

JOHN WAHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

OCT - 5 1994

OCT 25 1994

KEITH W. AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JOHN P. KEPPELER, II  
DONA L. HANAIKE

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
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HISTORIC PRESERVATION  
LAND MANAGEMENT  
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RECEIVED

QUALITY CONTROL

Mr. Brian J.J. Choy, Director  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Notice of Determination on Environmental Assessment for a Land  
Exchange and Interim Use of State Owned Land at Kapolei, Ewa, Hawaii

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period which began on July 23, 1994. The agency has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the October 23, 1994 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the final EA.

Should you have any questions regarding this matter, please feel free to contact Mr. Dean Uchida at 587-0156.

Very truly yours,

Keith W. Ahue

cc: HFDC/DOE/DAGS/UH/LM/OSP

1994-10-23-0A-PEA- Ewa State Land  
Exchange

ENVIRONMENTAL ASSESSMENT

Land Exchange and Interim  
Use of State Lands for Diversified Agriculture  
Kapolei, Ewa, Island of Oahu

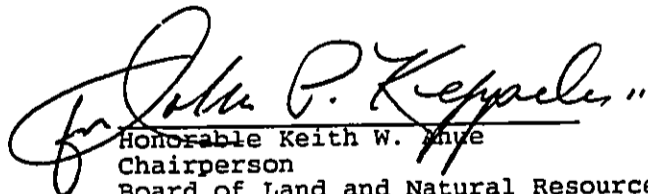
September 1994

ENVIRONMENTAL ASSESSMENT

Land Exchange and Interim  
Use of State Lands for Diversified Agriculture  
Kapolei, Ewa, Island of Oahu

This document was prepared pursuant to Chapter 343, Hawaii Revised Statutes, because State lands will be utilized. It is determined that the proposed use of such lands will have negligent impacts and therefore no environmental impact statement is needed.

Determined By:

  
Honorable Keith W. Muir  
Chairperson  
Board of Land and Natural Resources

10.5.94  
Date

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SUMMARY SHEET

Project Proponent:	State of Hawaii Dept. of Land & Natural Resources
Property Location:	Ewa Plains Island of Oahu
Parcel Identification:	TMK 9-1-16:25 por. and 9-1-17:4
Area:	Approx. 1,300 acres
Existing Use:	Sugar Cane Cultivation Leased to Oahu Sugar Co. Unencumbered
Proposed Use:	Land Exchange and Diversified Agricultural Crops
State Land Use District:	Agriculture
County Zoning:	Agriculture
EIS Required:	No

**1.0 IDENTIFICATION OF PROPOSING AND APPROVING AGENCY:**

Department of Land and Natural Resources  
Office of the Chairperson  
Hawaii Agricultural and Rural Redevelopment Program (HARRP)  
1151 Punchbowl Street, Room 130  
Honolulu, Hawaii 96813

**2.0 SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT, INCLUDING SUITABLE AND ADEQUATE LOCATION AND SITE MAPS.**

**2.1 Description of the Proposed Action**

The proposed action which triggered this Environmental Assessment (EA) is the use of State lands. The State of Hawaii, by its Board of Land and Natural Resources, hereinafter referred to as the "State", is proposing the following: 1) lease/permit, on a short term basis, approximately 1,300 acres of public lands to various private vendors for the development of diversified agriculture to include nurseries, agricultural crops, pasture use, etc. and 2) a land exchange of approximately 500 acres of state lands within the 1,300 acre parcel in the Ewa Plains Region, Island of Oahu for approximately 2,200 acres of private land owned by the George Galbraith Trust located north of Wahiawa, Oahu.

The subject 1,300 acre parcel was previously leased and used by Oahu Sugar Company [OSCo] for sugar cane cultivation. Due to financial hardship, however, OSCo will be ceasing its sugar cultivation and operations in 1995. One final harvest of sugarcane is scheduled in the near future.

**2.2 Purpose of the State Action**

The purpose of the proposed action will: 1) Provide for short-term continued agricultural use of the area as an interim use pending build out of the University of Hawaii's West Oahu Campus and residential developments in the second city; 2) Provide opportunities to enhance and diversify Hawaii's agricultural base; and 3) Allow the State of Hawaii to acquire and land bank valuable agricultural lands north of Wahiawa.

The proposal to lease State lands was prompted by Oahu Sugar Company's decision to cease its entire sugar operation. In the past, OSCo cultivated approximately 15,000 acres of sugar lands in Central and Leeward Oahu. The plantation has a long history in the land use and social fabric of the Central and Leeward Oahu areas.

