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**ADDENDUM**

**TO THE SITE SELECTION REPORT AND  
FINAL ENVIRONMENTAL IMPACT STATEMENT  
FOR THE**

***KAUAI JUDICIARY COMPLEX***

**LIHUE, KAUAI, HAWAII**

**This environmental document is prepared pursuant  
to Chapter 343, Hawaii Revised Statutes**

**Proposing Agency:**

**Department of Accounting and General Services  
Russell S. Nagata  
Comptroller  
State of Hawaii**

**Accepting Authority:**

**Governor, State of Hawaii**

**March 5, 1992**

**Prepared by:**

**Stanley Yim & Associates, Inc.  
Consulting Engineers  
2850 Paa Street, Suite 200  
Honolulu, Hawaii 96819**

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**ADDENDUM**

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## ADDENDUM REPORT

FOR THE

### KAUAI JUDICIARY COMPLEX

This addendum report is prepared in response to Grove Farm Land Corporation offering an alternate site to Site C as contained in the Site Selection Report and Environmental Impact Statement for the Kauai Judiciary Complex. The EISPN and DEIS phases of the process for the site selection report and environmental impact statement have already been finished. The 45 day review period has ended, comments were received during the review period, and responses to the comments have already been distributed. This addendum serves to supplement the report and statement in that it adds to it the alternate site, hereinafter referred to as Site C2, for consideration as a potential location for the proposed Kauai Judiciary Complex.

This addendum is comprised of the following elements:

#### 1. ADDENDUM TO CHAPTER I

SECTION E, "Candidate Sites": Involves the addition and identification of Site C2 to the list of candidate sites thereby increasing the total candidate sites available for consideration from six to seven.

SECTION H.3, "Probable Impacts": Amend second sentence in third paragraph to incorporate general access for Site C2.

SECTION L, "Summary of Findings": Adds the criteria evaluations and cost estimates for Site C2 to Tables I-1 and I-2

#### 2. ADDENDUM TO CHAPTER III

SECTION A.1, "Community Character": Incorporates description of community character for Site C2.

SECTION B.3, "Flora": Incorporates discussion of flora for Site C2.

SECTION B.4, "Fauna": Incorporates discussion of fauna for Site C2.

SECTION B.5, "Soils & Topography": Incorporates discussion of soils and topography for Site C2.

SECTION B.6, "Flood Hazard": Incorporates discussion of flood hazard for Site C2.

SECTION B.7, "Archaeological & Historic Sites": Incorporates discussion of archaeological & historic sites for Site C2.

SECTION C.2, "Land Ownership": Incorporates discussion on land ownership for Site C2.

SECTIONS D.1, D.2, D.4, & D.5 "Water, Sewer, Electric & Telephone, and Drainage Systems": Incorporates discussion on the various utility systems for Site C2.

3. ADDENDUM TO CHAPTER IV

SECTION B, "Step 1 - Determining Available Agricultural Lands Surrounding Lihue Town": Replace two paragraphs in section for Site C2.

SECTION C, "Step 2 - Setting the Site Selection Area": Replace third paragraph in section for Site C2.

SECTION D.4, "State Land Use District": Replace entire section.

SECTION E.6, "Description of Candidate Sites": Add paragraphs to section for Site C2.

4. ADDENDUM TO CHAPTER V

SECTION B, "Summary of Evaluations": Add evaluation material for Site C2.

5. ADDENDUM TO CHAPTER VI

SECTION A, "Short Term Site Impacts": Add material for Site C2.

SECTION B, "Long Term Impacts": Add evaluation material for Site C2.

6. ADDENDUM TO CHAPTER VIII

SECTION A, "State Land Use District Boundaries": Revisions to paragraph and add material for Site C2.

SECTION B, "Kauai County General Plan": Add material for Site C2.

SECTION C, "Kauai County Zoning Districts": Add material for Site C2.

7. ADDENDUM TO CHAPTER XI

Add column for Site C2 along with check list of approvals needed.

**ADDENDUM TO CHAPTER I**  
**SECTIONS E.H3 & L**

**"Candidate Sites, Probable Impacts, & Summary of Findings"**

**SITE SELECTION REPORT AND  
FINAL ENVIRONMENTAL IMPACT STATEMENT**

**FOR THE**

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**March 5, 1992**

SECTION E: The following site is added to Section E, pertaining to identification of candidate sites. It also changes the total number of candidate sites from six to seven.

<u>CANDIDATE SITE</u>	<u>TMK:</u>	<u>ACREAGE</u>
Located on unimproved cane land approximately 300 feet south of the existing Kaumualii Hwy and west of the fairly new Kukui Grove Village West Subdivision (SITE C2)	Por 3-03-03:por 1	6.500 ac

SECTION H.3: Third paragraph, second sentence regarding general access is amended to incorporate the access to Site C2 as follows,

"However, this impact would be somewhat limited as most of the sites would have accesses either directly or indirectly by way of a connector street to a highway or major roadway such as Ahukini Road or Kapule Highway, or Nawiliwili Road or Kaumualii Highway."

SECTION L: The following tables are to be added to, and made a part of Tables I-1 and I-2 respectively, as contained in Section L of the Site Selection Report and Final Environmental Impact Statement.

**TABLE I-1  
SUMMARY EVALUATIONS: RECOMMENDED SITES**

G = good(+1) F = fair(+0.5) P = poor(-1)		Site C2
<b>Building Site Criteria Total</b>		
Environmental	G	4
Roadway & Utilities	F	10
Accessibility	P	2
<b>Community Site Criteria Total</b>		
Governmental	G	6
Community Effects	F	3
	P	3
<b>GRAND TOTALS for Bldg &amp; Community Site Criteria</b>		
	G	10
	F	13
	P	5
<b>NUMERICAL RATING</b>		<b>11.5</b>

**TABLE I-2  
SUMMARY EVALUATIONS: COST ESTIMATES**

Development Costs	Cost (\$) per unit	Site C2
<b>Offsite Development (based on 150ft extension)</b>		
8" sewermain	\$120/lf	\$18,000.00
Sewer manholes	\$3000 ea	\$3,000.00
8" watermain	\$260/lf	\$39,000.00
Accel/decel Lanes		
Signalization	none	\$0.00
Road Extension Improvements	\$175/lf	\$26,250.00
Utility Easement	none	\$0.00
<b>Total for Offsite Development</b>		<b>\$86,250.00</b>
<b>Onsite Development</b>		
General Improvements		6.5acs
	\$104,000.00/ac	\$676,000.00
Parking Stalls		294
	\$2,100.00/stall	\$617,400.00
Loading Stalls		2
	\$4,488.00/stall	\$8,976.00
Sewage Treatment Facility	none	\$0.00
<b>Building</b>		
Administrative Areas		98,022sf
	\$123.00/sf	\$12,056,706.00
Courts, Chambers, etc		35,132sf
	\$184.00/sf	\$6,464,288.00
<b>Total for Onsite &amp; Building</b>		<b>\$19,823,370.00</b>
Subtotal (Offsite & Onsite)		\$19,909,620.00
Contingencies (20%)		\$3,981,924.00
Regional Cost Factor (15%)		\$3,583,731.60
Construction Cost (as of 01/88)		\$27,475,275.60
Escalation @ 5% to bid date (estimated bid date: August 1993)		\$7,785,119.00
Site Acquisition Cost (as of Feb 92) \$4.00/sf x 6.5 acs		\$1,132,560.00
<b>TOTAL ESTIMATED COST</b>		<b>\$36,392,954.60</b>

