

**COMMENTS AND RESPONSES
FOR THE
EIS PREPARATION NOTICE**



DEPARTMENT OF THE ARMY
 U. S. ARMY ENGINEER DISTRICT, HONOLULU
 BUILDING 330
 FT. SHAFTER, HAWAII 96858-5440
 REPLY TO: September 17, 1987
 ATTENTION OF:

Mr. Russell N. Fukumoto, Executive Director
 Department of Business and Economic Development
 P.O. Box 17987
 ATTN: Housing, Finance and Development Corporation
 Honolulu, Hawaii 96817

Dear Mr. Fukumoto:

Thank you for the opportunity to review and comment on the Environmental Impact Statement preparation Notice for the Kapolei Village Master Plan, Ewa, Oahu, Hawaii. The following comments are provided for your information.

a. A Department of the Army Permit pursuant to Section 484 of the Clean Water Act is not required for this project.

b. The project area is not located in an area which has been designated as a flood zone.

Sincerely,
 Kiasuk Cheung
 Chief, Engineering Division

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Mr. Kiasuk Cheung, Chief
 Engineering Division
 Department of the Army
 Building 330
 Ft. Shafter, Hawaii 96858-5440

October 21, 1987

871DEV/4502

SUBJECT: Environmental Impact Statement
Kapolei Village, Master Plan
Ewa, Oahu

Thank you for your comments of 17 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3740.

Sincerely,
 ORIGINAL SIGNED BY
 RUSSELL N. FUKUMOTO
 Acting Executive Director

REPLY TO:



DEPARTMENT OF THE NAVY

COMMANDER
NAVAL BASE PEARL HARBOR
PEARL HARBOR, HAWAII 96860-5020

FOR INFO 11 25 87

NAVY LETTER TO:

11011
Ser NSB/2249
3 4 SEP 1987

Mr. Lloyd Haraquchi
Project Coordinator
Development Branch
Housing Finance and Development
Corporation
1002 N. School Street
Honolulu, Hawaii 96817

Dear Mr. Haraquchi:

KAPOLEI VILLAGE MASTER PLAN, EIA, OAHU
In response to the Office of Environmental Quality Control (OEQC) bulletin (Volume IV, Number 17) of September 8, 1987, we would like to be consulted in the preparation of the Environmental Impact Statement for the Kapolei Village Master Plan.

Sincerely,

T.L. FERRITER
Captain, U.S. Navy
Chief of Staff

Copy to:
OEQC

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	RESEARCH			
	STAFF			
	OTHER			

October 21, 1987

071DEV/4506

Captain T. L. Ferriter
Department of the Navy
Naval Base Pearl Harbor
Box 110
Pearl Harbor, Hawaii 96860-5020

Dear Captain Ferriter:

SUBJECT: Environmental Impact Statement
Kapolei Village Master Plan
Ewa, Oahu

Thank you for your comments of 24 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraquchi, Project Coordinator at 848-3240.

Sincerely,

ORIGINAL SIGNED BY

RUSSELL N. FUKUNOTO
Acting Executive Director

REPLY TO: 071DEV/4506



RECEIVED
 U.S. DEPARTMENT OF THE INTERIOR
 FISH AND WILDLIFE SERVICE
 100 ALA MOANA BOULEVARD
 P. O. BOX 50167
 HONOLULU, HAWAII 96850

SEP 20 3 00 PM '87
 SEP 29 1987
 Room 6307
 BS

Mr. Lloyd Haraguchi, Project Coordinator
 Development Branch
 Housing Finance and Development Corporation
 1002 North School Street
 Honolulu, Hawaii 96817

Re: Environmental Impact Statement Preparation Notice, Kapolei
 Village Master Plan, Ewa, Oahu

Dear Mr. Haraguchi:

We have reviewed the referenced Preparation Notice, and have no
 comments to offer at this time.

We appreciate this opportunity to comment.

Sincerely yours,

William R. Koseka
 Ernest Koseka
 Field Supervisor, Environmental Services
 Pacific Islands Office

DD-4 (Rev. 12-13-74)

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FILE 87-2001-6872



DEVELOPMENT COPY

October 21, 1987
 87DDE/4511

Mr. Ernest Koseka, Field Supervisor
 Fish and Wildlife Service
 U.S. Department of the Interior
 P. O. Box 50167
 Honolulu, Hawaii 96850

Dear Mr. Koseka:

SUBJECT: Environmental Impact Statement
Kapolei Village, Master Plan
Ewa, Oahu

Thank you for your comments of 29 September 1987. The Draft
 Environmental Impact Statement for the above named project
 is in preparation and when the document is finalized, we
 will forward a copy to you for review.

Should you have any questions or additional comments and
 suggestions, please direct them to Mr. Lloyd Haraguchi,
 Project Coordinator at 848-3240.

Sincerely,
 ORIGINAL SIGNED BY
 RUSSELL N. FURUKOTO
 Acting Executive Director

RMF:lwv



U.S. Department of Housing and Urban Development
Honolulu Office, Region IX
308 Ala Moana Blvd., Room 3316, Box 50007
Honolulu, Hawaii 96850-4991

September 28, 1987

Mr. Lloyd Harauchi
Project Coordinator
Housing Finance and Development
Corporation
1002 North School Street
Honolulu, HI 96817

Dear Mr. Harauchi:

SUBJECT: Environmental Impact Statement
Preparation Notice for the Proposed
Kapolei Village Master Plan,
Ewa, Oahu, Hawaii

This responds to your invitation for review and comments on the subject project that consists of 850 acres that will provide for 4006 residential units, a golf course and other recreational facilities, schools, commercial and other land uses. The project is located in the Ewa district and is consistent with the City and County of Honolulu's general plan for the area.

We have identified the following concerns that should be addressed in the EIS:

- 1. Impact of NAS Barbers Point and Vehicular Traffic.
- a. Noise/Accident Potential Zones
Noise will be generated by aircraft operations at the NAS Barbers Point. The Air Installation Compatible Use Zone (AICUZ) study dated January 16, 1985 documents both the noise levels and extent of Accident Potential Zones created by aircraft operation.
- b. Vehicular Traffic
Traffic studies should be made to determine if vehicular traffic, both auto and truck generated by existing and

future land uses in the area will generate noise levels in excess of 60 and 65 LDN. Particular attention should be given to the Barbers Point Access Road and Village Parkway.

2. Aquifer

The project's potential impact on the sustainable yield of the Pearl Harbor Aquifer should be discussed.

3. Sewage Disposal

The projects potential impact on the capacity of the Honolulu Sewer Treatment Plant should also be discussed.

4. Historic Preservation

If HUD assistance is anticipated for any project abutting the OR and L Right-of-way compliance with Section 106 of the National Historic Preservation Act of 1966 will be required.

It should be noted that HUD will not require the preparation of an EIS if use of HUD programs are proposed.

If you have any questions, you may call Frank Johnson at 541-1326.

Very Sincerely yours,

Cynthia Law
Director
Community Planning and
Development Division

Enclosure

cc: D. James

COMMUNICATIONS SECTION

October 21, 1987

87DRV/4518

Mr. Calvin Lew, Director
U.S. Department of Housing and Urban Development
P. O. Box 50007
Honolulu, Hawaii 96850

Dear Mr. Lew:

SUBJECT: Environmental Impact Statement,
Kapolei Village Master Plan,
Ewa, Oahu

Thank you for your comments of 28 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

As part of the Master Plan and FIS study process we will be conducting special studies to ascertain the noise and traffic impacts on the project. Special attention has been placed on the impacts from aircraft noise and accident potential zones. The findings and recommendations from these studies will be incorporated into the Draft EIS.

Utilities system demand and capacity of the project are also being studied as part of the master planning. The findings of these studies will be incorporated into the Draft EIS.

The current plans for the project provides for the protection of the Oahu Railway right-of-way by the inclusion of a 40 foot setback along the right-of-way.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraquchi, Project Coordinator at 848-3240.

Sincerely,

ORIGINAL SIGNED BY
RUSSELL N. FUKUNO
Acting Executive Director

RBF:lhivt

RECEIVED
HAWAIIAN
AUTHORITY
SEP 28 3 07 PM '87



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 118, HONOLULU, HAWAII 96818

LETTER NO. (P)1795.7

SEP 28 1987

Mr. Lloyd Haraguchi
Project Coordinator
Development Branch
Housing Finance and
Development Corporation
1002 North School Street
Honolulu, Hawaii 96817

Dear Mr. Haraguchi:

Subject: Preparation Notice for the Proposed
Kapolei Village Master Plan,
Ewa, Oahu, Hawaii

We have reviewed the subject document and have no
comments to offer.

Very truly yours,

[Signature]
TEJUANE TOMINAGA
State Public Works Engineer

SH:JK

DEVELOPMENT COPY

RUSSELL N. FUJIMOTO
Acting Director

Mr. Tejuane Tominega
State Public Work Engineer
Department of Accounting
and General Services
P. O. Box 118
Honolulu, Hawaii 96814

Dear Mr. Tominega:

SUBJECT: Environmental Impact Statement,
Kapolei Village Master Plan,
Ewa, Oahu

Thank you for your comments of 28 September 1987. The Draft
Environmental Impact Statement for the above named project
is in preparation and when the document is finalized, we
will forward a copy to you for review.

Should you have any questions or additional comments and
suggestions, please direct them to Mr. Lloyd Haraguchi,
Project Coordinator at 848-3260.

Sincerely,

ORIGINAL SIGNED BY
RUSSELL N. FUJIMOTO
Acting Executive Director

RMFL:AVC

October 21, 1987

87:DEV/4510

JOHN WAHNE
GOVERNOR



SUZANNE D. PETERSON
CHAIRPERSON, BOARD OF AGRICULTURE
TADASHI TOJO
DEPUTY TO THE CHAIRPERSON

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814-2512
September 25, 1987

Mailing Address:
P. O. Box 22159
Honolulu, Hawaii 96822-0159

MEMORANDUM

To: Mr. Russell N. Fukumoto, Executive Director
Housing Finance and Development Corporation
Department of Business and Economic Development

Subject: Environmental Impact Statement Preparation Notice
(EISPN) for Kapolei Village Master Plan
TRK: 9-1-16; 23 and por. 25 Ewa, Oahu
Area: 850 acres

The Department of Agriculture has reviewed the subject
EISPN and offers the following comments.

According to the EISPN, the Housing Finance and Development
Corporation (HFDC) is seeking to develop a planned residential
community of about 4,000 housing units on the subject property.
The proposed project is on the eastern boundary of the proposed
Kapolei Town Center project.

The draft EIS should include discussion on the following
issues:

- The impact of the removal of productive lands from sugarcane production on Oahu Sugar Company's economic viability;
- A complete soils description with references to the Agricultural Lands of Importance to the State of Hawaii (ALISH) system, Land Study Bureau Overall Productivity Rating system, and the Soil Conservation Service Soil Survey which indicate the suitability of agricultural use of the project site;
- The potential of establishing viable alternative agricultural uses on the lands in the project site;
- Present source(s) of agricultural irrigation water at the project site;

Mr. Russell N. Fukumoto
September 25, 1987
Page -2-

- The broader economic and resource impacts on the State from the irrevocable loss of prime agricultural lands;
- Conformity to the State Agriculture Functional Plan and its objectives and policies, particularly, Implementing Action B(5)(c); and
- The relationship to the Hawaii State Plan priority guidelines 226-104(b)(2) and 226-106(1); which direct development into marginal or non-essential agricultural land to meet housing needs and "... (maintain) agricultural lands of importance in the agricultural district."

Thank you for the opportunity to comment. We will provide further comment upon our receipt and review of the draft Environmental Impact Statement.

Suzanne D. Peterson
SUZANNE D. PETERSON
Chairperson, Board of Agriculture

cc: DBED
OEQC
Mr. William Balfour, President and General Manager, Oahu
Sugar Company

October 21, 1987

671DEV/4517

The Honorable Suzanne D. Peterson,
Chairperson
Board of Agriculture
1428 South King Street
Honolulu, Hawaii 96814

Dear Chairperson Peterson:

SUBJECT: Environmental Impact Statement,
Kapolei Village Master Plan,
Ewa, Oahu

Thank you for your comments of 25 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to your office for review. As part of the EIS preparation process we are conducting a special study to assess the impact of this development on the Oahu Sugar Company and sugar production in general, as well as the viability of alternative agricultural ventures in the area.

While we are responsible for the protection of agricultural lands, we are also charged with the responsibility of providing affordable homes for our citizens. We believe that a balance between agricultural needs and the need for affordable housing is necessary. We believe that the Kapolei Village project will provide for an orderly transition between the current agricultural uses to a planned residential community.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Hareguchi, Project Coordinator at 848-3240.

Sincerely,
ORIGINAL SIGNED BY

RUSSELL N. FUKUMOTO
Acting Executive Director

ENCLOSURE

SUNSET BEACH REZONING COMMITTEE
SUNSET BEACH AND PUPUKA CONCERNED CITIZENS COMMITTEE

1/24
~~1/24~~
1/24

September 25, 1987

Mr. Lloyd Haraguchi
Project Coordinator
Development Branch
Housing Finance and Development
Corporation
1002 N. School Street
Honolulu, Hawaii 96817

Subject: EIS Preparation Notice Kapolei Village Master Plan for
Ewa Beach, Oahu,
Aloha Lloyd,

Pursuant to our telephone conversation of September 25th there
are three major infrastructure problems in the proposed Village
Project directly relating to people living in the Sunset Beach
Pupuka area.

