the benefit of any of them or the continuance of any such benefit may be enjoined, abated or remedied by the owner of any interest in any lot but by no other person. The term "owner" shall include the bona fide owner or holder of any agreement of sale covering any of said lots. Any violation, however, shall not cause forfeiture of title or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said lots and any of them.

16. ENFORCEMENT. These covenants, conditions and restrictions may be enforced by a suit in equity to restrict or prevent by injunction, mandatory or restraining, any violation of any said covenants, without prejudice to the right of complainant to adopt or pursue any other remedy for the same breach or failure, or for any subsequent breach or failure, or to take any action to recover damages for any such breach or failure.

17. EFFECTIVE PERIOD. These covenants, conditions and restrictions shall be effective and binding upon all of said lots, the owners thereof and all persons having any interest therein for the period from the date hereof through December 31, 2010.

18. AMENDMENTS. These covenants, conditions and restrictions may be amended at any time by 60% affirmative vote of the entire membership.

19. SEVERABILITY. Invalidation of any these covenants, conditions and restrictions by judgement or court order shall in no wise affect any other provisions, which shall remain in full force and effect.

Witness my hand this 27th day of April, 1990.

KULA KAI VIEW ESTATES COMMUNITY ASSOCIATION

For the Owners:

Karl S. Patton
Karl S. Patton, President

THE STATE OF TEXAS
COUNTY OF TARRANT

Know all men by these presents on this the 27th day of April, 1990, before me personally appeared Karl S. Patton, personally known to me, who being duly sworn, did say that he is President of the KULA KAI VIEW ESTATES COMMUNITY ASSOCIATION; that the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS set out above has the consent of each and every member of the said association; that this instrument was signed and sealed on behalf of the said members; that they are the only persons or entities having interests in the said association or property subject to this instrument; and said KARL S. PATTON acknowledged said instrument to be the free act and deed of the said association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS



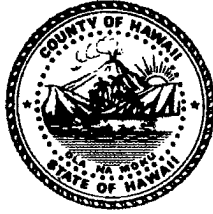
VICKI G. HOGUE
Notary Public
STATE OF TEXAS
My Commission Expires 9-21-91

27th day of April, A.D. 1990

Vicki G. Hogue
Notary Public, in and for the above named state and county.

92

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Kathlyn Richardson
P.O. Box 377417
Ocean View, HI 96737

Dear Ms. Richardson,

Thank you for your comment letter dated December 20, 2007, on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments:

1. *Ownership of Road A.* It is our understanding that each landowner within Kona South Estates owns an undivided interest in the two roadway lots that accompany the parcel.
2. *Permission to use Road A.* Any lot owner in the Kona South Estates subdivision has the right to use the roads.
3. *Informed landowners and property values.* We sent a letter to more than 20 nearby property owners informing them of the action. The County will improve the intersection of Road A and SR 11 and a portion of Road A, which provides a great benefit and convenience to all landowners. The property is zoned for agriculture and other permitted uses in this district, including the proposed use. There is no evidence that convenience centers with proper buffers and controls will devalue property in any significant way. Any small effects should properly be compared to effects from the No Action alternative, because many legitimate agricultural uses, such as piggeries, might devalue adjacent property to a much greater degree.
4. *Title reports.* Title reports are not required elements of an EIS. We do not yet have a title report. If you have any evidence that the title is not clear, we would appreciate receiving it.
5. *Inventory of trees and plants.* A list of all species found on the property is already provided in Table 4-1 of the EIS. If your request is to identify each individual tree or plant that will be removed, we believe this is unreasonable.
6. *'Ohi'a Lowland Mesic Forest questions (5 questions).* The property is privately owned and zoned for agriculture, and eventually it is very likely to be cleared with or without this project. We would note that most of the opponents of the project own lots in the area and have also cleared all or part of them. There are no reasonable alternatives for using this property (as clearly stated in the Draft EIS), as the vegetation of many thousands of acres of Ocean View is very similar. The adjacent Manuka Natural Area Reserve preserves tens of thousands of acres of

this vegetation type for biological and cultural reasons. We do not believe that there is any conflict with Article XII, Section VII of the Hawai'i State Constitution.

7. *Adequate buffers.* The buffers have been sized to reduce noise and visual impacts and odor to minimal levels at the property boundaries for the sensitive east and west boundaries, as shown in the site plan in Figure 2-4. We consider buffers of about 50 feet are generally adequate, although we will make them as large as feasible in appropriate areas.

8. *Volunteer questions (7 questions).* The County relies on volunteers for many functions in various departments. Our department has partnered over the years with volunteers at convenience centers and associated recycling facilities with very successful results. The Kea'au Recycling and Reuse Facility, the Kona Recycles at Kealakehe Facility and the Laupahoehoe convenience center are examples. At Ocean View, we have been offered and have every reason to expect assistance from the various community associations, neighborhood watches, and perhaps an ad hoc group specially formed for the transfer station. The precise details on how, when and where these volunteers will be used will be handled later. We do not consider this an environmental issue that requires either resolution or in-depth discussion in the EIS.

9. *Gating Road A.* We were requested by property owners below the facility to gate the road. We will only comply with this if all property owners agree. We note that Road A is currently gated. It was done to curb the rampant illegal dumping along that road. We were requested by property owners below the facility to gate the road.

10. *Neighborhood Watch.* It is likely that the portion of Road A leading up to the facility will be purchased by the County and will then become a public road, entitling Neighborhood Watch members to patrol.

11. *Permitted/prohibited wastes.* As stated in the Draft EIS, prohibited wastes include household hazardous materials, animal carcasses, and commercial waste.

12. *Good housekeeping practices.* This refers to litter collection, washing, sweeping, and monitoring of the site. Some practices will be done daily, others more or less frequently. For those interested in aspects of the operation of the facility, the Final EIS includes a new Appendix 6, which has copies of documents that discuss various operational issues. A copy of this new appendix is attached to this letter. We hope this helps answer a number of your questions.

13. *Herbicides and pesticides.* Use of these substances will be minimized but may sometimes be required. No substances that are not legal and not in common use on the island will be employed. Use of these substances will be in accordance with the label.

14. *Pest eradication.* As discussed in response to number 8 above, we expect assistance from the various community associations, neighborhood watches, and perhaps an ad hoc group specially formed for the transfer station. We will also request assistance from the Department of Land and Natural Resources, the Department of Agriculture, and the University of Hawai'i in identifying and prescribing remedies for pests as they arise. Some pests may be disease vectors, such as rats, flies, and mosquitoes.

15. *HOVE Road Maintenance Corporation involvement.* Many community organizations, regardless of their boundaries, recognize that this facility will play a vital role in the proper management of solid waste and recycling for all of Ocean View.

16. *Natural relief.* This refers to the topography of the area.

17. *Unobtrusive colors.* We have determined that earth tones, light greens and grays are unobtrusive in this area. We define "unobtrusive colors" as earth tones, light greens and grays. When the facility is constructed, the SWD will work with their consultants and engineers to determine the final details.

18. *Permanent structures.* The permanent structures include the shelters near the chutes and the office. Most structures will be single-story and all will be within the County Building Code's

height requirements. The shelters near the chutes will be 20-25 feet high (on one side), but this is because their bases will be in the lowest parts of the site that are excavated out. The structures will be generally unobtrusive and further hidden by screening vegetation where necessary.

19. *Wind*. The natural relief of the site, coupled with planned berms, allows much of the facility to be built below the surrounding grade, greatly reducing wind effects.

20. *Geometrician Associates compensation and reports (4 questions)*. Your request for compensation information is not a disclosure requirement under the State EIS laws or rules. Geometrician Associates has provided a number of letters, e-mails and other information regarding its findings, all of which are summarized in the EIS. Most of this information, particularly many of the details on sites that were not selected for further study, is not relevant to the questions at hand in the EIS. Again, you may file a Freedom of Information Act request to obtain this information. 20b. *Controversy*. The effort to provide a residential solid waste handling facility for Ocean View has spanned over two decades years and has generated controversy principally involving residents near proposed sites. Please refer to Section 2.3 for the history of County initiatives. Some people in Ocean View believe there will be serious adverse consequences if the Convenience Center is built where proposed. Others in the community believe the impacts will be minor and the benefits will be a major improvement for the environment and public health. We have included information in the text and appendices of the Draft EIS which show the widely differing opinions about the impacts of this transfer station. We define that as controversial - a discussion with opposing views.

21. *Subdivision (8 questions)*. Please refer to the Hawai'i County Code, Chapter 23, which specifies subdivision requirements and is too lengthy to reproduce here. It is available at libraries and the County web site at <http://www.hawaii-county.com/countycode.html#countycode>. Any landowner will have to satisfy the code requirements in subdividing any property. The County and the landowners would enter into an agreement to subdivide the parcel into two lots under the "public purpose" provision. This is a common practice when governments require use of private land and it does not violate any laws. The County would purchase the smaller 9-acre portion as agreed upon. Some of your questions go beyond the requirements of this document and cannot be answered here.

22. *Purchase price and contract (6 questions)*. The \$500,000 was a reasonable high-end estimate, based on the purchase price of the entire property. An appraisal will determine the fair market value at the appropriate time. We believe that based on current market prices the purchase price will be considerably less than this. The County makes every effort to purchase property at the fair market value as appraised. We have not investigated recent appraisals. We have no contract with the owners and there have been no commitments made, other than an interest shared by both parties to undertake the transaction.

23. *Figure 1-1*. The arrow points to the general area of the project site on the Island of Hawai'i that is more accurately identified in maps at the appropriate scale.

24. *Figure 1-2*. The gray block is not precisely to scale.

25. *Figure 1-3 (5 questions)*. The yellow area is not meant to be a survey map, but to generally indicate 9 acres. We measured this figure on a print-out page and found it to represent about 9.4 acres, which is hardly a gross inaccuracy. The map is simply the corner of the official County TMK map for the pertinent plat. Like any map, it leaves out a number of features. There is no attempt to hide any of the adjacent land uses, which are in fact described in detail in various sections of the EIS and illustrated with an air photo in Figure 4-2. To provide further detail, we have inserted a map with adjacent plats in the Final EIS.

26. *Ocean View population*. Pages 4-24 to 4-25 provide an extremely clear explanation of how the population range estimate is derived. The lack of precision in population estimates and

projections in isolated parts of the Big Island is a problem that has troubled both the U.S. Bureau of the Census and the State Department of Business, Economic Development and Tourism. Regrettably, it is also not capable of rectification in this EIS. Nevertheless, DEM recognizes a dire need for a recycling point and convenience center. If we are able to establish the facility we and will also try to respond to growing demand as it occurs.

27. *Travel distance to dispose of rubbish (9 questions).* The distance to Waiohinu and Waiea has been cited repeatedly by community members in public meetings as a problem, which is also attested by numerous comment letters on the EIS. We do not have a breakdown of distances by mile that residents travel to dispose of rubbish throughout the County. Ocean View is one of only two medium or large communities that have to travel 12 miles to dispose of rubbish. Your further questions appear to imply that traveling 12 miles to dump rubbish is not inconvenient, because between shopping, work, and other trips, everyone has to drive by a transfer station within an acceptable time. Again, the great demand that the County has heard over and over again at public meetings indicates that this is not true.

28. *Federal guidelines.* No federal guidelines apply to this project, as it does not involve federal land, funds, permits or licenses.

29. *Fire at illegal dumpsite.* The DEIS does not reference a 2005 fire. Page 2-1 cites a 2004 report from the Hawai'i County Fire Dept. All document requests to the Fire Department should be directed to their administrative offices. Fire Department personnel knew of our efforts to locate a convenience center for the Ocean View area and relayed an Incident Report of a fire on the afternoon August 15, 2004. Fire crews reported that a rubbish fire down in a lava tube on Kona Drive at Hawai'i Blvd. used as an illegal dumpsite was extinguished. The fire was located within an approximately 30- by 30-foot area. Attached to this letter is a copy of the Incident Report. Note that the ignition source issue was not discussed.

30. *Precision of description.* We believe the descriptions are more than sufficient to provide an understanding of the project and its impacts. And yes, our Department needs flexibility to adjust the project as design proceeds and as the facility adapts to community demands, needs and growth.

31. *Funding and costs (3 questions).* No federal, State or private investors. Capital improvement projects such as these will be paid for by general obligation bond money which the county acquires through the bond market. Maintenance costs for this facility have not yet been determined. The following general budget has been added to the Final EIS:

Property Acquisition	\$ 500,000
Earthwork (Excavation)	\$ 725,000
Paving, Concrete, Retaining Walls	\$1,225,000
Road A and Highway 11 Intersection	\$ 400,000
Utilities	\$ 400,000
Fencing & Landscaping	\$ 250,000
Canopy & Buildings	<u>\$ 900,000</u>
TOTAL	\$4,400,000

This budget, which has been refined through information provided by the consulting firm R.W. Beck on planned convenience center upgrades at five stations in Puna and Ka'u, is greater than the 2006 estimate that served as the basis for the budget provided in the EIS.

32. *Traffic safety (4 questions)*. The information you request is unreasonable to expect in an EIS on a convenience center. The Department will design an intersection at this legal access to the property that is safe and functional in coordination with the Department of Transportation.

33. *Project site acreage*. The project site generally refers to the 9 acres.

34. *Illegal dumping (four questions)*. Illegal dumping is also influenced by ignorance, apathy, lack of resident transportation, and the availability of out-of-the-way locations to dump. We cannot control any of these other factors, so our priority is a convenience center. The County will be bringing in a new facility that will be much closer than current sites to legally dispose of household rubbish. Based on that, it is anticipated that there will be a substantial, if not precisely calculable, percentage reduction of illegal dumping. State law identifies the landowner – not the County – as the responsible entity to clean up illegal dump sites. Please discuss your concerns about Planning Commissioner Rell Woodward's statements with him directly.

35. *Public input (two questions)*. There have been at least six public meetings since the current phase of the project began in 2003, and the issue has also been discussed in County Council meetings. The records from before 2003 are not numerous, but as discussed in the EIS, there were several efforts to provide a transfer station in Ocean View dating back to at least 1985, which were undoubtedly initiated through public input. We do not have a method to determine if a statement is true or false.

36. *Costs and trash volumes (five questions)*. One open top long haul walking floor trailer and truck will take about 4 hours for a round trip from Hilo to Ocean View and return. Operating cost for Driver salary plus benefits, operating costs including fuel, lube, operation and maintenance, and a prorated cost for the trailer and truck are approximately \$300 per day. The cost of hauling recyclable roll-off bins depends upon the delivery point, but if Hilo is the point to drop off scrap metal, or recyclables, or HI5 redemptions, the approximate cost of a round trip is \$150/day. Your question about how many trash trucks it takes to fill one bin is not answerable, as bins are filled by residents and not trash trucks, which in any case come in various sizes. Similarly, we are not sure how to answer your question about parking a trash truck on a vacant lot. That is not something our Solid Waste Division does or would do. Concerning the amount of trash generated in adjacent stations, Waiea in FY 2006-07 generated 3,396.25 tons for the year which is equal to 9.3 tons/day. At Waiohinu, 3,612.97 tons were generated in FY 2006-07, which is equal to about 10 tons/day.

37. *Transfer station and convenience center (2 questions)*. We apologize for the confusing system of terminology regarding solid waste facilities, which we tried to explain in the footnote on Page 2-5. To provide further clarification, it is helpful to first review some definitions. First, transfer stations and convenience centers from Hawai'i Administrative Rules (HAR) §11-581.03:

“Convenience center” means waste handling facilities performing limited transfer station operation located at convenient area receiving less than forty tons per day of only household or residential solid waste.

“Transfer station” means a permanent, fixed, supplemental collection and transportation facility, used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a solid waste handling facility. Transfer stations may also include recycling activities.

A definition of recycling center from § 25-1-5 Hawai'i County Code:

“Recycling center” means an establishment on a building site, with or without buildings, upon which used materials are separated and processed for shipment for eventual reuse in new products. A recycling collection point or an area which serves only as a drop-off point for temporary storage of recyclables shall not be considered a recycling center.

Although the definitions for transfer station and convenience center are clear, in common usage (and even DEM signage), both types of facilities are called transfer stations. As the Draft EIS was being prepared, an attempt was made standardize the terminology, hence the re-titling of the project. We apologize for any confusion and hope this explanation has clarified the terminology. DEM will be working on standardizing its signage and publication materials over the next several years. This discussion has been added to the Final EIS. As convenience centers are upgraded and more services provided, some may actually be converted to transfer station. The Solid Waste Division will enter into discussions with the affected community about any possible change of name.

38. *Future expansion of services.* Services that will be included in the future will be related to sorting and collection of solid waste, which may involve minor additional structures. These services will be similar to what is shown in the conceptual site plan. If you are wondering whether the DEIS would be used to allow, without further consideration or EIS disclosure, a landfill, incinerator, bio diesel facility, gasification plant, or similar, we can assure you that it will not.

39. *Highway access.* We are planning to use Road A, which has a legal access to Highway 11.

40. *“Federal aid project.”* We assume you are referring to the original construction of Highway 11. This designation does not affect our facility.

41. *Conservation District Use Permits (2 questions).* A Conservation District Use Permit involves preparation of a Conservation District Use Application that considers whether a facility is consistent with the purposes of the Conservation District and subzone. It requires a hearing before the Board of Land and Natural Resources. The criteria involve close examination of the effect of facilities on natural resources. Further information can be found at the website for the Office of Conservation and Coastal Lands: <http://www.hawaii.gov/dlnr/occl/>. One site under consideration was within a mature native forest that was known to house, and in fact contained critical habitat for, several endangered species. Location directly within such an area would be difficult to justify, and locating directly adjacent (50-100 feet) might require extra mitigation.

42. *Distance to Manuka NAR.* The distance is over 2,500 feet.

43. *Distance to nearest farm.* We are unaware of any farm within 500 feet of the proposed facility.

44. *Self-storage facility (2 questions).* The TMK is 9-2-150:51. A discussion of how the self-storage facility was permitted and how it will affect surrounding properties is not within the purview of the current EIS. Our facility will not detract from, and will in fact improve, access for property owners along Road A.

45. *Concerns of opponents.* Concerns focused on operational nuisances, and these are discussed in Section 4.3 of the EIS, which also explains the consideration given to these concerns and the design and operational mitigation planned to address them.

46. *Eight acres.* Although the facility can fit on as little as three acres, eight acres were desired in order to provide liberal buffers around the site.

47. *Convenience center and transfer station.* Please see our response to Question 37.

48. *Future plans.* The General Plan of the County of Hawai‘i is a good source for information on long-term County plans (<http://www.hawaii-county.com/la/gp/toc.html>.) The

general information provided in this plan does not substantially address future zoning initiatives in Ocean View, which may be addressed during the upcoming Community Development Plan process.

49. *Future landfill.* It is extremely unlikely that a landfill will be planned for Ka‘u in the foreseeable future.

50. *TMKs of Alternative Sites.* The Road to the Sea TMKs initially considered included 9-2-156:02, 03 and 43. A full list of TMKs considered after 2004 is contained in Table 2-1.

51. *9-2-150:60.* This property was considered in the 2004 Alternative Site Assessment discussed in the EIS and was also suggested by the citizen task force that developed after public meetings in 2006.

52. *Covenants (seven questions).* We believe that the statement concerning no covenants that would restrict the use of the property in the Draft EIS is correct, although we were not aware at the time that any covenants at all applied to the property. Alerted by your statement at a public meeting, research revealed that covenants and restrictions were attached to the land, which is within Kona South Estates. A copy is provided in the Final EIS in Appendix 8. We believe that the restrictions mentioned in the covenants do not apply to a County-owned and operated convenience center.

Regarding the Kula Kai View Estates CA documents that you provided, we have no knowledge that they apply to this particular property, as they were not referenced in the deed. The access restrictions you mention relate to the State Highway, which was a federal aid project when it was built. We propose to utilize the legal access to the property from Road A and there is no covenants issue in relation to this. If another access were used, then we would be required to seek to approval of the State Department of Transportation. In summary, we believe that the County’s use of the property is legal and would not be found in violation of any covenants.

53. *Junkyards and junk (3 questions).* Please refer to HRS for your “junk” and “junkyard” questions. The EIS concerns a convenience center and not a junkyard.

54. *Diellia erecta (11 questions).* We do not know how prevalent this species is on State land, but if it was highly prevalent, it would probably not be listed as endangered. The quote you used is taken out of context and only refers to the margin near the road. Our Department made the determination to terminate consideration of this site based on the presence of an endangered species that could likely not be avoided. For reasons of conserving the species, we will not disclose the location(s) in which the fern was found. We are unaware of whether other projects have been halted due to the presence of this species, and discussions with expert Hawai‘i endangered species expert Reggie David indicate that he is unaware of this either. In general, if a project proposes to “take” an endangered species, it must develop a habitat conservation plan, a very involved, long-term and expensive process. Based on this, and the fact that the entire ecosystem here included a number of rare trees and possibly another endangered species, *Flueggea neowawraea*, our Department made the decision to look for a less sensitive site, a decision that based on your earlier comments we would think you would support. The federal rules you cite on critical habitat, which one of the State parcels did contain, relate strictly to federal projects and do not apply to proposed facility. Similarly, the rules on NEPA you cite do not apply. We can confirm that TMK 9-2-150:60 does not contain *Diellia erecta*.

55. *If State site were selected for EIS (2 questions).* As there is no federal involvement (critical habitat does not apply to State lands), there would be no federal EIS. If the EIS involved State land, the County and State would need to discuss and agree upon who would be the accepting authority.

56. *1985 “Convenience Center” terminology.* This was an error, and it has been corrected in the Final EIS. See the discussion about terminology in our response to Question 37.

57. *Nearby neighbors.* In fact the issue of nearby neighbors within any sites in HOVE is discussed in the DEIS on page 2-8, 2nd paragraph. Our Department remains concerned about effects on neighbors, and that is precisely why we have selected a large parcel, located on the highway, with a willing landowner on one side, a vacant strip of land followed by a large parcel on the other side, and a vacant parcel planned for future use a self-storage facility on the other side, instead of a lot with one acre properties and many immediately surrounding neighbors.

58. *Convenience Centers versus Transfer Stations and criteria (5 questions).* The label for Table 2-1 refers to Fiscal year 2007-2008, which runs from July 1, 2007 to June 30, 2008. Please see our response to Questions 37 for discussion of terminology for convenience centers and transfer stations. No criteria have been changed, but DEM is trying to become more consistent about applying the Department of Health-defined names versus common usage.

59. *Mauka-side preference.* During the ASA, we considered sites on both sides of the highway but favored sites on the mauka side because drivers on their way to jobs in Kona would find it easier to go right-in, right-out. Please recall that during this time, another preference was a site in the Honomalino area (at which *all* drivers coming from Ocean View would benefit from a mauka-side location) to assist us in handling the problem of an unpermitted and very high-cost collection site in Miloli'i, which has since been resolved.

60. *Criteria change and landowner involvement.* The criteria for evaluating alternative sites have never changed in any substantial way except to adapt to evolving circumstances. The County did not enter into any contract with the landowner. We have simply received and responded to his expression of willingness to sell part of the property for use as a convenience center. We are grateful that several landowners have stepped forward and asked us to consider their properties.

61. *State property (3 questions).* The State property in Honomalino was initially very promising, before finding the endangered species and before knowing that the Miloli'i problem would be resolved. Once these factors emerged, sites in or near Ocean View appeared preferable. The EIS is quite transparent about the changing circumstances and the need to adapt to them.

62. *CDUPs (2 questions).* Please see our answer to Question 41.

63. As discussed in the answer to Question 59, during the time the ASA was being conducted, the County was facing the problem of an unpermitted and very high-cost collection site in Miloli'i, which has since been resolved. The current site was not disqualified, but it did not rank as highly as it does now because of the apparent need at that time to serve Miloli'i as well as Ocean View.

64. *DWS service areas and laws governing transfer station siting.* There are no constraints requiring location of a convenience center within a DWS service area.

65. *Environmental equity (justice) (4 questions).* The population of Ocean View, like the entire State of Hawai'i, contains minority and low-income populations. The presence of such populations is shown in Table 4-2 and discussed in the EIS, in accordance with our policy. There are no readily available measures of income, poverty or minority populations on a finer scale than those provided in the EIS. Such information is kept only down to the "Block Group" level by the U.S. Census, and all of Ocean View is in Census Tract 2, Block Group 2. We would note that most of the complaints concerning the project come from residents within a gated community, which is normally associated with affluent rather than poverty-stricken populations. As for the larger questions of environmental justice, the Department recognizes the need for all populations to have adequate convenience centers and recycling points in appropriate areas and has sought to accomplish this through this project. We do not understand your request

to map DOH-regulated facilities in Ocean View, as the only public facility that we know of that is subject to specific DOH regulations is the proposed convenience center.

66. *Brownfields*. We are unaware of any brownfields sites located near the highway in Ocean View that we could use.

67. *Convenience center versus transfer station (5 questions)*. Please see our answer to Question 37. For recycling point, see specifically the language inside the Hawai'i County Code definition in that answer. These definitions are included in the Final EIS.

68. *Disease vectors (2 questions)*. We are unclear about your point or your request.

69. *Nuisance (5 questions)*. A recycling point and convenience center is a necessity of life in a community and it is not a public nuisance when properly sited and managed, as this will be. A good example of a public nuisance is an illegal dump.

70. *Convenience center versus transfer station (5 questions)*. Please see our answer to Question 37.

71. *Industrialization of Ocean View*. The Department has no plans to assist in creating a scrap metal yard or recycling processing area or junkyard. Any of these activities would require a Special Permit or rezoning and substantial additional agency and community scrutiny. The proposed facility is not expected to cause any changes in adjacent land use or property values.

72. *Expansion of services*. Please see our answer to Question 38.

73. *Appliance, e-waste, and two disposal chutes (4 questions)*. Yes, the law allows us to collect these materials as long as the total of the solid waste transferred to the landfill does not exceed 40 tons per day on the average. For your information, similar two-chute facilities in Kea'au, Pahoa and Waimea collect about 20 tons of household solid waste per day. Waiea and Waiohinu combined collect about 20 tons per day.

74. *"Better" drawing (2 questions)*. We believe the descriptions in the EIS and the drawing are adequate to illustrate the general layout of the facility. Precise drawings await final engineering. We do not know exactly which trees or shrubs will be removed; we did a survey of the entire 9 acres (and surrounding areas) to ensure that no legally protected threatened or endangered plants were present.

75. *Subterranean environments (3 questions)*. The Department agrees that subterranean resources are important and it tries to evaluate whether significant lava tubes are present, as it did in this case.

76. *Nine acres and specific maps and descriptions of all facilities (3 questions)*. The nine acres of interest are the mauka-most part of the property, as shown on all figures that are meant to provide this level of detail. Please see our response to Question 74).

77. *Additional facilities*. Please see our answer to Question 38

78. *Budget*. Please see our response to Question 31.

79. *Criteria changes*. Any criteria changes have been extremely minor and have not resulted in any site selected or not selected. In answer to Question 63, we have discussed why some criteria changed in response to changing conditions.

80. *Road construction costs (2 questions)*. Depending on the exact location of the driveways into the facility, we estimate road construction costs at Road "A" preparing and paving down to the end of the proposed property, including turn lanes on Highway 11, at approximately \$250,000. This information has been provided this in the Final EIS.

81. *State or federal funding*. Although we would welcome it, we do not anticipate any State or federal funding at this time.

82. *Highly sensitive land uses or environmental resources (2 questions)*. Highly sensitive land uses could include hospitals, natural area reserves, and other uses that have difficulty coexisting with uses such as residences and agriculture. Threatened or endangered species,

significant archaeological sites, waters of the U.S. and similar resources are examples of highly sensitive resources.

83. *Neighboring residences.* The DEIS provides very specific discussions about the proximity of residences in Section 4.3. We would prefer to have no residences within at least 200 feet of the boundary of a convenience center if at all possible, and larger distances are of course preferable. We did locate several properties with fewer residences within 2,000 feet of the site, but none of them were amenable to discussing our use of all or a portion of their property. It is not possible, or reasonable, for us to determine how many people who favor the project at the proposed site – whom we believe number in the hundreds – live near a rejected site. We are certainly aware of many supporters who do not.

84. *Alternative discussion and trucking and costs (2 questions).* We respectfully disagree with your evaluation of the rigor of the alternative process. The adverse impacts of trucking are discussed in the context of traffic impacts at the proposed facility. Any private facility would have similar sorts of impacts, which could be greater or lesser depending on where it was located. Not all costs can be quantified at this stage, particularly for alternative actions that are only speculative and lack a precise site. As discussed in our response to Question 80, we have estimated road construction costs and have provided this information in the Final EIS.

85. *Curbside collection (3 questions).* Although all cities that we know of have curbside service, many rural communities lack curbside service and rely instead on convenience centers. We have no data on what curbside collection would cost, but we are certain that it would be more expensive for the County to perform or contract than are convenience centers, where the majority of work hauling the waste is done by residents themselves. Weekly service in rural subdivisions runs from \$15-25 per month, based on ads we have seen in newspapers. An addition of even a substantial part of this \$180 to \$300 per year to a resident's tax bill would not be welcomed by many residents, many of whom barely pay this much in total taxes. We are open to entertaining proposal for curbside service but have not yet seen one that would be cost effective given the budget realities of the County of Hawai'i.

86. *"Qualified ground-water scientist."* Your question is unclear.

87. *Hawaiian hoary bats.* No bat surveys were undertaken, as we acknowledge that bats are present, and presence is all a survey can ascertain. For your information we have committed to restricting initial land clearing to periods outside the April to August pupping period for Hawaiian hoary bats. The Final EIS contains this information.

88. *Source reduction plan.* Like the U.S. Environmental Protection Agency and the State Department of Health, an integral solid waste goal of the County of Hawai'i is source reduction, along with re-use, recycling, waste to energy, and cost-effective residual waste disposal. We appreciate that source reduction and reuse are generally the preferred methods in the hierarchy of solid waste management. The 2002 update to the Integrated Solid Waste Management Plan (ISWMP) included specific recommendations to work towards and is a good reference for source reduction. The ISWMP called for considering raising tipping fees, enhancing recycling education and outreach, enhancing composting workshops and education, hiring a recycling coordinator to assist with source reduction, supporting the establishment of a HI-5 program, and working to increase local markets for recyclable materials. Although more can always be done, DEM has made advances in all these areas. Source reduction strategies will continue to evolve.

89. *Cumulative impact.* In fact, the Draft EIS does discuss the potential for other homes and the lack of substantial effects in Section 4.3.

90. *Commitment for a larger project (4 questions).* This project in no way represents a commitment for any larger project. The project is single and described in its totality in the EIS.

Minor additions and alterations are a natural part of any facility and will undoubtedly be undertaken if and when appropriate.

91. *U-Cart location (8 questions)*. If we understand correctly where that property is located, it is not well suited for a convenience center for a number of reasons. It is on a 3-acre property, which provides very little if any room for buffers, within a neighborhood of 3-acre properties, which thus has the potential to have many more neighboring residences. It is located about 800 feet down a private road that would require upgrading to County standards. For your questions about recycling activities at the U-Cart, you may want to contact the owner, or Recycle Hawai'i, or Linda Peters, the Recycling Coordinator for the Solid Waste Division of DEM, at 961-8942.

92. *Source for LCAW report*. The source is the company Waihona Aina, which gets it from the original land records in the *Buke Mahele*. It is important to remember that an EIS is not an encyclopedia of facts about a region, but rather a document to assist in making a decision. The location of kuleana on the coast, the title history of the property, and similar questions are not relevant to this action.

93. *Federal Aid Project*. Other than our need to coordinate with the State Department of Transportation on an acceptable access, which is already stated in the EIS, we do not see any relevance.

Thank you again for your comment.

Sincerely,



Nelson Ho
DEPUTY DIRECTOR

Steve Sampson
PO Box 6305 929-9136
OV 96737

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: **(3rd): 9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Ocean View definitely needs this facility. It opens up the promise of outstanding recycling endeavors. It helps ~~provide a sense of community~~ give Ocean View an identity as a thriving and growing community. This along with other Building developments makes Ocean View a very appealing and high interest community for those who are seeking a place to live.

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

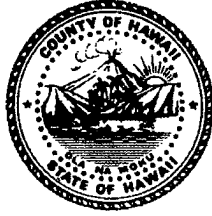
Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Steve Sampson
P.O. Box 6305
Ocean View, HI 96737

Dear Mr. Sampson,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments.

1. *Support for project.* We appreciate your support and look forward to working with the community to bring the project to fruition.
2. *Recycling opportunities.* We are also hopeful that the community can benefit from some unique opportunities for recycling activities.

Thank you again for your comment.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Mike Smith
P.O. Box 7001
Ocean View, HI 96737
December 21, 2007

EIS question Submittal

The following are the concerns and questions the lot owners in Kona Garden Estates would like answered with a point-by-point response to our questions.

The community of Kona Garden Estates says absolutely NO to site 3-9-2-150-060!

A [The Draft EIS is corrupted and unusable due to numerous Clerical Deficiencies. The draft was never proof read.
There are 4 unfinished pages with sentences and paragraphs that just end incompletely. There is no congruency on the next page, or a page will start somewhere in a sentence. There are unnumbered pages which cannot be referenced. There is scrambled subject mater making it difficult to navigate. These inaccurate pages are as follows; pages 4-5 to 4-6; pages 4-8 to 4-9; pages 4-18 to 4-19 and pages 4-29 to 4-30.
Without accurately numbered and organized pages it is impossible to reference the EIS.
Appendix 1 Public Involvement has pages with upside down numbers that are not in sequence confusing the readers.

B [There is no accurate map of Kona Garden Estates, giving illegitimacy to our subdivision. Kona Garden Estates the most heavily impacted subdivision on the south side of 150-60 was never contacted by the County or DEM.

C [This is the worst piece of extremely expensive, inaccurate and fraudulent information I have ever seen published. It is trash and it should never have been authorized for printing. We want the itemized budget and current expenses paid to The Geometrician Associates along with the remaining budget expenses for this EIS project.
We cannot and will not accept the current document in its present form. Without all the information presented in a reliable and readable format we are unable to complete our task due to a "clerically deficient, corrupted document".

Therefore the EIS Should be discarded and trashed until a complete readable version in its entirety can be obtained.

[The EIS Final Edition offered us is still not adequate. The EIS still had many shortcomings and should have been repaired %100 not just fix part of it with a band aid, and then not address the rest of the document as a whole.
Therefore the continuation of this EIS is the same as committing defraud upon the public as there is missing information and one cannot reference specific pages due to missing page numbers. When a document is not complete it leaves the document open to being construed other then what is being presented. Or misrepresented.

1. The DEM was recently quoted as saying the transfer station would cost estimated \$ 3.1, yet there is prior knowledge that it will take that much just to get to the front gate. How do you account for this deception upon the public?

