



Office of Environmental Quality Control

## THE ENVIRONMENTAL NOTICE

A Semi-Monthly Bulletin published pursuant to  
Section 343-3, Hawai'i Revised Statutes

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### MESSAGE FROM THE DIRECTOR . . .

Aloha and mahalo for subscribing to TEN — The Environmental Notice.

**The Environmental Council** (EC) renewed their commitment to update their FaceBook page. Go to <https://www.facebook.com/HawaiiEnvironmentalCouncil> to check out and like their page. Chair Joseph Shacat did a great "Conversation" with our local NPR station, talking about the EC's Annual Report. Click [here](#) to hear the clip.

This year, the EC identified issues relating to water, including our streams, near shore waters, and beyond, and invasive species their top priorities. With climate change on everyone's mind (at least mine) and the upcoming World Conservation Congress to be held here in 2016 by the International Union of Conservation of Nature ("IUCN Congress"), more needs to be done to respond to dramatic changes happening in our island-state's limited water and land resources.

Minutes for meetings for the **Environmental Council Annual Strategic Planning Session and the Climate Change Working Group** held on the 17th will be available upon approval by the Environmental Council and its next regular meeting.

**In less than one (1) year, the International Union for the Conservation of Nature (IUCN) World Conservation Congress** will be held here in Hawai'i under the theme 'Planet at the Crossroads', emphasizing that there are credible and accessible choices to promote the general welfare while supporting and enhancing our planet's natural assets. "The world is facing a rapidly closing window," said Inger Andersen, IUCN Director General. "The path we choose today will define nature's ability to support us as a species during our lifetimes and for generations to come. The IUCN World Conservation Congress is a forum of dialogue and decision which will help us determine that path."

Held every four years, the IUCN World Conservation Congress gathers between 6,000 and 8,000 delegates from around the world, including world leaders and representatives from governments, science, academia, Indigenous peoples groups, businesses and conservation. The IUCN World Conservation Congress 2016 will take place 1-10 September in Honolulu, Hawai'i . This will be the first time the IUCN Congress will be hosted by the USA. For more information on the IUCN, go to <http://www.iucn.org>.

**HEPA v. NEPA:** Click [here](#) to see the Office of Environmental Quality Control's ("OEQC") new fact sheet to describe differences between the federal (National Environmental Policy Act, "NEPA") and State (Hawai'i Environmental Policy Act, "HEPA") review processes.

The OEQC and Environmental Council are in need of **volunteers**. Please contact Linda at 586-4185 for more information.

**LINKS WE LIKE!** Inspiration comes in waves: see new video footage and information from the Hokule'a at <http://oiwi.tv/hokulea/>. Also, check out the Papahānaumokuākea National Marine Monument virtual reality at <http://www.papahānaumokuākea.gov>.



Malama pono,

*Jessica Wooley*

## GLOSSARY OF TERMS AND DEFINITIONS

### Agency Actions

Any department, office, board, or commission of the state or county government which is part of the executive branch of that government per [HRS 343-2](#).

### Applicant Actions

Any person who, pursuant to statute, ordinance, or rule, requests approval for a proposed action per [HRS 343-2](#).

### Draft Environmental Assessment

When an Agency or Applicant proposes an action that [triggers](#) HRS 343, an Environmental Assessment shall be prepared at the earliest practicable time to determine whether an environmental impact statement shall be required per [HRS 343-5\(b\)](#), for Agency actions and [HRS 343-5\(e\)](#), for Applicant actions. For actions for which the agency anticipates a Finding of No Significant Impact (AFNSI), a Draft EA (DEA) shall be made available for public review and comment for 30 days and public notice is published in this periodic bulletin.

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

The Agency shall respond in writing to comments on a DEA received during the review and prepare a Final EA (FEA) to determine whether an environmental impact statement shall be required. The FEA must respond to all public comments. If there are no significant impacts, then the Agency will issue a Finding of No Significant Impact (FONSI). An Environmental Impact Statement will not be required and the project may then be implemented. The public has 30 days from the notice of a FONSI in this bulletin to ask a court to require the preparation of an EIS.

### Final Environmental Assessment and Environmental Impact Statement Preparation Notice

An EIS shall be required if the Agency finds that the proposed action may have a significant effect on the environment. The Agency shall file notice of such determination with OEQC, called an EIS Preparation Notice (EISPN) along with the supporting Final EA. After the notice of the FEA-EISPN is published in this bulletin, the public has 30 days to request to become a consulted party and make written comments. The public (including the Applicant) has 60 days from the notice of the EISPN in this bulletin to ask a court to not require the preparation of an EIS.

### Act 172-2012, Direct-to-EIS, Environmental Impact Statement Preparation Notice (with no EA)

Act 172-2012, amended HRS 343, by providing for an agency to bypass the preparation of an environmental assessment for various actions that in the experience of the agency would clearly require the preparation of an EIS. Until administrative rules have been drafted, the agency must submit its determination that an EIS is required for an action (Act 172-2012, EISPN) with a completed OEQC publication form detailing the specifics of the action to enable the public to request for a period of thirty-days, to be consulted parties in the preparation of the Draft EIS. Comments and responses must be incorporated into the subsequent Draft EIS.

### Act 312-2012, Secondary Actions in the Highway or Public Right Of Way

Act 312-2012, amended HRS 343, by adding a new section (HRS 343-5.5., entitled "Exception to applicability of chapter.") HEPA now allows for a statutory exception for "secondary actions" (those that involve infrastructure in the highway or public right-of-way) provided that the permit or approval of the related "primary action" (those outside of the highway or public-right-of-way and on private property) is not subject to discretionary consent and further provided that the applicant for the primary action submits documentation from the appropriate agency confirming that no further discretionary approvals are required. An aid to understanding this is to visualize residential driveway improvements in the public right-of-way, versus, retail outlet driveway improvements in the public right-of-way.

### Draft Environmental Impact Statement

After receiving the comments on the EISPN, the Agency or Applicant must prepare a Draft Environmental Impact Statement (DEIS). The [content requirements](#) of the DEIS shall contain an explanation of the environmental consequences of the proposed action including the direct, indirect and cumulative impacts and their mitigative measures. The public has 45 days from the first publication date in this bulletin to comment on a DEIS. The DEIS must respond to comments received during the EISPN comment period in a point-by-point manner.

