

## EXEMPTION NOTICE FORM

County of Hawai'i  
Department of Environmental Management  
345 Kekuanaoa Street Suite 41  
Hilo, Hawaii, 96720

TO: Agency-Maintained Public Files for Chapter 343 HRS Exemption Determinations  
FROM: Director of Department of Environmental Management  
SUBJECT: Exemption Notice for the Acquisition of Waiea Transfer Station Property  
DATE: 8/1/2022

### AGENCY OR APPLICANT ACTION

Check applicable box

- This exempted action is an agency action as defined by Section 343-5(b), Hawai'i Revised Statutes (HRS), and Section 11-200.1-8, Hawai'i Administrative Rules (HAR)
- This exempted action is an applicant action as defined by Section 343-5(e), HRS, and Section 11-200.1-9, HAR

### EXEMPTION TYPE:

The Exemption Notice for the action described below is based on the general types enumerated in Section 11-200.1-15(c), Hawai'i Administrative Rules (HAR), Exemption Type 1. Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing.

As applicable, the exemption for the action described below is also supported by the Exemption List for the County of Hawaii Department of Environmental Management, reviewed and concurred to by the Environmental Council on 1/8/2019.

- Exemption List Class 1.
- Item Number 40.
- Applicable language from the exemption list: Loading, delivery and unloading operations for municipal solid waste and/or recyclable materials to and from vehicles at landfills, sort station, transfer stations, convenience centers, and disposal, processing or recycling facilities. "Municipal solid waste" is defined in accordance with Hawai'i Revised Statutes Section 342G-1.

### DESCRIPTION OF ACTION

Proposing Agency or Applicant: Department of Environmental Management  
Project Name & Address/Location: 345 Kekuananoa Street  
Anticipated Start Date: 8/1/2023  
Anticipated End Date: 3/29/2024

Island and District: Hawai'i South Kona

Tax Map Key(s) and other geolocation means: 8-6-008:011

All Necessary Permits and Approvals: SWMP TF-0075-20 exp 9-15-2025

#### NARRATIVE

Describe the action and why it qualifies for the exemption: The Department has determined that continuing residential solid waste collection in the southern South Kona area for the foreseeable future should remain at the existing Waiea Convenience Center (aka Transfer Station). The Department will need to invest in maintenance, repair, and potentially upgrade and expansion of the site to optimize operations. County ownership of the property will avoid the financial risk of investment at a leased site and promote cost-efficient and orderly repair, maintenance and upgrades. Purchasing a leased property that is currently in use for solid waste facilities, while not a common occurrence, can be considered part of operations and qualifies for the exemption. The proposed action involves purchase and ownership transfer only; no change to existing operations would occur at this time. All future new activities and/or alteration of the site will be subject to analysis under Chapter 343 HRS and compliance with other State and County environmental laws to avoid or minimize impacts to the environment.

#### RECEIVING ENVIRONMENT

Describe the site, including any impacts on the receiving environment: The County of Hawai'i currently leases the 2.280-acre TMK 8-6-008:011 from the owners, Kealia Ranch LLC, Noenoe Marks Lindsey and McCandless Land & Cattle Company (see Figure 1 – Property Map). The site is operated as a typical Convenience Center. Solid waste facilities and operations currently occupy less than an acre in the northern half of the property.

#### ENVIRONMENTAL ANALYSIS

I have considered the potential effects of the proposed project and all related activities against the criteria checked below:

	Not Applicable
<input checked="" type="checkbox"/> Land Use and Zoning Conformance	<input type="checkbox"/>
<input checked="" type="checkbox"/> Traffic (Vehicles, Bicycles, Pedestrian)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Infrastructure (Roads, Buildings, Utilities)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Air Quality Pollutant Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Noise Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Solid, Hazardous, and Liquid Waste Management	<input type="checkbox"/>
<input checked="" type="checkbox"/> Social	<input type="checkbox"/>
<input checked="" type="checkbox"/> Economic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Health and Safety	<input type="checkbox"/>
<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/>
<input type="checkbox"/> Public Beach Access	<input checked="" type="checkbox"/>
<input type="checkbox"/> Cultural Resources and Practices	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Visual/Aesthetic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Environmental Justice	<input type="checkbox"/>