2. What is the Total and itemized cost for the EIS on this project?

3. Why not use the money at the already owned 31.65 acre site in Waiohinu for the state of the art facility? After all it is slated for needed upgrades in 2010. It is within the federal guide lines of 10-15 miles drive as maximum distance. Show accurate current studies to give justification to another transfer station that will ultimately leave out Honomilino and McFarms who will still have to drive 10-12 miles for the future with Jacobson's new law mandating O waste. 3b. Show accurate projections for estimated intake of all expected recyclables by weight collected at transfer stations, project to the year when Jacobson's O waste goal is achieved and show as graph. Show backing to illustrate and support the intended need at this location.

4. The biased task force chose site 150-060, and the search would have been continued if not for the insistence on this location. This community advisory panel did not reflect local diversity. The adjacent subdivision was not contacted and they were not given a say so as to whether it should go in or not. We find this Fraudulent and deceptive. How can a panel, made up of board members, planning commissioner, the owner of the land to be sold, not be bias? This use of bias panel to achieve your goal is defrauding the public. It is the worst site to date in terms of infringement upon existing development. Prove to us that it is not. Support your reasoning.

4b. There is no reason the county can not use the South Kona – Ka'u base yard and get the necessary permits. They did it in Milolii, The base yard is already a large illegal dump site and the forest is dieing and totally imbedded with invasive species from the road and nothing is being done about it. Moving in a county agency would be a good first steep towards stewardship. Any problems could be easily mitigated by clearing a circular buffer with two or three zones for good control. There are no neighbors. It is the perfect location for future as it is mid-way between the nearest other sites. And has the perfect mauka entrance.

4c. Give a good reasoning why the Base Yard can not be used? The reasons must not be a double standard to other County projects.

5. One of the task forces criteria was to find a spot that had the least impact upon existing current land use. Please detail the impact expected and how you arrive at your conclusions. Show examples to support your reasoning. 5b. Please present current up to date reasoning as the current antiquated conclusion can not be valid in our current health conscious society which no longer tolerates environmental injustices?

5c. please show in detail the lots that are within 500 feet of this site. And display the letters of contact Submitted to parcel owners?

6. With Hundreds of lots within 1500 feet this is a huge impact. How do you justify the known negative impacts you have presented amongst such a **large** portion of the community that has stated there objection and purchased land "in good faith" that it would be a community and not turn into an unplanned, objectionable growth area that will degrade this part of the town for the benefit of the rest.? 6b. The alternative Oguss site is located in an area designated for urban expansion isn't this the proper place for this service?

7. It does not fit with and will change the essential charter of the land and its present use. Included on the Task Force list of negative aspects was that it would create "Neighbor sites" and "yes" in this case it would. What would be built so close to the Transfer station with out any community planning? 7b. Show current similar examples where the people were there first to support your reasoning.

8. We believe Other industries of like nature such as..., scrap metal, junk yards, storage of trucks and parts, old equipment and pipe yards, or things of a that nature will end up in neighbor lots. I do not believe anyone will be building houses so close to such a place, especially with the cost of building these days. Your dirty, noisy implant into this area will in turn infect the lots next to them in other negative ways including loss of real estate value. How can you guarantee this type of development will not take place? Prove us otherwise. Show examples to support your reasoning.

9. If you cannot show how it will be prevented specifically to this site and area, than any statements you have previously made to gain support for your site stating positive improvements is Defrauding the Public. Site should not be placed without an extensive community development plan in place. With out it, you are inciting unplanned negative impact growth to this undeveloped block of land bordering existing subdivisions. If you are in disagreement with this model, then demonstrate with accurate up to date study that this will not take place.

10. The Quality of life is a universal concern of all communities. Demonstrate to our satisfaction that the exposure to: Exhaust from idling trucks, exposure to hazardous substances you have admitted to being deposited in these stations through air, water, and my garden vegetables will not harm me. 10b. Demonstrate that the surrounding land and personal property will not devalue and have a negative effect on residents' investments in the community and discourage future investors. 10c. Some of the community will have lost economic value and loss of current quality of life while others have gained. How could this ever be justified when the Base Yard is a viable option that will not infringe on any lot owner? 10d. Demonstrate with a current scientific study that absolutely demonstrates that toxicity from any substance on any level, will not incur any short or long term health problems upon the residents within the vicinity. Until you can promise that every piece of garbage is inspected, which you have not stated as a priority, you must assume that toxic material in all private and commercial forms could potentially be placed in you bins.

10e. Include in this response, stress, and sociological or physiological issues that may also arise from living in close proximity of up to 1000 feet to a regional station. Include all possible activities, materials and substancens to take place or to be stored at this station.

11. There was no open dialogue during the public information stage. Which has left them feeling helpless? Our concerns left without being addressed. There is no accurate map of Kona Garden Estates, giving illegitimacy to our subdivision. Kona Garden Estates the most heavily impacted subdivision on the south side of 150-60 was never contacted by the County or DEM. Please explain why the county engages the public for input but then ignores there concerns and issues and only concerns themselves with the issues they came up with and associates with only those Subdivisions that are for this site while ignoring the ones opposed. 11b. Please explain?

12. Maps with boundaries showing site location and surrounding potential impact on 1 and 3 acre parcels and geologic and environmental considerations such as the 3000 foot distance to a State Reserve, the location of the previous sites that are touching 150-060. Those same previous sites that generated great opposition as stated in a letter from the DEM dated May 4th, 2004.

This letter states that "In response to community concerns expressed at the public meeting on May 2, we are evaluating the feasibility of using a number of other sites not in the Road to the Sea area". Yet here you are next door. Site 150-060 is next to the lot that borders Road to the Sea. How do you justify coming back to this area after knowing the opposition is there?

12b. Accurately demonstrate that a fire starting at 150-060 is less dangerous to the area and the NAR, than from one at Road To The Sea next door to 150-060?

12c. We now have over 400 signatures mostly of residents in and from the immediate area who strongly object to any site in this vicinity. That is more documented evidence in opposition of this site than any other area to date. Bob Jacobson has made numerous public statements that there is overwhelming acceptance for this site. Please demonstrate in documented numbers that his statements are indeed true and not made up in order to gain support for this fraudulent site.

13. Demonstrate with accurate up to date forecasts the effects of industrial growth on the surrounding community and there cumulative impacts on the area? 13b. With the tiny buffer you propose in place and no plan in place to make sure negative growth factors do not enter. Prove how can you make these claims of no negative neighbor sites and show examples to support your reasoning.

14. What will be done to prevent any further degradation of the neighborhood from other unsightly and poor use of the remaining privately owned neighbor lots?

15. There is no alternate route planned for escape in the event of a catastrophe that prevents the use of the entrance road. Demonstrate this with an accurate map a replication of the current road plan.

16. There is no on site County water to fend off a catastrophe. Winds could easily spread a fire in just minutes. Show how in a worst case senario i.e.: dry windy day, the normal weather here. Show how the DEM will assure the safety of the community by demonstrating the procedures and equipment to be used and how the man power needed will be quickly attained to avoid a catastrophe. Be accurate and thorough in reporting the quantity and quality of fire fighting equipment, and the plan and methods to be used. Description must demonstrate the feasibility of your plan. Show examples to support your reasoning.

17. We need Island Wide Recycling Services in Town Centers to make it easier for residents and tourists alike. Nationwide and worldwide recycling is available at Town Centers. Why not here?

17b. If the stumbling block is antiquated laws then explain why there is no current legislation to change this ruling to update Hawaii with the rest of the world? There are sanitary alternatives that can be incorporated into public areas. Demonstrate how this will change with current adjustments to Hawaii laws to include roaming tourist with no knowledge of Hawaii's disposal system, neither the ability to attend an intermittent recycling opportunity. How will you incorporate them?

17c. Your current recovery model leaves out the tourist and non resident to Hawaii leaving them with no convent way to recycle. Show what will be done to include this group in the collection process

17d. Demonstrate and show what will be done to make your collection model be productive. 17e. Demonstrate in real numbers the projections for collection next to the known amount of recyclables imported and used in the Big Island that would otherwise end up in the land fill for the next ten years. Show Current volume collected and current usage amongst the residents and tourist of Hawaii with intended collection model.

18. We are deeply concerned with how the planning, building and maintenance of this station will be executed efficiently. There is concern about how this site will be managed, as the recent audit suggests that the DEM is failing on all accounts. How can you promise any thing when the DEM's past actions and un-accountability are serious problems which are extending into the acquisition and most likely in the building of your Dump Site? It is stated that the estimated cost for this site will be \$3.1 million. Yet, if you do the math with the limited budget information given there is only \$500,000 left after deducting the listed expenses. It is obvious that there could easily be another 3 or 4 more million needed to complete this project. You have not demonstrated any kind of over all budget yet you continue to state that it will only cost 3.1 million. This is fraudulent deception in order to gain public support. There is no proactive effort on the agencies part to deliver an accurate assessment of the cost involved. Please explain why this is so as it is fraudulent and irresponsible.

19. Please demonstrate that the DEM is capable of proactive involvement.

20. These internal problems of inability to properly demonstrate a budget and accountability should be corrected first and then demonstrated to the public and Auditor before any new planning of facilities, as the general public is now concerned that a potential large scale problem could be created if proper control is not kept concerning the DEM's internal affairs and there ability to manage another site. Proceeding without accountability and giving the public a false perception of there state of management is Perpetrating fraud upon the public.

21. Please submit accurate flow charts of waste management removal projected for this site so as to institute proper and efficient removal of waste. How will you effectively manage over loads during adverse times, such as holidays, disasters, road closures or sudden increase in user load? Show examples to support your reasoning.

22. How come you state that vector is a problem yet it is ok to place a new site when you have no known adequate control leaving the problem with a partially mitigated solution. How will vector control be implemented and achieved to where it will not be a problem for the near by residents.

23. What measure will be taken to deal with the feral animals that wander off around the transfer stations and then commune with local pets at there near by homes and infect them with diseases as well as our community? 24.

24. What methods will be used to safely control mosquitoes, rodents, flies, fleas and ticks that bring diseases to humans and our pets alike. Demonstrate equipment and method and documented proof that your efforts will be sufficient.

25. What results do the title search state?

25b. On What Date was the Title Search done and what were the results of the findings

26. Are there Deed restrictions on the title? If so why do you state there are none in the Draft EIS? As this would be again

27. Word has it that there are Bi-laws associated with the site subdivision stating no trash shall be stored within 1000 feet. Please demonstrate that all bi-laws and articles of Incorporation rules are Abided by.

29. Transfer stations are documented pathway for the movement of Coqui frog. There currently are no Coqui frogs in this area. How will you prevent any spread in this area? Show examples to support your reasoning.

30. Democracy is being denied by Bob Jacobson who has been asked on at least three occasions in public and in testimony given to county council, asking to show proof of his Statements of overwhelming support. The Committee for an Appropriate Transfer Station has proof of overwhelming opposition to a site in this area. Nelson Ho gave false statements before County council as to the number of signatures for and against the site. Once again our committee wants to see the proof that there is overwhelming support for a site in this area. We have only witnessed a group of about 25 -35 people many of whom sit on ocean View and Ranchos Road Corp. Chamber of Commerce and realtors who have been the only ones submitting statements for the Dump. All the letters say the same thing yet you have not show any proof that a closer transfer station will actually stop illegal dumping. The sites found by Knopp were fraudulently declared and most of the ones pictured are abandoned vehicles the county is responsible for removing. The obvious place for a reasonable shoot would be at the current site used for oil and Hi-5 recycling already. When Stanly of Ocean View Rent All was asked if he would consider leasing some of his property for a shoot he said he was open to it. When Bob Jacobson was asked in 2006 to give us important documents displaying more possible available lots, his ansure was “

Bob Jacobson <jjaco@co.hawaii.hi.us> wrote:

I got your mail but you do not seem to pay attention to reasons given for choices. Just because you want something doesn't make it a good practical or legal reason. Many components go into my and others decision-making. I disagree with your conclusions and must act accordingly. You may need to talk with more than just the residents you know to form an accurate opinion of the situation. Of course you may disagree with them, but that is your choice.”

In truth it is the other way around, Mr. Jacobson Should have spoken with more than just his immediate friends to get an accurate opinion of what the community really wants. And Mr. Jacobson did break the law when he denied us those public documents.

So once again it seems that this whole process you have put us through has been unnecessary.

A

Feat Accompli. As there is no real proof of the real need for a site in this area and it has furthermore been promoted without any real proof of need that was based on sound logic and reasoning within your legal framework.

We Once again want to see the proof that there is overwhelming support amongst the community? As I; Michael J. Smith has proof of hundreds of local residents who oppose this site.

31. Page 3-4 Show the cost of a chip sealed road to Oguss land. Submit bid from Road Company.

32. Was there an attempt made to use existing roads to access Oguss land? If not, why?

33. Page 3-4 Prove that there are more neighboring lots next to Oguss Land than 150-060. Demonstrate with accurate maps and circles. As your statement concerning this is false and can easily be proven on a county map. This is another strike at defrauding the Public.

34. Page vii When severe conditions occur which they will, such as Fire, road closure from earth quake, land slide, heavy rain, terrorist, or any other collapse of infrastructure how will you prevent any one in the vicinity from becoming ill for any of the reasons you give on page vii that present quality of life issues.

35. Community involvement is not a definitive ensure. Show the names and amount of hours they have signed up for.

36. Page 1-4 gives reference to page 5.5 as discussion on meetings that occurred. Page 5-5 is unrelated. Please explain?

37. Page 5-4 Site 150-060 is contrary to this General Plan Goal. As it is a short run of economic benefits compared to the total negative impact on residents not only on terms of the large numbers impacted in the immediate area but also to all tax payers as the benefit will be very small for what is being accomplished. A better site for long term benefits to a much larger tax base would be to use the county base yard which is located mid way between the other stations and is already being used as a dump site, servicing a much larger area and giving the tax payers a better run for there money, and thus also service the up and coming 5 acre Mac Farms sub-division which promises to be as needed as Ocean View is purporting. Demonstrate how you would dispute the above proposal of using The Base yard. Include in your discussion the facts that the condition of the existing site, including a large illegal dump site. Illegal shooting range, Existing invasive species has overwhelmed the vicinity and the rapidly deteriorating state of the native forest there in desperate need of some kind of steward ship that will never happen in this life time because it is cost prohibitive. The DEM has stated that all problems can be mitigated. Why Not There??? It has the perfect entry way on the mauka side of the road as you requested.

38. Page 4-5 All total you indicate that you have about twelve residences living within 500 feet of some of your shoots. That is not very many to demonstrate that it is acceptable when there are hundreds of thousnds of people on the Island. Yet you propose to subject approximately 15 more in one shot. It's about 14 times greater number than any other site. And none of them will have a choice about whether they have investments near a county disposal site with admitted hazards to living near by. I believe most of the residence you speak of made a choice to live that close to your sites and mot likely got a better land deal because of it. After all most sites were placed right on exiscisting illegal dump sites. If this is not true than pull the sales records from the beueal of Convaences and demonstrate to us the validity of the reasons why these few people live so close to the dump. Display the Time frame of when the site was placed to when the house was built in all instances you describe.

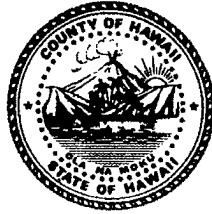
39. Page 4-9 how can you state that some buffers will be constructed that will ensure a suitable distance from neighbors when building a buffer has nothing to do with adding any distance to neighbors. Please explain how this is so?

39b. How can you make false promises to the public that only voice your opinion about how bad nuisance issues will be when you do not even display a professional design and layout from many prospective to back up your opinion of what it will be like. Show proof of your statements on page 4-9, 4.3

40. Page 4-18, 4.5 is not true there are high winds that blow here 30% of the year at 15- 35 knot gust along with dirt devils that can pick up camper shells and move them 100 feet. Diligence was not done here. Defrauding the public again.

41. Page 4-22 States that there is an abundance of native forest. Yet you have convinced the forest service that there is only sparse growth. This is a double standard. Which one is it?

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Mike Smith
P.O. Box 7001
Ocean View, HI 96737

Dear Mr. Smith,

Thank you for your comment letter dated December 21, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments. Please note that we have lettered your unnumbered introductory remarks in order to provide a clearer response.

A. *Draft EIS corrupted and unusable.* We respectfully disagree with your assessment. We agree there were some errors in the document, but they were not serious, and all non-trivial errors were remedied in the amended copy supplied to you. In particular, the pages with the missing lines were made available to you a month before the extended deadline of December 23, 2007. In any case, the correct versions were available on the County website during the entire comment period. The unnumbered pages you refer to are part of Appendices 1A-D. Although we agree that page numbers might have been helpful – and they have been added in the Final EIS – you can refer to any of these pages by citing the sender of the letter and the date. As for Appendix 1C, this consists mostly of e-mails that themselves are often rather difficult to reproduce in print. This material was simply supplied as a courtesy and was not legally required. An upside down page is not a serious deficiency, as the simple remedy is to turn the volume over and read it that way.

B. *Maps of Kona Garden Estates.* Although it is true that there are no maps showing the boundaries of individual subdivisions within the EIS, we do not think that this relevant or necessary, as it does not bear on the impacts of the project. In deference to your concern, however, we are supplying a map showing these boundaries in reference to the proposed site.

C. *EIS should be discarded.* Again, we respectfully disagree with your assessment. We, and according to the responses we received, most other commenters, found the EIS to be a useful informational document.

1. *Prior knowledge.* Your statement is not clear. Road costs “to get to the front gate” and to the bottom of the facility are approximately \$250,000. This information has been added to the Final EIS.

2. *Budget.* The following general budget has been added to the Final EIS:

Property Acquisition	\$ 500,000
Earthwork (Excavation)	\$ 725,000
Paving, Concrete, Retaining Walls	\$1,225,000
Road A and Highway 11 Intersection	\$ 400,000
Utilities	\$ 400,000
Fencing & Landscaping	\$ 250,000
Canopy & Buildings	<u>\$ 900,000</u>
TOTAL	\$4,400,000

3. *Waiohinu as an alternative.* Although we are engaged in a process to improve and expand Waiohinu, along with other convenience centers, our Department does not believe that Waiohinu is a reasonable alternative to a convenience center within Ocean View because of the 12-mile distance, much of which is on a winding road. Honomalino and MacFarms residents will still be relatively distant from a transfer station, but this area has substantially smaller population and growth potential than Ocean View. We are unaware of the federal guidelines you refer to that specify a 10-15 mile distance as acceptable. We have attempted to contact you to get this reference and were unable to do so. In any case, it is clear that this is not an acceptable distance for most Ocean View residents. The calculations and projections that you request related to recyclables are not available, and in any case they are not relevant to the very real and obvious need for a facility to handle recyclables and household solid waste in the growing community of Ocean View.

4. *Task force and other questions.* The composition of the task force was based on those who attended and participated in public meetings. No one was excluded. Far from being the worst site, we believe this is one of the best sites, as it on a large lot surrounded by a highway, a landowner who supports the project, a future self-storage facility, and a strip of land that is not developable. The only more isolated sites that we could identify either had insurmountable environmental problems or landowners who were completely unwilling to provide the land. The baseyard site within Manuka is not acceptable to the Natural Area Reserves Program, which manages all the land around within the highest category of protected forest in the State and is attempting to clean up the site and stop illegal dumping.

5. *Impacts upon neighboring properties.* Please refer to Chapter 4 of the EIS, in particular Section 4.3, where these impacts are analyzed in detail.

6. *Proximity of lots and Oguss site.* Almost anywhere in Ocean View there are numerous lots within 1,500 feet. The advantage of the proposed site is that it is very unlikely that there will be any residences within 200 feet of the active part of the station. The site that Dr. Oguss offered us is not suitable for urban expansion, as it is distant from the highway with no road access.

7. *Change essential charter of land and creating neighbor sites.* We are unable to understand your questions.

8. *Likelihood of attracting scrap metal and junk yards.* The Department has no plans to assist in creating a scrap metal yard or recycling processing area or junkyard. Unlike a convenience center, which is a permitted use within the agricultural district, the activities you name would require a Special Permit or rezoning and substantial additional agency and community scrutiny. The proposed facility is not expected to cause any changes in adjacent land use or property values. As shown in photos in Section 4.3, substantial and valuable homes are found in much closer proximity to various convenience centers around the island than any existing residences would be to the proposed site.

9. *Need for a Community Development Plan to be in place prior to a convenience center.* We do not agree with this statement.

10. *Quality of life.* It is important to keep in mind that this property is zoned for agriculture. With very minimal, non-discretionary permitting, any sort of agricultural enterprise could be started at the facility, including a pasture, a farm that sprayed herbicides, or a piggery. A landowner could bulldoze the entire lot and utilize it as a private residence, which, while not strictly conformant with State law, is very common in this area. A low-profile recycling point and convenience center on a 9-acre lot that uses natural and shaped topography along with very generous buffers of native vegetation will have minimal impact on air quality, noise, or any other aspect that would degrade the quality of life for adjacent residences. We run 21 convenience centers around the County, many in much closer proximity to residences than would be the case here. Although we have received reports of nuisances at several locations on occasion – and have taken steps to fix them – we have never received reports of residents suffering serious stress or health problems as a result of living in the neighborhood, nor have we heard any such reports from any other locations in the country. The danger of contamination from toxic substances is far greater in the numerous illegal dumps than a well-run convenience center. Your points about the Manuka baseyard were responded to in our answer to Question 4.

11. *No open dialogue.* Section 2.3 of the EIS provides details of the long public involvement process, which included many meetings, some of which you attended. Your concerns have been heard and evaluated, even if you are not satisfied with the decisions that have been made. Your point about a map for Kona Garden Estates was addressed in response to Question B, above.

12 and 12b. *Miscellaneous points.* There are several maps and descriptions in the EIS that discuss the distance to various lots and other features, as discussed elsewhere in our responses. The TMK map clearly shows the boundary to all adjacent properties. Concerning the Road to the Sea properties, the main reason all sites were rejected was the long distance to the highway and the fact that two of the properties bordered the Manuka Natural Area Reserve (NAR). No suitable properties on Road to the Sea are available, as the two corner lots are occupied. The proposed site is a minimum of 2,500 feet from the Manuka NAR, which is very different from being adjacent. The farther a site is from the NAR, the less fire danger to the NAR that site poses.

12c. *Public support versus opposition.* We have taken note of the signatures on the petitions you and other parties have collected and appreciate the efforts that have been taken. We have also noted the opinions of those who attend public meetings. We agree that there is both support and opposition for the site. Even most opponents agree, however, that there is a need for the site. Their main concern is that the facility will pose a nuisance. Our Department will work with the community to ensure that the recycling point and convenience center is not a nuisance.

13. *Industrial uses.* We are not proposing an industrial use, but rather one that is permitted in the agricultural district. We are not advocating for industrial uses, and we do not believe that the project supports or encourages such uses.

14. *Degradation of neighborhood.* As stated above, we do not believe the facility will degrade the neighborhood. We believe that illegal dumps *do* degrade the neighborhood.

15. *Alternate route in case of catastrophe.* We are unsure how to respond to this point. Our facility will have two entrances, although one would normally be used only by our trucks. Like many other roads in the County, a “catastrophe” could perhaps block the entrance road at the highway, in which case those at the transfer station might have to wait until the road was cleared, and those who had come to use the facility would have to wait to get in. Although this is possible, it has never happened to our knowledge at any of our convenience centers and is not a major concern.

16. *Fire potential.* As stated in detail in several portions of the Draft EIS, notably Section 4.9.2, the facility will be designed to minimize the potential for fire and will have facilities to help the Fire Department fight fire, should one occur. When a fire is noted at a convenience center or transfer station, the Fire Department is called and they use standard procedures to extinguish the fire. Our personnel are instructed and trained to use fire extinguishers to put out only small fires that are not within solid waste or recycling trailers or bins. To demonstrate the feasibility of our standard approach, we can just point to our history of fires at convenience centers: we are not aware of any that have started at a transfer station and spread to surrounding areas.

17. *Recycling in Town Centers.* Our Department has made recycling available at a number of convenience centers. Private operators also collect HI-5 containers and certain other recyclables at various locations. The proposed facility is part of efforts to expand the public's opportunity to recycle.

17b. *Antiquated laws.* We are unable to follow your question or determine any relevance to the facility or the EIS.

17c. *Recycling for tourists.* This facility is meant primarily for residents, not tourists, although they too would be able to use the facility. Many hotels, parks and shopping areas frequented by tourists have recycling bins that are able to handle the small quantities of recyclables that tourists usually need to dispose of. Although more recycling opportunities should be developed and in fact are being developed by private and public entities, this does not obviate the need for a recycling point and convenience center within Ocean View.

17d. *Collection model.* Our collection model is very simple: provide the most cost-efficient opportunities for residents to recycle a variety of recyclable materials. It has proven effective at increasing diversion rates at all of our convenience centers and we are confident that it will be effective in Ocean View as well.

17e. *Data requests.* Your detailed data requests are not relevant or reasonable, as we do not collect data in the format you request and they are furthermore not relevant to the environmental impacts of a convenience center in Ocean View. However, in the interest of supplying more recycling data for interested commenters, the Final EIS includes a new Appendix 7, which has copies of documents that relate to recycling and diversion. A copy of this new appendix is attached to this letter. For more information, we encourage you to contact our Recycling Coordinator, Linda Peters, at 961-8942. It is important to note DEM will be considering expanding the redemption center program to include the new Ocean View Recycling Point.

18. *DEM reliability and budget.* The Audit you mentioned was called the Audit of the County of Hawai'i's Recycling and Diversion Grants Program and was issued in June 2006. In the summary to the audit, the Auditor stated, "Based on examination of program files, the auditors determined that responsibility for the Department's lack of progress in implementing timely and effective solutions to Hawai'i County's solid waste needs does not rest solely with DEM. Funding deficiencies in previous years, changes in County governance, and the lack of County-wide accountability for failure to adhere to a solid waste management plan have also contributed to delays. The lead time for implementation of solid waste technologies and infrastructure is lengthy due to permitting and regulatory constraints, and therefore, requires the continued commitment of the County Administration and Council." Repair and maintenance work on County solid waste facilities were deferred through the 1990s. In response, DEM instituted an island wide inspection and review of all 21 facilities. That resulted in the Transfer Stations Repair and Enhancement Plan finalized in February 2006. For the next two years, repair projects were completed on a number of facilities. In addition, DEM issued a \$488,000 contract to RW Beck in 2007 and activities began for the design and enhancement of four key transfer

stations as well as the design work for the Ocean View Recycling Point and Convenience Center. Our department has made it a policy to address repair and maintenance at the same priority as addressing the public service needs of the Ocean View community. For your information, a copy of Director Bell's July 10, 2006 response to the Audit is attached to this response.

All monies for this convenience center project, whether they exceed the current projected amounts or not, will be approved by the Mayor and the County Council.

19. *Proactive.* We believe that DEM has been very proactive during this process.

20. *Need for an audit.* We respectfully disagree with your position.

21. *Unusual waste conditions.* Fortunately, there is no need for flow charts to explain how we handle waste on busier days, holidays other unusual situations at our 21 convenience centers. Basically, because our operators and security guards are monitoring the situations at least daily, we remove waste as it accumulates to the best of our ability. During holidays, more frequent trailer trips are scheduled. Emergencies can of course disrupt a number of government services, depending on their type, severity and location. A convenience center in Ocean View will provide a good base of operations during an emergency such as a hurricane or major rain storm.

22. *Control of pests, disease vectors and feral animals.* When waste is properly disposed of in a managed site, risks from these sources are minimized. When a large amount of waste is illegally dumped, as occurs in Ocean View currently, the risks dramatically increase. The Draft EIS states in a number of areas our plans to manage these risks.

23-24. *Feral animals.* Please see Section 4.3.2 of the Draft EIS for the answers to your questions. While we cannot guarantee that no adverse effects will occur, we will work with the community to minimize them. Again, we want to remind the commenter that convenience centers are not a new experiment; they have been in operation around the State for many decades, and despite some problems, they effectively and safely handle the difficult job of dealing with municipal household waste and recyclables. We look forward to making this new center an even better model.

25. *Title search.* We will perform a title search during escrow.

26-27. *Deed restrictions, covenants and bylaws.* A properly-run convenience center will not cause adverse effects and the department feels it is not prohibited by the covenant. The covenant doesn't completely prohibit "storage or disposal" of trash, and in fact states that "incinerators or other equipment" for storage or disposal of trash are allowed as long as they "shall be kept in a clean and sanitary condition."

Courts have refused to classify a transfer station or convenience center as a nuisance, since they are not a nuisance at all times and under any circumstances regardless of the location and surroundings.

28. We note that you skipped a point 28.

29. *Coqui frogs.* Convenience centers are one of many pathways for coqui to be spread around the island. Green waste is the primary avenue for this, and we are encouraging alternate sites for dealing with green waste, where facility managers can set up protocol to minimize the risk of coqui spread. We would note that illegal dumping of green waste is far worse for spreading coqui and other pests than disposing of it properly in a facility. Our operators will be alerted to watch for signs of coqui, and we expect that the site will be monitored periodically during the evening to check for calling frogs. If found, we will spray for the frogs, as reasonable.

30. *Support for facility and illegal dump survey.* Please refer to our response to Question 12c. We respectfully disagree with your evaluation concerning the illegal dump survey, which was very methodically and objectively done. Please note as well that the survey only covered a small proportion of Ocean View. For your information, we have testimony from a community

leader, that will be contained in a letter in the Final EIS, stating that his group filled up a 20-foot Matson container on just one morning in 2005. He believes illegal dumping is a serious problem.

31. *Chip-sealed road.* The County would not accept a chip-sealed road.

32. *Existing roads to Oguss property.* Any existing access would be through 1,400 feet of substandard road (e.g., Prince Kuhio Blvd.) and then via 600 to 800 feet of unpaved roads, all of which would need to be improved to County standards, making such an option extremely expensive. In addition, this would funnel traffic along local streets in front of many residences, which the proposed site avoids.

33. *Lots within 600 feet.* Not counting lots *across Highway 11*, only four lots are within 600 feet of 9-2-150:60. These are TMKs 9-2-150:51; 9-2-156:1 and 2; 9-2-01:58 (which is a narrow pole-shaped lot that is likely be used only for access). No lots in Kona Gardens are within 600 feet. The lots offered by Dr. Carl Oguss are TMK 9-20-150:3 and 8. The former would have fifteen lots within 600 feet of the top area, where development would likely occur; the latter would have seven. The lots across Highway 11 are already so affected by the State Highway's traffic, exhaust, and rows of power lines that the proposed convenience center would not be a significant source of impacts. This assessment has been clarified in the Final EIS.

34. *Severe conditions.* Although we have had no terrorist attacks on the Big Island and cannot speak to exactly what might happen, we have had fires, earthquakes, road closures, and heavy rain at various times, and our Department is not aware of any illness that has resulted from some related occurrence at a transfer station. The site is not subject to landslides.

35. *Community involvement.* We are not entirely sure about your question, but it is premature to request names and volunteer schedules for work at the facility, as it has not been built yet.

36. *"Page" 5.5.* The reference is actually to Section 5.5, which does refer to meetings.

37. *General Plan goal, baseyard.* Convenience centers are permitted in the Agricultural District and the project is conformant with the General Plan. The baseyard issue is dealt with in our response to Question 4.

38. *Proximity of residences to chutes; residences built after convenience centers stations in other locations.* The photos and discussion of other convenience centers in the EIS were examples and did not tally every residence within any specified distance of the chutes of each center. Most of these centers were built in the mid 1970s, and some undoubtedly did have houses within 1,000 feet at the time. It is also important to correct your statement about 15 residences in Ocean View being suddenly put within 500 feet of the chutes. First of all, depending on the precise location of the chutes and how residents site their homes upon their lots, it is quite possible that every adjacent lot could be built upon and there would no residences – 0 – within 500 feet of the chutes. We urge you to re-examine the TMK map, the Site Plan, and the air photo provided in the EIS and reassess your statement. Most importantly, with proper mitigation as proposed, proximity nuisance effects can be held to very minimal levels.

39. *Buffers.* Buffers on the site will increase the distance between the actual active area and neighbors.

40. *High winds.* We do not have access to any long-term meteorological data from this area, but it is our experience from visiting the site and neighboring areas that winds are generally lighter than 15 knots. We also note that winds increase to the east in Ocean View. We do acknowledge that high winds can occur, and the convenience center will be prepared for stronger wind events.

41. *Native forest versus sparse growth.* These are not mutually incompatible conditions. Lest these terms be considered insufficiently descriptive, the Draft EIS also provided a

photograph in Figure 4-8 that illustrates exactly what the forest looks like. We have not had any communications with the Forest Service.

Thank you again for your comment.

Sincerely,

A handwritten signature in black ink that reads "Nelson Ho". The signature is written in a cursive style with a large, stylized "H".

Nelson Ho
DEPUTY DIRECTOR

P. O. Box 37736/2
Ocean View, HI 96737

12-710 S Ganger Blossom LA

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: (3rd): **9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

The choice of site will only become more difficult as time goes on. If this drags out much longer, it may become necessary to condemn property for a Recycling ~~Center~~ ^{Point} & Convenience Center (what a cumbersome name!)

I am strongly in favor of the proposed location.

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: **November 23, 2007**

Standa Van Scoy

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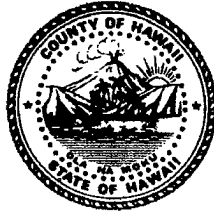
These forms were just put on a desk at the Ocean View Community Center, and most people who came in didn't even see them. However, as you can see, the few who did notice are overwhelmingly in favor of the site.

Brenda Van Scoy
OVCA Board of Directors

Do you basically favor, or oppose, the Ocean View Recycling Point and Convenience Center (transfer station) in its proposed location makai of Highway 11, between Kona and Iolani?

Favor	Oppose	Name	Address	Comments (use additional line if needed)
X		Wray Kaula	92-9088 WILA LANE	
X		Schenker	92-2819 Lee Parkway	Can not wait for it to happen
X		CAROLE BAKER	92-1623 LUAA	REALLY NEED IT
X		Bruce Conroy	92-2007 Palm Pky	"Gotta Dows"
X		Fran Shurin	92-1682 Colonat Dr	About time
X		JOE MADARIEL	92-8884 PARADISE	SHOULD HAVE BEEN BUILT 10 YRS AGO
X		Marjorie Ames	92-1527 Coconut Dr	A.S.A.P.
X		Jyni Bellettran	92-1881 SETBACKS	DEFINITELY
X		Grathi Poon	92-1527 Coconut Dr.	Great Idea soon as possible please
X		JoAnn Hebert	92-5707 HOTES BLOSSOM	ASAP
X		Isabelle Williams	92-8317 Reef	might help reduce some of the trash laying around
X		Anna Sames	92-8753 Reef Circle	Yeah!
X		Tom Lockwood	92-1892 Paradise	A.S.A.P.
X		LISA DINES	92-8216 Plumville	We need it, and its jmt goms to get worse!
X		MARK STURGE	92-6663 Prince Kuhio	A.S.A.P.
X		Ciro Jovehy Kasikley	HOVE	Oh yes. <u>Harry's Mahalo!</u>
X		ISOBEL DONOVAN	92-1486 DONOLA	
X		Kathleen McRae	92-1647 Aloha Blvd	Very needed!
		T. Lockwood	92-8519 Paradise	A.S.A.P.