### Final Environmental Impact Statement

After considering all public comments filed during the DEIS stage, the Agency or Applicant must prepare a [Final EIS](#) (FEIS). The FEIS must respond in a point-by-point manner to all comments from the draft and must be included in the FEIS. See here for [style](#) concerns. For Applicant projects, the Approving Agency is authorized to accept the FEIS and must do so within 30-days or the FEIS is accepted as a matter of law. For an Agency project, the Governor or the Mayor (or their designated representative) is the Accepting Authority, and unlike applicant actions, there is no time limit on the accepting authority reviewing the FEIS. Only after the FEIS is accepted may the project be implemented.

### Acceptability

If the FEIS is [accepted](#), notice of this action is published in this bulletin. The public has 60 days from the date of notice of acceptance to ask a court to vacate the acceptance of a FEIS. For Applicant actions, non-acceptance by the Approving Agency is cause for the Applicant to administratively appeal to the Environmental Council. For Agency actions, there is no such administrative appeal. In both instances, the Applicant or the proposing Agency can prepare a revised DEIS after a nonacceptance determination.

### National Environmental Policy Act

The National Environmental Policy Act (NEPA) requires federal projects to prepare an EA or EIS. In many ways it is similar to Hawaii's law. Some projects require both a State and Federal EIS and the public comment procedure should be [coordinated](#). OEQC publishes NEPA notices in this bulletin to help keep the public informed of important federal actions.

### Conservation District

Any use of land in the State Conservation District requires a Conservation District Use Application (CDUA). These applications are reviewed and approved by the Board of Land and Natural Resources. Members of the public may intervene in the permit process. Notices of permit applications are published in this bulletin.

### Special Management Area and Shoreline Setback Area

The Special Management Area (SMA) is along the coastline of all islands and development in this area is generally regulated by [HRS 205A](#), and county ordinance. A special subset of the SMA that is regulated by HRS 343, is the [Shoreline Setback Area](#). Most development in this area requires a Special Management Permit. This bulletin posts notice of these SMA applications to encourage public input.

### Shoreline Certifications

State law requires that Hawai'i shorelines be surveyed and certified when necessary to clearly establish the shoreline setback from the certified shoreline. The public may participate in the process to help assure accurate regulatory boundaries. Private land owners often petition to have their shoreline certified by the State surveyor prior to construction. This bulletin publishes notice from the Department of Land and Natural Resources of shoreline certification applicants and final certifications or rejections.

### Environmental Council

The [Environmental Council](#) is a 15-member citizen board appointed by the Governor. They serve as a liaison between the Director of OEQC and the general public concerning ecology and environmental quality. The Council makes the rules that govern the Environmental Impact Statement process (HRS 343). [Agendas](#) of their regular meetings are posted on the Internet and the public is invited to attend.

### Administrative Exemption Lists

Government agencies must keep a list describing the minor activities they regularly perform that are [exempt](#) from the environmental review process. These lists and any amendments shall be submitted to the Council for review and concurrence ([HAR 11-200-8\(d\)](#)). This bulletin will publish an agency's draft exemption list for public comment prior to Council decision making, as well as notice of the Council's decision on the list.

### Endangered Species

This bulletin is required by [HRS 343-3\(c\)](#), to publish notice of public comment periods or public hearings for [Habitat Conservation Plans](#) (HCP), [Safe Harbor Agreements](#) (SHA), or [Incidental Take Licenses](#) (ITL) under the federal Endangered Species Act, as well as availability for public inspection of a proposed HCP or SHA, or a proposed ITL (as a part of an HCP or SHA).

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 \*(excluding administrative exemption declarations / lists)



## HAWAII (HRS 343)

### 1. Mauna Kea Recreation Area Improvements 5(b) FEA (FONSI)

**Island:** Hawai'i  
**District:** Hāmākua  
**TMK:** (3) 4-4-016:003 (portion)  
**Permits:** National Pollutant Discharge Elimination System Permit (State DOH); Conservation District Use Permit (State DLNR); Grading and Grubbing Permits (County DPW); Building Permits and Plan Approval (County DPW and Planning); Chapter 6e, HRS, determination from State Historic Preservation Division on historic property effects; Disability and Communication Access Board (DCAB) plan review and approval; Consistency with Section 6(f)(3) of the Land and Water Conservation Fund Act approval from DLNR Division of State Parks



#### Proposing/Determination

**Agency:** County of Hawai'i, Department of Parks and Recreation, 101 Pauahi Street, Suite 6, Hilo, HI 96720. Contact: James Komata, (808) 961-8311  
**Consultant:** Geometrician Associates, PO Box 396, Hilo, HI 96721. Contact: Ron Terry, (808) 969-7090, rterry@hawaii.rr.com  
**Status:** Finding of No Significant Impact Determination.

The project would improve the water system, recreational cabins, access, parking, landscaping, park amenities and security/ maintenance facilities of the Mauna Kea Recreation Area. Despite the high demand for recreational cabins, the Island of Hawai'i has limited options. The cool climate, sunny skies, and proximity to hunting, hiking and astronomy made the site popular for the half a century it was a park under the jurisdiction of the DLNR. A lack of funding and maintenance led to eventual closure to general public use. Through an intergovernmental agreement, the County has taken over maintenance and management. Although the Pohakuloa area has a rich history, the continual demolition and reconstruction of structures of various eras means that no historic properties are present or will be affected by the proposed action. No endangered plant species are present in any part of the park that will be affected by the proposed activities. Several wide-ranging endangered vertebrates will be protected by construction-phase and operational precautions and management practices. Erosion and sedimentation impacts will be avoided through BMPs implemented as parts of several permits. Cultural uses on the mostly developed site will not be affected by the action and cultural practices and many forms of recreation will benefit from the improved facilities.