**ADDENDUM TO CHAPTER III**  
**SECTIONS A.1, B.3, B.4, B.5, B.6, B.7, C.2**  
**D.1 D.2, D.3, D.4, D.5,**

"Community Character, Flora, Fauna, Soils and Topography,  
Flood Hazard, Archaeological and Historic Sites, Land Ownership  
Water, Sewer, Electric & Telephone, and Drainage Systems"

**SITE SELECTION REPORT AND  
FINAL ENVIRONMENTAL IMPACT STATEMENT**

**FOR THE**

**KAUAI JUDICIARY COMPLEX  
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**Stanley Yim & Associates, Inc.  
2850 Paa Street, Suite 200  
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**March 5, 1992**

**SECTION A.1:** The following is added to augment Section A.1, "Community Character", of the Site Selection Report and Final Environmental Impact Statement for the Kauai Judiciary Complex. It presents a brief description of the community character around Site C2.

Candidate Site C2 is on a larger parcel of land situated on the west side of the fairly new Kukui Grove Village West Subdivision. The following are some of the kinds of businesses and activities the new subdivision either already has or will ultimately have; professional and office buildings, retail complexes, wholesale and retail outlets for automotive parts, a non profit organization building, a child day care center, recreational facilities, a golf driving range, a miniature golf operations, and a multipurpose park area. The existing Kukui Grove Shopping Center with its various retail businesses and offices is located immediately east of the subdivision. The Kauai Community College is located across Kaumualii Highway towards the northwesterly direction and the existing Puhi Subdivision with its many residential lots is to the west. See Figures 1 & 2, "General Location Map" and "Site C2", on the following two pages. Site C2 is the area shaded yellow on the maps. While sugar cane is presently being cultivated on this land, Grove Farm Land Corporation plans to develop the land and construct the infrastructure in the area in about two years thereby making Site C2 available for building.

The paragraphs and statements below augment the following respective sections in the Site Selection Report and Final Environmental Impact Statement for the Kauai Judiciary Complex:

**SECTION B.3, "Flora":**

Sugarcane crops make up most, if not all, of the existing vegetation on Site C2. No endangered or threatened species of flora were identified. No adverse effects of flora is anticipated.

**SECTION B.4, "Fauna":**

No endangered or threatened species of fauna have been identified in or around Site C2 and, because the candidate site is not near to any suitable habitats for the endangered water fowl discussed in the Site Selection Report and Final Environmental Statement, no adverse effects on fauna is expected.

**SECTION B.5, "Soils and Topography":**

The soils on Site C2 consist of Lihue Silty Clays (LhB) and Puhi Silty Clays (PhB). The US Department of Agriculture Soil Conservation Service in their Soils Survey of August 1972 characterize these soils to have a moderately rapid permeability, a slow runoff, and a slight erosion hazard. The soils also have a moderate shrink swell potential which is characteristic of many Hawaiian soils. Aside from these characteristics, the soil types have no other unusual conditions that would affect construction.

The Soil Conservation Service also classifies the Lihue Silty Clay soil in Sugarcane Group 1 indicating it is most suitable for sugarcane cultivation. The Land Study Bureau Detailed Land Classification for Kauai identifies the predominant soil ratings on the site as B41i and B78i which means the soils have a good productivity potential for most agricultural purposes. The Agricultural Lands of Importance to the State of Hawaii classifies Site C2, and the larger piece of property which it is a part of, as "Prime".

**SECTION B.6, "Flood Hazard":**

Site C2 is far from, and well above Puali (Niumalu) Stream, Huleia Stream and Nawiliwili Harbor and is not in the path of any major floodways nor is it in any tsunami zone as shown in the Federal Flood Insurance Rate Maps for Kauai.

**SECTION B.7, Archaeological and Historic Sites":**

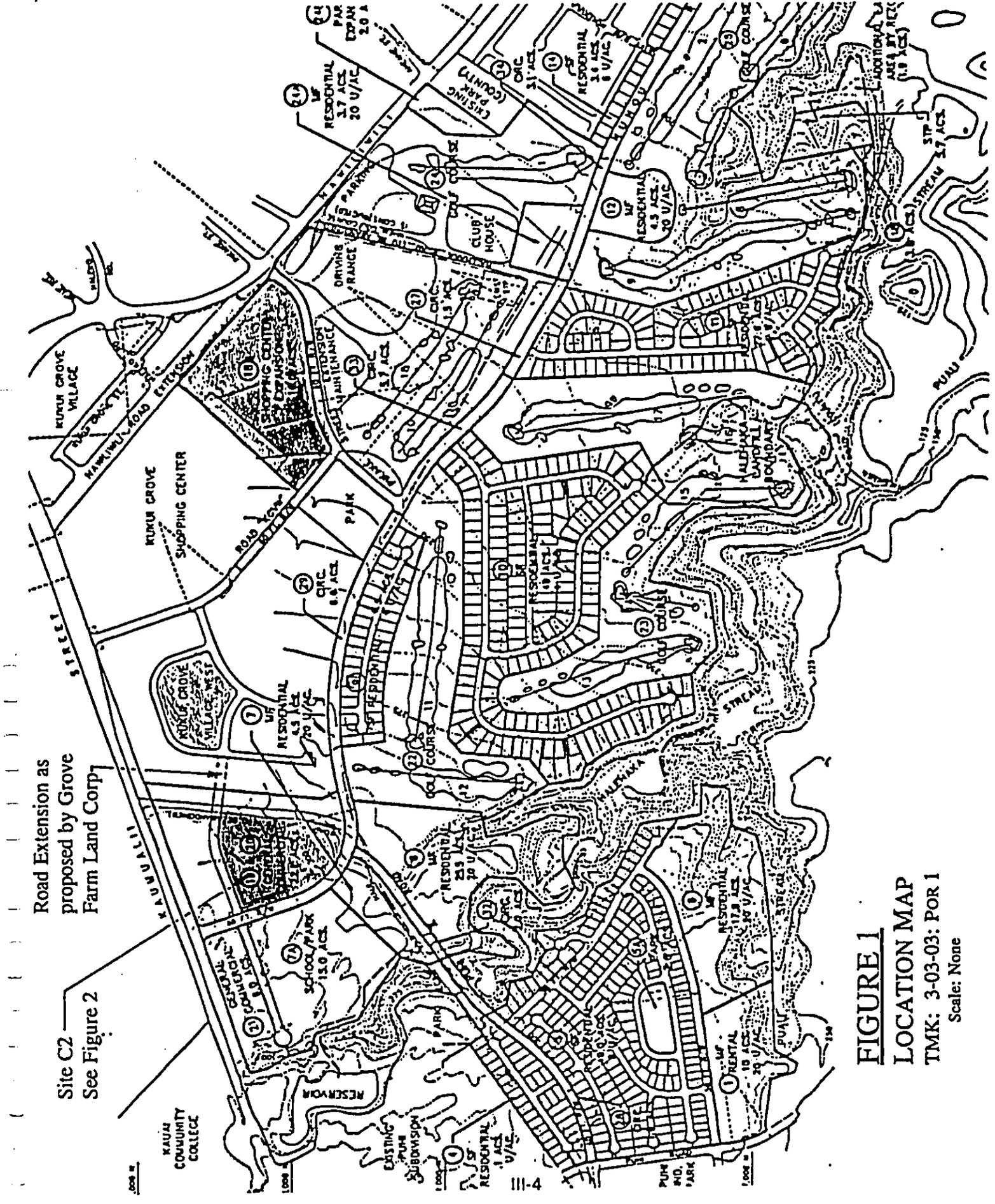
Site C2 is overgrown by a crop of sugarcane. No archaeological and/or historic sites were visually noted. The State Historic Sites Preservation visited Site C2 and their findings are attached in the back of this report as Exhibit AA.