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Brenda Van Scoy
P.O. Box 377362
Ocean View, HI 96737

Dear Ms. Van Scoy,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments.

1. *Support for project.* We appreciate your support and look forward to working with the community to bring the project to fruition.
2. *Difficulty of finding location in future.* Based on our experience to date and the growth we see happening in Ocean View, we agree with your assessment.
3. *Petition.* Thank you for providing a copy of the petition soliciting community opinion.

Thank you again for your comment.

Sincerely,

A handwritten signature in cursive script that reads "Nelson Ho".

Nelson Ho
DEPUTY DIRECTOR

COMMENT SHEET

Project Name: Ocean View Recycling Point and Convenience Center

Location:

Island: Hawai'i

District: Ka'u

Tax Map Key Number: (3rd): 9-2-150:060

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

WOULD LIKE TO SEE THE PLAN
FOR THIS SITE PUT INTO ACTION
AS SOON AS POSSIBLE

R.E. VAN SCOY
P.O. Box 377362
OCEAN VIEW HI 96737
808-939-9068 ronvanscoy@hotmail.com

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: Geometrician Associates
Address: PO Box 396
Hilo HI 96721
Contact: Ron Terry **Phone: 969-7090**

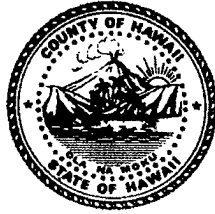
And/or

Proposing Agency: Hawaii County Department of Environmental Management
Address: 25 Aupuni Street, Room 210
Hilo HI 96720
Contact: Nelson Ho **Phone: 961-8083**

Your comments must be received or postmarked by: November 23, 2007

R.E. Van Scoy

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
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http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

R.E. Van Scoy
P.O. Box 377362
Ocean View, HI 96737

Dear Mr. Van Scoy,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support for the project in its selected location.

We look forward to working with the community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

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The Committee For An Appropriate Transfer Station says NO to site 3-9-2-150-060!

Since my issues and comments were not addressed in the Draft Environmental Impact Statement I have been informed to resubmit my questions and request a point-by-point response to them.

④

We all can see that the DEM is incapable of properly managing the 21 facilities they already have. They admit nearly all their facilities have some deficiencies and most need significant renovation. They are filthy and many without onsite employees. There are no architectural designs for the new convenience center recycling point only a vision. There is no budget for the total cost of building, operating and maintaining the new transfer station. No lists of needed equipment, how many new trailers, drivers and employees to maintain the facility. Will there be privately run businesses onsite and is there sufficient insurance to cover them as well as all the public users? Nobody including the DEM has any clear understanding of what will be included onsite at the facility. When will they know? The EIS is supposed to have this information so we can fully understand the scope of this unplanned development. They continue to prove to us they are incapable of handling the responsibilities of a new transfer station. DEM admits waste facilities are nuisances with many quality of life issues. Foul odor, unsightliness, traffic, noise, feral animals, pests, exposure to hazardous wastes, dumpster diving, and wild animals that will communicate diseases to our pets. They repeatedly tell us how bad this is then trying to convince us how good it will be for the community. Surely not for the community they want to put this transfer station in. They tell us trailers and bins will be changed frequently. There will be adequate buffers, routine site cleaning, monitor the pests and eradication of pests, which we hope will be accomplished in a humane, environmentally friendly manner. The EIS is just too nebulous to understand. They keep mentioning the volunteers who will miraculously appear to help maintain and operate this Recycling Point and Convenience Center. Who are these people that want to freely spend their time at such an unhealthy environment. I do not know anyone who wishes too. The County needs to staff this facility with qualified personnel and not depend on the community to do their jobs. No bags are inspected or sorted nor are there ways to stop businesses from using the transfer stations, which are designated for household, rubbish only. With a history of failures and mismanagement of funds it is obvious DEM has a lot to learn before they should be given the responsibilities of any new projects at this time. Since DEM fails on all operational levels of businesses NO ACTION ALTERNATIVE on site 150-60 is the only answer. DEM claims to have met with different organizations in the area yet they never contacted the board of Kona Garden Estates (KGE) the subdivision south of 150-60 that will be most heavily impacted. KGE board has never been consulted or invited to participate in determining the relevancy of this site. When wind of this got to the presidents desk he immediately let the county know that KGE is against this kind of development near their subdivision and sent numerous letters and petitions against it. These pleas have fallen on

deaf ears. There has of yet not been an accurate map of Kona Gardens Estates showing all the parcels in this neighborhood. There are 154 parcels that will suffer from proximity issues that cannot go away. These inaccuracies are unacceptable for an EIS publication designed to accurately inform the public what is going on with this project. They claim there is dozens of illegal dumps in Ocean View with pictures of abandoned vehicles, which do not belong at transfer stations. If the County removed the vehicles in a timely manner they would not facilitate other problems. They go into people's yards, make such determinations and assume the problem will be alleviated with the transfer station. I am outraged that they can refer to us so poorly. We are good clean people who do the right thing and take our trash to the proper facility. The few colorful characters that may not will not no matter where the transfer station goes because they have no way to get there. Perhaps DEM can give them all a legal vehicle to get to the transfer station. If they want to help alleviate the rampant problem of illegal dumping on the island they must begin with curbside trash removal. Perhaps someday when DEM grows up and learns how to properly manage and operate what they already have they will once again have the opportunity to put one in Ocean View. What we really need are Recycling Centers down town in our shopping areas where everyone can easily recycle not hidden inside transfer stations we seldom frequent.

(B)

Nationwide, worldwide recycling is done in easily accessible public places where people spend much of their time making them true Convenience Centers. There are recycling stands in the Los Angeles Airport, bins outside many of the grocery stores in Florida; Universities have bins for their students to recycle and the list goes on. Allow redemptions at local grocery stores like it once was. Educate the public to donate usable appliance rather than having collection centers at the transfer stations. This creates an environment for errors with loss or damaged parts because doors must be removed for safety reasons. What are we really doing on our Island to make it easier for residents and tourists? If we want to clean up our Island than we need to make an active effort to get recycling out in the public domain for everyone's usage. Come on the tourists are not going to go to the transfer stations. There is continued mention that the DEM is committed to the idea that a convenience center, if properly built, managed and adopted by the community will not present any problems. This is balderdash and not an effective way to operate a business. We need guarantees that you can control the aforementioned problems associated with such a facility. You have already admitted you cannot. There is no on site County water to fend off a catastrophe. Currently the nearest County water is 13 miles away. County water may arrive someday but it will still be 3 miles away. In this dry and windy area we need more than just a catchment system. This creates and an unsafe environment for the communities, the facility and nature alike. A Danger Extreme Fire Hazard sign stands less than one mile north of the proposed site. As the EISPN states no businesses are likely to be attracted to the general area because of the presence of a solid waste transfer station inducing proximity impacts. What types of businesses would come into the area say around 200 feet away? Would we have the types of services we need to be a normal healthy community such as; schools, a library, hospital, pharmacy, medical offices, grocery store, restaurant or farming. I think not. We

C
will only get the types of businesses that degrade or downgrade an area like junkyards or scrap metal facilities, which belong in business districts and this location is not one. The transfer station inhibits positive economic opportunity. It will cause adverse impacts that will accumulate to produce more severe impacts. This is an Environmental Justice issue with disproportionately high and adverse human health or environmental affects that harms low-income and minority's populations and does not guarantee a fair or nondiscriminatory outcome. If No Action is ignored or not allowed then the DEM failed to incorporate environmental justice into their core mission on this project.

We want to follow the principals of NIABY, Not In Anybody's Backyard. This site is surrounded by private property so this IS in somebody's backyard. The EISPN mentions few if any want this facility near them. The County needs to find a more remote area to service the populations intended to use this facility without infringement on anyone The local topography does not allow the transfer station to be hidden. Kona Garden Estates is 650 feet to the south and has at least 30; 3-acre privately owned lands that will have this in their view plane. Hawaiian Ocean View Estates (HOVE) has a far greater number of peoples, in the hundreds that will be looking down upon this unpleasant facility.

Once again my issues and comments were not addressed in the Draft Environmental Impact Statement I have been informed to resubmit my questions and request a point-by-point response to them. My questions and suggestions are as follows:

1. We want water misting deodorizing systems.
2. What is the proposed tonnage?
3. What negative effects will the transfer station have on the community and the environment?
4. How exactly will the community be economically impacted?
5. What will be done about the social, economic and community impacts?
6. What neighbor sites can be expected? What types of businesses will want to develop next to such a facility?
7. What effect will the truck traffic have on the community and how much traffic will be generated?
8. We want the roadways cleaned daily from the escaped debris off all the vehicles.
9. We want the entire roadway from highway to transfer station paved for dust control.
10. When will the trailers be removed? Can you guarantee before closure on that day?
11. What is the exact figure of the cost to put in the new facility? Include the entire infrastructure and what intended infrastructure will be put in plus the entire infrastructure the community wants and needs done. We do not want any transfer station until the entire infrastructure is in place.
12. Does the budget include the purchase of the necessary trailers to service the new facility? If so how many new trailers will be purchased and at what cost?
13. How many new employees will be needed for the new transfer station?
- 14 How many people from our community will be hired for work after the facility is in operation? Specify full time or part time employment?
15. What is the exact cost for public road improvements?

16. What is the purchase cost for the 3, 3-acre parcels for the new transfer station? Will these lots be consolidated after purchase? If so what will this cost?
17. How much does the survey costs?
18. With a mere 9 acres will this facility be able to expand in the future, to accommodate the greater demands when they are needed? You admit some of the existing facilities are already too small.
19. What is the exact distance of the buffer zones from the adjacent privately owned properties? How many acres will be used for the buffer zones and will they change if the facility needs to expand?
20. What is the size and scope layout? How much parking will be available?
21. What are the solutions to the increased traffic ingress and egress to the highway and surrounding areas?
22. What is the exact size of the facility? Where are the architectural designs? We want to see them before the EIS goes any further.
23. Clearly what is going to be there?
24. We want to see the budget and architectural plans for comparison of budget to facility.
25. Describe and show plans for landscaping and lighting? How much will be allotted for landscaping and maintenances of landscaping?
26. What is the volume of water necessary for the operations of the entire facility? Including keeping the entire grounds clean, dust free inside and out, and watering of the landscaping? Who will do the watering? What will all this cost?
27. How many water tanks will be needed to safely and effectively maintain the transfer station? Where will the water come from? Catchment systems are ineffective in this dry and windy area where most of the households purchase water.
28. This is a Geological Hazard Zone 2. Explain and show plans to safely build structures that will not be damaged by earthquakes.
29. How will storm water and wash water be managed?
30. How will vector control be implemented? What measure will be taken to deal with the ever-present problems of feral animals that wander the transfer stations as well as our community?
31. What methods will be used to safely control mosquitoes, rodents, flies, flees and ticks that bring diseases to humans and our pets alike?
32. How will noise pollution be dealt with? We want plastic lined trailers to abate the sounds.
33. What are the potential hazards expected and how will they be addressed?
34. Why are you placing a facility less than a mile away from a sign saying Danger Extreme Fire Hazard?
35. This is a dry, windy area where fires are prevalent and happen at transfer stations. Since there is not any on site county water we want a fire station at the facility to protect itself and the rest of us. The site also needs alternate roads for emergency vehicles.
36. Ground fires spread through lava tubes. What measures are to be taken to assure the public that no porous substrate ground fires will escape through lava tubes on any of all the grounds at the facility?

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37. What measures will be taken to prevent ground fires caused by burning roots, which is not uncommon on the Island? How will you prevent their spreading into outlying areas?
38. Why are only residences used as important considerations for this site selection? Why is vacant privately owned land not considered important in relation to the imposition to owners of locating a transfer station on site 3-9-2-150-060 aka. 150-60? They still suffer from the exact same proximity issues.
39. Manuka Forest Reserve is a ½ mile from the proposed site. How will you prevent wind blown spores, fungus and bacteria from entering the reserve? What safe guards are there to keep feral animals including Coqui frogs out of the park? Peter Young from DLNR stated, "Transfer stations are documented pathways for the movement of Coqui frogs and contain some of the most invasive weed species found on the island. Transfer stations are also known to attract feral animals." Why spread problems to areas they do not exist in Ocean View and waste the time of County workers who are trying to control the spread of frogs in the park.
40. Will there be monitoring of wastes disposed and sorting of wastes presented in plastic bags to assure compliances with the laws? If not why? How will you prevent illegal substances from entering the waste stream? Every piece of waste must be inspected to prevent illegal dumping or toxic waste as well as business waste from entering. Without physical inspections of wastes brought to the transfer station there is no real assurances that illegal dumping does not occur.
41. What program will be implemented for detecting and preventing disposal of hazardous wastes? We do not want the transfer station to become its own illegal dumpsite? It will be dumped in spite of the laws.
42. How will you protect the public and the environment from household hazardous waste entering illegally? How will it be regulated?
43. Will any hazardous wastes be acceptable now or in the future?
44. Exactly what types of waste will be acceptable now and in the future?
45. Prove how this facility will curtail supposed illegal dumping? Honest people go to the proper disposal facility. Those without legal transportation or transportation at all are the problem. How will this new transfer station stop them from dumping illegally? They still will not have a way to get there. Compare the problems of illegal dumping island wide and show how the transfer stations in those areas curtailed the problems. There are always piles of trash at the Hookena water station a short distance from the Waiea transfer station.
46. How will contaminants and medical waste be handled?
47. We want a complete list of wastes now and in the future that will be accepted at this facility. We need to understand completely what is going on at the site so we can better determine if we want such a facility in our community.
48. What are the possible risks and exposures and your policies and procedures to reduce said risks and exposures?
49. What internal control methods are used to plan, organize and direct operations at the transfer station? How is this monitoring program enforced to detect errors, fraud and law violations?

50. What are your formal policies and procedures for ongoing assessment of the condition and effectiveness of transfer stations and a formal maintenance schedule?
51. We want regular staff and 24 hour security to protect the public as well as the facility.
52. What methods of fugitive dust emission control will be used including fugitive paper, plastic as well as other wastes entering the site?
53. Now or in the future will this new site have a solid waste salvage facility for automobile dismantlers, scrap metal or junkyard? Will it create neighbor sites for such activities? If not what types of development can be expected near a transfer station?
54. Will this site have nighttime closures making it difficult for users, which can cause illegal dumping problems?
55. How will this facility accommodate people with disabilities?
56. The EIS is to include everything that will be put on the site. After it opens will more services be added? Will another EIS be necessary or can the DEM add whatever they believe is necessary as they please without public involvement in the decision making process?
57. Is NO ACTION under serious consideration? With so many opposed to this site selection we believe this is the only action. Nobody wants a facility near him or her and this site is no exception.
58. How much funding is allotted for compensation in diminution of property values?
59. Will white bulky items be accepted in the reuse section? If so the doors need to be removed this creates an environment for loss or damage to parts. Instead educate the public to donate working appliances after all how can it be determined the appliances are in good working condition when they are dropped off?
60. Topography does not allow view plane coverage's. Many lots in HOVE will look down upon this and at least 30; 3-acre lots in KGE will see this facility. How do plan on hiding it when the layout of the lands proves otherwise?
61. This site location goes against the flow of traffic creating many problems. We need turning lanes, a traffic light, and pedestrian over pass for safety of foot traffic into and out of the facility. Plus three closed in bus stop pavilions at the three locations near the facility to protect our children. What are the costs for all these necessary safety improvements? At all times our safety is the most important consideration.
62. What measures will be taken to resolve the poor line of sight problems for those traveling south? The dangerous blind spot is hazardous to travelers.
63. Site 150-60 is on the makai side of the highway and goes against the flow of traffic making it more difficult for county service vehicles and users alike. They will be crossing the roadway to ingress and egress the site creating situations for serious traffic fatalities.
64. The transfer station creates objectionable odors affecting a substantial number of people. What will be done about the air pollution from daily excessive vehicle traffic causing health problems? The facility itself creates hazardous air quality due to the nature of its activities. How will you deal with all the problems creating poor air quality? People die from smells everyday.
65. Will the costly Miloli'i transfer station be shut down after the new one opens? All the studies I have read say it will. What are your views on this?

66. Is this facility capable to handle all the wastes generated from the outlying communities?
67. Will all waste be removed at the end of each day? After all this is a transfer station not a landfill.
68. What provisions are being made so the public can review the facility's operating history and permit compliance after regular operations begin?
69. We want a commitment in writing from DEM to regularly pick up litter and sweep streets in and around the transfer station to prevent it from escaping into the local neighborhoods and onto the highway. How many personnel will be needed to perform these tasks? How much will this cost?
70. What improvements will you give to the community in exchange for allowing the transfer station to be built? How about a needed library.
71. Will FOG be collected here?
72. How will you control wind blown debris from users who ingress and egress the facility? We do not want any debris on the roadways endangering us.
73. Why has no one contacted or consulted neighboring landowners about their desire for this facility? They did not get any notifications or letters asking them if they wanted this in their area. The NO's are being ignored.
74. Why is there no list of affected TMK's? EISPN admits some will be affected.
75. Why are there no accurate maps of the area? Kona Garden Estates is not depicted properly. There are 154, 3-acre lots. The map does not show any of these.
76. Potential problems have not been identified or discussed. They need to be identified and their corresponding impact should be described in the EIS with resolutions.
77. Alternative strategies for residential solid waste disposal and recycling need to be addressed. We already have HI 5, used motor oil pickup and a green waste chipper in the area. The transfer station will be competing with private businesses and is a waste of taxpayers' moneys.
78. Kona Garden Estates the subdivision to the south will be adversely affected by this project. Why was their board of directors never contacted by the DEM?
79. The EISPN map does not clearly show the surrounding subdivisions. Why? It is not clear to anybody exactly where site 150-60 is.
80. Site 150-60 will adversely affect the view plane by degrading the existing visual character and quality of the site and its surroundings. Right now there is a beautiful forest to look at.
81. Privatize recycling outside of the boundaries of the transfer stations and let businesses that have proven to be successful take on the jobs the DEM has failed to achieve. Take the burden off the taxpayers and create new jobs in the private sector. Privatization minimizes the amount of waste entering the transfer stations. The time is now to let professionals that know how to manage and operate recycling facilities to do so and take the burden away for us the taxpayers.
82. Since your plans of what will happen at this transfer station are still unclear I ask, will there be at any time now or in the future green waste collection at this facility? Green waste is combustible, as you well know with the ongoing uncontrollable fires

experienced at Kealakehe transfer station. At least that facility has on site county water to stave off the dangerous problems that arise from improperly maintained transfer stations.

83. List and describe all of the activities that will be going on at the transfer station now and in the future? We want a detailed, itemized list of the costs with references for the figures.

84. We want to see the architectural designs for the buildings and complete plans for everything that will be placed on this site. How many buildings will be there? Include the detailed, itemized costs with references for the figures.

85. What equipment will be needed and services offered by the county? Will the private sector be using this site for their operations and if so what will they be?

86. How do you plan on dealing with the common problems that occur at the transfer stations? Such as; feral animal, all plastic not recycled, the lids from HI 5 containers, Coqui frogs, crowds, full containers not being emptied soon enough, flies, rubbish outside bins, sloppy messy roads, traffic, time wasted while we try to recycle, trash dumped outside the facility, trash left after hours, no 24 hour service. How much will it cost to operate the facility, as any professionally operated business is required too?

87. Will the entire roadway be paved? How much will this cost?

88. We want the EIS to include a detailed itemized list of the complete financial records for the design, construction costs, and operational equipment?

89. How much does the insurance coverage cost? Does this insurance include protection for the public users?

90. This site is located in a very windy area. How will you ensure and guarantee our personal safety, protection of property and prevention of rubbish dispersal? Many numerous lightweight items will be collected and blowing around.

91. Will there be backup generators to power the rubbish compactors and the rest of the facility if there is a power failure? Include this cost in the itemized list.

92. Will scrap metal or scrap vehicles be accepted at this transfer station? Will they be stored anywhere off site?

93. Steven Eames one of the many owners of the 150-60 parcels for sale told the Hawaii Tribune Herald newspaper in April 2007 "The property was bought as an investment site and possible future of a retirement home." He also said "Building a transfer station on it would lower the value of the remaining parcels". He added, "He wouldn't want to live next to one of the counties regional rubbish sites" So what are his intentions? I believe it's possible that some of the rest of the 21 acres could turn into neighbor sites and the transfer station is the gateway for other such unacceptable development in this quiet, pristine area.

94. Your 2004 strategic plan for the neighborhood recycling centers says 25 acres are needed for the Ocean View facility. Site 150-60 is only 9 acres. Have the requirements changed or are they being neglected?

95. What is the cost comparison to upgrade the Waiohinu transfer station slated for improvements in 2010 vs. the construction of a new facility at site 150-60? The Waiohinu station is within the Federal guidelines of 15 miles for a transfer station.

96. You admit that vectors will become a health hazardous problem and at the same time not allow a No Action Alternative. Why do you insist on making some of us sacrifice?
97. The site is visible as far as two miles away in HOVE. How do you plan on hiding it from the residences that are situated above? Topography does not permit this and hundreds of people on all sides will visually suffer.
98. Half of your unclear photographs show abandoned vehicles (A.V.'s) for your supposed illegal dumpsites. As I understand A.V.'s are not accepted at the transfer stations so why are they included. The county failing to collect A.V.'s in a timely manner can create other problems. These vehicles lay along the roadside for months or years. Ask the HOVE Road Corp. they will tell you. I have reported A.V.'s that the County failed to remove in a timely manner.
99. What are reportable quantities of hazardous wastes as listed on page 4-18?
100. Page 4-19 you say an employee or guard will be present to prevent users from dumping hazardous wastes into the chutes. How will this be performed? Will they open and sort through all the trash before it goes into the trailers, bins or dumpsters? If not why?
101. Page 4-19 Please explain how often this cleanup of convenience center access roads routine maintenance activities will be performed. We want it done daily.
102. Page 4-19 Please show us the Emergency Management Plan that will address the release of hazardous material.
103. Page 4-22 Will so little time spent studying the area how can you assume rare bird and bat species would not be expected in this area. It is less than ½ mile from Manuka and in a critical habitat environment. Please explain with examples.
104. Will there be sorting of trash being deposited? If not why?
105. Page 4-23 You say there are no direct effects to flora expected to occur. Please explain with examples how you believe this to be so?
106. How can you claim this is not valuable agricultural land? All land is. Look what the Israel did to their desert they turned it into an oasis. Do not try to downplay our agricultural lands. Explain in detail why this area is invaluable agriculturally.
107. You continue to stress illegal dumping as your only real reason for the new transfer station-recycling center. Give us examples and proof that the problem will be alleviated by the new facility.
108. Page 4-25 The new facility will increase not decrease government costs because it takes county money to support it. Please explain in detail how the new transfer station will decrease government costs.
109. Page4-27 You assumed there is adequate sight distance. This should have been verified before the project got this far. These are costly problems that may not be fixable. Why is the detailed topography not available? There is a blind spot for vehicles heading south that are currently a problem on the highway. Adding a transfer station will only exacerbate the situation and become a danger too all.
109. Page4-30 What are the expected costs for the water necessary to effectively operate this facility? Rainfall is limited and not plentiful enough for households in the area who

depend on the water trucks for deliveries. What makes you think there will be enough water to safely run this business?

110. Page4-30 Please explain adequate fire extinguishers and how many will there be. What are the costs for them?

111. Page4-33 You state this is not the type of infrastructure improvements that tends to induce growth. Then what will it do to the area? What negative impacts will the property owners in the area suffer and what will you do to compensate them for their losses.

112. Page5-2 A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well being of the people. Explain how this relates to the transfer station, which offers none of the above. Explain how the property owners in the immediate area will enjoy any of these goals set forth by the Hawai'i State Plan?

113. What has DEM done for the other areas, neighborhoods and communities that suffer from illegal dumping? Do you have transfer stations in all the troubled areas? If not why? Hookena water station has constant illegal dumping and is in close proximity of Waiea transfer station.

114. The EIS is clerically deficient with many pages that have incomplete sentences. There are many pages without sequential numberings and upside down printings. This is unacceptable and it should be thrown out until a correct document can be presented.

Antonia Vergona,

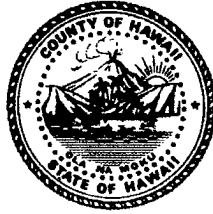
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April 4, 2008

Antonia Vergona
P.O. Box 7001
Ocean View, HI 96737

Dear Ms. Vergona,

Thank you for your undated comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center,

We offer the following in response to your individual comments. As for the 2½ page prelude to your numbered points, most questions from which were also itemized later in your letter, we have attempted to respond to any issue not covered as part of our response to the itemized points at the end of this response.

1. *Misting deodorizing systems.* Misting deodorizing systems have been used with varying success in mostly indoor facilities that are true transfer stations in the sense of processing and repackaging trucked-in waste. They would be neither practical nor necessary at a drop-box type convenience center.
2. *Expected tonnage.* We will not know how much tonnage to expect at Ocean View until the facility opens, but Waiea and Waiohinu combined collect about 20 tons per day. As these two stations account for most of the waste from Ocean View as well as their own areas, we expect that Ocean View facility to take in far less, perhaps 8-10 tons, initially. For your information, two-chute facilities in Kea'au, Pahoa and Waimea, which have much larger population areas, collect about 20 tons of household solid waste per day.
3. *Negative effects on community.* Although you state that the Draft EIS did not address your points, we discuss potential adverse effects extensively throughout Chapter 4. We conclude that most impacts can be reduced to insubstantial levels at this particular site with proper management. Inevitable impacts include additional traffic, as well as some visual impacts – as would occur with any facility on this property.
4. *Economic impacts.* We expect minor, positive impacts related to fewer and smaller illegal dumps devaluing property and costing residents money to clean up. Residents will also experience travel savings in terms of disposing of household rubbish and recyclables. There may be some opportunity as well for recycling-based businesses in commercial areas of Ocean View.

The proposed facility is not expected to cause any changes in property values in adjacent or nearby property.

5. *Social, economic and community impacts.* Please see our response to Question 3.

6. *Neighboring land uses.* Around the County, neighboring land uses for convenience centers include farming, businesses, residences, and vacant land. With the planned buffer, the working part of the facility will have vacant land between it and neighboring properties. The property that is closest and most connected to the facility is across Road A, where the owners obtained a Special Permit for a self-storage facility several years ago, well before the County considered this lot for use as a convenience center.

7. *Truck traffic.* Truck traffic related to loading trash and recycling will be minimal. We cannot provide precise estimates because the exact usage of the facility cannot yet be determined. Several times a week, and ultimately perhaps as often as daily, one truck will enter the facility, load a trailer, and leave. As for recycling truck traffic, mixed recyclables may be picked up as often as twice a week. Glass and HI-5 recyclable pick-up may be up to three times per week. Other recyclable pick-ups such as scrap metal and white goods will be far less frequent than once a week. Overall, it is highly unlikely that average traffic will be more than four trucks per day, which will have very minimal effect on overall traffic on Highway 11, which was estimated in the Traffic Impact Assessment Report in the EIS at 3,535 vehicles per day

8. *Daily road cleaning.* We plan to work with volunteers to create a schedule that keeps the roadway clean. Although you discount the commitment and ability of volunteers, we note that most of the island has adopt-a-highway plans that have remarkably reduced litter. Given the enthusiasm for the project we have seen in Ocean View and the prevalence of volunteers in creating and manning parks, fire stations, and community centers, we believe that volunteers will also step up to the tasks of assisting us in ensuring the cleanliness and security of the this convenience center as well.

9. *Paved roadway.* We plan to pave not only the entire access roadway but also the internal roads.

10. *Solid waste trailer swap-out.* This will occur as often as justified, but no less than twice a week to minimize nuisances.

11. *Exact cost, including all infrastructure.* Calculation of exact costs is not possible until final design. The following general budget has been added to the Final EIS:

Property Acquisition	\$ 500,000
Earthwork (Excavation)	\$ 725,000
Paving, Concrete, Retaining Walls	\$1,225,000
Road A and Highway 11 Intersection	\$ 400,000
Utilities	\$ 400,000
Fencing & Landscaping	\$ 250,000
Canopy & Buildings	<u>\$ 900,000</u>
TOTAL	\$4,400,000

This budget, which has been refined through information provided by the consulting firm R.W. Beck on planned convenience center upgrades at five stations in Puna and Ka'u, is greater than the 2006 estimate that served as the basis for the budget provided in the EIS.

12. *Budget for trailers.* Long-haul walking floor trailers as proposed cost approximately \$80,000, which will allow larger payloads (20 tons), and are less expensive than the current compactor transfer trailers which only haul about 10 tons.

13. *Number of new employees.* We expect to have two new Solid Waste Division employees and one contract employee (security services) associated with the facility. This information has been added to the Final EIS.

14. *Employees from community.* All hiring will be in conformance with civil service laws and regulations. We would gladly welcome qualified applicants from the Ka'u community and will be advertising in both local newspapers.

15. *Cost for road improvements.* Depending on the exact location of the driveways into the facility, we estimate road construction costs at Road "A" preparing and paving down to the end of the proposed property, including turn lanes on Highway 11, at approximately \$250,000. This information has been added to the Final EIS.

16. *Purchase cost for property.* We plan to subdivide out one 9-acre portion of the property. The cost will be determined by appraisal.

17. *Survey cost.* The cost of the boundary and topographical survey will be approximately \$10,000.

18. *Nine acres.* We believe that nine acres will be sufficient for use over the next thirty years at least. It provides at least five, and perhaps as much as six, acres of facility space while still leaving about three acres for buffers.

19. *Buffers.* Please see our response to Question 18 above. Buffer widths will vary depending on which part of the property is considered (as shown in Figure 2-4 of the Draft EIS), from at least 50 feet to as much as 200 feet. The exact configuration of buffers will be determined as part of final design.

20. *Size and scope of layout; parking.* An approximate scale has been added to the conceptual layout in Figure 2-4 to provide a better assessment of the size and scope involved. Please note that parking stalls are indicated on the layout.

21. *Traffic solutions.* We expect to be adding a left-turn lane and possibly a right-turn lane and right-turn acceleration lane to the State Highway as part of the project. We will be coordinating with the State Department of Transportation to ensure that our improvements mitigate traffic concerns.

22. *Exact size of facility and architectural drawings.* The approximate size of the facility is illustrated in Figure 2-4. The exact size and shape of all buildings and other improvements at the facility will not be available until final design is complete, and are not required for an EIS.

23. *"Clearly...."* We do not understand your question.

24. *Budget and architectural plans.* Please see our responses to Questions 11 & 23.

25. *Lighting and landscaping plans.* These will not be ready until final design. Lighting is expected to be minimal, perhaps confined to a single security light at the facility entrance, as the facility is meant to be used during daytime hours. As discussed in the EIS, we plan to install landscaping using plant species that match the character of the site, preferably native plant species. We expect that the landscaping will be installed gradually; initial elements will consist of plants that will be key parts of visual buffers, which will become clearer during final design as detailed topo becomes available.

26. *Volume of water and cost.* Final design will determine the exact size, but we expect that a roughly 10,000-gallon tank will be required. Although we of course have not yet asked for bids, such tanks generally cost a few thousand dollars. Water usage will be minimal, on the order of 100 gallons per day, which is less than a typical residence. Initial landscaping installation and nurturing will require frequent watering, but as the mostly dry-adapted plants that will be used will eventually not require frequent, if any, watering.

27. *Water tanks.* One water tank will be used. A truck will be used to fill it initially. Although we will utilize catchment from the roof space over the recycling bins, chutes, and

office, we will rely on truck filling to keep the tank at an acceptable level if catchment is not sufficient.

28. *Geologic hazard.* Through strict adherence to the Universal Building Code as it applies to Seismic Hazard Zone 4, we can build structures to withstand expected earthquakes.

29. *Stormwater/washwater.* The facility will be built to direct drainage to drywells. Trailer water, which will have leachate from temporarily stored solid waste, will be collected and treated separately, which is a new service not yet conducted in the County.

30. *Feral animals.* The issue of feral animals is discussed in the EIS in Section 4.3. In brief, this can be done most effectively by practicing good housekeeping, including routine site cleaning, and, if necessary, trapping (in the case of feral cats, live trapping). The presence of pests, including feral cats, will be routinely monitored by DEM staff or community volunteers in coordination with the Hawai'i Division of Forestry and Wildlife. These personnel will also actively discourage the feeding of feral cats. Trapping and live trapping of animals will be conducted by trained personnel when animals present nuisances, and also to prevent a breeding population from developing.

31. *Insect pests.* Again, good housekeeping prevents most problems from developing into a serious nuisance. The site will not be used to store or process green waste, which helps. We will monitor for pests and respond to complaints if insect pests emerge. While we do not want to minimize the issue, which we take seriously, we don't expect insect pests to be a substantial issue at this site.

32. *Noise pollution and plastic-lined trailers.* We will not be using plastic-lined trailers, but the buffers around the site, the plan to design within a topographic basin, and the large size of adjacent properties will assist in abating sound.

33. *Potential hazards.* Although we are unclear as to precisely what types of hazards you are referring, Section 4.6 of the EIS deals with hazardous substances. We will employ several strategies to both discourage this activity and provide for prompt cleanup of illegally disposed hazardous materials, including having a DEM employee or security guard deter and prevent users from dumping hazardous materials into convenience center chutes; gating the access road as close to its intersection with SR 11 as permitted and lighting the area at night to discourage illegal dumping outside of the convenience center during closed hours; cleaning up the access roads is part of routine maintenance activities; preparing for spills through standard training and emergency response plans, and conducting periodic collections of household hazardous waste, encouraging proper disposal of these items. For those interested in aspects of the operation of the facility, including hazardous substances, the Final EIS includes a new Appendix 6, which has copies of documents that discuss various operational issues. A copy of this new appendix is attached to this letter. We hope this helps answer a number of your questions.

34. *Fire hazard.* Our facilities are not extremely prone to fire. The site will have fuel breaks and water for fire-fighting, and we will have procedures in place to deal with fires should they occur.

35. *Fire station and alternate road.* None of our facilities, even in dry areas with abundant fuel, have fire stations attached to them, and we do not believe this is necessary. Nor do we believe an alternate road is required for emergency vehicles. Please note that the facility itself has a looping access route to provide two routes to each location.

36. *Lava tubes and fires.* We have not detected any lava tubes on the site, which has 'a'a lava. In any case the site will be graded, the surface compacted, and paved.