Loss of jobs and plantation supported housing are major concerns of the State. Workers laid off because of the shutdown will not be limited to plantation personnel. Businesses providing goods and services both statewide and within the community would also be affected since the need for their services will be drastically reduced.

Leasing public lands previously used for OSCo's sugar cultivation, would provide opportunities for other types of agricultural products to be developed, and provide for employment benefits for members in the community.

An environmental assessment is required when State funds or State lands are used. This EA was prepared pursuant to Chapter 343 of the Hawaii Revised Statutes.

Disposition of state lands identified in this EA will be done in accordance with the applicable section of Chapter 171 HRS. Immediate short term occupancy of selected parcel will be allowed through a revocable permit. Long-term tenure, as currently provided in Chapter 171 HRS, will be disposed of pursuant to the applicable sections of the statute. The land exchange is being done pursuant to Chapter 171-50 HRS.

### 2.3 Project Location

The subject parcels, consisting of approximately 1,300 acres, are situated in the Ewa Plains area, Island of Oahu. The lands are situated on the eastern side of the Villages of Kapolei and northern side of the City's Ewa Villages Development. (See Exhibit 1)

### 2.4 Ownership and Brief History of Existing Land Use

The subject parcels were part of approximately 15,000 acres of land used by Oahu Sugar Company for sugar cultivation. The subject area represents a portion of the total cultivated area used by Oahu Sugar Company which covered most of the Kunia/Waipahu/Ewa agricultural acreage.

The subject lands were leased to Oahu Sugar Company by The Estate of James Campbell. The 1,300 acres is currently being acquired from The Estate of James Campbell (condemnation began in June of 1990) to be used for short-term agricultural land banking and long-term residential and/or government use for the Second City at Kapolei. The final order of condemnation has not been completed because the prior lessee, Oahu Sugar Company, Ltd. filed for crop damages. We are presently negotiating settlement with Oahu Sugar on their claims and expect to have the matter resolved soon.

At the present time, the tentative long-range plan for the 1,300 acres at Kapolei is proposed as follows:

<u>USE</u>	<u>ACRES</u>
University of Hawaii	500
Galbraith Trust	500
North South Road and Utility Corridor	45
Kapolei High School	50
DHHL	200
DAGS [Park and Ride]	5
	<u>1,300</u>

As the specific plans are developed, each of the identified uses will submit an Environmental Assessment and/or Environmental Impact Statement pursuant to Chapter 343 HRS. This subject Environmental Assessment is intent for: 1) the immediate continued short-term agricultural use of the property; and 2) the land exchange with the George Galbraith Estate.

#### University of Hawaii's West Oahu Campus

In June of 1993, the University of Hawaii conducted a site evaluation study for the West Oahu Campus. Seven potential sites were identified all with a minimum size of 500 acres.

On December 9, 1993 the University of Hawaii Board of Regents selected the Kapolei site for the West Oahu Campus. They further indicated that by no later than twenty days after the adjournment of the 1994 Legislative Session, there be a firm commitment from the State to transfer title, in fee simple, of 500 contiguous acres at Kapolei to the University of Hawaii...

The Governor recently announced the formal selection of the site by the University of Hawaii. The University intends on securing a commitment from this Department on the conveyance of the land and will be seeking funds for planning and design during the session.

Based on the University's selection of the Kapolei site, the Estate of James Campbell agreed to convey an additional 200 acres of land to the state at gratis. As a condition of the conveyance, Campbell Estate required that 500 acres be conveyed to the University of Hawaii at the earliest possible date. Also, Campbell Estate required that in the event that (a) development and commencement of work on the campus does not take place within ten years, or (b) by the year 2006 sufficient facilities necessary to meet a projected headcount enrollment of 2,750 students have not been constructed, then the State of Hawaii shall promptly return the 200 acres provided by the Estate, or reimburse the Estate for its then fair market value.

Because the 500 acres campus site does not include the 200 acres conveyed by Campbell Estate at gratis, Campbell Estate and the University of Hawaii have agreed that the reverter clause on the additional 200 acres being given by Campbell Estate will be placed on the 500 acres conveyed to the University. If the University fails to satisfy the terms of the conveyance (i.e. development of the University Campus), 200 acres of the 500 acres goes back to Campbell.

In March of 1994, the Board of Land and Natural Resources authorized the conveyance of 500 acres of the subject state land to the University of Hawaii for their West Oahu Campus. However, because the University does not anticipate initiating construction for several years, they have agreed to an interim agricultural use of their campus site.