**SECTION C.2, "Land Ownership":**

Site C2 is owned by Grove Farm Properties but is leased to Lihue Plantation Company for sugarcane cultivation and related uses. The Lihue Plantation lease expires in 1994. Grove Farm Properties however, has the right to withdraw substantially, all of the property from the lease in advance of its expiration.

**SECTIONS D.1, D.2, D.4, & D.5, "Water, Sewer, Electric & Telephone, and Drainage Systems":**

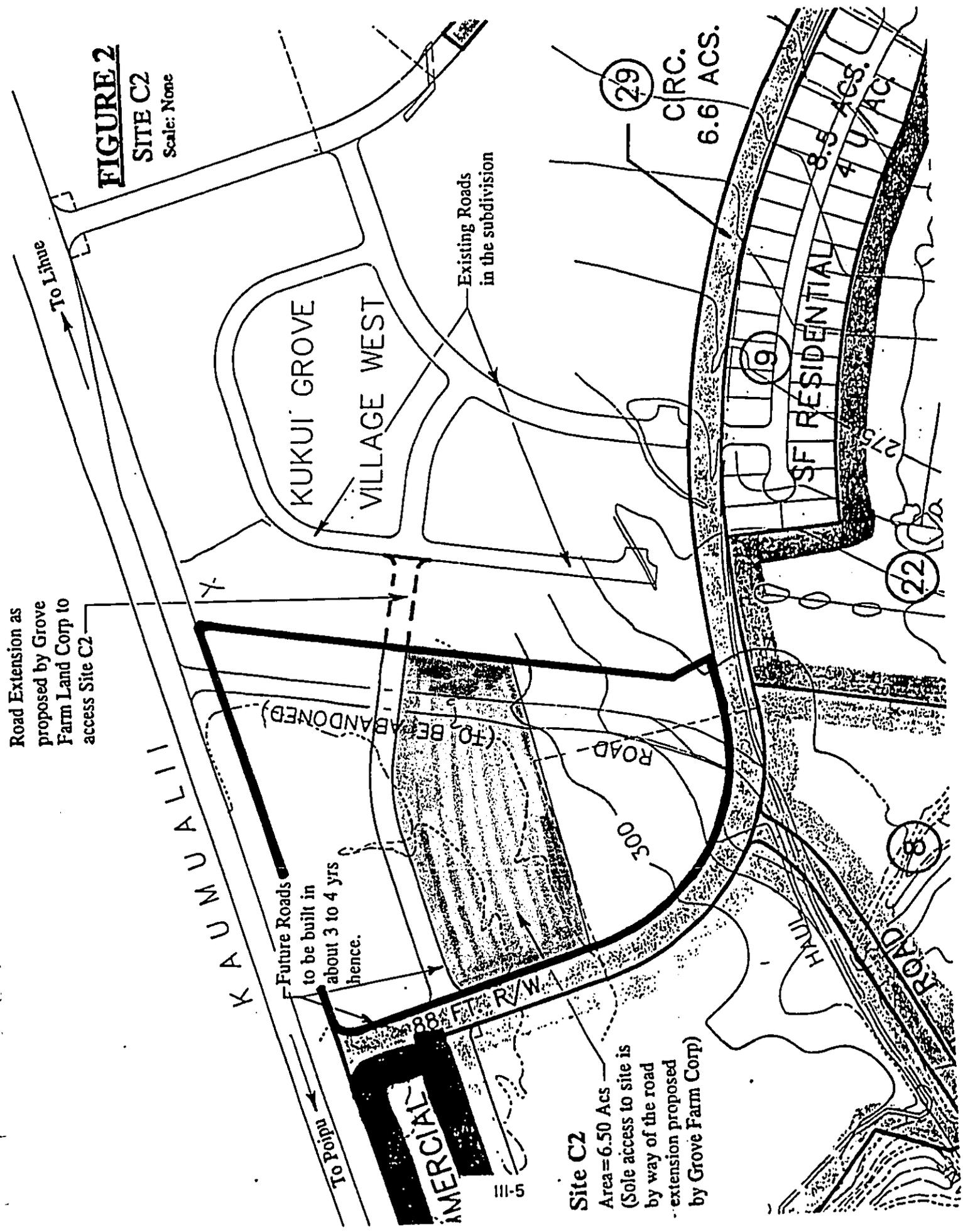
Grove Farm Land Corporation has committed to develop in the coming two years, the necessary onsite and offsite infrastructure improvements for the area where C2 will be located. The commitments are a part of the Findings of Fact and Conclusions of Law upon which the Land Use District Boundary change from agriculture to urban for the first increment for the area was approved. The boundary change action was granted by the State Land Use Commission on June 30, 1989. Included in the infrastructure improvements are a network of internal roads for the area with full underground utilities and a wastewater treatment plant. The new wastewater plant is presently under construction. Notwithstanding the State and County Governments' permit approval processes, Grove Farm Land Corporation anticipates a new road extension to the area should be available and the utilities should be brought to Site C2 within a year's period. The costs to do this part of the offsite work will be by Grove Farm Land Corporation. The costs for infrastructure improvements within Site C2 itself, as well as extending the new road to front a portion of Site C2 will need to be borne by the State Judiciary as a part of the project costs. Since Grove Farm Land Corporation will only bring the utilities up to the lot, and there may be a need to extend the utilities along a portion of the frontage of the lot, some monies have been provided for in the offsite costs to do this work.



Road Extension as proposed by Grove Farm Land Corp

Site C2 See Figure 2

**FIGURE 1**  
**LOCATION MAP**  
 TMK: 3-03-03: POR 1  
 Scale: None



**FIGURE 2**

**SITE C2**

Scale: None

Road Extension as proposed by Grove Farm Land Corp to access Site C2

Future Roads to be built in about 3 to 4 yrs hence.