37. *Fires through burning roots.* Please see our answer to Question 36 above.

38. *Vacant land.* The EIS considered the effects on future residences and uses in the properties. We feel that this large parcel is very suitable, as it is located on the highway, with a

willing landowner on one side, a vacant strip of land followed by a large parcel on the other side, and a vacant parcel planned for future use a self-storage facility on the other side, as opposed to a lot with one acre properties and many immediately surrounding neighbors.

39. *Manuka.* The proposed site is a minimum of 2,500 feet from the Manuka NAR. This distance is sufficient to prevent most of the problems you mention. Far more serious are illegal dumps of rubbish and green waste on the margins of the NAR, a small sample of which our EIS documented and which our facility may assist in reducing.

40. *Monitoring of what is inside plastic bags.* Please note that this sort of monitoring does not occur at any other convenience center and is not practical or needed at this one either. Your comment appears to imply that were it not for a convenience center, the trash generated by Ocean View residents would involve absolutely no environmental problems. If it does not go in this facility that because of its size and design can adequately handle waste, it will be placed in Waiohinu, or Waiea, or illegally on the ground, causing equal and in many cases more environmental problems.

41-44 *Hazardous wastes.* Please see our response to Question 33.

45. *Illegal dumping prevention.* We recognize that illegal dumping occurs around the island and in many contexts, but lack of a convenience center is an obvious contributing factor recognized by almost everyone. Illegal dumping is also influenced by ignorance, apathy, lack of resident transportation, and the availability of out-of-the-way locations to dump. We cannot control any of these other factors, so our priority is a convenience center.

46. *Medical waste and "contaminants."* Please see our response to Questions 41-44 and also 40.

47. *Complete list of wastes accepted.* As stated in the EIS in various places, the facility will accept household municipal waste, which excludes commercial waste, medical waste, hazardous substances, automobiles and miscellaneous other waste. It will accept the same types of waste that are currently accepted in Waiohinu. Also, please see our response to Question 33, which includes a reference to a new Appendix 6.

48. *Risks and exposures.* Please see Section 4.6 of the EIS for information regarding what we assume is the point of your question.

49-50. *Internal control methods, frauds and violations, and maintenance.* Also, please see our response to Question 33, which includes a reference to a new Appendix 6 that includes a good deal of information about the centers are operated

51. *Regular staff and 24-hours security.* Staff will be onsite about half the day. We hope to cooperate with the local Neighborhood Watch to provide periodic security when the facility is closed. We do not have 24-hour security at any of our facilities and do not believe it would be cost-effective.

52. *Dust and blowing trash.* The facility will be built within a topographic depression and fenced, which will assist in capturing trash. We do not expect significant dust except during construction when it will be controlled by watering. The site will be policed for trash on a regular basis.

53. *Scrap metal and junkyards.* Our Department has no plans to build or assist in creating a scrap metal yard or recycling processing area or junkyard. Unlike a convenience center, which is a permitted use within the agricultural district, the activities you name would require a Special Permit or rezoning and substantial additional agency and community scrutiny.

54. *Opening at night.* We do not find it cost-effective in terms of staff or lighting costs to keep our convenience centers open at night for the use of the relatively small proportion of people who can find no other time during the week to come. Night-time use would also involve noise and headlights at a time at more sensitive times.

55. *Americans with Disabilities Act compliance.* All elements of the facility that are required to be ADA compliant will be, including parking stalls, the office, and the solid waste and recycle bin access areas.

56. *Future services.* Services that will be included in the future will be related to sorting and collection of solid waste, which may involve minor additional structures. These services will be similar to what is shown in the conceptual site plan. If anything significant is added, additional EIS work will be conducted.

57. *No Action.* No Action is always a serious consideration. Given the difficulty of finding both a site and funding, No Action is what has occurred over the last 23 years.

58. *Property values.* We have never had any indication evidence that our convenience center facilities decrease property values. As shown in photos in Section 4.3, substantial and valuable homes are found in much closer proximity to various convenience centers around the island than any existing residences would be to the proposed site.

59. *White goods in re-use area and related questions.* At this point, white goods are not part of the re-use items and the issues you bring up are not a problem

60. *Viewplanes.* We cannot completely hide the facility but the topography and vegetation are favorable for making it have a minimal visual impact. We plan to further decrease the impact through excavation, berming and landscaping.

61. *Traffic improvements.* We agree that turn lanes are needed, but bus stops, pedestrian overpasses and a traffic light are not warranted.

62. *Line of sight.* Initial assessment is that sight distance is acceptable. During intersection design, if any deficiencies are noted, they will be dealt with modifying the side-slopes or highway bed, or by lowering the speed limit for a short distance. We will work with the Department of Transportation to ensure that the facility has safe entrance.

63. *Flow of traffic.* We agree that for most commuters on their way to Kona, the facility will involve a left-in and left-out. The facility's intersection will be designed to handle that. On the other hand, users who are going to and from home will mostly have a left-in, right-out.

64. *Objectionable odors and air pollution.* Because of the large size of the property and its relative isolation, with the proposed buffer and reasonable maintenance, there will be no effect on odor or air quality off the project site. We find it unreasonable to state that residents nearby will die because of the smell. We have never heard of adverse health effects related to the air near our facilities, even when residents live nearby.

65. *Miloli'i station.* We have received approval from the County Council and Mayor to use special trucks and equipment to take over the service of this area that will save substantial money and allow the County to continue the service.

66. *Capacity of new Ocean View facility.* We expect that the facility will be more than capable of handling solid waste from Ocean View and surrounding areas. The facility can accept as much as 40 tons per day, which is over four times what may initially be expected and is twice as much as the current volume at Kea'au.

67. *Waste removal frequency.* Please see our response to Question 10.

68. *Future review of operating history and permit compliance.* We are not required and we do not keep a special, separate record of operating history and permit compliance for each convenience center. All of our records are available for review pursuant to the procedures of the Freedom of Information Act, which we have discussed with you before.

69. *Commitment to pick up litter at and around station.* Our staff will keep the facility clean. As to the roadway, we plan to work with volunteers, as we discussed in our response to Question 8.

70. *Community benefits in exchange for station.* The facility is itself a community benefit that has been planned in response to a history of community demand. The facility is not being built for the benefit of any other entity than the community, so the exaction you suggest is inappropriate. If a library is needed, we suggest that your community begin to discuss this with your legislators, who can influence where future libraries (which are State facilities under the control of the Department of Education) are built.

71. *FOG.* We do not currently plan to accept fats, oils or grease. If in the future such material is collected, perhaps for transfer to bio diesel or bio-energy facilities, it would require a special container.

72. *Windblown debris.* Please see our response to Questions 52 and 69.

73. *Contact with neighbors.* The meeting process has been widely advertised. We are also aware of your contact with neighbors. We sent out a letter announcing availability of the EIS to all community associations, individuals who had indicated interest at public meetings, and the owners of several dozen properties adjacent to or near the proposed facility.

74. *List of affected TMKs.* The only substantially affected TMK is the project site itself. We discuss impacts to the adjacent properties, which will be the remnant of the subdivided property, the future self-storage facility, and the flagpole lot the west in some detail. In deference to your request, we have added their TMK numbers for clarity to the Final EIS.

75. *Accurate maps.* The maps in the Draft EIS are accurate. Although it is true that there are no maps showing the boundaries of individual subdivisions within the EIS, we do not think that this relevant or necessary, as it does not bear on the impacts of the project. In deference to your concern, however, we are supplying a map showing these boundaries in reference to the proposed site.

76. *Potential problems.* We respectfully disagree with your assessment that potential problems have not been addressed. Chapter 4 of the EIS deals extensively with this subject.

77. *Alternative strategies for residential solid waste disposal and recycling.* We agree that alternative strategies are important, and we are constantly re-examining our options. The Draft EIS does discuss strategies such as household pickup, hiring a private company, and other approaches, but all would be much more expensive and none would offer substantial advantages. The green waste situation is discussed in the Draft EIS.

78. *Kona Gardens Estates Board of Directors.* We have not been able to determine if there is a Board of Directors for Kona Garden Estates. We have spoken to several property owners in the gated subdivision who are not opposed to the proposed facility. We have met with a Mr. Michael Smith who writes that he is the President of the Kona Garden Estates Service Corporation. We have requested to meet with this organization on several separate occasions. Mr. Smith has never responded to these requests and we now understand members only physically meet once a year. This organization is not listed in the telephone book, and a Google Search we did does not list any contact info either. We have requested a copy of their meeting minutes and by-laws and have received nothing. We know that around August 1, 2006 Mr. Smith, with KGE Service Corp. funds sent out a letter to "All Lot Owners" about the convenience center proposal and the department got two irate phone calls from the mainland and some e-mail correspondence. (See Appendix 1 Public Involvement.) We corrected some misperceptions and have followed up on contacting any individuals and organizations who have phone, e-mailed, or mailed us with concerns, and will continue to do so.

79. *Location of Site 150-60.* Figure 1-2 in the EIS provides a very clear location map of the site.

80. *Adverse impact on viewplane.* We note that the project is zoned for agriculture and can be cleared at any time for use as a farm, piggery, farm dwelling, or similar, with no need for

landscaping or visual buffers, as with our facility. We discuss visual impacts in depth in Section 4.3.3 of the EIS.

81. *Privatization of recycling.* We already subcontract to private firms to haul recyclables from convenience centers to permitted recycling processing areas in order to divert recyclables from our landfills. Aside from HI-5 and certain metals, there is generally very little profit for private companies in collecting recyclables in any other way. We monitor the markets and costs for recycling and are open to new arrangements. We will forward your comments to the team preparing the Integrated Solid Waste Management Plan. Please also note that our contracts and operating agreements with the United Public Workers set many restrictions on the types of jobs and activities that can be privatized.

82. *Green waste.* We have no plans to process green waste on the site.

83-84. *List and describe all activities for now and the future in detail.* Much of what you request about the current plan will not be available until final design and is not required to determine the types and magnitudes of impacts that will occur. Services that will be included in the future will be related to sorting and collection of solid waste, which may involve minor additional structures. These services will be similar to what is shown in the conceptual site plan.

85. *Services offered by County and private contractors.* Section 2.4 of the Draft EIS provides a very thorough description of the services that will be offered by the County at the site. The area will not be used by private contractors with the exception of certain activities involving recyclables and reusable items, where we would like to partner with local groups, as we are able to do at some of our other 21 centers.

86. *Dealing with problems; costs.* Again, the information you request concerning problems is already contained in the EIS in Chapter 4. We do not break down costs by facility.

87. *Roadway paving.* As we discussed in response to this same issue in Question 9, we plan to pave not only the entire access roadway but also the internal roads.

88. *Complete financial records for construction and operation.* Please see our responses to earlier questions about the budget. Again, much of what you request about the budget will not be available until final design and is not required to conduct an EIS-type analysis of the impacts that will occur.

89. *Insurance.* The County is a self-insured entity for liability purposes. If residents are injured at the facility they may file a lawsuit. Injuries can occur at any of our facilities, but a modern, spacious facility will minimize the risks.

90. *Wind.* Please see our response to Questions 52 and 69.

91. *Backup generators.* We do not rely on external power for the rubbish compactors. In fact, none of our essential services require electrical power. We will use power mainly for lighting and the office, and we will be looking into solar power.

92. *Scrap metal and vehicles.* The facility will have scrap metal collection bins, similar to those at other convenience centers, such as Kea'au. Vehicles will not be accepted or stored at the site.

93. *Intentions for the remainder of the 150-60 property.* As far as we understand, the owner wishes to subdivide the property into 3-acre Agricultural lots in conformance with the zoning. Any use other than agriculture will require the scrutiny of a Special Permit or rezoning. We have not indication that a scrap metal yard or a junkyard is planned and we expect that it could be difficult to obtain a permit for such an activity.

94. *2004 Strategic Plan.* The plan we believe you are referring to – the *Strategic Plan for Retaining and Replicating the Kea'au Recycling and Re-use Center*, prepared by the Hawai'i Economic Development Board and the Rural Community Assistance Corporation in February 2004 – was developed specifically with Kea'au as a model and before the very real site

constraints of properties in Ocean View were fully realized. While 25 acres could have been useful, we have since gone to mixed-stream recycling and other innovations that allow a leaner operation. The Ocean View facility will be perfectly functional within the constraints of 5 to 6 active acres.

95. *Waiohinu upgrade.* The upgrade to Waiohinu is planned separately, and if funding permits, will be built independent of whether the Ocean View facility goes forward. Cost estimates are not yet available.

96. *Disease vectors.* Disease vectors are equally a problem at existing convenience centers and even more of a problem in illegally dumped rubbish. We plan to maintain this modern, new convenience centers such that this and other problems will be minimal.

97. *Visibility.* Our approach to visual impacts mitigation is discussed in detail in Section 4.3.3. of the EIS. From most areas within two miles the site will be completely invisible, and where visible, only a few locations will see more than parts of the roof, which will blend in with all the other roofs of other buildings that are visible.

98. *Illegal dumps and vehicles.* Many of the illegal dumps include abandoned vehicles among other rubbish. We find it interesting that you blame the County for the phenomenon of abandoned vehicles. We attempt to collect these vehicles, which are left by individual residents and not the County, as best we can with our limited funding and manpower. For your information, we have testimony from a community leader, which will be contained in a letter in the Final EIS that states his group filled up a 20-foot Matson container on just one morning in 2005. He believes illegal dumping is a serious problem.

99. *Hazardous waste.* We recognize that some quantities of hazardous materials such as AA batteries, fluorescent bulbs, and similar materials are invariably disposed of in household rubbish.

Around the County, we are trying to educate the public and create programs and facilities that make it easier to properly dispose of such materials. Our priority is to ensure that large quantities of hazardous materials, particularly from sources that are required to report their waste under EPA's Resource Conservation and Recovery Act (RCRA), are not disposed of at the convenience centers. There are no regulatory requirements for residential household hazardous wastes. However, the County of Hawai'i will be educating the public, and working to divert household hazardous wastes at most of our transfer stations where space permits. The Ocean View facility is meant to only serve residential customers.

100. *Prevention of dumping hazardous waste.* The operators and guards are trained to recognize banned substances. We are aware that when such waste is concealed inside a bag our operators may not be able to prevent this. This occurs at convenience centers island-wide. We are also doing everything we can to educate users and to offer collection days for such materials. Also, please see our response to Question 33.

101. *Clean-up schedule for roads.* Please see our response to Question 8.

102. *Emergency Management Plan for hazardous materials.* As you have expressed interest, we have included a draft of our Emergency Management Plan as part of Appendix 6. DEM will be updating and finalizing this draft.

103. *Rare birds and bats.* Rare forest birds are not found at these elevations in this type of habitat. We do not assume that bats are not present; in fact, we say quite the opposite. The issue of Hawaiian Hawks is also dealt with in the Draft EIS.

104. *Sorting of trash deposited.* If you are referring to the rubbish the residents dump in the chutes, there will be no sorting. Most residents will pre-sort and put recyclables in the appropriate bins. We do not sort through rubbish bags at any facility on the island and do not intend to start here.

105. *"No direct effects to flora"*. In fact, the EIS does not make that claim. As stated in Section 4.7, "As no threatened or endangered plant species appear to be present on the property, and endangered birds or bats are not expected to make more than minimal use of the area, no direct effects to such are expected to occur."

106. *Valuable agricultural land*. The State of Hawai'i classifies this land as type E, the least productive category of agricultural land.

107. *Illegal dumping*. In fact, the EIS does not list this as the sole reason for the new convenience center. The inconvenience of driving 10-12 miles to dump rubbish and recycle many goods is the primary reason. We do not know by what percentage illegal dumping will be reduced, but we are certain that providing a convenience center will help reduce it, a feeling that is backed up by almost all members of the community that we have spoken with.

108. *Decreased government costs*. Government costs will be reduced in the long run because landfill capacity is expensive to achieve and precious to conserve, and the better diversion rate achieved, the greater the long-term savings.

109a. *Sight distance*. Please see our response to Question 62. Your reference to a problem for vehicles currently headed south is unclear, as the highway runs east and west in this area.

109b. *Water supply*. Please see our answer to Question 26.

110. *Fire extinguishers*. The office will have at least one, and all County vehicles used at the site will also have one. Additional fire extinguishers may also be placed in other locations, as determined during final design. Please recognize that we do not rely on fire extinguishers to deal with anything other than small fires. They are not used to extinguish fires inside trash trailers; instead, we call the Fire Department. Fire extinguisher sizes vary but are available for as little as \$25 at hardware stores.

111. *Growth induction*. We do not expect the facility to stimulate population growth. We also do not anticipate any measurable impacts on property owners.

112. *How facility supports objectives in Hawai'i State Plan*. The facility will assist in curbing illegal dumping, helping beautify the State. The facility will be a place for people to recycle, which is an important and environmentally beneficial activity. The modern and clean facility will incorporate visual buffers and landscaping and we are working to make it as attractive a facility as it can be, given its nature.

113. *Illegal dumping in other areas*. Please see our response to Question 107.

114. *Clerically deficient EIS*. We respectfully disagree with your assessment. We agree there were some errors in the document, but they were not serious and all non-trivial ones were remedied in the amended copy supplied to you. In particular, the pages with the missing lines were made available to you a month before the extended deadline of December 23. In any case, the correct versions were available on the County website during the entire comment period. The unnumbered pages you refer to are part of Appendix 1A-D. Although we agree that page numbers might have been helpful – and they have been added in the Final EIS – you can refer to any of these pages by citing the sender of the letter and the date. As for Appendix 1C, this consists mostly of e-mails that themselves are often rather difficult to reproduce in print. This material was simply supplied as a courtesy and was not legally required. An upside down page is not a serious deficiency, as the simple remedy is to turn the volume over and read it that way.

I would note that most of the points you make in your preface are repeated in your questions in an itemized way that has allowed a more systematic response. Please refer to the responses above. Points that were not made explicitly in your numbered questions are the following:

A. *Poor management of existing convenience centers.* We are the first to agree that there have been problems at many of our transfer stations. A combination of causes is responsible, including inadequate funding over many years, poor support and misuse and even vandalism from the public, and inadequate site characteristics. We are doing the best we can with our resources, and we are hopeful that a new convenience center with an appropriate location and design, as planned, will provide a situation for better management.

B. *Recycling facilities in accessible places.* Ocean View does have several areas for recycling HI-5 and green waste, but our facility will offer a comprehensive approach to recycling a variety of goods. We would like to point out that tens of thousands of people find the transfer stations an acceptable environment to recycle, as you can see if you go to Kea'au. You cite better facilities in places like Europe, which donates substantial government revenues and has strict laws to promote recycling. Our Department must work without benefit of either one, in a rural, underserved area. We are doing the best we can.

C. *Environmental justice.* Environmental justice refers to disproportionately adverse impacts on low-income and minority populations. The population of Ocean View, like the entire State of Hawai'i, contains minority and low-income populations. The presence of such populations is shown in Table 4-2 and discussed in the EIS, in accordance with our policy. There are no readily available measures of income, poverty or minority populations on a finer scale than those provided in the EIS. Such information is kept only down to the "Block Group" level by the U.S. Census, and all of Ocean View is in Census Tract 2, Block Group 2. We would note that most of the complaints concerning the project come from residents within a gated community, which is normally associated with affluent rather than poverty-stricken populations. As for the larger questions of environmental justice, the Department recognizes the need for all populations to have adequate convenience centers and recycling points in appropriate areas and has sought to accomplish this through this project.

Thank you again for your comments.

Sincerely,



Nelson Ho
DEPUTY DIRECTOR

PLEASE WRITE YOUR
NAME AND ADDRESS
IN THIS SHEET.

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: (3rd): **9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Wayne Stier *Wayne Stier*
P.O. Box 6577
Ocean View, HI 96737

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

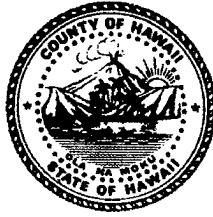
Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Wayne Stier
PO Box 6577
Ocean View, HI 96737

Dear Mr. Stier,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support for the project in its selected location.

We look forward to working with the community to bring the project to fruition.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: (3rd): **9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Plan looks good - I think the
community will be happy with it if
all the services proposed are implemented
including the maintenance, clearing, handling
pest control, & frequent emptying to avoid
odors, especially after a weekend of
dumping.

Lynn VanLeeuwen, P.O. Box 7209, Ocean View, HI 96737

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

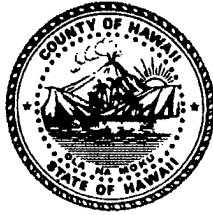
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April 4, 2008

Lynn VanLeeuwen
P.O. Box 7209
Ocean View, HI 96737

Dear Ms. VanLeeuwen,

Thank you for your comment letter on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center.

We offer the following in response to your individual comments.

1. *Support for project.* We appreciate your support and look forward to working with the community to bring the project to fruition.
2. *Need for proper management.* We agree that the success of the facility will depend on proper management and we pledge to do our best to keep the facility clean, deal with pests, and implement a proper haul schedule.

Thank you again for your comment.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: (3rd): **9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Is there a way for the Howe Road
Corp to have a "container" to collect the
greenwaste there, in which they could easily
haul to their site. I really think people
are going to want one stop refuse dumping/
recycling. Going "up the hill" with green
waste will create too much traffic, unnecessarily.

Randy VanLeeuwen, P.O. Box 7209, Ocean View, HI 967

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

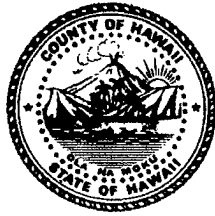
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Your comments must be received or postmarked by: November 23, 2007

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
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April 4, 2008

Randy VanLeeuwen
P.O. Box 7209
Ocean View, HI 96737

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Thank you again for your comment.

Sincerely,

Nelson Ho
DEPUTY DIRECTOR

Oct. 18, 2007

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: (3rd): **9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

I believe that this is the best site available and any negative aspects can be mitigated.

John L. Wolverton

JOHN L. WOLVERTON

Box 5699 K.K.HI 96745

937-6167

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

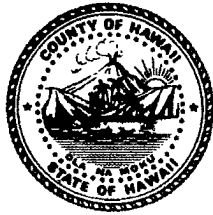
Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: **November 23, 2007**

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

John Wolverton
Box 5699
Kealahou, HI 96745

Dear Mr. Wolverton.

Thank you for your comment letter dated October 18, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center, in which you stated support for the project in its selected location and the belief that adverse effects can be mitigated.

We look forward to working with the community to bring the project to fruition.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

Original Message -----

From: "Bob Zeller" <zman@alohabroadband.com>

To: <rterry@hawaii.rr.com>

Sent: Monday, October 29, 2007 1:22 PM

Subject: OV Transfer Station

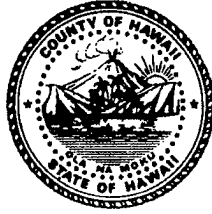
I am in complete support for the Ocean View Transfer Station ³Recycling Point and Convenience Center².

I have personally organized several cleanups in Ocean View for the Malama Aina Community Cleanup effort. In 2005 we managed to completely fill up a 20 foot Matson container with appliances, scrap metal and tires in just one morning from our community.

I am tired of seeing this trash thrown on the side of our roads and know that the only solution is a convenient disposal site in Ocean View itself.

Aloha,
Bob Zeller

Harry Kim
Mayor



Bobby Jean Leithead Todd
Director

Nelson Ho
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 4, 2008

Bob Zeller
zman@alohabroadband.com


Dear Mr. Zeller,

Thank you for your comment letter e-mail dated October 29, 2007 on the Draft Environmental Impact Statement (EIS) for the Ocean View Recycling Point and Convenience Center. We offer the following in response to your individual comments.

1. *Support for project.* We appreciate your support and look forward to working with the community to bring the project to fruition.
2. *Cleanups in Ocean View.* Thank you not only for your efforts to clean up your community, but also the data you have provided us. We too are distressed at the epidemic of illegal dumping and we are confident that a convenience center will help reduce this

Thank you again for your comment.

Sincerely,


Nelson Ho
DEPUTY DIRECTOR

ANON.

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**
Location: Island: **Hawai'i** District: **Ka'u**
Tax Map Key Number: (3rd): **9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Let's do it soon! The whole community wants & needs a
transfer station/recycling center. There has been discussion re: this for
several years & a hard working committee has assessed many sites.
There is always a minority who seems to hold up the project.
We need a transfer station & we need it now!!
Ocean View is entitled to a transfer station like other
communities of comparable size and doesn't need to continue
to be treated like "the ugly stepchild". What's good for other
communities is good for Ocean View!!

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: **Geometrician Associates**
Address: **PO Box 396**
Hilo HI 96721
Contact: **Ron Terry** Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**
Address: **25 Aupuni Street, Room 210**
Hilo HI 96720
Contact: **Nelson Ho** Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

Please write your name and address on this sheet.

COMMENT SHEET

Project Name: Ocean View Recycling Point and Convenience Center
Location: Island: Hawai'i District: Ka'u
Tax Map Key Number: (3rd): 9-2-150:060

The location: makai of Hwy 11, between Kona & Iolani
Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Shonda Sue

Multiple horizontal lines for writing additional comments, with a vertical line separating the left and right columns.

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: Geometrician Associates
Address: PO Box 396
Hilo HI 96721
Contact: Ron Terry **Phone: 969-7090**

And/or

Proposing Agency: Hawaii County Department of Environmental Management
Address: 25 Aupuni Street, Room 210
Hilo HI 96720
Contact: Nelson Ho **Phone: 961-8083**

Your comments must be received or postmarked by: November 23, 2007

Please write your name and address on this sheet.

NO MAILING ADDRESS

COMMENT SHEET

Project Name: Ocean View Recycling Point and Convenience Center
Location: Island: Hawai'i District: Ka'u
Tax Map Key Number: (3rd): 9-2-150:060

The location: makai of Hwy 11, between Kona & Iolani
Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

DAVID R Colombo & Lannie Colombo

92-8984 Hawaii Blvd

Ocean View has needed a transfer station for a long time. It's a good place and about time

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: Geometrician Associates
Address: PO Box 396
Hilo HI 96721
Contact: Ron Terry

Phone: 969-7090

And/or

Proposing Agency: Hawaii County Department of Environmental Management
Address: 25 Aupuni Street, Room 210
Hilo HI 96720
Contact: Nelson Ho

Phone: 961-8083

Your comments must be received or postmarked by: November 23, 2007

Please write your name and address on this sheet.

NO MAILING ADDRESS

COMMENT SHEET

Project Name: Ocean View Recycling Point and Convenience Center
Location: Island: Hawai'i District: Ka'u
Tax Map Key Number: (3rd): 9-2-150:060

The location: makai of Hwy 11, between Kona & Iolani
Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR OPPOSE

Please write any additional comments below

YISRAEL D. GORAL, 92-1029 Kahu, Blvd, O.V. Ranches
This should be on State or County Property.

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: Geometrician Associates
Address: PO Box 396 Hilo HI 96721
Contact: Ron Terry Phone: 969-7090

And/or

Proposing Agency: Hawaii County Department of Environmental Management
Address: 25 Aupuni Street, Room 210 Hilo HI 96720
Contact: Nelson Ho Phone: 961-8083

Your comments must be received or postmarked by: November 23, 2007

Please write your name and address on this sheet.

NO MAILING ADDRESS

COMMENT SHEET

Project Name: Ocean View Recycling Point and Convenience Center
Location: Island: Hawai'i District: Ka'u
Tax Map Key Number: (3rd): 9-2-150:060

The location: makai of Hwy 11, between Kona & Iolani
Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

Elizabeth Hardy

Orchid Blvd near Kona

Thank you for all you are doing to bring this much needed facility to our community

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: Geometrician Associates
Address: PO Box 396
Hilo HI 96721
Contact: Ron Terry Phone: 969-7090

And/or

Proposing Agency: Hawaii County Department of Environmental Management
Address: 25 Aupuni Street, Room 210
Hilo HI 96720
Contact: Nelson Ho Phone: 961-8083

Your comments must be received or postmarked by: November 23, 2007

Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka'u District, Hawai'i Island, State of Hawai'i
TMK (3rd): 9-2-150:060**

County of Hawai'i Department of Environmental Management

Appendix 1

Public Involvement

Part F: Draft EIS Press and Public Meeting Materials

AGENDA

- INTRODUCTIONS
- EIS PROCESS
- PROJECT BACKGROUND
- PROJECT DESCRIPTION
- MITIGATION
- DISCUSSION

Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

EIS PROCESS SUMMARY

- EIS Preparation Notice – Issued April 8, 2007
 - Public comment period: 30 days
- Draft EIS – Issued October 8, 2007
 - Public comment period: 45 days
- Final EIS
 - Evaluation and Response to Comments

Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

Need for OV Transfer Station

- One of only two County communities with pop. over 2,000 with no solid waste services
- No recycling, redemption, or reuse facilities present
- Illegal Dumping
- Inconvenience of traveling 12 to 21 miles

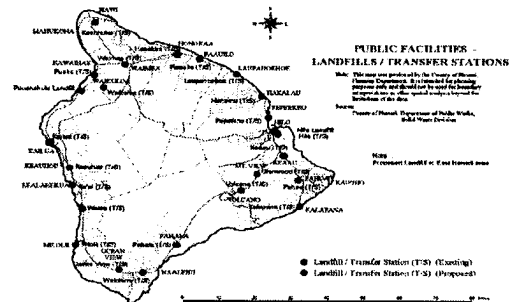


Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

Hawai'i County General Plan (2005)



Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

BACKGROUND

- SITE SEARCH HISTORY
 - Search for sites in OV area began in 2000
 - Road to the Sea sites in 2003
 - In response to Miloli'i issue, Honomalino looked at during 2005
 - Ocean View Task Force, 2006
 - CATS-suggested sites, 2006-7
 - Dr. Carl Oguss site, 2007

Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

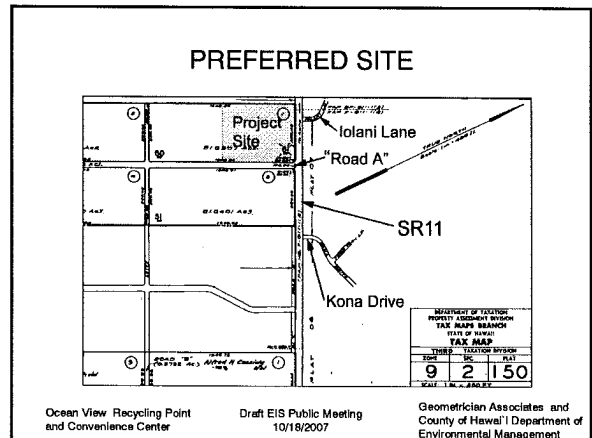
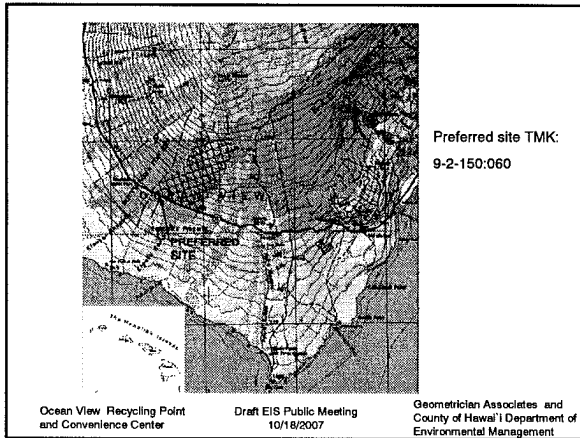
PROJECT REQUIREMENTS

- Location near Ocean View
- Size of at least 5, ideally 8 acres, for buffers
- Good road access (i.e., close to highway) and sufficient line-of-sight
- Site topography acceptable (drainage, relief, voids)
- Far enough from sensitive land uses:
 - Residences
 - Sensitive agricultural uses
 - Viewplanes
- Consistency with State Land Use District

Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management



Convenience Center and Recycling Point Elements

- Two waste disposal chutes;
- Recycling area with bins;
- Reuse area;
- Redemption area for containers.

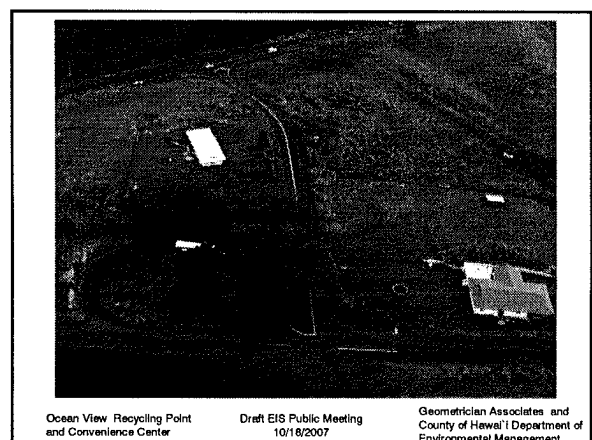
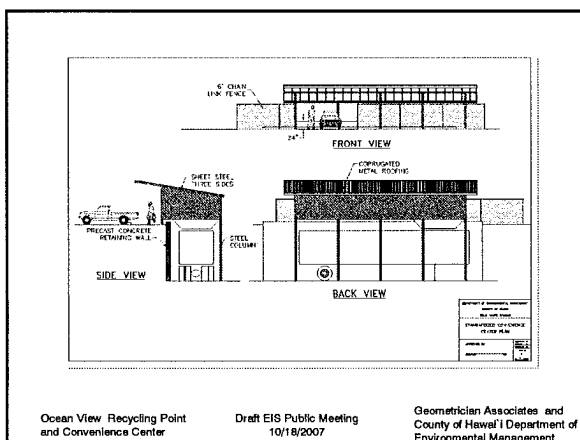
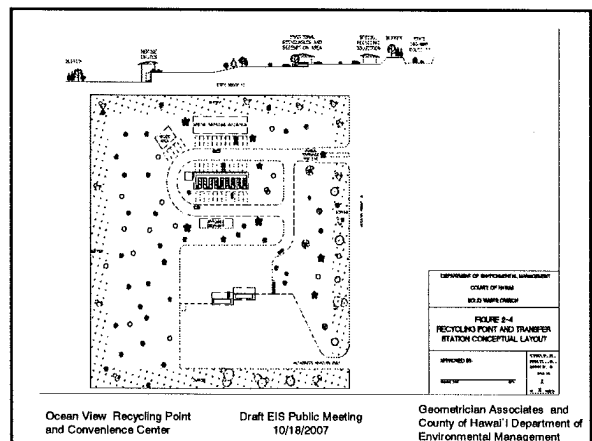
- Service roads, fencing, electric lines and poles and landscaping;
- Improvements to SR 11, as necessary;
- Firebreaks and firefighting equipment; and
- Visual buffer area.

Possible elements:

- Metal collection area; and
- E-wastes and household hazardous waste collection areas.

