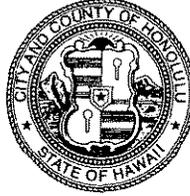


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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Authorization	<u>Henry Eng</u>
Advertisement	<u>5-16-08</u>
Public Hearing	<u>5-28-08</u>

MUFI HANNEMANN
MAYOR



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUÉ
DEPUTY DIRECTOR

2008/Z-3 (rys)

May 6, 2008

MEMORANDUM

TO: KARIN HOLMA, CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: REQUEST FOR A CHANGE IN ZONING FROM AG-1 RESTRICTED
AGRICULTURAL AND AG-2 GENERAL AGRICULTURAL TO I-2
INTENSIVE INDUSTRIAL, IMX-1 INDUSTRIAL-COMMERCIAL MIXED
USE AND P-2 GENERAL PRESERVATION ZONING DISTRICT; WEST
KAPOLEI, EWA; TAX MAP KEYS: 9-1-014: 033 (POR.), 035 AND
9-1-015:020 (POR.)

Transmitted for appropriate action is my report and recommendation for APPROVAL with conditions for a request by Kapolei Property Development, LLC, an affiliate of the James Campbell Company, LLC, for a change in zoning from AG-1 Restricted Agricultural and AG-2 General Agricultural Districts to I-2 Intensive Industrial (with a 60-foot height limit), IMX-1 Industrial-Commercial Mixed Use (with a 60-foot height limit), and P-2 General Preservation zoning districts, for the Kapolei Harborside Project.

The applicant proposes to change the zoning of approximately 344.519 acres for the following:

- Approximately 250 acres to be developed for industrial, warehouse, and related business uses.
- The remaining acreage will be used for drainage, roadways, a capped hazardous materials area (which is being investigated for possible reuse for solar energy production), and a preservation area to protect sinkholes of scientific value.

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CITY CLERK
HONOLULU, HAWAII

Karin Holma, Chair
And Members of the Planning Commission
May 6, 2008
Page 2

We are recommending approval with recommended unilateral agreement conditions on the following: OR&L ROW building setback, transit ready-development design guidelines, drainage (regional and project drainage master plans), transportation, water (potable and non-potable) master plan, and other standard conditions.

HE:mo

Attachments

cc: Trudi S. Saito, Deputy Managing Director
City Council
Brad Myers, President, Kapolei Property Development, LLC
Steve Kelly, AICP, Manager - Development, Kapolei Property Development, LLC

p:divfunction/zoning/08z3/dirptransmittal.doc

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN A MATTER OF THE)
APPLICATION) 2008/Z-3 (rys)
)
OF)
)
KAPOLEI PROPERTY DEVELOPMENT, LLC)
FOR A ZONE CHANGE FROM AG-1 RESTRICTED)
AGRICULTURAL AND AG-2 GENERAL AGRICUL-)
TURAL TO I-2 INTENSIVE INDUSTRIAL WITH A)
60-FOOT HEIGHT LIMIT, IMX-1 INDUSTRIAL-)
COMMERCIAL MIXED USE WITH A 60-FOOT)
HEIGHT LIMIT, AND P-2 GENERAL PRESERVA-)
TION DISTRICT)

FINDINGS OF FACT, CONCLUSIONS,
AND RECOMMENDATION

I. APPLICATION

A. Basic Information

PROJECT NAME : Kapolei Harborside

APPLICANT/LANDOWNER : Kapolei Property Development, LLC (KPD), an
affiliate of the James Campbell Company, LLC

LOCATION : West Kapolei, Ewa District, Oahu, Hawaii
(Location Map – Attachment 1)

TAX MAP KEYS : 9-1-014:033 (por.), 035; 9-1-015:020 (por.)

LAND AREA : 344.519 acres

RECORDATION : Land Court

STATE LAND USE
DISTRICT : Urban District (State Land Use Map - Attachment 1)

DEVELOPMENT PLAN
AREA : Ewa

EWA DP LAND USE DESIGNATION	:	Within Urban Growth Boundary in the area designated "Industrial" on the Ewa DP Urban Land Use Map
PUBLIC INFRASTRUCTURE MAP	:	Campbell Industrial Park Bus Heavy Maintenance Facility (Symbol 005), H-POWER Solid Waste Facility Expansion (Symbol 036), and Alternative Disposal Technology Park (Symbol 037) (Ewa PIM Map -Attachment 1)
EXISTING ZONING	:	AG-1 Restricted Agricultural (the eastern portion, approximately 174 acres) and AG-2 General Agricultural (the western portion, approximately 171 acres) (Zoning Map -Attachment 1)
EXISTING USE	:	Primarily vacant undeveloped land, with a landscape nursery, green waste collection and compost processing, coral mining, fill material stockpiling, and a coal conveyor.
SURROUNDING LAND USE:		Surrounding land uses include: the OR&L right-of-way, the proposed Kapolei West Development, and the proposed Kapolei Parkway Extension to the north; Malakole Street and the James Campbell Industrial Park to the south; the Kalaeloa Harbor to the west; and approximately 122 acres of I-2 zoned land proposed for light industrial and film production facilities, Kalaeloa Boulevard, the Kapolei Business Park, and the site of the former Hawaii Raceway Park to the east.
SPECIAL MANAGEMENT AREA (SMA)/SHORELINE SETBACK AREA	:	Not in the SMA or the Shoreline Setback Area (SMA Map – Attachment 1)
FLOOD HAZARD DISTRICT	:	Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) identifies the rezoning area within Zone D, an area of "undetermined, but possible flood hazards".

B. Background/Proposal

The applicant is seeking a zone change for 344.519 acres of land ("Zone Change or Project Area") from AG-1 Restricted Agricultural and AG-2 General Agricultural to I-2 Intensive Industrial with a 60-foot height limit (approximately 288.02 acres), IMX-1 Industrial-Commercial Mixed Use with a 60-foot height limit (about 50.48 acres), and P-2 General Preservation (about 6.01 acres).

Approximately 250 acres of the 345 acre Zone Change Area will be developed for industrial, warehouse, and related business uses. The remaining acreage will be used for drainage, roadways, a capped hazardous materials area which is being investigated for possible reuse for solar energy production, and a preservation area to protect sinkholes of scientific value.

According to the application, "Kapolei Harborside will endeavor to be a sustainable project in the implementation of both regional smart growth and on-site design and development measures. The project will implement to the extent possible smart growth and sustainability practices such as, 1) providing a variety of job choices close to major residential areas, 2) mixing land uses, 3) preserving regional open space, 4) creating developments with a pedestrian-friendly scale, 5) promoting natural resource sensitivity, 6) implementing connections to transit-oriented development, and 7) encouraging green building standards." The project's sustainability goals are structured around components such as the following:

- Water Management: Minimize overall potable water consumption, control quantity and quality of storm water and reuse gray water for use on-site where appropriate and feasible.
- Energy Use: Minimize energy demand by using efficient design, and exploring energy generation from renewable resources.
- Waste Management: Appropriately minimize, reuse, and recycle materials to minimize generation of solid waste and to achieve diversion from landfill disposal.
- "Green Building": Voluntary participation in the Leadership in Energy and Environmental Design (LEED) certification program developed by the Green Building Council, and design new building construction to be more environmentally friendly.

According to the applicant's conceptual phasing plan, project development and implementation is scheduled to begin immediately following approvals of zoning, subdivision and other permits. Construction of the roads, supporting infrastructure and utilities and grading would be phased over an eleven (11)-year period beginning in 2009 and possibly culminating in 2018, dependent on parcel sales, and absorption of new industrial space. The development is anticipated to create approximately 3,800 new jobs at project build-out.

The proposed zone change will enable the applicant to develop the Kapolei Harborside project, the final industrial component in the applicant's long range development plan and vision for the City of Kapolei. "The project, in combination with the job creation occurring in the City of Kapolei, will continue the creation of a true urban core with a wide variety of well-paying job opportunities to allow area residents to be able to work closer to where they live." Development of Kapolei Harborside will support the urban growth of the Secondary Urban Center by helping to satisfy demand for additional industrial land on Oahu, and providing new employment and business development opportunities for the regional populations, as well as suppliers and others servicing the Secondary Urban Center.

Kapolei Harborside is one (1) of three (3) major developments currently being initiated simultaneously by the applicant because they are physically contiguous to each other and linked by major infrastructure improvements such as new roads, interchanges, water and drainage systems. The other two (2) proposed developments are Makaiwa Hills (DPP File No. 2008/Z-1) and Kapolei West (2008/Z-2).

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site/Surrounding Uses:

The 345-acre Zone Change Area (see Attachment 2: Applicant's Figures 1.5a and 1.5b – Site Photos – Photo Key and Site Photos – Zone Change Area and Figure 1.6 Site Photos – Adjoining Properties) is located south of the proposed Kapolei West development, between the Kalaeloa Harbor and Kalaeloa Boulevard. It is bounded by the Oahu Railway and Land Company (OR&L) right-of-way and the proposed Kapolei West Development to the north; the Kapolei Business Park, Kalaeloa Boulevard and the site of the former Hawaii Raceway Park to the east; Malakole Street and the James Campbell Industrial Park (JCIP) to the south; and the Kalaeloa Harbor to the west. The Zone Change Area is primarily vacant undeveloped land, and current uses include a landscape nursery, green waste collection and compost processing operation, coral mining, fill material stockpiling, and a coal conveyor (Attachment 2) to the AES Coal burning plant located in JCIP. A large stockpile of coralline material from the excavation of Kalaeloa Harbor occupies approximately 50 acres in the southwest portion of the Zone Change Area.

The Zone Change Area is generally level. Ground surface elevations range from five (5) feet mean sea level (msl) near the intersection of Kalaeloa Boulevard and Malakole Street to approximately 75 feet msl near its northwestern corner. Slopes of less than 0.5 percent (0.5%) to 5.0 percent (5.0%) are found on the site (average slope of approximately 1.0 percent) (1.0%). In general, the area slopes down from the OR&L ROW south to Malakole Road.

Sugarcane cultivation on a portion of the Project Area ceased in 1995 with the closure of Oahu Sugar Company.

The soils within the Zone Change Area are rated as follows:

- Land Capacity Grouping: According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) rating system, the following soil types are found within the Zone Change area: Coral Outcrop (CR) is the predominant soil type and comprises approximately 82 percent (82%) (278 acres) of the Zone Change Area (NRCS Rating VIII). Mamala stony silty clay loam, 0 to 12 percent (0 to 12%) slopes (MnC) comprises approximately 16 percent (16%) (55 acres) of the Zone Change Area (NRCS Rating III); Ewa silty clay loam, 0 to 2 percent (0-2%) slopes (EaB) comprises approximately 4 percent (4%) (6 acres) of the Zone Change Area (NRCS Rating IIs).

* Coral outcrop (CR) comprises 80 to 90 percent (80 to 90%) of the acreage in this soil type, the remaining 10 to 20 percent (10 to 20%) consists of a thin layer of red soil material within the coral outcrop. This soil material is similar to that of the Mamala series. This land type is used for military installations, quarries, and urban development. CR soils are classified as Class VIIIs, nonirrigated. Subclass VIIIs soils have severe limitations that restrict their use for wildlife habitat or recreation.

* Mamala stony silty clay loam (MnC) soils are characterized by moderate permeability, runoff is very slow to moderate, and the erosion hazard is slight to moderate. This soil type typically contains stones and coral rock fragments, and the soil profile consists of dark reddish-brown silty clay loam approximately eight (8) inches thick. This soil is used for sugarcane, truck crops, and pasture.

MnC soils are classified as Class IIIs soils if irrigated and Class VIs soils if nonirrigated. Class IIIs soils have severe limitations because of stoniness, unfavorable texture, shallowness, or low water-holding capacity that reduce the choice of plants, require special conservation practices, or both if irrigated. Class VIs soils have severe limitations because of stoniness or unfavorable texture that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife habitat.

* Ewa silty clay loam (EaB) soils are characterized by moderate permeability, runoff is slow, and the erosion hazard is slight. This soil is used for pasture, alfalfa, truck crops, orchards, and wildlife habitat.

EaB soils have moderate limitations of stoniness, unfavorable texture, shallowness, or low water holding capacity. The soils are more than 20 inches deep and have slopes of 0 to 2 percent (0 to 2%).

- Overall Productivity Rating – University of Hawaii Land Study Bureau (LSB) Rating: The LSB system ratings for the lands in the Zone Change Area range from Category “B” or good (19 percent), Category “C” or fair (31 percent), and the remaining 50 percent is classified as Category “E” or very poorly suited for agriculture.
- Agricultural Lands of Importance to the State of Hawaii (ALISH) Classification: Most of the native soils within the Zone Change Area are poor (83 percent) (83%) and not rated in the ALISH classification system. Fill material was added during previous sugarcane operations for crop cultivation. Sixteen percent (16%) of the Zone Change Area is designated as “Other”, and only 1 percent (1%) of the site soils are rated as “Prime”.

B. Public Agency Comments

The following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies stating that they have “no comments,” no objections,” or “no impacts on services provided” are identified with an “*”.

1. City and County

Board of Water Supply (BWS)
Corporation Counsel Department
Department of Budget and Fiscal Services (BFS)
Department of Community Services (DCS)
Department of Customer Services (CSD)
Department of Design and Construction (DDC)*
Department of Emergency Management (DEM) (fka Oahu Civil Defense Agency)
Department of Environmental Services (ENV)
Department of Facility Maintenance (DFM)
Department of Parks and Recreation*
Department of Transportation Services (DTS)
Honolulu Emergency Services Department (HES)
Honolulu Fire Department (HFD)
Honolulu Police Department (HPD)*

2. State of Hawaii

Department of Accounting & General Services (DAGS)*
Department of Agriculture (DOA)
Department of Business, Economic Development & Tourism (DBED&T)
Hawaii Housing Finance and Development Corporation (HHFDC)*
Office of State Planning (OP)
Department of Education (DOE)*
Department of Hawaii Home Lands (DHHL)
Department of Health (DOH)
Hazard Evaluation and Emergency Response Office (HEER)
Environmental Planning Office (EPO)
Department of Land and Natural Resources (DLNR)
Engineering Division
Land Division*
State Historic Preservation Office (SHPD)
Department of Transportation (DOT)
Hawaii Community Development Authority (HCDA)
Oahu Metropolitan Planning Organization (OMPO)
Office of Environmental Quality Control (OEQC)
Office of Hawaiian Affairs (OHA)
State Land Use Commission

3. Federal

Army Engineer District, Honolulu (aka Corps of Engineers)
Department of the Interior Geological Survey
Federal Airport District Office (FAA)
United States Coast Guard Civil Engineering Unit
United States Fish & Wildlife Service (Department of the Interior)
United States Soil Conservation Service (Department of Agriculture)

Agency comments are discussed in Section III, ANALYSIS, and are included in Attachment 3.

C. Community Comments

Pursuant to Section 21-2.40-2(b)(2), Revised Ordinances of Honolulu, the applicant made a presentation on three (3) proposed projects, Makaiwa Hills, Kapolei West and Kapolei Harborside, to the Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 on December 5, 2007 (copy of N.B. minutes in Attachment 4).

No specific comments were directed to the proposed project. All of the approximately 17 individuals who spoke supported the three (3) projects. The applicant video recorded the presentation, public and board comments, and the applicant's responses. A CD-Rom was included with the zone change application.

The motion that the board "continue to support Kapolei Property Development through these three (3) projects and also continue to work closely with them" fell one (1) vote short of passing – four (4) ayes, three (3) nays, and one (1) abstention. Two (2) of the three (3) neighborhood board members who voted "nay" expressed their support for the applicant and the projects but stressed that their votes were not a reflection of their position on the projects but a reflection of their need for additional information. The abstaining member, also acknowledged the public speakers' strong concurrence and community support for the projects, but stated that he would defer his vote in support and wait for the applicant to return and provide more details. The applicant committed to continuing their dialogue and discussion with the community and the neighborhood board.

The Department of Planning and Permitting (DPP) mailed request for comments notices on February 13, 2008, to Neighborhood Boards No. 23 (Ewa), No. 24 (Waianae Coast), No. 34 (Makakilo/Kapolei/Honokai Hale) and No. 36 (Nanakuli/Maili), Empower Oahu, Ewa Beach Community Association, Ewa by Gentry Community Association, Friends of Makakilo, Hawaii Farm Bureau Federation, Hawaii's Thousand Friends, Hawaiian Railway Society, Hawaiian Electric Company, Honokai Hale – Nanakai Gardens Community Association, Kapolei Satellite City Hall, Land Use Research Foundation, Life of the Land, Makakilo Community Association, Save Ewa Beach Ohana, Sierra Club, The Outdoor Circle, Waianae Satellite City Hall, UH Environmental Center, West Loch Estate Community Association, West Loch Fairways Homeowners Association, West Loch Fairways Townhouses Association, selected media, and the area's elected officials.

III. ANALYSIS

A. Compliance with State Legislation

1. Hawaii Revised Statutes, Chapter 205, Land Use Commission

The Zone Change Area was reclassified from the Agricultural District to the Urban District by the State Land Use Commission ("Commission") as part of the applicant's Petition (Docket No. A06-763) for approximately 344.419 acres on November 20, 2007.

The Commission's Decision and Order includes the following conditions:

- Transportation: Prior to submittal of Petitioner's application for subdivision for development, Petitioner shall reach an agreement with the State DOT and the DPP for the construction of a four (4)-lane divided highway meeting applicable state highway standards from the anticipated Palailai Interchange extension to Kalaeloa Harbor. Petitioner shall prepare a revised Traffic Impact Assessment Report (TIAR) subject to the approval and acceptance by the DOT and the DPP.

The applicant reported that they started preliminary discussions with the State DOT on a "global agreement" (aka the Master Kapolei Highway Agreement or MKH) for State transportation facilities within all of the Campbell Company's remaining properties, including the Kapolei Harborside Zone Change Area. The MKH will address the configuration, responsibilities and funding for the new State Harbor Access Highway, which will traverse the adjoining Kapolei West and the Kapolei Harborside Developments. DPP will be included in the discussions with DOT when the discussions advance to the consideration of this new highway. The discussions are anticipated to take place in the middle to late 2008. Once roadway configurations and responsibilities are determined, a new TIAR will be prepared for Kapolei Harborside to assess the roadway systems and phasing, and submitted to DOT and DPP for acceptance.

- Drainage Plan: Petitioner shall prepare and submit a detailed Petition Area drainage plan to the DPP and the DOT for review and approval. The Petitioner shall consider and incorporate the drainage requirements for other regional developments within the same watershed in preparing its drainage plan.

The applicant reported that regional drainage planning, including the permitting process for the major outfall system outside the Zone Change Area, for the three (3) projects (Makaiwa Hills, Kapolei West and Kapolei Harborside) within the watershed continues. Applications for County, State and Federal permits for the offsite outfall system will be submitted later this year. The project's drainage master plan, including the offsite outfall, is required to accommodate runoff from upstream areas per County standards. The drainage master plan will be submitted to the DOT Harbors Division for their review as it relates to drainage impacts on Kalaeloa Harbor. However, due to the interrelated nature of the drainage system to be designed and constructed across the three (3) zone change application areas, it is recommended that a condition be adopted that requires a single, coordinated regional drainage plan be prepared by the applicant and approved by DPP.

- Sinkhole Preserve: Petitioner shall implement measures to protect and preserve the coral sinkholes within the Petition Area.

The applicant reported that as part of this zone change they are proposing to "down-zone" the six (6)-acre sinkhole preserve from AG-2 General Agricultural to P-2 General Preservation to ensure the area's

preservation. The six (6)-acre area is also being re-fenced to further secure the area. Discussions with DLNR and conservation groups about the disposition of the six (6)-acre preserve are ongoing, but the applicant noted that conveyance of the area to an appropriate agency or organization for long term stewardship is dependent on subdivision action to create the lot of record.

The proposed zone changes are consistent with the purpose of the State Urban District, which "generally includes lands characterized by 'city-like' concentrations of people, structures and services."

B. Compliance with City Legislation

1. General Plan of the City and County of Honolulu (Amended October 3, 2002 by Resolution 02-205, CD1)

The proposed zone change supports the following General Plan objectives and policies:

Economic Activity

Objective A: To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.

Policy 1: Encourage the growth and diversification of Oahu's economic base.

Policy 3: Encourage the development in appropriate locations on Oahu of trade, communications, and other industries of a nonpolluting nature.

The proposed zone change area adjoins and will serve to expand and support the existing facilities at Kalaeloa Harbor, James Campbell Industrial Park, and the Kapolei Business Park. The planned industrial and commercial sites will provide employment and business development opportunities for the regional populations, suppliers, and others servicing the Secondary Urban Center.

Physical Development and Urban Design

Objective C: To develop a secondary urban center in Ewa with its nucleus in the Kapolei Area.

Policy 2: Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.

The project is generally compatible with the existing physical and social character of the surrounding community (e.g. the existing James Campbell Industrial Park and Kapolei Business Park) and will comply with the applicable zoning requirements. According to the applicant, the proposed development is anticipated to create approximately 3,800 new jobs at project build-out. Besides

providing employment opportunities, the proposed industrial and mixed use business park is anticipated to provide expanded businesses, markets, products and services to support the growing population.

The proposed zone change will support the economic development and urban expansion to facilitate fulfillment of the City's long-range vision for Kapolei as the Secondary Urban Center.

2. Revised Ordinances of Honolulu (ROH), Chapter 24, Article 3 Ewa Development Plan of the City and County of Honolulu

The Ewa Development Plan (DP), which was adopted by Ordinance 97-49 on August 22, 1997, provides for significant economic and residential growth centered on the City of Kapolei.

The proposal is in conformance with the following objectives, policies and guidelines of the Ewa Development Plan:

- The proposed Kapolei Harborside project supports Ewa's role in Oahu's development with the increased development of the Secondary Urban Center by providing an industrial employment center to divert commuter traffic from the Primary Urban Center (PUC).
- Kapolei Harborside will support the 2020 Vision for a Secondary Urban Center for Oahu where "Population will have grown from 43,000 people in 1990 to almost 125,000.... Job growth will be equally impressive, rising from 17,000 jobs to over 64,000 in 2020."

The applicant estimates that the proposed project would contribute approximately 3,800 jobs upon build out; 450 construction jobs generated during development; 640 indirect jobs generated during development; and 710 indirect jobs located in the Kapolei region. The applicant's consultant, Decision Analysts Hawaii, Inc., projects the number of jobs in the Kapolei/Ewa region increasing from 24,860 in 2005 to 64,720 in 2025.

- The Ewa DP Urban Land Use Map in Appendix A indicates the proposed project area is located within the Ewa Urban Growth Boundary (UGB), which defines where urban growth is appropriate.
- The Ewa DP Phasing Map in Appendix A indicates that the proposed Rezoning area is located in the area planned for urban expansion between 1997 to 2005, and is consistent with the City's policies for phased development planned for the area.
- Kapolei Harborside is consistent with the land use policies, principles, and guidelines, in that the Ewa Urban Land Use Map in Appendix A designates the zone change area for "Industrial" use. The zone change area is located in the "Barbers Point Industrial Area", which includes the surrounding Campbell Industrial, Park, Kalaeloa Harbor (fka Barbers

Point Deep Draft Harbor), and Kapolei Business Park. "It should continue to grow as one of Oahu and the State's most important industrial areas."

Planning guidelines for development in this industrial area advocate building heights that generally not exceed sixty (60) feet when they consist of large mass; and landscape screens, consisting of trees and hedges, should be planted along street frontages to minimize visibility of parking, storage, industrial equipment and operations areas from the street. A proposed building height limit of sixty (60)-feet is consistent with this DP provision. Areas, which abut the OR&L right-of-way (ROW), should setback a minimum of fifty (50)-feet in compliance with Section 3.4.3.1. A condition for compliance with the fifty (50)-foot development setback provision is recommended for this zone change. The Land Use Ordinance (LUO) already requires front yard and parking lot landscaping.

3. ROH, Chapter 4, Article 8, Amended Public Infrastructure Map (PIM) of the City and County of Honolulu (Ordinance 07-37, adopted on October 4, 2007)

According to Section 4-8.1(a) "The city council shall adopt public infrastructure maps reflecting major public infrastructure projects, as defined in Section 4-8.4, that impact adopted growth, policies or needed public facility policies for each of the development plan areas in the City and County of Honolulu ..."

There are three (3) Ewa PIM (adopted by Resolution No. 2000-37 on April 5, 2000) projects located near the subject site:

- Symbol 005 - CY (Corporation Yard Symbol) for the Department of Design and Construction's (DDC) corporation yard for the Campbell Industrial Park Bus Heavy Maintenance Facility, located between Hanua Street and Kalaeloa Boulevard and between Malakole and Kauhi Streets.
- Symbol 036 - SW (Solid Waste Facility Symbol) for the Department of Environmental Services' (ENV) H-POWER Expansion for a third furnace and a sorting facility. The City's existing H-POWER facility is located south of the Chevron Hawaii operations (west of Hanua Street).
- Symbol 037 – SW (Solid Waste Facility Symbol) for the Department of Environmental Services (ENV) Alternative Disposal Technology Park, for a demonstration site to test the feasibility of new technologies designed to process solid waste, which is located between Kaomi Loop and the City's existing H-POWER facility.

The proposed zone change will not affect the development of these PIM projects and would likely add to the demand for the services these facilities provide.

At this time, there is a proposed PIM revision for the Honolulu High Capacity Transit Corridor Project, which includes a rapid transit corridor, a park and ride, and transit station symbols at the eastern end of the adjacent, planned Kapolei West project. The City Council is currently considering this PIM revision under Resolution 08-97, CD1.

4. Revised Ordinances of Honolulu 1990, as amended, Chapter 21, Land Use Ordinance (LUO)

According to the applicant, the Zone Change Area will be developed with four (4) primary land use components including: (1) intensive industrial areas, (2) industrial mixed use areas, (3) preservation areas, and (4) hazardous materials areas, which will be discussed separately in section D. (Attachment 5 – Applicant’s Figure 2.1 – Proposed Zoning Map).

I-2 Intensive Industrial District – Purpose and Intent

Section 21-3.130(e) of the LUO states: “The intent of the I-2 intensive industrial district is to set aside areas for the full range of industrial uses necessary to support the city. It is intended for areas with necessary supporting public infrastructure, near major transportation systems and with other locational characteristics necessary to support industrial centers. It shall be located in areas away from residential communities where certain heavy industrial uses would be allowed.”

The applicant reported that a January 2006 industrial market feasibility study for the project by Robert Charles Lesser & Company, LLC (Exhibit A of the November 2006 Final Environmental Impact Statement) indicated that there was a strong likelihood for the project to absorb the majority of its developable land over a period of approximately nine (9) years based on a fair share capture of available land for industrial development in the County. In 2004, total pent-up demand (the amount of demand that would need to be absorbed to return the market to equilibrium at 5 percent (5%) vacancy) was estimated at 73 acres in the County.

Specific tenants at Kapolei Harborside have not yet been identified, however, potential business uses in the I-2 zoned areas (288.02 acres) could include those related to maritime related activities, construction and building, automotive or other repair establishments, storage and warehousing, wholesaling and distribution, food manufacturing and processing, salvage and scrap storage and processing, parcel and package handling facilities, film and television production, publishing facilities, equipment sales and rentals, and general manufacturing, among others. Heavy industrial uses are allowed within I-2 zoning areas, but the applicant concurs that these types of uses are more appropriate for sites further south in the James Campbell Industrial Park.

The proposed zone change is consistent with and meets the purpose and intent of I-2 zoning in the following ways:

- Kapolei Harborside will be an industrial-business park to serve Oahu’s growing need for industrially zoned land. Typical uses would include light manufacturing and warehousing similar to other industrial parks on Oahu with the additional capability of serving maritime-related industrial functions.

- The project is within the industrial district of Kapolei, and according to the applicant, will be similar in character to the existing Kapolei Business Park located across Kalaeloa Boulevard.
- The site is located along the major thoroughfares of Kapolei Parkway and Kalaeloa Boulevard. The on-site roadway configuration provides convenient access to transportation routes for the harbor users and for tenants, including internal service roadways and other utility functions.
- The proposed Zone Change Area is adjacent to large I-2 and I-3 zoned areas and I-2 zoning is compatible with the surrounding uses. The planned Kapolei West golf course on the project's northern boundary will serve as a buffer between residential areas in the Kapolei West development, and the light industrial areas of Kapolei Harborside.
- The master planning for the major infrastructure to support this type of zoning is already well underway.
- Based on the general description provided by the applicant for reuse of a portion of TMK: 9-1-014:035 for solar energy production, the photovoltaic use (for energy production) is permitted as an "Utility Installation" in the I-2 zoning district.