**Site C2**  
 Area = 6.50 Acs  
 (Sole access to site is by way of the road extension proposed by Grove Farm Corp)

8.5 ACS.  
 4 U/AC

6.6 ACS.  
 CIRC.

300 ROAD

300 FT. R/W

(TO BE ABANDONED)

KUKUI GROVE  
 VILLAGE WEST

SF RESIDENTIAL

KAMUJALILI

AMERCIAL

To Ijine

To Point

Existing Roads in the subdivision

275

22

8

29

19

**ADDENDUM TO CHAPTER IV**  
**SECTION E**

"Description of Candidate Sites"

**SITE SELECTION REPORT AND  
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**FOR THE**

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**March 5, 1992**

**IV-1**

**SECTION B:** The following replaces the first two paragraphs for Section B, "Step 1 - Determine Available Agricultural Lands Surrounding Lihue Town" as contained in the Site Selection Report and Final Environmental Impact Statement.

A review of the agricultural lands surrounding Lihue shows there is a considerable amount of acreage available that could be used by the proposed Judiciary Complex. Some of these areas have already had their General Plan designation changed from agriculture to urban-mixed use and have been included in masterplanning activities by others for nonagricultural uses in the forthcoming years. It is these areas that have had their General Plan designation changed and also, in the case of the Grove Farm properties, some of its State Land Use boundaries changed that would be desirable for the new Judiciary Complex.

The ownership of the cane lands surrounding Lihue is either by Amfac/JMB or Grove Farm Properties with Lihue Plantation being the major lessee and user of the lands for agricultural purposes.

**SECTION C:** The following replaces the third paragraph for Section C, "Step 2 - Setting the Site Selection Area" in the Site Selection Report and Final Environmental Impact Statement.

For this study, seven sites were considered. Two are across each other fronting Ahukini Road and they are designated as Sites A1 and A2 respectively. The third site, A3, also fronts Ahukini Road but is about nine hundred feet further west towards the Kuhio Highway intersection. The other four sites are Site B, Site B1, Site C, and Site C2. The characteristics for Sites A1, A2 and A3 are considered just about similar and, in many instances perhaps identical because of their close proximity to each other. The same rationale can be applied somewhat to Sites B and B1 except Site B1 will need (1) additional lengths of utility lines because the utilities will need to be brought over and across the proposed Veteran of Foreign Wars parcel and (2) a connecting road to the existing Hoolako Street. Sites C and C2 are located away from Lihue town itself. Site C is part of a parcel that has been set aside for the expansion of the existing Kukui Grove Shopping Center complex. It, like Site C2, is presently being leased to the Lihue Plantation to grow sugarcane.

**SECTION D.4:** The following replaces Section D.4, "State Land Use District" as contained in the Site Selection Report and Final Environmental Impact Statement.

State Land Use District - A State Land Use District designation of urban for the selected candidate site is desirable to avoid impacts to agricultural and conservation lands. The urban designation would also preclude the need to petition for a land use district boundary amendment. Of the seven candidate sites, six (Sites A1, A2, A3, B, B1, C2) are presently designated agriculture and one (Site C) is designated urban. To assist in expediting the process for those sites designated as agricultural, Kauai County's present Comprehensive Zoning Ordinance will allow public facilities to be built under the Special Treatment District for Public Facilities (ST-P). This special use permit must be processed

and obtained from the County's Planning Department. However, a condition to this special permit approval is, the State must pursue and acquire a State Land Use district boundary change for the selected site within six (6) months after applying for the special use (ST-P) permit. The site that is already designated urban does not need to go through the ST-P process. As for Site C2, its redistricting has already been approved in concept when the much larger parcel on which it sits had petitioned the State Land Use Commission for a boundary change in 1989. To implement the boundary change for Site C2 would require an application to be filed and certain conditions be satisfied. Details for the redistricting can be found in the "Order" portion of the Petition to Amend the Agricultural Land Use District Boundary", attached in back as Exhibit AB. Grove Farm Land Corporation has offered to pursue and obtain the proper district boundary designation and zoning for the Judiciary should Site C2 be selected.

**SECTION E.6:** The following is to be added as Section E.6 to the "Description of Candidate Sites" as contained in the Site Selection Report and Final Environmental Impact Statement.

6. Candidate Site C2 - Approximately 300 feet south of Kaumualii Highway, east of Puhi and west of the existing Grove Farm Village West Subdivision.

Site C2 is immediately west of the fairly new Kukui Grove Village West Subdivision. It is also sized for 6.5 acres and is a part of a larger parcel that is presently growing sugar cane. The land is presently owned by Grove Farm Properties and leased to Lihue Plantation for sugarcane cultivation and related purposes. The lease expires in 1994 but Grove Farm Properties has the right to withdraw substantially, all the property from the lease in advance of its expiration. Access to this site will be off of an extension to the existing interior road system that Grove Farm Land Corporation expects to complete in about a year hence. The interior road system is a part of their Village West Subdivision and connects to Kaumualii Highway. Of the seven candidate sites, Site C2 is located the furthest away from the existing government offices since it is just east of the existing Puhi Residential Subdivision. It will need to obtain redistricting and rezoning which Grove Farm Land Corporation has tentatively planned to occur with the second increment. General Plan designation has already been changed to Urban-Mixed Use and its zoning is presently Agriculture.

Travel between Site C2 and the various government and business offices in downtown Lihue would be longer but similar to that described for Site C in the Site Selection Report and Final Environmental Impact Statement.

**ADDENDUM TO CHAPTER V**  
**SECTION B**

"Summary of Evaluations"

SITE SELECTION REPORT AND  
FINAL ENVIRONMENTAL IMPACT STATEMENT

FOR THE

KAUAI JUDICIARY COMPLEX  
LIHUE, KAUAI, HAWAII

Stanley Yim & Associates, Inc.  
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March 5, 1992

SECTION B: The following is to be added to Section B, "Summary of Evaluations" and Appendix D in the Site Selection Report and Final Environmental Impact Statement.

**BUILDING SITE CRITERIA**

**A. Environmental Site Criteria:**

1.	Size	6.5 acres	good
2.	Slope	avg: 3% to 5%	fair
3.	Shape	2.0:1.0	good
4.	Industrial & Agricultural Nuisances	no industrial nuisances some agricultural nuisances periodically	fair
5.	General Soil Stability for Foundation		good
6.	Soil Shrink/Swell Potential	could require some foundation work	fair
7.	Soil Depth for Sitework		good
8.	Natural Beauty	no trees, plants, rock formations potential for beautification no overhead utility lines crossing site	fair

**B. Roads and Utilities:**

9.	Adequacy of Roads	will be available at bdry*	fair
10.	Adequacy of Water Service	will be available at bdry*	fair
11.	Adequacy of Sewer Service	will be available at bdry*	fair
12.	Adequacy of Drainage Facilities	will be available at bdry*	fair
13.	Adequacy of Power & Communications	will be available at bdry*	fair

**C. Accessibility:**

14.	Pedestrian Access	based on access fm one side only*	poor
15.	Vehicular Access	based on access fm one side only*	poor
16.	Bus Service	available at Kukui Grove Shopping Center & KCC	fair

\* per commitments contained in the Findings of Fact and Conclusions of Law for the amendment of the Land Use District boundary from agricultural to urban.