- > Household waste stored on-site picked up frequently;
- > No abandoned vehicle collection/storage; and
- > Overall station design would integrate elements.

Ocean View Recycling Point and Convenience Center Draft EIS Public Meeting 10/18/2007 Geometrician Associates and County of Hawai'i Department of Environmental Management





Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

Odor and Air Quality Mitigation

- Trailers and bins changed often and transported to a County sanitary landfill, as volume warrants, minimum twice weekly
- Adequate buffers be maintained around station
- Staffed to prevent disposal of prohibited wastes
- Access road gated at night
- Neighborhood watch assistance with monitoring access road
- Signage to advise users of prohibited and permitted wastes
- Good housekeeping practices, including routine site cleaning

Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

Invasive Species/Pest Mitigation

- Routine site cleaning and weeding of buffer areas
- Monitor for pests, including feral cats, with agency and community help
- Eradicate pests when necessary;
- Sheltering collection containers from wind to minimize blowing seeds
- Work with the HOVE RMC to maximize greenwaste diversion to offsite facility

Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

Visual Impact Mitigation

- Site structures to utilizing natural relief to minimize visibility
- Paint permanent structures with unobtrusive colors
- Maintain adequate visual buffers
- Landscaping with dry-adapted native or non-invasive species
- Shelter collection containers from wind to minimize windblown litter
- Good housekeeping practices, including routine access road cleaning

Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

Hazardous Material Mitigation

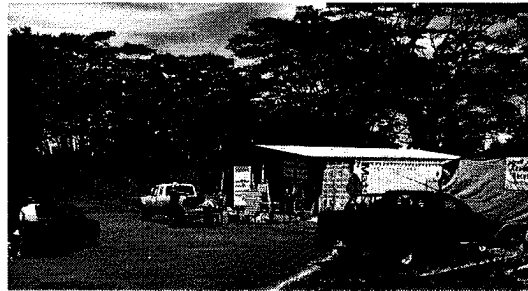
- DEM employee or guard to deter and prevent dumping hazardous materials into chutes
- Discourage illegal dumping outside center when closed by gating access road and lighting at night
- Cleanup of access roads
- Periodic household hazardous waste collections
- Training and preparation for disposal and releases
- Include center in neighborhood watch responsibility

Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

Key: Community Involvement and Participation



Ocean View Recycling Point and Convenience Center

Draft EIS Public Meeting 10/18/2007

Geometrician Associates and County of Hawai'i Department of Environmental Management

EXAMPLE

COMMENT SHEET

Project Name: **Ocean View Recycling Point and Convenience Center**

Location: Island: **Hawai`i** District: **Ka`u**

Tax Map Key Number: **(3rd): 9-2-150:060**

Do you basically favor, or oppose, the facility in its proposed location? (CIRCLE)

FAVOR

OPPOSE

Please write any additional comments below

You may turn your comments in tonight to anyone on the County or consultant team, or mail them to:

Consultant: **Geometrician Associates**

Address: **PO Box 396
Hilo HI 96721**

Contact: **Ron Terry**

Phone: **969-7090**

And/or

Proposing Agency: **Hawaii County Department of Environmental Management**

Address: **25 Aupuni Street, Room 210
Hilo HI 96720**

Contact: **Nelson Ho**

Phone: **961-8083**

Your comments must be received or postmarked by: November 23, 2007

PUBLIC MEETING, OCTOBER 18, 2007
 E.I.S. FOR OCEAN VIEW
 RECYCLING POINT AND CONVENIENCE CENTER
 SIGN-IN SHEET

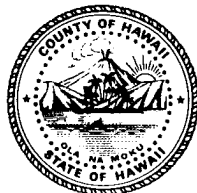
NAME/ORG.	ADDRESS/-email	RECEIVE MAILINGS/E-MAILS? [✓]
JOAN WOLVERTON	Box 5699 K.K. HI 96745	
Carol Conners	PO Box 6071 OV 96737	
Bob Barry	bbarry@fastnethi.com	
Patti Barry	pbarry@fastnethi.com	
BARBARA ALCAIN	^{89-1200 NAMAALANOA HWY} P.O. BOX 1015 C.C. HI 96704	baleainchoiceant@hawaii.rr.com
Dicie Hansberger	PO Box 6225 OV 96737	
Teddi Stransky	PO Box 6950 OV 96737	teddi@alohabroadband.com
Kinda Somers	PO Box 7125 DU 96737	somers@alohabroadband.net
Rurk Ward	POB 7040 OV	reward@fastnethi.com
Mary Kredel	PO Box 377457 OV	
Steve Sampson	PO Box 6305 OV	
Ladema Clark	PO Box 377422 OV	
Diene Neufeldt Heck	PO Box 6396 OV	lorenciane@alohabroadband.com
LOREN HECK	" " "	LHECK@ALOHABROADBAND.COM
RON VAN SCOY	PO Box 377362	ronvanscoy@hotmail.com
BRENDA VAN SCOY	" " "	brendavanscoy@hotmail.com
MADALYN McWinte	Sampson PO Box 6321 OV	madmclam@aol.com
Jim Stathert	P.O. Box 6144 OV 96737	✓

**PUBLIC MEETING, OCTOBER 18, 2007
 E.I.S. FOR OCEAN VIEW
 RECYCLING POINT AND CONVENIENCE CENTER
 SIGN-IN SHEET**

NAME/ORG. ADDRESS/-email RECEIVE MAILINGS/E-MAILS? [✓]

LINDA POLLARD	bhawaii@hotmail.com	894216 MANA KAKA HOLE
Phoenicia Zeller	phoenicia@alohabroadband.com	
Mary + Mary Kastle	MEKASTLE@AOL.COM	
RELL WOODWARD	FO BOX 6381, OV,	vwoodward@pol.net
Mike Smith	NO	Pump
DON NITSCHE	Lets Git her done!	
Martie Nitsche	NOW!	
Heather McNeill	—	
TIM Blakley	—	
Tom Sluder	Box 7151	HOME 98737
BRUCE COATES	OUCA	939-0733
Lynn VanLeeuwen		929-7101
Randy VanLeeuwen		"

Harry Kim
Mayor



Barbara Bell
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai`i 96720-4252

(808) 961-8083 • Fax (808) 961-8086

http://co.hawaii.hi.us/directory/dir_envmng.htm

MEDIA RELEASE

Contact: Geometrician Associates at 969-7090

OCEAN VIEW TRANSFER STATION EIS PROCESS BEGINS

On April 8, 2007 the Office of Environmental Quality Control published a notice that an EIS will be prepared for a proposed solid waste transfer station and recycling center in Ocean View, initiating a 30-day public comment period.

The environmental review process has two stages. This EIS Preparation Notice (EISPN) offers interested individuals, neighborhood groups, businesses, trade organizations, environmental and cultural groups an early opportunity to suggest topics and areas of concern to be addressed in the Draft EIS.

The second stage will commence with the publication of the Ocean View Transfer Station Draft EIS, which will contain a detailed assessment of the environment and impacts associated with the proposal. The public will have a 45- day period to review and comment on the Draft EIS.

The preparation notice can be found on the County of Hawai`i Department of Environmental Management SOLID WASTE DIVISION website and the libraries in Hilo, Kailua-Kona and Na`alehu. The last day to comment on this preparation notice is May 8, 2007. Responders should send their comments to Nelson Ho, Deputy Director of the Department of Environmental Management, 25 Aupuni Street, Hilo HI 96720.

The County conducted a wide-ranging search for candidate sites with extensive community input. One preferred site has been identified. The EIS process will continue to consider all reasonable alternative properties, as well as the No Action alternative and various strategies for residential solid waste disposal and recycling. **There will be a public meeting on the EISPN April 17, 2007 at 7 p.m. Hawaiian Ocean View Estates Community Assn. Center.**

Residents of Ocean View, a rapidly growing community with a population of 2,178 in 2000, are obliged to travel more than 12 miles to dispose of rubbish and greenwaste and to recycle. Ocean View is one of only two communities on the island with more than 2,000 residents that lacks a transfer station within 10 miles. Aside from inconvenience to residents, this lack is one factor contributing to an epidemic of illegal dumping, which poses not only a scenic blight but also a hazard to human health and environmental quality. The transfer station is now estimated to cost \$3.1 million.

Draft EIS for Ocean View transfer station released

By **BOBBY COMMAND**
Stephens Media

The Ocean View Recycling Point and Convenience Center will be a model for the "next-generation" of transfer stations and will have an integrated design maximizing efficient use and traffic flow and including space for future expansion of services.

That is the description of the facility which Hawaii County intends to locate on about half of a 9-acre parcel in the Kona South Estates, one of the subdivisions of Ocean View.

A public hearing will be held at 6 p.m. Oct. 18 at the Ocean View Community Center in Hawaiian Ocean View Estates. The draft environmental impact statement also will be available online beginning Monday.

Hawaii County Councilman Bob Jacobson, Ka'u, will attend the meeting, as will Nelson Ho, the county's deputy director of environmental management, and consultant Ron Terry of Geometrician, who assembled the EIS.

The proposed facility would consist of trash chutes, recycling bins, hazardous waste collection area, container redemption center, service roads, visual

buffer, firebreaks, signage and drainage improvements. It also may include scrap metal collection bins and a reuse area.

According to the draft EIS, Hawaii County has attempted for almost two decades to address the problem of illegal dumping in Ka'u and South Kona. County officials believe that part of the problem stems from the lack of a convenient site for waste collection.

The closest facility is now in Waiohinu, 12 miles away from Ocean View and in the opposite direction from many people who live in Ocean View and work in Kona.

However, county officials have said the selection of an appropriate site suitable to most of the community has been difficult. The site need to be large enough to accommodate the intended use as well as buffer zones, and to possess suitable land use designations, no covenants forbidding solid waste convenience centers or recycling points, good highway access, relatively few neighboring residences or sensitive land uses on or adjacent to the property, and a seller willing to provide the property for this use at market rate or lower.

"For the few sites that meet these criteria, and despite the fact that most residents support having a convenient location for a recycling point and convenience center, when actual sites are proposed," the EIS said, "few in the public desire to have the convenience center located in the near vicinity of their home, business or farm."

In 2000, a series of meetings involving the County Council, representatives for the area and various civic groups focused on finding a site in Ocean View, which had grown to become the center of population and commerce for the far southwest of the island. This effort stretched into 2003, when the County Council authorized \$1.3 million in Capital Improvement Project funds for the design, permitting and construction of

the Ocean View Convenience Center/Recycling Center.

By June 2006, South Kona and Ocean View community members convened a task force to recommend candidate sites to the DEM. The current project site was the only one of the proposed sites that fully met the criteria for advancement.

Another site was offered as a donation, but its location 3,100 feet makai of Mamalahoa Highway would have involved high road construction costs about five to six times greater than the cost of road infrastructure for alternative properties with highway frontage, more than negating the value of the property for the facility.

The draft EIS will be available to download on Monday at www.hawaii-county.com/directory/dir_envmng.htm.

Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka'u District, Hawai'i Island, State of Hawai'i
TMK (3rd): 9-2-150:060**

County of Hawai'i Department of Environmental Management

Appendix 2

Oguss Property Materials

Harry Kim
Mayor



Barbara Bell
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 27, 2007

Dr. Carl Oguss
P. O. Box 11430
Hilo, HI 96721

Subject: Ocean View Transfer Station Center Alternative Site
TMK 9-2-150:01

Dear Dr. Oguss,

Thank you for meeting with Environmental Consultant Ron Terry and me on April 20, 2007, to discuss the possibility of donating some of your property to the County for use as a transfer station and recycling center. As you know, the County has been researching alternative sites for some time.

After meeting with you and getting further information about your property (specifically TMKs 9-2-150: 1, 2, 9 and 10), we now realize that one of the reasons these particular properties did not surface on earlier short lists was the lack of any road infrastructure from Highway 11. The unique situation of having land donated would allow us to expend some of the money planned for land acquisition towards road construction which means that use of this property may be practical.

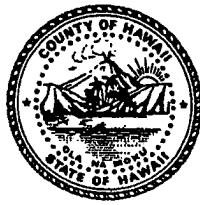
After analysis by our environmental consultant of the various properties that make up your holdings, it appears that the most suitable property is TMK 9-2-150:01. This property has highway frontage, appears to be designated in the General Plan for Urban Expansion and has minimal adjacent property activity. No record of homes or building permits for adjacent properties other than one commercial structure is on the County Real Property Tax database. Our interest is in the whole parcel, or if that is not possible, the upper nine acres of the parcel.

For the County to expend resources towards the investigation of the properties that would be added to the Environmental Impact Statement (EIS) now underway, we need a signed limited right-of-entry (LROE) permit to conduct site suitability studies on the TMK 9-2-150:01 parcel. We have attached a LROE form that we have used with other landowners during this process.

Hawai'i County is an equal opportunity provider and employer.

3-7-07

Harry Kim
Mayor



Barbara Bell
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street, Room 210 • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
email: cohdem@co.hawaii.hi.us

LIMITED RIGHT-OF-ENTRY PERMIT

Carl Oguss, the legal owner of TMK 9-2-150:001, grant a right-of-entry to the Hawai'i County Department of Environmental Management, whose mailing address is 25 Aupuni Street, Hilo, Hawaii 96720, phone (808) 961-8083, fax (808) 961-8086, and any subconsultants or subcontractors acting on its behalf as part of the South Kona/Ocean View Solid Waste Transfer Station project, as Permittee to engage in the following activity:

To conduct site suitability and environmental studies.

Date(s): April 28, 2007 through July 31, 2007
Time(s): Sunrise to Sunset (reasonable daylight hours)
Location(s): South Kona, Hawai'i
TMK(s): 9-2-150:001
Fee: Gratis
Special Conditions: This permit is non-transferable.

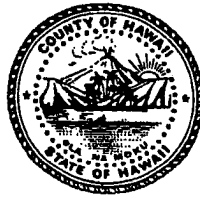
The permission granted shall not extend to any other organization or person, and only provides a limited right-of-entry license for the stated activity pursuant to the terms and conditions stated above.

APPROVED

By: _____
Carl Oguss or authorized representative
Of property owners

Date: _____

Harry Kim
Mayor



Bobby Jean Leithead-Todd
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street • Hilo, Hawai'i 96720-4252

(808) 961-8083 • Fax (808) 961-8086

http://co.hawaii.hi.us/directory/dir_envmng.htm

May 16, 2007

Dr. Carl Oguss
P. O. Box 11430
Hilo, HI 96721

Subject: Ocean View Transfer Station Center Alternative Site TMK 9-2-150:01

Dear Dr. Oguss,

Thank you for returning the Limited Right of Entry and the basic understandings documents on May 3, 2007. In them you made a counter offer of TMK parcels 9-2-150:003 or :008 of your Ka'u holdings to the County of Hawai'i for consideration and use as a transfer station and recycling center.

The department has since acquired an estimate on road infrastructure costs. As I said in a subsequent phone call to you, the rough calculation for building 3,100 feet to either parcel is about \$1.9 million. While your donation of up to 21 acres would offset the County's purchase of 9 acres of site 150-60 or another nearby parcel (worth \$300,000 for discussion purposes), the estimated road building costs for parcels adjacent to Highway 11 would be closer to \$150,000.

The department has also been reviewing your suggestion of using the private roadways of the adjacent Hawaiian Ranchos Subdivision as access to your two parcels. This brings up the added burden, of either you or the County, of gaining legal permission and making the roads public (to allow the public going to the transfer station legal access). It may not be that easy to get the subdivision landowners' permission to increase the traffic on their roads. There is also the cost of maintaining more than 3,100 feet of roadway. Most people are not aware that improving a substandard road often means digging up the existing asphalt and laying a new road bed foundation under it. That could be almost as expensive as starting from the bare lava of your parcels.

2200 A

The department continues to believe that the most suitable property to compare with site 150-60 in the draft environmental impact statement process is TMK 9-2-150:01. Is it possible for you to reconsider and offer a donation of 9 acres of that parcel? As an alternative, are there any other cost sharing ideas that you can offer that would bring down the infrastructure costs to a reasonable figure?

We thank you for your generous offer and certainly understand if you wish to stand firm on your counterproposal. We would appreciate your response in writing by May 25, 2007. If you have any questions, please do not hesitate to contact me at 961-8083.



Nelson Ho
DEPUTY DIRECTOR

cc: Harry Kim, Mayor
Bobby Jean Leithead-Todd, Director
Ron Terry, PhD, Geometrician Associates, LLC

Original Message-----

From: Coguss3@cs.com [mailto:Coguss3@cs.com]

Sent: Friday, May 25, 2007 12:11 PM

To: Ho, Nelson

Subject: (no subject)

May 25th, 2007

Aloha Deputy Director Ho,

I have met with the members of the Ocean View Development Corp., the Ocean View Chamber of Commerce, and the Ocean View Community Association, and after careful discussion have concluded that a transfer station is not the best use of 9 acres of lot #150-001.

They understand that the cost of a road in might make lots #150-003 or 008 unacceptable to the City Council, but think that they should consider it and the assistance this road would give to the community's immediate development should be given significant weight, especially since we get so little for our tax dollars down in Ocean View (i.e., the feeling is that they owe us something for our money and we have serious needs) and I am willing to donate land to services and nonprofits to help them then get established, but do not have money for a privately built road at this time. The County is, by contrast, flush with funds from RE taxes and transactions. It's a good time for them to invest in the future of what will be their third largest community.

The conclusion is consistent with our first meeting when I said I'd donate land in a part of my subdivision that did not interfere with our other predictable development needs and we discussed lots a few blocks from the highway having the added advantage of not having current neighbors (who might complain).

I considered selling you 9 acres in #150-001 and using the money to start development, but still feel that the best use of highway frontage property is for things people need daily or are needed by passing tourists. A transfer station is much needed, but it need not be right on the highway in the center of town, and almost never are anywhere in the world.

So, my offer stands as previously stated. Unfortunately, I am "cash poor" and not in a position to help the County offset the cost of needed infrastructure more than I am already doing by gifting the value of the land itself.

Mahalo,

Dr. Carl F. Oguss

May 25, 2007

Aloha Dr. Oguss,

Thank you for your generous donation offer of lots #150-003 or 008. At this point, we will discuss and evaluate this offer in the Ocean View Transfer Station draft EIS, albeit on a less intensive level. They are less desirable to the department because of the extra road development costs and greater number of adjacent small parcels of land.

I did a site inspection of your two parcels along the highway. They are beautifully forested with native trees. We certainly understand that you wish to remain firm on your counterproposal. We appreciate that you responded today so we could continue with our draft EIS process.

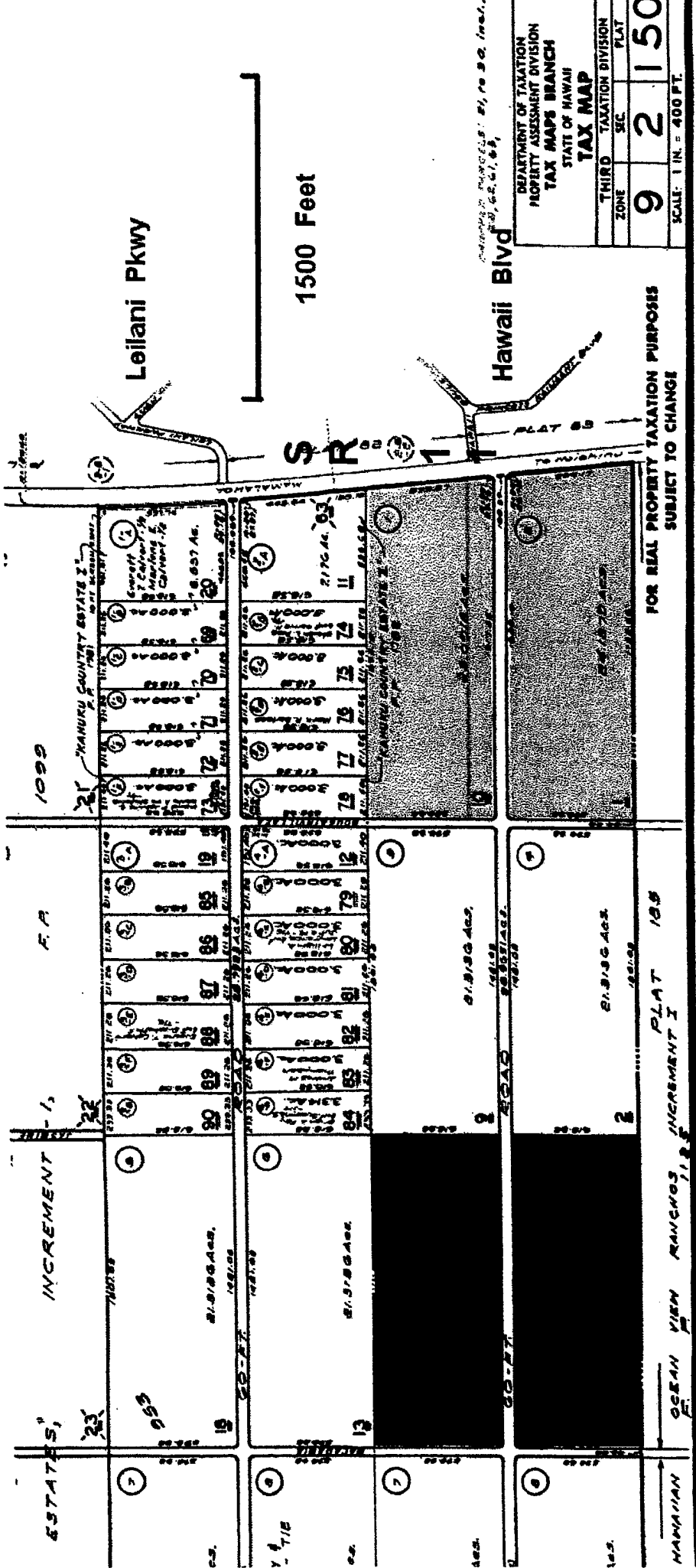
Mahalo for your efforts to build a better community,

Nelson Ho

.....
Nelson Ho, Deputy Director
County of Hawai'i
Department of Environmental Management

New Address: Puainako Town Center
2100 Kanoelehua Avenue
Hilo, Hawai'i 96720

Phone: 808.961.8083 Fax: 808.981.2092
Email Address: nho@co.hawaii.hi.us <<mailto:nho@co.hawaii.hi.us>>
Hawai'i County is an equal opportunity provider and employer



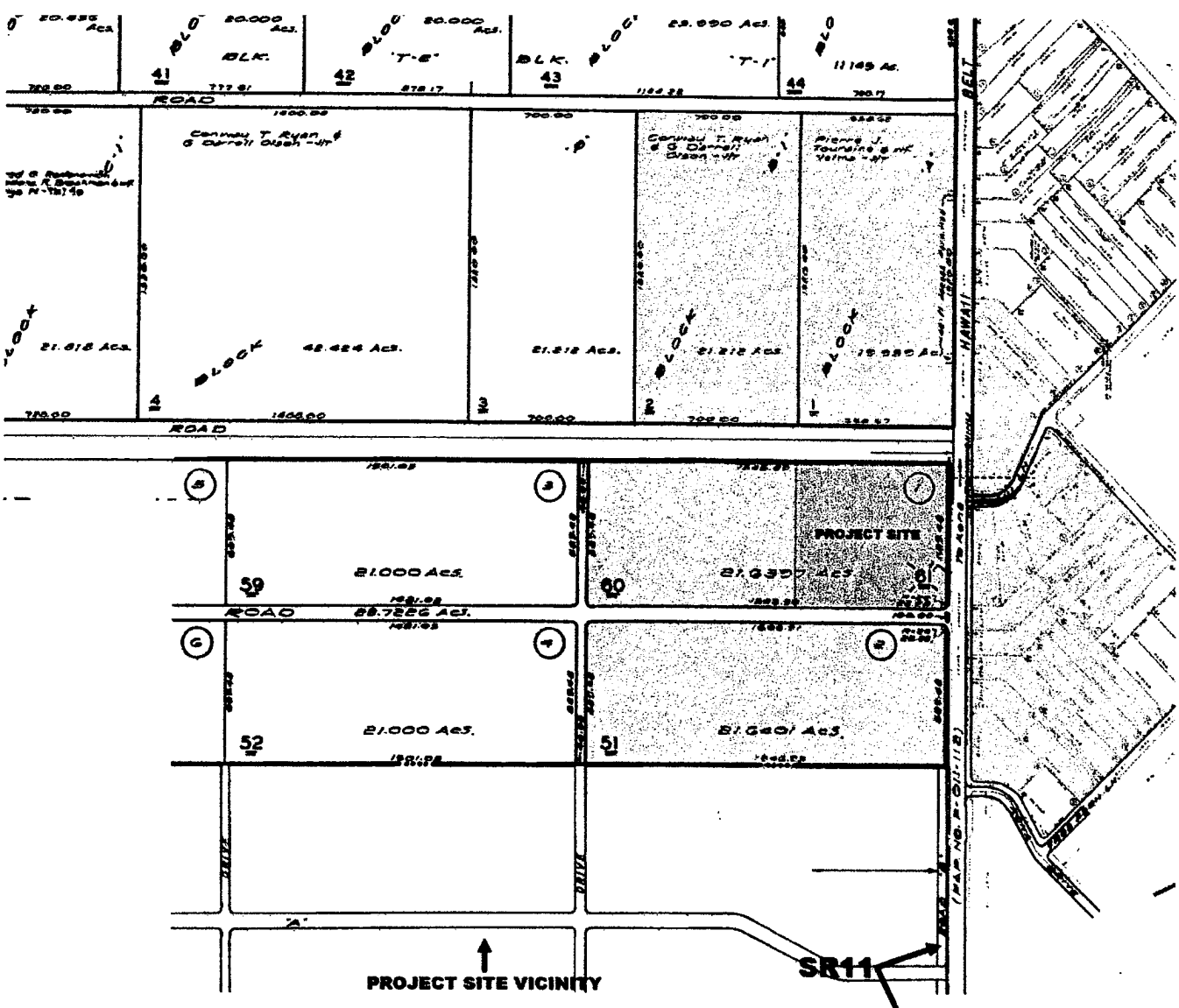
Properties Offered by Dr. Oguss

Oguss Properties of Interest to County

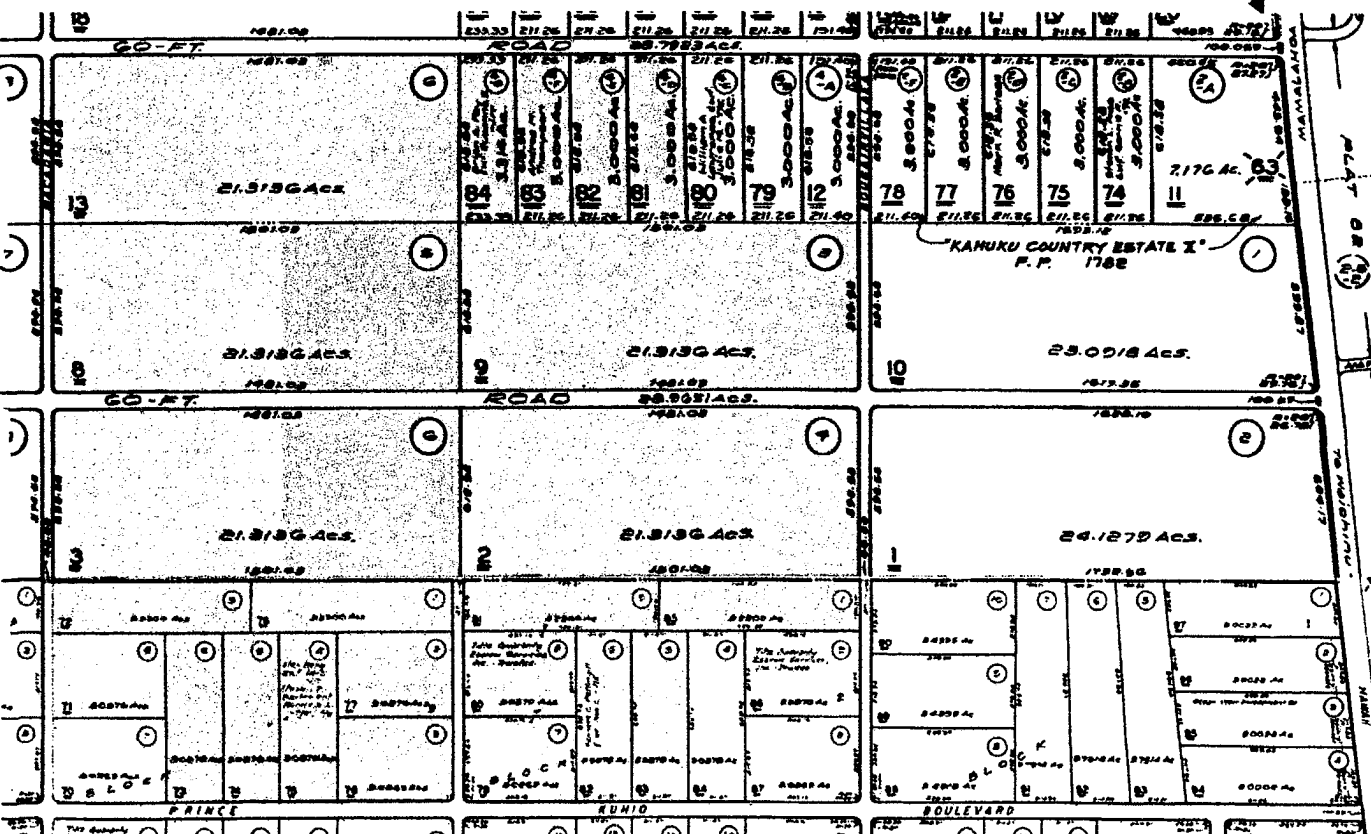
Engineer's Preliminary Detail Estimate

Source: Hawaii County DPW. Estimate done without topo map or detailed construction plan.

ITEM NO.	CONTRACT ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Roadway Excavation including Embankment	11,500	C.Y.	\$30.00	\$ 345,000.00
	Installation, Maintenance, Monitoring, and Removal of BMP	L.S.	L.S.	L.S.	\$ 40,000.00
	Aggregate Base	2,000	C.Y.	\$75.00	\$ 150,000.00
	Aggregate Subbase	1,200	C.Y.	\$75.00	\$ 90,000.00
	Drywells	12	Ea	\$30,000.00	\$ 360,000.00
	HMA Pavement, Mix No. IV	1,900	Tons	\$250.00	\$ 475,000.00
	Single 4-Inch Pavement Striping (Thermoplastic Extrusion)	6,200	L.F.	\$3.00	\$ 18,600.00
	Double 4-Inch Pavement Striping (Thermoplastic Extrusion)	3,100	L.F.	\$4.50	\$ 13,950.00
	Mobilization (Not to exceed 10 percent of the sum of all items excluding bid price of this item and force account items)		L.S.	L.S.	\$ 100,000.00
	Subtotal - Contract Items				\$1,592,550.00
	Contingencies (5%)				\$79,627.00
	Subtotal				\$1,672,177.00
	Construction Engineering (15%)				\$250,826.00
	Total				\$1,923,003.00



OGUSS PROPERTIES VICINITY



Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka'u District, Hawai'i Island, State of Hawai'i
TMK (3rd): 9-2-150:060**

County of Hawai'i Department of Environmental Management

Appendix 3

Archaeological Report

RECHTMAN CONSULTING

HC 1 Box 4149 • Kea'au, Hawai'i 96749
phone: (808) 966-7636 • (808) 966-6235
toll free fax: (800)406-2665 • e-mail: brechtman@aol.com

July 11, 2007

RC-0471

Melanie Chinen, Administrator
DLNR-SHPD
Kakuhikewa Building Room 555
601 Kamokilo Blvd.
Kapolei, HI 96707

Dear Melanie:

At the request of Ron Terry, Ph.D., Rechtman Consulting LLC performed an archaeological investigation of a roughly 21 acre parcel along Māmalahoa Highway in the Kona South Estates Subdivision, Kahuku Ahupua'a, Ka'u District, Island of Hawai'i (Figure 1). This area is the location of a proposed County of Hawai'i Solid Waste Transfer Station and Recycle Center. Although the proposed facility will occupy only about nine acres of the *mauka* portion of TMK:3-9-2-150:060 (Figure 2) the entire parcel was subject to investigation as part of this study. The study area is at an elevation ranging from 1,800 feet (549 meters), to 1,900 feet (579 meters) above sea level. The ground surface is exposed 'a'ā and *pāhoehoe* that emanated from Mauna Loa between 750–1,500 years ago (Wolfe and Morris 1996). There is little to no soil development (Figure 3). The vegetation within the project area (Figure 4) is best classified as 'Ōhi'a Lowland Mesic Forest (Gagne and Cuddihy 1990); and consists of a scattered canopy of sparse native forest dominated by 'ōhi'a *lehua* (*Metrosideros polymorpha*), *māmāne* (*Sophora chrysophylla*), 'A'ali'i (*Dodonea viscosa*), *lama* (*Diospyros sandwichensis*), *hō'awa* (*Pittosperum af. Confertiflorum*), 'ulei (*Osteomeles anthyllidifolia*), *māmaki* (*Pipturus albidus*), *alahe'e* (*Psydrax odoratum*) and 'ākia (*Wikstroemia phillyreifolia*); with an understory of sedge *Mariscus hillebrandii*, 'ala'alawainui (*Peperomia leptostachya*), 'uhaloa (*Waltheria indica*), and a number of other ferns, herbs, and grasses.

Despite its rough and forbidding appearance, ethnographic and early historic accounts clearly indicate that Kahuku was once an active and settled area. Its coastline was noted as a fine fishing ground and even attracted Kamehameha I (Silva 1987:D-4). Fishermen and their families must once have inhabited the coastal region in significant numbers. A large scale archaeological survey conducted at Pohue Bay in 1987 confirms the relatively intensive use of the coastal region (Haun and Walker 1987). This survey of 3,360 acres produced 298 sites with 1,144 features in distributions that were described as "fairly dense concentrations along the coast" (1987:ii). A variety of site types were identified including C, U and L shaped walls, enclosures, platforms, terraces, cairns, linear and curved walls, petroglyphs, lava tubes and blisters, mound alignments, *pāhoehoe* excavations, anchialine ponds, overhangs, and other modified areas.

Moving away from the coast, the more inland and upslope areas were utilized for dispersed dry-land agriculture and habitation. Planting or clearing mounds, trails, house platforms, *ahu*, and walls are likely present in this zone. The far upland areas of Kahuku were apparently not inhabited on a permanent basis. Inhabitants born in the early 1800s report that upland areas were noted for bird hunting, wood procurement (sandalwood and *koa*), goat hunting, and gathering fern *pulu* (Silva 1987).