The proposed uses are not permitted under the current AG-1 Restricted Agricultural and AG-2 General Agricultural Zoning Districts, but are permitted in the I-2 Intensive Industrial District. Therefore, a change in zoning is required.

IMX-1 Industrial-Commercial Mixed Use District – Purpose and Intent

Section 21-3.140(a)(b) states that: "The purpose of the industrial-commercial mixed use district is to allow mixing of some industrial uses with other uses. The intent of this district is to provide for areas of diversified businesses and employment opportunities by permitting a broad range of uses, without exposing non-industrial uses to unsafe and unhealthy environments." To a very limited extent, some accessory residential uses, operated and maintained substantially for the benefit or convenience of the owners or caretakers, shall be permitted. This district is intended to promote and maintain a viable mix of light industrial and commercial uses."

According to the applicant, even though the James Campbell Industrial Park/Kapolei Business Park/Kapolei Harborside industrial jobs center will be one of the primary heavy industrial areas in the State, the industrial areas of Kapolei are generally, underserved by support commercial, office and related facilities.

A survey of all of the 74 industrial employers in the James Campbell Industrial Park or in the Kapolei Business Park and 101 adult employees of said employers was conducted by OmniTrak Group, Inc. between November 28 to December 12, 2007, to assess the demand for uses allowed under both I-2 and IMX-1 zoning in the predominantly I-2 zoned area. The survey results summarized below indicated a strong need for services that are allowed in IMX-1 areas to support

the proposed IMX-1 zoning:

- 80 percent (80%) of industrial businesses believe that offering industrial companies like theirs the products and services that a mixed-use zoning would permit would make their location a more attractive place to work.
- A majority of Kapolei's industrial businesses agree that if services allowed under IMX-1 zoning were located within a few blocks from their current location, it would be easier to conduct businesses. The top three (3) services in demand included restaurants for entertaining clients (also permitted in the I-2 zoning district) (67 percent)(67%), office supply stores (65 percent)(65%), and urgent care clinic with services from doctors and dentists (58 percent)(58%). Most of the respondents were indifferent about professional and personal services, or a parking garage and conference room (the latter two uses are also permitted in the I-2 zoning district).
- A clear majority of Kapolei industrial employees surveyed indicated high likelihood to use services allowed under IMX-1 zoning if they were located a few blocks from their place of work. The top five (5) amenities most likely to be used are restaurant/fast food establishments (over 80 percent rate - this is a nine (9) or ten (10) on a ten (10)-point likelihood of usage scale)(80%); satellite city hall (over 75 per cent)(75%); financial institutions – bank/insurance establishments and grocery stores (over 70 percent)(70%); and department stores (69 percent)(69%). Note that restaurant/fast food establishments and financial institutions are also permitted used in the I-2 zoning district.

Although the proposed IMX-1 zoning area is located beyond the a few blocks presented to the respondents in the survey question, it is reasonable to extend OmniTrak's survey results and conclusions to the future businesses and employees in the IMX-1 zoning area of the proposed Kapolei Harborside development.

Approximately fifty (50) acres in the northern portion of the Zone Change Area, which is located to the south of the planned terminus/starting station of the City's High-Capacity Transit Corridor Program, are proposed for Industrial-Commercial Mixed Use (IMX-1) zoning. Permitted uses in the IMX-1 zoning district, include personal, commercial and business services such as those found in typical office buildings and retail establishments.

The proposed zone change is consistent with and meets the purpose and intent of IMX-1 zoning in the following ways:

- The area proposed for the IMX-1 zoning with the lighter industrial uses provides a transition from the proposed I-2 areas and the existing "heavy" industrial uses in the I-2 zoned James Campbell Industrial Park (re: Section 3.7.3.4 Relation to Urban Land Use Map in the Ewa DP) to the City of Kapolei and the proposed adjacent Kapolei West development.

- The area would provide employment opportunities that would be attracted to the rapid transit station to help increase transit ridership, and support the City's desire to promote a mix of land uses around mass transit station locations.
- The permitted uses, including office buildings and retail establishments, can support the industrial employment population in the immediate area to discourage the need for vehicle trips to obtain basic services outside this job center area, thereby relieving traffic congestion.
- The proposed uses are not permitted under the current AG-1 Restricted Agricultural and AG-2 General Agricultural Zoning District, but are permitted in the IMX-1 Industrial-Commercial Mixed Use District. Therefore, a change in zoning is required.

P-2 General Preservation District – Purpose and Intent

Section 21-3.40 (a) states that: "The purpose of the preservation districts is to preserve and manage major open space and recreation lands and lands of scenic and other natural resource value."

According to the applicant, a fenced approximately six (6)-acre area (TMK: 9-1-014: 033 por.) in the southern portion of the Zone Change Area is proposed for P-2 zoning to ensure the site's continued conservation and preservation of the cluster of more than forty (40) coral sinkholes (Attachment 2).

Upon subdivision of the six (6)-acre preserve area, it will likely be conveyed to an appropriate organization or agency that will ultimately be responsible for the ongoing maintenance and interpretive use of the site. The State Department of Land and Natural Resources (DLNR) has indicated an interest in including the preserve in its Natural Area Reserve System program (Attachment 6 – applicant's Exhibit C – DLNR January 22, 2007 letter).

The proposed P-2 zone change is consistent with and meets the purpose and intent of the P-2 zoning district in the following ways:

- The applicant proposes to include a preservation component of approximately six (6) acres containing a close concentration of sinkholes having scientific and natural resource value.
- The proposed six (6)-acre area is consistent with the five (5)-acre minimum lot size development standard for the P-2 zoning district.
- The sinkhole preserve area (TMK: 9-1-014:033 por.) is currently zoned AG-2 General Agricultural. The approximately six (6) acre site will not be used for agricultural purposes, accordingly, the P-2 General Preservation rezoning is more appropriate to fulfill the applicant's reaffirmation of its commitment to the Land Use Commission to preserve the sinkhole area.

Given the zone change to P-2 and the LUC's "Decision and Order" Condition Number 16 regarding the Sinkhole Preserve, a condition regarding preservation of the sinkhole area is not needed for this zone change application.

Special Districts – Purpose

The Zone Change Area is not within any of the seven (7) special districts designated in the Land Use Ordinance.

C. Compliance with The City of Kapolei Urban Design Plan

The zone change area is located outside the area covered by The Kapolei Urban Design Plan (KUDP).

However, to maintain design continuity and encourage "transit ready" development, it is recommended that the applicant develop urban design guidelines in consultation with the DPP for the proposed fifty (50) acre IMX-1 portion of its development. Due to its close proximity to the City's planned Kapolei West transit station, and the probability that development of the area would occur before the transit station is constructed, a condition establishing "transit-ready" development guidelines is recommended for the IMX-1 rezoned area.

D. Environmental Impacts

1. Chapter 343, Hawaii Revised Statutes (HRS): The FEIS for the Zone Change Area was prepared in November 2006 as part of the applicant's State Land Use District Boundary amendment petition (LUC Docket Number A06-763) to reclassify approximately 344.519 acres from the Agricultural Land Use District to the Urban District. The LUC's acceptance notice was published in the OEQC *Environmental* Notice on November 23, 2006.

The department determined that the FEIS satisfied the "significant zone change" requirement of the Ewa Development Plan (section 5.4.1), that requires an environmental assessment for rezoning of parcels over five (5) acres to an Apartment, Commercial, Industrial, or Mixed Use zoning district. On November 5, 2007, the DPP informed the applicant that an Environmental Assessment was not required for this zone change application.

On March 25, 2008, the DLNR Division of Forestry and Wildlife's (DOFAW) requested a copy of the draft EIS for the proposed development for a flora and fauna review to confirm the absence of endangered species in the Zone Change Area

The DOFAW representative was informed that a copy of the FEIS was forwarded to DOFAW by the consultant in November 2006 although neither it nor the DLNR had provided comments to the DEIS. The representative was also informed that the "Survey of Botanical, Avian and Mammalian Resources" by Rana Productions, dated October 2, 2006, and the "Arthropod Inventory and Assessment" by Pacific Analytics, LLC were included as Exhibits H and L, respectively in the FEIS. Both reports concluded that no endangered, threatened, or species were discovered during the respective surveys

2. Archaeological/Cultural and Historic Resources – Chapter 6E-42 Historic Preservation Review:

David W. Shideler from Cultural Surveys Hawaii, Inc. testified at the Land Use Commission's (LUC) public hearings that the "pit caves" ("nearly universally, but erroneously referred to as 'sinkholes') in the preserve area were regarded as exemplary in terms of the paleontological and archeological resources believed to be present. In response to public support and by the expert testimony presented to the LUC, the preservation of the sinkhole preserve was addressed as a condition in the LUC's November 20, 2007 "Decision and Order".

In the State Historic Preservation Division's (SHPD) February 13, 2007 letter, (Exhibit C in applicant's zone change application) SHPD accepted the revised *Archeological Inventory* Survey for the Zone Change Area, which was conducted by Cultural Surveys Hawaii, Inc. SHPD concurred with the mitigation measures determined for the six (6) historic properties identified in the Zone Change Area, and recommended that cultural resource preservation and archeological monitoring plans be prepared and submitted for their review prior to beginning development of the project.

In its April 24, 2008 comment letter on the zone change application for the proposed development, SHPD requested the applicant submit the following for their review and approval: (1) Prior to commencing any ground-disturbing activities, the applicant submit an archaeological preservation plan for review and approval for Sites -6876, -6877, and -6878 identified in the Cultural Surveys inventory survey; and (2) An archaeological monitoring plan for ground disturbing activities in the immediate vicinity of Site -6878.

The applicant reported that it has no objections to implementing the recommendations that were a part of the project area's November 2006 Archeological Inventory Survey, and SHPD's February 2007 and April 24, 2008 letters. The applicant also acknowledges that as a "standard contracting procedure, contractors working in the project area will be advised that, should any significant cultural features be uncovered during construction, work in the immediate vicinity will stop and the SHPD will be promptly notified to determine the appropriate course of action."

According to the applicant, the OR&L right-of-way (ROW), which abuts the northern boundary of the proposed IMX-1 area, is listed on the National Register of Historic Places as Site No. 50-80-12-9714. Although the ROW is currently in use between Ewa Villages and Ko 'Olina, it is not part of the proposed zone change.

The Hawaiian Railway Society (Society) stated that development of Kapolei Harborside will affect the OR&L ROW and the historic train operated by the Society. For instance, the use of at-grade crossings for road crossings would create more stops for the train and degrade the character of the historic track. They recommended that road crossings of the railroad and bikeway be accomplished via bridges or tunnels, if at all possible, rather than using an at-grade crossing.

The Society is also concerned about potential drainage impacts due to development of Kapolei West and Kapolei Harborside. If development of either project affects the Society's railroad bridge number 28A, coordination between the developer, applicant and the City will be necessary.

The applicant reported that they currently retain two (2) easements for road and utility purposes, and two (2) easements for drainage purposes across the OR&L ROW. However, these four (4) easements do not affect any planned roadways for the Kapolei Harborside project. Currently, the applicant, the State, and the City are planning additional vehicular and drainage crossings of the OR&L ROW as part of the proposed Kapolei West and Kapolei Harborside projects, and other projects that are either under construction or in the planning stage. The vehicular OR&L ROW crossing, currently referred to as the planned Komohana Street Extension will be at-grade by necessity. Additional at-grade crossings are planned where portions of the State Harbor Access Road and the City's portion of Kapolei Parkway and Kamokila Boulevard cross the ROW. These new roadways are designed to provide a balance between providing added connectivity between future population and job centers in the area, while minimizing crossings of the ROW. The Society's train generally runs once a week and for special events. The use of automated crossing guards may alleviate the need to create more stops for relatively infrequent stops along the ROW. However, the final decision on automated crossing guards or another solution is subject to State and City review and approval.

According to the applicant, new drainage easements will be needed to divert the current drainage course patterns from Kapolei West to Kapolei Harborside. The applicant will work in close coordination with the applicable government agencies and the Society as the roadway and drainage master planning proceed, to ensure the project minimize impacts to existing railroad bridges or infrastructure.

Given the State Historic Preservation Division's comments and the applicant's acknowledgment of their responsibilities, a condition regarding archeological/historic/cultural resources is not needed for this zone change.

3. Flood Hazard District: The rezoning area is located in Zone "D" of the Flood Insurance Rate Map Panel 305 of 395 of Map Number 15003C0305F (revised on September 30, 2004). Zone D identifies areas in which flood hazards are undetermined, but possible. Therefore, the site is not subject to the Flood Hazard District regulations.
4. Shoreline Setback Ordinance and Special Management Area Ordinance: The proposed rezoning area is outside the Shoreline Setback and also outside the City and County of Honolulu's Special Management Area (SMA).
5. Hazard Evaluation: There are two (2) areas of hazardous materials (Hawaiian Western Steel "waste pile" and Malakole Street Hydrocarbon Plume) within the Zone Change Area, which the applicant stated do not pose any risk to human health in their current state.

Hawaiian Western Steel (HWS) Waste Pile: The applicant reported that between 1970 and 1986 HWS disposed of plant-generated waste within a five (5)-six (6) acre site (on a portion of the 12.845 acre TMK: 9-1-014:035) in the southern portion of the Zone change Area. Investigative, cleanup and closure activities under the Federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and the Resource Conservation and Recovery Act (RCRA) were initiated in 1989 and the RCRA cap was completed in late 1995.

According to LFR, Inc.'s July 2006 *Environmental Summary Report Kapolei Harborside Center Former Hawaiian Western Steel Wastepile Malakole Road Parcel North of Chevron Refinery Kapolei, Hawaii*, the waste material is encapsulated in a two (2)- to three (3)-foot-thick engineered containment, consisting of compacted coral, a geomembrane, a geotextile and a 2.5- to 3.0-inch asphaltic concrete cap. An inspection by the DOH on September 26, 2006 found no deficiencies and no violations.

Post-closure activities are now substantially completed. Future use of the site is deed restricted per Environmental Protection Agency (EPA) regulation; however, alternatives are being examined to allow alternative uses on the site consistent with I-2 zoning.

The applicant is investigating the potential use of the HWS Waste Pile site for solar energy production as an appropriate reuse of the site. The potential reuse is referred to preliminarily as the "Kapolei Sustainable Energy Park." The proposal for the site's reuse is still preliminary and subject to various conditions and government approvals related to the capped hazardous waste pile on the site. The State Department of Health (DOH) has oversight of the property and will be reviewing the concept to determine revised permit conditions.

Preliminarily, this type of reuse would be capable of generating approximately 1.5 megawatts of photovoltaic power. Over the life of the system, it may produce enough electricity to power approximately 6,700 homes for one (1) year and reduce greenhouse gas emissions by eliminating 36,161 tons of carbon dioxide and saving 120,000 barrels of oil over 25 years.

The DOH confirmed in its March 31, 2008 letter that the HWS waste pile was part of an enforcement action under RCRA, and that the Solid and Hazardous Waste Branch of the DOH should be contacted to coordinate any action that may impact the waste pile.

Malakole Street Hydrocarbon Plume: According to the applicant (reference LFR, Inc.'s July 2006 *Environmental Summary Report Kapolei Harborside Center Former Hawaiian Western Steel Wastepile Malakole Road Parcel North of Chevron Refinery Kapolei, Hawaii*), the area of petroleum-affected soil and groundwater adjacent to the Chevron refinery represents the northern fringe of a large plume of phase-separated hydrocarbon (PSH) underlying the storage tank farm and adjacent areas of the refinery. The plume area is located on the northern side of Malakole Street in the southwestern corner of the Zone Change Area.

The PSH plume was believed to be caused by historical releases on the Chevron property of various petroleum products from tank overfill incidents, from product leaking through the shell or bottom of the above-ground bulk fuel storage tanks, and releases from pipelines.

In the mid-1990s, Chevron conducted an investigation of the area north of Malakole road and designed a remediation system for the portion of the plume that was not on Chevron property. A 1997 ecological and human-health "risk assessment report concluded that there was no significant completed pathways from the off-refinery plume that would result in ecological risk." In 2005, Chevron installed soil borings and temporary monitoring wells near 13 of the locations where wells and borings had been installed in 1996 to investigate the nature and magnitude of the remaining petroleum contamination. The sampling results indicated that no concentrations of contaminants were detected above the DOH environmental action levels. The results also indicated that natural bioattenuation is occurring at the site, and the area of impacted soil and the dissolved plume are stable and slowly receding. The environmental consultant recommended that "Remaining elevated petroleum hydrocarbon concentrations in a limited portion of the area north of Malakole road will also require some on-going institutional controls". For example, for future subsurface utility or construction work greater than four (4)-feet in depth: (1) Construction workers at the site must have hazardous materials training; (2) A health and safety plan must be prepared prior to conducting any work at the site; (3) Any soil excavated from depths greater than four feet will have to be sampled and characterized for proper re-use on site or off-site disposal; and (4) Any groundwater that is pumped during de-watering activities must be treated before it is disposed on-site or off-site to avoid worker exposure or regulatory violations.

DOH confirmed in its March 31, 2008 letter, that the Chevron refinery adjacent to the proposed Kapolei Harborside development has had a series of releases prior to 1997, and if the 1997 risk assessment cited in the applicant's zone change application is relevant to the Chevron refinery, the applicant should submit it and other reports used for the risk assessment of the oil spill plume area for confirmation of the findings. DOH added that "With the ongoing history of releases, additional investigation of plume impacts on the subject property is likely warranted"; and that "if any petroleum-contaminated soil or free product is encountered during grading and construction ... the developer must inform DOH's Hazard Evaluation and Emergency Response (HEER) office, and must work with the HEER office, until no further action (NFA) notice is warranted."

The applicant responded that a complete evaluation of the potential impacts of petroleum hydrocarbons from the Chevron Refinery was presented in the "Environmental Summary Report – Kapolei Harborside Center" dated July 6, 2006 prepared by LFR, Inc. for the State Land Use Commission proceedings on the subject development. LFR concluded that remaining petroleum impacted areas are very limited and can be managed by institutional controls related to future construction practices at the subject site. The applicant reported that it had previously filed the LFR July 2006 report with the DOH and the report provides the necessary investigative information. However, in view of HEER's comments, another copy of the report will be provided should HEER still be unable to locate its copy.

Given DOH's comments that the applicant should coordinate any development plans, which may impact the waste pile or discovery of petroleum-contaminated soil, with DOH's HEER office, a condition regarding hazard evaluation is not needed for this zone change application.

E. Public Facilities and Services

The applicant provided the following information regarding public facilities impacts of the rezoning. Public agencies' review of the rezoning was based on the applicant's proposal. Agency comments received with respect to specific public facilities and services are also summarized below:

Communication

The applicant reported that the Zone Change Area is currently not served by Hawaiian Telcom (HTCOM). HTCOM provides telephone service to the existing adjacent developments. The proposed development will place additional demands on the utility systems. Preliminary consultations with HTCOM indicate that service can be provided to the project. Project requirements will be coordinated with provider. It is anticipated that HTCOM will provide the necessary service to the Zone Change Area, therefore, a condition of approval will not be needed for this zone change application.

Drainage

The applicant reports (applicant's Exhibit F. Preliminary Engineering Report by Engineering Concepts, Inc.) that the Zone Change Area is located in a watershed, which encompasses approximately 2,400 acres and reaches almost six (6) miles inland (above the planned Makaiwa Hills Development). Three (3) gulches (Awainui Gulch, Palailai Gulch, and an unnamed gulch) converge just mauka of the freeway and convey the upland runoff through the planned Makaiwa Hills development, then under the H-1 Freeway. The defined drainage way, a former irrigation ditch, continues through the planned Kapolei West Development under the OR&L right of way into the Zone Change Area, and ends approximately halfway between the railroad tracks and Malakole Street.

Estimated runoff for the Zone Change Area under existing conditions ranges from 393 cfs for a ten (10)-year, one (1)-hour storm to 559 cfs for a 100-year, one (1)-hour storm. Existing runoff was based on a one (1)-hour duration for standardization to compare areas larger and smaller than 100 acres. Estimated runoff for the Zone Change Area upon build-out ranges from 701 cfs for a ten (10)-year, one (1)-hour storm to 1,250 cfs for a 100-year, one (1)-hour storm. Without proper mitigative measures, major flooding problems will result due to the flat slopes within the Zone Change Area.

The drainage improvements proposed by the applicant is a large regional drainage swale running through the Zone Change Area from the railroad ROW, offsite to the ocean. It will be sized to accommodate peak runoff from the entire watershed, based on the City and County of Honolulu, Department of Planning and Permitting "Rules Relating to Storm Drainage Standards" (Rules) (January 2000).

Preliminary analysis of the drainage requirements indicates that a trapezoidal swale with a width of approximately 200-feet and ten (10)-feet deep will be needed to convey runoff through the site to an off-site outfall. It is anticipated that the onsite drainage will be accomplished by the installation of an underground drainage system of catch basins/manholes and pipe or box culverts. Runoff would be collected and conveyed to the major drainage channel for discharge offsite into the ocean. The applicant has also acknowledged that all onsite drainage improvements will be designed in accordance with the Storm Drainage Infrastructure Design Standards, and the discharge shall comply with the Storm Water Quality Requirements in DPP's Rules.

The swale extends offsite from Malakole Road to the shoreline (Attachment 2 shows a photo of the location of the swale to the coastal outfall). Preliminary design is for a concrete-lined channel to accommodate flows from the larger regional drainage system. The outfall was addressed in the Final EIS for the *Campbell Drainage Channel Supplemental to Kapolei Business-Industrial Park EIS*, approved by the Department of Planning in October 1991. Initial permitting of the outfall was started in 1991 but did not progress at that time. KPD has submitted new applications for permits, including a County SMA, State Conservation District Use Permit, and an Army Corps of Engineers permit. Federal, State and County permits for the outfall are expected in 2008-2009. If the offsite outfall is not permitted by any one of the governmental entities, each of the upstream projects (Makaiwa Hills and Kapolei West) will pursue strategies designed to retain water onsite to the extent possible, or coordinate the utilization of the Kapolei Harborside drainage swale for drainage retention purposes.

The applicant anticipates that implementation of the regional drainage system and onsite drainage system will help address runoff and flooding from development in the area. During future phases of the development process the applicant will develop Regional and Project Drainage Master Plans, coordinate the development with the DOT as it relates to the Harbors Division, and submit the plans to the DPP for review and approval.

The Department of Environmental Services (ENV) commented that the zone change request did not address storm water quality. The applicant needs to address storm water quality during construction and permanent post construction measures, including maintenance, as required for new development.

The Department of Facility Maintenance commented that although their maintenance responsibilities would be increased, they "have no objections to the proposed changes provided the roadways and drainage improvements are constructed to City standards."

It is recommended that the applicant be required to submit the following to the DPP: a Project Drainage Master Plan and, with the applicants of the Makaiwa Hills and Kapolei West projects, submit a Regional Drainage Master Plan.

Therefore, a condition regarding a project drainage master plan and a regional drainage master plan covering Makaiwa Hills, Kapolei West and Kapolei Harborside is recommended for this zone change.

Electrical Power

According to the applicant, Hawaiian Electric Company (HECO) has existing and planned future 138kV and 12kV overhead lines within the Zone Change Area, and

provides service to the neighboring industrial park as well as nearby Ko 'Olina and the Kalaeloa Redevelopment Area. An existing HECO substation is located adjacent to the project area, makai of the railroad right-of-way and west of Kalaeloa Boulevard. It is anticipated that HECO will provide necessary power services to the project site.

According to the applicant, the proposed development will place additional demands on the utility systems. For planning purposes, HECO has indicated to the applicant that electrical unit loads for industrial developments may range from 100 KVA/acre to 150 KVA/acre. Based on information provided by HECO, the projected load requirements are estimated at 43.5 to 65.2 MVA for the project area. HECO has further advised the applicant that easements may be required in those cases where the proposed roads are not aligned in such a manner to accommodate overhead lines. These easements will need to align with the drainage channel and major roads within the project. HECO has indicated that it has planned for complete development of Kapolei and that this project is accommodated in those plans. The applicant will continue to work with HECO to develop appropriate electrical infrastructure.

Although HECO's comment letter has not been received at the time of writing of this report, given the applicant's planning discussions with HECO and since the zone change will not affect the status of existing easements, a condition of approval is not needed for this zone change application.

Police and Fire Protection

Police protection services are provided by the Kapolei Police Station, which serves as the Honolulu Police Department (HPD) District 8 Headquarters at 1100 Kamokila Boulevard. District 8 services communities between Iroquois Point in Ewa and Ka'ena Point, and operates out of the Kapolei Station and the Waianae Substation located on Farrington Highway. Response time from the Kapolei Station to the northern part of the project area is approximately five (5), and less than ten (10) minutes to the Malakole Street/Kalaeloa Boulevard intersection. The HPD stated that the "project should have no unanticipated impact on the facilities or operations of the Honolulu Police Department."

Fire protection services for the project area are provided by the Kapolei Fire Station #40 and the Makakilo Fire Station #35. Both stations fall within the Battalion 4 fire protection area with the Kapolei Fire Station serving as the Battalion Headquarters. The Kapolei Fire Station is located at 2020 Lauwiliwili Avenue in the Kapolei Business Park, less than 0.5 miles east of the northern section of the project area, and about a mile north of the Malakole/Kalaeloa Boulevard intersection; the Makakilo Fire Station is located approximately four (4) miles from the northern section of the project area on Makakilo Drive. Response time to the project site is approximately five (5) minutes from the Kapolei Fire Station.

According to the applicant, the "estimated potable water use demand analysis conducted for the project included the required fire flow capacity." The proposed water system will be able to accommodate both the daily domestic demand and the fire flow requirements. The purpose of Fire Storage is to store the volume of water required to meet the largest fire flow in the system.

The Honolulu Fire Department (HFD) has no objections to the development as long as it complies with the requirements stipulated in the Uniform Fire Code for all new

construction. Given that HFD's comments will be addressed as part of the standard permit approval process, a condition regarding fire protection is not needed for this zone change application.

Solid Waste

According to the applicant, during construction, the generation of solid waste would be short-term and managed in accordance with current Federal, State, and City regulations. Upon full build-out, solid waste generation from the proposed development is estimated to be 17 tons/day based on an average generation of nine (9) pounds per employee of industrial sites. Private refuse collectors will be contracted. Under the Industrial classification, certain users of the site may have the potential to generate hazardous or regulated waste which will be disposed of in accordance with Federal, State, and County laws.

The future tenants have not been identified and the amount of hazardous waste generation could not be estimated. However, the applicant's intent is that heavy industrial uses, which generally handle large volumes of hazardous and regulated materials, would be directed to Campbell Industrial Park and Kapolei Harborside would be limited to light industrial-business uses. Significant impacts from solid waste and disposal is not anticipated. Therefore, a condition of approval is not needed for this zone change application.

Streets and Transportation

The applicant reported that circulation plans (Attachment 7 – Applicant's Figure 2.3 Proposed Circulation Plan) for the project will promote functional connections in Kapolei's industrial zone job center and extend community connectivity to adjacent areas.

A new state operated Harbor Access Highway (aka the Hanua Street Extension) from the H-1 Freeway through Kapolei Harborside to the Kalaeloa Harbor is planned to become the major arterial connection serving the Harbor.

Along with the State highway traversing the project, Kapolei Harborside will have a system of interconnected County collector and sub-collector roadways that will access the existing adjoining roadways of Kalaeloa Boulevard and Malakole Street. Vehicular and pedestrian connections are also planned to access the City's transit station, which is proposed as a part of the adjacent Kapolei West project.

To address and maximize connectivity for Kapolei Harborside, Komohana Street will connect Kapolei Harborside with Kapolei West and to the H-1 Freeway. To avoid potential conflicts with the adjoining residential community traffic, the applicant plans to redirect heavy commercial traffic from Komohana Street to alternate routes (such as the planned Harbor Access Road or Kalaeloa Boulevard).