**COMMUNITY CRITERIA**

**A. Government**

17.	State Land Use District designation	agriculture (increment #2)	fair
18.	County General Plan	urban/mixed use	good
19.	County Zoning designation	agriculture (rezoning reqd)**	good

\*\* Grove Farm Land Corporation has offered to pursue and obtain

**B. Community Effects**

20.	Existing Use	presently growing sugarcane	good
21.	Displacement	no existing structures to be relocated	good
22.	Interference with Institutions	greater than 0.5 mi fm institutions	good
23.	Surrounding Existing Land Use	surrounded by agricultural, residential, retail, office, & industrial activities	poor
24.	Land Ownership & Acquisition	owned by Grove Farm Properties	fair
25.	Proximity to major Commercial Centers		fair
26.	Relation to Judicial Support Facilities	over 1 mi fm govt offices, etc	poor
27.	Relation to private law offices & attorneys		poor
28.	Aesthetic Value		good

1. Summary of Building Site Criteria Evaluation

**TABLE V-1  
BUILDING SITE CRITERIA EVALUATION SUMMARY**

Criteria Evaluation	Site C2
<b>Environmental</b>	
Good	4
Fair	4
Poor	0
<b>Roadway &amp; Utilities</b>	
Good	0
Fair	5
Poor	0
<b>Accessibility</b>	
Good	0
Fair	1
Poor	2
<b>Totals</b>	
Good	4
Fair	10
Poor	2

2. Summary of Community Criteria Evaluation

**TABLE V-2  
COMMUNITY CRITERIA EVALUATION SUMMARY**

Criteria Evaluation	Site C2
<b>Government</b>	
Good	2
Fair	1
Poor	0
<b>Community Effects</b>	
Good	4
Fair	2
Poor	3
<b>Totals</b>	
Good	6
Fair	3
Poor	3

3. Summary of Cost Considerations

**TABLE V-3  
SUMMARY EVALUATIONS: COST ESTIMATES**

Development Costs	Cost (\$) per unit	Site C2
<b>Offsite Development (based on 150ft extension)</b>		
8" sewermain	\$120/lf	\$18,000.00
Sewer manholes	\$3000 ea	\$3,000.00
8" watermain	\$260/lf	\$39,000.00
Accel/decel Lanes		
Signalization	none	\$0.00
Road Extension Improvements	\$175/lf	\$26,250.00
Utility Easement	none	\$0.00
<b>Total for Offsite Development</b>		<b>\$86,250.00</b>
<b>Onsite Development</b>		
General Improvements		6.5acs
	\$104,000.00/ac	\$676,000.00
Parking Stalls		294
	\$2,100.00/stall	\$617,400.00
Loading Stalls		2
	\$4,488.00/stall	\$8,976.00
Sewage Treatment Facility	none	\$0.00
<b>Building</b>		
Administrative Areas		98,022sf
	\$123.00/sf	\$12,056,706.00
Courts, Chambers, etc		35,132sf
	\$184.00/sf	\$6,464,288.00
<b>Total for Onsite &amp; Building</b>		<b>\$19,823,370.00</b>
Subtotal (Offsite & Onsite)		\$19,909,620.00
Contingencies (20%)		\$3,981,924.00
Regional Cost Factor (15%)		\$3,583,731.60
Construction Cost (as of 01/88)		\$27,475,275.60
Escalation @ 5% to bid date (estimated bid date: August 1993)		\$7,785,119.00
Site Acquisition Cost (as of Feb 92) \$4.00/sf x 6.5 acs		\$1,132,560.00
<b>TOTAL ESTIMATED COST</b>		<b>\$36,392,954.60</b>

4. Overall Evaluation Summary

**TABLE V-4  
SUMMARY EVALUATIONS: RECOMMENDED SITES**

G = good(+1) F = fair(+0.5) P = poor(-1)		Site C2
<b>Building Site Criteria Total</b>		
Environmental	G	4
Roadway & Utilities	F	10
Accessibility	P	2
<b>Community Site Criteria Total</b>		
Governmental	G	6
Community Effects	F	3
	P	3
<b>GRAND TOTALS for Bldg &amp; Community Site Criteria</b>		
	G	10
	F	13
	P	5
<b>NUMERICAL RATING</b>		<b>11.5</b>

Site C2 is a part of a larger parcel presently owned by Grove Farm Properties who petitioned the State Land Use Commission for a land use district boundary change from agriculture to urban in 1989. The petition and boundary change involved separating the parcel into two increments. The first increment had its district boundary changed from agriculture to urban. The second increment of which Site C2 is a part, was setup in the same documents for redistricting to occur when Grove Farm Properties (1) submits an application, (2) shows there has occurred substantial completion of the onsite and offsite improvements within Increment 1 and (3) satisfies several other conditions as noted in the document. Details for the redistricting can be found in the "Order" portion of the Petition to Amend the Agricultural Land Use District Boundary", attached in back as Exhibit AB.

**ADDENDUM TO CHAPTER VI**  
**SECTIONS A & B**

"Short Term Site and Long Term Impacts"

SITE SELECTION REPORT AND  
FINAL ENVIRONMENTAL IMPACT STATEMENT

FOR THE

KAUAI JUDICIARY COMPLEX  
LIHUE, KAUAI, HAWAII

Stanley Yim & Associates, Inc.  
2850 Paa Street, Suite 200  
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March 5, 1992

**SECTION A:** The following is added to the respective subsections in Section A, "Short Term Site Impacts" in the Site Selection Report and Final Environmental Impact Statement.

**1. Noise**

An increase in noise levels will be experienced during construction. Particularly sensitive would be the existing businesses and residences close to Site C2.

**6. Archaeological/Historical**

A historic preservation review encompassing the general area around the Site C2 was performed by the State's Historic Preservation Program. The primary objective was to make a general assessment in conjunction with the preparation of this EIS Addendum document concerning the presence or absence in the project area of sites of possible archaeological significance and, to assess the potential impact of the construction activity on the site, if any.

A copy of the letter report by the State Historic Preservation office is attached to the back of this Addendum as Exhibit AA.

**SECTION B:** The following changes is added to the respective subsections in Section B, "Long Term Impacts" in the Site Selection Report and Final Environmental Impact Statement.

**8. Displacement**

Site C2, has already been approved in concept for a land use district boundary change to accommodate a different land use other than agriculture.

**9. Offsite Infrastructure (Drain, Water, Sewer)**

There are no offsite utility infrastructure work for Site C2 because Grove Farm Land Corporation will bring all utilities to the edge of the lot within a year after the State purchases the property for Site C2. There might, however, be some road extension work since Grove Farm Land Corporation says they will build the road extension up to but not fronting Site C2.