These concerns are:

1. Is it proposed that a waste water plan utilizing EPA monies be
installed in this new development prior to correcting the grossly
inadequate cess pool system of the densely populated Sunset Beach
Pupuka area?
2. Will it be necessary to divert fresh water from the Windward
side of Oahu to supplement the proposed Village's fresh water
system?
3. Will the project start up date be prior to a Uni Rail system
being approved or the bottleneck in the HI freeway Aloha Stadium
junction being corrected. As things now stand during the heavy
traffic hours it takes North Shore residents approximately an
hour and half to reach or return from down town Honolulu, now
with the Milliani town expansion the heavy traffic problem will
only increase. Before approving the heavy traffic problem will
essential traffic flow problem be properly addressed.

DFVFI OPMENT RDPV

We would appreciate being kept apprised of the situation as it
relates to the aforementioned concerns.

Mahalo Nui Loa for your consideration in this matter.



Kamuela Price
Chairperson Sunset Beach and Pupuka Concerned Citizens Committee

cc: Office of Environmental Quality

October 21, 1987

87:DEV/4516

Mr. Kamuela Price, Chairperson
Sunset Beach and Pupukea Concerned Citizens Committee
P.O. Box 459
Haleiwa, Hawaii 96712

Dear Mr. Price:

SUBJECT: Environmental Impact Statement
Kapolei Village Master Plan
Ewa, Oahu

Thank you for your comments of 25 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review. As part of the EIS preparation process we are conducting a study to assess the impact of this development on the wastewater treatment facilities in the area. We believe that your concerns for adequate wastewater facilities should be directed to the City and County of Honolulu as they are charged with providing such services in your area.

Current water development plans for this project will not require the diversion of water from the windward side of Oahu for this project.

As part of the EIS process a traffic impact assessment will be conducted to determine the traffic impacts of the project. The findings of this study will be included in the Draft EIS.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraquchi, Project Coordinator at 848-3340.

Sincerely,
ORIGINAL SIGNED BY

RHF:vc
RUSSELL N. FUKUMOTO
Acting Executive Director

RECEIVED
HON. CHARLES T. TOUGH
AUTHORITY

SEP 30 4 09 PM '81



CHARLES T. TOUGH
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION

1000 KULU, HAWAII 96804

September 24, 1987

OFFICE OF THE SUPERINTENDENT

MEMO TO: Honorable Russell N. Fukunoto, Executive Director
Department of Business and Economic Development

F R O M: Charles T. Tough, Superintendent
Department of Education

SUBJECT: Preparation Notice for the Proposed
Kapolei Village Master Plan, Ewa, Oahu, Hawaii

Our review of the proposed housing project indicates that the data provided to you in our July 23, 1987 memorandum is still valid.

CTT-MO:J1
cc: E. Imai, OBS
E. Nakano, Leeward Dist.

DEVELOPMENT COPY

FILE	NO.	DATE	BY	REMARKS
87-111	1	9/24/87	CTT	Preparation Notice
87-111	2	9/24/87	CTT	Review
87-111	3	9/24/87	CTT	Final
87-111	4	9/24/87	CTT	Final
87-111	5	9/24/87	CTT	Final
87-111	6	9/24/87	CTT	Final
87-111	7	9/24/87	CTT	Final
87-111	8	9/24/87	CTT	Final
87-111	9	9/24/87	CTT	Final
87-111	10	9/24/87	CTT	Final
87-111	11	9/24/87	CTT	Final
87-111	12	9/24/87	CTT	Final
87-111	13	9/24/87	CTT	Final
87-111	14	9/24/87	CTT	Final
87-111	15	9/24/87	CTT	Final
87-111	16	9/24/87	CTT	Final
87-111	17	9/24/87	CTT	Final
87-111	18	9/24/87	CTT	Final
87-111	19	9/24/87	CTT	Final
87-111	20	9/24/87	CTT	Final

October 21, 1987

0710PV/4307

The Honorable Charles Tough
Superintendent
Department of Education
P. O. Box 2360
Honolulu, Hawaii 96804

Dear Mr. Tough:

Thank you for your comments of 24 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraquchi, Project Coordinator at 848-3240.

Sincerely,

ORIGINAL SIGNED BY
RUSSELL N. FUKUNOTO
Acting Executive Director

REP:IMV

STATE OF HAWAII
DEPARTMENT OF HEALTH
HONOLULU, HAWAII 96813



DEC 28 3 39 PM '87

Rec'd from LH 12/30

JOHN C. LETHBRIDGE, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3278
HONOLULU, HAWAII 96813

October 20, 1987

In reply, please refer to:
E7180

Mr. Russell N. Fukumoto
Executive Director
Housing Finance and Development Corporation
Department of Business and Economic Development
State of Hawaii
P. O. Box 17907
Honolulu, HI 96817

Dear Mr. Fukumoto:

Subject: Environmental Impact Statement Preparation Notice (EISP/N)
for the Proposed Kapolei Village Master Plan, Ewa, Oahu, Hawaii

Thank you for the opportunity to comment on the subject document. We provide the following comments:

Drinking Water Program

The Kapolei Village EISP/N identifies the fact that the project will involve the development of new source(s) of water to support the project. Please be advised that the development of new sources of potable water intended to serve new or existing public water systems are subject to requirements as identified under the Administrative Rules, Title 11, Chapter 20, Section 11-20-29. Briefly, these regulations require that all such new sources be approved by the Director of Health prior to their use to serve potable water. Such approval is based primarily upon the submission of a preliminary engineering report which satisfactorily addresses all concerns as set down in Section 11-20-29. This report must be prepared by a registered professional engineer and bear their seal upon substantial.

In addition, the new distribution system will be subject to approval of the Director of Health as called for under Section 11-20-30 of Chapter 20. This requires that all new or substantially modified distribution systems be approved by the Director of Health. An exception to this case is provided for in cases of additions or modifications intended for dedication to the Board or Departments of Water or Water Supply and built to their specifications and under their review. In these cases, approval authority has been delegated to the county water supply agency. The ownership and operation of the system should be fully discussed in the environmental impact statement.

Vector Control Branch

This area will experience occasional mice infestation from the undeveloped Makakilo hillside areas where natural breeding sites occur. Rodent proofing of homes and other structures is a must as stipulated in the Department of Health regulations (Chapter 11-26-31, paragraphs a. & c.).

Noise and Radiation Branch/Noise Section

1. Noise problems are anticipated due to the integration of various land uses within the project location. In preparation of the environmental impact statement, these concerns must be addressed including mitigative measures to control such noise impacts.
 - a. Noise from activities associated with commercial facilities can have an adverse effect on residents in the surrounding neighborhood. Increase in vehicular traffic, including heavy vehicles utilized for deliveries and vehicles within off-street parking areas, may also create noise impacts on adjacent residential communities.
 - b. Noise from activities associated with the use of recreational facilities and parks can have adverse effects, in terms of annoyances, on residential areas. The proposed concept of siting residential units along the golf course may result in noise disturbances from ground maintenance and club activities.
 - c. Plans should be initiated to locate areas discussed above away from adjacent residential communities. Areas utilized for such usage should be designed in such a way to minimize possible noise impact.
2. Through facility design, noise from equipment such as air conditioning/ventilation units, generators, compressors, pumps and exhaust fans must be attenuated to meet the allowable noise levels of the Administrative Rules, Title 11, Chapter 43, Community Noise Control for Oahu. Such designs must be especially directed toward building facilities in commercial areas.
3. Should the proposed development utilize residential lots within structures in close proximity to each other, these homes should be designed so as to maximize the containment of noise.
4. Noise emanating from activities associated with the proposed elementary, intermediate, and high schools may adversely affect adjacent residents.
5. Noise from religious activities associated with the proposed churches may create disturbances in terms of annoyances for neighboring residents. Plans to minimize the noise impact should be developed.
6. Noise emanating from vehicles on Farrington Highway, Fort Barette Road (Barbers Point Access Road), Renton Road, and the proposed Ewa Parkway, Village Parkway, East Loop, West Loop, and South Loop may have an adverse effect on residents adjacent to these roadways. Noise attenuation measures, such as berm and noise barriers, must be included in the project plans.
7. Aircraft noise from Barbers Point Naval Air Station and Honolulu International Airport may have adverse noise impacts on residents of the proposed project.
8. Construction activities must comply with the provisions of the Administrative Rules, Title 11, Chapter 43, Community Noise Control for Oahu.
 - a. The contractor must obtain a noise permit if the noise levels from the construction activities is expected to exceed the allowable levels of the regulations.

- b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.
 - c. The contractor must comply with the conditional use of the permit as specified in the regulations and conditions issued with the permit.
9. Should there be any backyard or stockpile areas located adjacent to residences of Barbera Point Naval Air Station, mitigative measures, such as barriers or berms, must be developed in the event that noise complaints are received.
10. Traffic noise from heavy vehicles travelling to and from the project site must be minimized in residential areas and must comply with the provisions of the Administrative Rules, Title 11, Chapter 42, Vehicular Noise Control for Oahu.

Sincerely yours,

Bruce S. Anderson
 BRUCE S. ANDERSON, Ph.D.
 Deputy Director for
 Environmental Health

KS/rq

November 9, 1987

871287/4847

The Honorable Dr. Bruce S. Anderson, Ph.D.
 Deputy Director for Environmental Health
 Department of Health
 P. O. Box 3378
 Honolulu, Hawaii 96813

Dear Dr. Anderson:

Subject: Environmental Impact Statement,
Kapolei Village Master Plan,
Wa, Oahu

Thank you for your comments of October 28, 1987. The draft Environmental Impact Statement for the above named project is being prepared. When the document is finalized, we will forward a copy to you for your review.

Thank you for comments relating to the drinking water program, vector control, and noise control and mitigation. We fully expect to be in compliance with all applicable state and county regulations.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Baraguchal, Project Coordinator at 848-3360.

Sincerely,

BUSHELL H. FURUKOTO
 Acting Executive Director

BNP/LH:VET



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 951
HONOLULU, HAWAII 96808

OCT 21 1967

DOC. NO.: 1581E
FILE NO.: 88-119

WILLIAM W. PATTY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
LIBERT E. LAMBERS
SECRETARY

AGRICULTURE DEVELOPMENT
INDUSTRIAL DEVELOPMENT
CONSERVATION AND RECREATION
ENVIRONMENTAL AFFAIRS
CONSTRUCTION AND PLANNING
FORESTRY AND WILDLIFE
LAND MANAGEMENT
PLANNING AND LAND DEVELOPMENT
SITES AND LAND ACQUISITION

Honorable Russell N. Fukunoto
Executive Director
Department of Business and Economic Development
Routing Finance and Development Corporation
P.O. Box 17907
Honolulu, Hawaii 96817

Dear Mr. Fukunoto:

SUBJECT: Environmental Impact Statement (EIS) Preparation
Notice, Kapolei Village Master Plan, Honolulu,
Iwa, Oahu
ENR: 9-1-16: 25

Thank you for the opportunity to review the preparation notice cited above. We offer the following comments:
Aquatic Resources Concerns:

Since the proposed project site is distant from the sea (1.8 miles), direct impact to marine aquatic resource appears small. However, any aquatic resource or use thereof that may exist in the intermittent streams, should be documented and quantified in the forthcoming EIS.

Historic Sites Concerns:

The project area has been under sugarcane cultivation for many years, and we believe that all surface sites, except for the railroad, have been destroyed by this cultivation. As noted in the Preparation Notice, a helipad and rock shelter may have been located on Puu Kapolei. Puu Kapolei is now military land and is not within the subject parcel.

The Oahu Railroad and Land Company right-of-way, as noted in the Preparation Document, forms the southern boundary of the project area. This site is listed on the National Register of Historic Places. The planners will need to coordinate with the Historic Sites Section, Department of Transportation and the

Honorable Russell N. Fukunoto

DOC. NO.: 1581E

Water and Land Development Concerns:

Providing water for the Kapolei project will become an important issue, particularly because all ground water withdrawals from the Pearl Harbor aquifer must be reviewed by, and be subject to the permitting rules of, the Board of Land and Natural Resources. Accordingly, the EIS should address the quantity and source of water that would be required for this 850-acre development.

Thank you for your consideration of our concerns.

Very truly yours,

WILLIAM W. PATTY, Chairperson
Board of Land and Natural Resources

November 9, 1987

87128V/4846

The Honorable William Pate, Chairperson
Board of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Pate:

Subject: ENVIRONMENTAL IMPACT STATEMENT,
KAPOLEI VILLAGE MASTER PLAN,
HWA, OAHU

Thank you for your comments of October 21, 1987. The Draft Environmental Impact Statement for the above named project is being prepared. When the document is finalized, we will forward a copy to you for your review.

The intermittent streams that run through the project site are dry for most of the year. However, there are times when there are storms severe enough to cause runoff. Because of these conditions we do not anticipate any aquatic animals being affected.

A special study to identify and record the historic and cultural features of the site will be conducted as part of the EIS process. The findings will be published in the Draft EIS.

A water master plan is being prepared as part of the overall planning for this project. The water requirements for this project will be addressed in the draft EIS.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haseguchi, Project Coordinator at 848-3240.