Additional planned regional roadway improvements include Lauwiliwili Street, which will connect the adjacent property, the Zone Change Area and Malakole Street. Vehicular and pedestrian connections between the City's mass transit center, which is proposed as a part of the adjacent Kapolei West project, are also planned.

The applicant's Traffic Impact Assessment Report (TIAR), dated July 20, 2006, prepared by Wilbur Smith Associates, concluded that peak hour traffic conditions at the key intersections in the vicinity of the project are anticipated to increase significantly by the year 2018 due to the development of Kapolei Harborside, and other developments in the area. However, planned traffic improvements to accommodate the anticipated traffic needs of the development, such as the addition of turn lane(s) at the key intersections, widening of Malakole Street to provide additional lanes, modification of signal phasing and timing, and installation of traffic signals at several intersections are expected to mitigate potential traffic impacts due to the Kapolei Harborside and other developments in the Ewa region.

All building permits obtained in the Zone Change Area will be subject to the collection of impact fees for the regional roadway improvements according to Chapter 33A, traffic Impact Fees for Traffic and Roadway Improvements in Ewa.

Representative Rida Cabanilla opposed the proposed zone change application and the development until the "carrying capacity of the H-1 Freeway Corridor is expanded in the form of another route to serve as an expressway ..."

On April 21, 2008, the State Department of Transportation (DOT) forwarded another comment letter, which supplemented their prior letters dated March 31, 2008 and November 30, 2007. DOT requested that as a condition for approval of the three (3) zone change applications, that the City require the applicants/developers to execute a unilateral agreement, which requires DOT consent prior to subdivision or conveyance of any portion or property interest in Makaiwa Hills, Kapolei West, or Kapolei Harborside until a Master Kapolei Highway (MKH) Agreement (as proposed in their November 30, 2007 letter) is executed between the DOT, the applicant/developers, the applicant, and affiliate companies. The execution and implementation of the proposed MKH Agreement (which the DOT said also includes the applicant's responsibility to privately design and construct a new interchange on Farrington Highway at no cost to the State) will satisfy their concerns about pro rata private participation in the funding and construction of State transportation improvements.

According to the applicant, they concur with the DOT's April 21, 2008 clarification letter. Once the roadway configurations and responsibilities are determined, new TIARs for the three (3) proposed projects will be prepared to assess the roadway systems and phasing and to identify mitigative measures specific to the projects. The updated TIARs will be submitted to DOT and DPP for review and acceptance.

In as much as it is not explicitly required by the State Land Use Commission, the DPP recommends as a condition of approval, that the applicant execute the Master Kapolei Highway (MKH) Agreement as proposed by the DOT

The City Department of Transportation Services (DTS) on April 30, 2008, requested quarterly progress reports on the roadway improvements and construction in the area be submitted for their review, and that coordination of the project with the Public Transit Division should be continued to ensure "convenient and safe transit links."

As a condition of approval, it is additionally recommended that the applicant be required to consult with the DPP, DTS and State DOT prior to submitting the following transportation related reports/plans: updated Traffic Impact Analysis Report (TIAR),

which will include a time line identifying the anticipated start and completion dates of major project phases and associated roadway improvements; Construction Management Plan (CMP); Transportation Management Plan (TMP); and Traffic Demand Management (TDM) strategies.

Wastewater

Currently, the Zone Change Area is undeveloped land with no wastewater facilities onsite. The applicant reported that the nearest municipal treatment facility, the Honouliuli Wastewater Treatment Plant (WWTP) is located approximately 2.6 miles east of the proposed project. The existing sewer line serving the region is the 36-inch West Beach Interceptor Sewer. A private sewer pump station located near the intersection of Kalaeloa Boulevard and Malakole Street and a force main along Kalaeloa Boulevard currently services the adjacent Kapolei Business Park.

The applicant reported that the development is expected to generate average wastewater flows of 2.9 mgd, with peak design flows possibly reaching 7.4 mgd. The project will be served by a new sewer collection system and new pump station built adjacent to the project along Kalaeloa Boulevard. The wastewater generated from the proposed development will be conveyed to a centralized wastewater pumping station, then pumped via force main to the Honouliuli WTP via the sewer system running to Ft. Barrette Road (the existing Ko 'Olina Interceptor Sewer and the future Ko 'Olina Relief Interceptor Sewer trunk sewer system). The Kapolei Interceptor Sewer is planned to accommodate almost all of the proposed developments in the Kapolei area below the H-1 Freeway, including the Zone Change Area.

The DOH supported the zone change request, as long as the project can be served by the City sewer system or new wastewater treatment facilities. The DOH also encouraged the developer to use recycled water for irrigation and other non-potable water purposes.

All sewer improvements must be constructed in accordance with City standards and connected to and served by the City's wastewater system. In addition, DPP is currently reviewing a wastewater master plan for this project, therefore, a condition of approval is not needed for this zone change application.

Water

The applicant reports that it has worked closely with BWS over the last year in developing regional potable and non potable water master plans to assess regional demand and transmission capacities for approval. Based on their initial analysis and conceptual design, the applicant reports that:

- The Average Daily Demand is estimated to be 1.17 MGD. The Maximum Daily Demand is estimated to be 1.76 with a Peak Hour Demand of 3.52 MGD.
- Their review of the Ewa Water Master Plan and their preliminary hydraulic analysis indicate that the existing 24-inch and 20-inch mains in Kalaeloa Boulevard will accommodate demands from the planned industrial users.

- The project will install 12- and 16-inch water lines that will meet the drinking water and fire suppression requirements.
- A dual water system is anticipated, which will use drinking water for domestic uses and non-potable water for irrigation and other non-consumptive uses.

The Ewa Development Plan promotes the use of dual water lines to allow conservation of potable water and use of nonpotable water for irrigation and other appropriate uses.

The BWS in their March 17, 2008 letter stated that the applicant will be required to install the necessary water system improvements including reservoirs, transmission mains and booster pumps. Further, water master plans and construction plans should be submitted to the BWS for approval. The BWS also stated that the final decision on the availability of water will be confirmed when the building permit is submitted for approval. The applicant will be required to pay BWS' Water System Facilities Charges for resource development.

BWS provides non-potable water for the Kapolei area through the use of recycled effluent from the Honouliuli WWTP and with brackish water from non-potable wells in the region. A 16-inch R1 water line extends along the railroad right-of-way from the treatment plant to the City of Kapolei. Plans have been prepared for the continuation of the R1 line down into the project area. The Average Daily Demand for non-potable water is estimated to be 0.49 MGD.

The Ewa Development Plan requires the development of "dual water lines to allow conservation of potable water and use of non-potable water for irrigation and other appropriate uses."

As a condition of zoning approval, it is recommended that a water master plan for potable and non-potable water be submitted to BWS for review and approval.

IV. CONCLUSION

The Director hereby makes the following conclusions:

Based on the foregoing analysis, the proposed zone change from AG-1 Restricted Agricultural and AG-2 General Agricultural to I-2 Intensive Industrial with a sixty (60)-foot height limit, IMX-1 Industrial-Commercial Mixed Use with a sixty (60)-foot height limit, and P-2 General Preservation, is consistent with State and City Land Use Policies. Public facilities and services generally will not be adversely affected by the proposal with the recommended conditions of approval. The proposed zone change can be handled by existing and planned infrastructure, and would not have a significant negative social, economic or environmental impact on the surrounding land uses as discussed in the foregoing analysis and subject to the recommended conditions of approval.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact and Conclusion, the Director of the Department of Planning and Permitting (DPP) hereby RECOMMENDS APPROVAL of a change in zoning from

AG-1 Restricted Agricultural and AG-2 General Agricultural to I-2 Intensive Industrial with a sixty (60)-foot height limit, IMX-1 Industrial-Commercial Mixed Use with a sixty (60)-foot height limit, and P-2 General Preservation as shown on Exhibit A of the attached draft ordinance (Attachment 8), subject to the applicant's execution of a Unilateral Agreement under the provisions of Section 21-8.40 of the LUO to be recorded with the Bureau of Conveyances and to include the following recommended conditions:

1. **OR&L Right-of-Way.** The Declarant shall provide a fifty (50)-foot building setback along the length of the OR&L right-of-way that abuts the Kapolei Harborside project area. No development, except crossings of the ROW for the regional drainage way and roadway(s) for interconnectivity purposes between Kapolei Harborside and the planned Kapolei West development, shall be permitted within the setback unless it is directly related to the operation of the railroad or consistent with the use of the right-of-way for open space and bikeway purposes.
2. **Transit Ready Development.** The Declarant shall submit design guidelines for the IMX-1 zoned area shown in Exhibit A consistent with Transit Ready Development principles to the Department of Planning and Permitting (DPP) for review and approval prior to issuance of subdivision approval. All construction in this area shall be consistent with these guidelines.
3. **Drainage.** The Declarant shall carry out the following requirements related to drainage for the Kapolei Harborside Zone Change Area:
 - a. **Regional Drainage Master Plan.**
 - i. The Declarant along with the declarants of the Makaiwa Hills and Kapolei West projects shall prepare and submit a Regional Drainage Master Plan (hereafter referred to as "Drainage Master Plan"), for review and approval by the Department of Planning and Permitting;
 - ii. The Drainage Master Plan submitted to the DPP Director for review shall: include and identify drainage areas and the major drainage infrastructure requirements for the entire watershed; establish and identify the design discharges at the bottom of each development; identify the regional drainage improvements; include an implementation schedule for the construction of said regional drainage improvements and identify the party responsible for the construction of each component of said regional drainage improvements.
 - iii. The Declarant must have an approved Drainage Master Plan prior to the issuance of any tentative subdivision approvals for the Makaiwa Hills (2008/Z-1), Kapolei West (2008/Z-2), and Kapolei Harborside (2008/Z-3) projects.
 - iv. The Regional Drainage Master Plan and the Project Drainage Master Plan approved by the DPP Director shall not

be revised or otherwise modified without the express written approval of the DPP Director.

- b. **Project Drainage Master Plan (2008/Z-3).** The Declarant shall submit a project drainage master plan for the proposed development (2008/Z-3) for approval by the DPP prior to issuance of tentative subdivision approval. The project drainage master plan shall be consistent with the approved regional drainage master plan and shall be amended, if needed, as the approved regional drainage master plan is amended. The project drainage master plan shall identify the proposed drainage improvements, including the drainage areas, size of the drainage facilities and the design discharges. The project drainage master plan shall also include an implementation schedule for the regional drainage improvements in relation to the development of the various phases of the project.
4. **Transportation.** The Declarant shall carry out the following requirements related to traffic and transportation improvements for the Kapolei Harborside Zone Change Area:
 - a. The Declarant shall execute the Master Kapolei Highway (MKH) Agreement, as proposed in the State Department of Transportation's (DOT) letter to DPP dated November 30, 2007 (HWY-PS 2.6445) prior to subdivision or conveyance of any portion of any portion or property interest in Makaiwa Hills (2008Z-1), Kapolei West (2008/Z-2), or Kapolei Harborside (2008/Z-3) projects. Any amendments to the plan shall be approved by the State DOT with a copy filed with the DPP.
 - b. The Declarant shall prepare and receive approval for an updated Traffic Impact Analysis Report (TIAR) for the Kapolei Harborside area prior to the issuance of subdivision approval, except for bulk lot purposes; provided that, said approval shall be limited to a determination of whether the updated TIAR provides an adequate discussion, analysis, and recommended mitigation measures, if any, based upon reasonably anticipated traffic impacts generated by the Kapolei Harborside project. The TIAR shall further refine and identify traffic impacts and associated mitigation measures directly attributable to vehicular rates being generated by the Kapolei Harborside development. The TIAR shall include but not be limited to, locations warranting traffic signals, provisions for auxiliary turn lanes and lengths, channelized right turn lanes, size of pedestrian islands, time line identifying the anticipated start and completion dates of major project phases and associated roadway improvements and other considerations related to traffic, as required. The Declarant shall consult with the DPP, DTS, and DOT prior to submitting the TIAR to the DPP for review and approval.
 - c. The Declarant shall prepare a Construction Management Plan (CMP) prior to the issuance of grading or demolition permits and shall identify the type, frequency and route of heavy trucks and construction related vehicles traversing in and around the construction site, as it relates to the use of any public street. Every effort shall be made to limit and minimize impacts from these vehicles and the associated construction activities.

The CMP shall include provisions to limit vehicle activity to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, utilizing off-site parking areas for construction workers and other traffic related considerations, as required. The Declarant shall consult with the DPP, DTS, and DOT prior to submitting the CMP to the DPP for review and approval.

- d. The Declarant and/or the assigned responsible party shall prepare and receive approval for a Transportation Management Plan (TMP) for the Kapolei Harborside project area prior to the issuance of subdivision approval, except for bulk lot purposes; which incorporates various modes of travel, including transit, vehicle, bicycle, and pedestrian. The TMP should be designed to establish and promote a safe and efficient balance between the various travel modes, such as grade separated bicycle and pedestrian facilities, convenient and centrally located transit stops and terminals, traffic calming devices and other transportation elements, as necessary. The TMP should incorporate Traffic Demand Management (TDM) strategies in an effort to reduce the overall vehicular demand in and around the Kapolei Harborside project area. The TDM strategies could include opening commercial properties during the early stages of the development in an effort to increase internal capture within the project site and other TDM strategies. The TMP, along with the TDM strategies, should be updated periodically every two (2) years as determined by an phasing plan, in part, to determine the relative effectiveness of the TDM strategies. The Declarant shall consult with the DPP, DTS, and DOT prior to submitting the TMP to the DPP for review and approval.
 - e. The Declarant shall fund, construct or cause to be constructed, its fair share of roadway improvements to mitigate project impacts directly attributable to the Kapolei Harborside project area as described in the TIAR, and supplemental updates as may be required by State and City transportation agencies. These improvements shall be completed in accordance with the anticipated time frames set forth in the approved TIAR.
5. **Water.** The Declarant shall submit a water master plan (for both potable and non-potable water systems) and implementing schedule for the water improvements required for development of the Kapolei Harborside project. The water master plan and implementing schedule shall be approved by the Board of Water Supply prior to subdivision approval. The Declarant shall comply with the water master plan and implementing schedule. The water master plan or implementing plan may be modified, updated, or amended with the approval of the BWS.
6. **Compliance with Other Governmental Requirements.** The Declarant acknowledges that approval of this zone change does not constitute compliance with other Land Use Ordinance ("LUO") or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the proposed project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.

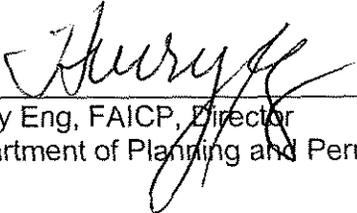
7. **Annual Reports.** On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied. Failure to do so may result in delays in processing of further permits.
8. **Noncompliance or Failure to Fulfill Any Conditions.** In the event of noncompliance or failure to fulfill any of the conditions set forth herein, the Director of the DPP shall inform the Council and may institute action to rezone the land, seek civil enforcement, or take appropriate action to terminate or stop the project until applicable conditions are met. Noncompliance may also be grounds for revocation of the permits issued under this zone change.

Pursuant to the foregoing Findings of Fact and Conclusion, the Director of the Department of Planning and Permitting hereby **RECOMMENDS APPROVAL** of a change in zoning from AG-1 Restricted Agricultural and AG-2 General Agricultural to I-2 Intensive Industrial with a sixty (60)-foot height limit, IMX-1 Industrial-Commercial Mixed Use with a sixty (60)-foot height limit, and P-2 General Preservation.

Dated at Honolulu, Hawaii, this 6th day of May 2008.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By


Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:mo
Attachments
p:divfunction/zoning/08z3/dirprt08z3.doc

DEPARTMENT OF PLANNING AND PERMITTING
SUMMARY DESCRIPTION

APPLICANT/LANDOWNER : Kapolei Property Development, LLC (KPD), an affiliate of the James Campbell Company, LLC

REQUEST : Zone change from AG-1 Restricted Agricultural and AG-2 General Agricultural to I-2 Intensive Industrial with a 60-foot height limit, IMX-1 Industrial-Commercial Mixed Use with a 60-foot height limit, and P-2 General Preservation

LOCATION : West Kapolei, Ewa District, Oahu, Hawaii

TAX MAP KEY and LAND AREA : 9-1-014:033 (por.), 035; 9-1-015:020 (por.); approximately 344.519 acres

DEVELOPMENT PLAN AREA : Ewa

EWA DP LAND USE DESIGNATION : Within the Urban Growth Boundary in the area designated "industrial" on the Ewa DP Urban Land Use Map

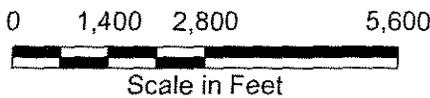
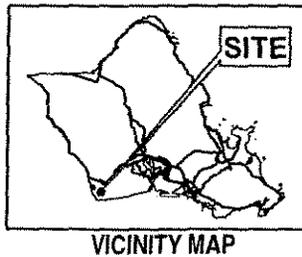
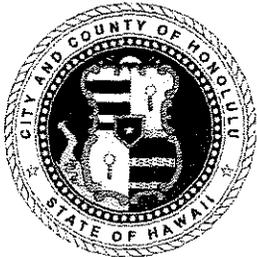
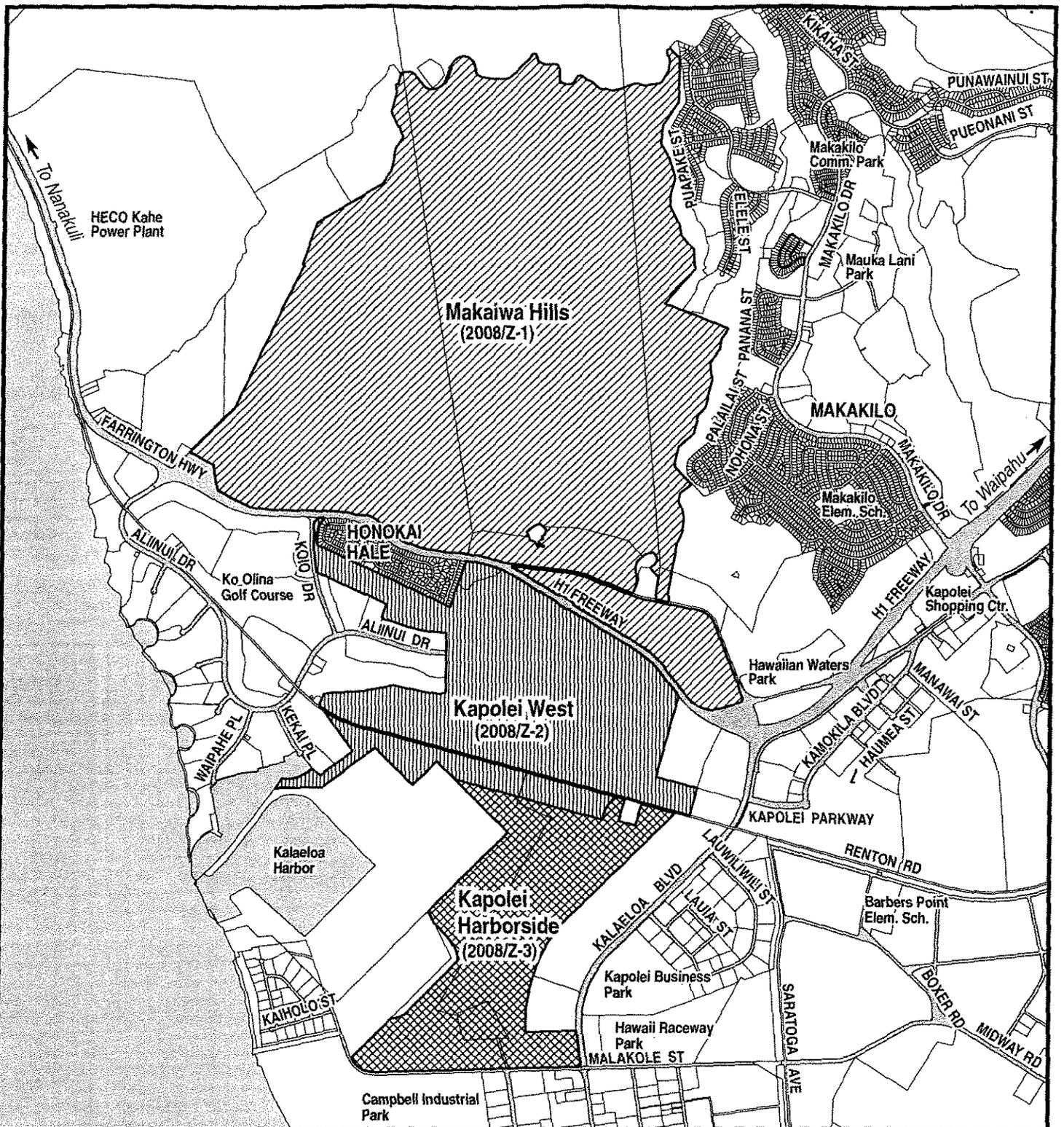
EXISTING ZONING : AG-1 Restricted Agricultural (the eastern portion, approximately 174 acres) and AG-2 General Agricultural (the western portion, approximately 171 acres)

EXISTING USE : Primarily vacant undeveloped land, with a landscape nursery, green waste collection and compost processing, coral mining, fill material stockpiling, and a coal conveyor.

SURROUNDING LAND USE : Surrounding land uses include: the OR&L right-of-way, the proposed Kapolei West Development, and the proposed Kapolei Parkway Extension to the north; Malakole Street and the James Campbell Industrial Park to the south; the Kalaeloa Harbor to the west; and approximately 122 acres of I-2 zoned land proposed for light industrial and film production facilities, Kalaeloa Boulevard, the Kapolei Business Park, and the site of the former Hawaii Raceway Park to the east.

PROPOSAL : Rezone to allow development of an industrial and mixed use business park, including preservation and hazardous materials areas.

ATTACHMENT 1
(Maps)

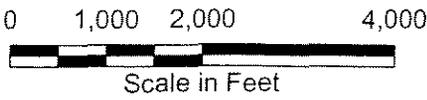
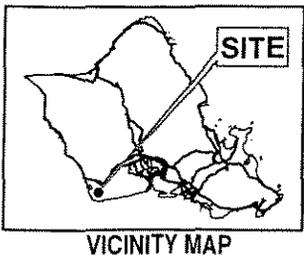
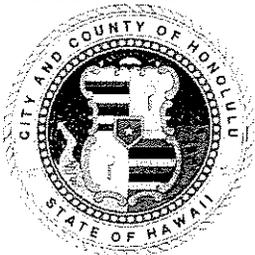
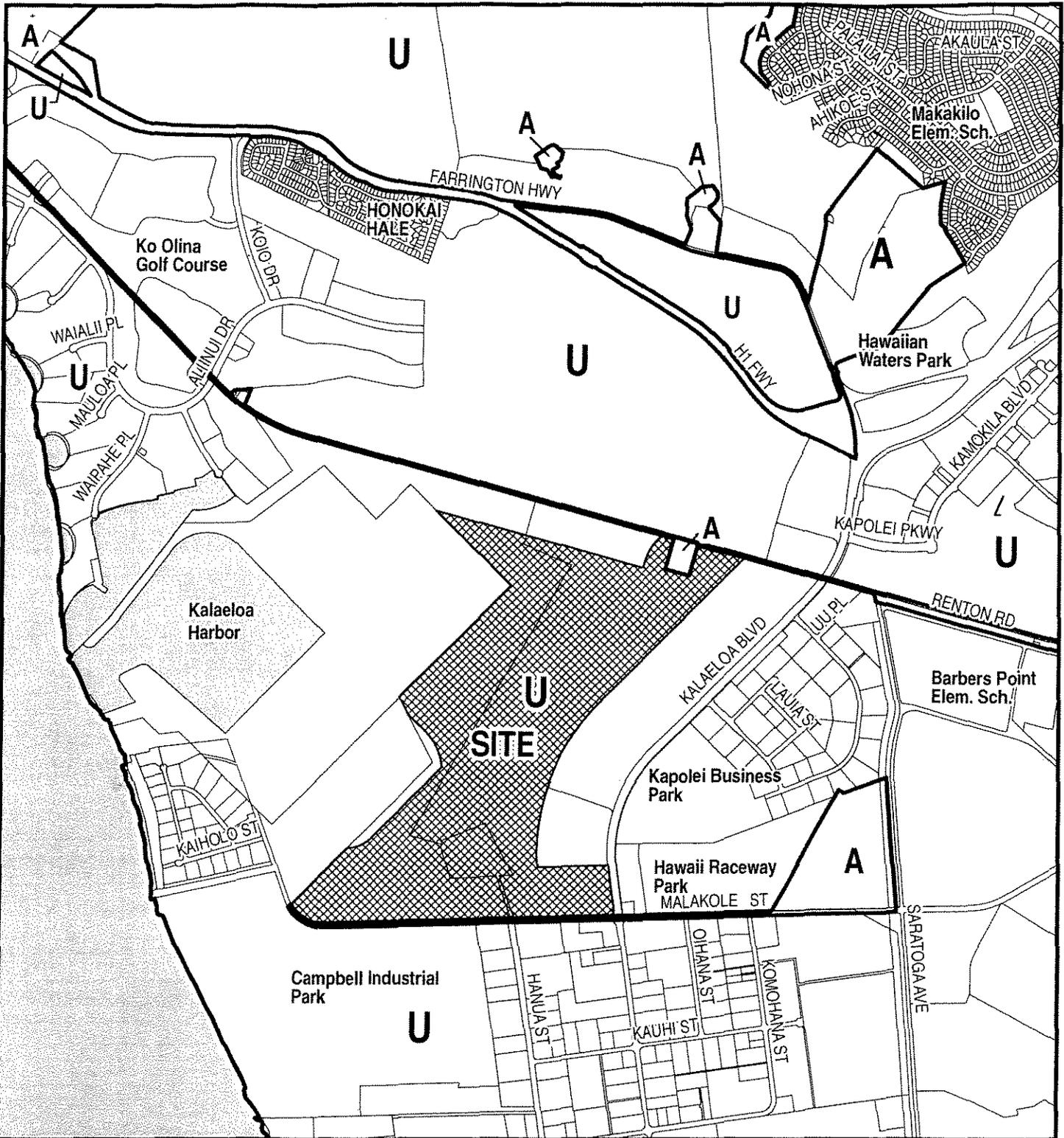


LOCATION MAP

TAX MAP KEYS:

- 2008/Z-1 = 9-1-15: 5, 17; 9-2-03: 87, 92, Por. 89
- 2008/Z-2 = 9-1-14: Por. 33;
9-1-15: Por. 4, 18, Por. 20
- 2008/Z-3 = 9-1-14: Por. 33, 35; 9-1-15: Por. 20