#### Land Exchange with George Galbraith Estate

Act 177 Session Laws of Hawaii, 1994 allowed the legislature to approve the land exchange now rather than having to consider it next session as would be required under Section 171-50 HRS.

The legislature authorized the acquisition of approximately 1,100 acres of the Kapolei lands for land banking for future housing and public facility needs. The University of Hawaii proposes to locate its West Oahu Campus on up to 500 acres of these lands. All or portions of the remaining area will be available for the development of affordable housing. Furthermore, based on the University's selection of the Kapolei site, the Estate of James Campbell agreed to convey an additional 200 acres of land to the state at gratis.



A land exchange with Galbraith Estate will not only satisfy the states' housing objectives in Kapolei but will also provide the state with additional agricultural lands in central Oahu. As such, we believe that it is in the public interest to enter into a land exchange with the George Galbraith Estate involving their private lands north of Wahiawa, Oahu for public lands in Kapolei, Oahu.

In March of 1994, the Board of Land and Natural Resources granted preliminary approval on a Land Exchange between the State of Hawaii and the George Galbraith Estate at Kapolei. The Board will review the matter once the appraisals have been completed and the area for the exchange has been determined.

### 3.0 GENERAL DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS

#### 3.1 Physical Environment

The State owns 1,300 acres of land to currently in sugar cultivation by Oahu Sugar Company (OSCo) which will become available for other agricultural uses after the sugarcane is harvested. The land is located on the Ewa plains between the Villages of Kapolei and the Ewa Village Development. The flat topography makes possible a great number of crop species. The rainfall is in the range of 20 inches or more annually. Diversified agricultural uses are proposed for the subject lands. Having similar characteristics with the existing sugar cultivation, the proposed use of subject lands for other agricultural products would have no new impacts on the physical environment.

There are two geologic formations that exist in the project area: Coral-Algal deposits and Older Alluvium. The National Cooperative Soil Survey Classification of 1967 lists the following soil types in the area: Inceptisols are best developed on the thin mantle of volcanic ash which covers extensive areas of the Island of Hawaii and East Maui; Mollisols are well-drained, relatively young soils that develop on coral, lava, or alluvium. They occur in moderately dry areas of the islands and are generally rich in plant nutrients; Vertisols typical of the dryer regions of talus slopes and floors of the deeply dissected amphitheater-headed valleys, swell and shrink with wetting and drying. {Page 47, Atlas of Hawaii, 1983}.

Generalized vegetation types in the project area can be characterized as nonnative, alien, introduced species. Land currently cultivated for sugar cane and linear corridors of koa-haole scrub constitutes most of the project area. Koa-haole scrub is dominated by the koa-haole (*leucaena leucocephala*), which forms very open to closed canopy scrub in drainageways (ie. along Kaloi Gulch) and along the OR&L ROW and other transportation corridors. Areas of mixed scrub and Kiawe Forest also exist near the route. Mixed scrub grows in cane fields that have been abandoned. Kiawe Forest primarily consist of Kiawe trees (*Prosopis pallida*), with koa-haole understory. The U.S. Fish and Wildlife Service has not identified any sites in the project area as primary habitat areas for endangered Hawaiian Waterbirds. In addition, the service has not identified any rare, threatened, or endangered species (designated by the federal or the state government) or sensitive native plant communities in the area. {Page 5-23, Final Environmental Assessment, Waiiau-Campbell Industrial Park, 138 kV Transmission Line Project, Part I, HECO, Inc., 1993}

The only known resource near the project site is the OR&L ROW. This national register site preserves 15 miles of the ROW of the narrow gauge railroad constructed by OR&L in the late nineteenth century. The national register site is generally 40 feet wide and most of its land is owned by the state's Department of Transportation. It extends from near Kahe Point to just mauka of Barbers Point Naval Air Station and then follows Renten Road to Honouliuli. Portions of the ROW with intact rails are used by the Hawaii Railway Society for train excursions and the society hopes to restore more of the roadbed of the line and make the portion of the line from Waipahu Cultural Garden Park to Kahe operational. {Page 5-24, Final Environmental Assessment, Waiiau-Campbell Industrial Park, 138 kV Transmission Line Project, Part I, HECO, Inc., 1993}

Most of the 1,300 acres involved in this assessment has not been formally surveyed for potential archeological sites. However, because the area has been under continuous sugar cultivation for approximately 70 to 80 years, there is probably a very low probability of finding sites in the area. Nevertheless, we will comply with the notification and stop work requirements of the State Historic Preservation Office.