Following the *Māhele*, Kahuku Ahupua'a was awarded to W. P. Leleiokoku [LCAw. 9971]. His holdings passed to Ruth Ke'elikolani and thence to Pauahi Bishop. There were a few *kuleana* Land Commission Awards within Kahuku near the coast and near the *ala loa*. No individual awards were made in the vicinity of the project area. During the late nineteenth century improvements to the *ala loa* were undertaken to establish a good road from Kona to Ka'ū. Portions of this old road parallel the current Māmalahoa Highway and consist of both single and two track paths and improved graveled/cindered roadways.

Archaeological research in Kahuku Ahupua‘a has been most intensive on the coast, particularly Pohue Bay. The earliest work conducted at Pohue Bay was conducted under the aegis of the Bernice Pauahi Bishop Museum by such figures as W.J. Bonk, Y.H. Sinoto, V. Hansen, J. Halley Cox, and Roger Green. Although much of this research was never published, field notes remain on file at the Bishop Museum. In sum, a number of sites were identified at Pohue Bay including walled house sites, burial platforms, cave shelters, trails, anchialine ponds, and petroglyphs. Cox also reports several hundred petroglyphs in the Pohue Bay area (Cox and Stasack 1970:80, 82). In 1965, L. Soehren excavated at two cave-shelters southeast of Pohue Bay at Kahakahakea, one of which produced a radiocarbon date ranging from the 1300s to the 1400s (Soehren 1966). Subsequent large-scale survey by Haun and Walker (1987) has been mentioned above.

Work in upland areas of Kahuku has been much more infrequent and more recent; Rechtman Consulting conducted four surveys (Desilets and Rechtman 2004; Rechtman 2000; 2002a, 2002b). In April 2000, a portion of a one-acre parcel at the upper limits of Hawaiian Ocean View Estates Subdivision was surveyed. The parcel was situated on a 1907 flow and produced no cultural remains. Later, in January 2002, a 2.5-acre parcel along Kohala Blvd. was surveyed. A lava tube was discovered on the property and only modern era items were found. No other cultural remains were recorded during that study. In 2004, a 66.5 acre parcel was studied as a possible County Transfer Station site along the “Road to the Sea.” This project area is at an elevation similar to that of the current study area and situated just north of the current study parcel. No archaeological resources were identified during that study.

On April 2, 2007, Robert B. Rechtman, Ph.D. and Matthew R. Clark, B.A. performed a field survey of the entire project area, the limits of which were defined by existing bulldozed subdivision roadways. A graded road also bisects the project area (Figure 5), and the south side of the parcel is actively used for illegal rubbish disposal (Figure 6). No historic properties were observed anywhere on the surface of the study parcel. It is therefore concluded that the development of the Solid Waste Transfer Station and Recycle Center will not impact any known archaeological resources. Based on these negative findings, on behalf of our client, we are requesting that DLNR-SHPD issue a written determination of “no historic properties affected” in accordance with HAR 13§13-284-5(b)1.

Should you require further information, or wish to visit the project area, please contact me directly.

Respectfully,



Bob Rechtman, Ph.D.

References Cited

- Cox, J.H., and E. Stasack
1970 *Hawaiian Petroglyphs*. B. P. Bishop Museum Special Publication No. 60. B. P. Bishop Museum, Honolulu.
- Gagné, W., and L. Cuddihy
1990 Vegetation IN *Manual of the Flowering Plants of Hawaii*, Volume 1:45–114. Bishop Museum Special Publication 83. University of Hawaii Press, Bishop Museum Press, Honolulu. (W. Wagner, D. Herbst, and S. Sohmer, eds.)
- Haun A., and A. Walker
1987 Archaeological Reconnaissance Survey, Hawaiian Riviera Resort Project Area, Land of Kahuku, Ka‘u District, Island of Hawaii. PHRI Report 308-060487. Prepared for Palace Development Corporation and Hawaii Ka‘u Aina Partnership.

- Rechtman, R.
2000 Archaeological survey of a portion of a parcel at the upper limits of Hawaiian Ocean View Estates (HOVE) Subdivision (TMK:3-9-2-149:052), Kahuku Ahupua'a, Ka'u District, Island of Hawai'i Rechtman Consulting letter report RC-0002 (HOVE). Prepared for Roy A. Vitousek, Kailua-Kona, Hawai'i.
- 2002a Archaeological Investigation of a Roughly 2.5 Acre Parcel along Kohala Blvd in the Hawaiian Ranchos Subdivision (TMK:3-9-2-197:001), Kahuku Ahupua'a, Ka'u District, Island of Hawai'i. Rechtman Consulting letter report RC-0107. Prepared for William Keoni Fox, American Tower Corporation, Honolulu, Hawai'i.
- 2002b Due diligence study for an archaeological survey of an AT&T Wireless cell tower site on TMK:3-9-2-184:4, Kona Kai subdivision, Kahuku Ahupua'a, Ka'u District, Island of Hawaii. Rechtman Consulting Project RC-0091. Field study performed for Jerry Erickson, AT&T Wireless, Kea'au.
- Silva, C.
1987 "Appendix D: Historical Documentary Research." IN Haun and Walker 1987:D-1-18.
- Soehren, L.
1966 Hawaii Excavations: 1965. Typed manuscript, B.P. Bishop Museum, Honolulu.
- Wolfe, E., and J. Morris
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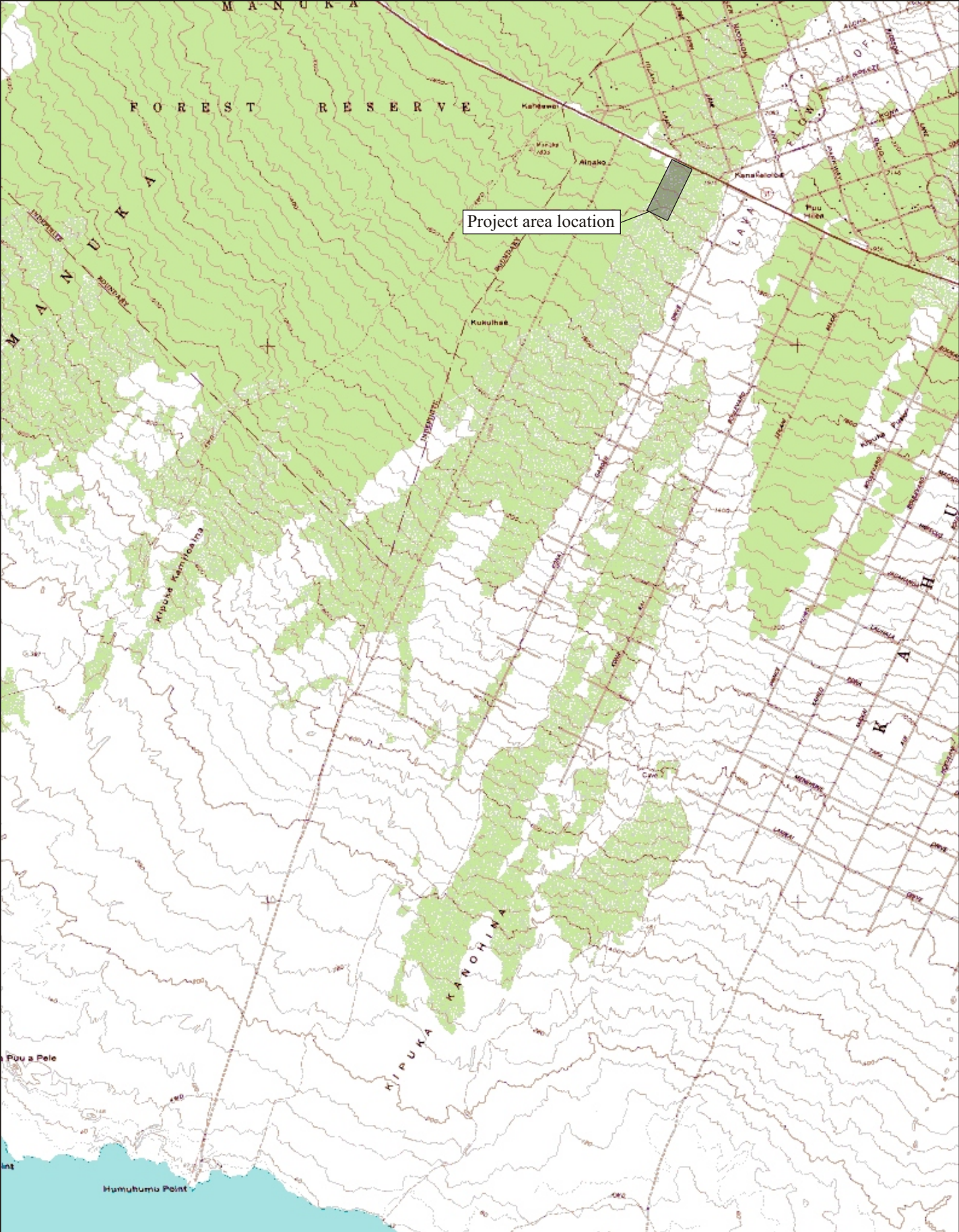


Figure 1. Project area location.



Figure 3. Typically 'a' 'ā landscape in un-vegetated portions the study parcel.



Figure 4. Typical vegetation within the study parcel.



Figure 5. Bulldozed road coursing through the central portion of the study parcel.



Figure 6. Illegally dumped rubbish along the southern edge of the parcel.

Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka'u District, Hawai'i Island, State of Hawai'i
TMK (3rd): 9-2-150:060**

County of Hawai'i Department of Environmental Management

Appendix 4

Traffic Impact Assessment Report

Phillip Rowell and Associates

47-273 'D' Hui Iwa Street

Kaneohe, Hawaii 96744

Phone: (808) 239-8206

FAX: (808) 239-4175

Email: prowell@hawaiiintel.net

July 13, 2007

Mr. Ron Terry
Geometrician Associates
P.O. Box 396
Hilo, HI 96721

Re: Traffic Impact Assessment Report
Proposed Ocean View Transfer Station and Recycling Center
Kau District, Island of Hawaii, State of Hawaii
TMK (3rd): 9-2-150:060

Dear Mr. Terry:

Phillip Rowell and Associates have prepared the following Traffic Impact Assessment Report for the proposed Ocean View Transfer Station and Recycling Center. The report is presented in the following format:

- A. Project Location and Description
- B. Purpose and Objective of Study
- C. Methodology
- D. Description of Existing Streets and Intersection Controls
- E. Existing Peak Hour Traffic Volumes
- F. Level-of-Service Concept
- G. Existing Levels-of-Service
- H. 2010 Background Traffic Projections
- I. Project Trip Generation
- J. 2010 Background Plus Project Traffic Projections
- K. Impact Analysis of 2010 Conditions
- L. Mitigation
- M. Other Issues
- N. Summary and Conclusions

A. Project Location and Description

The proposed project is located along the south side of SR 11 in the Ocean View area of the Island of Hawaii in the vicinity of milepost 79. The site is opposite the intersection of SR 11 with Iolani Lane.

A complete description of the project is provided in the Environmental Impact Statement Preparation Notice, a copy of which is provided as [Attachment A](#).

Access to and egress from the project will be via a new driveway along the south side of SR 11. All traffic will access and egress the site via this new driveway. There are two potential locations for this driveway. The first, Plan A, is opposite Iolani Lane. The second, Plan B, is approximately 500 feet east of Iolani Lane. See [Attachment B](#) for a diagram of Plan A and [Attachment C](#) for a diagram of Plan B.

B. Purpose and Objective of Study

1. Quantify and describe the traffic related characteristics of the proposed project.
2. Identify potential deficiencies adjacent to the project that will impact traffic operations in the vicinity of the proposed project.

C. Methodology

1. *Define the Study Area*

The intersections to be analyzed were determined based upon our experience with other projects in the vicinity. Accordingly, the study area is limited to the intersection of SR 11 at Iolani Lane and the project Driveway.

2. *Analyze Existing Traffic Conditions*

Existing traffic volumes at the study intersections were estimated from State of Hawaii Department of Transportation traffic data. The intersection configurations and right-of-way controls were determined from a field reconnaissance of the area. Existing traffic operating conditions of the study intersection were determined using the methodology described in the 2000 *Highway Capacity Manual* (HCM) ¹.

3. *Estimate Horizon Year Background Traffic Projections*

Background traffic conditions are defined as future traffic conditions without the proposed project. It was assumed that the life of the project will be approximately 20 years. Therefore, 2027 was used as the horizon year. Background traffic volumes were projected for 2027 by expanding existing traffic volumes by a growth factor estimated from historical traffic growth along SR 11.

4. *Estimate Project-Related Traffic Characteristics*

The number peak-hour traffic that the proposed project will generate was estimated using standard trip generation procedures outlined in the *Trip Generation Handbook*² and data provided in *Trip Generation*³. These trips were then distributed and assigned based on the available approach and departure routes and trip distribution data from other recently completed traffic studies in the area.

¹ *Highway Capacity Manual*, Institute of Transportation Engineers, Washington, D.C., 2000

² *Trip Generation Handbook*, Institute of Transportation Engineers, Washington, D.C., 1998

³ *Trip Generation*, Institute of Transportation Engineers, Washington, D.C., 2003

5. Analyze Project-Related Traffic Conditions

The project-related traffic was then superimposed on 2027 background traffic volumes at the study intersections and driveways. The HCM methodology was used again to conduct a level-of-service analysis for background plus project conditions. The purpose of this analysis was to identify potential operational deficiencies in the vicinity of the proposed project.

D. Description of Existing Streets and Intersection Controls

In the vicinity of the project, SR 11 is a two-lane, two-way State highway with an east-west orientation. There are not separate left turn lanes at the intersections in the area and there are no acceleration or deceleration lanes. The posted speed limit along the pertinent section of SR 11 is 55 miles per hour.

Iolani Lane is a two-lane, two-way local collector street intersecting the north side of SR 11. The intersection is unsignalized.

E. Existing Peak Hour Traffic Volumes

The east-west traffic along SR 11 was estimated from State of Hawaii Department of Transportation *Traffic Summaries*. The latest counts available indicated that the ADT along SR 11 in the vicinity of the project was 3012 vehicles per day in 2002. Between 1994 and 2002, traffic increased an average of 3.2% per year. The 2002 traffic volumes were increased by 3.2% per year for 5 years, or 17%, to account for traffic growth from 2002 to 2007. The result of this analysis is that the estimated 2007 average daily traffic volume along the subject section of SR 11 is 3,535 vehicles per day.

The State of Hawaii Department of Transportation *Traffic Summaries* also provided data with which to estimate the peak hourly traffic volumes. 8.0% of the daily traffic occurs during the morning peak hour and 9.0% of the daily traffic occurs during the afternoon peak hour. Using these factors, the morning peak hourly volume is 280 vehicles per hour and the afternoon peak hourly volume is 315 vehicles per hour. Existing peak hour volumes using the intersection of SR 11 at Iolani Lane are summarized in [Attachments B and C](#).

Based on the available data and field observations, traffic turning into and out of Iolani Lane is negligible. In order to perform a level-of-service analysis, five (5) vehicles per hour were assigned to the turning movements at the intersection of SR 11 at Iolani Lane.

F. Level-of-Service Concept

"Level-of-Service" is a term which denotes any of an infinite number of combinations of traffic operating conditions that may occur on a given lane or roadway when it is subjected to various traffic volumes. Level-of-service (LOS) is a qualitative measure of the effect of a number of factors which include space, speed, travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience.

There are six levels-of-service, A through F, which relate to the driving conditions from best to worst, respectively. The characteristics of traffic operations for each level-of-service are summarized in [Table 1](#). In general, LOS A represents free-flow conditions with no congestion. LOS F, on the other hand, represents severe congestion with stop-and-go conditions. Level-of-service D is typically considered acceptable for peak hour conditions in urban areas.

Corresponding to each level-of-service shown in the table is a volume/capacity ratio. This is the ratio of either existing or projected traffic volumes to the capacity of the intersection. Capacity is defined as the maximum number of vehicles that can be accommodated by the roadway during a specified period of time. The capacity of a particular roadway is dependent upon its physical characteristics such as the number of lanes, the operational characteristics of the roadway (one-way, two-way, turn prohibitions, bus stops, etc.), the type of traffic using the roadway (trucks, buses, etc.) and turning movements.

Table 1 Level-of-Service Definitions for Signalized Intersections⁽¹⁾

Level of Service	Interpretation	Volume-to-Capacity Ratio ⁽²⁾	Stopped Delay (Seconds)
A, B	Uncongested operations; all vehicles clear in a single cycle.	0.000-0.700	<20.0
C	Light congestion; occasional backups on critical approaches	0.701-0.800	20.1-35.0
D	Congestion on critical approaches but intersection functional. Vehicles must wait through more than one cycle during short periods. No long standing lines formed.	0.801-0.900	35.1-55.0
E	Severe congestion with some standing lines on critical approaches. Blockage of intersection may occur if signal does not provide protected turning movements.	0.901-1.000	55.1-80.0
F	Total breakdown with stop-and-go operation	>1.001	>80.0

Notes:
 (1) Source: *Highway Capacity Manual*, 2000.
 (2) This is the ratio of the calculated critical volume to Level-of-Service E Capacity.

Like signalized intersections, the operating conditions of intersections controlled by stop signs can be classified by a level-of-service from A to F. However, the method for determining level-of-service for unsignalized intersections is based on the use of gaps in traffic on the major street by vehicles crossing or turning through that stream. Specifically, the capacity of the controlled legs of an intersection is based on two factors: 1) the distribution of gaps in the major street traffic stream, and 2) driver judgement in selecting gaps through which to execute a desired maneuver. The criteria for level-of-service at an unsignalized intersection is therefore based on delay of each turning movement. [Table 2](#) summarizes the definitions for level-of-service and the corresponding delay. A subsequent calculation to determine an overall LOS was made, and these results are presented in tables to summarize traffic conditions using parameters similar to those used for signalized intersections.

Table 2 Level-of-Service Definitions for Unsignalized Intersections⁽¹⁾

Level-of-Service	Expected Delay to Minor Street Traffic	Delay (Seconds)
A	Little or no delay	<10.0
B	Short traffic delays	10.1 to 15.0
C	Average traffic delays	15.1 to 25.0
D	Long traffic delays	25.1 to 35.0
E	Very long traffic delays	35.1 to 50.0
F	See note (2) below	>50.1

Notes:
 (1) Source: *Highway Capacity Manual*, 2000.
 (2) When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvement of the intersection.

G. Existing Levels-of-Service

The existing levels-of-service were estimated using the methodology described in the *Highway Capacity Manual*. The results of the level-of-service analysis of existing conditions are summarized in [Table 3](#).

Table 3 Existing Levels-of-Service - SR 11 at Iolani Lane

Intersection and Movement	AM Peak Hour		PM Peak Hour	
	Delay ¹	LOS ²	Delay	LOS
SR 11 at Iolani Lane				
Eastbound Left & Thru	7.8	A	7.5	A
Southbound Left & Right	10.5	B	10.3	B

NOTES:

- (1) Delay in seconds per vehicle.
- (2) LOS denotes Level-of-Service calculated using the operations method described in Highway Capacity Manual. Level-of-Service is based on delay.

H. 2027 Background Traffic Projections

2027 background traffic projections are defined as future background traffic conditions without the proposed project. Background traffic projections were estimated by expanding the existing traffic volumes by the appropriate growth factor.

Based on historical traffic data contained in State of Hawaii Department of Transportation's *Traffic Summaries*, traffic along the subject section of SR has increased 3.2% per year since 1994. This growth rate was used to estimate the background growth between 2007 and 2027, which is the design year for this project. The growth factor was calculated to be 1.88 using the following formula:

$$F = (1 + i)^n$$

where F = Growth Factor

i = Average annual growth rate, or 0.032

n = Growth period, or 20 years

This growth factor was applied to all traffic movements at the study intersection. The 2027 background traffic projections are shown in [Attachments B and C](#).

I. Project Trip Generation

Future traffic volumes generated by the project were estimated using the procedures described in the *Trip Generation Handbook*⁴ and data provided in *Trip Generation*⁵. There is no trip generation data for refuse transfer and recycling centers in *Trip Generation*. In cases where the standard references have to data, the *Trip Generation Handbook* recommends that a trip generation study be performed for a comparable facility in a comparable community. Based on discussions with the Department of Environmental Management, it was determined that the existing waste transfer station in Waimea is comparable to the proposed Ocean View Transfer Station and Recycling Center. The populations of the two areas are comparable and the size of the transfer stations are comparable.

⁴ Institute of Transportation Engineers, *Trip Generation Handbook*, Washington, D.C., 1998, p. 7-12

⁵ *Trip Generation*, Institute of Transportation Engineers, Washington, D.C., 2003

Personnel of the Department of Waste Management conducted a count of the number of vehicles entering the Waimea Transfer Station between Friday, April 27, 2007 and Tuesday, May 1, 2007. The number of vehicles entering the station was recorded by 30-minute intervals. The data recorded is provided as [Attachment D](#).

The peak morning and afternoon traffic entering the Waimea Transfer Station was 72 vehicles per hour during the morning peak hour and 62 vehicles per hour during the afternoon peak hour. The peak hourly volume counted was used regardless of the day of the week in order to use the maximum number of vehicles for the traffic impact analysis.

It was assumed that all vehicles would enter and leave the transfer station within one hour. This means that the number of vehicles exiting the station during the peak hour will equal the number of vehicle entering the station during the peak hour.

It was estimated that the traffic entering and exiting the station will increase at the same rate as the adjacent population increases. 1990 and 2000 Census data for Ocean View indicated that the population of Ocean View decreased between 1990 and 2000. Therefore, instead of using data for Ocean View, a population growth rate was estimated from Census data for Naalehu, which is the nearest community for which Census data indicating a population increase was available. The data for Naalehu indicated a population increase of 2.14% per year between 1990 and 2000. Using this growth rate, it was estimated that the population, and therefore the traffic using the transfer station will increase 88% from 2007 to 2027. This growth factor was applied to the 2007 traffic estimates.

Lastly, it was assumed that 35% of the trips into and out of the transfer station would be pass-by trips. This means that 35% of the trips into and out of the project will be drivers that are traveling along SR 11 for another purpose in addition to traffic taking refuse to the transfer station.

J. 2027 Background Plus Project Projections

Background plus project traffic conditions are defined as 2027 background traffic conditions plus project generated traffic. The project generated traffic was distributed and assigned based on the existing approach and departure pattern of traffic along the adjacent section of SR 11. The project trip assignments are shown in [Attachments B and C](#).

2027 background plus project traffic projections were estimated by superimposing the peak hourly traffic generated by the proposed project on the 2027 background (without project) peak hour traffic projections. This assumes that the peak hourly trips generated by the project coincide with the peak hour of the adjacent street. This represents a worse-case condition. The resulting 2027 background plus project peak hour traffic projections are shown in [Attachments B and C](#).

K. Impact Analysis of 2027 Conditions

The impacts of the project were assessed by performing a level-of-service analysis of the project's entrance along SR 11.

Level-of-Service Analysis

The level-of-service analysis was performed using the following assumptions:

1. An assessment of the need for a westbound left turn lane for traffic turning left into the project was performed using the guidelines described in *Evaluating Intersection Improvements*⁶. This assessment

⁶ Transportation Research Board, *NCHRP Report 457, Evaluating Intersection Improvements*, 2001, p. 21 & 22.

determined that a separate left turn lane was needed for westbound to southbound left turns. Therefore, it was assumed that a westbound left turn lane will be provided.

2. An assessment of the need for a eastbound left turn lane for traffic turning left into lolani Lane was also performed using the guidelines described in *Evaluating Intersection Improvements*. This assessment determined that a separate left turn lane was not needed.
3. The intersection of SR 11 at the project's entrance will be unsignalized.

The results of the level-of-service analysis of 2027 conditions, Plan A, are summarized in [Table 4](#). Shown in the table are the delays and levels-of-service of each controlled movement. As shown all movements will operate at Level-of-Service C, or better.

Table 4 2027 Levels-of-Service - Plan A

Intersection and Movement	AM Peak Hour		PM Peak Hour	
	With Project		With Project	
	Delay ¹	LOS ²	Delay	LOS
SR 11 at lolani Lane & Project Entrance				
Eastbound Left, Thru & Right	8.5	A	7.8	A
Westbound Left	7.9	A	8.9	A
Northbound Left, Thru & Right	19.1	C	24.4	C
Southbound Left, Thru & Right	19.7	C	21.4	C

NOTES:

(1) Delay in seconds per vehicle.

(2) LOS denotes Level-of-Service calculated using the operations method described in Highway Capacity Manual. Level-of-Service is based on delay.

The results of the level-of-service analysis of 2027 conditions, Plan B, are summarized in [Table 5](#). Shown in the table are the delays and levels-of-service of each controlled movement. As shown all movements will operate at Level-of-Service C, or better.

Table 5 2027 Levels-of-Service - Plan B

Intersection and Movement	AM Peak Hour		PM Peak Hour	
	With Project		With Project	
	Delay ¹	LOS ²	Delay	LOS
SR 11 at lolani Lane				
Eastbound Left & Thru	8.6	A	7.9	A
Southbound Left & Right	14.3	B	14.0	B
SR 11 at Project Entrance				
Westbound Left	7.9	A	8.9	A
Northbound Left & Right	16.0	C	20.6	C

NOTES:

(1) Delay in seconds per vehicle.

(2) LOS denotes Level-of-Service calculated using the operations method described in Highway Capacity Manual. Level-of-Service is based on delay.

L. Mitigation

Level-of-Service D is generally considered to be the minimum acceptable peak hour level-of-service for urban intersections.⁷ As all traffic movements and lane groups of the study intersections will operate at Level-of-Service C, or better, no mitigation is required or recommended.

M. Other Traffic Issues

Left Turn Lane Assessment

An assessment of the need for a separate left turn lane for traffic turning left from SR 11 into the project was performed using guidelines published by the Transportation Resource Board⁸. The assessment determined that a separate left turn lane is warranted for both morning and afternoon peak hour conditions. Accordingly, based on the findings of an accepted standard, a separate left turn lane is recommended.

The left turn storage length required to accommodate estimated traffic volumes were calculated using guidelines in *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials, 1990 edition. There are separate policies for signalized and unsignalized intersections. Since the subject intersection is unsignalized, only the policy for unsignalized intersections is relevant. The policy for unsignalized intersection is as follows:

At unsignalized intersections the storage length, exclusive of taper, may be based on the number of turning vehicles likely to arrive in a average 2-minute period within the peak hour. As a minimum requirement, space for at least two passenger cars should be provided; with over 10 percent truck traffic, provisions should be made for at least one car and one truck.⁹

Using the above criteria, the left turn storage lane requirements were estimated to be two vehicles. Thus, the left turn lane should be designed to accommodate one passenger car (25 feet) plus one WB-40 truck (60 feet). Since the trucks using the proposed transfer station will be large trucks, it is recommended that the left turn lane be 85 feet long.

Acceleration Lane

It is understood that the transfer trucks will approach and depart the site from the east, which means that large trucks will have to turn right from the project and accelerate to 55 miles per hour, which is the speed along SR 11. These trucks will be loaded and will accelerate slowly. Because these trucks will require a significant distance to accelerate to the proper speed, it is recommended that an acceleration lane be provided for vehicles turning from the project onto eastbound SR 11. The length of the acceleration lane should be design to comply with AASHTO design standards.

Regional Traffic Impacts

Residents and businesses using the waste transfer station and recycling center will reside in the Ocean View area. Therefore, the users of the project will not have an impact of regional traffic. The traffic impacts will be limited to the Ocean View area.

⁷ Institute of Traffic Engineers *Transportation Impact Analyses for Site Development, A Recommended Practice*, Washington, D.C., 2006, p 60.

⁸ Transportation Resource Board, NCHRP Report 457, *Evaluating Intersection Improvements: An Engineering Study Guide*, 2001, Washington, D.C. p21-22

⁹ American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highway and Streets*, Washington, D.C., 1990, p 829

The transfer trucks will travel between the transfer station and Hilo. These trucks will therefore have an impact of the regional transportation system. However, this impact will be minimal as project generated traffic will have an impact beyond the immediate vicinity of the project. The further away one is from the project, the less the impact since traffic will dissipate over distance. Since the impact in the immediate vicinity of the project is insignificant, it is reasonable to assume that the traffic impacts of the project will also be insignificant at locations more distant from the project.

N. Summary and Conclusions

The conclusions of the traffic impact assessment are:

1. The proposed project will generate 75 inbound and outbound trips during the morning peak hour and 130 inbound and outbound trips during the afternoon peak hour.
2. A level-of-service analysis determined that all approaches to the study intersection will operate at Level-of-Service C, or better, during both peak periods.
3. A separate left turn lane should be provided along SR 11 for vehicles turning left into the project from westbound SR 11. This left turn storage lane, excluding taper, should be a minimum of 85 feet long in order to accommodate one passenger car and one WB-40 truck.
4. An acceleration lane should be provided for traffic turning right from the project onto eastbound SR 11.

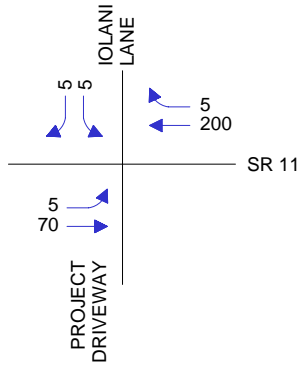
Respectfully submitted,
PHILLIP ROWELL AND ASSOCIATES



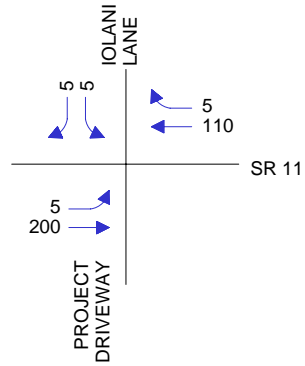
Phillip J. Rowell, P.E.
Principal

List of Attachments

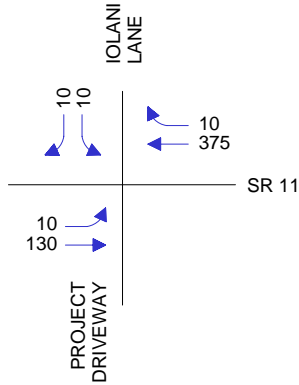
- A. Environmental Impact Statement Preparation Notice (not included in EIS copy)
- B. Existing and 2027 Traffic Projections for Plan A
- C. Existing and 2027 Traffic Projections for Plan B
- D. Project Peak Hour Trip Assignments



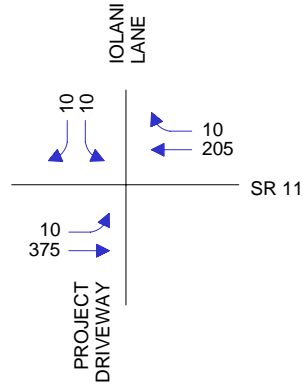
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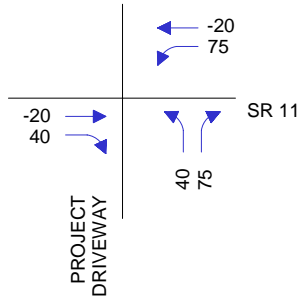
2007 PM PEAK HOUR TRAFFIC VOLUMES



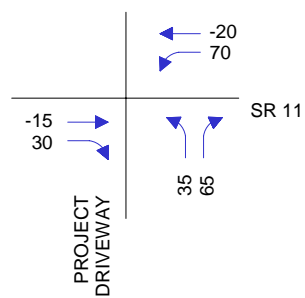
2027 BACKGROUND AM PEAK HOUR TRAFFIC PROJECTIONS



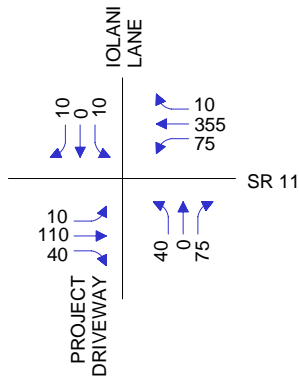
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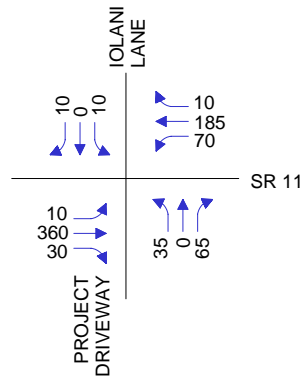
AM PEAK HOUR PROJECT TRIP ASSIGNMENTS



PM PEAK HOUR PROJECT TRIP ASSIGNMENTS

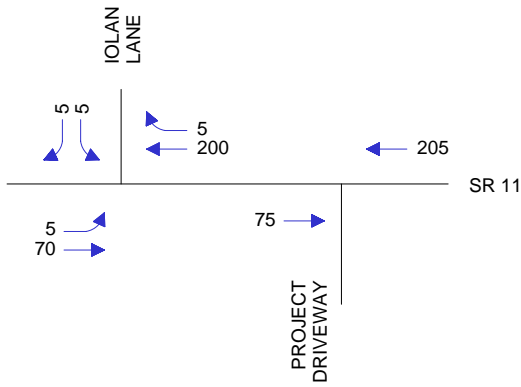


2027 BACKGROUND PLUS PROJECT AM PEAK HOUR TRAFFIC PROJECTIONS

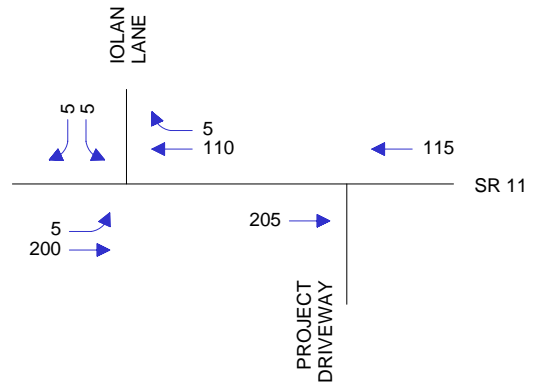


2027 BACKGROUND PLUS PROJECT PM PEAK HOUR TRAFFIC PROJECTIONS

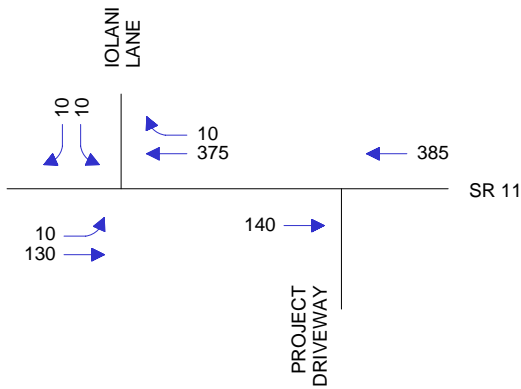
**ATTACHMENT B
EXISTING AND 2027 TRAFFIC PROJECTIONS - PLAN A**