- |   |                                     |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Rare, Threatened, and/or Endangered Species | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Surface and Ground Water Resources          | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Wetlands                                    | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Floodplains                                 | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Riparian/Coastal Resources                  | <input type="checkbox"/>            |
| <input type="checkbox"/> Other  | <input checked="" type="checkbox"/> |

Comments/summary of impact analysis: A biological reconnaissance of the property by Geometrician Associates in 2023 determined that the portion of the property not currently being used for Convenience Center activities consists mainly of non-native forest dominated by Christmas berry, Guinea grass, coral berry and koa haole. A small segment of the southern half of the property still contains a largely native forest dominated by ohia and lama. No significant archaeological features are known or expected, given the property context. Any future site work in undisturbed areas would be preceded by biological and archaeological surveys to ensure resource protection. No recreational or cultural uses are present, and none would be affected.

#### MITIGATION

Describe all mitigation measures and best management practices planned to address impacts during the project activities and after project completion: A number of best management practices are utilized as part of standard operating procedures for the existing activities at the site. No mitigation is necessary for any impacts related to the proposed action.

#### CONSULTATION

The following parties were consulted about this declaration exemption on July 18, 2023: Hawai'i County Planning Director Zendo Kern, [Planning@HawaiiCounty.gov](mailto:Planning@HawaiiCounty.gov); Hawai'i County Public Works Director Steve Pause, [Steve.Pause@hawaiicounty.gov](mailto:Steve.Pause@hawaiicounty.gov); Hawai'i Fire Department Captain Clinton Baybayan, [Clinton.Baybayan@hawaiicounty.gov](mailto:Clinton.Baybayan@hawaiicounty.gov); Hawai'i State Department of Transportation Planner, Statewide Transportation Office, [Blayne.H.Nikaido@hawaii.gov](mailto:Blayne.H.Nikaido@hawaii.gov); Hawai'i County Councilmember Michelle Galimba [Michelle.Galimba@hawaiicounty.gov](mailto:Michelle.Galimba@hawaiicounty.gov)

Each party was supplied with a map and the brief description of the project from above, the draft determination of exemption under HRS 343, and a request to reply within seven days if at all possible. As of July 31, 2023, only one response was received, from the Statewide Transportation Office, expressing no concerns over the action.

EXEMPT DECLARATION

The direct, cumulative, and potential impacts of the action described above have been considered pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 11-200.1, Hawai'i Administrative Rules. I declare that the action described above will have minimal or no significant impact on the environment and is therefore exempt from the requirement to prepare an environmental assessment.

  
Signature of Director or Delegate

  
Date

This document is to be kept on file in the agency's records and made available for public review

- Please check here if a summary of this document is being submitted to the Office of Planning and Sustainable Development, Environmental Review Program Control for voluntary publication in *The Environmental Notice*

**Summary of Exemption Notice for Acquisition of Waiea Transfer Station Property for submission to Office of Planning and Sustainable Development, Environmental Review Program Control for publication in *The Environmental Notice***

The Hawai'i County Department of Environmental Management (DEM) plans to purchase the 2.280-acre leased property that is the site of the existing Waiea Convenience Center. County ownership of the property will avoid the financial risk of investment of a leased site and promote cost-efficient and orderly repair, maintenance and upgrades in the future. The proposed action involves purchase and ownership transfer only; no change to existing operations would occur at this time. All future new activities and/or alteration of the site will be subject to analysis under Chapter 343 HRS and compliance with other State and County environmental laws to avoid or minimize impacts to the environment.

**Figure 1. Location Map of Waiea Convenience Center**