### 3.2 Social and Economic Characteristics

Within the Ewa Beach census-designated place, a population of 14,315 and housing units numbering 3,426 were reported. 98 percent of the housing units were occupied with the following demographic breakdown: 31 percent Caucasian, 64 percent Asian or Pacific Islander, 2 percent Black, and 3 percent other. The median age was 28.6 years. About 69 percent of the homes were owner occupied, and the median home value was \$216,900.00. With the decline of the sugar industry, and the ongoing replacement of lands with urban residential development, agriculture-related employment has been in a steady decline. The major employers in the project area are the businesses in the Campbell Industrial Park, and the Barbers Point Naval Air Station.

The State's Villages of Kapolei and the City's Ewa Village Develop boarder the project site on the west and south respectively. The Villages of Kapolei occupy approximately 890 acres and is a master planned community consisting of mixed affordable/market residential units, parks, schools, and a golf course. Similarly, the Ewa Village Development was built to integrate the existing former plantation camp sites and contains mixed affordable/market residential units, parks, schools, and a golf course. The long-range plan for approximately 700 acres of the subject 1,300 acres is for residential uses. The immediate short-term use will be a continuation of agriculture.

Replacement of sugar cultivation with an alternative agricultural use is consistent with the existing land use character of the region and would have no new immediate short-term impacts on the social environment.

### 3.3 Public Facilities

No new impacts on public facilities, traffic, flood and drainage are anticipated as a part of this interim, short-term agricultural use.

### 3.4 Relationship to Land Use Plans and Policies

The Hawaii State Plan serves as a guide to future development in Hawaii. The following sections in Chapter 226, Hawaii Revised Statutes are applicable and consistent with the proposed action to lease/permit State lands for diversified agricultural uses:

Chapter 226-6: Objectives and policies for the economy-general.

(a) (1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people.

(a) (2) A growing and diversified economic base that is not overly dependent on a few industries.

Chapter 226-7: Objectives and policies for the economy-agriculture.

(a) (2) Continued growth and development of diversified agriculture throughout the State.

(b) (5) Enhance agricultural growth by providing public incentives and encouraging private initiatives.

(b) (10) Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency.

### 3.5 State Land Use Law

There are four districts in which the State Land Use System classifies all lands in the State of Hawaii: Urban, Rural, Agricultural and Conservation. All lands in the subject area are within the Agricultural District. Because the proposed use is permitted within the Agricultural District, a district boundary amendment is not required.

### 3.6 County Development Plan and Zoning

The current county zoning of the subject area is Agriculture. Under current county zoning, no zone change for agricultural crop development which is similar to the existing use is needed.

### 3.7 Required Approvals

Use of the State lands will require approval from the Board of Land and Natural Resources.

## 4.0 IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

- A. No Action: One of the alternatives is to take no action. If so, the subject lands would lay fallow, providing for no alternative, productive agricultural uses. As a result, potential employment opportunities that are desperately needed by former OSCo workers may not be available. In addition, the vacant land may create maintenance problems in order to secure the areas from unauthorized uses.

No action on the land exchange with George Galbraith Estate will result in the state losing an opportunity to acquire agricultural zoned lands north of Wahiawa.

- B. Lease Lands for Non-Agricultural Uses: Another option is to utilize the subject lands for non-agricultural purposes, providing for its highest and best use. However, restrictions on the deed of the property acquired from Campbell Estate limits the uses to primarily agricultural, residential and government uses which are consistent with the long-range plan for the area.

#### 5.0 FINDINGS AND REASONS SUPPORTING THE DETERMINATION

Pursuant to Section 11-20-12, Administrative Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

- ▶ Involves a loss or destruction of any natural or cultural resource;
- ▶ Curtails the range of beneficial uses of the environment;
- ▶ Conflicts with the State's long-term goals or guidelines as expressed in Chapter 344, Hawaii Revised Statutes;
- ▶ Substantially affects the economic or social welfare of the community or state;
- ▶ Substantially affects public health;
- ▶ Involves substantial secondary effects, such as population changes or infrastructure demands;
- ▶ Involves a substantial degradation of environmental quality;
- ▶ Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment to larger actions;
- ▶ Substantially affects a rare, threatened or endangered species or its habitat;
- ▶ Detrimentially affects air or water quality or ambient noise levels;  
or
- ▶ Affects an environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, freshwater area, or coastal waters.

The proposed uses do not meet any of the aforementioned criteria and thus will have no significant environmental impacts.