Sincerely,

RUBEN W. FURUKOJI
Acting Executive Director

RWF:LHV:c



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
849 PUNCHBOWL STREET
HONOLULU HAWAII 96813

DEPUTY DIRECTORS
JOHN K. UCHINA
RONALDO HIRANO
DANNY KOCH
IN REPLY REFER TO
STEP 8.2362

DIRECTOR
EDWARD Y. HIRATA

September 18, 1987

October 21, 1987

871DFV/4513

MEMORANDUM

TO: The Honorable Russell N. Fukumoto, Executive Director
Housing Finance and Development Corporation
Department of Business and Economic Development

FROM: Director of Transportation

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
KAPOLEI VILLAGE MASTER PLAN, EWA, OAHU

A Traffic Impact Analysis Report should be prepared and submitted for our review. The report should identify the mitigation measures necessary to minimize traffic impacts to our highway facilities.

Thank you for this opportunity to provide comments.

Edward Y. Hirata
Edward Y. Hirata

OSM 10/16/87

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The Honorable Edward Y. Hirata
Director
Department of Transportation
State of Hawaii
859 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Hirata:

SUBJECT: Environmental Impact Statement,
Kapolei Village, Master Plan,
Ewa, Oahu

Thank you for your comments of 18 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

A traffic impact analysis report is being prepared to assess the traffic impacts of this project. The findings and recommendations of this study will be included in the Draft EIS.

Should you have any questions or additional comments and should you wish, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240.

Sincerely,

RUSSELL N. FUKUMOTO
Acting Executive Director

RNF:lhj/vc

B11



STATE OF HAWAII
DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

Office: Room 104, Old Federal Bldg., 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 524-6111

LAND-USE COMMISSION

OSDA Form 4-81

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September 11, 1987

Mr. Russell N. Fukumoto
Executive Director
Housing Finance and
Development Corporation
P. O. Box 17907
Honolulu, Hawaii 96817

Dear Mr. Fukumoto:

Subject: EIS Preparation Notice for the Proposed Kapolei Village Master Plan, Ewa, Oahu, Hawaii

Thank you for the opportunity to comment on the subject EIS Preparation Notice.

The proposed project is located within the State Agricultural District, and it is our understanding that the Housing Finance Development Corporation intends to seek a District Boundary Amendment for the project.

We have no other comments to offer at this time.

Sincerely,

ESTHER UEDA
Executive Officer

EU:to

October 21, 1987

87DEV/4512

Ms. Esther Ueda, Executive Officer
Land Use Commission
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813

Dear Ms. Ueda:

Subject: Environmental Impact Statement,
Kapolei Village Master Plan
Ewa, Oahu

Thank you for your comments of 11 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

As part of the development process, the Housing Finance and Development Corporation will be required to have the 850 acres reclassified. When we are ready to proceed with this action, we will be consulting with your office.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Maseguchi, Project Coordinator at 948-3240.

Sincerely,

ORIGINAL SIGNED BY
RUSSELL N. FUKUMOTO
Acting Executive Director

RNF:LRWt

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
550 SOUTH KING STREET
HONOLULU, HAWAII 96813



DONALD A. CLEGG
CHIEF PLANNING OFFICER
GENE CONNELL
SENIOR CHIEF PLANNING OFFICER

September 16, 1987

KK/DGP 9/87-3072

Honorable Russell N. Fukumoto, Executive Director
Department of Business and Economic Development
Housing Finance and Development Corporation
State of Hawaii
P.O. Box 17907
Honolulu, Hawaii 96817

Dear Mr. Fukumoto:

Chapter 143, Hawaii Revised Statutes
Environmental Impact Statement Preparation Notice
for the Proposed Kapolei Village
Development Project Situated in Ewa, Oahu

This is in response to your request for comments on the
Environmental Impact Statement Preparation Notice for the
proposed Kapolei Village development in Ewa.

The following points should be addressed in the preparation
of the Draft Environmental Impact Statement:

1. Vehicle Access and Traffic
The applicant should prepare a traffic study which
discusses the proposed development's impact on
Farrington Highway and Barbours Point Access Road and
its impact on downstream traffic on the H-1 Freeway.
2. Sewage Treatment and Disposal
The availability of capacity at the Honolulu
Wastewater Treatment Plant to service the proposed
development should be addressed.
3. Water System
The water needs of the proposed development and its
impact on the water resources in Ewa should be
discussed.

PRELIMINARY COPY

Honorable Russell N. Fukumoto, Executive Director
Housing Finance and Development Corporation
Page 2
September 16, 1987

4. Drainage System

The Draft EIS should examine the project's drainage
impact and proposed mitigation measures.

5. Environmental Characteristics

- A. Agriculture: The Draft EIS should address the loss
of agricultural land and its impact on the
agricultural industry on Oahu.
- B. Environmental Quality: The projects impact on air
quality and noise levels should be evaluated.
- C. The Air Installations Compatible Use Zone Plan for
the Naval Air Station Barbours Point (1984) should
be considered in the land use plan for the project.

Thank you for giving us an opportunity to comment on this
matter.

Donald A. Clegg
DONALD A. CLEGG
Chief Planning Officer

October 21, 1987

87:DEV/1515

The Honorable Donald A. Clegg, Director
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

SUBJECT: Environmental Impact Statement,
Kapolei Village, Master Plan,
East Oahu

Thank you for your comments of 23 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

A traffic impact analysis report is being prepared for the Draft EIS. The findings and recommendations of this report will be incorporated in the Draft EIS.

The utility needs of the project are being studied as part of the master plan process. The availability, capacity, and mitigation measures will be addressed in the Draft EIS.

The environmental characteristics of the project site will also be addressed in the Draft EIS. The withdrawal of agricultural lands, air quality, and noise aspects will be the subject of special studies being conducted for the Draft EIS.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraquchi, Project Coordinator at 846-3240.

Sincerely,

ORIGINAL SIGNATURE BY
RUSSELL N. FUKUKOJO
Acting Executive Director

RNF:IVE

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

450 SOUTH KING STREET
HONOLULU HAWAII 96813
PHONE 533-4181



MIKE MOON
DIRECTOR
ROBERT MATYASZKO
SUPPORT DIRECTOR

RECEIVED
CITY AND COUNTY OF HONOLULU
SEP 22 1987

September 22, 1987

Mr. Russell N. Fukumoto
Executive Director
Housing Finance and Development
Corporation
P. O. Box 17907
Honolulu, Hawaii 96817

Attention: Mr. Lloyd Haraguchi

Dear Mr. Fukumoto:

Subject: Preparation Notice for the Proposed Kapolei Village Master Plan, Ewa, Oahu, Hawaii

Thank you for sending a copy of the proposed Kapolei Village preparation notice for review and comments.

We understand that the proposed 850-acre project will provide approximately 720 assisted, rental and elderly housing units. This will provide affordable units and we concur with the project.

Sincerely,

Robert Matyaszk
MIKE MOON
Director

The Honorable Mike Moon, Director
Department of Housing and Community Development
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Moon:

SUBJECT:

Environmental Impact Statement,
Kapolei Village, Master Plan,
Ewa, Oahu

Thank you for your comments of 23 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-1240.

Sincerely,

ORIGINAL SIGNATURE
RUSSELL N. FUKUMOTO
Acting Executive Director

ENVIRONMENTAL

October 21, 1987

87:DEV/4505

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
430 SOUTH KING STREET
HONOLULU, HAWAII 96813



FORM 2, 1988
MAY 1988

SEP 23 4 00 PM '87

September 21, 1987

Mr. Russell M. Fukumoto
Executive Director
Department of Business and
Economic Development
State of Hawaii
P. O. Box 17907
Honolulu, Hawaii 96817

Dear Mr. Fukumoto:

**Subject: Environmental Impact Statement Preparation Notice (EISPN)
Kapolei Village Master Plan
Tax Map Key 9-1-16; 23 and Por. 25**

We have reviewed the Environmental Impact Statement Preparation Notice (EISPN) for the proposed Kapolei Village Master Plan and offer the following comments:

The overall concept for the Kapolei Village development is acceptable. The recreational needs of the project have been addressed with the establishment of public and private parks in the Haster Plan, Figure 2-1.

The number and type of public parks now comply with our Park and Facility guidelines. Based on the 4,000 units proposed for the Kapolei Village project, one community and one neighborhood park will be developed for the project.

The firm of Helber, Haster, Van Horn and Kimura is coordinating the revision of the land use maps and reports to reflect the recommended changes.

Thank you for the opportunity to review and comment on the EISPN.

Sincerely,
Hiram K. Kanaka
HIRAH K. KANAKA, Director

HKK:eel
cc: R. M. Towill Corp.
Helber, Haster, Van Horn & Kimura

DOSH FORM 16-84

Suspense

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The Honorable Hiram Kanaka, Director
Department of Park and Recreation
City and County of Honolulu
430 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Kanaka:

**SUBJECT: Environmental Impact Statement,
Kapolei Village, Haster Plan,
Ewa, Oahu**

Thank you for your comments of 21 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraquchi, Project Coordinator at 848-3340.

Sincerely,
ORIGINAL SIGNED BY
RUSSELL M. FUKUMOTO
Acting Executive Director

RRT:lwv

October 21, 1987

871DEV/4503



JOHN E. HINTEN
 DIRECTOR

JOSEPH M. MAGALDI, JR.
 SENIOR ENGINEER

TR-7869
 P.I. 0794

October 22, 1987

Mr. Russell N. Fukumoto
 Executive Director
 Housing Finance and Development
 Corporation
 Department of Business and
 Economic Development
 State of Hawaii
 P. O. Box 17907
 Honolulu, Hawaii 96817

Dear Mr. Fukumoto:

Subject: Preparation Notice for the Proposed
 Kapelei Village Master Plan
 Ewa, Oahu, Hawaii

This is in response to your letter dated September 1, 1987 regarding the above subject matter.

We have reviewed the Environmental Impact Statement Preparation Notice and have the following comments:

1. A comprehensive traffic study should be conducted to assess the traffic impact of the project. The study should address the following concerns:
 - a) The amount of vehicular traffic to be generated by the project and its impact on the surrounding streets. In this regard, the street system for the project should be carefully planned to adequately service high traffic generator uses such as schools, commercial, park-and-ride facilities and parks. These streets should be laid out in a system that minimizes the impact on the residential streets.
 - b) The traffic impact of the project on the arterial system that will be affected.
 - c) The need for street improvements on the surrounding street system to support the proposed uses.

Mr. Russell N. Fukumoto
 October 22, 1987
 Page Two

The draft EIS should include discussion of rapid transit in at least the following sections:

- Section 2 - Project Description
 - Possible alignment alternatives and station locations should be shown and described in the subsection on "Land Use."
 - Proposed rapid transit system improvements should be discussed as part of "Support Infrastructure," and include:
 - Possible continuous and direct streets for feeder bus routes.
 - Pedestrian routes (sidewalks and walkways) to bus stops, so the maximum possible number of residents are within 1/4 mile walk of public transportation.
- Section 5 - Public Facilities and Services, 5.1 Transportation
 - A rapid transit system should be included among the transportation facilities and services planned for Kapelei Village. An integrated transportation system consisting of road, bus, and rail facilities is necessary to support development. Alternative combinations of road, bus and rail need to be compared and evaluated in order to determine the best combination.

RECEIVED

Section 6 - Summary of Impacts and Mitigating Measures
6.3 Traffic Conditions

The role of a rapid transit system in mitigating the impacts of increased traffic congestion generated by this project needs to be addressed. The effectiveness of a proposed transit system in reducing the effects of a traffic should be quantified and assessed as part of the evaluation of mitigating measures.

The Rapid Transit Development Division of DTS is available to provide information on the proposed system and assist in the planning effort.

3. Reference to current City bus service as indicated on page 5-1 should be corrected to read "Bus services within the vicinity of the project area are currently supplied to Makakilo, Ewa and Ewa Beach (Route 50), and NASBP Gate 2 and Ewa Mill (Route 50)".

We appreciate this opportunity to review and comment on the project.

Sincerely,


JOSEPH M. MAGALDI, JR.
Acting Director

November 9, 1987

871187/4848

The Honorable Joseph M. Magaldi
Acting Director
Department of Transportation Services
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Magaldi:

Subject: Environmental Impact Statement,
Kapolei Village Master Plan,
Ewa, Oahu

Thank you for your comment of October 22, 1987. The Draft Environmental Impact Statement for the above named project is being prepared. When this document is finalized, we will forward a copy to you for your review.

A traffic study is being prepared and will address the concerns you raised. The findings and recommendations will be included in the Draft EIS. We will be examining your recommendations relating to mass transit facilities for the project. As we are able, we will incorporate them into our master plan for the project.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haregami, Project Coordinator at 866-3240.

Sincerely,

WESSELL N. FUKUMOTO
Acting Executive Director

WRF:DLV:VE



September 23, 1987

Mr. Russell N. Fukumoto
 Executive Director
 Department of Business
 and Economic Development
 State of Hawaii
 P. O. Box 17907
 Honolulu, Hawaii 96817

Attention: Mr. Lloyd Haraguchi
 Dear Mr. Fukumoto:

Subject: Your letter of September 1, 1987 on the
 Environmental Impact Statement Preparation Notice
 for the Proposed Kapolei Village Master Plan, Ewa,
 TMS: 9-1-16: 23, P.O. 25

Thank you for the opportunity to review and comment on your
 proposed community development master plan.