### 2. Parcel 26 at Kahalu'u Residential Project 5(e) FEA (FONSI)

**Island:** Hawai'i  
**District:** North Kona  
**TMK:** (3) 7-8-010:004, 7-8-014:013  
**Permits:** County of Hawai'i, Leeward Planning Commission, Special Management Area Major Permit; County of Hawai'i, Planning Department: Plan Approval; County of Hawai'i, Department of Public Works, Engineering Division: Grading Permit; Approval for Work Within County Right-of-Way; State of Hawai'i, Department of Health: Underground Injection Control (UIC) permits; National Pollutant Discharge Elimination System (NPDES) permits, Community Noise Control permits; County of Hawai'i, Department of Public Works: Building Permits; State of Hawai'i, Real Estate Commission, Condominium Property Regime Final Public Report  
**Applicant:** Towne Development of Hawai'i, Inc., 220 South King Street, Suite 960, Honolulu, HI 96813. Contact: William L. Moore, (808) 987-7336



**Approving**

**Agency:** Hawai'i County Planning Department, 101 Aupuni Street, Suite 3, Hilo, HI 96720. Contact: Esther Imamura, (808) 961-8139

**Consultant:** Geometrician Associates, PO Box 396, Hilo, HI 96721. Contact: Ron Terry, (808) 969-7090, rterry@hawaii.rr.com

**Status:** Finding of No Significant Impact Determination.

Towne Development of Hawai'i, Inc., proposes a residential project with approximately 306 multi-family time share units on a 42-acre property known as Parcel 26, located mauka of Ali'i Drive, in Kaha'u, Kona. The project will be developed as CPR units and sold as time share units, which depending on market conditions may be sold instead as whole units. The project includes internal utilities and driveways, swimming pools and recreational facilities, and landscaping. Connections to wastewater systems will occur on Ali'i Drive.

There are no threatened or endangered plant species, with vegetation consisting mainly of introduced species. Implementation of already approved archaeological preservation preserve plans, data recovery, burial treatment and monitoring plans will mitigate impacts to historic sites. There is no known current use of the portion of the property proposed for development for gathering, ceremonial or other cultural purposes, and the project would not affect shoreline uses.

The three-story multi-family structures will not interfere with views to or from the shoreline, as the project site is situated in a topographic hollow behind one to four rows of properties already developed with one to four-story structures and mature landscaping. The required adherence to the Keauhou Village & Kaha'u Village Residential Design Guidelines will ensure conformance with the cohesive vision for the physical appearance of Keauhou and ensure high-quality, culturally vibrant and sustainable community development. Traffic on Ali'i Drive will increase as a result of the project but congestion will not significantly increase. The project is not expected to have a negative impact on groundwater, coastal water resources or biology. The property is located outside the flood zone.

### 3. [UH Hilo Kawili Street Pedestrian Overpass 5\(b\) FEA \(FONSI\)](#)

**Island:** Hawai'i

**District:** South Hilo

**TMK:** (3) 2-4-001:005 and 167

**Permits:** Hawai'i County Department of Public Works: Easement; Building Permit, Grading Permit, and Drainage Approval; Hawai'i County Planning Department: Plan Approval

#### **Proposing/Determination**

**Agency:** University of Hawai'i at Hilo, Facilities Planning and Construction Office, 200 West Kawili Street, Hilo, HI 96720. Contact: Lo-li Chih, (808) 974-7595

**Consultant:** Geometrician Associates, PO Box 396, Hilo, HI 96721. Contact: Ron Terry, (808) 969-7090, rterry@hawaii.rr.com

**Status:** Finding of No Significant Impact Determination.



The University of Hawai'i at Hilo (UH Hilo) plans a pedestrian overpass above Kawili Street between the new Student Housing and the Campus Center. The project would increase safety for pedestrians, as hundreds of students cross the intersection hourly, and improve traffic flow, as there will be far fewer pedestrians who need to cross at-grade and thus delay vehicle traffic. The bridge has been designed as an architectural landmark defining a gateway to the campus. The approaches will include sinuous paths through attractively landscaped plazas with stone and concrete features and numerous native 'ōhi'a trees and hapu'u tree ferns and ornamental vegetation. The minimum clear height from the bottom of the bridge to the top of the Kawili Street roadway will be 16 feet. The bridge will be covered with roofing, with gutters and downspouts to divert water. Over Kawili Street, it will be enclosed with decorative metal panels for safety. In other areas, the sides of the bridge may be open except for the required guardrails, providing unique views. The project will be appropriately accessible in conformance with the ADA. Other features include motion sensor LED lighting, a drinking fountain, vending machines, built-in seating, security cameras, emergency phones and WiFi. The surface of the site has been completely altered by construction of campus and

roadway facilities and no native vegetation, rare, threatened or endangered species, or archaeological sites are present. SHPD has determined that there will be no effects to historic properties.

## O'AHU (HRS 343)

### 4. 803 Waimanu Kaka'ako 5(e) FEA (FONSI)

#### HRS §343-5

**Triggers:** Seeking State Funding

**Island:** O'ahu

**District:** Honolulu

**TMK:** (1) 2-1-049:050, 070, and 072

**Permits:** Kaka'ako Community Development District; National Pollutant Discharge Elimination; Building Permits; Dewatering; Grubbing, Grading/Trenching, and Stockpiling; Demolition; Street Usage; Sewer Connection; Water Connection; and Water Quality.

**Applicant:** MJF Development Corporation, 770 Kapi'olani Boulevard, # 200, Honolulu, HI 96818.  
Contact: Franco Mola, (808) 744-8072

#### Approving

**Agency:** Hawai'i Housing Finance & Development Corporation, 677 Queen Street, Honolulu, HI 96813.  
Contact: Ken Takahashi, (808) 587-0547

**Consultant:** Hawai'i Planning, LLC, 7 Waterfront Plaza, 500 Ala Moana Boulevard, Suite 400, Honolulu, HI 96813. Contact: Dennis Silva, (808) 347-3999

**Status:** Finding of No Significant Impact Determination.

803 Waimanu is a for-sale residential development project located within the Kaka'ako District of Honolulu, O'ahu, at 803 Waimanu Street, Honolulu; TMK: (1) 2-1-049: 050, 070, and 072. The proposed residential condominium will offer 153 studio, one- and two-bedroom units. At least 101 units will be affordable to households earning between 80% and 140% of the Area Median Income. The affordable units will range in price from an estimated \$240,000 to \$540,000 and will be subject to statutory resale restrictions. As an urban in-fill project, it is located in proximity to schools, bus stops, shopping, and services.