FOLDER NOS.: 2008/Z-1, 2008/Z-2 and 2008/Z-3

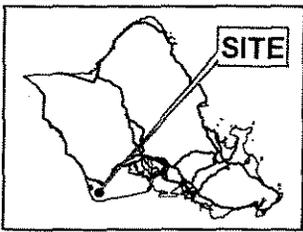
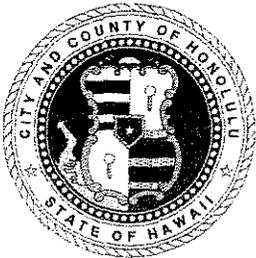
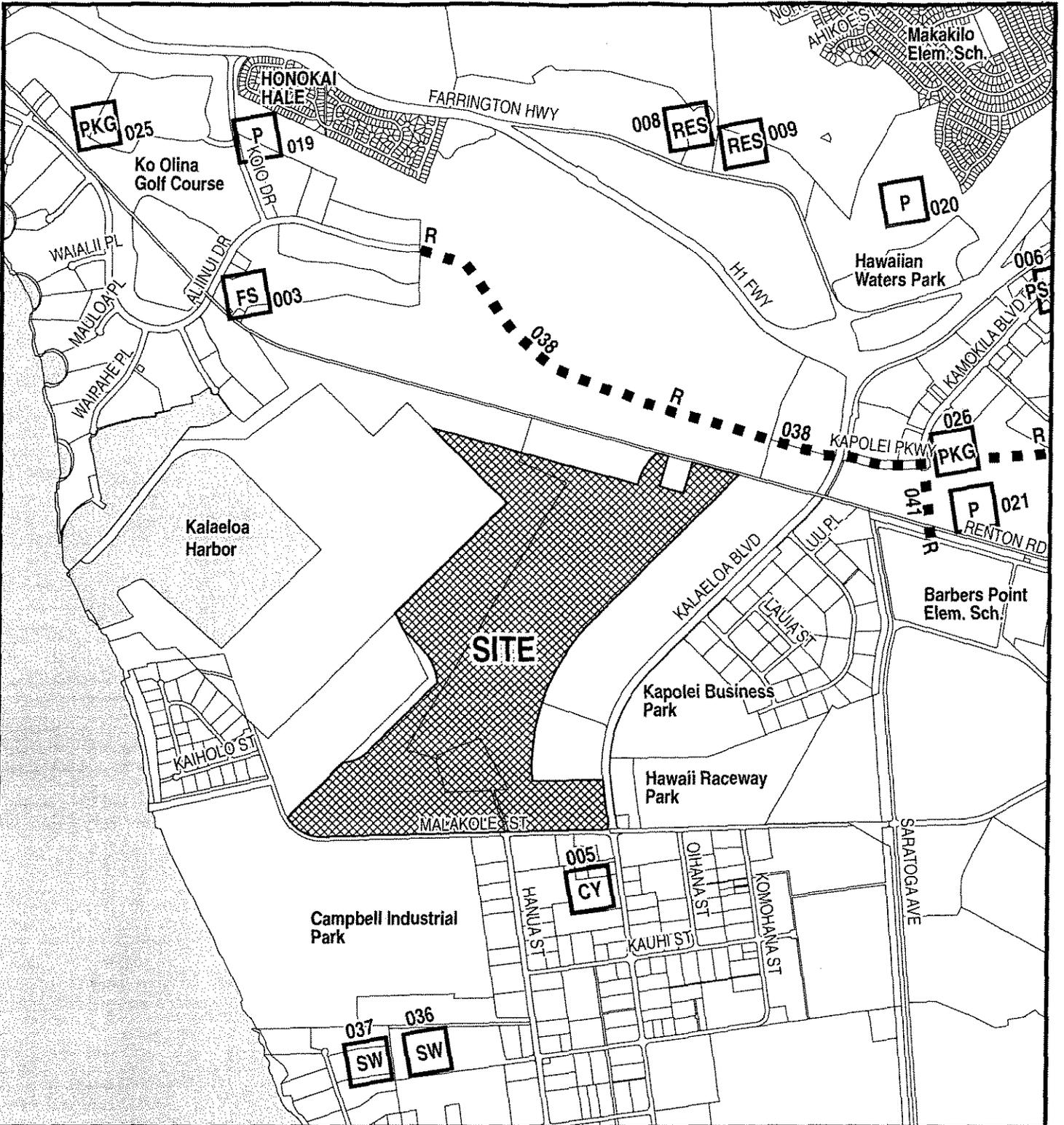


PORTION OF STATE LAND USE MAP

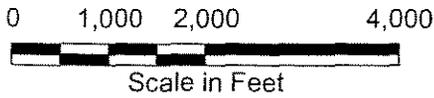
- LEGEND:**
 A = AGRICULTURE
 C = CONSERVATION
 U = URBAN

TAX MAP KEY(S): 9-1-14: Por. 33, 35;
 9-1-15: Por. 20

FOLDER NO.: 2008/Z-3



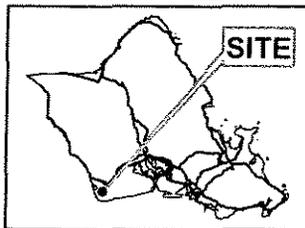
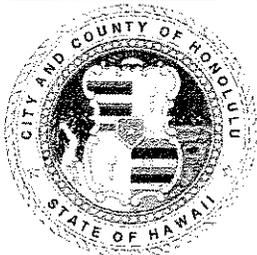
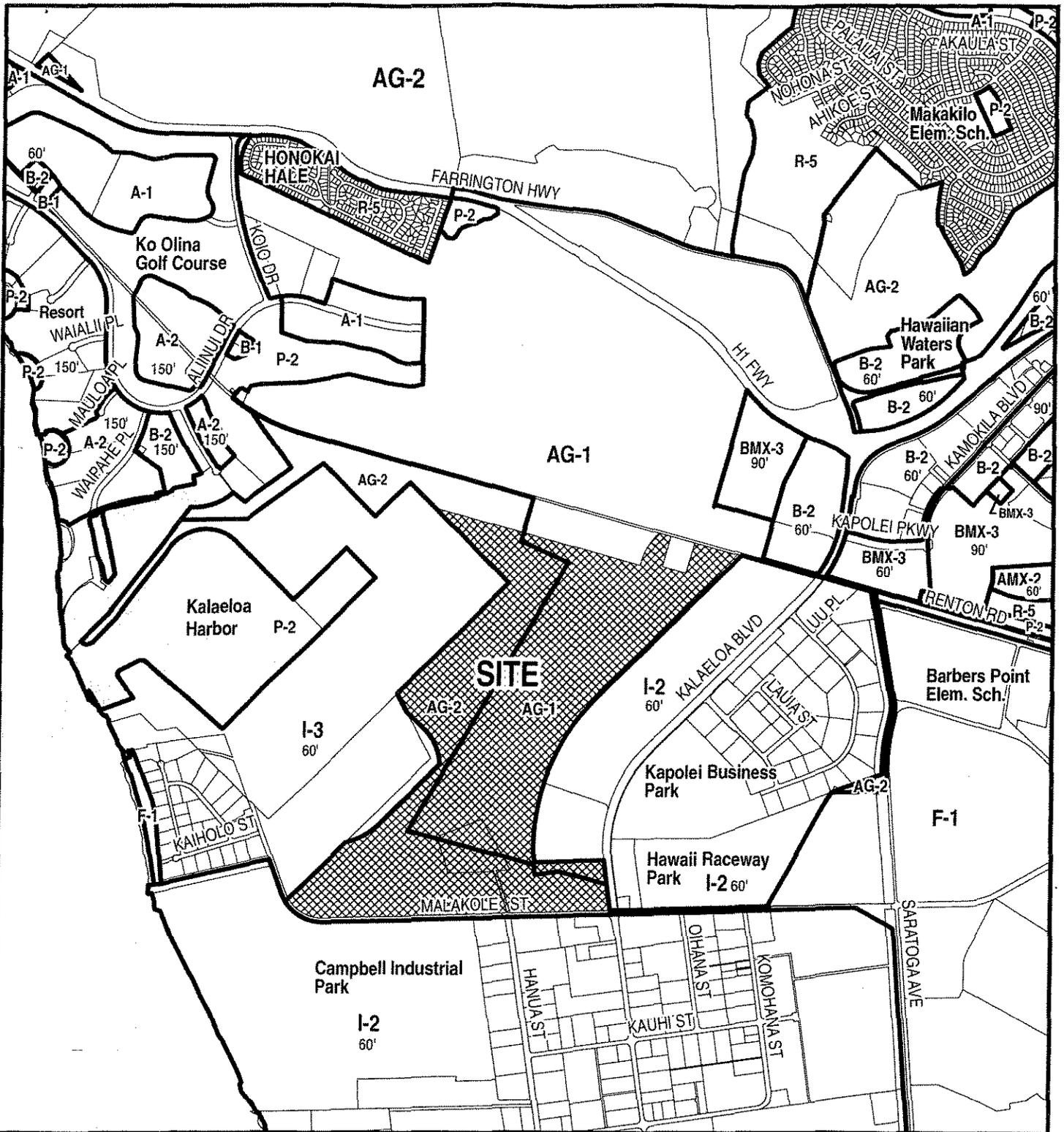
VICINITY MAP



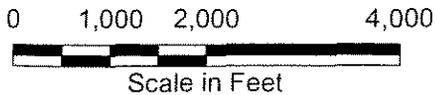
**PORTION OF
PUBLIC INFRASTRUCTURE
MAP**

**TAX MAP KEY(S): 9-1-14: Por. 33, 35;
9-1-15: Por. 20**

FOLDER NO.: 2008/Z-3



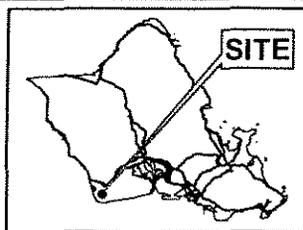
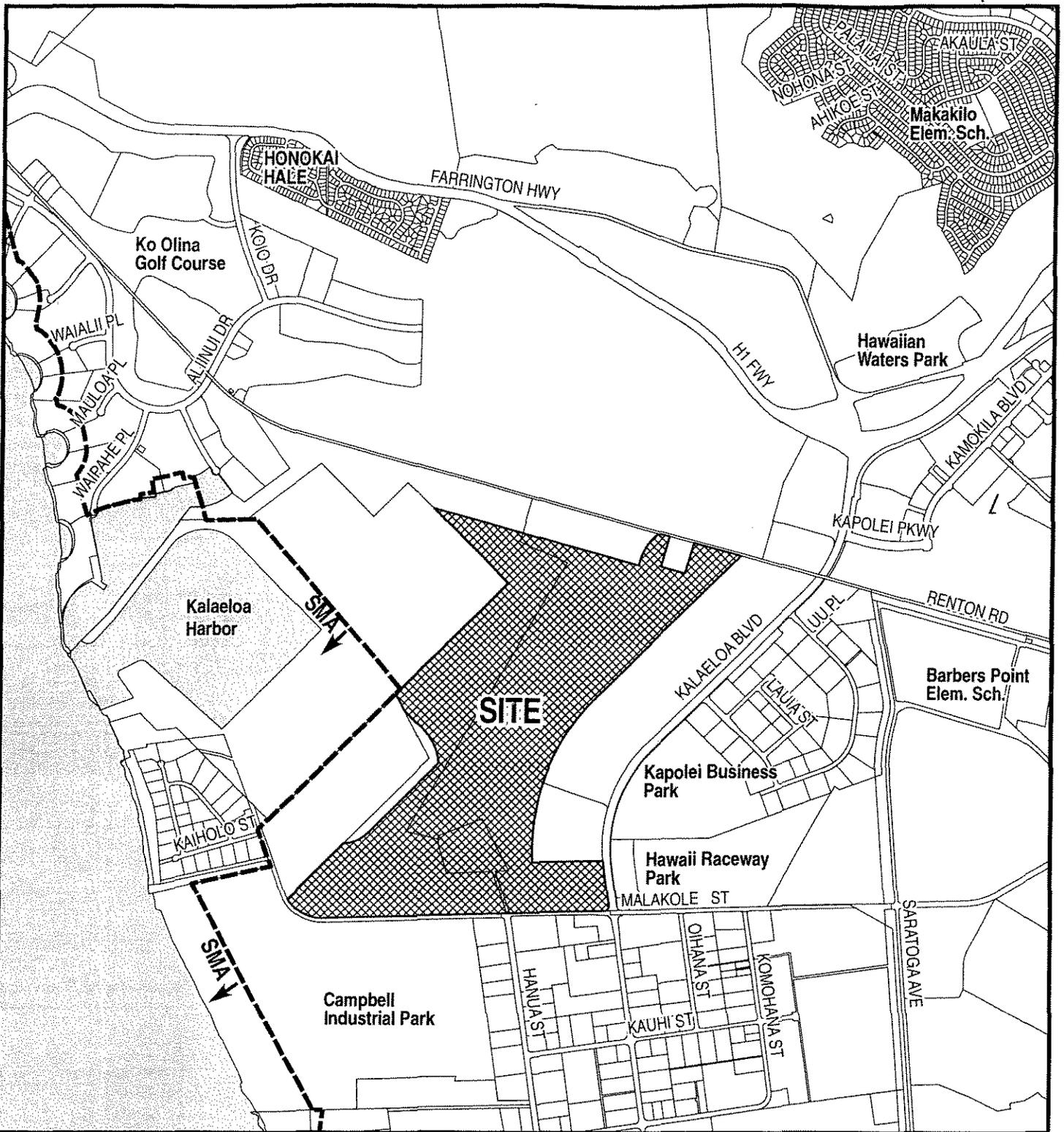
VICINITY MAP



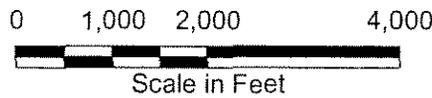
PORTION OF
EXISTING ZONING MAP
(BARBERS PT. - KAHE - NANAKULI)

TAX MAP KEY(S): 9-1-14: Por. 33, 35;
9-1-15: Por. 20

FOLDER NO.: 2008/Z-3



VICINITY MAP



PORTION OF
**SPECIAL MANAGEMENT
AREA**

TAX MAP KEY(S): 9-1-14: Por. 33, 35;
9-1-15: Por. 20

FOLDER NO.: 2008/Z-3

----- SMA LINE
SMA

ATTACHMENT 2
(Applicant's Photo Location Map
and Photographs, and April 21, 2008
Site Visit Photographs)

KAPOLEI HARBORSIDE
Zone Change Application

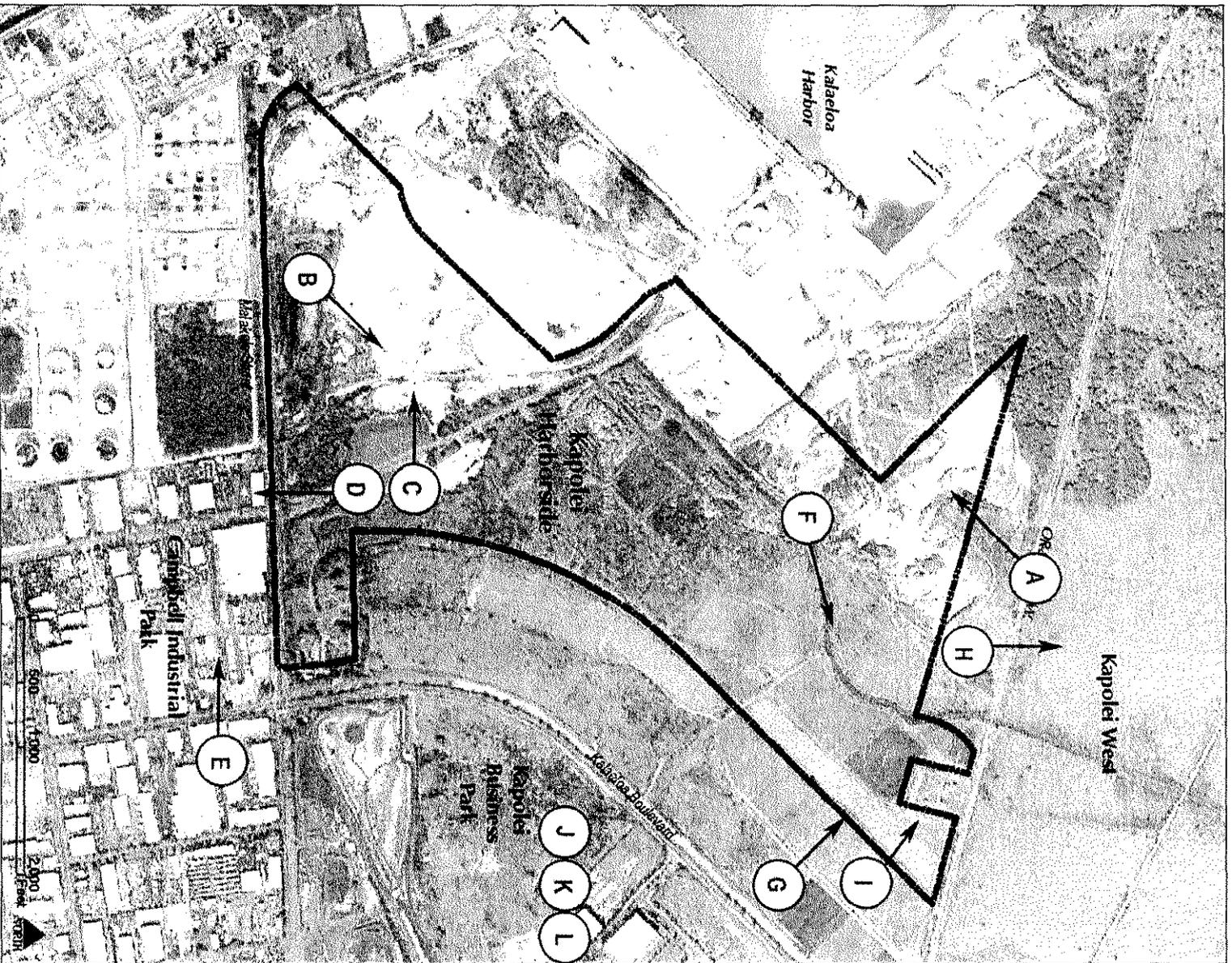
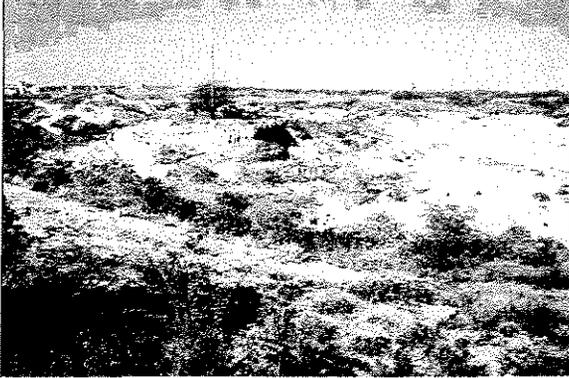


Figure 1.5a Site Photos – Photo Key

KAPOLEI HARBORSIDE
Zone Change Application



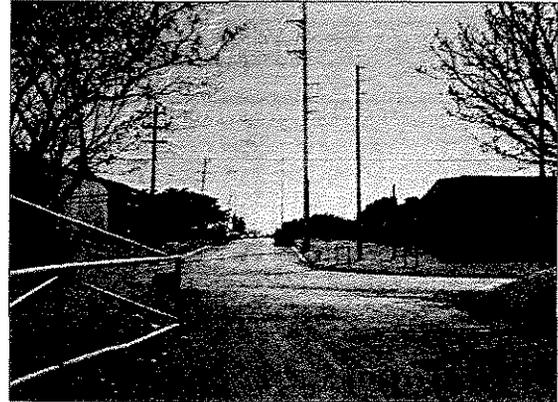
A. Western view from northwest portion of the project area



B. Eastern view from southern portion the project area



C. Hawaiian Western Steel capped waste pile site



D. Southern view from Hanua Street access



E. View west along Malakole Street at Harbor Access Road (Hanua Street) intersection



F. View of zone change area to northeast

Figure 1.5b Site Photos – Zone Change Area

KAPOLEI HARBORSIDE
Zone Change Application



G. Adjoining property view of Kapolei West



H. Adjoining property view of Kapolei West



I. Adjoining property view of Kapolei West



J. Adjoining property view of Kapolei Business Park



K. Adjoining property view of Kapolei Business Park



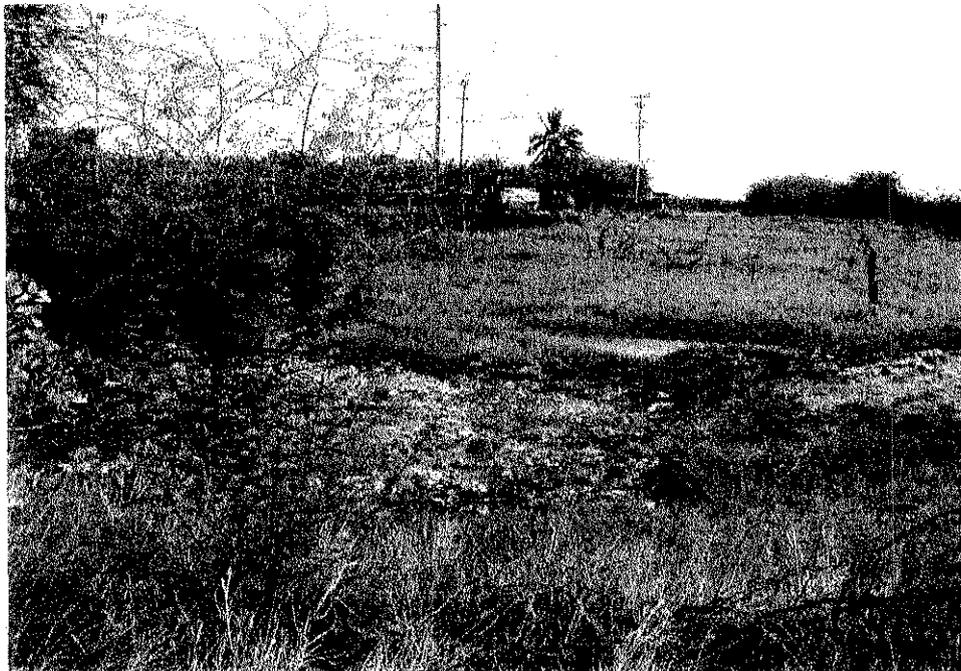
L. Adjoining property view of Kapolei Business Park

Figure 1.6 Site Photos – Adjoining Properties

Attachment 2. April 21, 2008 Site Visit Photos



Coal Conveyor to the AES Plant (view south to Malakole Street)



Off-site Drainage Outfall (view south from Malakole Street)



“Coral Sinkhole”

**ATTACHMENT 3
(Comment Letters)**

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



March 17, 2008

2008/Z-1
2008/Z-2
2008/Z-3 - file

MUFI HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HATA
ALLY J. PARK
ROBERT K. CUNDIFF
MARC C. TILKER
CRAIG I. NISHIMURA, Ex-Officio
BRENNON T. MORIOKA, Ex-Officio
CLIFFORD P. LUM
Manager and Chief Engineer
DEAN A. NAKANO
Deputy Manager and Chief Engineer

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 MAR 18 P 2:19

RECEIVED

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: KEITH S. SHIDA, PROGRAM ADMINISTRATOR
BOARD OF WATER SUPPLY *K. Shida*

SUBJECT: YOUR LETTER DATED FEBRUARY 13, 2008 ON THE APPLICATIONS
FOR THREE (3) ZONE CHANGES (1) 2008/Z-1 MAKAIWA HILLS,
TMK: 9-1-15: 5, 17; 9-2-3:87, 92, POR. 89 (2) 2008/Z-2 KAPOLEI WEST,
TMK: 9-1-14: POR. 33; 9-1-15: PORS. 4, 20; 9-1-15:18 AND (3) 2008/Z-3
KAPOLEI HARBORSIDE TMK: 9-1-14:33 (POR.) 35; 9-1-15:20 (POR.),
KAPOLEI, EWA DISTRICT, OAHU

We provide the following comments on the proposed developments:

1. The developer will be required to install the necessary water system improvements including reservoirs, transmission mains and booster pumps. Water master plans should be submitted for the three developments, for our approval. The construction drawings should also be submitted for our approval.
2. The final decision on the availability of water will be confirmed when the building permit applications are submitted for approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development.
3. Board of Water Supply (BWS) Rules and Regulations require the use of non-potable water for the irrigation of large landscaped areas if a suitable supply is available. The proposed developments are required to be included in the proposed Campbell Estate Non-Potable Water Master Plan. The master plan should address the availability and use of non-potable water for irrigation and developing a dual water system, and should guide infrastructure sizing and development. The project areas are located adjacent to Campbell Industrial Park and Kapolei Business Park that are intended to be served by the BWS Honouliuli Recycled Water System.
4. We recommend the use of drought tolerant/low water use plants and xeriscaping principles for all landscaping. We also recommend the installation of an efficient irrigation system, possibly using drip irrigation. The irrigation system should

incorporate moisture sensors to avoid the operation of the system in the rain and if the ground has adequate moisture.

5. The proposed developments should consider water conservation measures such as the use of low-flow water fixtures, drought-tolerant and low water use landscaping, water-efficient irrigation systems, rain barrel catchments, water-efficient front-load washer appliances and ultra low-flow toilets.

If you have any questions, please contact Robert Chun at 748-5443.

cc: Barry Usagawa, BWS Water Resources

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 523-4567
Web site: www.honolulu.gov



MUFI HANNEMANN
MAYOR

2008/Z-1
2008/Z-2
2008/Z-3
EUGENE C. LEE, P.E.
DIRECTOR

RUSSELL H. TAKARA, P.E.
DEPUTY DIRECTOR

March 31, 2008

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: 
EUGENE C. LEE, P.E., DIRECTOR

SUBJECT: APPLICATION FOR THREE (3) ZONE CHANGES,
(1) MAKAIWA HILLS, (2) KAPOLEI WEST, (3) KAPOLEI HARBORSIDE

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 MAR 31 P2:43

RECEIVED

Thank you for giving us the opportunity to comment on the above Application for Three (3) Zone Changes; project file numbers 2008/Z-1 Makaiwa Hills, 2008/Z-2 Kapolei West, 2008/Z-3 Kapolei Harborside.

The Department of Design and Construction (DDC) has the following comments:

- DDC recommends that the applicant submit to the Department of Parks and Recreation, a proposed master plan for park development related to their projects, as per the Park Dedication requirements in the Subdivision Ordinance.
- A master plan for park development will enable the City to better plan the commitment of its own resources to construct improvements, operate, and manage new facilities, and coordinate its efforts with the private developer's timetable. The distribution of appropriately sized parks in a land region also concerns us.

Should you have any questions, please contact Clifford Lau, Chief of our Facilities Division, at 768-8483.

ECL:lt (248819)

c: DDC Facilities Division

2008 } -
2008 } Z-2
2008 } Z-3

MUFI HANNEMANN
MAYOR



ERIC S. TAKAMURA, Ph.D., P.E.
DIRECTOR

KENNETH A. SHIMIZU
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO:
PRO 08-018

April 10, 2008

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Eric S. Takamura*
Dr. ERIC S. TAKAMURA, P.E., DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: APPLICATIONS FOR THREE ZONE CHANGES,
(1) 2008/Z-1 MAKAIWA HILLS, (2) 2008/Z-2 KAPOLEI WEST,
(3) 2008/Z-3 KAPOLEI HARBORSIDE

We have reviewed the subject Applications for Zone Changes, per your memo dated February 13, 2008, and have the following comments:

2008/Z-1 MAKAIWA HILLS

1. The petitioner should be required to notify all prospective buyers of the existence of the City's Waimanalo Gulch Sanitary Landfill and the potential for odor, noise, traffic, and dust pollution.
2. The petitioner should create a permanent grassed, passive park a minimum of one-half mile along the boundary of its property and Waimanalo Gulch Sanitary Landfill.
3. The petitioner should be required to construct residences no closer than one-half mile from its boundary with Waimanalo Gulch Sanitary Landfill.
4. Pages 266-270 of CD (pages 11 through 18 in text titled Storm Water Quality): Project will need to meet any revisions to City rules relating to storm drainage standards for water quality in new developments, including construction and maintenance of permanent structural best management practices, such as detention basins.
5. Check soil loss calculations on pages 15 and 16. Verify whether applying the Universal Soil Loss Equation alone for slope lengths much greater than 1,000 feet or on sites with deep gullies is appropriate.

2008/Z-2 KAPOLEI WEST

1. The zoning change request did not address storm water quality. The petitioner needs to address storm water quality during construction and permanent post construction measures, including maintenance, as required for new development.

2008/Z-3 KAPOLEI HARBORSIDE

1. The zoning change request did not address storm water quality. The petitioner needs to

Eric S. Takamura
DIRECTOR

address storm water quality during construction and permanent post construction measures, including maintenance, as required for new development.

Should you have any questions regarding the solid waste comments, please call Frank Doyle, Chief, Refuse Division, at 768-3405. Questions regarding storm water quality issues should be directed to Gerald Takayesu, Branch Head, Storm Water Quality Branch, Environmental Quality Division, at 768-3287. Should you have other questions, please call Jack Pobuk, CIP Program Coordinator, at 768-3464.

cc: Refuse Division, ENV
Environmental Quality Division, ENV

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

~~CONFIDENTIAL~~

MUFI HANNEMANN
MAYOR



2008/Z-1
2008/Z-2
2008/Z-3

CRAIG I. NISHIMURA, P.E.
ACTING DIRECTOR AND CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 08-248

March 28, 2008

MEMORANDUM

TO: HENRY ENG, FIACP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: 
CRAIG I. NISHIMURA, P.E.
ACTING DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: APPLICATION FOR THREE ZONE CHANGES
(1) 2008/Z-1 MAKAIWA HILLS
(2) 2008/Z-2 KAPOLEI WEST
(3) 2008/Z-3 KAPOLEI HARBORSIDE
KAPOLEI, EWA DISTRICT, OAHU

Thank you for the opportunity to review and comment on the three zone change applications for the subject projects.