We have the following comments for your consideration:

1. A water master plan for the development should be submitted for our review and approval.
2. According to the Ewa Water Master Plan, the development will be first serviced from our existing 30-inch main along Farrington Highway. A reservoir and new main will be required to be connected to the 30-inch main when existing storage is exceeded. Service to the development shall then be from the 228 Kapolei Reservoir.
3. A second 30-inch main on Farrington Highway will be needed in the future, when growth exceeds the capacity of the existing 30-inch main.
4. All costs for off-site and on-site water improvements will be borne by the developer.

If you have any questions, please contact Lawrence Whang at 527-6138.

Very truly yours,
 FOR KAZU HAYASHIDA
 Manager and Chief Engineer

(OSSEY-KAWI (9-87))

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The Honorable Kazu Hayashida
 Manager and Chief Engineer
 Board of Water Supply
 630 South Beretania Street
 Honolulu, Hawaii 96813

October 21, 1987

87:DEV/4504

Dear Mr. Hayashida:

SUBJECT: Environmental Impact Statement
 Kapolei Village Master Plan
 Ewa, Oahu

Thank you for your comments of 17 September 1987. The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240.

Sincerely,
 ORIGINAL SIGNED BY
 RUSSELL N. FUKUMOTO
 Acting Executive Director

RMF:lmv

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HAWAIIAN ELECTRIC
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AUTHORITY
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JY/G

October 2, 1987

Brenner Mungler Ph.D PE
Manager
Environmental Department
808 548 6880



Mr. Lloyd Haraguchi, Project Coordinator
Development Branch
Housing Finance and Development Corporation
1002 North School Street
Honolulu, Hawaii 96817

Dear Mr. Haraguchi:

Subject: Environmental Impact Statement Preparation Notice
(EISP) for the Proposed Kapolei Village Master Plan,
Ewa, Oahu, Hawaii

We have reviewed the above EISP and have the following comment:
1. The proposed development will impact the corridor for the proposed HECC Waiau CTP 138 KV overhead line project (see Section 5.0). Additional data is currently being gathered that will be used to identify potential corridors. It is anticipated that the preferred corridor will be selected by November 1987 and the final alignment by April 1988.

Sincerely,

Brenner Mungler

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October 21, 1987

671DEV/4514

Mr. Brenner Mungler, Ph.D., P.E., Manager
Hawaiian Electric Company, Inc.
P. O. Box 2750
Honolulu, Hawaii 96840-0001

Dear Mr. Mungler:

SUBJECT: Environmental Impact Statement,
Kapolei Village Master Plan,
Ewa, Oahu

Thank you for your comments of 2 October 1987. We would appreciate receiving additional information on the proposed routing of the 138 KV overhead lines.

The Draft Environmental Impact Statement for the above named project is in preparation and when the document is finalized, we will forward a copy to you for review.

Should you have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240.

Sincerely,

ORIGINAL SIGNED BY
RUSSELL N. FURUNOTO
Acting Executive Director

RECEIVED

**COMMENTS AND RESPONSES
FOR THE
DRAFT EIS**



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96858 -5440

REPLY TO
ATTENTION OF:

December 11, 1987

Planning Branch

Dr. Marvin T. Miura, Interim Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Thank you for the opportunity to review the Environmental Impact Statement (EIS) for Kapolei Village, Ewa, Oahu. The following comments are offered.

- a. As noted in our review comments on the EIS Preparation Notice (letter dated November 17, 1987), a Department of the Army permit pursuant to Section 404 of the Clean Water Act is not required for this project.
- b. There are no flood insurance map panels printed for the project area. The site is located in Zone D (area of unstudied but possible flood hazards).

Sincerely,

ORIGINAL SIGNED

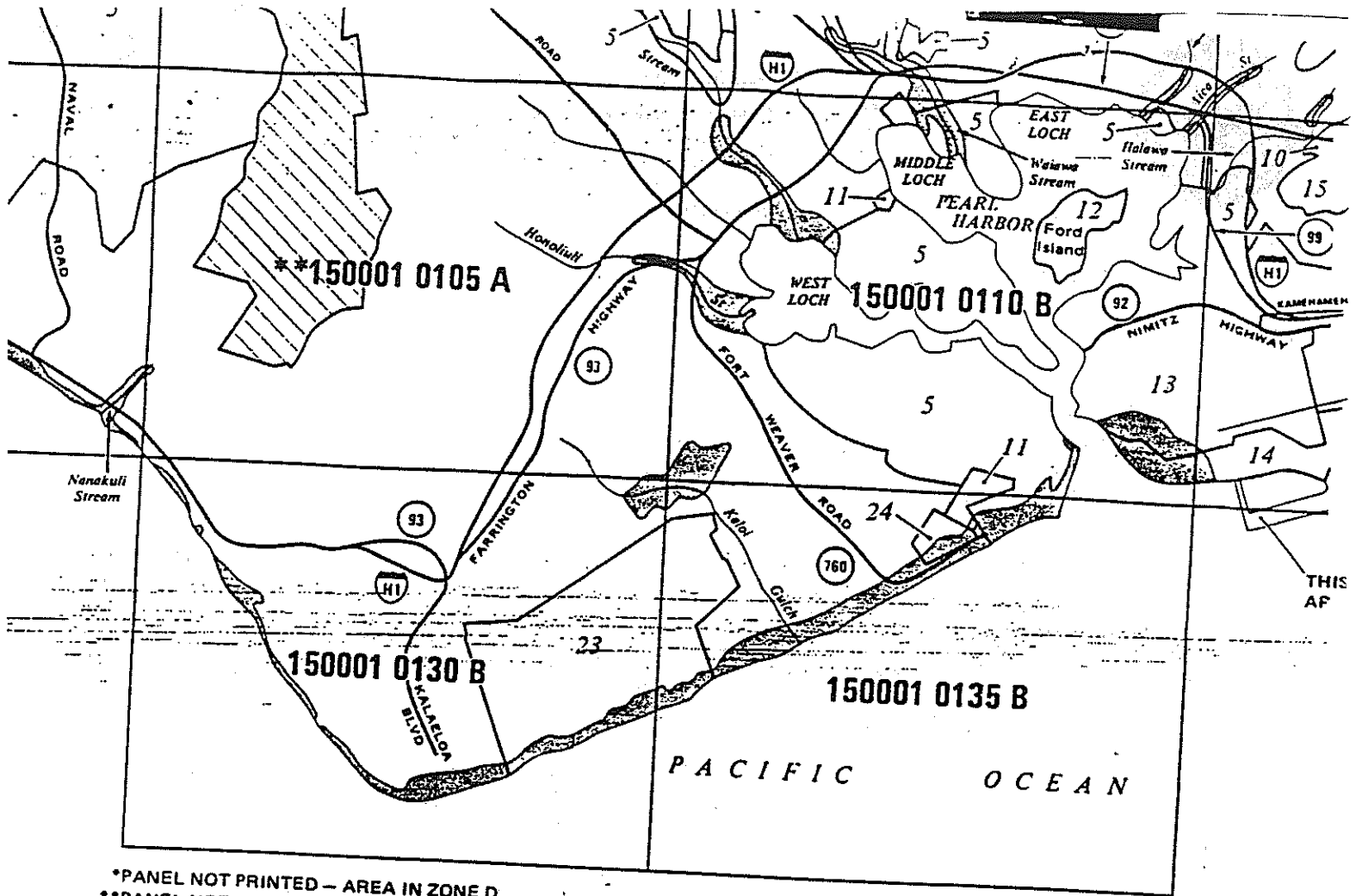
Kisuk Cheung
Chief, Engineering Division

Enclosure

Copy Furnished:

✓ Mr. Russell N. Fukumoto, Acting
Executive Director
Housing Finance and Development Corp.
1002 N. School Street
Honolulu, Hawaii 96817

DEVELOPMENT COPY



*PANEL NOT PRINTED - AREA IN ZONE D
 **PANEL NOT PRINTED - AREAS SUBJECT TO FLOODING ARE SHOWN AS INSETS
 ON OTHER PANELS, REST OF PANEL IN ZONE D:
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 150001 0070 A IS SHOWN ON 150001 0100 B
 150001 0075 A IS SHOWN ON 150001 0100 B
 150001 0080 A IS SHOWN ON 150001 0065 B
 150001 0085 A IS SHOWN ON 150001 0135 B
 150001 0105 A IS SHOWN ON 150001 0130 B

John Waihee
GOVERNOR



Joseph K. Conan
~~XXXXXXXXXXXX~~
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17987
HONOLULU, HAWAII 96817

IN REPLY REFER

TO:
88:DEV/477

February 3, 1988

MEMORANDUM

TO : The Honorable Suzanne D. Peterson
Chairperson, Department of Agriculture

FROM : Joseph K. Conant, Executive Director
Housing Finance & Development Corporation

SUBJECT : KAPOLEI VILLAGE DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for your comments of December 30, 1987 relating to the proposed Kapolei Village project. We appreciated your review of the document and the information you provided.

1. The specific request to provide a map of the Land Study Bureau and ALISH classification will be included in the Final EIS (FEIS).
2. We have identified in the FEIS an approximate phasing plan for the Kapolei Village project. We have projected an approximate start date for the first phase, however, this may change pending reclassification action of the Land Use Commission and funding authorizations of the Legislature. Other projects in the vicinity of the Kapolei Village have also been identified in the Final EIS as to their potential impact on Oahu Sugar lands.
3. We have queried our consultant to identify lands that have been freed from sugar and pineapple production per your request. He noted that freed sugar lands include lands in Kilauea on Kauai, Kahuku on Oahu, Kohala and Puna on Hawaii. He further noted that pineapple lands freed includes lands on Lanai and Molokai. Water resources that were used for agriculture could be made available for other uses.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240. Thank you again.

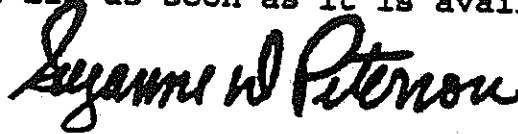
A handwritten signature in black ink, appearing to read "Joe Conant", written over a horizontal line.

JOSEPH K. CONANT
Executive Director

Dr. Marvin T. Miura
December 30, 1987
Page -5-

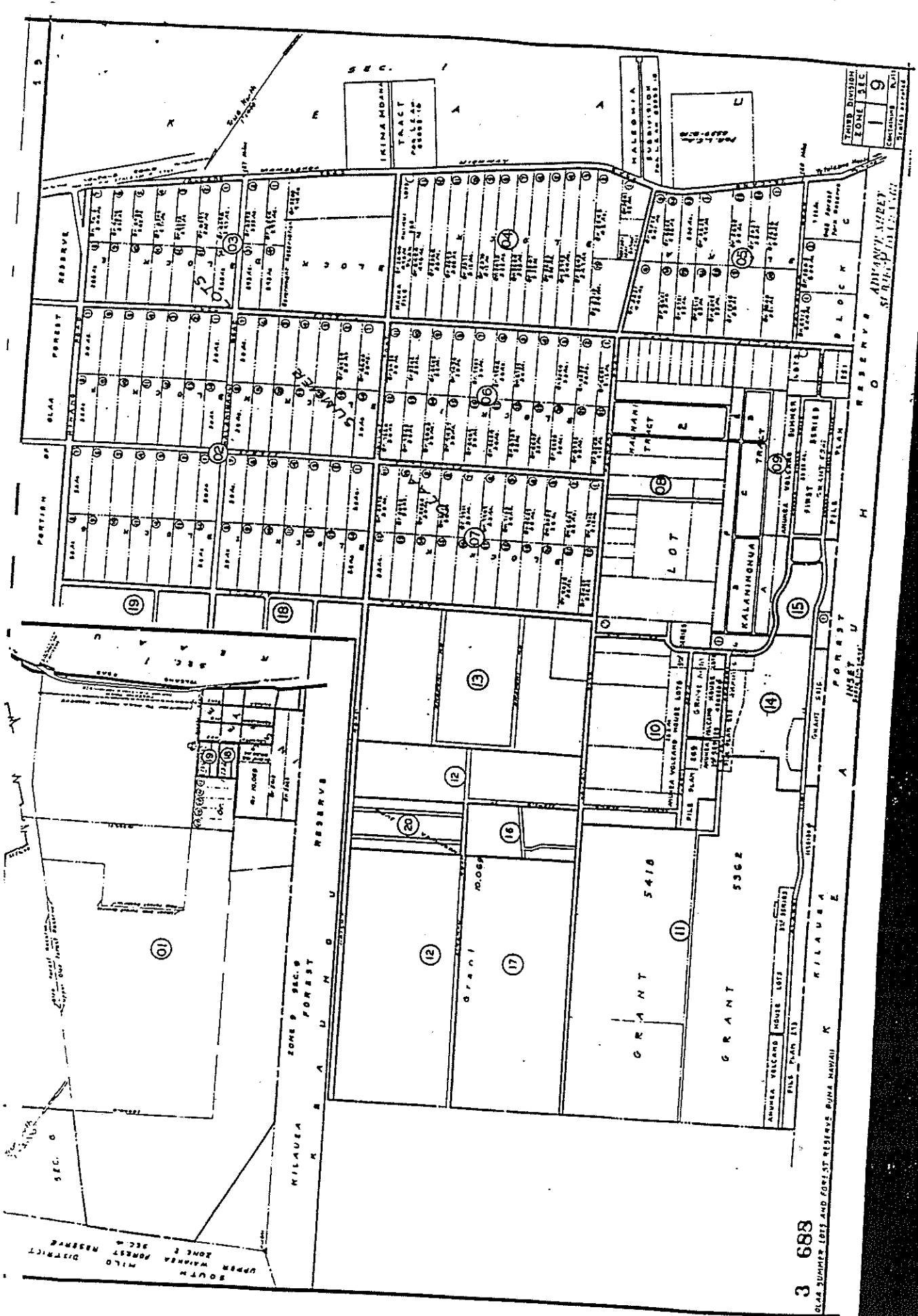
3. Specific identification of the "extensive amount of prime agricultural land and water [that] has been freed from sugar and pineapple production" and is "available for profitable replacement crops".