### 5. Galbraith Lands Reservoirs 5(b) FEA (FONSI)

#### HRS §343-5

**Trigger(s):** Proposing use of state or county lands or the use of state or county funds

**Island:** O'ahu

**District:** Wahiawā and Waialua

**TMK:** (1) 6-5-002:010, 7-1-001:002, and 7-1-001:005

**Permits:** State of Hawai'i Department of Health NPDES Permit; Department of Land and Natural Resources Commission on Water Resources Management Well Construction Permit, Pump Installation Permit, Water Use Permit; State Historic Preservation Division Historic Site Review; Department of Transportation Right of Access Permit to Perform Work Within a State Highway Right-of-Way; City and County of Honolulu Department of Planning and Permitting Grubbing, Grading, and Stockpiling Permit Excavation Permit; Permit to Excavate Public Right-of-Way

#### Proposing/Determination

**Agency:** State of Hawai'i Agribusiness Development Corporation (ADC), 235 South Beretania Street, Room 205, Honolulu, HI 96813. Contact: Ivan Kawamoto, (808) 586-0181

**Consultant:** Environmental Planning Solutions LLC, 945 Maka'iwa Street, Honolulu, HI 96816. Contact: Colette Sakoda, (808) 748- 1529

**Status:** Finding of No Significant Impact Determination.

The State of Hawai'i Agribusiness Development Corporation (ADC) proposes farm land preparation for construction of four reservoirs on land that was previously in pineapple cultivation. The affected properties,



which in total encompass 1,207 acres, are located west of the town of Wahiawā in Central O‘ahu and generally bounded by Poamoho Gulch and Poamoho Camp on the north, Whitmore Village and the North Fork of Kaukonahoa Stream on the east, Schofield Barracks Military Reservation on the south, and fallow/farmed agricultural fields on the west.

The purposes of the water storage improvements are to increase the storage capacity of the irrigation water system service area which would provide additional reserve during power outages, and help optimize pumping hours and to improve water pressure for anticipated diversified crop cultivation activities. With the expected increase and demand for fresh agricultural produce, local farmers plan to grow and distribute their produce to Hawai‘i’s local markets, businesses, and restaurants. Local agricultural food production should help move the State towards agricultural self-sufficiency and decrease Hawai‘i’s dependency on importing food from out of state.

All four reservoirs, three designed for 3 MG capacity each and one for 10 MG capacity, will be constructed below existing grade. The respective reservoir sites will be graded and excavated to below grade design elevations that can contain the desired storage volume.

No residential, agricultural, or commercial activities on the lots will be displaced by the proposed action. The improvements are proposed on vacant and fallow agricultural fields.

In the long-term, the proposed action is anticipated to attract local farmers and agribusinesses to the area. Water availability and the construction of storage and water infrastructure facilities, an existing improved transportation network, and availability of high-quality productive agricultural land coupled with long-term agricultural leases should foster diverse agricultural activities and help achieve the stated purposes of the proposed action. A Finding of No Significant Impact has been determined for this project.

## 6. Hale‘iwa Mixed Use Parcel 5(e) DEA (AFNSI)

### HRS §343-

**Trigger(s):** An applicant action requesting the designation of land to urban use under the authority of the county general plan

**Island:** O‘ahu

**District:** Waialua

**TMK:** (1) 6-2-005:002

**Permits:** National Pollutant Discharge Elimination System (NPDES), Wastewater System review and approvals, Construction Noise Permit, Change in Zone, State Land Use District Boundary Amendment, Subdivision, Hale‘iwa Special District Permit (Major), Joint Development Agreement (JDA) and Conditional Use Permit (Minor), Building Permit, Grading, Grubbing and Stockpiling Permit, Demolition Permit, Water System approval, Street Usage Permit, and Trenching Permit

**Applicant:** Backyard Hale‘iwa, LLC, 4391 Kahala Avenue, Honolulu, HI 96816. Contact: Jonathan Grobe, (808) 366-5587

### Approving

**Agency:** Department of Planning and Permitting, City and County of Honolulu, 650 South King Street, 7th floor, Honolulu, HI 96813. Contact: Mike Watkins, (808) 768-8044

**Consultant:** SSFM International, Inc., 501 Sumner Street, Suite 620, Honolulu, HI 96817. Contact: Jared K. Chang, (808) 356-1242

**Status:** Statutory 30-day public review and comment period starts; comments are due by October 23, 2015. Please send comments to the applicant, approving agency and consultant.



Backyard Hale‘iwa, LLC is proposing to develop a mixed-use project within the Hale‘iwa Special District on a 7.5-acre parcel between the Joseph P. Leong Highway and Kamehameha Highway. The vision for the proposed development is a mix of residential and commercial retail land uses. At full build-out, the development would include a total of 156 two-bedroom apartment units with 543 parking stalls, a 30,000 gross-square-foot commercial development to include studios, shops, galleries, a restaurant, and a 6,000 square-foot facility to house an indoor Farmer’s Market. Land for up to 100 additional off-street public

parking stalls is being set aside on this site for the City and County of Honolulu to replace displaced street parking resulting from the City's Hale'iwa Improvement District Project which is currently in the planning and design stages.

The proposed action requires a change in zoning from general preservation (P-2) and restricted agricultural (AG-1) to neighborhood business (B-1) and low-density apartment mixed use (AMX-1), a State Land Use District Boundary Amendment from Agricultural to Urban, and a Special District Permit (Major).