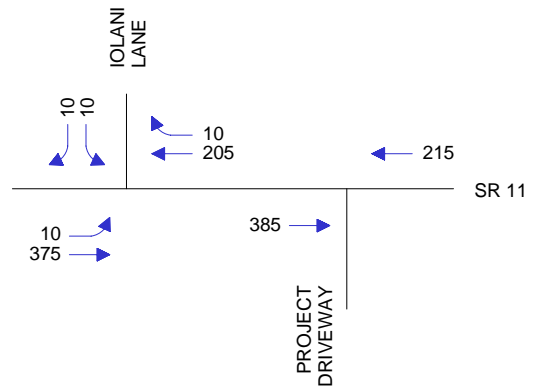
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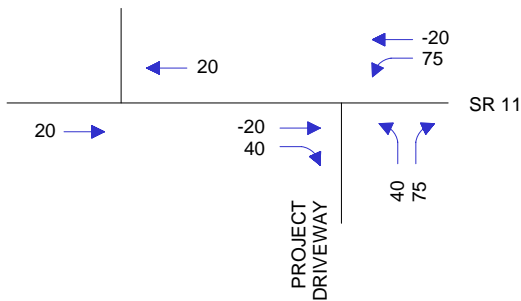
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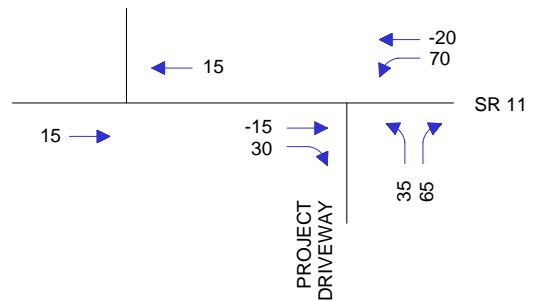
2027 BACKGROUND AM PEAK HOUR TRAFFIC PROJECTIONS



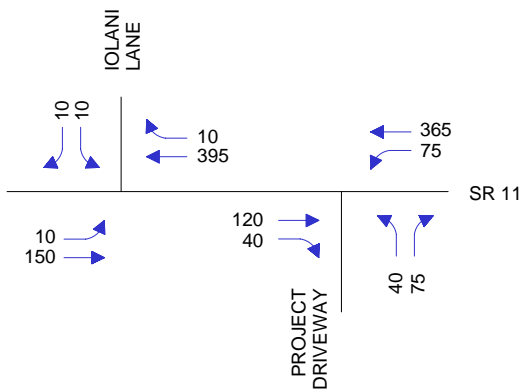
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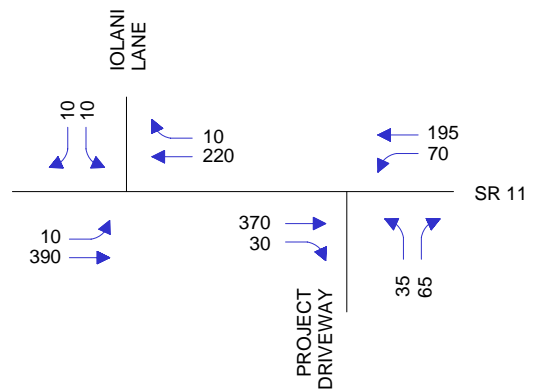
AM PEAK HOUR PROJECT TRIP ASSIGNMENTS



PM PEAK HOUR PROJECT TRIP ASSIGNMENTS



2027 BACKGROUND PLUS PROJECT AM PEAK HOUR TRAFFIC PROJECTIONS



2027 BACKGROUND PLUS PROJECT PM PEAK HOUR TRAFFIC PROJECTIONS

**ATTACHMENT C
EXISTING AND 2027 TRAFFIC PROJECTIONS - PLAN B**

Attachment D

WAIMEA TRANSFER STATION TRAFFIC DATA

WAIMEA TRANSFER STATION VEHICLE COUNT

April 27 2007

TYPE OF LOAD

Time	GREEN WASTE	SCRAP METAL	C+D MATERIAL	RESIDENTIAL	MIXED	OTHER	
630-700 AM	N/A	N/A	N/A	N/A	N/A	N/A	
701-730 AM	N/A	N/A	N/A	N/A	N/A	N/A	
731-800 AM	2	1	0	0	0	0	3
801-830 AM	1	1	0	17	0	1	20
831-900 AM	3	0	1	20	0	2	26
901-930 AM	2	0	1	12	0	0	15
931-1000 AM	5	0	2	14	0	0	21
1001-1030 AM	3	0	2	11	0	0	16
1031-1100 AM	2	0	2	16	0	0	20
1101-1130 AM	5	0	0	22	0	0	27
1131-1200 AM	3	0	1	15	0	0	19
1201-1230 PM	4	0	0	23	0	1	28
1231-100 PM	0	1	2	19	0	1	23
101-130 PM	1	0	0	8	0	1	10
131-200 PM	3	1	0	21	0	0	25
201-230 PM	1	0	1	15	0	0	17
231-300 PM	6	2	2	8	0	0	18
301-330 PM	0	1	0	11	1	0	13
331-400 PM	1	0	0	15	3	0	19
401-430 PM	7	0	0	1	0	0	8
431-500 PM	6	0	1	2	1	0	10
501530 PM	5	2	2	4	0	0	13
531-600 PM	3	1	1	4	0	0	9
Totals	63	10	18	258	5	6	360

360

WAIMEA TRANSFER STATION VEHICLE COUNT

April 28 2007

TYPE OF LOAD

Time	GREEN WASTE	SCRAP METAL	C+D MATERIAL	RESIDENTIAL	MIXED	OTHER	
630-700 AM	1	1	0	5	0	0	7
701-730 AM	0	0	0	3	0	0	3
731-800 AM	0	0	0	1		0	1
801-830 AM	3	0	0	4	0	0	7
831-900 AM	2	0	1	17	1	0	21
901-930 AM	1	1	0	13	0	0	15
931-1000 AM	2	1	0	24	0	0	27
1001-1030 AM	1	0	1	10	1	0	13
1031-1100 AM	0	0	0	0	1	0	1
1101-1130 AM	2	0	0	6	0	0	8
1131-1200 AM	0	0	0	2	0	0	2
1201-1230 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
1231-100 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
101-130 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
131-200 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
201-230 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
231-300 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
301-330 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
331-400 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
401-430 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
431-500 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
501530 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
531-600 PM	N/A	N/A	N/A	N/A	N/A	N/A	0
Totals	12	3	2	85	3	0	105

WAIMEA TRANSFER STATION VEHICLE COUNT

April 29 2007

TYPE OF LOAD

Time	GREEN WASTE	SCRAP METAL	C+D MATERIAL	RESIDENTIAL	MIXED	OTHER	
630-700 AM	0	0	0	4	0	1	5
701-730 AM	0	0	0	13	1	0	14
731-800 AM	0	0	1	17	1	0	19
801-830 AM	1	0	1	10	0	0	12
831-900 AM	3	1	0	19	0	0	23
901-930 AM	5	1	0	24	1	0	31
931-1000 AM	0	0	1	27	3	0	31
1001-1030 AM	1	0	2	24	2	0	29
1031-1100 AM	2	2	0	29	3	0	36
1101-1130 AM	4	0	1	18	2	1	26
1131-1200 AM	1	0	0	18	6	1	26
1201-1230 PM	2	0	2	14	7	0	25
1231-100 PM	3	0	0	16	5	0	24
101-130 PM	2	1	0	20	8	0	31
131-200 PM	4	0	0	21	6	0	31
201-230 PM	0	0	2	13	4	0	19
231-300 PM	3	0	2	17	1	0	23
301-330 PM	4	0	0	28	4	1	37
331-400 PM	0	0	0	7	2	0	9
401-430 PM	3	0	0	17	3	1	24
431-500 PM	3	0	0	7	3	0	13
501530 PM	5	1	1	18	6	0	31
531-600 PM	0	0	1	14	3	0	18
601-630	0	0	0	12	7	0	19
Totals	46	6	14	407	78	5	556

556

WAIMEA TRANSFER STATION VEHICLE COUNT

April 30 2007

TYPE OF LOAD

Time	GREEN WASTE	SCRAP METAL	C+D MATERIAL	RESIDENTIAL	MIXED	OTHER	
630-700 AM	0	0	0	12	0	0	12
701-730 AM	1	0	0	20	0	0	21
731-800 AM	0	0	0	13	0	0	13
801-830 AM	0	0	0	23	1	1	25
831-900 AM	0	0	0	18	0	0	18
901-930 AM	0	0	0	5	0	0	5
931-1000 AM	2	0	1	44	0	0	47
1001-1030 AM	2	0	0	23	0	0	25
1031-1100 AM	0	0	0	22	0	1	23
1101-1130 AM	2	0	0	20	1	0	23
1131-1200 AM	3	0	0	20	1	0	24
1201-1230 PM	0	0	0	23	1	0	24
1231-100 PM	3	0	0	16	0	2	21
101-130 PM	0	0	0	13	0	0	13
131-200 PM	4	0	0	30	2	1	37
201-230 PM	4	1	0	17	1	0	23
231-300 PM	2	0	0	13	0	0	15
301-330 PM	0	0	0	8	0	1	9
331-400 PM	1	0	1	9	0	0	11
401-430 PM	0	0	0	12	1	0	13
431-500 PM	1	1	0	11	1	0	14
501530 PM	0	0	0	10	0	1	11
531-600 PM	0	0	0	5	1	0	6
Totals	25	2	2	387	10	7	433

433

WAIMEA TRANSFER STATION VEHICLE COUNT

May 1 2007

TYPE OF LOAD

Time	GREEN WASTE	SCRAP METAL	C+D MATERIAL	RESIDENTIAL	MIXED	OTHER	
630-700 AM	0	0	1	12	0	0	13
701-730 AM	1	0	0	7	1	0	9
731-800 AM	1	0	0	12	0	0	13
801-830 AM	0	0	0	10	0	1	11
831-900 AM	0	0	0	10	0	0	10
901-930 AM	1	0	0	12	0	0	13
931-1000 AM	1	0	0	15	0	0	16
1001-1030 AM	0	0	0	7	0	0	7
1031-1100 AM	2	0	0	21	0	0	23
1101-1130 AM	3	0	1	17	0	1	22
1131-1200 AM	4	0	0	12	0	0	16
1201-1230 PM	0	0	0	4	0	0	4
1231-100 PM	2	0	1	10	0	1	14
101-130 PM	3	0	0	7	0	0	10
131-200 PM	2	0	0	9	0	0	11
201-230 PM	2	0	0	12	0	0	14
231-300 PM	2	0	1	13	0	1	17
301-330 PM	0	0	1	8	0	0	9
331-400 PM	1	0	0	11	0	0	12
401-430 PM	0	0	0	8	0	0	8
431-500 PM	0	0	1	13	0	2	16
501530 PM	0	0	0	9	0	0	9
531-600 PM	2	0	1	17	1	1	22
601-630	0	0	0	2	1	0	3
Totals	27	0	7	258	3	7	302

302

Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka‘u District, Hawai‘i Island, State of Hawai‘i
TMK (3rd): 9-2-150:060**

County of Hawai‘i Department of Environmental Management

Appendix 5

Illegal Dump Survey

**Survey of Illegal Dumping
In and Near the Manuka Natural Area Reserve
June 6, 2005
Graham P. Knopp
Geometrician Associates**

Survey Description and Methodology

This document describes a one-day visual survey performed to identify illegally dumped waste near, and on the periphery of, the Manuka Natural Area Reserve (NAR). We surveyed the following regions:

- Areas readily accessible by two- and four-wheel drive roadways in and near the NAR;
- Roadways in Ocean View located near the NAR;
- Four-wheel-drive roads within a reasonable distance from SR 11;
- Roadways on the west side of, and within, Hawai'i Ocean View Estates to the mauka extent of the subdivision;
- Road-to-the-Sea for about two miles of its length;
- All turnouts and dead ends in the NAR readily accessible from SR 11;
- Roadside paths were identified with substantial dependability and followed; several large household waste dump sites were found in this manner.

Illegally dumped waste recorded included various roadside litter, household waste, possibly in garbage bags, animal carcasses, although road kill was not differentiated, abandoned vehicles, car parts, tires, appliances, furniture, etc. Green waste was not noted unless a conspicuously large quantity was observed. UTM Geocentric coordinates, a short description, and digital photographs of each dump site were recorded and are presented below.

Summary Table – Illegal Dumping Sites and Characteristics

General Area	Site No.	Easting (UTM 5 mE)	Northing (UTM 5 mN)	Description	Significance (see note)
Hwy 11 NAR	1	201554	2116932	Cooler with misc. HHW, carcass	Minimal
	2	201543	2116964	HHW, 1 box	Minimal
Mauka of Manuka Bay Road	3	201383	2117437	Pallets, packaging waste	Minimal
	4	201383	2117437	Approx 200'x50x area, HHW, vehicle parts, AVs, appliances	High
	5	201555	2117347	"junkyard", approximately 25-30 vehicles, HHW, stained soil	High
	6	201591	2117427	Shooting range, cartridges, shells, lead	Moderate
NAR, Hwy 11	7	201078	2117821	Animal (goat) carcass	Minimal

General Area	Site No.	Easting (UTM 5 mE)	Northing (UTM 5 mN)	Description	Significance (see note)
NAR, Hwy 11	8	201356	2117266	1 Bag HHW on shoulder	Minimal
	9	201846	2116278	HHW, car parts	Minimal
	10	202332	2115561	HHW, long-term use, car parts	Minimal
	11	202665	2115273	Picnic waste, across from Manuka State Park entrance	Minimal
	12	202730	2115359	Abandoned picnic waste, Manuka State Park picnic area	Minimal
	13	203186	2114889	Pig carcass	Minimal
	14	203462	2114685	HHW, animal carcass, 2 Avs, carpets, car parts, tires. At turnout old hwy.	Moderate
Ocean View Estates	15	205007	2114052	2 AVs	Minimal
	16	204904	2114383	Approx. 30 disposed vehicles on gated, fenced private property, no picture.	High
	17	205398	2114970	HHW, bike, furniture	Minimal
	18	205812	2115381	HHW, small quantity	Minimal
	19	205920	2115553	Mattress HHW, 2GBs	Minimal
	20	207285	2116835	2 AVs	Moderate
	21	207301	2117669	2 AVs	Moderate
	22	207568	2118543	Lava tube directly off of road with minimal quantity of dumping (1 sm. bag, tire), Notable for lack of rubbish.	Minimal
	23	207568	2118598	Sheet metal, minimal quantity HHW	Minimal
	24	207879	2119546	1 AV	Minimal
	25	208230	2120646	Long-term use of large dump site, HHW, many GBs, large truck batteries	High
	26	208565	2121437	55g drum of hydraulic fluid, stained soil (<RQ).	Minimal
	27	208674	2121052	1 AV	Moderate
	28	208966	2120915	Const. Waste, car parts, small quantity	Minimal
Road-To-The-Sea	29	204518	2112675	1 AV	Moderate
	30	204986	2113588	HHW, 2 GBs, small quantity	Minimal
	31	205049	2113727	4 Apparently Abandoned Construction Vehicles.	Moderate

NOTE: SIGNIFICANCE IS A SUBJECTIVE DESCRIPTOR AND IS ONLY INTENDED TO ASSIST THE READER IN CRUDE COMPARISON OF RELATIVE WASTE VOLUMES AND VISUAL IMPACT. AUTHOR IS NOT SPECIALLY QUALIFIED IN QUANTIFICATION OF THE SIGNIFICANCE OF SOLID WASTE UNLESS IT IS HAZARDOUS.

LEGEND:

- AV = Abandoned Vehicle
- HHW = Household Waste
- GB = (household) Garbage Bag
- RQ = RCRA Reportable Quantity

Dump Site Digital Photographs. Multiple photographs of the same numbered site are identified by letter (5a, 5b, 5c, etc.)



Site 1



Site 2



Site 3a



Site 3b



Site 4a



Site 4b



Site 4c



Site 5a



Site 5b



Site 5c



Site 5d



Site 5e



Site 5f



Site 5g



Site 5h



Site 5i



Site 5j



Site 5k



Site 5l



Site 5m



Site 5n



Site 5o



Site 6



Site 7



Site 8



Site 9



Site 10



Site 11



Site 12



Site 13



Site 14a



Site 14b



Site 15



Site 17a



Site 17b



site 18



Site 19a



Site 19b



Site 20



Site 21



Site 22



Site 23



Site 24



Site 25a



Site 25b



Site 25c



Site 26



Site 27



Site 28



Site 29

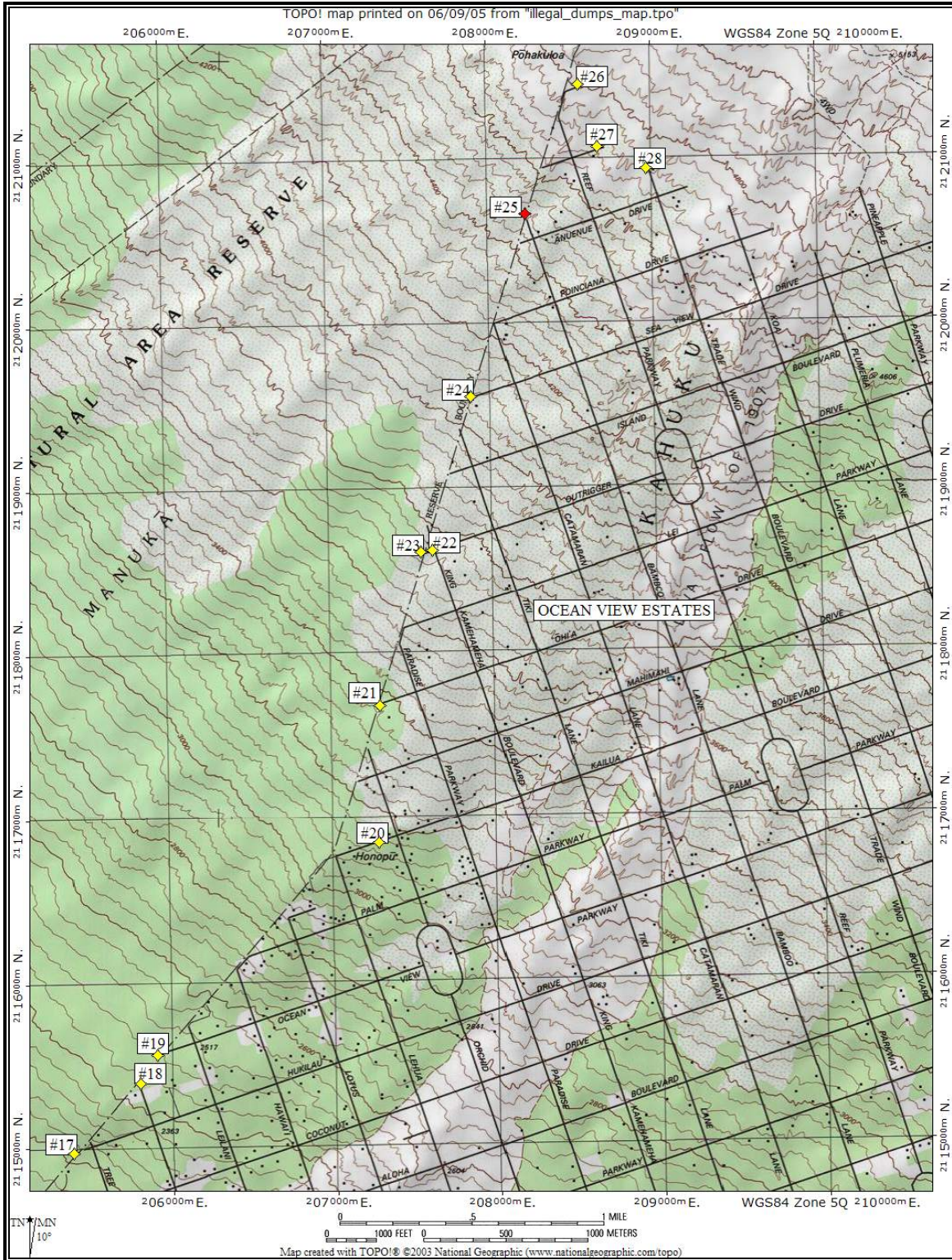


Site 30

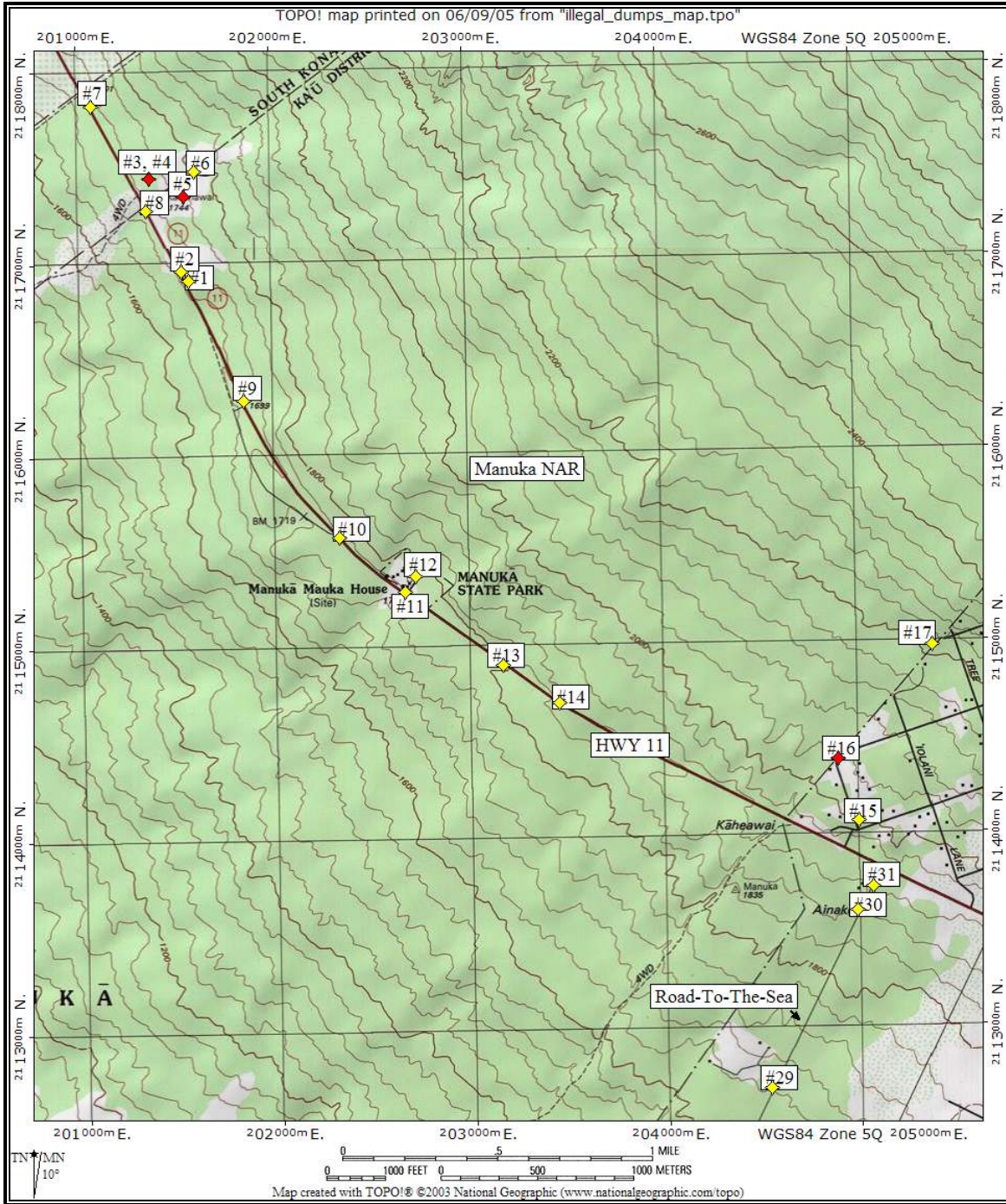


Site 31

MAP OF ILLEGAL DUMP SITES OBSERVED WITHIN HOVE



MAP OF ILLEGAL DUMP SITES OBSERVED NEAR SR11/NAR/HOVE AREA



Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka‘u District, Hawai‘i Island, State of Hawai‘i
TMK (3rd): 9-2-150:060**

County of Hawai‘i Department of Environmental Management

Appendix 6

**DEM and DOH Notices Related to
Hazardous Materials and
Operation of Convenience Centers**



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

SOLID WASTE DIVISION

COUNTY OF HAWAII – 108 RAILROAD AVENUE – HILO, HI 96720
HILO (808) 961-8339 WAIMEA (808) 887-3018 KONA (808) 327-3507

WHAT IS IN YOUR LOAD?

In accordance with applicable Local, State, and Federal laws and regulations, the South Hilo Sanitary Landfill cannot accept hazardous materials.

YOU MAY NOT DUMP:

1. Paint thinner, solvent, or oil based paint wastes;
2. Waste oils and fuels, transmission/brake fluids, grease, antifreeze, batteries, or whole tires;
3. Household cleaner, polish, or wax;
4. Pesticide, snail bait, rat poison, insecticide, fungicide, or herbicides;
5. Contaminated soil;
6. Asbestos – containing floor tile, pipe/duct insulation, ceiling tile, flooring material or any other material containing asbestos;
7. Medical waste;
8. Liquids or sludge in containers larger than 1 gallon;
9. Propane, oxygen and acetylene tanks.

IMPORTANT!

YOU MAY BE ASKED TO OPEN AND EMPTY OUT YOUR PLASTIC BAGS OR CLOSED CONTAINERS FOR INSPECTION AT THE DUMPING AREA

ADDITIONALLY;

1. The landfill will not accept liquid cooking oil or grease unless it is pre-mixed with a bulking agent so that it is solidified.
2. Dead animal carcasses or parts and fish renderings will only be accepted between the hours of 9 AM to 12 PM daily, or by appointment. No deliveries after 1:00 P.M.
3. Treated medical waste will only be accepted between the hours of 9 AM to 12 PM daily, or by appointment. No deliveries after 1:00 P.M. Treatment documentation required prior to disposal.
4. All stumps, posts, poles, pipes, re-bar, lumber, cable, wire and other construction or demolition debris must be cut to a maximum 4' length. Anything larger will not be accepted.
5. Scrap metal and appliances are accepted at the Kealakehe & Hilo Transfer Station Salvage Facilities.

Thank you for your cooperation.

The law requires you to dispose solid waste only at recycling or disposal facilities permitted by the Department of Health.

“Solid waste” includes municipal refuse, construction and demolition waste, household waste, tires, car batteries, derelict vehicles, green wastes, furniture, and appliances.

Illegal dumping of solid waste or allowing illegal disposal of solid waste on your property even if contractual or other arrangements are made could subject you to fines from \$10,000 to \$25,000 per occurrence and could lead to felony prosecution in accordance with Chapter 342H, HRS.

Contact the Department of Health, Solid Waste Section at 586-4226 to report illegal dumping activities or if you have further questions.

NOTICE

TO ALL PROPERTY OWNERS/MANAGERS, CONTRACTORS, WASTE HAULERS, DEVELOPERS AND INTERESTED PARTIES:

**PLEASE BE AWARE OF CURRENT STATE LAW REGARDING
ILLEGAL DUMPING IN HAWAII**

**YOU ARE RESPONSIBLE FOR THE PROPER REMOVAL OF
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SOLID WASTE TO
PERMITTED DISPOSAL OR RECYCLING FACILITIES (§342H, HRS)**

**FINES MAY BE LEVIED ON THE GENERATOR OF THE WASTE, EVEN
IF THEY HIRED SOMEONE ELSE TO DISPOSE THE WASTE**

- Everyone is responsible for properly removing solid wastes to facilities permitted by the Department of Health.
- Anyone including property owners, lessees, contractors and waste haulers may be subject to administrative, civil or criminal penalties and held responsible for property cleanup.
- Illegal dumpers may be subject to enforcement action and administrative and civil penalties of up to \$10,000/day for each offense (§342H-9, HRS).
- Those who knowingly dispose of solid waste equal to or greater than one cubic yard and less than ten cubic yards are subject to criminal penalties of up to \$25,000/day for each offense (§342H-39, HRS).
- It is a class C felony offense to knowingly dispose of solid waste equal to or greater than ten cubic yards anywhere other than a permitted solid waste management system without the written approval of the Director of the Department of Health (§342H-37, HRS).
- Each day of violation is a separate offense.

YOU ARE ALSO RESPONSIBLE FOR BEING AWARE OF POTENTIAL HAZARDOUS WASTES OR CONTAMINANTS THAT MAY BE WITHIN THE COMMERCIAL AND INDUSTRIAL WASTE MATERIALS

Your facility may be subject to State of Hawaii hazardous waste requirements if you generate more than 220 lbs. or 100 kg of hazardous wastes (§11-261-5, HAR) monthly. Persons or entities who generate less than 220 lbs. or 100 kilograms per month are considered as conditionally exempt small quantity generators. Requirements include:

- Make a waste determination
- Determine your generator category
- Get an EPA ID Number
- Store and manage properly
- Recycle or dispose properly
- Recordkeeping

Typical hazardous wastes from *commercial* construction and demolition jobs include:

- Oil based paint, stains, varnishes
- Acids & bases (e.g., muriatic acid, etc.)
- Ignitable waste (gasoline & diesel)
- Used batteries
- Waste vehicle lubricants (used motor oil, etc.)
- Latex paint with mercury
- Thinners and painting solvents
- Spent sand blast material from paint removal operations
- Weatherproofing/insulation solvents
- Finishing and flooring adhesives and sealants
- Mechanical/electrical waste solder and fluxes
- Absorbent material used to cleanup spills
- Contaminated rags
- Waste mercury or acrylic mercury paint
- Non-empty aerosol cans
- Fluorescent light bulbs
- Contaminated paint chips
- Lead-based paint wood debris

FOR TECHNICAL ASSISTANCE REGARDING HAZARDOUS WASTE REQUIREMENTS, PLEASE CONTACT THE SOLID AND HAZARDOUS WASTE BRANCH AT (808) 586-4226

WHAT ARE OPEN DUMPS?

Open dumps or “illegal dumps” are disposal sites that operate in nonconformance with any applicable standards, relevant permit conditions, rules, or statutes set by the State of Hawaii.

Illegal dumps are pollution sources created when uncaring people avoid the law and avoid:

- **tip fees**, because it costs money for people to throw away wastes; and
- **the time and attention** needed to dispose of waste properly.

Illegal dumpers may claim to operate a transfer station or recycling business, only to abandon the property once it is full of waste. In many cases, illegal dumpers are also breaking other laws related to vehicle licensing, insurance, drug possession, or theft (EPA, 1998).

OPEN DUMPS ENDANGER HUMAN HEALTH AND POLLUTE THE ENVIRONMENT

Illegal dumps could contain hazardous wastes and other contamination. Whether or not the wastes are buried, illegal dumps can pollute our land, air, and drinking water sources. Illegally disposed wastes:

- are often combustible and pose fire hazards;
- generate toxic fumes if the waste is burned;
- may contain and conceal hazardous and toxic substances (used oil, needles);
- may form leachate in areas with heavy rain that pollutes groundwater and soil;
- if buried, may decompose in time, leading to ground settlement and “cave-ins”;
- may form explosive gases like methane due to waste decomposition;
- attract rodents (rats, flies, mosquitoes) which may carry infectious disease; and
- attract more illegal dumping and criminal activity to the community

WHAT YOU CAN DO

A joint effort by government, landowners, the construction industry, waste haulers and concerned citizen’s groups is needed to address and prevent illegal dumping.

Property Owners:

Please maintain and control unwanted entry into your property to the best extent possible, using:

- “No Dumping” signs placed in high-incidence areas
- Lighting
- Barriers like fences, posts, berms, rocks, concrete barriers
- Landscaping and beautification projects

Contractors:

- Evaluate proposals with low bids carefully. Look for a line-item estimate on “waste disposal” and compare that with the volume of waste that the bidder expects to remove.
- Make haulers responsible to deliver the wastes they generate at the project to permitted solid waste disposal or recycling facilities. Require them to submit

receipts to prove that wastes were properly delivered.

- When in doubt, contact us at (808) 586-4226 to find out which recycling facility or landfill is currently permitted to accept wastes.

Everyone:

Report any suspected illegal dumping activity by filing a complaint with:

- Dept. of Attorney General, Investigations Office: 586-1240;
- Dept. of Health Solid and Hazardous Waste Branch: 586-4226;
- 9-1-1;
- Environmental Concern Line: 692-5656 (Oahu only); or
- Neighbor Island District Health Offices: 933-0401 (Hilo), 322-1507 (Kona), 241-3323 (Kauai) or 584-8234 (Maui)

Please provide us with specific information:

- Date(s);
- Time(s);
- Names on trucks;
- License plate numbers;
- Location of dumping activity;
- Type of material(s) disposed;
- Estimated quantity of waste;
- Photos; and
- Other marks of identification

Reference: United States. Environmental Protection Agency. Region 5. Illegal Dumping Prevention Guidebook. Chicago: EPA, 1998.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
SOLID WASTE DIVISION

COUNTY OF HAWAII – 108 RAILROAD AVENUE – HILO, HI 96720
HILO (808) 961-8339 WAIMEA (808) 887-3018 KONA (808) 327-3507

MEMORANDUM

Date: January 8, 2004
To: Freeman Guards
From: Lono Tyson, Solid Waste Division Chief
Subject: Special Duties by Security Guards at County Transfer Stations

Basic Duties and Responsibilities:

- Security patrol shall consist of one security guard at each facility (9 total).
- Open the gates at 6:30am at all locations unless instructed otherwise.
- Security patrol shall be responsible for keeping all areas of the transfer station used or traveled by the public clear of debris, litter or any objects that could compromise public safety. This includes area around the chutes and around recycling collection bins located at transfer stations.
- Security patrol shall remove trash left at the gate during the night and set to a side location for Transfer Station Attendants to discard down the chutes.
- Close the gates at 6:30 PM at all locations with gates (except Hilo) unless instructed otherwise.
- Assist the County personnel in ^{clearing} evicting the public from the solid waste facility at closure time and securing all gates at the end of the day.
- When present during emergencies, security patrol shall open and close gates to fire, police, and other authorized vehicles permitted by the Director of Department of Environmental Management.
- Direct the public to either the landfill or transfer stations depending on load contents and whether the load is generated from households (residential solid waste) or business (commercial solid waste).
- Provide traffic control, as necessary, when traffic congestion occurs.
- Provide instructional services to the public, which may include the circulation of fliers provided by the County and its Subcontractors, to users of transfer stations and /or recycling facilities.
- Security patrol shall provide the public with information about the County's solid waste services per information provided by the Department of Environmental Management.
- Conduct vehicle count surveys on forms provided by the County when directed.
- Inform the public of the rules and regulations of any landfill, transfer station and recycling facilities.
- Keep the public out of locked or otherwise secured areas at gated County transfer stations.
- Issue verbal warnings for violations of littering, scavenging or other violation of Federal, State or County statute regarding landfill/transfer station operations and record incidents in the Transfer Station Daily Log. For matters that require immediate attention by Solid Waste Division, the daily log shall be transmitted by fax within 24 hours of incident.
- Record all abandoned materials that require special handling such as, but not limited to, vehicles, batteries, used motor oil, automotive fluids, refrigerators, and tires in the Solid Waste Daily Log. Record date and time of discovery, description and quantity of materials. Also, report abandoned materials to Transfer Station attendant.