Thank you for the opportunity to comment. We hereby request a copy of the Final EIS as soon as it is available.



SUZANNE D. PETERSON
Chairperson, Board of Agriculture

cc: ✓ Mr. Russell N. Fukumoto, HFDC
Mr. William Balfour, OSCo
OSP
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LUC



3 688

TAPE DIVISION
 ZONE 9
 SHEET 19

ADVANTAGE SURVEY
 SURVEY DISTRICT

RESERVE

LOT

GRANT 5418

GRANT 5362

KILAUEA FOREST RESERVE

MALEOMIA SUPERVISOR'S OFFICE

IRIAMA HANA TRACT

SOUTH WAIKOA FOREST RESERVE
 UPPER WAIKOA FOREST RESERVE
 ZONE 9 SEC. 9

PORTION OF BLAA FOREST RESERVE

MAHANA TRACT

AMBER VOLCANO HOUSE LOTS
 FILE PLAN 153
 GRANT 5418
 MALEOMIA SUPERVISOR'S OFFICE

IRIAMA HANA TRACT

John Waihee
GOVERNOR



RUSSELL N. FUKUMOTO
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

TO: 88:DEV/158

January 13, 1988

Mr. Kisuk Cheung, Chief,
Engineering Division
Department of the Army
U.S. Army Engineering District, Honolulu
Building 230
Fort Shafter, Hawaii 96858-5440

Dear Mr. Cheung:

SUBJECT: KAPOLEI VILLAGE DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for your comments of December 14, 1987 relating to the proposed Kapolei Village project.

We appreciated your review of the document and the information you provided. The changes included in your comments will be included in the Final EIS. Please note that a separate drainage study for the project area has been prepared and is available for review in our office.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240. Thank you again.

Sincerely,

A handwritten signature in cursive script, appearing to read "Russell N. Fukumoto".

RUSSELL N. FUKUMOTO
Acting Executive Director

RNF:RK:vt

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

P. O. BOX 50004
HONOLULU, HAWAII
96850

January 11, 1987

Dr. Marvin T. Miura, Interim Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, HI 96813

Dear Dr. Miura:

Subject: Draft Environmental Impact Statement for Kapolei
Village, Ewa, Oahu, Hawaii

We want to emphasize that the irreversible loss of approximately 800 acres
of prime agricultural land can have a major impact on agriculture in
Hawaii.

Sincerely,



RICHARD H. DUNCAN
State Conservationist

cc:

Mr. Russell N. Fukumoto, Acting Executive Director, Housing Finance
and Development Corp., 1002 N. School Street, Honolulu, HI 96817

DSM 4308 (8/84)

Suspense

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FILE 88-5011407

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John Waihee
GOVERNOR



Joseph K. Conant
~~XXXXXXXXXXXX~~
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17807
HONOLULU, HAWAII 96817

IN REPLY REFER

TO:

February 3, 1988

88:DEV/478

Mr. Richard N. Duncan
State Conservationist
U.S. Department of Agriculture
Soil Conservation Service
P. O. Box 50004
Honolulu, Hawaii 96850

Dear Mr. Duncan:

RE: Kapolei Village Draft Environmental Impact Statement

Thank you for your comments on January 11, 1988 relating to the proposed Kapolei Village project. We appreciated your review of the document and the information you provided.

We have attempted to provide our best estimate, in consultation with Oahu Sugar, the potential impact on the viability of sugar operations in Ewa. While we recognize that the conversion of agricultural lands will impact agricultural activities, we must be cognizant of our mandate which is to provide a variety of housing opportunities for the people of Hawaii. Our planning has included consultation with Oahu Sugar Company and has been sensitive to their needs. We believe that our phased approach to land development will lessen the overall impact by not affecting Oahu Sugar's planned harvesting schedule and key transportation links.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240. Thank you again.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Conant", written over a circular stamp.
JOSEPH K. CONANT
Executive Director

JOHN WAIHEE
GOVERNOR



SUZANNE D. PETERSON
CHAIRPERSON, BOARD OF AGRICULTURE

DEPUTY TO THE CHAIRPERSON

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814-2512

Mailing Address:
P. O. Box 22159
Honolulu, Hawaii 96822-0159

December 30, 1987

MEMORANDUM

To: Dr. Marvin T. Miura, Interim Director
Office of Environmental Quality Control

Subject: Draft Environmental Impact Statement (DEIS) for
Kapolei Village
Housing Finance and Development Corporation (HFDC)
TMK: 9-1-16: 23 and por. 25 Ewa, Oahu
Area: 830 acres

The Department of Agriculture has reviewed the subject DEIS and offers the following comments.

The applicant proposes to develop a master planned residential community to be comprised of market-valued and affordable housing units.

In our review of the EIS Preparation Notice for the subject project, we listed several concerns for the applicant to address (Department of Agriculture memorandum of September 25, 1986, DEIS, Section 10). The responses to our concerns as found in the DEIS show a good faith effort to address each of our concerns.

We would like specifically to request that the soils information referred to in the DEIS be mapped in the Final EIS to show the Land Study Bureau and Agricultural Lands of Importance to the State of Hawaii (ALISH) classifications within the subject property.

We would also like to comment further on the following two points made in the DEIS:

1. "The development of Kapolei Village would not adversely affect the economic viability of OSCo, nor would it involve layoffs of sugar workers. This assumes the continuation of historic development rates

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for housing projects - rates which would allow sufficient time to increase yields and thereby partially or completely compensate for the reduced acreage with little or no loss in production... Over the long term, OSCo could accommodate a major reduction in acreage and maintain economies of scale by operating just one mill, rather than two in parallel." (DEIS, page 8-1)

According to pages 8-1 to 8-2 and Appendix F of the DEIS, the future economic viability of Oahu Sugar Company (OSC) is contingent on:

- (1) a 20-year development period of the proposed and approved projects in the Central Oahu/Ewa areas; and
- (2) increases in sugar yield to make up for losses of cultivated sugarcane acreage under OSC's current double mill system, possibly under one of the following two scenarios: (a) 16 tons of sugar per acre (TSA) to accommodate the loss of 1,990 acres (projected acreage to be developed in Ewa/Central Oahu that would affect OSC by 1995) and continue production of 92,500 tons of sugar annually from 11,550 acres; or (b) 21.6 TSA to accommodate the loss of 4,990 acres (the total area proposed and approved for development over 20 years) and continue production of 92,000 tons of sugar annually from 8,550 acres; or
- (3) switching to a single mill operation at 67,500 tons of sugar annually which would require 8,550 acres at 15.8 TSA.

A recent statement from Oahu Sugar Company concerning another project indicates that if all the pending projects on the drawing boards [affecting its lands] culminate collectively and out of a desirable sequence, they will adversely affect the economic viability of OSCo (emphasis added). It appears from the DEIS that it is assumed the development of the subject project and the other approved and proposed development projects will be distributed over the next twenty years "in a desirable sequence".

According to Appendix F, "Continued success of the OSCo Survival Plan will depend on [among other events] ... retaining fields which are economical to farm and which provide sufficient

yields to operate the mill at an economical level" (page 6). We question whether OSC can realistically maintain its profitability in the future if available acreage is reduced to the point where there is little or no leeway to alter the total area available for sugarcane cultivation, especially if high-yield lands are removed from production. Increased sugar yields can generally only occur with additional production costs for capital, labor, management, energy, and/or research. The majority of OSC fields are already drip-irrigated. Is it reasonable to assume that OSC can attain and maintain the sugar yields necessary for overall economic viability described in the DEIS? The Final EIS should incorporate the detailed sequence or phasing of development of the projects listed on page 7 of Appendix F into the aforementioned scenarios.

2. "...it is extremely doubtful that this [the loss of agricultural use of the subject area] will adversely affect the growth of diversified agriculture in Hawaii." This assessment is based on: "(1) an extensive amount of prime-agricultural land and water has been freed from sugar and pineapple production because of past mill closings and reductions in operations; (2) a very real possibility exists that additional land and water will be freed from sugar production given the outlook for low sugar prices; (3) some - if not most or even all - of the sugar operations will make their lands available for profitable replacement crops to the extent that such crops are available; and (4) compared to the available supply, a very small amount of land and water is required to grow proven and promising crops to achieve a realistic level of food and animal-feed self-sufficiency, and to increase exports" (DEIS, and Appendix F, page iv).

The third point is highly problematic. While there may be a reduction in sugarcane acreage, the fallowed lands do not necessarily become available for other agricultural uses if landowners wish to pursue other activities that promise higher returns, or hold their lands off the market. Our records show more than 270 individuals searching for suitable farm land to begin, expand or relocate their diversified farming activities. These "freed" lands should be specifically identified in the Final EIS in terms of location, their availability for profitable replacement crops, and their sale or lease prices and terms.

The Department of Agriculture is compelled by the State Constitution and Section 141-1(8), Hawaii Revised Statutes to "...conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands". On Oahu, it happens that the lands most suitable for agricultural use are situated in the areas (Ewa and Central Oahu) that are under the greatest pressure for housing expansion. We take the perspective that agriculturally suitable land is a resource in its own right rather than simply an economic commodity that should be used for the highest private return. Agriculturally suitable lands once developed for higher uses will remain unavailable for agricultural use. Thus, while there may be more important agricultural lands in total on Oahu than can be fully utilized over the next decade, we feel it should be the policy of the State and the City and County to allocate the best agricultural lands to agricultural use to the fullest extent possible. Alternative uses should be directed to lands of lesser value for agriculture wherever possible. That is why it will be helpful to see maps of the project site's Land Study Bureau and ALISH classifications in the Final EIS.

The Department of Agriculture is well aware and supportive of the need to develop affordable housing for Hawaii's residents. The State Agriculture Functional Plan contains Implementing Action B(5)(c) which states: "Until standards and criteria to conserve and protect important agricultural lands are enacted by the Legislature, important agricultural lands should be classified in the State Agricultural District and zoned for agricultural use, except where, by the preponderance of the evidence presented, injustice or inequity will result or overriding public interest exists to provide such lands for other objectives of the Hawaii State Plan." (emphasis added)

To summarize, we request that the following be included in the Final EIS:

1. Maps showing the Land Study Bureau and ALISH classifications for the subject property.
2. Identification of the sequencing or phasing of development of the subject project and other approved and proposed projects affecting OSC sugarcane cultivated lands and how this phasing would affect the economic viability of OSC.

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

88:DEV/399

January 29, 1988

Mr. Donald A. Clegg
Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

SUBJECT: Kapolei Village Draft Environmental Impact
Statement

Thank you for your comments of December 24, 1987 relating to
the proposed Kapolei Village project.

We appreciated your review of the document and the information
you provided. The corrections noted in your comments will be
included in the Final EIS.

Your willingness to assist in the planning of this development
is greatly appreciated. If you should have any questions or
additional comments and suggestions, please direct them to
Mr. Lloyd Haraguchi, Project Coordinator, at 848-3240. Thank
you again.

Sincerely,

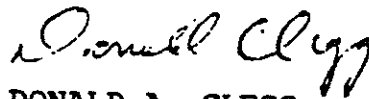
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JOSEPH K. CONANT
Executive Director

Honorable Marvin T. Miura, Director
Office of Environmental Quality Control
Page 2
December 24, 1987

2. Page 4-7 appears twice with differing versions of the "Housing Plan" and "Health Plan." It seems that the first page 4-7 should be deleted.
3. On page 5-17 in the last paragraph the phrase "and it is recommended that full archaeological work of any kind is necessary" should be deleted in that it contradicts the rest of the paragraph and the appended archaeological study.
4. On page 6-1 and 8-5 under "Future Projections" and "Socio-Economic Impacts" respectively the phrase "from 47,000 to 83,000" should be revised. The 47,000 figure represents the increase over the existing 1980 population of 36,234.
5. On page 7-2 the second to the last paragraph should be revised. Please contact the Bus Systems Division of the Department of Transportation Services for the current bus routes in the Ewa area.

Thank you for giving us an opportunity to comment on this matter.



DONALD A. CLEGG
Chief Planning Officer

cc: Mr. Russell N. Fukumoto, Acting Executive Director
Housing Finance and Development Corp.



STATE OF HAWAII
DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Bldg., 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 548-4611

DEC 19 2 37 PM 87

JOHN YAIHEE
Governor

TEOFILO PHIL TACSIAN
Chairman

FREDERICK P. WHITTEMORE
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Toru Suzuki
Robert S. Tamave
Renton L.K. Nip

ESTHER UEDA
Executive Officer

December 9, 1987

Dr. Marvin T. Miura, Interim Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Kapolei Village Draft Environmental Impact Statement

Thank you for the opportunity to comment on the subject Draft EIS for Kapolei Village. We have no comments to offer except that the subject site of the proposed Kapolei Village is designated within the State Land Use Agricultural District and it is our understanding that a boundary amendment for a reclassification into the Urban District will be processed for the project pursuant to the provisions of Chapter 359G, Hawaii Revised Statutes.