#### 6.0 PROPOSED MITIGATION MEASURES

NONE

#### 7.0 DETERMINATION

The State's objective in leasing (short-term) public lands in the Ewa Region is to provide for alternative agricultural uses in the area. This action was prompted by Oahu Sugar Plantation's decision to shutdown its operations. The impacts resulting from the transition between sugar cultivation and other forms of diversified agriculture is minimal, and will not have physical and socioeconomic impacts in the surrounding area.

The land exchange with the George Galbraith Estate will result in the state acquiring agricultural zoned lands north of Wahiawa. The environmental assessment is required because of the disposition of state lands. As such, in this instance, the large lot conveyance of state-owned lands for land exchange purposed will not have physical and socioeconomic impacts in the surrounding area.

It is therefore, determined that the proposed use of such lands will have no significant impacts (Negative Declaration) and therefore no environmental impact statement is needed.

#### 8.0 IDENTIFICATION OF AGENCIES CONSULTED IN MAKING THE ASSESSMENT

- 1) Department of Land and Natural Resources
- 2) Department of Agriculture
- 3) Office of State Planning
- 4) Housing Finance Development Corporation

JOHN WAIHEE  
Governor



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

YUKIO KITAGAWA  
Chairperson, Board of Agriculture  
LETITIA N. UYEHARA  
Deputy to the Chairperson

FAX: (808) 973-9613

Mailing Address:  
P. O. Box 22159  
Honolulu, Hawaii 96823-2159

September 8, 1994

TO: Keith W. Ahue, Chairperson  
Board of Land and Natural Resources

ATTN: Dean Uchida, Administrator  
Hawaii Agricultural and Rural Redevelopment Program

FROM: *for* Yukio Kitagawa, Chairperson *lu*  
Board of Agriculture

SUBJECT: Draft Environmental Assessment (EA)  
Land Exchange and Interim Use of State-Owned  
Land at Kapolei, Ewa, Oahu  
TMK: 9-1-16: por. 25  
9-1-17: por. 4  
Area: approximately 1,300 acres

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

According to the subject document, the State is proposing two actions:

- lease/permit on a short-term basis, approximately 1,300 acres of State-owned lands for diversified agriculture, including nurseries, agricultural crops, and pasture; and
- exchange 500 acres within the subject area for 2,200 acres of lands north of Wahiawa that are owned by the George Galbraith Trust.

Our principal questions regarding this land exchange, which should be addressed in the EA, are:

- What are the specific merits that make the Galbraith exchange site a desirable area?
- What will be the long-term use of the Galbraith Trust lands?



Mr. Keith W. Ahue  
September 8, 1994  
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- How long will the lease terms be for the Kapolei lands?
- What kind of infrastructure improvements such as roadways, water, and utilities will be built to accommodate agricultural uses on the Kapolei lands?

Should you wish to discuss these or other matters, please call me at 973-9551, or Dr. Paul J. Schwind, Planning Program Administrator, at 973-9469.

Thank you for the opportunity to comment.

c: Office of State Planning  
Office of Environmental Quality Control

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

OCT - 5 1994

KEITH W. AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JOHN P. KEPPELER, II  
DONAL L. HANAIKE

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

REF.: CO-DYU

MEMORANDUM:

TO: HONORABLE YUKIO KITAGAWA, CHAIRPERSON  
BOARD OF AGRICULTURE

FROM: *John P. Keppeler, II*  
KEITH W. AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR A LAND EXCHANGE AND INTERIM  
AGRICULTURAL USES OF STATE OWNED LAND AT KAPOLEI, OAHU (TMK 9-1-  
16:25 POR. AND 9-1-17:4 POR.)

Thank you for your memorandum of September 8, 1994 regarding the subject Draft Environmental Assessment.

With respect to the specific concerns you raised, we provide the following responses:

1. What are the specific merits that make the Galbraith exchange site a desirable area?

The Galbraith lands north of Wahiawa are currently zoned agriculture and under lease to Del Monte for fresh pineapple cultivation. The Galbraith Trust originally sought rezoning for approximately 900 acres of their 2,200 from agriculture to urban uses. The state owned lands at Kapolei are currently zoned agriculture but are part of the area planned for the development of the "Second City." With the selection of a portion of the area for the West Oahu Campus of the University of Hawaii, the remaining lands were ideally suited for residential and other urban uses. The proposed land exchange allowed the State of Hawaii to secure fee interest in agricultural zoned lands North of Wahiawa while still accomplishing its objective of providing affordable housing within the Second City of Kapolei.

2. What will be the long term use of the Galbraith Trust lands?

The long term use for the Galbraith lands acquired by the State of Hawaii is to keep it in agriculture and continue Del Monte's existing operation or other market driven agricultural uses.