**10. Traffic**

Site C2

Grove Farm Land Corp will build a road extension off of the internal road system for the Village West Subdivision to serve Site C2. All other roads for the large parcel of land on which Site C2 is a part will be built

in about three to four years hence pending progress in the Village West Subdivision. Access to and from the existing highway will be by way of this internal road system through the subdivision. The road extension should be available within a year of the State of Hawaii's purchase of the property for Site C2 (at about the same time when the utilities will be made available).

**ADDENDUM TO CHAPTER VIII**  
**SECTIONS A, B, & C**

"State Land Use District Boundaries, Kauai County General Plan,  
Kauai County Zoning District"

SITE SELECTION REPORT AND  
FINAL ENVIRONMENTAL IMPACT STATEMENT

FOR THE

KAUAI JUDICIARY COMPLEX  
LIHUE, KAUAI, HAWAII

Stanley Yim & Associates, Inc.  
2850 Paa Street, Suite 200  
Honolulu, Hawaii 96819

March 5, 1992

VIII-1

The following changes and additions are made to the respective Sections in Chapter VIII, "Relationship to Plans, Policies, and Controls" in the Site Selection Report and Final Environmental Impact Statement.

**A. State Land Use District Boundaries (replace the second paragraph with the following)**

Six of the candidate sites are presently classified for agriculture. The classification for these sites will need to be changed to urban before proceeding with the necessary approvals for the construction of the proposed Judiciary Complex. Site C is presently the only site classified urban and will not need to pursue any district boundary change. Site C2 is classified for agriculture but it has been approved in concept for redistricting pending application and satisfying certain requirements as established by the State Land Use Commission.

**B. Kauai County General Plan (add the following to this section)**

Site C2: Urban Mixed Use

**C. Kauai County Zoning Districts (add the following to this section)**

Site C2: Agricultural

**ADDENDUM TO CHAPTER IX**

**SITE SELECTION REPORT AND  
FINAL ENVIRONMENTAL IMPACT STATEMENT**

**FOR THE**

**KAUAI JUDICIARY COMPLEX  
LIHUE, KAUAI, HAWAII**

**Stanley Yim & Associates, Inc.  
2850 Paa Street, Suite 200  
Honolulu, Hawaii 96819**

**March 5, 1992**

The following shall be added to Chapter IX, "List of Necessary Approvals Required for the Project" in the Site Selection Report and Final Environmental Impact Statement.

<u>Permit/Approval</u>	<u>Site C2</u>
State Land Use Designation	by Grove Farm Land Corp
General Plan Change	not needed
Zoning Change	by Grove Farm Land Corp
Special Permit Procedure	not needed
Special Treatment District Permit	not needed
Shoreline Management Permit	not needed
Subdivision	by Grove Farm Land Corp
Site Drawings	X
Building Dwgs	X
Fire Department	X
Electrical	X
Plumbing & HVAC	X
Outdoor Lighting	X
Water Conn	X
Sewer Conn	X
Work w/State Hwys	not needed
Work w/County Rds	not needed
Site Grading	X
New Sidewalks	X
New Driveways	X

X denotes plan review and approvals needed

**EXHIBIT AA**

**STATE HISTORIC PRESERVATION REPORT**

JOHN WAHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANAKE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS

WATER AND LAND DEVELOPMENT

March 17, 1992

Stanley G.H. Yim  
Stanley Yim & Associates, Inc.  
770 Kapiolani Blvd., Suite 703  
Honolulu, Hawaii 96813

DOC NO: 4887  
LOG NO: 1833W

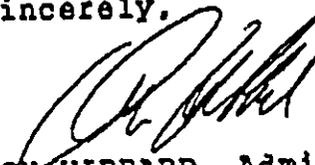
Dear Mr. Yim:

SUBJECT: Historic Preservation Review -- Proposed Area for the  
Kauai Judiciary Building  
TMK: 3-3-3: 01 por.  
Niumalu, Lihue, Kauai

On March 12, 1992, at your request and DAGS, an archaeological fieldcheck was conducted on an additional parcel considered for this project (TMK: 3-3-03: 01 por.). See attached maps. This work was conducted by Nancy McMahon, our staff archaeologist for the County of Kauai, Mr. Greg Kamm and Mr. Bill Honju of Grove Farm and yourself. The project area is approximately 22.1 acres in size. All of this land is currently under sugarcane cultivation, making the presence of significant historic sites unlikely.

Therefore, we believe that the proposed construction of the judiciary building in this project area will have "no effect" on significant historic sites.