- Security patrol is not to engage in confrontational situations with the public.
- For serious violations or incidents that require immediate notification to the County's Solid Waste Division, complete a witness affidavit form as provided by the County. The affidavit requires recording the necessary information (date, time, identify of vehicles/persons involved, contact information, description of violation/incident) and taking photographs to assist the Police in the prosecution of violators. The affidavit form shall be faxed to the Solid Waste Division within 24 hours of incident.
- For serious incidents that may compromise public safety, report to the Police Department, with the exception of fires which shall be reported to the Fire Department. The Solid Waste Division shall be notified immediately by phone of all such incidents and a written notification faxed to the division.
- Record all suspected violations and unusual incidents in the Transfer Station Daily Log. The daily logs for all transfer stations shall be faxed to the division at least twice a week and copies submitted with invoices.
- Transfer stations are for disposal of residential trash only. Security patrol shall inform suspected commercial haulers and vehicles hauling refuse generated from commercial activities of this requirement. When a violation is suspected, the guard shall record the date, time, license plate, vehicle type and description of load in the Solid Waste Daily Log and note 'suspected commercial use'. Photographs of the activity should be obtained when possible.

Necessary Equipment and Material:

- Reporting Forms (Solid Waste Daily Log, Witness Affidavit)
- Camera and communications equipment
- Training manual and reference materials
- Hand tools necessary to keep sites clean
- Safety vests for directing traffic
- Appropriate foot wear and gloves for handling refuse

Prohibited at Transfer Stations

- Batteries
- Motor oil
- Vehicles
- Oil-based paints
- Automotive fluids and vehicle parts containing oil
- Tires
- Refrigerators
- Propane tanks
- Hazardous materials including asbestos, pesticides, corrosives, and miscellaneous household products
- Bulky items – large items such as mattresses should be taken directly to a landfill.
- No savaging
- No side dumping of green waste or scrap metal – direct to allowed sites at Hilo, Kea`au and Kailua transfer stations.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

SOLID WASTE DIVISION

COUNTY OF HAWAII – 108 RAILROAD AVENUE – HILO, HI 96720
HILO (808) 961-8339 WAIMEA (808) 887-3018 KONA (808) 327-3507

INFORMATION SHEET*

HOURS OF OPERATIONS: All facilities open 7 days/week including all holidays (except as noted).

1. South Hilo Sanitary Landfill: 6:30 a.m. – 4:15 p.m.
2. West Hawai'i Sanitary Landfill: 7:00 a.m. – 4:15 p.m. – closed on New Year's Day, Easter, Memorial Day, July 4th, Labor Day, Iron Man Triathlon (1/2 Day), Thanksgiving, and Christmas.
3. All Transfer Stations : 24 hrs./day except below as posted and gated

Hilo Transfer Station – 6:30 a.m. to 5:00 p.m.

Waimea Transfer Station – 6:30 a.m. to 6:30 p.m.

Puako Transfer Station – 6:30 a.m. to 6:30 p.m.

Papaikou Transfer Station – 6:30 a.m. to 6:30 p.m.

Kealakehe/Kailua Transfer Station – 6:30 a.m. to 6:30 p.m.

Keauhou Transfer Station – 6:30 a.m. to 6:30 p.m.

Honokaa Transfer Station – 6:30 a.m. to 6:30 p.m.

Kea'au Transfer Station – 6:30 a.m. to 6:30 p.m.

RULES FOR TRANSFER STATIONS:

A. GENERAL RULES:

1. All materials shall be deposited directly into the container. Waste disposed of outside of the containers constitutes littering/illegal dumping.
2. Burning of refuse is not permitted.
3. Scavenging is not permitted.

B. PERMITTED MATERIALS:

1. Household refuse and shrubbery not exceeding 4 feet in length.

C. PROHIBITED MATERIALS:

1. No hazardous or radioactive wastes.

All Environmental, Inc. 453-0800 (Oahu)

EnviroServices & Training Center 533-7222 (Oahu)

Environmental Services 329-2414 (Kona)

Ohana Environmental (Oahu) 836-6955

Unitek (Oahu) 836-0555/834-1444

Muranaka Environ. (Oahu) 848-8866 (Lab Testing)

NCNS Environmental, Inc. (Medical Waste) 1-800-870-3464

Unitek Solvent Serv. 935-8180 (Used Motor Oil)

HI Petroleum 961-2661 (Used Motor Oil/Cooking Oil)

Mauna Loa Mac Nut 966-9301 (Cooking Oil) Larry Martin

Orchid Isle Refuse 959-0475 (Cooking Oil)

Environmental Recycling (Mike) 935-9328

2. No abandoned vehicles. Must be taken to the County facilities located adjacent to the Kealakehe/Kailua and Hilo transfer stations.
Tire Shredder (NO WHOLE TIRES ALLOWED IN LANDFILLS)

Tires – Firestone Tire Service(Kona) 329-2488; Leo's Rubbish Service (Hilo) 935-5850; Unitek Solvent Services (Hilo) 935-8180

Car Batteries – Daleco (Kona) 3294605; Interstate Batteries (Hilo) 934-7256; Max's Auto Parts, Inc. (Kona) 775-7248

Car Batteries – Napa Auto Parts (Waimea) 885-6000; Pahoia Battery and Propane 965-9499

3. No wastes from manufacturing, industrial or agricultural processes.

4. No materials from either construction or demolition work.

5. No asbestos waste. Asbestos waste accepted at West Hawai'i Sanitary Landfill only (contact Waste Management of Hawai'i @ 886-0940)

6. No dead animals, animal parts or other similar organic wastes.

7. Bulky items, such as mattresses should be disposed at either the South Hilo or West Hawai'i Sanitary Landfills; refrigerators and stoves should be recycled at either the Kealakehe/Kailua or Hilo scrap metal sites and not disposed into our transfer station refuse containers.

D. PENALTIES: - Violators may be subject to fines up to \$500 and a minimum of 20 hours of public service.

E. NO COMMERCIAL REFUSE OR COMMERCIAL HAULERS ARE ALLOWED.

LANDFILL DISPOSAL PERMITS:

1. Required for disposal of waste at both the South Hilo Sanitary Landfill in East Hawaii and at the West Hawai'i Sanitary Landfill in Pu'uuanahulu.
2. Landfill Disposal Permit Applications available at Solid Waste Division office in Hilo.
3. Allow minimum 5 working days to process all Landfill Disposal Permit Applications.

*In accordance with applicable Federal, State and Local laws and regulations. Local laws and regulations include, but not limited to: Hawai'i County Code, Chapter 20, Refuse and "County of Hawai'i - Department of Public Works – Solid Waste Division – Administrative Rules for Solid Waste Refuse Control and Disposal Fees".

COUNTY OF HAWAII
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
SOLID WASTE DIVISION SAFETY MANUAL
DRAFT
SECTION 14
HAZARDOUS MATERIALS POLICY

Purpose

To provide instructions and define responsibilities for responding to hazardous or unknown (potentially hazardous) materials that are discarded, abandoned, or accumulated at County solid waste landfill or transfer station sites.

This procedure establishes methods devoted to proper employee response, ensuring both employee and public safety and environmental protection.

Responsibility

Employee: Any time an employee of the Solid Waste Division observes a known or unknown material that he/she deems to be hazardous to either employee, public, or environmental safety, the employee is to immediately notify his/her immediate supervisor. In the absence of the employee's immediate supervisor, the employee is to notify the Solid Waste Division Superintendent. If possible, without jeopardizing personal safety, the employee is to barricade or isolate the material from contact by other employees or the public. (Use of caution tape, and/or tarps may be appropriate).

Supervisor: The Solid Waste Division supervisor's are responsible for responding immediately to employee reports of hazardous material, and notifying the Solid Waste Division Superintendent.

Superintendent: The Solid Waste Division Superintendent, after inspection, and in consultation with the Division Chief of Solid Waste, will notify Fire Department Hazmat team to determine identity of material, and either conduct cleanup, or direct outsourcing of cleanup/removal by appropriate contractor.

In the event that an imminent threat to employee, public or environmental safety necessitates the closure of a site, the Solid Waste Division Chief (or his designee) will notify the Director and/or Deputy Director of the Department of Environmental Management.

Current Phone Tree attached

Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka‘u District, Hawai‘i Island, State of Hawai‘i
TMK (3rd): 9-2-150:060**

County of Hawai‘i Department of Environmental Management

Appendix 7

DEM Recycling Notices and Statistical Summaries



Hawai`i Recycles!! *Do You?*



ITEMS RECYCLED HERE

Plastic Containers



Glass Bottles & Jars



Tin Cans



Newspapers & Cardboard

Mixed Papers



Visit Recycling Bins for Details of Accepted Materials

Recycle! It feels good – do it!

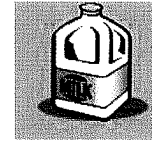
County of Hawai`i Department of Environmental Management



Mixed Recycling

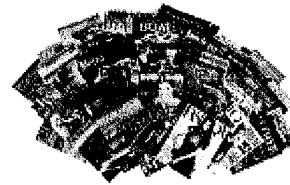
Plastic Containers (#1, 2 & 5)

- Milk Jugs & Yogurt containers
- Detergent Bottles



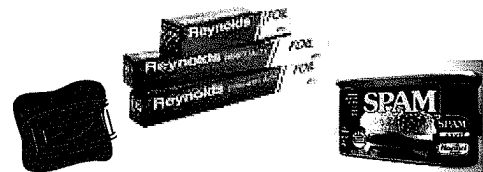
Paper (Office & Mixed)

- Newspaper & Magazines
- Junk Mail
- Cereal boxes & egg cartons



Aluminum & Tin Containers

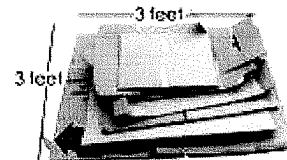
- Pet & food cans (rinsed)
- Clean foil



Corrugated Cardboard

- Flattened boxes
- Paper Grocery Bags

NO wax coated or food contaminated



Please!

NO Plastic Grocery Bags (Paper OK)

NO Glass

NO Green Waste

NO HI5 Beverage Containers- Redeem them!

Recycle! It feels good – do it!

County of Hawai'i Department of Environmental Management
Call 961-5044 for Recycling Info or complete list of accepted materials.

SOLID WASTE DISPOSAL SUMMARY

FY 2006-2007

WITH BCDP REDEMPTIONS SEGREGATED INTO COMMODITIES

DESCRIPTION	EAST HAWAII		WEST HAWAII	
	Volume (tons)	Cost	Volume (tons)	Cost
LANDFILL				
1) Commercial	42,822.50	See Tip Fee Sheet for est. per ton Operations costs.	94,208.07	See Tip Fee Sheet for est. per ton Operations costs.
2) County SWD	40,586.47		44,237.29	
3) Residential Credits	N/A	N/A	N/A	N/A
TOTAL LANDFILL	83,408.97	\$ -	138,445.36	\$ -
RECYCLING				
1) Greenwaste	11,238.27	\$ 455,269.48	26,655.75	\$ 982,872.50
2) Metal/Automobiles *****	7,455.25	\$ 693,013.08	8,178.74	\$ 608,853.44
3) Tires	154.62	\$ 57,209.40	197.89	\$ 77,177.10
4) Paper	4,719.97	\$ 200,094.27	2,037.77	\$ 81,510.80
5) Plastics (#1 & #2) *****	444.80	\$ 104,486.58	563.55	\$ 122,872.04
6) Fats, Oils & Greases (FOGs)	58.29	\$ 3,497.20	263.88	\$ 15,832.55
7) Glass* & *****	2,916.67	\$ 156,843.74	3,038.86	\$ 177,178.16
8) Recycling Education & Outreach		\$ 89,125.00		\$ 89,125.00
9) Mixed Recyclables ***	92.97	\$ 7,437.52	560.95	\$ 44,875.88
10) Transfer Station Recyclables Collection Svcs. *****	730.71	\$ 22,500.00	1,143.88	\$ 141,000.00
11) Special Diversion Programs				
a) Reuse Exchange/Recycling Centers	134.49	\$ 121,942.25		
b) Household Hazardous Waste *****	96.61	\$ 94,999.78	44.80	\$ 77,278.00
c) Used Motor Oil Program**	30.66	\$ 30,251.06	38.13	\$ 30,251.06
d) E-Waste *****	91.99	\$ 73,743.55	73.19	\$ 54,506.45
e) Latex Paint	7.65	\$ 3,826.88	0.10	\$ 50.00
f) Waste Reduction/Recycling - EPA		\$ 38,361.24		\$ 38,361.24
TOTAL RECYCLING/DIVERSION	27,442.24	\$ 2,152,601.02	41,653.61	\$ 2,541,744.21
TOTAL LANDFILL + RECYCLING/DIVERSION	110,851.21	\$ 2,152,601.02	180,098.97	\$ 2,541,744.21
TOTAL BEVERAGE CONTAINER DEPOSIT PROGRAM TONNAGE & RECOVERY RATE			69,095.85	\$ 4,694,345.23
TOTAL LANDFILL + RECYCLING/DIVERSION COUNTY OF HAWAII			221,854.33	\$ -
TOTAL LANDFILL + RECYCLING/DIVERSION COUNTY OF HAWAII			290,950.18	\$ 4,694,345.23
RECYCLING/DIVERSION COST PER TON			23.7%	
RECYCLING/DIVERSION COST PER TON			\$ 67.94	

Final

* State funded program managed by the County. Annual budget is \$56,879. County Funding of \$75,000.

** State funded program managed by Recycle Hawaii. Annual budget is \$67,500. Includes HHW Collection JMO weights.

*** Mixed Recyclables Collections may include plastics #1 & #2, misc. ferrous & non-ferrous metals, all paper fibers and etc. @ CoH SWD Facilities

**** Transfer Station Recyclables Collection Svcs. Tonnage not included in total. Commodity recycled counted in segregated commodity line items

***** Includes BCDP Redemptions by commodity & funds expended.

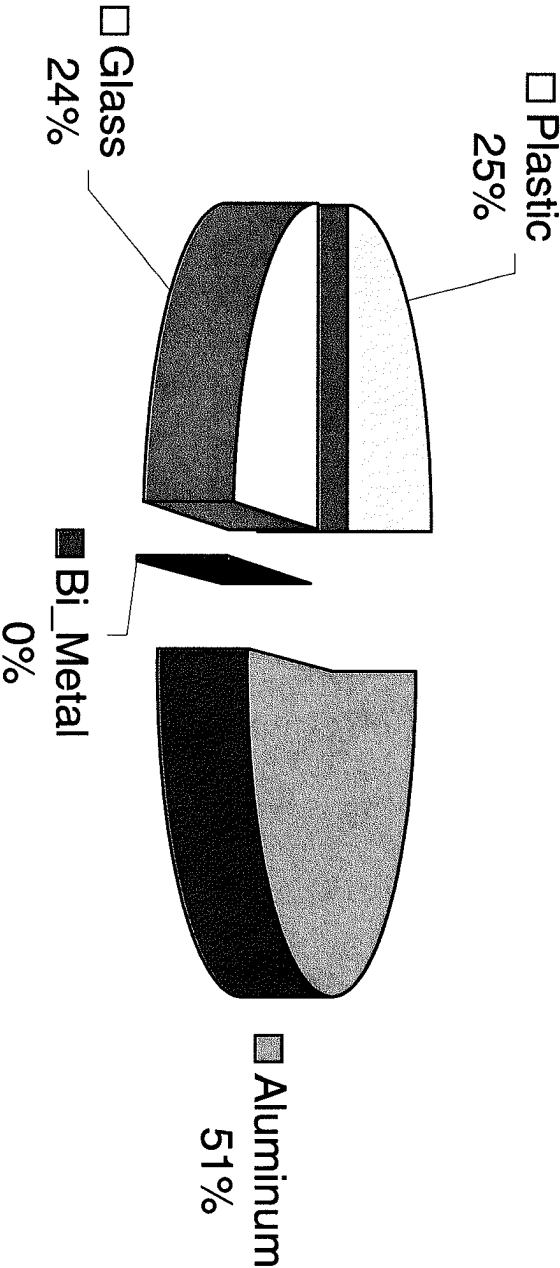
***** Includes BISM batteries removed from Scrap Metal

Big Island Redemption FY 2006-2007

Month	Aluminum	Bi-Metal	Glass	Plastic	# of Containers Redeemed
Jul-06	4,557,647.70	9,710.28	2,007,056.12	2,184,071.7	8,758,486.00
Aug-06	4,103,543.00	9,272.00	1,989,448.00	1,967,384.0	8,069,647.00
Sep-06	3,883,256.00	10,845.00	1,935,509.00	1,974,006.0	7,803,616.00
Oct-06	4,093,894.00	8,764.00	2,034,558.00	2,133,947.0	8,271,163.00
Nov-06	4,151,737.00	10,301.00	1,806,924.00	2,001,157.0	7,970,119.00
Dec-06	4,542,562.00	11,065.00	2,043,339.00	2,149,986.0	8,746,953.00
Jan-07	4,515,237.00	10,129.00	2,072,048.00	2,045,582.0	8,642,996.00
Feb-07	3,615,794.30	8,865.40	1,762,757.53	1,678,516.6	7,065,933.83
Mar-07	4,625,543.60	22,547.00	2,239,282.38	2,290,756.7	9,178,129.77
Apr-07	4,587,964.50	24,062.20	2,147,840.75	2,274,652.1	9,034,519.57
May-07	4,352,719.85	21,951.20	1,918,462.85	2,290,791.7	8,583,925.59
Jun-07	4,865,138.35	22,921.60	2,047,112.55	2,515,805.8	9,450,978.37
Sub Total	51,895,037.29	170,433.68	24,004,338.17	25,506,656.7	101,576,467.13
TOTAL	51,895,037	170,434	24,004,338	25,506,657	101,576,467
Tonnage	857	11	5,037	76	6,665
% Breakdown	51.09%	0.17%	23.63%	25.11%	100.00%

DBC's Sold Statewide	* Big Island Pop. % (De Facto)	# Sold on Island	Big Island	# Redeemed on Big Island	Redemption Rate for 2006 - 2007 Big Island	Statewide Redemption Rate 2006 - 2007
936,355,689	0.1345	125,939,840	101,576,467	(DOH Figures)	80.65%	68%
		(936,355,689* .1345)			(101,576,467 / 125,939,840)	approx. 636 million DBC's redeemed.

DBC Commodity Breakdown



Environmental Impact Statement

Ocean View Recycling Point and Convenience Center

**Ka'u District, Hawai'i Island, State of Hawai'i
TMK (3rd): 9-2-150:060**

County of Hawai'i Department of Environmental Management

Appendix 8

Deed Covenants for TMK 9-2-150:60

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
LIBER 14023 PG 462

79 SEP 27 A 8: 46

RECORDATION REQUESTED BY:

79-112246

STERRY, MAH & GALLUP

AFTER RECORDATION RETURN TO:

STERRY, MAH & GALLUP

POST OFFICE BOX 1837

KAILUA-KONA, HAWAII 96740

RETURN BY: MAIL (X) PICKUP ()

Signature

KAILUA

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

PIONEER PROPERTIES, INC., whose principal place of business and mailing address is 5025 East Washington Street, Poenix, Arizona, 85034, hereinafter called the "Declarant", the owner in fee simple of those certain parcels of land situate in the District of Ka'u, County and State of Hawaii, described as follows:

All of that real property more fully described in Exhibit "A" attached hereto and by reference incorporated herein, and also referred to and described in that certain Deed dated the 7th day of November, 1977 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 12648 at Page 266 et seq., excepting the property referred to in that Deed as parcel "SECOND" and the roadway lots referred to under parcels "FIRST".

And Whereas, owner desires to establish covenants, conditions and restrictions relative to the use of said land which shall henceforth run with and attach to the land;

Now, Therefore, Declarant for himself, his successors and assigns, hereby certifies, declares and establishes that all of the lots included in the real property described in Exhibit "A" hereto shall hereafter be held, used, leased,

sold and conveyed, subject to the burden and with the benefit and protection of the following covenants, conditions, restrictions, provisions and architectural and building standards during the period hereinafter set forth:

1. EXCAVATION. No lot or any part thereof shall be excavated, filled, graded or otherwise altered as to natural grade in such a manner as to affect the drainage onto or off of any other lot of the subdivision.

2. TRASH AND DUMPING. No lot shall be used or maintained as a dumping ground for trash, rubbish, garbage, discarded vehicles, animal or fish carcasses. No garbage or other waste shall be kept on any lot except in sanitary containers. All incinerators or other equipment for the storage or disposal of trash, rubbish, garbage and the like shall be kept in a clean and sanitary condition.

3. NOISE. No loud or unusual noises shall be permitted on the lots. Machinery or tools causing loud or disturbing noises shall not be operated or used except between the hours of 7:00 a.m. to 6:00 p.m.

4. HEIGHT LIMITATION, VIEW AND AIR. No dwelling house, appurtenance or other structure shall be of a height, size or location such that it would unreasonably interfere with the view corridor, sunlight and natural flow of air of other lot owners.

5. CONSTRUCTION MATERIALS.

(a) No building, or part thereof, shall be placed or re-erected upon any of said lots which has been moved from another location and no "quonset" type of building shall be erected, placed or maintained upon said premises.

(b) All exterior roofing material shall be of a non-reflecting and non-glaring nature.

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6. PROPERTY LINE. No hedge, building or structure, or any part thereof, except a boundary hedge, fence or wall not more than six (6) feet above the ground line, shall be grown, erected or placed or allowed to remain upon the lots within twenty-five (25) feet from any boundary of any lot. All new trees planted on the premises from date of purchase shall not unreasonably obstruct or interfere with the view corridors of other lot owners and their reasonable flow of sunlight and air.

7. MINIMUM BUILDING SIZE AND COST.

(a) No dwelling house shall be erected, altered, placed or permitted to remain upon any of said lots which shall contain less than NINE HUNDRED (900) square feet of enclosed floor area, exclusive of garages, carports and lanais.

(b) No dwelling house shall be erected, placed or permitted upon any of said lots having an appraised value when completed of less than THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00), excluding land cost, garage, carport, lanais, out buildings, etc., it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are first recorded at the minimum cost stated herein for the minimum permitted dwelling house size.

8. PROHIBITED STRUCTURES. No structure of a temporary character, trailer or mobile home (or part thereof), tent, shack or outdoor privy shall be constructed, reconstructed, placed or maintained upon any lot at any time, except during periods of construction of a principal dwelling

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on the lot and then for a period not to exceed ONE HUNDRED TWENTY (120) days.

9. BUSINESS OR OFFENSIVE USES. No retail or wholesale shop or store shall be erected and no building erected on any of said lots shall be used or occupied for any merchantile, manufacturing or commercial purposes; no business or industry, nor any obnoxious or offensive activity shall be carried on upon any lot which may be or become an annoyance or nuisance to any of the other lots of the sub-division.

10. ROADWAY MAINTENANCE. Each lot owner, who owns a lot subject to this Declaration of Covenants, Conditions and Restrictions, shall along with all other such lot owners, equally share on a per lot basis all costs of maintenance, repairs and improvement of any road accesses and easements or roadway lots available for use by all such lot owners. A decision ^{of} ~~of~~ two-thirds (2/3) of such lot owners shall be required to initiate any such maintenance, repair or improvement.

11. DEED, MORTGAGES, ETC. No agreement of sale, deed, assignment, mortgage or lease affecting any of said lots shall be made or delivered, conveying, mortgaging or leasing any of said lots or any part thereof at any time during the said period, unless such agreement of sale, deed, assignment, mortgage or lease shall contain or be subject to the same restrictive terms, covenants and conditions as are in this indenture set forth.

12. DURATION OF PROVISIONS. All restrictions, covenants, conditions and provisions contained in or established by this declaration shall run with the land, and shall continue in full force and effect for a period of ten (10) years from the date of execution hereof, after which time they shall be automatically extended for successive periods

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of ten (10) years unless an instrument signed by owners of record of at least sixty-seven percent (67%) of the lots of the subdivision has been recorded with the Bureau of Conveyances of the State of Hawaii prior to the date of the commencement of the next ensuing extended period, agreeing to terminate or change the covenants in whole or in part.

13. BINDING EFFECT. All restrictions, covenants, conditions and provisions contained in or established by this declaration or any instrument changing these covenants in whole or part as provided for in Paragraph 11 hereof shall constitute easements and servitudes running with all of the lots in the aforescribed property, and shall bind and inure to the benefit of declarant and all persons who now or hereafter own or lease any of said lots. Every person acquiring any estate, right, title or interest in or to any of said subdivision shall be deemed conclusively to have accepted the same upon and subject to all said restrictions, covenants, conditions and provisions and agreed to be bound thereby, whether or not set forth or referred to in the instrument by which the same was acquired. Said restrictions, covenants, conditions and provisions are in addition to and supplement any other requirements of law.

14. SEVERABILITY. Invalidation of any restrictions, covenants, conditions or provisions contained in or established by this declaration or any allowed modification thereto by judgment or order of any Court having jurisdiction thereof shall in no way affect any others of said restrictions, covenants, conditions and provisions, which shall remain in full force and effect according to their terms.

15. ENFORCEMENT. All of the foregoing restrictions, covenants, conditions and provisions shall run with the land, as aforesaid, and jurisdiction may be taken in equity at the

suit of declarant or any of its successors or assigns or of any other person having any right, title or interest in any lot in said subdivision, to restrict or prevent by injunction, mandatory or restraining, any violation or threatened violation of any covenant above set forth to be observed and performed by persons who now or hereafter own or lease any of said lots, without prejudice to the right of the person bringing suit to adopt or pursue suitable process to recover damages for such breach or failure, or to lien the property of any covenant above set forth. Those persons who are found to be in violation of or to have breached any of the above covenants shall in addition be liable for attorneys fees incurred in enforcing these covenants or in curing the breaches of the same.

IN WITNESS WHEREOF, declarant has executed these presents on the 17th day of September, 19 79.

PIONEER PROPERTIES, INC.

BY *James P. Howell*
Its President

BY *Norbert R. Jones*
Its Vice President & Secretary

EXHIBIT "A"

All of those certain parcels of land situate at Kahuku, District of Kau, Island and County of Hawaii, State of Hawaii, of the "Kona-South Estates, Unit I," as shown on File Plan No. 953, filed in the Bureau of Conveyances of the State of Hawaii, described as follows:

<u>LOTS</u>	<u>AREAS</u>
1	21.6397 Acres
2	21.6401 Acres
3	21.000 Acres
4	21.000 Acres
5	21.000 Acres
6	21.000 Acres
7	21.000 Acres
8	21.000 Acres
9	21.000 Acres
10	21.000 Acres
11	21.000 Acres
12	21.000 Acres
13	21.000 Acres
14	21.000 Acres
15	21.000 Acres
16	21.000 Acres
17	21.000 Acres
18	21.000 Acres
19	21.000 Acres
20	21.000 Acres
21	21.002 Acres
22	21.002 Acres

END OF EXHIBIT "A"



KNOW ALL MEN BY THESE PRESENTS:

That JOHN E. RUSSELL, HERMAN V. von HOLT, D. HEEDEN PORTEUS and D. C. LEWIS, as Trustees Under the Will and of the Estate of Samuel M. Damon, Deceased, hereinafter called the "GRANTORS", in consideration of the sum of TWO HUNDRED THIRTY FIVE AND NO/100 DOLLARS (\$235.00), paid by the STATE OF HAWAII, hereinafter called the "GRANTEE", the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the GRANTEE, its successors and assigns, forever:

ALL of that certain parcel of land situated at Kahuku, Kau, Hawaii, State of Hawaii, being a portion of Grant 2791 to C. C. Harris, designated as "PARCEL 35", as shown on the Right-of-Way Map of the Hawaii Belt Road, Federal Aid Project No. BF-011-1 (3), filed in the Office of the Superintendent of Public Works of the State of Hawaii, and more particularly described as follows:

PARCEL 35

Beginning at the Northwest corner of this parcel of land, on the boundary between the lands of Manuka and Kahuku, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Puu-O-Kamooa" being 7,104.67 feet North and 16,696.27 feet West thence running by azimuths measured clockwise from true South:

- 1. 295° 42' 52" 65.14 feet along the remainder of Grant 2791 to C. C. Harris, being the North side of Hawaii Belt Road, Federal Aid Project No. BF-011-1 (3);

2. 25° 42' 52" 10.00 feet along the remainder of Grant 2791 to C. C. Harris, being a jog on the North side of Hawaii Belt Road, Federal Aid Project No. BF-011-1 (3);
3. 295° 42' 52" 655.00 feet along the remainder of Grant 2791 to C. C. Harris, being the North side of Hawaii Belt Road, Federal Aid Project No. BF-011-1 (3);
4. 295° 42' 52" 40.00 feet along same;
5. 295° 42' 52" 1210.00 feet along same;
6. 295° 42' 52" 40.00 feet along same;
7. 295° 42' 52" 1380.00 feet along same;
8. 25° 42' 52" 80.00 feet crossing Hawaii Belt Road at the end of Federal Aid Project No. BF-011-1 (3);
9. 115° 42' 52" 1380.00 feet along the remainder of Grant 2791 to C. C. Harris, being the South side of Hawaii Belt Road, Federal Aid Project No. BF-011-1 (3);
10. 115° 42' 52" 40.00 feet along same;
11. 115° 42' 52" 1210.00 feet along same;
12. 115° 42' 52" 40.00 feet along same;
13. 115° 42' 52" 705.00 feet along same;
14. 25° 42' 52" 10.00 feet along the remainder of Grant 2791 to C. C. Harris, being a jog on the South side of Hawaii Belt Road, Federal Aid Project No. BF-011-1 (3);
15. 115° 42' 52" 37.87 feet along the remainder of Grant 2791 to C. C. Harris, being the South side of Hawaii Belt Road, Federal Aid Project No. BF-011-1 (3);
16. 165° 03' 32" 4.47 feet along the Government land of Manuka;

17. 220° 34' 32" 99.96 feet along same to the point of beginning and containing an area of 6.275 Acres, which includes a portion of Mamalahoa Highway, area 2.20 Acres more or less.

Together with any abutter's rights of vehicle access, appurtenant to the remainder of the land of which Parcel 35 is a part, into and from Hawaii Belt Road, Federal Aid Project No. BF-011-1 (3), over and across Courses 1, 2, 3, 5, 7, 9, 11, 13, 14 and 15 of the above described Parcel 35.

RESERVING, HOWEVER, to the Grantors, their successors and assigns:

- (1) The right at any time in the future and from time to time to change and/or widen any or all points of vehicle access appurtenant to the remainder of the land of which Parcel 35 is a part, as provided for and as shown on the map filed with the Superintendent of Public Works, to such points or locations and/or widths upon the remainder of the grantors' land as they shall consider necessary under the following terms and conditions:
 - (a) A change and/or widening of any or all points of vehicle access is subject to the prior written consent by the Commissioner of Public Lands and the Superintendent of Public Works of the State of Hawaii, their successors and assigns. This consent is not to be unreasonably or arbitrarily withheld, and any denial thereof shall be based upon good and substantial reasons, such as, but not limited to, considerations of public safety, traffic regulations or such other factors which are considered to be adequate reasons for denial of such consent to a proposed change in location and/or widening of these points of vehicle access.
 - (b) The number of points of vehicle access to the remaining land of the Grantors abutting said highway shall not be increased beyond the number and width as shown on said map filed in the office of the Superintendent of Public Works, being four (4) points of vehicle access.

LIBER 3721 PAGE 57

- (c) All expenses of construction and/or reconstruction including points of abandoned access, shall be borne and paid for by said Grantors, their successors and assigns, requesting said relocation and/or widening. These expenses shall include, but are not limited to, filling in access openings which are abandoned, tearing down curbing at new access opening or necessary filling and grading, erection of fences, barriers and any other construction and/or relocation of any nature necessitated by and/or arising out of said relocation and/or widening of any access opening as herein provided for.
- (d) The Commissioner of Public Lands and Superintendent of Public Works may, as a condition to granting any such consent, require the grantors, their successors or assigns to furnish a good and sufficient bond, satisfactory to the Commissioner of Public Lands and/or Superintendent of Public Works, for the payment of all expenses of the construction or reconstruction caused by the relocation and widening of said access rights.
- (e) The above reservations pertaining to vehicle access are in no way to be construed as limiting or waiving the State's rights to exercise its powers of eminent domain.

BEING a portion of the premises conveyed to the GRANTORS by Deed of HAWAIIAN TRUST COMPANY, LIMITED, a Hawaii corporation, Executor Under the Will and of the Estate of James Wilson Glover, Deceased, and Barbara Cox Glover, widow of said James Wilson Glover, who released her dower, dated October 29, 1958, and recorded in the Bureau of Conveyances at Honolulu, in Liber 3514, on Pages 383 - 390.

AND the reversions, remainders, rents, income and profits thereof, and all of the estate, right, title and interest of the GRANTORS, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all improvements, rights, tenements, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto the GRANTEE, its successors and assigns, forever.

AND the GRANTORS do hereby covenant with the GRANTEE that the above-described premises are free and clear of all encumbrances made or suffered by them or anyone claiming through or under them, except as aforesaid; and that they will, as said Trustees, WARRANT AND DEFEND the same unto the GRANTEE, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under them.

IN WITNESS WHEREOF, the GRANTORS have caused this Instrument to be executed this 1st day of October, 1959.

Hereward V. Van Hook

D. Hobbes Perkins

D. Lewis

TRUSTEES UNDER THE WILL AND OF THE ESTATE OF SAMUEL M. DAMON, DECEASED

APPROVED AS TO FORM:

None A. Clati
Deputy Attorney General

STATE OF Arizona)
COUNTY OF Maricopa)

On this 17th day of September, 1979,
before me appeared Gerald C. Heetland and

Norbert R. James, who, being by me duly sworn,
did say that they are the President and Vice President

Secretary, respectively, of PIONEER PROPERTIES, INC., a
Colorado

Arizona corporation; and that the seal affixed to the foregoing
instrument is the corporate seal of said corporation; that said
instrument was signed and sealed on behalf of said corporation
by authority of its Board of Directors; and said Gerald C. Heetland
and Norbert R. James acknowledged said
instrument to be the free act and deed of said corporation.

Handwritten initials

Regina P. Jacobs
Notary Public in and for the above
named State and County.

My Commission Expires: My Commission Expires Jan. 29, 1982