3. How long will the lease terms be for the Kapolei lands?

We do not anticipate that the Kapolei lands will be leased out for long periods of time. The proposed agricultural uses in this area are transitional and will involve less and less acreage as the urban development is built out. We anticipate Galbraith to start construction in 1997 or 1998 and the University of Hawaii possibly in that same time frame; however, the build out will probably be done in 50 to 100 acre increments, thus interim agricultural uses will still have lands available as the projects are built out.



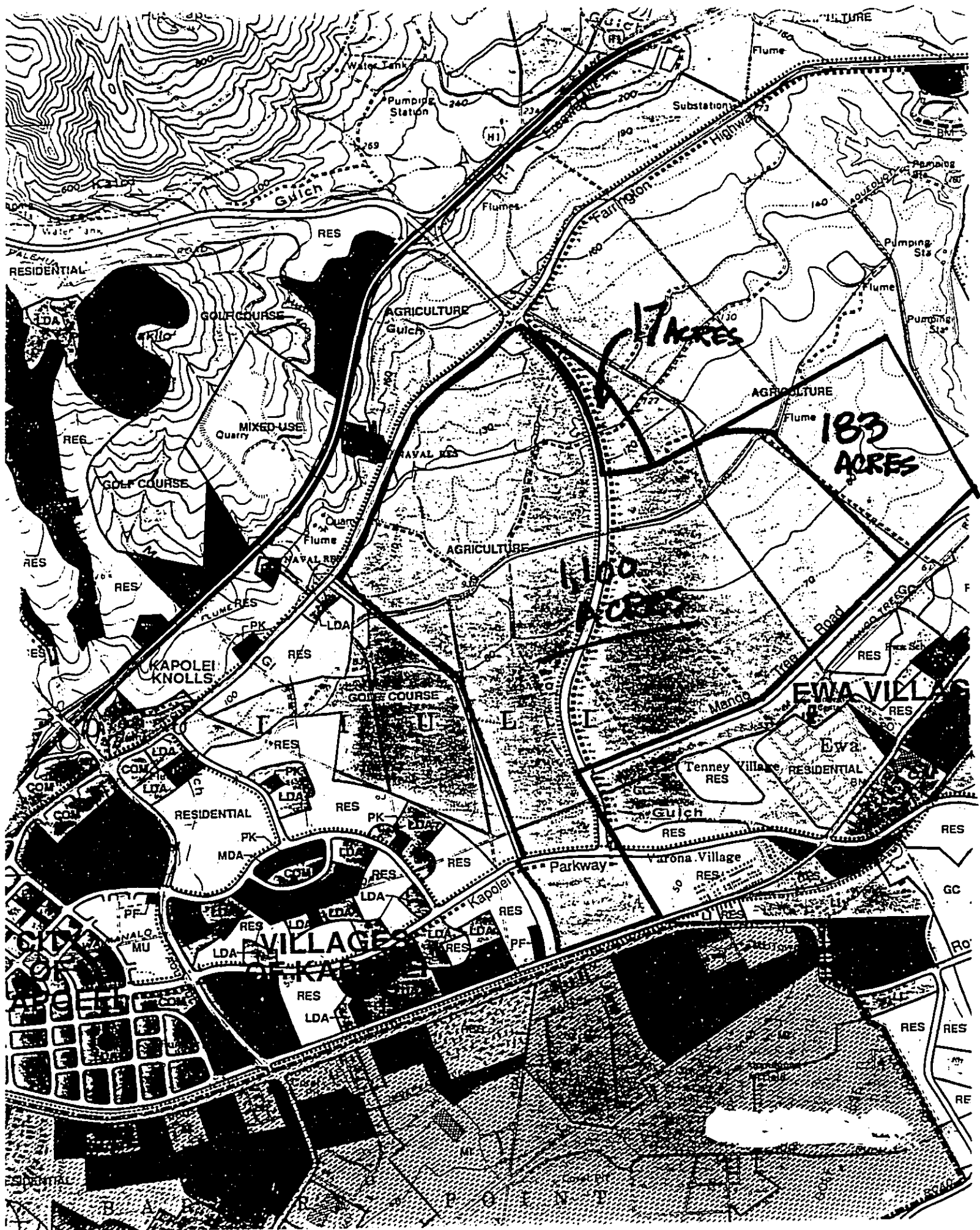
Honorable Yukio Kitagawa  
Page 2

4. What kind of infrastructure improvements such as roadways, water, and utilities will be built to accommodate agricultural uses on the Kapolei lands?