## 7. Innovation Block at Lot C Master Plan 5(b) DEA (AFNSI)

### HRS §343-5

**Trigger(s):** Use of State Lands/Funds

**Island:** O'ahu

**District:** Honolulu

**TMK:** (1) 2-1-015:052

### Proposing/Determination

**Agency:** Hawai'i Community Development Authority (HCDA), 547 Queen Street, Honolulu, HI 96813. Contact: Deepak Neupane, Tel: (808) 594-0300, Fax: (808) 587-0299

**Consultant:** Wilson Okamoto Corporation, 1907 South Beretania Street, Suite 400, Honolulu, HI 96826. Contact: Earl Matskawa, Tel: (808) 946-2277, Fax: (808) 946-2253, Email: ematsukawa@wilsonokamoto.com

**Status:** Statutory 30-day public review and comment period starts; comments are due by October 23, 2015. Please send comments to the proposing/determination agency and consultant.



The Hawai'i Community Development Authority (HCDA) is proposing to develop land that it owns and administers in the Kaka'ako Makai Area. Referring to its proposal as the Innovation Block at Lot C Master Plan, the HCDA will be partnering with public agencies and private interest(s) to develop the project site in phases.

The HCDA, in collaboration with the HTDC, proposes the subject Master Plan to develop the project site in phases, to include the following (See Figure 3):

- Entrepreneur's Sandbox (approximately 13,500 SF)
- Innovation Hale (approximately 150,000 SF)
- Kewalo Incubation Center (KIC) (approximately 47,000 SF)
- Learning Center (approximately 140,000 SF)
- Regional Parking Garage (approximately 900 stalls)

Initial work will include the Entrepreneur's Sandbox and Innovation Hale:

The Entrepreneur's Sandbox will be co-developed through a partnership between HCDA and HTDC, and will utilize some private funds as well. The Entrepreneur's Sandbox is intended to provide community spaces and resources that will encourage informal meetings and discussions, exchange of innovative ideas, and provide areas for educational venues. Facilities may include a creative lab, digital media production studio, training room, video conference room, HTDC mentor offices, "phone booth" areas, offices, meeting rooms, kitchen and break room, restrooms and horizontal and vertical circulation.

The Innovation Hale will be co-developed through a partnership between HCDA and a private developer, and is comprised of a five-story commercial tower erected on top of a two-story, low-rise commercial warehouse. The five-story tower will house approximately 73,000 SF of commercial office space, and the two-story warehouse will contain approximately 77,000 SF of commercial retail space.

Parking for the Entrepreneur's Sandbox will include approximately 14 off-street, on-grade parking stalls, and the Innovation Hale will include approximately 249 off-street parking stalls. Utility relocations will also be required, including a major drainage line through the site that will be relocated after the first phase of developing the Entrepreneur's Sandbox and Innovation Hale. Installation of traffic signals may also be required after the first phase.

**8. Lualualei Line Booster System Improvement 5(b) DEA (AFNSI)**

**Island:** O'ahu  
**District:** Wai'ānae  
**TMK:** (1) 8-7-007:005  
**Permits:** City & County of Honolulu Building Permit  
**Proposing/Determination Agency:** Honolulu Board of Water Supply, 630 South Beretania Street, Honolulu, HI 96813. Contact: Chungho Lee, Tel: (808) 748-5823, Email: clee@hbws.org



**Consultant:** Townscape, Inc., 900 Fort Street Mall, Suite 1160, Honolulu, HI 96813. Contact: Gabrielle Sham, Tel: (808) 536-6999, Email: gabrielle@townscapeinc.com  
**Status:** Statutory 30-day public review and comment period starts; comments are due by October 23, 2015. Please send comments to the proposing/determination agency and consultant.

The Honolulu Board of Water Supply (BWS) is proposing to construct a new replacement pump station building including new pumps and equipment at the Lualualei Line Booster pump station located at 87-195 Hakimo Road, Wai'ānae (Tax Map Key 8-7-007: 005). The new pump station will be constructed on the same property and will replace the existing pump station which was originally constructed in 1965. This project will increase the pumping capacity of the Lualualei Line Booster station from its current 2 million gallons per day (MGD) capacity to a new 5 MGD capacity. The new pump station building is designed as a single-story 2,100-square foot concrete structure. New underground piping and valves will be installed and connected to the existing BWS water transmission system. After the new pump station is constructed and operational, the existing 360-square foot pump station building and pumping equipment will be removed. Project construction is tentatively scheduled for year 2017 with an estimated \$2 million construction cost to be funded by BWS.

## KAUA'I (HRS 343)

**9. Koa'e Workforce Housing Development 5(b) DEA (AFNSI)****HRS §343-5**

**Trigger(s):** Use of county lands  
**Island:** Kaua'i  
**District:** Kōloa  
**TMK:** (4) 2-6-004:019  
**Permits:** National Pollutant Discharge Elimination System (NPDES) Permit, Building Permit, Grading Permit

**Proposing/Determination**

**Agency:** Kaua'i County Housing Agency, Pi'ikoi Building, 4444 Rice Street, Suite 330, Lihue, Kaua'i, HI 96766. Contact: Kamuela Cobb-Adams, (808) 241-4418  
**Consultant:** Community Planning and Engineering, 1286 Queen Emma Street, Honolulu, HI 96813. Contact: Anson Murayama, (808) 531-4252  
**Status:** Statutory 30-day public review and comment period starts; comments are due by October 23, 2015. Please send comments to the proposing/determination agency and consultant.

The Kaua'i County Housing Agency proposes to develop the Koa'e Workforce Housing Development. The Koa'e Development would include 130 to 150 multi-family residential units within Tax Map Key (TMK) (4) 2-6-004: Parcel 019 located in Kōloa, Hawai'i. The purpose of the proposed project is to provide affordable housing to the people of Kaua'i. The proposed project need is to meet the widespread and growing demand for affordable housing options for Kaua'i residents. The project site was identified as a suitable location to provide the needed affordable housing to Kaua'i residents since it is located in a central location within close proximity to existing job centers, schools, recreational activities, shopping, and an established residential community.