The zone changes from agricultural to residential use; low and medium density apartment use; apartment mixed use; business mixed use and industrial-commercial mixed use districts will increase our maintenance responsibilities should the proposed roadways and accompanying storm drainage improvements within the private developments be dedicated to the City. Although our maintenance responsibilities would be increased, we have no objections to the proposed changes provided the roadways and drainage improvements are constructed to City standards. If they are not constructed to City standards, they should remain privately-owned and maintained.

Furthermore, the City should not accept ownership and maintenance of those improvements benefiting only a single purpose organization or facility.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Handwritten: 599036

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

KAPOLEI HALE, 1000 ULUOHIA STREET, STE. 309 • KAPOLEI, HAWAII 96707
Phone: (808) 768-3003 • FAX: 768-3053 • Internet: www.honolulu.gov

2008/2-1
2008/2-2
2008/2-3

MUFI HANNEMANN
MAYOR



LESTER K. C. CHANG
DIRECTOR

GAIL Y. HARAGUCHI
DEPUTY DIRECTOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 FEB 29 P2:44

RECEIVED

March 3, 2008

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: LESTER K. C. CHANG, DIRECTOR

SUBJECT: APPLICATION FOR THREE (3) ZONE CHANGES (1) 2008/Z-1 MAKAIWA HILLS, TMK 9-1-015: 5, 17; 9-2-003: 87, 92, POR.89; (2) 2008/Z-2 KAPOLEI WEST, TMK: 9-1-014: POR. 033; 9-1-015: PORS. 004 & 020; 9-1-15: 018 AND (3) 2008/Z-3 KAPOLIE HARBORSIDE TMK: 9-1-014: 033 (POR.), 035; 9-1-015:020 (POR.) KAPOLEI, EWA DISTRICT, OAHU

Thank you for the opportunity to review and comment on the subject three applications for zone changes on land being proposed for development by affiliates of the James Campbell Company, LLC.

Executives of the James Campbell Company and their consultants recently met with the Department of Parks and Recreation describing in some detail the characteristics of each of the projects, their relationship to each other and the proposed park and recreation areas in the residential communities.

The department made several suggestions regarding the size and location of the parks and recreation areas in the residential communities and looks forward to further discussion with the developers as the design moves beyond the preliminary stage.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.


LESTER K. C. CHANG
Director

LKCC:jr
(248906)

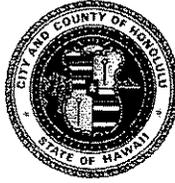
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DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 523-4730 • Internet: www.honolulu.gov

2008/Z-1
2008/Z-2
2008/Z-3

MUFU HANNEMANN
MAYOR



WAYNE Y. YOSHIOKA
DIRECTOR

RICHARD F. TORRES
DEPUTY DIRECTOR

TP2/08-249030R

April 30, 2008

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: WAYNE Y. YOSHIOKA, DIRECTOR

SUBJECT: REZONING IN EWA - KAPOLEI HARBORSIDE, KAPOLEI WEST
AND MAKAIWA HILLS (2008/Z-1, 2 & 3)

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

'08 MAY -1 P2:29

RECEIVED

This is in response to your February 13, 2008 request for our review and comments on the zone change applications for the respective projects in Ewa.

We request that quarterly progress reports on the roadway improvements and construction in that area be submitted to DTS.

Also, the continued coordination of the projects with the Public Transit Division will ensure convenient and safe transit links. Additionally, we understand that convenient access to the Kapolei West Station will be provided.

Should you have any questions, please contact Bruce Nagao at Local 8351.

WAYNE Y. YOSHIOKA
Director

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original w/ 2008/Z-1

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

2008/Z-1
2008/Z-2
2008/Z-3

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

MUFI HANNEMANN
MAYOR



KENNETH G. SILVA
FIRE CHIEF

ALVIN K. TOMITA
DEPUTY FIRE CHIEF

March 7, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 MAR 10 P 2:53

RECEIVED

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: KENNETH G. SILVA, FIRE CHIEF

SUBJECT: APPLICATIONS FOR THREE ZONE CHANGES

MAKAIWA HILLS

PROJECT FILE NUMBER 2008/Z-1

TAX MAP KEYS: 9-1-015: 005 AND 017

9-2-003: 087, 092, AND 089 (PORTION)

KAPOLEI WEST

PROJECT FILE NUMBER 2008/Z-2

TAX MAP KEYS: 9-1-014: 033 (PORTION)

9-1-015: 004 (PORTION) AND 020 (PORTION)

9-1-015: 018

KAPOLEI HARBORSIDE

PROJECT FILE NUMBER 2008/Z-3

TAX MAP KEYS: 9-1-014: 033 (PORTION)

9-1-014: 035

9-1-015: 020 (PORTION)

In response to your memorandum of February 13, 2008, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and has no objections to the three proposed zone change applications.

However, the HFD requires that the following be complied with for each zone change application:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior

*Search 549036
original w/ 2008.20*

wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)

2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151.



KENNETH G. SILVA
Fire Chief

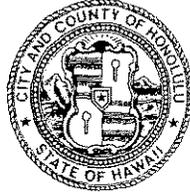
KGS/SK:bh

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu-pd.org

2008/2-1
2008/2-2
2008/2-3

MUFI HANNEMANN
MAYOR



BOISSE P. CORREA
CHIEF

PAUL D. PAULU
MICHAEL D. THCKER
DEPUTY CHIEFS

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 FEB 25 A9:02

RECEIVED

OUR REFERENCE BS-KP

February 22, 2008

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: BOISSE P. CORREA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: APPLICATION FOR THREE ZONE CHANGES
2008/Z-1 MAKAIWA HILLS, 2008/Z-2 KAPOLEI WEST,
AND 2008/Z-3 KAPOLEI HARBORSIDE
KAPOLEI, EWA DISTRICT, OAHU

Thank you for the opportunity to review and comment on the subject project.

This project should have no unanticipated impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Michael Moses of District 8 at 692-4253 or Mr. Brandon Stone of the Executive Office at 529-3644.

BOISSE P. CORREA
Chief of Police

By *Deborah A. Tandall*
DEBORA A. TANDAL
Assistant Chief of Police
Support Services Bureau

Scanned 599036

LINDA LINGLE
GOVERNOR



2008/Z-1
2008/Z-2
2008/Z-3

RUSS K. SAITO
COMPTROLLER

BARBARA A. ANNIS
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

(P)1073.8

MAR 12 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 MAR 13 P1 20

RECEIVED

Mr. Henry Eng, FAICP
Director of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: Applications for Three Zone Changes
(1) 2008/Z-1 Makaiwa Hills, TML: 9-1-015: 5, 17; 9-2-003: 87, 92, Por. 89 (2)
2008/Z-2 Kapolei West, TMK: 9-1-014: Por. 33; 9-1-015: Pors. 004 & 020; 9-1-
015:018 and (3) 2008/Z-3 Kapolei Harborside TMK: 9-1-014:033 (Por.), 035;
9-1-015:020 (Por.) Kapolei, Ewa District, Oahu

Thank you for the opportunity to review your proposed zone changes. These projects do not directly impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, please call me at 586-0400 or have your staff call Mr. Bruce Bennett, of the Public Works Division, at 586-0491.

Sincerely,

RUSS K. SAITO
State Comptroller

c: Mr. Jeff Overton, AICP, Group 70 International Inc.

Stamped 599036
original with
2008/Z-1

LINDA LINGLE
GOVERNOR



ORLANDO "DAN" DAVIDSON
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

2008/Z-1
2008/Z-2
2008/Z-3

IN REPLY REFER TO:

08:PEO/36

April 2, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 APR -4 AM 11:00

RECEIVED

Mr. Henry Eng, FAICP
Director
Department of Planning and Permitting
City & County of Honolulu
650 South King Street, 1st Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Re: Application for Three (3) Zone Changes for Projects at Kapolei
(1) 2008/Z-1 Makaiwa Hills, TMK: 9-1-015:5, 17; 9-2-003:87, 92, Por. 89
(2) 2008/Z-2 Kapolei West, TMK: 9-1-014: Por.033; 9-1-015: Pors. 004 & 020;
9-1-015:018 and (3) 2008/Z-3 Kapolei Harborside, TMK: 9-1-014:033 (Por.), 35;
9-1-015:020 (Por.), Kapolei, Ewa District, Oahu

The Hawaii Housing Finance and Development Corporation (HHFDC) has reviewed the subject zone change applications along with references provided in your letter dated February 13, 2008. It is our general policy to defer to the counties with respect to the satisfaction of affordable housing conditions. We are providing comments on the 2008/Z-1 Makaiwa Hills application for your consideration.

The State Housing Function Plan seeks to ensure that housing projects provide a fair share of affordable homeownership or rental housing opportunities. We note that the applicant has indicated that Makaiwa Hills will provide a "full range of housing types for a range of income levels," likely including 30%, or approximately 1,240, of the total units subject to affordable housing requirements pursuant to County requirement. The applicant also indicates that the project is intended to provide housing for workers within the Secondary Urban Center of Kapolei; however, 115 units for lower income households with incomes of 80% and below the area median income are proposed to be located outside of the Ewa Development Plan area. This will have policy implications at the County level.

The conveyance of the Kunia Plantation Village property, including 115 plantation homes, to a nonprofit entity would help to sustain agricultural operations in and around the Village.

Handwritten notes:
2008/2-1
Davidson
2008/2

Mr. Henry Eng, FAICP
April 2, 2008
Page 2

However, the homes and existing infrastructure will require substantial and costly upgrades. Consideration should be given to the extent to which there are sufficient resources available for these upgrades.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Orlando Davidson', with a long horizontal flourish extending to the right.

Orlando "Dan" Davidson
Executive Director



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

2008/Z-1
2008/Z-2
2008/Z-3

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 MAR 31 AM 12:24

RECEIVED

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

March 25, 2008

Mr. Henry Eng, FAICP, Director
Department of Planning and Permitting,
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: Applications for Three (3) Zone Changes:
(1) 2008/Z-1 Makaiwa Hills, TMK: 9-1-015: 5, 17; 9-2-003:87 92, por.89
(2) 2008/Z-2 Kapolei West, TMK: 9-1-014: por. 33; 9-1-015: pors. 4 and 20
(3) 2008/Z-3 Kapolei Harborside, TMK: 9-1-014: 33, por. 35; 9-1-015:20
Kapolei, Ewa District, Oahu

The Department of Education (DOE) has reviewed your request for review and comments on the zone changes for the properties listed above. Our comments for each respective application are as follows:

2008/Z-1, Makaiwa Hills: The zone change application report accurately notes on page 74 that the developers have an Educational Contribution Agreement with the DOE to provide a 12-acre elementary school site, an 18-acre middle school site and a cash contribution to mitigate the educational impacts of this project. The DOE is currently waiting for approval of the agreement by the DOE's Deputy Attorney General. We have no additional comments or concerns.

2008/Z-2, Kapolei West: The zone change application report accurately notes on page 73 that the developers have an Educational Contribution Agreement with the DOE to provide a 12-acre elementary school site and to provide a fair-share cash contribution. We anticipate quick approval following the Deputy Attorney General's approval of the Makaiwa Hills agreement. We have no additional comments or concerns.

2008/Z-3, Kapolei Harborside: The DOE has no comments on the application for the zone change on this project.

If you have any questions, please call George Casen of our Facilities Development Branch at 377-8308.

Sincerely yours,

Duane Y. Kashiwai
Public Works Administrator
Facilities Development Branch

DYK:jmb

c: Randolph Moore, Assistant Superintendent, OSFSS
Mamo Carreira, CAS, Campbell/Kapolei/Waianae Complex Areas
Jeffrey Overton, Group 70



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

2008 / Z-1
2008 / Z-2
2008 / Z-3

In reply, please refer to:
EPO-08-030

March 31, 2008

Mr. Henry Eng, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 APR -3 P 3:33

RECEIVED

Dear Mr. Eng:

SUBJECT: City & County of Honolulu Applications for Three (3) Zone Changes:
(1) 2008/Z-1 Makaiwa Hills, TMK: (1) 9-1-015:005, 017; 9-2-003: 087, 092, Portion 89
(2) 2008/Z-2 Kapolei West, TMK: (1) 9-1-014: Portion 033; 9-1-015: Portions 004 & 020; 9-1-015:018 and
(3) 2008/Z-3 Kapolei Harborside, TMK: (1) 9-1-014: Portion 033, 035; TMK(1) 9-1-015: Portion 020
Kapolei, Ewa District, Oahu, Hawaii 2,642 acres

Thank you for allowing us to review and comment on the subject application. The application was routed to the various branches of the Environmental Health Administration. We have the following Wastewater Branch, Hazard Evaluation and Emergency Response Office (HEER), and General comments.

Wastewater Branch

The applications propose the collective rezoning of three (3) projects, a total of 2,642 acres of land in Kapolei.

The projects are located in the Critical Wastewater Disposal Area (CWDA) where no new cesspools will be allowed. Parcels are both located in the Pass Zone and No Pass Zone. In the No Pass Zone, subdivisions are not approved unless connection to the County sewer system is possible.

We offer our approval of the zone change requests as long as domestic wastewater for all the properties will be handled via connection to the existing County sewer system or new wastewater treatment works. We further encourage the developer to utilize recycled water for irrigation and

David...

Mr. Eng
March 31, 2008
Page 2

other non-potable water purposes. Also, use of recycled wastewater should be encouraged and utilized in major common areas such as parks, golf courses and other open spaces or landscaping areas.

All wastewater plans must meet Department's Rules, HAR Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. If you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

Hazard Evaluation and Emergency Response Office

2008/Z-1 Makaiwa Hills

The land under consideration for development of the Makaiwa Hills mixed residential/commercial community was formerly used mainly for cattle grazing. Sugar cane was grown on a small part of the site, with a plant nursery still operating on one parcel within the project boundaries.

Residual pesticides in former and active agricultural lands could pose potential risks to human health and the environment in a residential setting. As part of the pre-development process, HDOH recommends that soils of former sugar cane fields and plant nurseries be tested for residual pesticide contamination and that the presence of potential hazards be evaluated. See comments below for guidance.

2008/Z-2 Kapolei West

The majority of the land at Kapolei West under consideration for zoning changes was formerly used for sugar cane cultivation. A railroad right of way also forms the southwest boundary of the site.

Residual pesticides in former agricultural lands, and along the railroad right of way, could pose potential risks to human health and the environment in a residential setting. As part of the pre-development process, HDOH recommends that soils be tested for residual pesticide contamination and that the presence of potential hazards be evaluated.

Detailed guidance for the investigation of former agricultural lands is currently under preparation. Interim guidance is presented in the HEER office documents referenced below. The HEER office recommends that the developer initiate an environmental investigation of the former agricultural lands as early in the process as possible. Preparation of investigation work plans should be coordinated with the HEER office to ensure that the study is carried out in the most efficient and effective manner possible.

2008/Z-3 Kapolei Harborside

The Hawaiian Western Steel waste pile referred to on page 22 of the Kapolei Harborside Land Use Change request was part of an enforcement action under RCRA. The Solid and Hazardous Waste Branch of the Department of Health should be contacted to coordinate any action that may impact the waste pile.

The Chevron refinery adjacent to the proposed Kapolei Harborside development has had a series of releases since before 1997, and the report references potential plume intrusion in the south west corner of the proposed development. The 1997 risk assessment referenced on page 22, though, is not listed in the Reference section. If the risk assessment is relevant to the Chevron refinery, it and any other reports used for the risk assessment should be submitted to the HEER Office for confirmation of the findings. With the ongoing history of releases, additional investigation of plume impacts on the subject property is likely warranted. In any case, if any petroleum-contaminated soil or free product is encountered during grading and construction at the Kapolei Harborside property, the developer must inform the HEER office, and must work with the HEER office until a no further action (NFA) notice is warranted.

References:

HDOH, 2005, *Screening For Environmental Concerns at Sites With Contaminated Soil and Groundwater* (May 2005): Hawai'i Department of Health, Office of Hazard Evaluation and Emergency Response, <http://www.hawaii.gov/health/environmental/hazard/eal2005.html>

HDOH, 2006, *Soil Action Levels and Categories for Bioaccessible Arsenic* (August 2006): Hawai'i Department of Health, Office of Hazard Evaluation and Emergency Response, <http://www.hawaii.gov/health/environmental/hazard/eal2005.html>

HDOH, 2006, *Proposed dioxin action levels for East Kapolei Brownfield Site* (March 2006): Hawai'i Department of Health, Office of Hazard Evaluation and Emergency Response, <http://www.hawaii.gov/health/environmental/hazard/eal2005.html>

HDOH, 2007, *Use of laboratory batch tests to evaluate potential leaching of contaminants from soil* (April 2007): Hawai'i Department of Health, Office of Hazard Evaluation and Emergency Response, <http://www.hawaii.gov/health/environmental/hazard/eal2005.html>

HDOH, 2007, *Pesticides in former agricultural lands and related areas - Updates on investigation and assessment* (August 2007): Hawai'i Department of Health, Office of Hazard Evaluation and Emergency Response, <http://www.hawaii.gov/health/environmental/hazard/eal2005.html>

Mr. Eng
March 31, 2008
Page 4

General

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

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

Sincerely,



KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
WWB
HEER



2008/Z-1
2008/Z-2
2008/Z-3

RECEIVED

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

April 24, 2008

Henry Eng, FAICP, Director
City & County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawai'i 96813

LOG NO: 2008.0363
DOC NO: 0804ED25
Archaeology

Dear Mr. Eng:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Application for Three Zone Changes – (1) 2008/Z-1 Makaiwa Hills, (2) 2008/Z-2
Kapolei West, and (3) 2008/Z-3 Kapolei Harborside
Honouliuli Ahupua'a, 'Ewa District, Island of O'ahu
TMK: (1) 9-1-015:004 por., 005, 017, 018, 020 por.; 9-2-003:087, 092, 089 por.; and
9-1-014:033 por.**

Thank you for the opportunity to comment on the aforementioned application, which we received on February 15, 2008. We apologize for the delay in responding. The applicants, Makaiwa Hills, Aina Nui Corporation, and Kapolei Property Development, LLC, are requesting zone changes for the subject parcels, approximately measuring a total of 2,642 acres.

We believe that the zone change of the aforementioned parcels will have no effect on historic resources. However, we request that the following conditions be attached to the all permits related to the development of these parcels, should they be approved:

2008/Z-2 Kapolei West

Given the likelihood of the presence of pre-Historic and Historic archaeological resources and sinkholes within the project area, we request that, prior to commencing ground disturbing activities, an archaeological inventory survey be conducted of portions of the project area (TMK: 9-1-015:004 and 018) that have not already undergone an archaeological inventory survey. A review of our records indicates that archaeological inventory surveys were conducted of portions of 9-1-015:004 and of 9-1-014: 33 and 9-1-015:020 (Hoffman *et al.* 2005. *Archaeological Inventory Survey of Approximately 124 Acres at Kapolei*. SHPD Rpt No. O-2352 and Terry *et al.* 2004. *Archaeological Inventory Survey of Two Sinkholes at Kapolei*. SHPD Rpt No. O-2295). Additionally, we request that a preservation plan for the sites identified during the 2005 archaeological inventory survey of parcels 9-1-014:033 and 9-1-015:020 that are recommended for preservation in Hoffman *et al.* (2005) be submitted to SHPD for review and approval prior to commencing any ground disturbing activities of the project area. We also request that a burial treatment plan be submitted to SHPD for review and approval prior to commencing any ground disturbing activities.

2008/Z-3 Kapolei Harborside

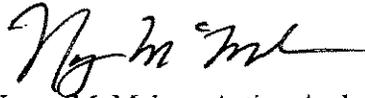
We request that prior to commencing any ground-disturbing activities, an archaeological preservation plan be submitted to SHPD for review and approval for Sites -6876, -6877, and -6878 identified during

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original with 2008/2-2

the archaeological inventory survey conducted of the subject property (McDermott *et al.* 2006. *Archaeological Inventory Survey for the Proposed 345-Acre Kapolei Harborside Center*. SHPD Rpt No. O-2559). Additionally, we also request that an archaeological monitoring plan detailing the provisions for the archaeological monitoring of ground disturbing activities in the immediate vicinity of Site -6878 be submitted to SHPD for review and approval.

Please contact Teresa Davan at (808) 692-8015 if you have any questions or concerns regarding this letter.

Aloha,

A handwritten signature in black ink, appearing to read 'Nancy McMahon', with a long horizontal flourish extending to the right.

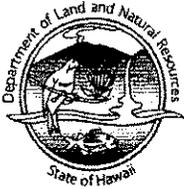
Nancy McMahon, Acting Archaeology Branch Chief
State Historic Preservation Division

ED

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 25, 2008

CITY & COUNTY OF HONOLULU
DEPT OF PLANNING
AND PERMITTING

08 MAR 28 P 3:21

RECEIVED

2008/Z-1
2008/Z-2
2008/Z-3

Department of Planning & Permitting
City & County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Gentlemen:

Subject: Zone Changes for Makaiwa Hills (2008/Z-1), Kapolei West (2008/Z-2),
Kapolei Harborside (2008/Z-3)

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Forestry & Wildlife, Engineering Division, Land Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Morris M. Atta
Administrator

Division of Forestry & Wildlife

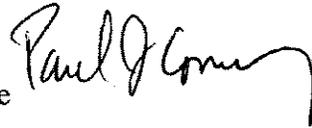
1151 Punchbowl Street, Rm. 325 • Honolulu, HI 96813 • (808) 587-0166 • Fax: (808) 587-0160

February 19, 2008

MEMORANDUM

TO: Morris M. Atta, Administrator
Land Division

FROM: Paul J. Conry, Administrator
Division of Forestry and Wildlife



SUBJECT: Request for Comments: Zone changes for Makaiwa Hills (1,781 acres),
Kapolei West (516 acres) and Kapolei Harborside (344.52 acres) combined
2,641 acres in Kapolei, Oahu.

DOFAW has reviewed the subject project request for comments and provide the following for your consideration. We do not have comments for the Makaiwa Hills as a March 2007 draft EIS was submitted for our review without objections. For the remaining two developments for zone change, we request that a draft EIS for the Kapolei West and Kapolei Harborside proposed developments be submitted to our office for our review. A flora and fauna review will provide us with information about certain endangered species that may exist in this area. Thank you for the opportunity to review these projects.

STATE OF HAWAII
DIVISION OF FORESTRY &
WILDLIFE

RECEIVED
FEB 20 P 3:43

RECEIVED
LAND DIVISION

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 19, 2008

MEMORANDUM

09 FEB 20 09:03:10 AM ENGINEERING

TO: **DLNR Agencies:**
 x Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 x Engineering Division
 x Div. of Forestry & Wildlife
 Div. of State Parks
 x Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 x Land Division – Oahu District/Keith Chun

FROM: *MM* Morris M. Atta *Charlene*
SUBJECT: Zone changes for Makaiwa Hills, Kapolei West, Kapolei Harborside
LOCATION: Kapolei, Oahu, TMK: (1) 9-1-15:5, 17; 9-2-3:87, 92, por 89; 9-1-14: por 33; 9-1-15: por 4, 20; 9-1-15:18; 9-1-14: por 33, 35; 9-1-15: por 20
APPLICANT: Makaiwa Hills, LLC; Aina Nui Corporation and Kapolei Property Development, LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*
Date: 3/19/08

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/MorrisAtta
REF.: MakaiwaWestHarborside (Kapolei)
Oahu. 305

COMMENTS

- (X) We confirm that the project sites, according to the Flood Insurance Rate Map (FIRM), are located in Zone D. The Flood Insurance Program does not have any regulations for developments within Zone D.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
 - () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
 - () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
 - () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
 - () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

() Additional Comments: _____

() Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: 
for ERIC T. HIRANO, CHIEF ENGINEER
Date: 3/19/08



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 19, 2008

MEMORANDUM

FROM: ~~#0~~

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District/Keith Chun

TO: FROM: *JP*

Morris M. Atta *Charlene*

SUBJECT: Zone changes for Makaiwa Hills, Kapolei West, Kapolei Harborside
 LOCATION: Kapolei, Oahu, TMK: (1) 9-1-15:5, 17; 9-2-3:87, 92, por 89; 9-1-14: por 33; 9-1-15: por 4, 20; 9-1-15:18; 9-1-14: por 33, 35; 9-1-15: por 20
 APPLICANT: Makaiwa Hills, LLC; Aina Nui Corporation and Kapolei Property Development, LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 25, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*
 Date: *2/20/08*
bc

PHONE (808) 594-1888



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 APR -1 AM 10:04

(808) 594-1885

RECEIVED

2008/2-1

2008/2-2

2008/2-3

HRD08/3506

March 25, 2008

Henry Eng, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

RE: Application for three (3) Zone Changes

- (1) Makaiwa Hills, TMK (1) 9-1-015: 005, 017; (1) 9-2-003: 087, 092, 089 (por.),
- (2) Kapolei West, TMK (1) 9-1-014: 033 (por.); (1) 9-1-015: 004 (por.) & 020; (1) 015: 018, and
- (3) Kapolei Harborside, TMK (1) 9-1-014: 033 (por.), 035; (1) 9-1-015: 020 (por.)
Ahupua'a of Honouliuli, Moku of 'Ewa, Island of O'ahu

Dear Mr. Henry Eng,

The Office of Hawaiian Affairs (OHA) is in receipt of your February 13, 2008 submission of three (3) zone change applications of concurrent review and offers the following comments:

Our office has previously reviewed many land use permits and zone change applications in Kapolei area. Concerns brought up during those reviews included a wide variety of concerns that our office shared with the City and County of Honolulu Department of Planning and Permitting (DPP). The overarching concerns shared in recent comments include concerns for the protection of cultural and natural resources, the protection of the cultural landscape, and the impacts of growth posed upon the community being built in Kapolei.

Cumulative land use changes in the 'Ewa district has transformed once agricultural lands into the sprawling second city now called Kapolei. This transformation of the land use has created a landscape that is unrecognizable to our Native Hawaiian beneficiaries. Recent housing developments have obliterated cultural and natural resources in the 'Ewa district. For example, the Haseko development (Ocean Pointe) has blitzed cultural and natural resources in the area.

Our office is constitutionally mandated to preserve and protect natural and cultural resources on behalf of Native Hawaiians. Any future development plans would have the potential to disturb natural or cultural resources. OHA urges the City and County of Honolulu to place stipulations upon the developer for any potential ground disturbing activities. We urge the DPP to require the State Department of Land and Natural Resources - State Historic Preservation Division (SHPD) to review and accept any plans for potential ground disturbing activities related to any development or infrastructure improvements. A plan for an in-depth archeological inventory survey with sub-surface testing should be stipulated in the zoning change or any subsequent permitting that the DPP issues to the the Makaiwa Hills LLC, Aina Nui Corporation, and the Kapolei Property Development LLC.

Makaiwa Hills

The Makaiwa Hills development is located on the hillside of Palehua heiau, an important historic and cultural site to Native Hawaiians. The proposed development upon this hillside would forever transform the cultural landscape of the area. Palehua heiau is known as a navigational heiau with tremendous cultural importance. Nineteen other historic sites are also located on the hillside that is proposed for development by Makaiwa Hills LLC. Although Palehua heiau is not located within the project boundaries, the associated historic sites located on the hillside pose a possible connection to Palehua heiau. These historic sites must be protected in order to preserve the integrity of Palehua heiau and the cultural landscape of the area.

Kapolei West

The Kapolei West development proposed by Aina Nui Corporation is located within a heavily developed area of Kapolei. A former marsh land that has impacted by sugar cane activities is located directly east of the proposed project site. This former marsh land is a registered historic site with the SHPD. Any ground disturbance in the area could possibly unearth cultural or historic resources that may be associated with the marsh land.