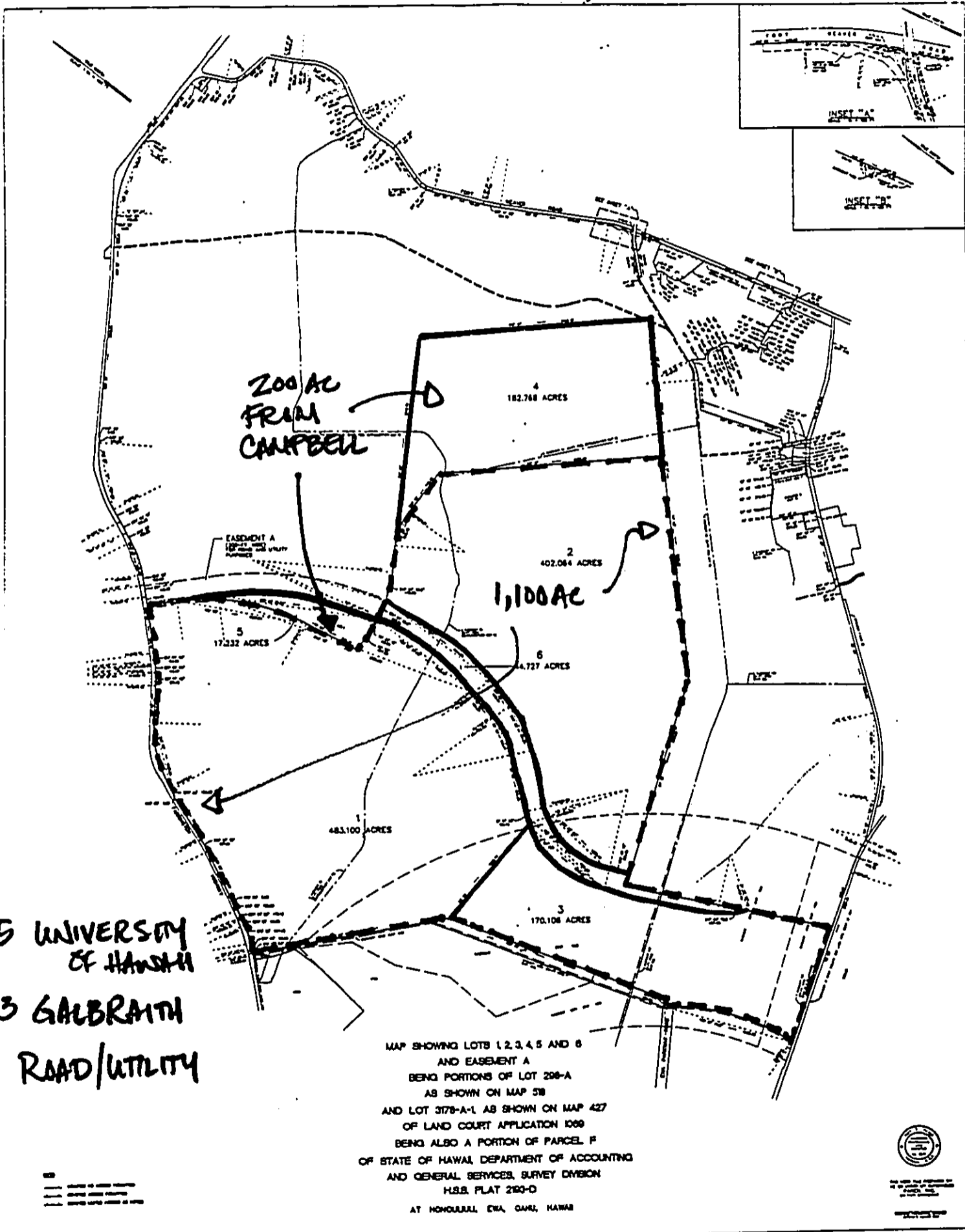
Because the agricultural uses are interim, we do not propose to construct any improvements other than possibly perfecting the irrigation system. This is also the reason why we are looking for agricultural products that can easily be planted and harvested and that do not require substantial investments in infrastructure.