Sincerely,

  
DON HIBBARD, Administrator  
State Historic Preservation Division

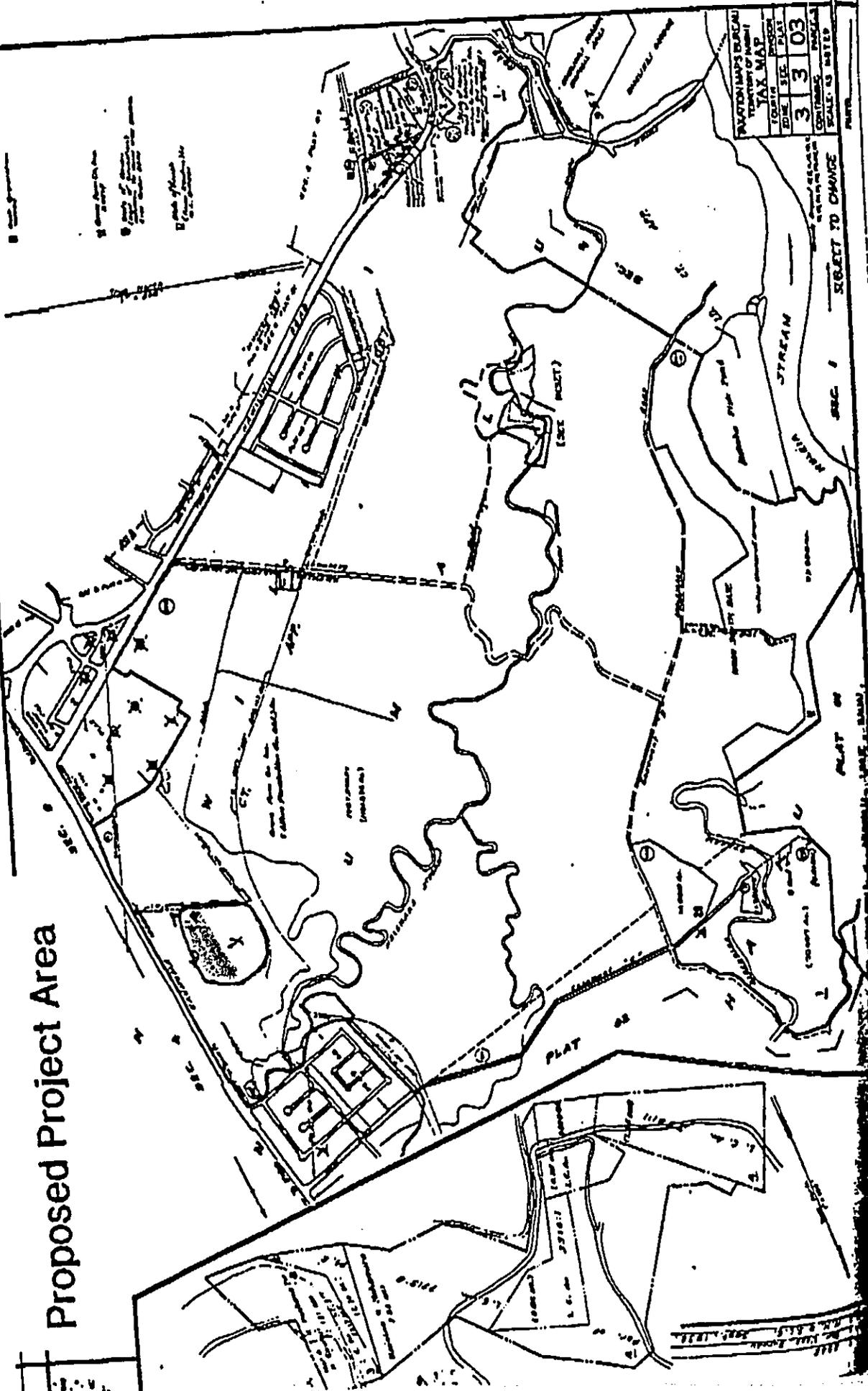
Attachments

NM:sty

MAR 18 1992

# Proposed Project Area

4 22A



PLANTON MAPS BUREAU			
TAX MAP			
TOWN	RANGE	SECTION	DATE
3	3	03	3/19/92
SCALE: AS SHOWN			
DATE: 3/19/92			

PLAT 22  
SUBJECT TO CHANGE



**EXHIBIT AB**

**STATE LAND USE COMMISSION ORDER FOR REDISTRICTING  
INCREMENTS I & II  
FOR  
GROVE FARM PROPERTIES**

**(SITE C2 IS A PART OF INCREMENT II)**

ORDER

IT IS HEREBY ORDERED that a portion of the Property, identified as Increment 1, consisting of approximately 480 acres being the subject of Docket Number A89-636 by Grove Farm Properties, Inc., situated at Lihue and Puihi, Island and County of Kauai, State of Hawaii, identified as Kauai Tax Map Key Numbers: 3-3-03: Portion of Parcel 1 and 3-3-06: Portion of Parcel 19, and approximately identified on Exhibit "A", attached hereto and incorporated by reference herein, for reclassification from the Agricultural District to the Urban District, shall be and hereby is approved, subject to the following conditions:

IT IS ALSO HEREBY ORDERED that the remaining balance of the Property, identified as Increment II, consisting of approximately 116.775 acres of the petition area, situated at Lihue and Puihi, Island and County of Kauai, State of Hawaii,

identified as Kauai Tax Map Key Number: 3-3-03: Portion of Parcel 1, and approximately identified on said Exhibit "A", shall be and the same is approved for incremental districting pursuant to Section 15-15-78 of the Commission Rules and that redistricting of Increment II from the Agricultural to the Urban District will be granted upon receipt of an application by Petitioner for redistricting of this second increment upon a prima facie showing that there has occurred substantial completion of the on-site and off-site improvements within Increment 1 and in accordance with the Petitioner's development plan as represented, within five years of the date of final County zoning approval and subject to the following conditions:

1. In connection with any application for Zoning Amendment or Special Permit for any portion of the Property, Petitioner shall prepare a report to the appropriate County agency addressing the following areas of concern:

- a. The availability of public services and facilities such as schools, sewers, parks, water, sanitation, drainage, road, refuse collection and disposal, police, and fire protection, the adequacy thereof, and an assessment as to whether the anticipated density and uses to which the Property will be put would unreasonably burden State or County agencies; and how the Petitioner intends to aid in the resolution of any identified inadequate facilities or services;

- b. A detailed drainage analysis of the Property, including an assessment of the downstream impacts which would

result upon approval of the Petitioner's application and the mitigative measures proposed with respect to all such impacts;

c. A description and analysis of how the Petitioner proposes to provide its requested development with sewage and waste water treatment and disposal;

d. A description of the Petitioner's proposed development schedule of all the land uses proposed and phasing development, which development schedule shall also include and address development of the Project's interior roadway system.

2. The affordable housing requirement shall be satisfied as follows:

A. Petitioner shall provide housing opportunities for low, low-moderate, and moderate income Hawaii residents by offering for sale at least thirty percent (30%) of the units at prices which families with an income range of 80 to 120 percent of Kauai County's median income can afford and thirty percent (30%) of the units which families with an income range of 120 to 140 percent of Kauai County's median income can afford. This condition may be fulfilled through projects, under such terms as may be mutually agreeable, between Petitioner and the Housing Finance and Development Corporation of the State, or other appropriate governmental agency.

This condition may also be fulfilled, with the approval of the Housing Finance and Development Corporation, through the construction of rental units to be made available

at rents which families in the specified income ranges can afford.

B. The affordable housing requirements may also be satisfied in a manner that meets with the approval of the County of Kauai and the State Housing Finance and Development Corporation. Said requirements shall take into consideration affordable on-site (with the subject petition area) or off-site housing units or cash payments that satisfy the then current housing needs, or other necessary or desirable community facilities.

3. Petitioner shall coordinate with the State of Hawaii and/or the County of Kauai, as appropriate, to ensure that drainage, as well as other infrastructural and service systems, are compatible and developed in a timely fashion to prevent degradation of groundwater and coastal ecosystems. Such infrastructure shall be funded by the Petitioner.

4. Petitioner shall participate in or otherwise provide all additional planning studies related to the Project as required by the State Department of Transportation (DOT). Petitioner shall also participate in the funding and construction of on-site and off-site transportation improvements associated with the proposed development and in designs and schedules required, accepted and coordinated with the DOT. Petitioner shall also provide appropriate dedication of land for the widening of Kaunualii Highway fronting the

proposed development and funding for project related signalization and intersection improvements as required by the DOT.

5. Petitioner shall fund and develop, as required by the County of Kauai and/or the State, as appropriate, the necessary measures required to obtain adequate supplies of water. Petitioner shall also fund and develop as necessary water storage and distribution systems for the proposed development. Petitioner shall obtain such permits as may be required by the State of Hawaii relating to Petitioner's development.

6. Petitioner shall comply with the requirements of the County of Kauai and the Department of Health of the State of Hawaii to expand existing on-site and off-site wastewater collection, treatment, and disposal infrastructure facilities and shall include the proposed project as part of the Petitioner's master plan for a wastewater system.

7. Petitioner shall pay its pro rata share for expansion of educational facilities by way of dedicating a site for such activities at a location within the Project area and containing an area to be mutually agreed upon by the State Department of Education, but no more than 10 acres, provided the State Department of Education elects to obtain such a site prior to the zoning of the Property.