Sincerely,

Esther Ueda
ESTHER UEDA
Executive Officer

DSSH 4300 (6/86)

Suspense _____

EU:to

cc: ✓ Russell Fukumoto

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FILE 57 Dev. 90229

John Waihee
GOVERNOR



RUSSELL N. FUKUMOTO
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

TO: 88:DEV/160

January 13, 1988

Major Jerry M. Matsuda
Contract and Engineering Officer
Hawaii Air National Guard
3940 Diamond Head Road
Honolulu, Hawaii 96816-4495

Subject: KAPOLEI VILLAGE DRAFT ENVIRONMENTAL
IMPACT STATEMENT

Dear Major Matsuda:

Thank you for your comments of December 17, 1987 relating to the proposed Kapolei Village project.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240. Thank you again.

Sincerely,

A handwritten signature in cursive script, appearing to read "Russell N. Fukumoto".

RUSSELL N. FUKUMOTO
Acting Executive Director

RMF:RK:vt

4. We concur with your assessment in noting that if housing development occurs faster than employment centers we can expect a variation in the commuting patterns projected. However, as development occurs there may be a net decrease in eastbound commuting as new employment opportunities are realized.
5. We have endeavored to locate housing and other noise sensitive uses outside of the flight tracks of the Barbers Point Naval Air Station. We have not included any residential uses within the 65 Ldn contours in order to be compatible with the Navy's Air Installation Compatible Use Zone (AICUZ) Study. As mitigation measures we are proposing the use of buyer disclosure statements and the potential use of avigation easements. We are also cognizant that such measurement cannot mitigate against random overflights.
6. The Barbers Point coral pit is part of the overall drainage system for the Kapolei Village Plan. The coral pit currently serves to retain flood waters within the drainage basin. The current drainage plan provides for the containment of all average storm waters produced by the project within the planned golf course. The drainage system is designed to prevent localized flooding which now occurs and direct this storm water towards the coral pit for retention. The projected flow into this coral pit will not exceed that which is currently directed into this pit. The cost of the drainage system has been factored into the overall development cost of the project.
7. The proposed roadway improvements to the on-off ramps on the H-1, Farrington Highway, and Barbers Point Access Road have been factored into the development costs for the Kapolei Village Plan based on the pro-rata share to the Kapolei Village project. It is anticipated that a portion of the cost can be borne by federal aid.

We have discussed the adequacy of other public facilities and services with the appropriate agencies involved and have provided for these services as we are able. For the most part, however, they will be funded via legislative and city council appropriations.

8. We find ourselves in a difficult position in having to defend our legislative mandates and directives against other equally important legislative mandates. The findings of studies conducted by this agency as well as others indicate that there is a critical shortage of affordable housing in the State, particularly on Oahu. These studies point to the need for as many as 40,000 to 50,000 affordable units. On Oahu, there is a lack of urban classified lands for large scale residential development. Based on these as well as other factors, we feel that this project does have the ability to impact the "overriding public need" for affordable housing.

John Waihee
GOVERNOR



Joseph K. Conant
~~MEMORANDUM~~
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

TO:

February 3, 1988

88:DEV/475

MEMORANDUM

TO : The Honorable Roger A. Ulveling, Director
Department of Business & Economic Development

FROM : Joseph K. Conant, Executive Director
Housing Finance and Development Corporation

SUBJECT : KAPOLEI VILLAGE DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for your comments of January 20, 1988 relating to the proposed Kapolei Village project. We appreciated your review of the document and the information you provided.

1. A financial feasibility analysis was conducted for the Kapolei Village Master Plan. We will forward a copy of the Master Plan for your review.
2. The scope and breadth of providing affordable housing for the people of Hawaii is addressed in the State Housing Plan. The Housing Finance and Development Corporation (HFDC) is continually examining the potential for providing affordable housing on a number of fronts. The Kapolei Village plan is one of the first plans proposed whereby the government took the lead in acquiring and planning for large scale development of affordable housing. In addition, HFDC is pursuing large projects on Hawaii, Maui and Kauai. The HFDC is also continuing to pursue infill projects throughout the State.
3. We have attempted to provide our best estimate, in consultation with Oahu Sugar, the potential impact on the viability of sugar operations in Ewa. While we recognize that the conversion of agricultural lands will impact agricultural activities, we must be cognizant of our goal which is to provide a variety of housing opportunities for the people of Hawaii. We have coordinated our planning efforts with Oahu Sugar Company to ascertain the potential impact on the withdrawal of agricultural lands. The phasing plan proposed has also been coordinated with their input.

Dr. Marvin T. Miura
Page 2
January 20, 1988

7. The final EIS should also indicate the fiscal impacts of improvements to upgrade the Makakilo interchange of the H-1 Freeway, Farrington Highway, and Barbers Point Access Road, and should discuss the adequacy of police and fire protection services, recreational opportunities, and schools with their associated costs.
8. The final EIS should discuss the constitutional mandate to protect the best agricultural lands in the State and the proposed project's ability to fulfill an overriding public need for housing.

Thank you for the opportunity to review and comment on this EIS.

ORIGINAL SIGNED BY
ROGER A. ULVELING

cc: ✓ Housing Finance and Development Corp.
Land Use Division



DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

KAMAMALU BUILDING, 230 SOUTH KING ST., HONOLULU, HAWAII 96804
MAILING ADDRESS: P.O. BOX 2137, HONOLULU, HAWAII 96804

ROGER A. ULVELING
DIRECTOR
MURRAY E. TOWILL
DEPUTY DIRECTOR
BARBARA KIM STANTON
DEPUTY DIRECTOR

Ref. No. P-7994

January 20, 1988

MEMORANDUM

TO: Dr. Marvin T. Miura, Director
Office of Environmental Quality Control

FROM: Roger A. Ulveling

SUBJECT: Kapolei Village Draft Environmental Impact Statement (EIS)

We have reviewed the subject DEIS and offer the following comments.

1. The final EIS should address regional employment, income, and housing characteristics to assess whether residents will be able to afford the pricing of housing units as currently proposed.
2. The final EIS should address alternative plans or programs to provide affordable housing if the Kapolei Town Center is not developed. Are contingency plans, locations, and alternative conceptual designs currently available?
3. The final EIS should address the viability of Oahu Sugar Company in light of other planned or proposed development projects on lands currently cultivated by Oahu Sugar Company.
4. Commuting patterns to regional employment centers is a major consideration which should be addressed. If housing development is accelerated faster than employment opportunities in the Ewa area, the problem facing the existing transportation system may be exacerbated.
5. The final EIS should describe what mitigation measures are available to protect the State from future noise complaints resulting from aircraft originating from Barbers Point Naval Air Station. We note that virtually the entire project site is located at or near the 60 Ldn noise contour. Approximately 50 percent of the proposed residential area is located within the 60 to 65 Ldn noise contour zone (Figure 5-7).
6. The final EIS should describe in greater detail how the Barbers Point coral pit and proposed drainage features of Kapolei Village are interrelated and how the system will be funded.

DEVELOPMENT COPY

John Waihee
GOVERNOR



Joseph K. Conant
~~XXXXXXXXXXXXXXXXXXXX~~
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17807
HONOLULU, HAWAII 96817

IN REPLY REFER

TO:

February 3, 1988

88:DEV/476

MEMORANDUM

TO : The Honorable William W. Paty, Chairman
Board of Land and Natural Resources

FROM : Joseph K. Conant, Executive Director
Housing Finance and Development Corporation

SUBJECT : KAPOLEI VILLAGE DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for your comments of December 23, 1987 relating to the proposed Kapolei Village project.

The Kapolei Village plan does not include information relating to water source development and water availability because current water development planning has not reached a point where we can make definitive statements. We have been exploring alternative water development scenarios which include joining the Ewa Water Development Corporation and the possibility of developing our own sources. The project as currently planned includes a verbal water commitment for 175,000 gallons per day which will be sufficient to supply water for 350 single family homes.

The plan does provide for the use of non-potable water for the irrigation of the golf course, other recreation areas, and along selected roadways.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240. Thank you again.


JOSEPH K. CONANT
Executive Director

JOHN WAIHEE
GOVERNOR OF HAWAII

AUTHORITY

DEC 24 2 34 PM '87



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

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

LIBERT K. LANDGRAF
DEPUTY

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

DEC 23 1987

DOC. NO.: 2265E
FILE NO.: 88-254

Dr. Marvin T. Miura
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura

SUBJECT: Draft EIS for Kapolei Village
TMK: 9-1-16: 23 & 25

Thank you for the opportunity to review the Draft Environmental Impact Statement cited above. We offer the following comments:

DOWALD CONCERNS:

This proposed development is located in the Pearl Harbor Ground Water Control Area, where ground water pumpage has nearly reached the aquifer's sustainable yield. Therefore, the EIS should address the source of water supply for this development.

Thank you for your consideration of our concerns.

Very truly yours,

William W. Paty, Chairman
Board of Land and Natural Resources

cc: Russell Fukumoto

DEVELOPMENT COPY


The Honorable Bruce S. Anderson, Ph.D.,
Deputy Director

Page 2

January 29, 1988

additional comments and suggestions, please direct them to
Mr. Lloyd Haraguchi, Project Coordinator, at 848-3240. Thank
you again.

Sincerely,



~~JOSEPH K. CONANS~~
Executive Director

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

88:DEV/398

January 29, 1988

MEMORANDUM

TO: The Honorable Bruce S. Anderson, Ph.D.,
Deputy Director
Department of Health

FROM: Joseph K. Conant, Executive Director

SUBJECT: Kapolei Village Draft Environmental Impact Statement

Thank you for your comments of January 4, 1987 relating to the proposed Kapolei Village project.

Your concerns relating to potential impacts on the residential community from aircraft overflights and canehaul trucks have been noted. We have reexamined the plan to ensure that there are no residential developments within the 65 Ldn contours. We are proposing that potential homebuyers be made aware of the potential overflights from the Naval Air Station. Noise impacts from canehaul trucks will be a temporary impact until such time as the project is completely built out. The Master Plan provides for sound attenuating walls along major streets to reduce the noise impacts.

We believe that the plan provides for sufficient buffering of the various uses, e.g., school, recreational area, to mitigate potential noise impacts. Noise impacts resulting from construction activity will be mitigated through compliance with Chapter 43, Title 11, Administrative Rules. Where specific construction equipment or activity cannot comply with Chapter 43, variances will be requested.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or

Memo to Honorable R. A. Ulveling
February 3, 1988
Page 3

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator, to 848-3240. Thank you again.



JOSEPH R. CONANT
Executive Director

JOHN WAIHEE
GOVERNOR OF HAWAII

JAN 8 10 32 AM '88



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3378
HONOLULU, HAWAII 96801

January 4, 1988

In reply, please refer to:
EPHSD

MEMORANDUM

To: Dr. Marvin T. Miura, Interim Director
Office of Environmental Quality Control

From: Deputy Director for Environmental Health

Subject: Draft Environmental Impact Statement (DEIS) for Kapolei Village, Ewa, Oahu

Thank you for allowing us to review and comment on the subject DEIS. Concerns toward this proposed development were addressed in our previous letter of comment to the Environmental Impact Statement Preparation Notice (October 20, 1987). The following additional noise comments are made as a follow-up to the earlier comments.

1. The DEIS has addressed concerns regarding vehicular traffic noise impact along with possible mitigative measures.
2. Comments regarding potential impacts from aircraft noise on the proposed development were included. The AICUZ study reported that significant noise impacts on the project site are expected; showing noise contours of 60-65 Ldn. The applicant indicated that no residential land uses are sited within the 65 Ldn contour (northern portion of the proposed development). However, the recommended master plan shows single-family units within the 65 Ldn contour areas. The DEIS also addressed a report submitted by Darby and Associates. This report showed significantly lower Ldn values than that of the AICUZ study and indicated that aircraft noise impact should not be significant to place constraints on the residential units.

Ldn values may include isolated events, such as aircraft flyover, and the occurrence of such noise intrusion tend to be more pronounced to the impacted community. Therefore, since aircraft noise can adversely affect residents within the proposed development, mitigative measures should be instituted to control such impacts.

3. The applicant has indicated that the average Ldn values of canehaul trucks during the harvesting season should not exceed moderate levels. However, it should be noted that noise from individual or series of trucks may impact residents while travelling along the canehaul route, particularly during nighttime hours. Since complaints regarding such activities have been received by the Department of Health, mitigative measures must be incorporated to minimize such disturbances.

DEVELOPMENT COPY

Dr. Marvin T. Miura
January 4, 1988
Page 2

4. The following concerns and regulatory requirements addressed on the earlier comment were not included in the DEIS.
 - a. Noise impacts resulting from the integration of various land uses within the project location, particularly toward commercial and recreational activities adversely affecting adjacent residential areas.
 - b. Noise emanating from stationary equipment.
 - c. Noise emanating from activities associated with proposed schools.
 - d. Noise from religious activities associated with proposed churches.
 - e. Structural design to maximize noise containment, specifically toward attached units or residential structures in close proximity to each other.
 - f. Regulatory compliance during the construction phase.