Kapolei Harborside

The Kapolei Harborside development proposed by the Kapolei Property Development LLC is bounded by industrially zoned land to the west and east of the proposed project site. According to our records, no historic sites are known to be within this site.

OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted.

Henry Eng
Department of Planning and Permitting
March 25, 2008
Page 2

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jason Jeremiah, Policy Advocate-Preservation, Native Rights, Land and Culture, at (808) 594-1816 or jasonj@oha.org.

Aloha,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

Clyde W. Nāmu'o
Administrator



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
DIR 0303
HWY-PS
2.7783

April 21, 2008

Mr. Henry Eng, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: Applications for Three Zone Changes:
(1) Makaiwa Hills (2008/Z-1); Oahu, Ewa District, Kapolei
TMK: 9-1-15: 5 & 17, 9-2-3: 87, 89 (Por.), 92
(2) Kapolei West (2008/Z-2); Oahu, Ewa District, Kapolei
TMK: 9-1-14: 33 (Por.), 9-1-15: 4 (Por.) & 20 (Por.), 9-1-15: 18
(3) Kapolei Harborside (2008/Z-3); Oahu, Ewa District, Kapolei
TMK: 9-1-14: 33 (Por.) & 35, 9-1-15: 20 (Por.)

This letter supplements our attached prior Department of Transportation (DOT) comments HWY-PS 2.6445 dated November 30, 2007 and STP 8.2816 dated March 31, 2008.

As a condition for approval of these three zone change applications, we request that the City require the applicants/developers to execute a unilateral agreement which requires DOT consent prior to subdivision or conveyance of any portion or property interest in Makaiwa Hills, Kapolei West, or Kapolei Harborside until a Master Kapolei Highway (MKH) Agreement, as proposed in HWY-PS 2.6445 dated November 30, 2007 is executed between the DOT, the applicants/developers, the James Campbell Company, and affiliate companies. We believe that this proposed condition is acceptable to the applicants/developers. We also believe that the applicants/developers support a MKH Agreement as proposed in HWY-PS 2.6445 dated November 30, 2007.

Execution and implementation of the proposed MKH Agreement will satisfy DOT concerns about pro rata private participation in the funding and construction of State transportation improvements. Based on project traffic generation, to be fair to the applicants/developers, the DOT is retracting its recommendations in STP 8.2816 dated March 31, 2008 that the

applicants/developers along with James Campbell Company, LLC shall be collectively responsible for:

1. widening Farrington Highway to six lanes from the Palailai Interchange to the Ko Olina Interchange,
2. installing underground conduits (for future Intelligent Transportation System deployment) on H-1/ Farrington Highway from the Makakilo Interchange to the Ko Olina Interchange, and
3. installing a CCTV system (for connection to the City Traffic Control Center) on H-1/ Farrington from the Makakilo Interchange to the Ko Olina Interchange.

However, we note that under the proposed MKH Agreement, the James Campbell Company and affiliate companies will be required to privately design and construct a new interchange on Farrington Highway at no cost to the State. If necessary for acceptable future traffic operations, the DOT may also require private provision of auxiliary lanes between the new interchange and planned DOT modifications of the Palailai Interchange. Assuming that auxiliary lanes are required along this section of Farrington Highway, we understand that underground conduits will also be provided at no cost to the State.

If there are any questions, please contact Ken Tatsuguchi, Head Planning Engineer, Highways Division, at 587-1830. Please refer to Highways Division Planning Branch file review numbers 08-61 for Makaiwa Hills, 08-62 for Kapolei West, and 08-63 for Kapolei Harborside.

Very truly yours,



BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

Attachments: STP 8.2816 & HWY-PS 2.6445

c: Steve Kelly

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

BARRY FUKUNAGA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:
HWY-PS
2,6445

NOV 30 2007

Mr. Henry Eng, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: Makaiwa Hills Project Participation in the Funding and Construction of Local and Regional Transportation Improvements Including Dedication of Right-of-Way

The State Department of Transportation (DOT) and Makaiwa Hills LLC (MH LLC) have reached an agreement in principle to address MH LLC's future pro rata participation in the funding and construction of local and regional transportation improvements. This agreement satisfies Condition No. 3 of the State Land Use Commission Decision and Order for Docket A92-687 which reclassified the site of the proposed Makaiwa Hills Project into the Urban District. Condition No. 3 of the Decision and Order for Docket A92-687 provides that:

Petitioner shall participate in the funding and construction of local and regional transportation improvements and programs including dedication of right-of-way, on a pro rata basis as a result of the development of the Property, as determined by the State Department of Transportation and the City and County of Honolulu, Department of Transportation Services. Agreement by the State Department of Transportation on the level of funding and participation shall be obtained prior to the Petitioner applying for county zoning.

State transportation facility improvements specific to the Makaiwa Hills Project will be refined through the County zone change process and incorporated into a Master Kapolei Highway (MKH) Agreement between the DOT, the James Campbell Company, and affiliate companies (JCC Group) including MH LLC. The MKH Agreement will address "fair share" private responsibilities for the planning, design, and construction of State highway improvements to serve "build-out" of JCC Group property west of Makakilo Drive and Fort Barrette Road. Implementation of the MKH Agreement will be based on the JCC Group obtaining necessary

entitlements for development which justifies highway improvements. Provisions of the MKH Agreement are likely to include the following:

- The JCC Group's retention of traffic and engineering consultants to prepare and periodically update regional traffic projections and a phased plan for highway and intersection improvements needed to serve "build-out" of former Campbell Estate property west of Makakilo Drive and Fort Barrette Road.
- The location and requirements for new access to State highways.
- The timing and design of highway access improvements to be privately constructed.
- The JCC Group's design, construction, and dedication of right-of-way for a new 4-lane, divided, access-controlled State highway which will extend from Kalaeloa Harbor to planned DOT modifications of the Palailai Interchange. When completed, the DOT will request that Congress include the new highway within the National Highway System to replace National Highway System designation for sections of Kalaeloa Boulevard and Malakole Street.
- The JCC Group's design and construction of additional lanes and other improvements required for dedication of the section of Kalaeloa Boulevard now included within the National Highway System to the City and County of Honolulu.
- The JCC Group's design and construction of improvements required for dedication of the section of Malakole Street now included within the National Highway System to the City and County of Honolulu.
- The JCC Group's design and construction of a new interchange on Farrington Highway, and a pedestrian overpass, west of planned DOT modifications of the Palailai Interchange.
- The JCC Group's design and construction of a new 4-lane frontage road mauka of the freeway between Makakilo Drive and the planned Wakea Street extension.
- The JCC Group's reservation and dedication of the required right-of-way and participation in the design and construction of DOT's addition and modification of freeway access between the Palailai and Makakilo Interchanges (the Kapolei Interchange Complex) including new freeway ramps and auxiliary lanes.
- The JCC Group's reservation and dedication of the required right-of-way for the DOT to modify the Palailai Interchange for access to a new highway to Kalaeloa Harbor.
- The JCC Group's design and construction of improvements for State intersections west of Fort Barrette Road, including additional lanes and signalization when warrants are met, to provide an acceptable level of service for traffic generated by incremental "buildout" of former Campbell Estate property.
- The JCC Group and the DOT will jointly request the City Council to update Chapter 33A, Revised Ordinances of Honolulu, so that Ewa highway impact fees incrementally reimburse most DOT costs for regional highway capacity improvements and so that the JCC Group receives appropriate impact fee credits.

To ensure that the Makaiwa Hills Project is not developed without the provision of required State highway improvements, MH LLC shall execute a unilateral agreement for conditional zoning

which requires written DOT consent prior to subdivision or conveyance of any portion or property interest. These requirements will terminate upon execution of a MKH Agreement acceptable to the DOT. The DOT does not intend to unreasonably withhold approval of subdivisions or conveyance of a property interest which would not generate traffic or create obstacles to execution of the proposed MKH Agreement.

If there are any questions, please contact Ronald Tsuzuki, Head Planning Engineer, Highways Division, at 587-1830.

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Morioka', with a horizontal line extending to the right.

BRENNON T. MORIOKA, Ph.D., P.E.
Deputy Director - Highways

c: Steve Kelly
Office of Planning
State Land Use Commission

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:
DIR 0303
STP 8.2816

March 31, 2008

Mr. Henry Eng, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: Applications for Three (3) Zone Changes: 1) 2008/Z-1 Makaiwa Hills,
2) 2008/Z-2 Kapolei West, 3) 2008/Z-3 Kapolei Harborside

Thank you for requesting the State Department of Transportation's (DOT) review of the subject applications. DOT concurs that while the subject projects are being undertaken by separate applicants/developers, they are all affiliates of the James Campbell Company, LLC, and are major elements in the Kapolei Area Long-Range Master Plan. DOT's comments for each application are as follows:

1. Makaiwa Hills (2008/Z-1)

- a. DOT's earlier comments on this project in attached letters STP 8.2496 (May 23, 2007) and HWY-PS 2.6445 (November 30, 2007), are still valid and applicable.
- b. The following are some initial comments regarding the Traffic Impact Analysis Report (TIAR). Additional comments by the DOT Highways Division will be forthcoming.

- 1) Public Transportation (Page 3-13). No bus stops will be allowed along Farrington Highway in the vicinity of the Makaiwa Hills development.
- 2) Road D Interchange Configuration (Figure 4-2). To minimize potential motorist delays and queuing onto Farrington Highway, the configuration of the proposed interchange should include: a) Westbound diamond off-ramp (right-turn only) to service Makaiwa

- Hills and westbound loop off-ramp to service Kapolei West. b) Eastbound diamond off-ramp (right-turn only) to service Kapolei West and eastbound loop off-ramp to service Makaiwa Hills.
- 3) The proposal to extend the westbound acceleration lane through the Laaloa Street intersection (Page 4-7) should consider the following:
a) Impacts to the Honokai Hale Community. b) Lengthening the pedestrian crossing time to cross Farrington Highway. c) Impacts to the future widening of Farrington Highway.
 - 4) Potential Mitigative Actions (Page 5-16). The proposal to add a short segment of the third westbound lane on Farrington Highway through a Road D intersection is not acceptable. While this type of improvements works in theory, motorists treat this third lane as a bypass on queue-jumping lane.
 - 5) Proposed Mitigative Actions (Page 5-18). DOT will not allow an at-grade intersection at the Farrington Highway/Road D junction.
 - 6) The TIAR should be revised and submitted for DOT's review and approval.

2. Kapolei West (2008/Z-2)

- a. DOT's earlier comments on this project in attached letters DIR 1.10108 (May 6, 2005) and STP 8.1908 (September 26, 2005), are still valid and applicable.
- b. The following are some initial comments regarding the Traffic Impact Analysis Report (TIAR). Additional comments by the DOT Highways Division will be forthcoming.
 - 1) Projected Traffic Conditions (Page 14). Trip generation rates for single-family and multi-family homes should be used rather than condominium/townhouses and recreational homes. The trip generation rate for recreational homes is not acceptable as it will severely underestimate the number of trips being generated by this development.
 - 2) Planned Roadway Projects (Page 29). The right-in/right-out movement at the Farrington Highway/Road D junction does not appear to be justified by the projected traffic volume. Providing access at the Farrington Highway/Road D junction may lead to pedestrian crossing of Farrington Highway between Makaiwa Hills and Kapolei West, creating an undesirable situation.
 - 3) The TIAR should be revised and submitted for DOT's review and approval.

3. Kapolei Harborside (2008/Z-3)

- DOT's earlier comments on this project in attached letters STP 8.2167 (May 23, 2006) and STP 8.2279 (September 21, 2006), are still valid and applicable. The DOT Highways Division is still reviewing the TIAR and will be providing their comments shortly.

4. Drainage from these three projects impacts the State's highways in the area as well as Kalaeloa Barbers Point Harbor. The Harbors Division is concerned that surface and drainage system flows affect water quality at the harbor. The respective applicant/developer of each project should be required to consult with the Harbors Division on the drainage impacts to the harbor, request the Harbors Division's review and approval of drainage plans, and place a high priority on the construction of regional drainage system improvements.

Development of non-industrial uses (e.g. residential) adjacent to Kalaeloa Harbor in the Kapolei West project also remains a concern. A revision to the plans for this portion of the project and/or proper and adequate mitigation measures, including occupancy disclosures to protect the State, require the Harbors Division review and approval, as necessary.

5. Aircraft flight and airport activity impacts were also discussed in the DOT's earlier comments as mentioned above and as contained in the attachments.
6. DOT further recommends that the three subject applicants/developers along with James Campbell Company, LLC, collectively be responsible for all transportation improvements and mitigation measures in this area, including the following regional roadway improvements: 1) Construction of the six-lanes of Farrington Highway fronting these projects; 2) Installation of underground conduits (at a minimum, three (3) 2-inch conduits) from the Makakilo Interchange to the Ko Olina Interchange for future Intelligent Transportation Systems (ITS) deployment. The conduit shall be within the State ROW, or if insufficient room is available, land shall be dedicated to the State if within the developer's property; 3) Installation of the H-1 Freeway/Farrington Highway CCTV camera system from Makakilo Interchange to the Ko Olina Interchange with the possibility of connecting to the City's Computerized Traffic Control System, Phase 11.

Mr. Henry Eng
Page 4
March 31, 2008

STP 8.2816

We appreciate the opportunity to provide comments.

Very truly yours,

Brennon T. Morioka
for BRENNON T. MORIOKA, PH.D., P.E.
Director of Transportation

Attach.

Scanned 599036

United States Department of Agriculture



Natural Resources Conservation Service
P.O. Box 50004 Rm. 4-118
Honolulu, HI 96850
808-541-2600

2008 } Z-1
2008 } Z-2
2008 } Z-3

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'09 MAR -4 A11 :19

February 25, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Henry Eng
FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng,

Thank you for the opportunity to provide comment on the USDA-Natural Resources Conservation Service (NRCS) review of planned zoning changes; Makaiwa Hills, Kapolei West, and Kapolei Harborside rezoning projects. Enclosed; please find an NRCS Soil Survey Map, selected relevant soil reports, and maps indicating areas of important farmlands and hydric soils. The Important Farmlands map has been enclosed for your aid in determining if a Farmland Impact Conversion Rating Form (an AD-1006 form) is needed for this project. Typically, this form is required on projects that convert farmlands into non-farmland uses and which have federal dollars attached to the project. See the website link below for more information on the Farmland Protection Policy Act and a copy of the AD-1006 form with instructions. The hydric soils map enclosed identifies potential areas of wetlands. In the proposed project area hydric soils are of very small extent. If wetlands do exist, any proposed impacts to these wetlands would need to be undertaken in compliance with the "Clean Water Act", and may need an Army Corp of Engineers 404 permit.

The NRCS Soil Survey Map identifies all soil map units in the project area. The soil reports provide selected soil properties, and interpretations, i.e. flooding hazard, limitations for roads, and dwellings, soil layers with USDA textures, and engineering classifications. The limitation ratings for the selected uses, i.e. roads and streets, range from not limited to very limited. A somewhat limited to very limited rating does not preclude the intended land use; however, it does identify limitations for the use, which may require corrective measures, increase costs and require continued maintenance.

Helping People Help the Land

An Equal Opportunity Provider and Employer

Henry Eng, FAICP, Director
February 25, 2008
Page 2

The NRCS Soil Survey is a general planning tool and does not eliminate the need for an onsite investigation. If you have any questions concerning the soils or interpretations for this project please contact Tony Rolfes, Assistant State Soil Scientist, (808) 541-2600 x129, or email, Tony.Rolfes@hi.usda.gov.

NRCS - Farmland Protection Policy Act Website:

<http://www.nrcs.usda.gov/programs/fppa/>

Sincerely,

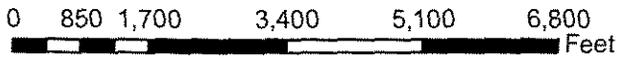
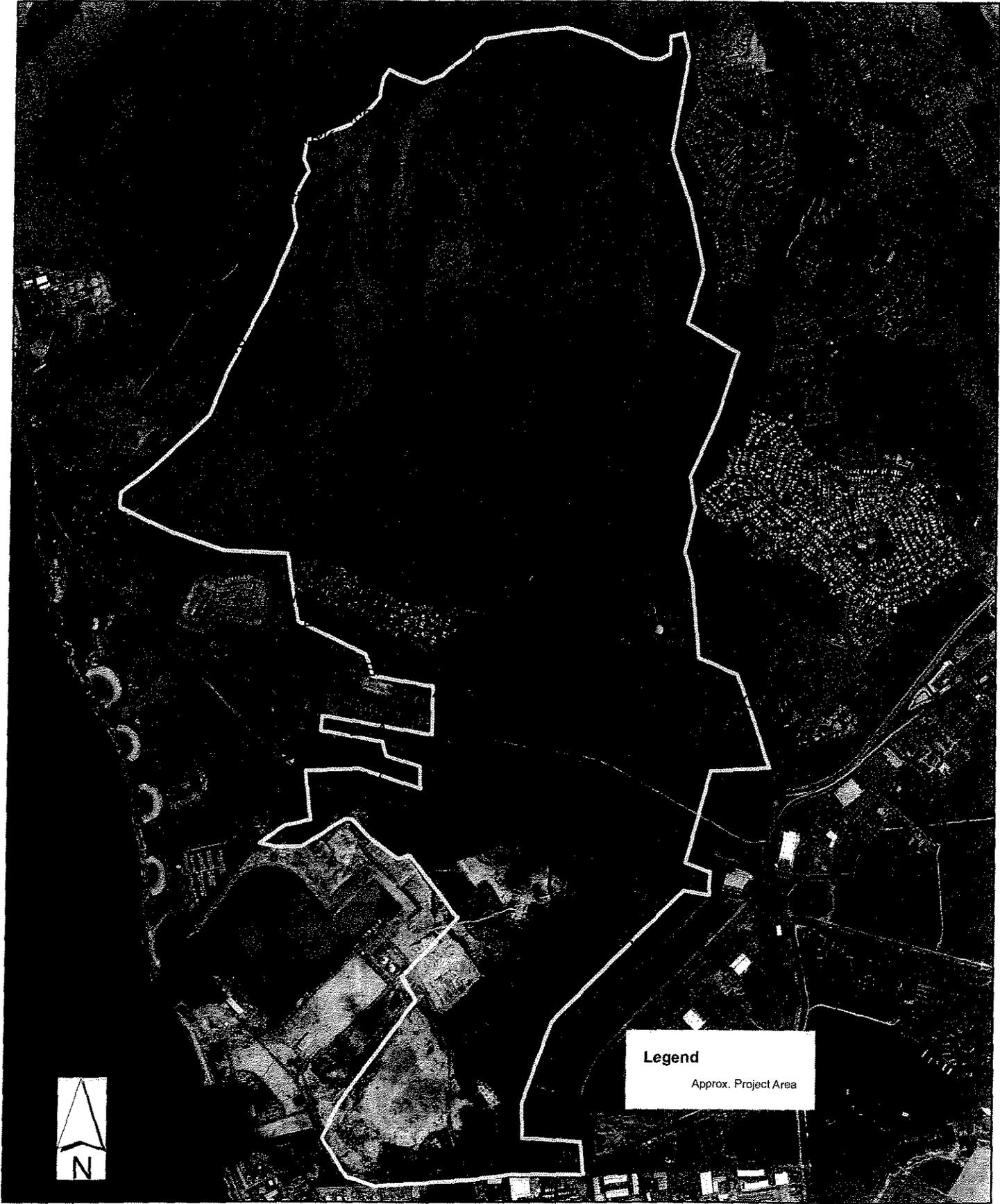


LAWRENCE T. YAMAMOTO
Director
Pacific Islands Area

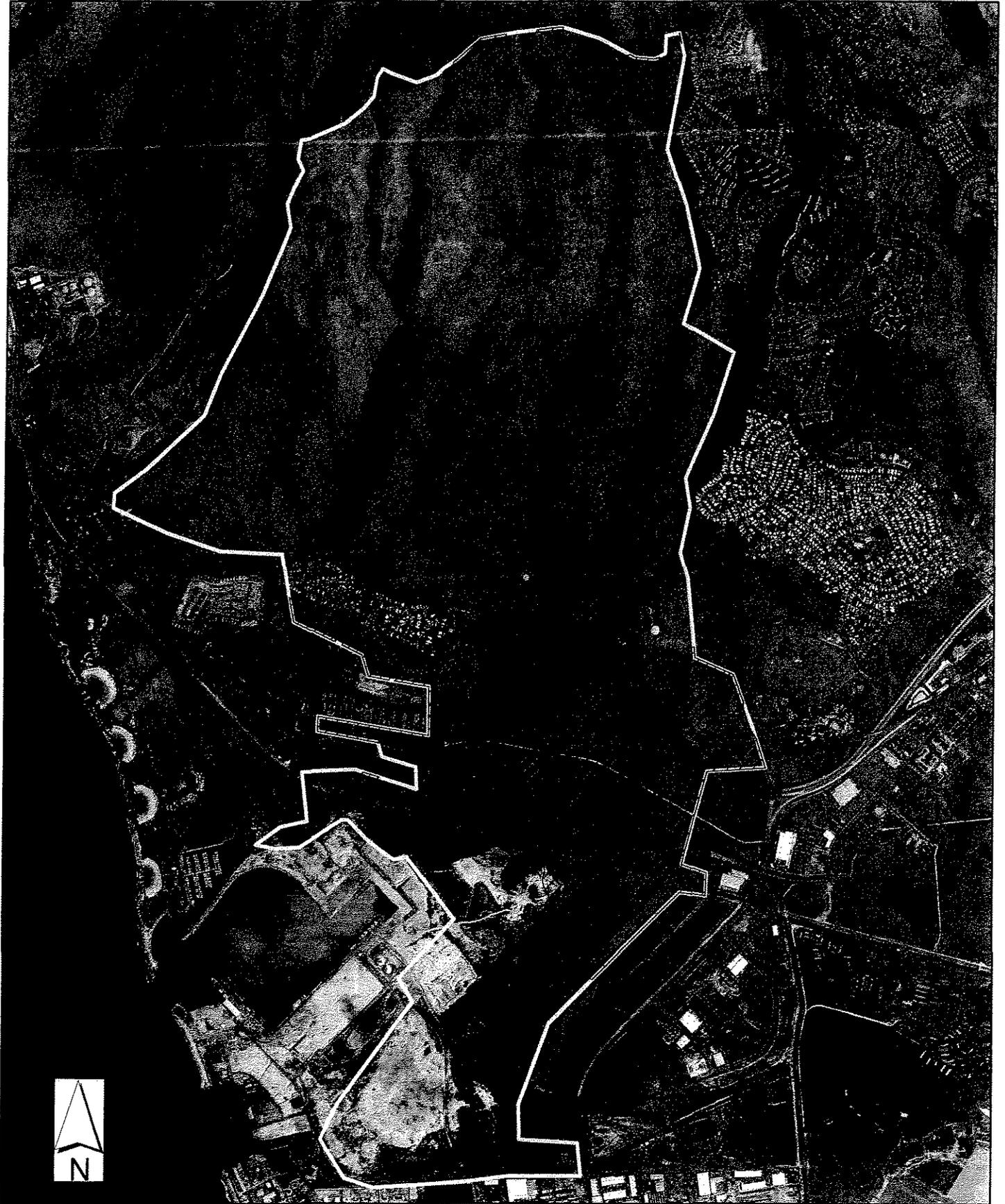
cc: Michael Robotham, Assistant Director for Soil Science and Natural Resource Assessments, Pacific Islands Area, Honolulu, Hawaii.....

Enclosures:

Kapolei West, Harborside, and Makaiwa Hills Project Area NRCS Soil Survey -- Soils Map

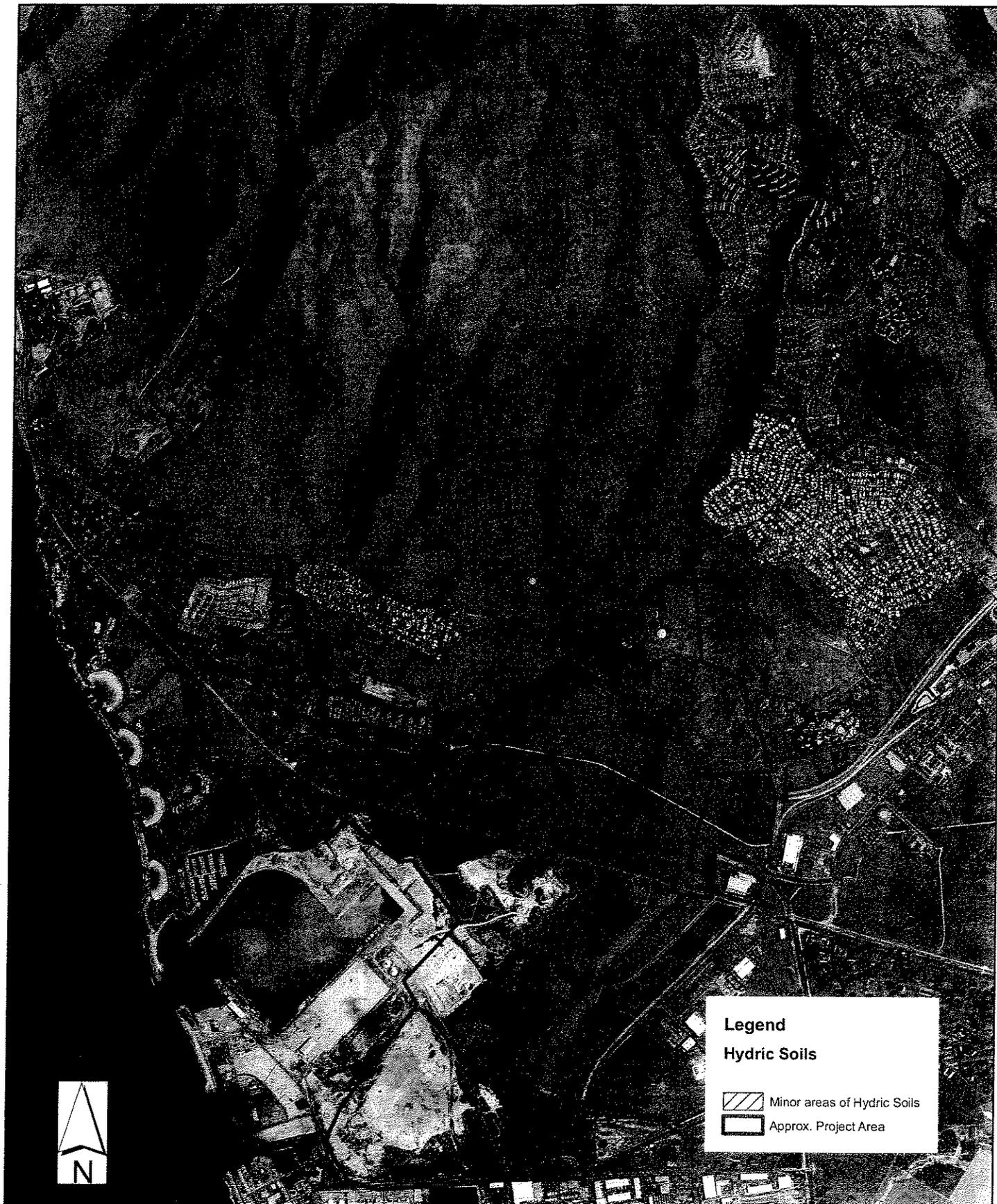


Kapolei West, Harborside, and Makaiwa Hills Project Area NRCS Soil Survey - Important Farmlands



0 850 1,700 3,400 5,100 6,800
Feet

Kapolei West, Harborside, and Makaiwa Hills Project Area NRCS Soil Survey -- Hydric Soils