8. Petitioner shall provide a detailed preservation plan for the two (2) identified historical sites to be prepared

and submitted for review and approval by the State's Historic Sites Section and the County of Kauai's Historic Preservation Commission. These agencies shall also verify the successful execution of this plan. This plan must be executed prior to construction. Should any new historical sites be identified during project construction Petitioner shall provide a preservation or data recovery plan as required by the DLNR.

Should any archaeological resources such as artifacts, shell, bone, or charcoal deposits, human burial, rock or coral alignments, pavings or walls be encountered during the project's development, Petitioner shall immediately stop work and contact the State Historic Sites Section.

9. Petitioner shall provide notification to all prospective occupants of the Property of the potential odor, noise, and dust pollution resulting from surrounding Agricultural District lands, and that the Hawaii Right-To-Farm Act, Chapter 165, HRS, limits the circumstances under which pre-existing farming activities may be deemed a nuisance.

10. Petitioner shall implement appropriate mitigation measures, as recommended by the County of Kauai to limit air and water soil erosion during construction phases which could potentially impact coastal areas.

11. Petitioner shall give notice to the Land Use Commission of any intent to sell, lease, assign, place in trust or otherwise voluntarily alter the ownership interest in the

property prior to the development of the Property; provided, however, that entering into a joint venture for the development of portions of the affordable housing projects shall not require prior notice to the Land Use Commission.

12. The Commission may fully or partially release these conditions as to all or any portion of the Property upon timely motion, and upon the provision of adequate assurance of satisfaction of these conditions by the Petitioner.

13. Petitioner shall provide annual reports to the Land Use Commission, The Office of State Planning and the County of Kauai Planning Department in connection with the status of the Project and Petitioner's progress in complying with the conditions imposed.

14. Petitioner shall develop the property in substantial compliance with representations made to the Land Use Commission in obtaining the reclassification of the Property.

DOCKET NO. A89-636 - GROVE FARM PROPERTIES, INC.

Done at Honolulu, Hawaii, this 30th day of June 1989,  
per motions of June 15, 1989 and June 16, 1989.

LAND USE COMMISSION  
STATE OF HAWAII

By *Renton L. K. Nip*  
RENTON L. K. NIP  
Chairman and Commissioner

By *Lawrence F. Chun*  
LAWRENCE F. CHUN  
Vice Chairman and Commissioner

By *Allen K. Hoe*  
ALLEN K. HOE  
Commissioner

By *Sharon R. Himeno*  
SHARON R. HIMENO  
Commissioner

By *T. Tacbian*  
TEOFILO PHIL TACBIAN  
Commissioner

By (abstained)  
TORU SUZUKI  
Commissioner

By *Robert S. Tamaye*  
ROBERT S. TAMAYE  
Commissioner

By *Frederick P. Whittemore*  
FREDERICK P. WHITTEMORE  
Commissioner

By *Allen Y. Kajioka*  
ALLEN Y. KAJIOKA  
Commissioner

Filed and effective on  
June 30, 1989

Certified by:

*Robert L. ...*  
Executive Officer

A89-636

GROVE FARM PROPERTIES, INC.

T. M. K.: 3-3-03: POR. 01

3-3-03: POR. 19

PUHI, LIHUE, KAUAI

SCALE: 1" = 3000' ±

— INCREMENT 1

— INCREMENT 2

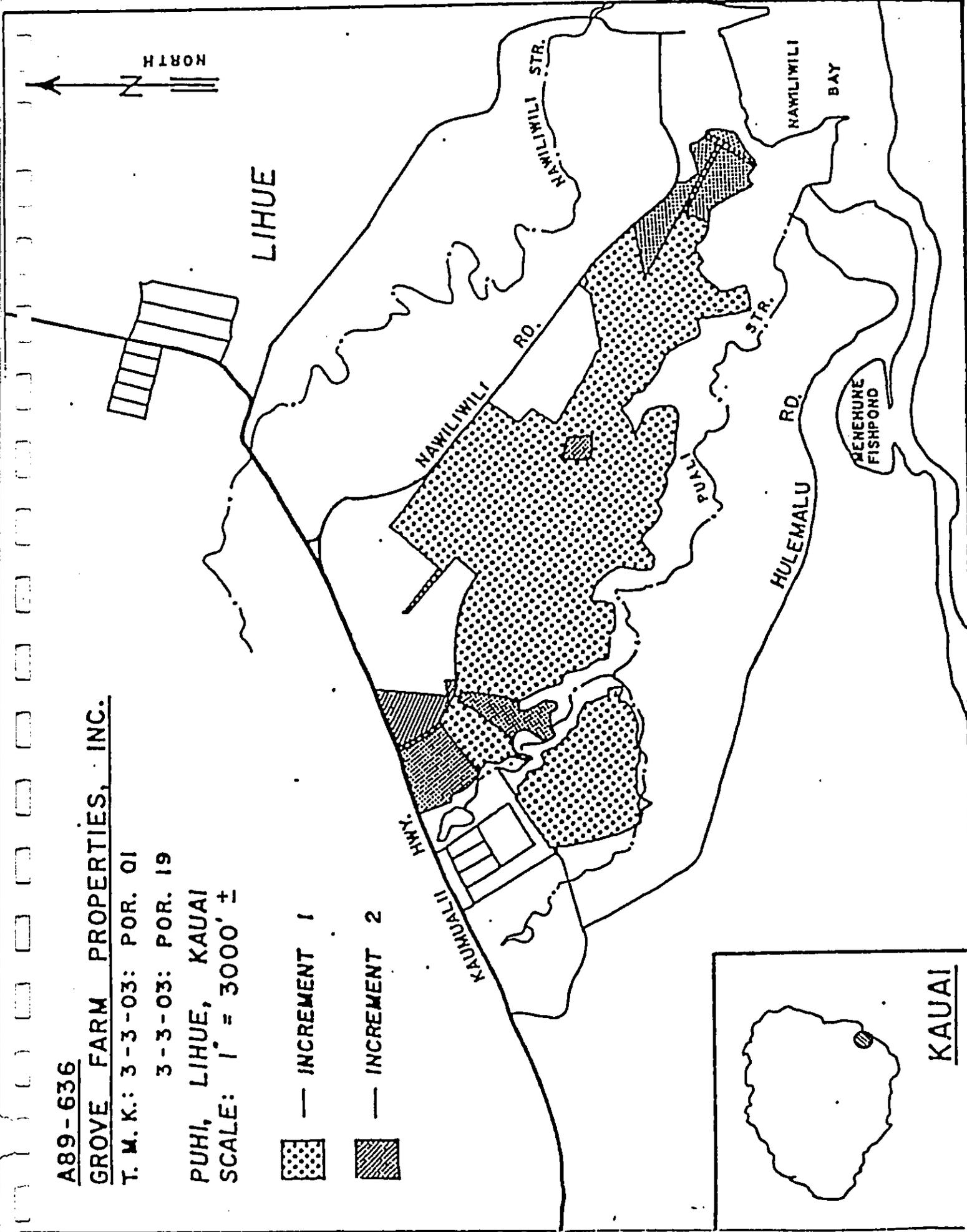


EXHIBIT A