BRUCE S. ANDERSON, Ph.D.

cc: Mr. Russell N. Fukumoto ✓

John Waihee
GOVERNOR



RUSSELL N. FUKUMOTO
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17807
HONOLULU, HAWAII 96817

IN REPLY REFER

TO: 88:DEV/162

January 13, 1988

Ms. Esther Ueda
Executive Director
Land Use Commission
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813

Subject: KAPOLEI VILLAGE DRAFT ENVIRONMENTAL
IMPACT STATEMENT

Dear Ms. Ueda:

Thank you for your comments of December 9, 1987 relating to the proposed Kapolei Village project.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240. Thank you again.

Sincerely,

A handwritten signature in cursive script, appearing to read "Russell N. Fukumoto".

RUSSELL N. FUKUMOTO
Acting Executive Director

RNF:RK:vt

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

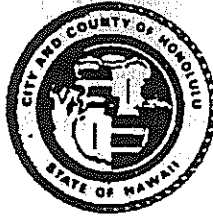
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

11/87

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

JUL 20 10 44 0.

FRANK F. FASI
MAYOR



DONALD A. CLEGG
CHIEF PLANNING OFFICER

GENE CONNELL
DEPUTY CHIEF PLANNING OFFICER

KK/DGP 11/87-4072

December 24, 1987

Honorable Marvin T. Miura, Director
Office of Environmental Quality Control
State of Hawaii
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Draft Environmental Impact Statement for the
Proposed Kapolei Village Development, Ewa, Oahu

We have reviewed the subject Draft Environmental Impact Statement and have found that most of the concerns we presented on the EIS Preparation Notice have been addressed. We feel, however, that other measures or conditions which may relieve the projects impact on downstream H-1 traffic congestion should be discussed.

In addition to the recommended park and ride facility and High Occupancy Vehicle (HOV) lanes the City is proposing a rail transit system tentatively planned to extend from Honolulu to Waipahu. This proposed transit system may be extended to the Ko Olina resort area as development and ridership estimates increase.

The creation of a major employment center in Ewa, the secondary urban center, should help to balance traffic using the H-1 Freeway by reversing some of the traffic flow from the east bound to the west bound (Ewa) direction in the morning hours. This would increase traffic traveling in the presently underutilized Ewa bound traffic lanes on the H-1 Freeway.

In our review we also found the following substantive errors:

1. On page 1-5 in the last sentence under "Socio-Economic Conditions" the "55,000 units" should be "5,000 units."

DEVELOPMENT COPY

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

88:DEV/400

January 29, 1988

The Honorable Douglas G. Gibb
Chief of Police
Honolulu Police Department
City and County of Honolulu
1455 South Beretania Street
Honolulu, Hawaii 96814

Dear Chief Gibb:

SUBJECT: Kapolei Village Draft Environmental Impact
Statement

Thank you for your comments of December 28, 1987 relating to
the proposed Kapolei Village project.

Your willingness to assist in the planning of this development
is greatly appreciated. If you should have any questions or
additional comments and suggestions, please direct them to
Mr. Lloyd Haraguchi, Project Coordinator, at 848-3240. Thank
you again.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Conant", written over a circular stamp.

JOSEPH K. CONANT
Executive Director

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

88:DEV/397

January 29, 1988

MEMORANDUM

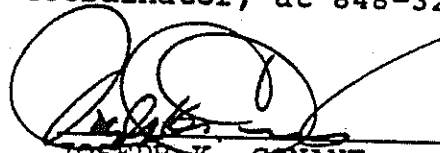
TO: The Honorable Charles T. Toguchi, Superintendent
Department of Education

FROM: Joseph K. Conant, Executive Director

SUBJECT: Kapolei Village Draft Environmental Impact Statement

Thank you for your comments of December 8, 1987 relating to the proposed Kapolei Village project. We appreciated your review of the document and the information you provided.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator, at 848-3240. Thank you again.



JOSEPH K. CONANT
Executive Director



University of Hawaii at Manoa

Environmental Center
Crawford 317 • 2550 Campus Road
Honolulu, Hawaii 96822
Telephone (808) 948-7361

January 7, 1988
RE:0482

Dr. Marvin T. Miura
Interim Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Draft Environmental Impact Statement
Kapolei Village
Ewa, Oahu

The above cited document proposes the development of a 5,000 unit residential complex on approximately 830 acres. The document discusses five alternative land uses and one recommended master plan. The recommended master plan includes 3722 single family units, 283 multi-family units, 173 assisted housing units, 255 rental housing units, 438 elderly housing units, one eighteen hole golf course, a park and ride facility, two commercial areas, various public schools and numerous recreational and park facilities. The proposed development is sited on land north of the Naval Air Station at Barber's Point, south of Farrington Highway and adjacent to Barber's Point Access Road. This development is sponsored by the State of Hawaii, Housing Finance and Development Corporation, therefore, approximately 60 percent of the units will be made available to low income families. This review was prepared with the assistance of Anders Daniels, Meteorology; P. Bion Griffin, Anthropology; Henry Gee, Edwin Murabayashi, and Yu-Si Fok, Water Resources Research Center; and Steven Armann, Environmental Center.

Water Supply

The Draft EIS is inadequate in addressing the impacts associated with providing water to Kapolei Village. At present the major portion of the water is imported from the Pearl Harbor Basin in the existing main. Water in the 30 inch main line of the Board of Water Supply (BWS) is obtained from various wells such as the Waipahu, Kunia and Hoaeae wells. Although water is available in the vicinity of the project, the chloride levels are in the range of 250 mg/l, which is the recommended maximum concentration allowable. This water must be blended with lower chloride water from the Pearl Harbor Basin 30 inch main. A similar situation exists in the Makakilo water supply where water from well number 2004.04 is blended and pumped to a reservoir. This fact was not discussed in the Draft EIS.

AN EQUAL OPPORTUNITY EMPLOYER
DEVELOPMENT COPY

January 7, 1988

Local water blended with water from the Pearl Harbor Basin can be a viable alternative source in addition to desalinization. However, because the development in the Kapolei area will remove sugarcane from production and the agricultural water system maintained by Oahu Sugar Company will no longer be a source of groundwater recharge, any further removal of water from the aquifer aside from Makakilo well number 2004.04 and the Navy well number 2103.03 will increase the chloride concentration in all wells.

Other information not included in the Draft EIS is the water available based on the Ewa Water Master Plan. The two wells located mauka of the H-1 Freeway near Waipahu at the 440 foot elevation level are not mentioned. What is the water quality of these wells and what are their pumping capacities? Have the plans for a dual water system as described by Mike Warren, Manager of Residential/Resort Properties, at Campbell Estate, in March of 1986 been discarded or, is this still being considered a viable alternative method of water conservation?

Air Quality

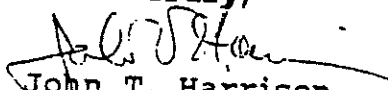
The air quality discussion is adequate with one exception. The EIS states on page 5-16, "As urbanization closes in around agricultural operations, complaints about air pollution will arise." The EIS simply treats this problem as being "infrequent and only lasts a few hours." Based on problems, complaints, and frequently voiced concerns of the population in urbanized areas next to cane fields such as Kihei, Maui and Hamakua on the Big Island, we are convinced that air pollution from cane fires will create serious problems for the proposed area which cannot simply be brushed off as "infrequent and lasting a few hours." We strongly recommend that this issue be addressed as one of the major impacts of the proposed development.

Archaeology

We find the archaeological survey to be adequate.

Thank you for the opportunity to comment on this Draft EIS. We hope our comments will be helpful in preparing the final document.

Yours truly,



John T. Harrison
Environmental Coordinator

cc: Russell N. Fukumoto ✓
L. Stephen Lau
Anders Daniels
Henry Gee
P. Bion Griffin
Edwin Murabayashi
Yu-Si Fok
Steven Armann

John Waihee
GOVERNOR



Joseph K. Conar
~~XXXXXXXXXXXX~~
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17807
HONOLULU, HAWAII 96817

IN REPLY REFER

TO:

February 3, 1988

88:DEV/479

Mr. John T. Harrison
Environmental Coordinator
ENVIRONMENTAL CENTER
Crawford 317
2550 Campus Road
Honolulu, Hawaii 96822

Dear Mr. Harrison:

SUBJECT: KAPOLEI VILLAGE DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for your comments of January 7, 1988 relating to the proposed Kapolei Village project. We appreciated your review of the document and the information you provided.

1. Water Supply. We appreciated the information you have provided and will include them as they are appropriate. The Kapolei Village plan does not include information relating to water source development and water availability because current water development planning has not reached a point where we can make definitive statements. We are exploring alternative water development scenarios which include joining the Ewa Water Development Corporation and the possibility of developing our own sources. The project as currently planned includes a verbal water commitment for 175,000 gallons per day which will be sufficient to supply water for 350 single family homes.

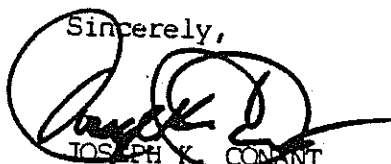
The plan does provide for the use of non-potable water for the irrigation of the golf course, other recreation areas, and along selected roadways.

2. Air quality. We apologize for the apparent glossing over of the cane burning issue. It was not our intent to suggest that it is not a serious problem. We recognize that cane burning can be a serious health problem and poses risks to those afflicted with respiratory illnesses. In the vicinity Mr. John T. Harrison of the project site prevailing winds will generally direct the smoke away from the project site (approximately 80% of the time). During "Kona" conditions, the smoke will be directed towards the project site until such time as sugar production is terminated in the area. As an interim measure, we will advise all potential homebuyers of this potential health hazard. In addition, we will consider taking down larger areas of land in our efforts to minimize the potential hazard.

Mr. John T. Harrison
February 3, 1988
Page 2

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator, at 848-3240. Thank you again.

Sincerely,

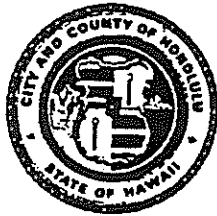


JOSEPH Y. CONANT
Executive Director

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 ☎ (808) 523-4482

FRANK F. FASI
MAYOR



JOHN P. WHALEN
DIRECTOR

LU11/87-6716(BM)

January 7, 1988

Marvin T. Miura, Ph.D.
Interim Director
Office of Environmental Quality Control
465 S. King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Comments on Draft EIS Proposed
Kapolei Village, TMK 9-1-16: 23, por. 25

Thank you for the opportunity to comment. We have the following comments:

1. Distribution of Housing Mix

The explanation of how many residential units will be dedicated for sale to elderly, very low income, low income, gap group, and other buyers who will purchase at market prices is unclear. The description of the number of units which will be set aside for rental units is also unclear. We suggest that tables be used to clearly summarize this information.

2. Cumulative Effect on Resources

The Draft EIS only describes the infrastructure connections that the project will have to the regional water, sewer, and drainage systems. A discussion is needed to indicate the cumulative impact on these regional systems.

The cumulative impact of the Kapolei Village project should be described considering the impacts of other projects in the region such as: 1) the West Loch housing project, 2) those included in the Ewa master Plan, 3) the Ewa Marina and 4) West Beach (Ko 'Olina).

DEVELOPMENT COPY

3. Alternatives

The "Alternatives to the Proposed Action" are merely different site configuration alternatives. Alternative sites were not discussed. We suggest that alternative sites be discussed and the process by which this particular site was selected be described. If there is a Housing Master Plan, this should be cited and/or included in the appendix.

4. Transportation

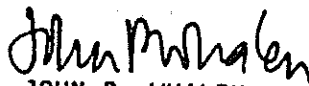
The transportation analysis included traffic volume predictions for Farrington Highway and H-1 Freeway. We suggest that the volume predictions be related to probable Levels of Service.

5. Agricultural Impact

The Draft EIS purports that increases in productivity and yield have increased faster than population growth and because of this and decreased population growth and genetic engineering advances, a withdrawal of land, labor and other resources is required to restore a balanced economic market. The extension of this logic seems to indicate that agricultural land should be continuously withdrawn for the sole purpose of balancing economic markets without regard to the fact that the land will be irretrievably lost for future agricultural development which may not be economically feasible at this point in time. We suggest that the section on Agricultural Impacts describe the permanent loss of Agricultural lands in terms of acres loss in terms of its ALISH (Agricultural Lands of Importance in the State of Hawaii) ratings, since this is undoubtedly a factor the State Land Use Commission will have to weigh in reaching a decision on this project.

If you have any questions regarding these comments, please call Bennett Mark of our Environmental Affairs Branch at 527-5038.

Very truly yours,



JOHN P. WHALEN
Director of Land Utilization

JPW:ap
0232N

cc: ✓ Russell N. Fukumoto,
HFDC

John Waihee
GOVERNOR



Joseph K. Conan
~~JUSTICE~~
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

TO:

February 3, 1988

88:DEV/475

The Honorable John P. Whalen,
Director
Department of Land Utilization
City and County
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Whalen:

SUBJECT: KAPOLEI VILLAGE DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for your comments of January 7, 1987 relating to the proposed Kapolei Village project. We appreciated your review of the document and the information you provided.

Distribution of Housing Mix. We have included information in the Final EIS that addresses the housing mix for the project. The principal feature of this plan is the provision of at least 60 percent of the units being in the affordable category. Of the 60 percent, some will be available for sale, while others will be for rentals.

Cumulative Effect on Resources. The resultant impact of the proposed project as well as others planned for the region includes: a net overall increase in the total housing inventory for the island of Oahu and an overall increase in the demand for public facilities and services, e.g. water, wastewater, police, fire, roads, etc.. The opportunities for homeownership will certainly be enhanced by the development of this project.