0 850 1,700 3,400 5,100 6,800
Feet

Map Unit Legend

Island of Oahu, Hawaii

Map symbol	Map unit name
CR	Coral outcrop
EaB	Ewa silty clay loam, 3 to 6 percent slopes
EmA	Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes
EmB	Ewa silty clay loam, moderately shallow, 2 to 6 percent slopes
EwC	Ewa stony silty clay, 6 to 12 percent slopes
HLMG	Helemano silty clay, 30 to 90 percent slopes
HxA	Honouliuli clay, 0 to 2 percent slopes
KmaB	Keaau stony clay, 2 to 6 percent slopes
LPE	Lualualei extremely stony clay, 3 to 35 percent slopes
LuB	Lualualei clay, 2 to 6 percent slopes
LvA	Lualualei stony clay, 0 to 2 percent slopes
LvB	Lualualei stony clay, 2 to 6 percent slopes
MBL	Mahana-Badland complex
McC2	Mahana silty clay loam, 6 to 12 percent slopes, eroded
McD2	Mahana silty clay loam, 12 to 20 percent slopes, eroded
McE2	Mahana silty clay loam, 20 to 35 percent slopes, eroded
MnC	Mamala stony silty clay loam, 0 to 12 percent slopes
MuC	Molokai silty clay loam, 7 to 15 percent slopes
rRK	Rock land
rSY	Stony steep land

Engineering Properties

Island of Oahu, Hawaii

[Absence of an entry indicates that the data were not estimated. This report shows only the major soils in each map unit]

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
		<i>In</i>			<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
CR: Coral outcrop	0-60	Bedrock	--	---	0	0	0	0	0	0	0	NP
EaB: Ewa	0-18	Silty clay loam	CL-K (propose d), ML-K (propose d)	A-6, A-7	0	0	100	100	95-100	85-100	35-45	10-20
	18-60	Silty clay loam	CL-K (propose d), ML-K (propose d)	A-6, A-7	0	0-5	100	95-100	90-100	85-100	35-45	10-20
EmA: Ewa	0-8	Silty clay loam	CL-K (propose d), ML-K (propose d)	A-6, A-7	0	0	100	100	95-100	85-100	35-45	10-20
	8-29	Silty clay loam	CL-K (propose d), ML-K (propose d)	A-6, A-7	0	0	100	95-100	90-100	85-100	35-45	10-20
	29-39	Bedrock	--	---	0	0	0	0	0	0	0	NP

Engineering Properties

Island of Oahu, Hawaii

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
EmB: Ewa	0-8	Silty clay loam	CL-K (propose d), ML-K (propose d)	A-6, A-7	0	0	100	100	95-100	85-100	35-45	10-20
	8-29	Silty clay loam	CL-K (propose d), ML-K (propose d)	A-6, A-7	0	0	100	95-100	90-100	85-100	35-45	10-20
	29-39	Bedrock	--	--	0	0	0	0	0	0	0	NP
EwC: Ewa	0-18	Stony silty clay	CL-K (propose d), ML-K (propose d)	A-6, A-7	0-20	15-30	100	100	95-100	85-100	35-45	10-20
	18-60	Silty clay loam	CL-K (propose d), ML-K (propose d)	A-6, A-7	0	0-5	100	95-100	90-100	85-100	35-45	10-20

Engineering Properties

Island of Oahu, Hawaii

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
		<i>In</i>			<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
HLMG:												
Helemano	0-10	Silty clay	MH-K (propose d)	A-7	0-5	0-10	95-100	95-100	90-100	85-95	55-60	20-25
	10-41	Paragravelly silty clay	MH-K (propose d)	A-7	0-10	0-10	80-100	80-90	75-90	70-85	55-60	20-25
	41-60	Very paragravelly silty clay	MH-K (propose d)	A-7	5-20	5-20	70-90	70-80	65-80	65-75	55-60	20-25
HxA:												
Honouliuli	0-15	Clay	CH	A-7	0	0	100	100	95-100	95-100	50-65	30-45
	15-68	Clay	CH	A-7	0	0	100	100	95-100	85-95	50-70	30-50
KmaB:												
Keaau	0-15	Stony clay	CH	A-7	5-10	5-10	90-100	90-100	85-100	80-95	60-70	40-50
	15-34	Clay	CH	A-7	0	0	100	100	95-100	85-100	60-70	40-50
	34-39	Cemented material	---	---	0	0	0	0	0	0	0	NP
	39-57	Sand	SP, SP-SM	A-1, A-2, A-3	0	0	90-100	75-90	40-60	0-10	0-14	NP
LPE:												
Lualualei, extremely stony	0-10	Extremely stony clay	CH	A-7	30-55	15-35	80-90	80-90	80-90	70-90	55-65	30-40
	10-60	Extremely stony clay	CH	A-7	25-50	15-35	70-80	70-80	70-80	65-80	60-80	30-50
LuB:												
Lualualei	0-10	Clay	CH	A-7	0-5	0-5	95-100	95-100	95-100	85-100	55-65	30-40
	10-60	Clay	CH	A-7	0-5	0-5	85-100	85-100	85-100	80-100	60-80	30-50

Engineering Properties

Island of Oahu, Hawaii

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
LvA:												
Lualualei, stony	0-10	Stony clay	CH	A-7	5-10	5-10	95-100	95-100	95-100	85-100	55-65	30-40
	10-60	Clay	CH	A-7	0-5	0-5	85-100	85-100	85-100	80-100	60-80	30-50
LvB:												
Lualualei, stony	0-10	Stony clay	CH	A-7	5-10	5-10	95-100	95-100	95-100	85-100	55-65	30-40
	10-60	Clay	CH	A-7	0-5	0-5	85-100	85-100	85-100	80-100	60-80	30-50
MBL:												
Mahana	0-4	Silty clay loam	MH-O (proposed)	A-7	0	0	100	100	95-100	85-100	50-70	15-25
	4-30	Silt loam	MH-O (proposed), ML-O (proposed)	A-4	0	0	100	100	95-100	85-100	0-14	NP
	30-43	Silty clay loam	MH-O (proposed)	A-7	0	0	0	0	0	0	50-70	15-25
	43-60	Silty clay loam	MH-O (proposed)	A-7	0	0	0	0	0	0	50-70	15-25
Badland	0-60	Bedrock	---	---	0-15	0-15	0	0	0	0	0	NP

Engineering Properties

Island of Oahu, Hawaii

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
McC2: Mahana	0-4	Silty clay loam	MH-O (propose d)	A-7	0	0	100	100	95-100	85-100	50-70	15-25
	4-30	Silt loam	MH-O (propose d), ML-O (propose d)	A-4	0	0	100	100	95-100	85-100	0-14	NP
	30-43	Silty clay loam	MH-O (propose d)	A-7	0	0	100	100	95-100	85-100	50-70	15-25
	43-60	Silty clay loam	MH-O (propose d)	A-7	0	0	100	100	95-100	85-100	50-70	15-25
McD2: Mahana	0-4	Silty clay loam	MH-O (propose d)	A-7	0	0	100	100	95-100	85-100	50-70	15-25
	4-30	Silt loam	MH-O (propose d), ML-O (propose d)	A-4	0	0	100	100	95-100	85-100	0-14	NP
	30-43	Silty clay loam	MH-O (propose d)	A-7	0	0	100	100	95-100	85-100	50-70	15-25
	43-60	Silty clay loam	MH-O (propose d)	A-7	0	0	100	100	95-100	85-100	50-70	15-25

Engineering Properties

Island of Oahu, Hawaii

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
		<i>In</i>			<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
McE2:												
Mahana	0-4	Silty clay loam	MH-O (propose d)	A-7	0	0	100	100	95-100	85-100	50-70	15-25
	4-30	Silt loam	MH-O (propose d), ML-O (propose d)	A-4	0	0	100	100	95-100	85-100	0-14	NP
	30-43	Silty clay loam	MH-O (propose d)	A-7	0	0	100	100	95-100	85-100	50-70	15-25
	43-60	Silty clay loam	MH-O (propose d)	A-7	0	0	100	100	95-100	85-100	50-70	15-25
MnC:												
Mamala, stony	0-8	Stony silty clay loam	CL-K (propose d)	A-7	0-10	10-20	90-95	85-90	85-90	75-90	40-50	15-25
	8-19	Stony silty clay loam	CL-K (propose d)	A-7	0-10	10-20	75-85	70-80	70-80	65-80	40-50	15-25
	19-29	Bedrock	---	---	0	0	0	0	0	0	0	NP
MuC:												
Mofokai	0-15	Silty clay loam	CL-K (propose d), ML-K (propose d)	A-7	0	0	100	100	90-100	80-95	40-50	15-20
	15-72	Clay loam, silty clay loam	ML-K (propose d)	A-7	0	0	100	100	80-100	70-95	40-50	10-20

Engineering Properties

Island of Oahu, Hawaii

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
	<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
rRK:												
Rock land	0-4	Silty clay	MH-K (propose d)	A-7	0-10	0-5	90-100	90-100	90-100	85-95	50-60	10-20
	4-8	Silty clay, silty clay loam	MH-K (propose d)	A-7	0-10	0-5	90-100	90-100	90-100	85-95	50-60	10-20
	8-20	Bedrock	—	—	0	0	0	0	0	0	0	NP
rSY:												
Stony steep land	0-10	Extremely stony silty clay	MH-K (propose d)	A-7	50-70	20-40	85-95	80-90	75-90	70-90	50-70	15-25
	10-60	Extremely bouldery silty clay, extremely stony silty clay	MH-K (propose d)	A-7	50-60	20-40	85-95	80-90	75-90	70-90	50-70	15-25

Water Features

Island of Oahu, Hawaii

[Depths of layers are in feet. See text for definitions of terms used in this table. Estimates of the frequency of ponding and flooding apply to the whole year rather than to individual months. Absence of an entry indicates that the feature is not a concern or that data were not estimated. This report shows only the major soils in each map unit]

Map symbol and soil name	Hydrologic group	Surface runoff	Months	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Surface water depth	Duration	Frequency	Duration	Frequency
				Ft	Ft	Ft				
CR:										
Coral outcrop	A	Low	January	---	---	---	---	None	Very brief	Rare
			February	---	---	---	---	None	Very brief	Rare
			March	---	---	---	---	None	Very brief	Rare
			April	---	---	---	---	None	Very brief	Rare
			May	---	---	---	---	None	Very brief	Rare
			June	---	---	---	---	None	Very brief	Rare
			July	---	---	---	---	None	Very brief	Rare
			August	---	---	---	---	None	Very brief	Rare
			September	---	---	---	---	None	Very brief	Rare
			October	---	---	---	---	None	Very brief	Rare
			November	---	---	---	---	None	Very brief	Rare
			December	---	---	---	---	None	Very brief	Rare
EaB:										
Ewa	B	Low	Jan-Dec			---	---	None	---	None
EmA:										
Ewa	B	Low	Jan-Dec			---	---	None	---	None
EmB:										
Ewa	B	Low	Jan-Dec			---	---	None	---	None
EwC:										
Ewa	B	Medium	Jan-Dec			---	---	None	---	None
HLMG:										
Helemano	B	Medium	Jan-Dec			---	---	None	---	None

Water Features

Island of Oahu, Hawaii

Map symbol and soil name	Hydrologic group	Surface runoff	Months	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Surface water depth	Duration	Frequency	Duration	Frequency
				Ft	Ft					
HxA:										
Honouliuli	D	Negligible	January	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			February	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			March	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			April	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			May	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			June	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			July	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			August	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			September	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			October	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			November	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			December	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
KmaB:										
Keaau	D	Negligible	January	2.0-4.0	>6.0	0.1-0.8	Very brief	Occasional	Very brief	Occasional
			February	2.0-4.0	>6.0	0.1-0.8	Very brief	Occasional	Very brief	Occasional
			March	2.0-4.0	>6.0	0.1-0.8	Very brief	Occasional	Very brief	Occasional
			April	2.0-4.0	>6.0	0.1-0.8	Very brief	Occasional	Very brief	Rare
			May	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			June	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			July	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			August	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			September	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			October	---	---	0.1-0.8	Very brief	Rare	Very brief	Rare
			November	2.0-4.0	>6.0	0.1-0.8	Very brief	Occasional	Very brief	Occasional
			December	2.0-4.0	>6.0	0.1-0.8	Very brief	Occasional	Very brief	Occasional
LPE:										
Luaiuaiei, extremely stony	D	High	Jan-Dec	---	---	---	---	None	---	None

Water Features

Island of Oahu, Hawaii

Map symbol and soil name	Hydrologic group	Surface runoff	Months	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Surface water depth	Duration	Frequency	Duration	Frequency
				<i>Ft</i>	<i>Ft</i>	<i>Ft</i>				
LuB:										
Lualualei	D	Low	January	---	---	---	---	None	Very brief	Rare
			February	---	---	---	---	None	Very brief	Rare
			March	---	---	---	---	None	Very brief	Rare
			April	---	---	---	---	None	Very brief	Rare
			May	---	---	---	---	None	Very brief	Rare
			June	---	---	---	---	None	Very brief	Rare
			July	---	---	---	---	None	Very brief	Rare
			August	---	---	---	---	None	Very brief	Rare
			September	---	---	---	---	None	Very brief	Rare
			October	---	---	---	---	None	Very brief	Rare
			November	---	---	---	---	None	Very brief	Rare
			December	---	---	---	---	None	Very brief	Rare
LvA:										
Lualualei, stony	D	Low	January	---	---	---	---	None	Very brief	Rare
			February	---	---	---	---	None	Very brief	Rare
			March	---	---	---	---	None	Very brief	Rare
			April	---	---	---	---	None	Very brief	Rare
			May	---	---	---	---	None	Very brief	Rare
			June	---	---	---	---	None	Very brief	Rare
			July	---	---	---	---	None	Very brief	Rare
			August	---	---	---	---	None	Very brief	Rare
			September	---	---	---	---	None	Very brief	Rare
			October	---	---	---	---	None	Very brief	Rare
			November	---	---	---	---	None	Very brief	Rare
			December	---	---	---	---	None	Very brief	Rare

Water Features

Island of Oahu, Hawaii

Map symbol and soil name	Hydrologic group	Surface runoff	Months	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Surface water depth	Duration	Frequency	Duration	Frequency
				<i>Ft</i>	<i>Ft</i>	<i>Ft</i>				
LvB:										
Lualualei, stony	D	Low	January	---	---	---	---	None	Very brief	Rare
			February	---	---	---	---	None	Very brief	Rare
			March	---	---	---	---	None	Very brief	Rare
			April	---	---	---	---	None	Very brief	Rare
			May	---	---	---	---	None	Very brief	Rare
			June	---	---	---	---	None	Very brief	Rare
			July	---	---	---	---	None	Very brief	Rare
			August	---	---	---	---	None	Very brief	Rare
			September	---	---	---	---	None	Very brief	Rare
			October	---	---	---	---	None	Very brief	Rare
			November	---	---	---	---	None	Very brief	Rare
			December	---	---	---	---	None	Very brief	Rare
MBL:										
Mahana	B	High	Jan-Dec			---	---	None	---	None
Badland	D	Very high	Jan-Dec			---	---	None	---	None
McC2:										
Mahana	B	Medium	Jan-Dec			---	---	None	---	None
McD2:										
Mahana	B	High	Jan-Dec			---	---	None	---	None
McE2:										
Mahana	B	Very high	Jan-Dec			---	---	None	---	None

Water Features

Island of Oahu, Hawaii

Map symbol and soil name	Hydrologic group	Surface runoff	Months	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Surface water depth	Duration	Frequency	Duration	Frequency
				<i>Ft</i>	<i>Ft</i>	<i>Ft</i>				
MnC:										
Mamala, stony	B	Medium	January	---	---	---	---	None	Very brief	Rare
			February	---	---	---	---	None	Very brief	Rare
			March	---	---	---	---	None	Very brief	Rare
			April	---	---	---	---	None	Very brief	Rare
			May	---	---	---	---	None	Very brief	Rare
			June	---	---	---	---	None	Very brief	Rare
			July	---	---	---	---	None	Very brief	Rare
			August	---	---	---	---	None	Very brief	Rare
			September	---	---	---	---	None	Very brief	Rare
			October	---	---	---	---	None	Very brief	Rare
			November	---	---	---	---	None	Very brief	Rare
			December	---	---	---	---	None	Very brief	Rare
MuC:										
Molokai	B	Medium	Jan-Dec			---	---	None	---	None
rRK:										
Rock land	D	Very high	Jan-Dec			---	---	None	---	None
rSY:										
Stony steep land	B	Medium	Jan-Dec			---	---	None	---	None

Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Island of Oahu, Hawaii

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The columns that identify the rating class and limiting features show no more than five limitations for any given soil. The soil may have additional limitations. This report shows only the major soils in each map unit]

Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
CR: Coral outcrop	85	Not rated		Not rated		Not rated	
EaB: Ewa	100	Somewhat limited Low strength	0.10	Somewhat limited Cutbanks cave	0.10	Very limited Too clayey	1.00
EmA: Ewa	100	Somewhat limited Low strength	0.10	Somewhat limited Depth to soft bedrock Cutbanks cave	0.54 0.10	Very limited Carbonate content Depth to bedrock Droughty	1.00 0.54 0.01
EmB: Ewa	100	Somewhat limited Low strength	0.10	Somewhat limited Depth to soft bedrock Cutbanks cave	0.54 0.10	Very limited Carbonate content Depth to bedrock Droughty	1.00 0.54 0.01
EwC: Ewa	100	Somewhat limited Low strength Slope	0.10 0.04	Somewhat limited Cutbanks cave Slope	0.10 0.04	Very limited Large stones content Too clayey Slope	1.00 1.00 0.04
HLMG: Helemano	100	Very limited Slope Low strength	1.00 0.10	Very limited Slope Too clayey Cutbanks cave	1.00 0.50 0.10	Very limited Slope Too clayey Large stones content	1.00 1.00 0.03
HxA: Honouliuli	100	Very limited Ponding Low strength Shrink-swell Flooding	1.00 1.00 1.00 0.40	Very limited Ponding Cutbanks cave Too clayey	1.00 1.00 0.50	Very limited Too clayey Ponding	1.00 1.00

Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Island of Oahu, Hawaii

Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
KmaB:							
Keaau	85	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Too clayey	1.00
		Flooding	1.00	Too clayey	1.00	Ponding	1.00
		Low strength	1.00	Cutbanks cave	1.00	Carbonate content	1.00
		Shrink-swell	1.00	Depth to saturated zone	0.95	Flooding	0.60
				Flooding	0.60	Large stones content	0.38
LPE:							
Lualualei, extremely stony	100	Very limited		Very limited		Very limited	
		Low strength	1.00	Too clayey	1.00	Too clayey	1.00
		Shrink-swell	1.00	Cutbanks cave	1.00	Large stones content	1.00
		Large stones content	1.00	Large stones content	1.00	Slope	1.00
		Slope	1.00	Slope	1.00	Droughty	0.09
LuB:							
Lualualei	100	Very limited		Very limited		Very limited	
		Low strength	1.00	Too clayey	1.00	Too clayey	1.00
		Shrink-swell	1.00	Cutbanks cave	1.00	Large stones content	0.01
		Flooding	0.40				
LvA:							
Lualualei, stony	100	Very limited		Very limited		Very limited	
		Low strength	1.00	Too clayey	1.00	Too clayey	1.00
		Shrink-swell	1.00	Cutbanks cave	1.00	Large stones content	0.38
		Flooding	0.40				
LvB:							
Lualualei, stony	100	Very limited		Very limited		Very limited	
		Low strength	1.00	Too clayey	1.00	Too clayey	1.00
		Shrink-swell	1.00	Cutbanks cave	1.00	Large stones content	0.38
		Flooding	0.40				
MBL:							
Mahana	55	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
				Cutbanks cave	0.10		
Badland	45	Not rated		Not rated		Not rated	
McC2:							
Mahana	100	Somewhat limited		Somewhat limited		Somewhat limited	
		Slope	0.04	Cutbanks cave	0.10	Slope	0.04
				Slope	0.04		

Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Island of Oahu, Hawaii

Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
McD2: Mahana	100	Very limited Slope	1.00	Very limited Slope Cutbanks cave	1.00 0.10	Very limited Slope	1.00
McE2: Mahana	100	Very limited Slope	1.00	Very limited Slope Cutbanks cave	1.00 0.10	Very limited Slope	1.00
MnC: Mamala, stony	100	Very limited Depth to hard bedrock Low strength Flooding	1.00 1.00 0.40	Very limited Depth to hard bedrock Cutbanks cave	1.00 0.10	Very limited Carbonate content Depth to bedrock Droughty Large stones content	1.00 1.00 0.99 0.68
MuC: Moikakai	100	Somewhat limited Slope Low strength	0.37 0.10	Somewhat limited Too clayey Slope Cutbanks cave	0.50 0.37 0.10	Very limited Too clayey Slope	1.00 0.37
rRK: Rock land	55	Very limited Depth to hard bedrock Low strength Slope	1.00 1.00 1.00	Very limited Depth to hard bedrock Slope Cutbanks cave	1.00 1.00 0.10	Very limited Depth to bedrock Droughty Too clayey Slope Large stones content	1.00 1.00 1.00 1.00 0.03
rSY: Stony steep land	100	Very limited Large stones content Slope Low strength	1.00 1.00 1.00	Very limited Large stones content Slope Too clayey Cutbanks cave	1.00 1.00 0.13 0.10	Very limited Slope Large stones content Too clayey Droughty	1.00 1.00 1.00 0.09

Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect local roads and streets, shallow excavations, and lawns and landscaping.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

"Local roads and streets" have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

"Shallow excavations" are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

"Lawns and landscaping" require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are reaction; depth to a water table; ponding; depth to bedrock or a cemented pan; the available water capacity in the upper 40 inches; the content of salts, sodium, or calcium carbonate; and sulfidic materials. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the surface layer.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Dwellings and Small Commercial Buildings

Island of Oahu, Hawaii

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The columns that identify the rating class and limiting features show no more than five limitations for any given soil. The soil may have additional limitations. This report shows only the major soils in each map unit]

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
CR: Coral outcrop	85	Not rated		Not rated		Not rated	
EaB: Ewa	100	Not limited		Not limited		Somewhat limited Slope	0.13
EmA: Ewa	100	Not limited		Somewhat limited Depth to soft bedrock	0.54	Not limited	
EmB: Ewa	100	Not limited		Somewhat limited Depth to soft bedrock	0.54	Not limited	
EwC: Ewa	100	Somewhat limited Slope	0.04	Somewhat limited Slope	0.04	Very limited Slope	1.00
HLMG: Helemano	100	Very limited Slope	1.00	Very limited Slope	1.00	Very limited Slope	1.00
HxA: Honouliuli	100	Very limited Ponding Flooding Shrink-swell	1.00 1.00 1.00	Very limited Ponding Flooding Shrink-swell	1.00 1.00 1.00	Very limited Ponding Flooding Shrink-swell	1.00 1.00 1.00
KmaB: Kaaau	85	Very limited Ponding Flooding Shrink-swell	1.00 1.00 1.00	Very limited Ponding Flooding Shrink-swell Depth to saturated zone	1.00 1.00 1.00 0.95	Very limited Ponding Flooding Shrink-swell	1.00 1.00 1.00
LPE: Luatuaiei, extremely stony	100	Very limited Shrink-swell Large stones content Slope	1.00 1.00 1.00	Very limited Shrink-swell Large stones content Slope	1.00 1.00 1.00	Very limited Shrink-swell Large stones content Slope	1.00 1.00 1.00

Dwellings and Small Commercial Buildings

Island of Oahu, Hawaii

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
LuB:							
Lualualei	100	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
		Shrink-swell	1.00	Shrink-swell	1.00	Shrink-swell	1.00
LvA:							
Lualualei, stony	100	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
		Shrink-swell	1.00	Shrink-swell	1.00	Shrink-swell	1.00
LvB:							
Lualualei, stony	100	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
		Shrink-swell	1.00	Shrink-swell	1.00	Shrink-swell	1.00
MBL:							
Mahana	55	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
Badland	45	Not rated		Not rated		Not rated	
McC2:							
Mahana	100	Somewhat limited		Somewhat limited		Very limited	
		Slope	0.04	Slope	0.04	Slope	1.00
McD2:							
Mahana	100	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
McE2:							
Mahana	100	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
MnC:							
Mamala, stony	100	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
						Slope	0.50
MuC:							
Molokai	100	Somewhat limited		Somewhat limited		Very limited	
		Slope	0.37	Slope	0.37	Slope	1.00

Dwellings and Small Commercial Buildings

Island of Oahu, Hawaii

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
rRK:							
Rock land	55	Very limited		Very limited		Very limited	
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
		Slope	1.00	Slope	1.00	Slope	1.00
rSY:							
Stony steep land	100	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Large stones content	1.00	Large stones content	1.00	Large stones content	1.00

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

"Dwellings" are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

"Small commercial buildings" are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.



United States Department of the Interior

2008/Z-1
2008/Z-2
2008/Z-3

U.S. GEOLOGICAL SURVEY
Pacific Islands Water Science Center
677 Ala Moana Blvd., Suite 415
Honolulu, HI 96813
Phone: (808) 587-2400/Fax: (808) 587-2401

February 20, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 FEB 22 AM 11:54

RECEIVED

Mr. Henry Eng, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: Applications for three zone changes (1) 2008/Z-1 Makaiwa Hills, TMK: 9-1-015: 5, 17; 9-2-003:87, 92, POR. 89 (2) 2008/Z-2 Kapolei West, TMK: 9-1-014: POR. 033; 9-1-015: PORS. 004 & 020; 9-1-015:018 and (3) 2008/Z-3 Kapolei Harborside TMK: 9-1-014:033 (POR.), 035: 9-1-015:020 (POR.) Kapolei, Ewa District, Oahu

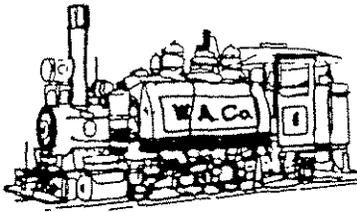
Thank you for forwarding the subject applications for three separate but related zone changes for the proposed Makaiwa Hills, Kapolei West, and Kapolei Harborside projects for review and comment by the staff of the U.S. Geological Survey, Pacific Islands Water Science Center. We regret however, that due to prior commitments and lack of available staff, we are unable to review these documents.

We appreciate the opportunity to participate in the review process.

Sincerely,

Gordon Tribble
Center Director

Scanned 599036



Hawaiian Railway

2008/2-2
2008/2-3
RECEIVED

'08 MAR 12 AIO 54

March 7, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Mr. Henry Eng
FAICP, Director
CITY AND COUNTY OF HONOLULU
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: Comments on Zone Change Applications, Kapolei West and Kapolei Harborside

Both of the subject proposed developments will affect the OR&L Right of Way and the historic train operated by the Hawaiian Railway Society (HRS).

HRS operates in the 40' OR&L Right of Way under conditions prescribed by the Hawaii Department of Transportation, Highways Division. A State bikeway is planned to fit in the right of way adjacent to the single narrow-gage railroad track.

We recommend that road or golf course crossings of the railroad and bikeway for these two developments be accomplished by means of bridges or tunnels rather than at-grade. Additional at-grade crossings will create more stops for the train and degrade the character of the historic track which is on the National Register of Historic Places.

If at-grade crossings must be used they should have automated crossing guards.

Drainage of these two developments is a concern. If our railroad bridge 28A is to be affected we will require coordination. This bridge passes considerable stormwater during major storms.

We would like the opportunity to examine conceptual drawings including drainage and utilities locations as soon as they are available.

If you have any questions, please contact Ben Schlapak at 836-6533.

Sincerely,

ROBERT YATCHMENOFF
President

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original with 2008/2.2

HAWAIIAN RAILWAY SOCIETY

A Chapter of the National Railway Historical Society



2008/Z-3
scanned 599036

PO
[Handwritten signature]

HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

February 22, 2007

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 FEB 25 P 2:38

RECEIVED

Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Director Henry Eng,

RE: 2008/Z-3 Kapolei Property Development, LCC; Kapolei Harborside

Please incorporate written testimony on the following zone change application for Kapolei Harborside to read as the following: IN OPPOSITION.

The H-1 Freeway is at over capacity. If it were a school functioning at over capacity, a portable classroom would be on order to render resolve- a practice we employ today. In some instances, new schools are constructed altogether to meet and satisfy the demand for increased capacity needs. When the prisons are at over capacity, policies and practices to garner adequate space is also achieved.

Not until the carrying capacity of the H-1 Freeway Corridor is expanded in the form of another route to serve as an expressway should this development scheme known as Kapolei Harborside transpire.