## CHAPTER 25, REVISED ORDINANCE OF HONOLULU

### Hale'iwa Plantation Village

**Trigger(s):** Development within the Special Management Area as per Revised Ordinances of Honolulu, Chapter 25-3.3.

**Island:** O'ahu

**District:** Waialua

**TMK:** (1) 6-6-009:002 and 6-6-010:003

**Permits:** State Land Use District Boundary Amendment, City and County of Honolulu Zoning Change, Special Management Area Permit, Conditional Use Permit for Joint Development, Grading Permit, Subdivision Permit, Building Permits, Utility Connection Permits and Private Wastewater Treatment Plant Permit

**Applicant:** HTP LLC and Kili'oe Place Property LLC, 3375 Koapaka Street, Suite F238-6, Honolulu, HI 96819. Contact: Scott Wallace, (808) 838-1202



### Approving Agency:

City and County of Honolulu, Department of Planning and Permitting, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, HI 96813. Contact: Alex D. Beatty, (808) 768-8032

**Consultant:** PlanPacific, Inc., 1001 Bishop Street, Suite 2755, Honolulu, HI 96813. Contact: Lisa Leonillo Imata, (808) 521-9418

**Status:** 30-day public review and comment period starts; comments are due by October 23, 2015. Please send comments to the applicant, approving agency and consultant.

Develop two adjacent parcels on Achiu Lane in Hale'iwa, TMK Parcels 6-6-9: 2 and 6-6-10: 3, to create residential lots and an extension to the existing Kili'oe Place subdivision. On Parcel 6-6-10: 3, subdivide and improve for 23 single-family residential lots to be accessed by a newly created road extension from Kili'oe Place. On Parcel 6-6-9: 2, create 6 single-family residential lots, construct a stormwater detention basin and a private wastewater treatment facility to service the residential lots on both Parcels. Access will be provided by a new road and cul-de-sac connecting to the proposed Kili'oe Place extension. The existing jurisdictional wetland on Parcel 002 will remain untouched. A land buffer around the wetland will serve as passive recreation area and help protect the wetland. Purchasers of the lots will have the option to design and time the construction of the dwelling units so as to fit their needs and budgets.



Ōhi'a lehua (*Metrosideros polymorpha*). Photograph by Forrest and Kim Star.

## COASTAL ZONE MANAGEMENT NOTICES

### Federal Consistency Review

The Hawai'i Coastal Zone Management (CZM) Program has received the following federal actions to review for consistency with the CZM objectives and policies in Chapter 205A, Hawai'i Revised Statutes. This public notice is being provided in accordance with section 306(d)(14) of the National Coastal Zone Management Act of 1972, as amended. For general information about CZM federal consistency please call John Nakagawa with the Hawai'i CZM Program at 587-2878. For neighboring islands use the following toll free numbers: Lāna'i & Moloka'i: 468-4644 x72878, Kaua'i: 274-3141 x72878, Maui: 984-2400 x72878 or Hawai'i: 974-4000 x72878. For specific information or questions about an action listed below please contact the CZM staff person identified for each action. Federally mandated deadlines require that comments be received by the date specified for each CZM consistency review. Comments may be submitted by mail, electronic mail or fax, as indicated below.

**Mail:** Office of Planning, Department of Business, Economic Development and Tourism, P.O. Box 2359, Honolulu, Hawaii 96804

**Email:** [jnakagaw@dbedt.hawaii.gov](mailto:jnakagaw@dbedt.hawaii.gov)

**Fax:** (808) 587-2899

#### U.S. Fish & Wildlife Service Management Actions for Immediate Implementation for the Conservation of `Ua`u (Hawaiian Petrel) on Kaua`i

**Proposed Action:** The purpose of the proposed project is to reduce the probability of extirpation of the endangered bird `Ua`u (Hawaiian petrel) from Kaua`i. This project will be translocating `Ua`u chicks to the existing fenced predator-free unit at the Nihoku section of the Kīlauea Point National Wildlife Refuge, Kaua`i. The translocated chicks will be hand-fed at Nihoku, where they will return to as adults.

**Federal Action:** Federal Agency Activity

**Federal Agency:** U.S. Fish and Wildlife Service

**Informational Contact:** Ms. Lindsay Young, Pacific Rim Conservation, (808) 741-9479

**Location:** Kīlauea Point National Wildlife Refuge, Kaua`i

**CZM Contact:** John Nakagawa, 587-2878, [jnakagaw@dbedt.hawaii.gov](mailto:jnakagaw@dbedt.hawaii.gov)

**Comments Due:** October 7, 2015

### Special Management Area (SMA) Minor Permits

The SMA Minor permits below have been approved (HRS 205A-30). For more information, contact the county/state Planning Department. Honolulu (768-8014); Hawai'i (East 961-8288, West 323-4770); Kaua'i (241-4050); Maui (270-7735); Kaka'ako or Kalaeloa Community Development District (587-2841).

Location (TMK)	Description (File No.)	Applicant/Agent
Maui: Kā'anapali (4-4-008: 016)	Five-Lot Subdivision (SM2 20130114)	Kaanapali Investments LLC
Maui: Kīhei (3-9-001: 146)	MECO Ka'ono'ulu Transmission and Distribution (SM2 20150042)	Maui Electric Company
Maui: Kīhei (3-9-011: 009)	Remove and Install New Utility Pole (SM2 20150064)	Maui Electric Company
Maui: Lāhainā (4-3-010: 007)	Royal Kahana Dune Project (SM2 20150065)	Rising Tide Engineering
Maui: Kaunakakai (5-3-006: 039)	Two-Story Office Building and Parking (SM6 20150006)	Edmond George Wond
Maui: Moloka'i (5-3-001: 060)	Remove and Replace Antennas (SM6 20150007)	Sprint Nextel Hawaii
O'ahu: Wai'alae Kahala (3-5-059: 006 and 008)	Ocampo Residence Improvements and Open-Work Metal Fence (2015/SMA-34)	John and Susan Ocampo/ Case Lombardi & Pettit
O'ahu: Makaha (8-4-004: 006)	Replacement of One Panel Antenna and Addition of Three Panel Antennas and Ancillary Equipment at an Existing Communications Facility (2015/SMA-35)	Verizon Wireless/Mike Beason/Mike Beason
O'ahu: Diamond Head (3-1-036: 007)	Mākālei Beach Park Site Improvements (2015/SMA-39)	City and County of Honolulu Department of Parks and Recreation/HHF Planners
O'ahu: Wai'anae (8-7-008: 012)	Pacific Shopping Mall Utility Installation, Type 1 – Equipment Upgrade (2015/SMA-40)	Pacific Shopping Mall LP/ Avalon Development Company