Alternative Sites. The selection of the Kapolei Village site was the result of a site selection process that included the study of State lands and private holdings. The criteria used to select a suitable site was influenced by area available. We noted in our research that there were no large tracts of State lands available on Oahu. We selected the Kapolei site from others because it was part of a large scale planned community, its close proximity to existing infrastructure, and proposed Second Urban Center and the availability of large acreages of developable land.

The Honorable J. P. Whalen
February 3, 1988
Page 2

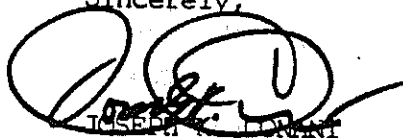
Transportation. We have reviewed the transportation plan and will include information relating to various levels of service.

Agricultural Impact. We acknowledge that the implementation of the proposed action will mean the permanent loss of agricultural land and the loss of opportunities for other uses. Land areas that will be withdrawn will be quantified in the Final EIS.

We did not intend to imply that agricultural lands are required to be withdrawn in light of advances in agricultural technology. Rather, agricultural land will be withdrawn because of changes in the economy and advances in technology.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator, at 848-3240. Thank you again.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Torani", written over a circular stamp or seal.

JOSEPH K. TORANI
Executive Director

RECEIVED
STATE HOUSING
AUTHORITY

DEC 21 10 24 AM '87

December 16, 1987

Dr. Marvin T. Miura, Interim Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Your Letter of November 23, 1987 on the Draft EIS
for Kapolei Village, TMK: 9-1-16: 23, Por. 25

Thank you for the opportunity to review and comment on the proposed residential community development project.

We have the following comments:

1. A Water Master Plan should be submitted for our review and approval.
2. The source of potable water should be indicated in the EIS. Consideration should be given to using brackish water for landscape irrigation. (Ref. pp. 1-6, 2-9)
3. The second 30-inch transmission main will be installed by Campbell Estate. (Ref. p. 2-9, Fig. 7-2)

The construction of the future Kapolei 228 storage tank will be the responsibility of the developers of Kapolei Village and Campbell Estate not the BWS.

4. A new 2.8 mgd source will be required for the development, if the State's Housing Finance and Development Corporation chooses not to participate in the Ewa Regional Water Master Plan.
5. The term "coral" in the text should be changed to "limestone." (Ref. pp.5-6 to 5-11)

DEVELOPMENT COPY

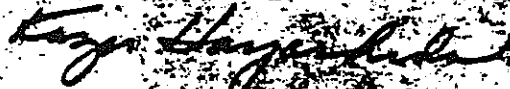
Dr. Robert T. Auara, Interim Director
Page 2

December 16, 1987

6. The sources of water for the existing 30-inch main belong to the Board of Water Supply. The Makakilo Well was installed by Campbell Estate but was conveyed to the Board. (Ref. p. 7-3F)

If you have any questions, please contact Lawrence Whang at 527-6138.

Very truly yours,



KAZU HAYASHIDA
Manager and Chief Engineer

cc: Russell N. Fukumoto
(Housing Finance and Development Corp.)

John Waihee
GOVERNOR



Joseph K. Conant
~~MISSOURI UNIVERSITY~~
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

TO:

February 3, 1988

88:DEV/472

The Honorable Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County
630 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Hayashida:

RE: KAPOLEI VILLAGE DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for your comments of December 16, 1987 relating to the proposed Kapolei Village project.

We appreciated your review of the document and the information you provided. The changes included in your comments will be included in the Final EIS. As noted in the Draft EIS a master plan for the water system in the area will be developed. This document will be forwarded to your office for review when it is completed.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240. Thank you again.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Conant", written over a circular stamp.
JOSEPH K. CONANT
Executive Director

Suspense _____

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	HOC				
	HMG				
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	LEGAL				
	PERS				
	PLNG				
FILE	87-100/91210				

December 10, 1987

Mr. Marvin T. Miura, Ph.D.
 Interim Director
 Office of Environmental Quality Control
 State of Hawaii
 465 South King Street, Room 104
 Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Draft EIS for Kapolei Village, Ewa, Oahu, Hawaii
(TMK: 9-1-16:23, Portion of 25)

We have reviewed the subject EIS and have the following comments:

1. There are several inaccuracies in the discussion on wastewater on Page 7-4 and Figure 7-3.
 - a. The size of Makakilo interceptor varies from 18 inches to 30 inches in diameter.
 - b. The present existing flow of the Honouliuli WWTP is approximately 21 mgd.
 - c. The capacity of the outfall and the ultimate capacity of the WWTP is 112 mgd and 51 mgd, respectively.
 - d. The next planned expansion of the plant will increase the capacity from 25 mgd to 38 mgd.
 - e. The pipe size shown in Figure 7-3 for Segment 2 of the West Beach interceptor sewer is 48 inch in diameter.
2. It is unclear whether all streets will be constructed according to the City's standards including standard sidewalk areas. We assume that all streets within the subdivision will be dedicated to the City and County.

DEVELOPMENT COPY

Mr. Marvin T. Miura, Ph.D.

-2-

December 10, 1987

3. We do not have any comments on the storm drainage system in addition to the prior "Ewa Drainage Study".

Very truly yours,

Sam Callejo

ES ALFRED J. TRIEDE
Director and Chief Engineer

cc: /Mr. Russell N. Fukumoto
Acting Executive Director
Housing Finance and Development Corp.

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

88:DEV/467

February 3, 1988

The Honorable Alfred J. Thiede
Director and Chief Engineer
Department of Public Works
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Thiede:

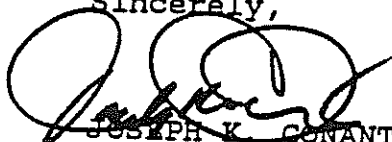
SUBJECT: Kapolei Village Draft Environmental Impact
Statement

Thank you for your comments of December 10, 1987 relating to the proposed Kapolei Village project.

We appreciated your review of the document and the information you provided. The corrections included in your comments will be included in the Final EIS. While not stated explicitly, it is our intention that all streets will be dedicated to the City and County of Honolulu.

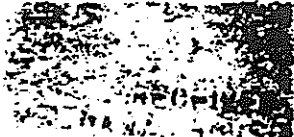
Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator, at 848-3240. Thank you again.

Sincerely,



JOSEPH K. CONANT
Executive Director

Suspense _____



AUTHORITY HONOLULU FIRE DEPARTMENT
 1455 S. Beretania Street, Room 305
 DEC 9 2 20 PM '87 Honolulu, Hawaii 96814

December 7, 1987

Dr. Marvin T. Miura, Interim Director
 Office of Environmental Quality Control
 465 South King Street, Room 104
 Honolulu, Hawaii 96813

Dear Dr. Miura:

SUBJECT: KAPOLEI VILLAGE, EWA, OAHU

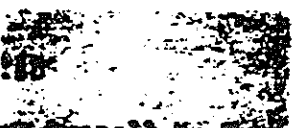
We have reviewed the Kapolei Village EIS and have no additional comments at this time.

Should you have any questions, please contact Battalion Chief Kenneth Word at 943-3838.

We are returning the report to the Office of Environmental Quality Control.

Sincerely,

FRANK K. KAHOOANOANO
 Fire Chief



FKK/RS: [blurred]

cc: Mr. Russell N. Palomoto
 Acting Executive Director
 Housing Finance and Development Corp.

Rte		Info	Coord	Act	Int
1	ED				<i>[initials]</i>
	AED				
	AED				
	SFA				
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	LP				
	HOC				
	HMG				
	LREF				
	LEGAL				
	PERS				
	PLNG				
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DEVELOPMENT COPY

John Waihee

GOVERNOR



RUSSELL N. FUKUMOTO
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation

P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

to: 88:DEV:159

January 13, 1988

The Honorable Hiram K. Kamaka
Director
Department of Parks and Recreation
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kamaka:

SUBJECT: KAPOLEI VILLAGE DRAFT ENVIRONMENTAL
IMPACT STATEMENT

Thank you for your comments of December 14, 1987 relating to the proposed Kapolei Village project.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240. Thank you again.

Sincerely,

A handwritten signature in cursive script, appearing to read "Russell N. Fukumoto".

RUSSELL N. FUKUMOTO
Acting Executive Director

RNF:RK:vt

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERLANTIA STREET
HONOLULU, HAWAII 96814 - AREA CODE (808) 943-3111

FRANK F. FASI
MAYOR

JAN 1 3 52 AM '88



DOUGLAS G. GIBB
CHIEF

WARREN FERREIRA
DEPUTY CHIEF

OUR REFERENCE SS-LK

December 28, 1987

Dr. Marvin T. Miura, Interim Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Environmental Impact Statement (EIS) for
Kapolei Village, Ewa, Oahu

We have reviewed the EIS for Kapolei Village and offer the following comments.

Kapolei Village, as a planned residential community, is estimated to increase population in the Ewa district by about 15,000 to 16,500 persons. Because of this projected increase in population, along with other development in the Central Oahu and Leeward areas, we can expect much greater demands for police services. Our ability to accommodate and service the needs of the public will depend primarily upon the availability of sufficient manpower, equipment and communications.

We can also expect greater strain on our already congested freeways. We support the inclusion of a park-and-lock facility and recommend work with MTL to insure that sufficient express buses are made available.

We would also encourage developers to make a collaborative effort at pulling together their resources and ideas in seeking solutions to our traffic problems.

Thank you for the opportunity to provide comments.

Sincerely,

Handwritten signature of Douglas G. Gibb in cursive.

DOUGLAS G. GIBB
Chief of Police

cc: Russell N. Fukumoto

DEVELOPMENT COPY

John Waihee
GOVERNOR



RUSSELL N. FUKUMOTO
EXECUTIVE DIRECTOR

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER

TO: 88:DEV/161

January 13, 1988

The Honorable Frank K. Kahoohanohano
Fire Chief
Honolulu Fire Department
1455 South Beretania Street
Honolulu, Hawaii 96814

Subject: KAPOLEI VILLAGE DRAFT ENVIRONMENTAL
IMPACT STATEMENT

Dear Chief Kahoohanohano:

Thank you for your comments of December 7, 1987 relating to the proposed Kapolei Village project.

Your willingness to assist in the planning of this development is greatly appreciated. If you should have any questions or additional comments and suggestions, please direct them to Mr. Lloyd Haraguchi, Project Coordinator at 848-3240. Thank you again.

Sincerely,


RUSSELL N. FUKUMOTO
Acting Executive Director

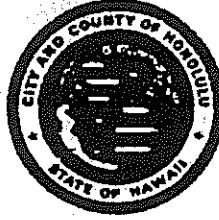
BNF:RK:vt

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

630 SOUTH KING STREET
 HONOLULU, HAWAII 96813

DEC 19 4 20 PM '87
 AUTHORITY

FRANK F. FASI
 MAYOR



HIRAM K. KAMAKA
 DIRECTOR

DSSH 4309 (6/86)

Suspense _____

December 14, 1987

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Dr. Marvin T. Miura, Interim Director
 Office of Environmental Quality Control
 465 South King Street, Room 104
 Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Environmental Impact Statement
 Kapolei Village - Ewa, Oahu
 Tax Map Key 9-1-16: 23 and Por. 25

We have determined that the Environmental Impact Statement (EIS) for the Kapolei Village Development is acceptable. The recreational needs of the proposed development have been addressed with the establishment of a community park, neighborhood park and two community recreation centers.

Thank you for the opportunity to review the EIS.

Sincerely,

HIRAM K. KAMAKA, Director

HKK:ei

cc: ✓ Mr. Russell N. Fukumoto, Housing Finance & Development Company

DEVELOPMENT COPY

REFERENCES

REFERENCES

1. General Plan, Objectives and Policies, December 8, 1982, City and County of Honolulu.
2. Development Plan, Special Provisions for Ewa, City and County of Honolulu.
3. West Loch Estates Environmental Impact Statement, Department of Housing and Community Development, City and County of Honolulu, October 1986.
4. Kapolei Village Master Plan Report, Housing Finance and Development Corporation, State of Hawaii, October 1987.
5. Kapolei Town Center Environmental Assessment, The Estate of James Campbell, December 1986.
6. Chapter 226, Hawaii Revised Statutes, An Act Relating to the Hawaii State Plan, approved May 29, 1986.
7. State Housing Functional Plan, Hawaii Housing Authority, State of Hawaii, June 1984.
8. State Transportation Functional Plan, Department of Transportation, State of Hawaii, June 1984.
9. State Recreation Functional Plan, Department of Parks and Recreation, State of Hawaii, June 1984.
10. State Educational Functional Plan, Department of Education, State of Hawaii, May 1985.
11. State Health Functional Plan, Department of Health, State of Hawaii, June 1984.
12. State Agriculture Functional Plan, Department of Agriculture, State of Hawaii, June 1985.
13. Data Book 1986: A Statistical Abstract, Department of Planning and Economic Development, State of Hawaii, 1986.
14. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, Washington D.C., August 1972.
15. Detailed Land Classification - Island of Oahu, University of Hawaii, Honolulu, Hawaii 1972.
16. Memorandum: Soils Info for Kapolei Village, Department of Agriculture, State of Hawaii, September 25, 1987.
17. Air Quality Impact Report, Secondary Urban Center, Ewa, Oahu, J. W. Morrow, Environmental Management Consultant, April 27, 1987.

APPENDICES