Since the Governor, State Department of Transportation, Oahu Metropolitan Planning Organization's Policy Committee, Congressional Delegation, and the Hawaii State Senate refuse to initiate the advancement of an expressway, it would be ill-advised of the City and County of Honolulu to exacerbate conditions on the H-1 Freeway by approving this zone change.

I have secured \$200,000 for a feasibility study to accommodate a reversible expressway through Pearl Harbor linking the Ewa Plains with town. Unfortunately, the Governor will not release the money and the funds will lapse by this summer. If the developers would consolidate their efforts and hui together to do what the Governor won't do, then the realization of providing capacity could be achieved

Thank you for your consideration and cooperation.

Very Respectfully,

Rida Cabanilla
Rida Cabanilla

State Representative Rida Cabanilla
State Capitol, Room 442 • Honolulu, Hawaii 96813
Telephone: (808) 586-6080 • Fax: (808) 586-6081 • Email: repcabanilla@capitol.hawaii.gov

ATTACHMENT 4
(N.B. No. 34 Minutes)

[Government](#) | [Kama'aina](#) | [Business](#) | [Visitors](#) | [Kids World](#) | [Seniors World](#) | [On-Line Services](#) | [Economic Development](#)

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Printable version (copy and paste into browser):

 <http://www.honolulu.gov/nco/nb34/07/34200712Min.PDF>

MAKAKILO / KAPOLEI / HONOKAI HALE NEIGHBORHOOD BOARD

MINUTES OF REGULAR MEETING WEDNESDAY, DECEMBER 5, 2007 KAPOLEI HIGH SCHOOL CAFETERIA

CALL TO ORDER: Acting Chair Kioni Dudley called the meeting to order at 7:02 p.m., with a quorum present.

MEMBERS PRESENT: Kioni Dudley, Michael Golojuch, Brian Kanno, Suk Moses, Evelyn Souza, Maeda Timson, George Yamamoto, Linda Young.

MEMBERS ABSENT: None.

MEMBER SEATS VACANT: One at-large seat.

GUESTS: Captain Ryan Fernandez (Honolulu Fire Department – Kapolei), Henry Eng (Mayor's Representative), Lorraine Martinez, P. Chardon, George Grace, Jeanette Grace, Cynthia Ramirez (Councilmember Todd Apo's Office staff), Grant Murakami and Allan Ah Sam (UHWO), Ron Schaedel, Charles Zahu, Obed Donalin (Leeward AYSO), Franklin Souza, Lt. D. Tsuchida (Honolulu Police Department, District 8-Kapolei), Roy Wickramaratna, Valerie Kane, David and Barbara Gaboya, Grant Murakami (PBR), Polly Grace, Alan Renninger, John Ridings, B. Nathaniel, Kawika Kane (Maluohai), Mel Kahele, Frank Genadio (CBT), Lolita Takeda, Edmund Aczon (US Senator Daniel Inouye's Office staff), Mark Luna M. Kouhoko, and Sean Newcomb (Carpenter's Union), Brad Myers, Dave Rae, Chuck Hill, Theresia McMurdo, Steve Kelly, and Cameron Nekota (Kapolei Property Development); Rock Riggs (Senator Mike Gabbard's Office staff), Aaron G., David Serrao, Alan R. Gano, Mitchell Tynanes (Carpenter's Union 745), Gary Omori (HHCTCP), Brent Buckley, Nel Nguyen, Robert K. Lowe, Doug Chafe, Kevin Chafe, Ralph F. Harris, Michelle Golojuch, Mat S. Apuya, Jeff Overton (Group 70 International), Georgette S., Kea Yamamoto (Operating Engineers), Pamela Young (City Council), Mike Staffaroni, Alvin Nagasako (Kapolei High School Principal), Puni Chee (Councilmember Nestor Garcia's Office staff), Caroline Golojuch, George Kuo (Board of Water Supply), Doug Chase, Rachel Glanstein and Nola Frank (Neighborhood Commission Office Staff). Approximately 20 plus additional guests were in attendance but did not sign the guest list.

CHAIR'S REPORT: Acting Chair Dudley reported that Chair Shad Kane has resigned from the Board and that he as Vice-Chair would be conducting the meetings until a new chair is elected, five votes are needed to elect a new chair. Dudley announced that there would be a one-minute time limit for all speakers. Without objections the agenda would be taken out of order with Presentations moved before Formation of a Permitted Interaction Group.

APPOINTMENT OF TIMEKEEPER- Acting Chair Dudley appointed himself timekeeper for the evening.

comment was appreciated and it was noted that it is a good thing that the project is starting from scratch. There will be 750 parking stalls for 1500 students; parking is at the forefront of the planning efforts.

6. Buckley raised concern that the university is building a new campus when they cannot maintain the present one. Plans are to have an extended stay facility, but no faculty housing and suggested the other 200 acres be used for faculty housing. He noted that is the reason the university has trouble recruiting teachers. In answer, the university has lands available for faculty housing if UH can provide the funding; at this time UH has chosen not to proceed with faculty housing plans at this phase of the development.
7. M. Golojuch asked if this West Oahu campus would have child development centers.
8. C. Golojuch commented that money could be handled better; and not used to pay for docks (\$40 million) that are not used.
9. Dudley asked what is meant by medium density. In response, basically it is the height limits, and they are working on no more that two to three stories high; if any high-rises are constructed the buildings would be no higher than five or six floors for dormitories. The density will vary depending on the City standards. It is envisioned that the 500 acre area become a university district shared by the university and private entities. The intent is to make it a destination choice.
10. Dudley commented when the area is rezoned could the planning developers return before the Board.

The motion was adopted by unanimous consent, 8-0-0.

Murakami and Ah Sam were thanked for attending the meeting.

Kapolei Update – Kapolei Harborside, Makaiwa Hills, and Kapolei West Projects Development: Brad Myers, President of the Kapolei Property Development, introduced Dave Rae (Senior Vice-President), Chuck Hill (Vice-President), Theresia McMurdo (Vice-President Public Affairs), Steve Kelly (Manager Development), and Cameron Nekota (Development Project Manager). Kelly highlighted the following:

- o Kapolei Property Development (KPD) is an affiliate of the James Campbell Company, formerly Campbell Estate. Focus is developing the City of Kapolei and creating a major job center, following guiding principles. Projects in planning or construction are 7 retail projects, 6 office buildings, 30+ restaurants, 3 banks, 1 court complex and 1 elementary school. Ground was broken recently on an \$80 million of Kapolei public roads. By 2012 they will have invested a total of \$382 million on roads and other infrastructure. All three projects have been designated urban by the State of Hawaii and is now beginning the City process. Each project has gone through the Environmental Impact Statement (EIS) process twice. All projects will follow a similar timeline – 2007-2008 City and County rezoning; 2009-2020 development. Goals for all three projects include diversity, ecologically sensitive, culturally sensitive, sustainability, green building, connectivity, Hawaiian design, and a sense of community.
- o Kapolei Harborside: 345 acre planned Industrial Park next to Kalaeloa Barbers Point Harbor (the last major industrial site on Oahu).

- o Kapolei West and Makaiwa Hills: Will offer a full range of housing choices, including affordable homes.
- o Kapolei West: A 516-acre residential and golf community just east of Ko Olina.
- o Makaiwa Hills: 1,781-acre residential development above Honokai Hale with 4, 100 residences, current zoning agriculture.
- o Features of the 3 projects: 800 acres of open spaces, 2 elementary schools, 1 middle school, 3 major freeway interchanges, 12 active parks, bikeways, natural reserve, cultural reserves, walking trails, dual water system, green building design (may include photovoltaic & energy-efficient), affordable homes, executive homes, commercial space for shops and services, community spaces for meetings, community centers, transit facility, and golf course. Plans for infrastructure include roads, schools, water, sewer, solid waste, energy, and drainage.
- o The economic impact over the next 20 years is \$66 billion.

Questions, comments, concerns followed:

1. Souza thanked KPD for their past and future developments. She said she would like to see a high school included in the plans adding that there would be 6500 homes with no high school and asked if the Department of Education (DOE) could attend a meeting. Mr. Nakasako, principal of Kapolei High School, replied that he would take the lead and organize a forum with the developers, DOE, and the community.
2. Yamamoto complimented KPD's past projects. He asked if more information could be provided regarding the access from the Makakilo side to the Makaiwa side for the Makakilo residents. In reply, regarding specifics the Kapolei West abuts Ko Olina. Relative to a Makakilo connection, per the City there will be a Nohonu Street connection, a secondary access to the project. Although not necessary for the project, another access has been proposed.
3. Moses asked what is considered active parks. In answer, the parks are still under discussion with the Department of Parks and Recreation (DPR); proposed are 12 combination parks, community and neighborhood and would come under the City.
4. Yamamoto asked if there would be areas for private worship. In response, land will be available for a number of various churches with larger churches able to afford the land; there will be multi-purpose meeting centers run by the association.
5. C. Golojuch wanted to know if part of the \$66 billion is from tax dollars and stated that one problem is that tax money gets sidetracked and lost. Everyone was urged to contact their legislators and the administration to release the money.
6. Genadio commented he heard that one job takes one car off the road. However, the net result is that more people are commuting to Honolulu. He does not oppose the project, but noted that

we must have rail and very carefully look at transit. In reply, the developers are active in mass transit for the last two decades, with a five-acre site worked out for the City; twelve-acre site for Kapolei (beginning or end of the transit). The general concept is dealing with traffic as growth happens, and is committed to mass transit and highways being built and job creation.

7. Several audience members spoke in support of the project.
8. The West Kapolei project will have of 2400 multi-family housing units.
9. Martinez shared a 1973 newspaper article relating to the history of the area.
10. Nathaniel read the names of participants in getting Kamokila Park for the community.

Timson moved and seconded by Young that the Makakilo-Kapolei-Honokai Hale Neighborhood Board No. 34 continue to support Kapolei Property Development through these three projects and also continue to work closely with them.

Discussion followed: Several Board members commented and endorsed the project. Acting Chair Dudley relayed that it was the his understanding that the matter was for discussion only, and that he is somewhat surprised that the matter has been put into a motion contrary to that understanding.

The motion failed to carry, 4-3-1; Aye: Golojuch, Kanno, Timson, Young; **Nay:** Moses, Souza, Dudley; **Abstention:** Yamamoto. Five votes are needed for a motion to pass.

FORMATION OF PERMITTED INTERACTION GROUP- Deferred.

Discussion followed:

Kanno moved that this item be delayed until the Board has a quorum of five votes. Being there was no second the motion failed.

Acting Chair Dudley explained that according to a letter from the State Office of Information Practices, no Board vote is needed if the PIG is formed by the Chair and it could be formed to handle regional development Acting Chair Dudley ruled the motion out of order because the same thing would be accomplished with no motion.

Young noted that she is sure that the acting Chair and other Board members are not going out into the community.

Kanno reiterated to the acting Chair to take action, due to having the majority support of the Board. He added that there was no support for a PIG when the Board had nine members.

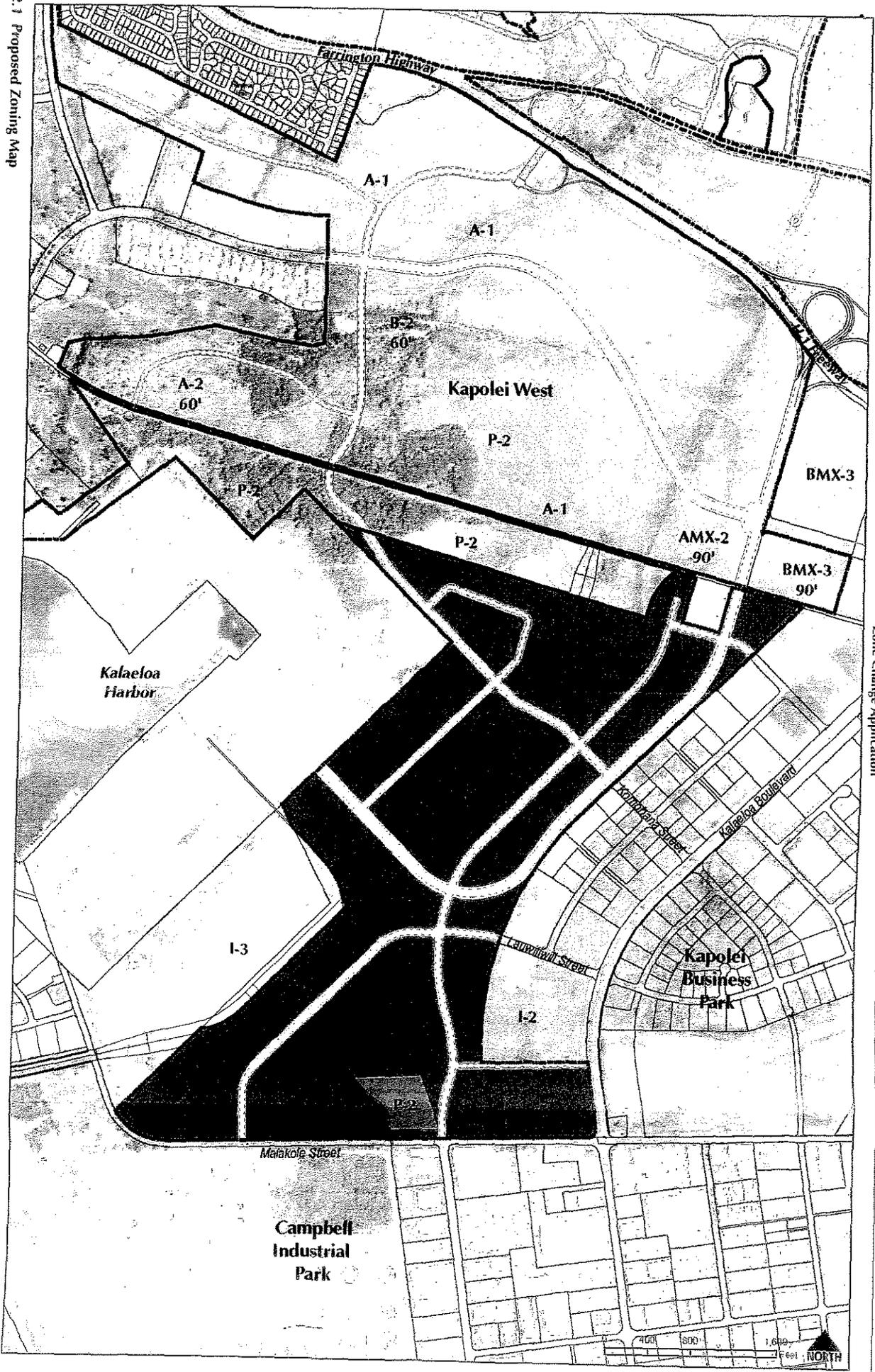
COMMUNITY CONCERNS AND ANNOUNCEMENTS:

Omnibus – Doug Chase raised concern as to why there is no plan for an omnibus on the agenda for discussion. He noted it was never brought before the community but mentioned by Dudley. Chase opined the Dudley was not in support of the community tonight due the vote take relative to the previous presentation.

Board Representation: A member of the audience expressed concern that the Board's Honokai Hale area has no representation on the Board.

Benefits Package – Martinez circulated a handout regarding this matter and asked if a Board

ATTACHMENT 5
(Applicant's Proposed Zoning Map)



Map 2.1 Proposed Zoning Map

ATTACHMENT 6
(DLNR January 22, 2007 letter,
re: Sinkhole preservation)

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

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

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

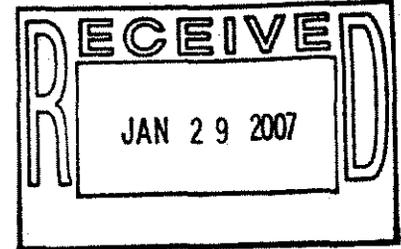
DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

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

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

January 22, 2007

Steve Kelly, Manager
Kapolei Property Development
1001 Kamokila Boulevard, Suite 250
Kapolei, Hawaii 96707



Aloha Mr. Kelly,

Thank you for the efforts of your firm in seeking lasting preservation for the six-acre sinkhole preserve on your property in the Kapolei Harborside Center project area. It is my understanding, via communications with Marjorie Ziegler, that your firm is looking to convey this property, or a lesser interest therein, to a conservation entity, and that DLNR has been identified as a possible recipient for the property.

The following excerpt from your (forwarded) January 17th email governs my current understanding of Campbell's present intent for the sinkhole preserve:

Donation of the 6-acre preserve – While any land disposition is subject to approval by our Board, we will continue to coordinate with DLNR and your group on potential conveyance scenarios and steps.

Land use classification – We feel the entire property should be reclassified to urban in a single petition with preservation of the preserve reflected in a condition of approval, a conservation easement, preservation zoning and/or a future reclassification by an appropriate entity.

Replace the existing fence – We plan a new fence with locked gates for the entire preserve perimeter in the immediate future. Access for educational/interpretive visits will continue to be provided.

Establish a fund to support the preserve – This type of funding would likely be available from the James Campbell Company's Community Action Fund grants. We will coordinate with you on funding needs and the appropriate grant recipient.

Continued interaction with interested parties – We of course will continue to work closely with all interested in preserving and experiencing the sinkhole preserve.

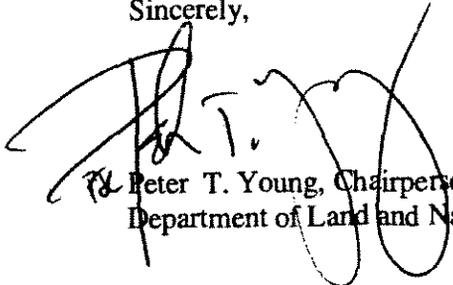
Page 2
Steve Kelly

DLNR's Natural Area Reserve System (NARS) is best suited to handle this property's long-term preservation. The NARS program protects representative samples of Hawaiian biological ecosystems and geological formations. Within these areas one can find rare plants and animals, many of which are on the edge of extinction. The system presently consists of 19 reserves on five islands, encompassing more than 109,000 acres of the State's most unique ecosystems.

In 1994, the NARS Commission identified the Ewa Sinkholes property as an extremely desirable location for a geological NAR, should the area ever become available for acquisition (please see the attached 1994 NARS nomination form). The features of the area that warrant preservation include: Excellent examples of local karst topography; An important window to the past for palynology (fossil pollen), paleobotany (fossil plants), archaeology, geochemistry, paleo-ground water studies, and probably the best record in Hawai'i of paleoclimate and ancient life over the last 120,000 years; and the largest repository of fossil bird bones that has provided some of the most exciting finds of birds that went extinct before or during Polynesian occupation.

Based on the above information and staff recommendations, DLNR would welcome discussions regarding acceptance of an interest in the property, preferably fee simple. Please feel free to contact me with questions or concerns about this matter.

Sincerely,



Peter T. Young, Chairperson
Department of Land and Natural Resources

cc. Paul Conry
Pat Costales
Laura Thielen
Betsy Gagne
Marjorie Ziegler

ATTACHMENT 7
(Applicant's Proposed Circulation Plan)

KAPOLEI HARBORSIDE
Zone Change Application

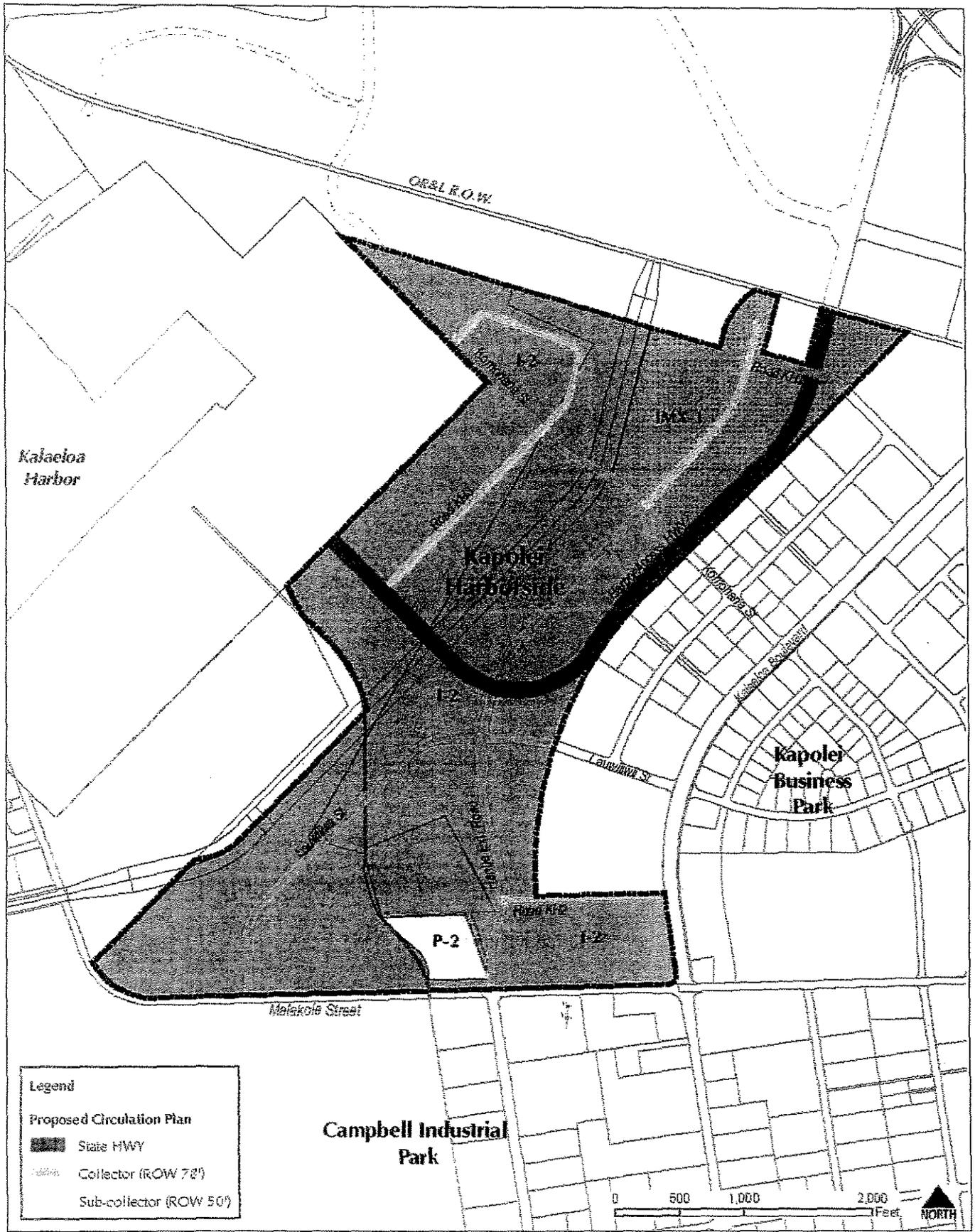


Figure 2.3 Proposed Circulation Plan

ATTACHMENT 8
Draft Ordinance



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____ **(2008)**

A BILL FOR AN ORDINANCE

REZONE LAND IN KAPOLEI, EWA, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Zoning Map No. 14, Barbers Point-Kahe-Nanakuli, Ordinance 86-116, is hereby amended as follows: Land situated at Kapolei, Ewa, Oahu, Hawaii hereinafter described, is hereby rezoned from AG-1 Restricted Agricultural District and AG-2 General Agricultural Districts, to P-2 General Preservation District, I-2 Intensive Industrial with a 60-foot height limit, and IMX-1 Industrial-Commercial Mixed Use with a 60-foot height limit. The boundaries and area of said Districts shall be described as shown on the map attached hereto, marked Exhibit "A" and made a part hereof, and further identified as Tax Map Keys 9-1-014:033 (por.), 035, and 9-1-015:020(por.)

SECTION 2. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.

DPP08Z-3.B08



A BILL FOR AN ORDINANCE

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

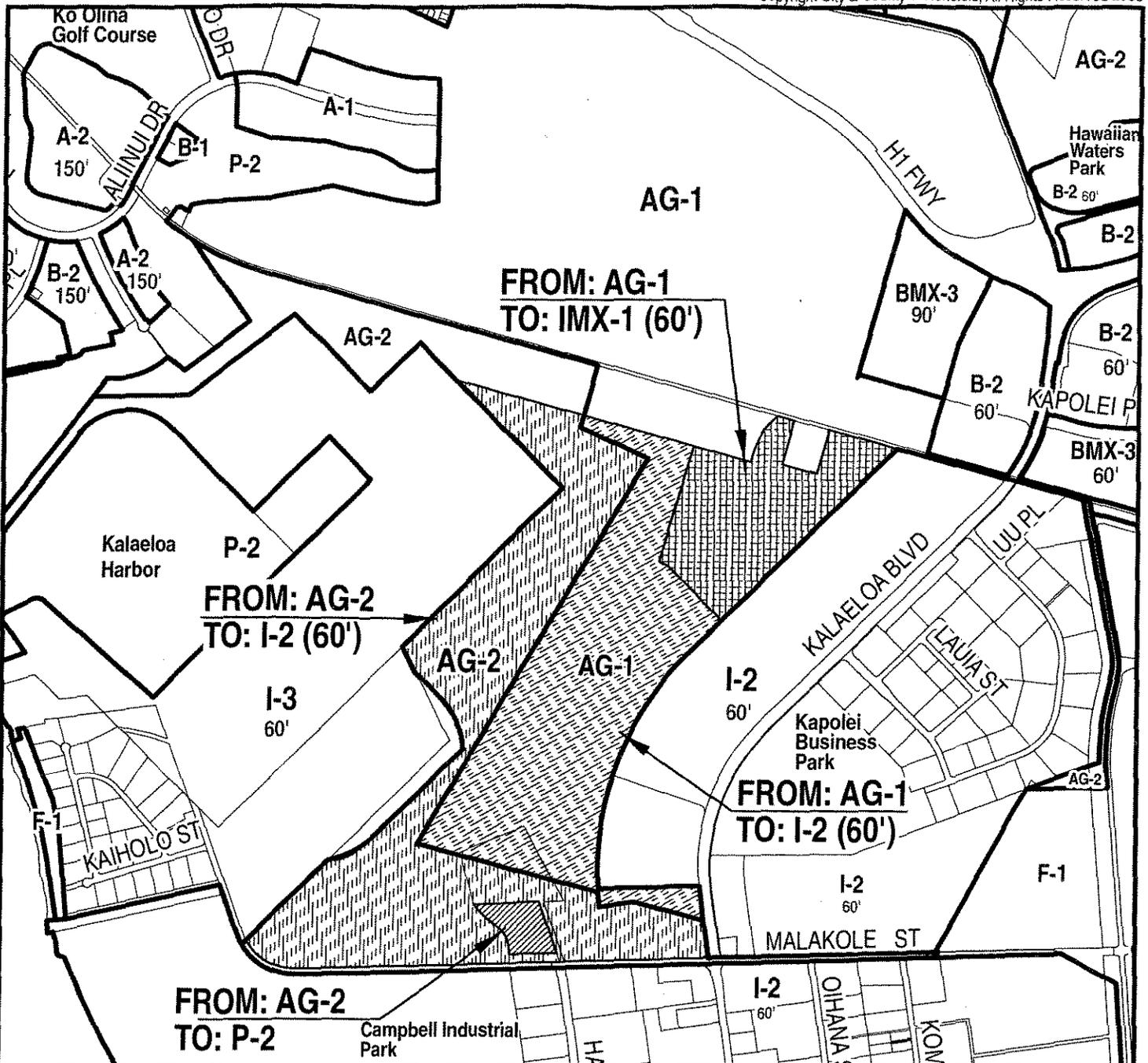
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

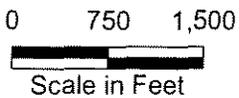
Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

MUFU HANNEMANN, Mayor
City and County of Honolulu



**PORTION OF
ZONING MAP NO. 14
(BARBERS POINT - KAHE - NANAKULI)**



APPLICANT: KAPOLEI PROPERTY DEVELOPMENT LLC
 TAX MAP KEY(S): 9-1-014: Por. 33, 35; 9-1-015: Por. 20
 FOLDER NO.: 2008/Z-3
 LAND AREA: 344.519 ACS.
 PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
 CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL

ORD. NO.

EFF. DATE:

EXHIBIT A

BILL

2008/Z-3

EXHIBIT B
Pending Unilateral Agreement