## SHORELINE NOTICES

### Shoreline Certification Applications

File No.	Date	Location	Applicant/Owner	TMK
OA-1667	9/1/15	Lot 16 Land Court Application 1002 (Map 2) situate at Kane`ohe, Ko`olaupoko, O`ahu Address: N/A Purpose: Building permit, setback purposes	Gavin Hirano/ Richard L. & Jacqueline P. Forde	4-5-001:024
OA-1668	9/2/15	Lot 11729 (Map 846) of Land Court Application 1069 and Lot 5 (Document No. A-46370706) being a portion of R.P. 6971, L.C. Aw. 11216, Ap. 8 to M. Kekauonohi and all of Grant 30, Ap. 8 to the Board of Education situate at Honouliuli, `Ewa, O`ahu Address: N/A Purpose: Permitting	Ryan M. Suzuki/ Haseko (Ewa), Inc. & Hoakalei Corporation	9-1-134:007 & 034
MA-621	9/2/15	Portion of Grant 3152 to H. Cornwell, being also portions of Lot 16 & Lot 17 of Mā`alaea Beach Lots situate at Mā`alaea, Waikapū, Maui Address: 220 Hau`oli Street Purpose: Determine shoreline setback	Ronald M. Fukumoto Engineering, Inc./ Nellie's on Maui, Ltd.	3-8-014:008
MA-622	8/31/15	Lot 54 of Land Court Application 1744 as shown on Map 19 "Whaler Village Shopping Complex" being a portion of Royal Patent 2567, Land Commission Award 7715, Apana 3 to Lota Kamehameha situate at Hanaka`ō`ō, Lāhainā, Maui Address: 2435 Kā`anapali Parkway Purpose: Building and other permitting purposes	Newcomer-Lee Land Surveyors, Inc./ WV Sub, LLC	4-4-008:001
MA-623	9/8/15	Lot 10-A-1 of Land Court Application 1846 as shown on Map 6 and Exclusion A as shown on Map 1 being the Makena Surf Condominium site being a portion of Grant 234 to Linton L. Torbert and William Wilcox situate at Papa`anui, Waipao, Kalihi, Honua`ula, Makawao, Maui Address: 4850 Makena Alanui Road Purpose: Building and other permitting purposes	Newcomer-Lee Land Surveyors, Inc./ Makena Surf AOA	2-1-007:095
LA-013	8/28/15	Portion of Lot 93-A as shown on Map 28 and Lot 125-A-6 as shown on Map 33 of Land Court Consolidation 170 situate at Lanai Address: N/A Purpose: Permitting	Ryan M. Suzuki/ Lanai Resorts, LLC	4-9-017:002 (por.) & 008
KA-402	9/8/15	Lots 5, 6 and 8 of Land Court Application 1166 (Map 6) situate at Waipouli, North and South Olohena, Puna, Kaua`i Address: Aleka Loop Purpose: Permitting purposes	Towill, Shigeoka & Associates, Inc./ Coconut Beach Development, LLC	4-3-002:015, 016 & 020



### Shoreline Certifications and Rejections

File No.	Proposed/Rejected	Location	Applicant/Owner	TMK
HA-512	Proposed Shoreline Certification	Lot 27, Land Court Application 1800, Map 6 situate at Pohoiki, Puna, Island of Hawai'i Address: 13-105 Pohoiki Road Purpose: Conservation District Use Application	The Independent Hawaii Surveyors, Inc./ Luka Hale Land Trust	1-3-008:086
HA-513	Proposed Shoreline Certification	Lots 6 & 7 Lot 6-A (in process of consolidation) of "49 Black Sand Beach" File Plan 2246 being a portion of Royal Patent No. 7522, L.C. Award No. 4452, Apana 3 to H. Kalama & Royal Patent 7523, L.C. Award No. 4452, Apana 4 to H. Kalama situate at Kalāhuipua`a and `Anaeho`omalū, South Kohala, Island of Hawai'i Address: 68-1086 & 68-1088 Honoka`ope Place Purpose: New construction	Thomas Pattison/ Black Sand Beach Property Trust	6-8-033:006-007
OA-1635	Rejection	Portion of Lot E-3-A Land Court Application 979 as shown on Map 88 situate at Kane`ohe, Ko`olaupoko, O`ahu Address: 47-155 Kamehameha Highway Purpose: Obtain building permit	Wesley T. Tengan/ Timothy J. Pent	4-7-001:001
OA-1636	Rejection	Lot 604 Land Court Application 1089 as shown on Map 64 situate at Kamananui, Waialua, O`ahu Address: 67-011 Kaimanu Place Purpose: Obtain building permit	Wesley T. Tengan/ John T. Borsa, Jr.	6-7-014:028
MA-600	Rejection	Lot 3 Puunoa Subdivision No. 2 being portion of R.P. 5621, L.C. Aw. 5593 Apana 2 to Kapule and R.P. 1714, L.C. Aw. 525 Apana 3 to Kahiamoe situate at Puuiki, Lāhainā, Maui Address: 1003 Front Street Purpose: Determine seaward boundary	Arthur Valencia/ Paul Irving Laub	4-5-003:002

### FEDERAL NOTICES

This notice lists relevant entries from the Federal Register, gleaned from a search of Hawai'i-based entries published since the date of the last issue of The Environmental Notice. For the PDF file click on the title link, also available at <http://www.gpo.gov/fdsys/>

#### 1. Hawai'i Clean Energy Final Programmatic Environmental Impact

The U.S. Department of Energy (DOE) announces the availability of the Hawai'i Clean Energy Final Programmatic Environmental Impact Statement (Hawai'i Clean Energy Final PEIS or Final PEIS) (DOE/EIS-0459). The PEIS, which is not required under the National Environmental Policy Act (NEPA), evaluates the potential environmental impacts associated with 31 energy efficiency activities and renewable energy technologies that could be implemented to assist the State of Hawaii in meeting the goals established under the Hawai'i Clean Energy Initiative (HCEI). The Department encourages interested parties to access the Final PEIS electronically. It is posted at <http://hawaii-cleanenergypeis.com> and <http://energy.gov/nepa/eis-0459-hawaii-cleanenergy-programmatic-environmental-impact-statement>. CDs and printed copies are available for viewing at: Hawai'i State Library, 478 South King Street, Honolulu; Lāna'i Public and School Library, 555 Fraser Ave., Lāna'i City, HI 96763; Wailuku Public Library, 251 High Street, Wailuku, HI 96793; Moloka'i Public Library, 15 Ala Malama, Kaunakakai, HI 96748; Hilo Public Library, 300 Waianuenue Ave., Hilo, HI 96720; Kailua-Kona Public Library, 75-138 Hualalai Road, Kailua-Kona, HI 96740; Līhu'e Public Library, 4344 Hardy Street, Līhu'e, HI 96766. The Hawai'i State Energy Office will provide a printed copy of the Summary or complete Final PEIS to individuals who cannot access the document online or from a CD. If a printed copy is required, send an email request to [energyoffice@dbedt.hawaii.gov](mailto:energyoffice@dbedt.hawaii.gov), or call 808-587-3807. **FOR FURTHER INFORMATION CONTACT:** For additional information on the Hawai'i Clean Energy Final PEIS, contact Dr. Jane Summerson at [hawaii-cleanenergypeis@ee.doe.gov](mailto:hawaii-cleanenergypeis@ee.doe.gov) or the Hawai'i State Energy Office at 808-587-3807. For general information regarding the DOE NEPA process, contact: Ms. Carol M. Borgstrom, Director, Office of NEPA Policy and Compliance (GC-54), U.S. Department of Energy, 1000 Independence Ave. SW., Washington, DC 20585; email to [askNEPA@hq.doe.gov](mailto:askNEPA@hq.doe.gov), call 202-586-4600, or leave a message at 800-472-2756. (see 80 F.R. 56450, September 18, 2015).

#### 2. Western Pacific Management Council; Public Meeting

The Western Pacific Fishery Management Council (Council) will convene a half-day meeting on Friday, September 25, 2015 regarding social, economic, ecological, and management uncertainty (SEEM) factors pertinent to setting annual catch limits (ACLs) for bottomfish fisheries in American Samoa, Guam, and the Commonwealth of the Northern Mariana Islands. **DATES:** The meeting will be held on Friday, September 25, 2015, starting at 1 p.m. Hawai'i Standard Time. **ADDRESSES:** The meeting will be held at the Council office, 1164 Bishop St., 14th Floor, Honolulu, HI 96813 and via teleconference; conference telephone: (808) 522-3560. **FOR FURTHER INFORMATION CONTACT:** Kitty M. Simonds, Executive Director, Western Pacific Fishery Management Council; telephone: (808) 522-8220. (see 80 F.R. 53776, September 8, 2015)

## GENERAL ANNOUNCEMENTS AND INFORMATION

The OEQC publishes these general notices and announcements as a public service for your information. Submit relevant environmental announcements and notices for publication in this bi-monthly bulletin. The OEQC reserves the right to edit all submitted material.

**THE 5TH ANNUAL CONVENTION OF HAWAII FARMERS UNION UNITED (HFUU)** will be held Friday through Sunday, November 13-14, 2015 at the Maui Tropical Plantation Mill House Restaurant located at 1670 Honoapiʻilani Highway in Wailuku, Maui. Event activities will be held Friday 4pm-10pm, Saturday 8am-5pm, and Sunday 9am-5pm. The keynote address will be presented by Hawaii State Senator Mike Gabbard (Chair of the Water, Land, and Agriculture Committee) and US Congresswoman Tulsi Gabbard who represents Hawaii's 2nd Congressional District.

**CHILDREN AND YOUTH DAY**, October 4, 2015, from 10 am to 3 pm at the State Capitol. For more information, call 586-6130 or visit [www.HawaiiCYD.org](http://www.HawaiiCYD.org).

**2015 HAWAII PUBLIC HEALTH CONFERENCE — "Health is Everyone's Kuleana"**. The Hawai'i Public Health Association and the Hawai'i Department of Health will co-host the 2015 Hawai'i Public Health Conference on Friday, October 9, 2015, 8 a.m. to 6:15 p.m., at the Hawai'i Convention Center, 1801 Kalākaua Avenue, Honolulu, Hawai'i, 96815. This year's conference will focus on some of the most challenging and cutting edge issues in public health today, including discussions with some new, non-typical and thought-provoking panelists on Health and the Built Environment, as well as on Addressing Health Disparities within a Health-in-All-Policies Framework. The incoming American Public Health Association (APHA) President-Elect, Dr. Camara Jones, will provide a national perspective on how a Health-in-All-Policies approach can and will support positive public health change. The conference also offers a special panel discussion by Hawaii State Department Directors on *Working Collaboratively on Social Determinants of Health*.

**KAPI'OLANI COMMUNITY COLLEGE** (KCC) has launched a Food Innovation Project for research and development to create value-added products using ingredients from local farms and maximizing the use of seconds and blemished farm products. Beginning in spring 2016, KCC will offer services to food producers and farmers in value-added food product development including recipe creation and testing, analytical testing, nutritional labeling, supplies, and current equipment capabilities. [View/download the flyer](#) for more information and how to register.

### INTERNATIONAL YEAR OF SOILS

The United Nations has designated 2015 as the [International Year of Soils](#) as a way to increase understanding of the importance of soil for food security and essential ecosystem functions. Healthy soils are the foundation of agriculture. In the face of mounting challenges such as a growing global population, climate change, and extreme weather events, soil health is critical to our future. Find additional resources about soil testing, cover crops, green manures, and more at [kohalacenter.org/business/resources/soil](http://kohalacenter.org/business/resources/soil).



Lehua island, north of Niʻihau. Lehua Island is a Hawaii State Seabird Sanctuary. As a sanctuary, many activities are prohibited on the island, but entry is not prohibited. Lehua provides habitat for at least 16 species of [seabirds](#), as well as some non-native [rats](#) and [European Rabbits](#).