We appreciate your comments on this matter. Should you have any questions regarding this matter, please feel free to contact Mr. Dean Uchida at 587-0156.

cc: Dee Spector-Scrogam, Hawaiian Trust  
Mike Angotti, Schuler Homes  
Ralph Horii, University of Hawaii  
Hoaliku Drake, DHHL  
Herman Aizawa, DOE  
Bob Takushi, DAGS



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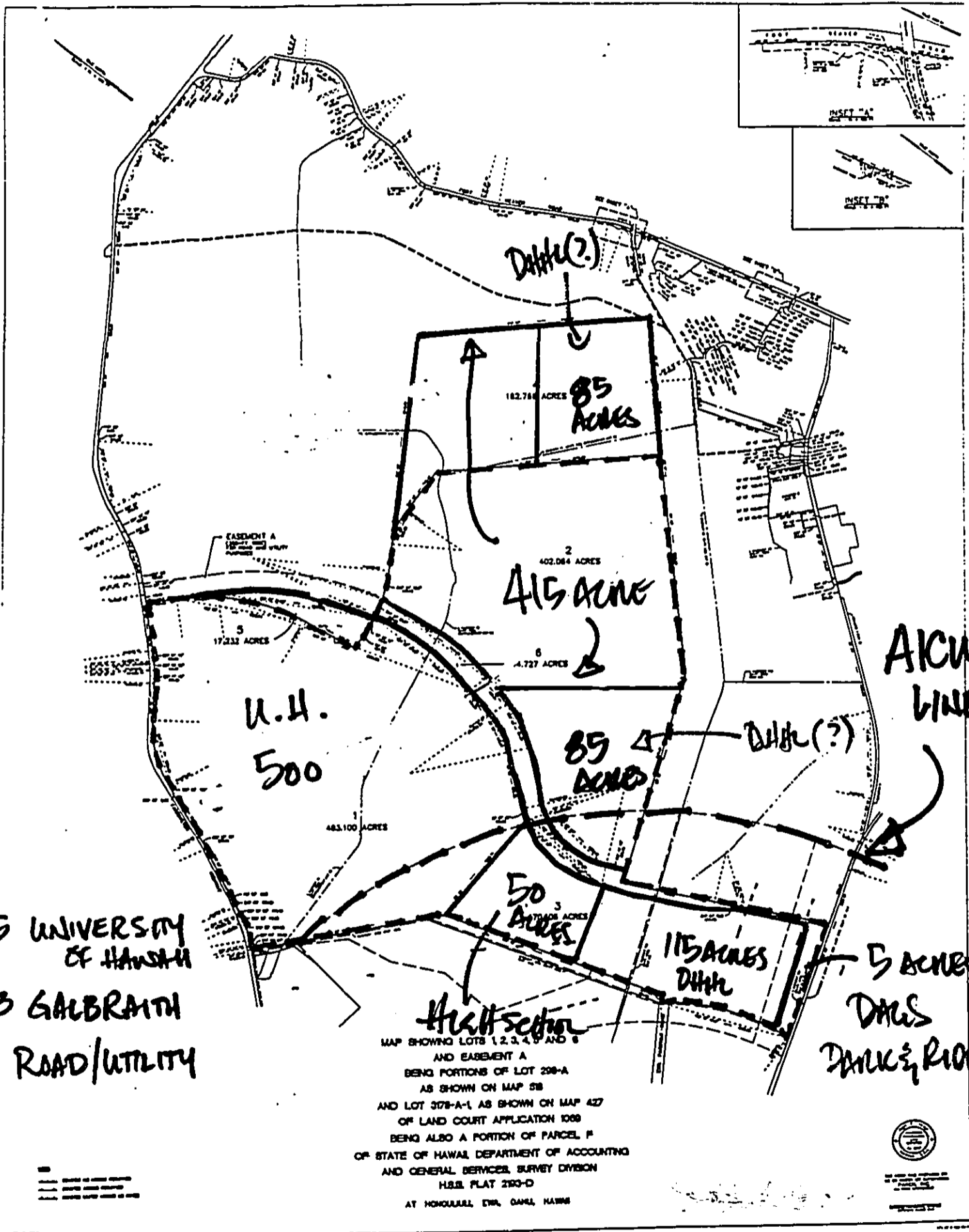
155 UNIVERSITY  
OF HAWAII

233 GALBRAITH

6 ROAD/UTILITY

MAP SHOWING LOTS 1, 2, 3, 4, 5 AND 6  
AND EASEMENT A  
BEING PORTIONS OF LOT 298-A  
AS SHOWN ON MAP 518  
AND LOT 3178-A-1, AS SHOWN ON MAP 427  
OF LAND COURT APPLICATION 1069  
BEING ALSO A PORTION OF PARCEL F  
OF STATE OF HAWAII, DEPARTMENT OF ACCOUNTING  
AND GENERAL SERVICES, SURVEY DIVISION  
H.S.S. PLAT 260-D  
AT HONOLULU, HAWAII

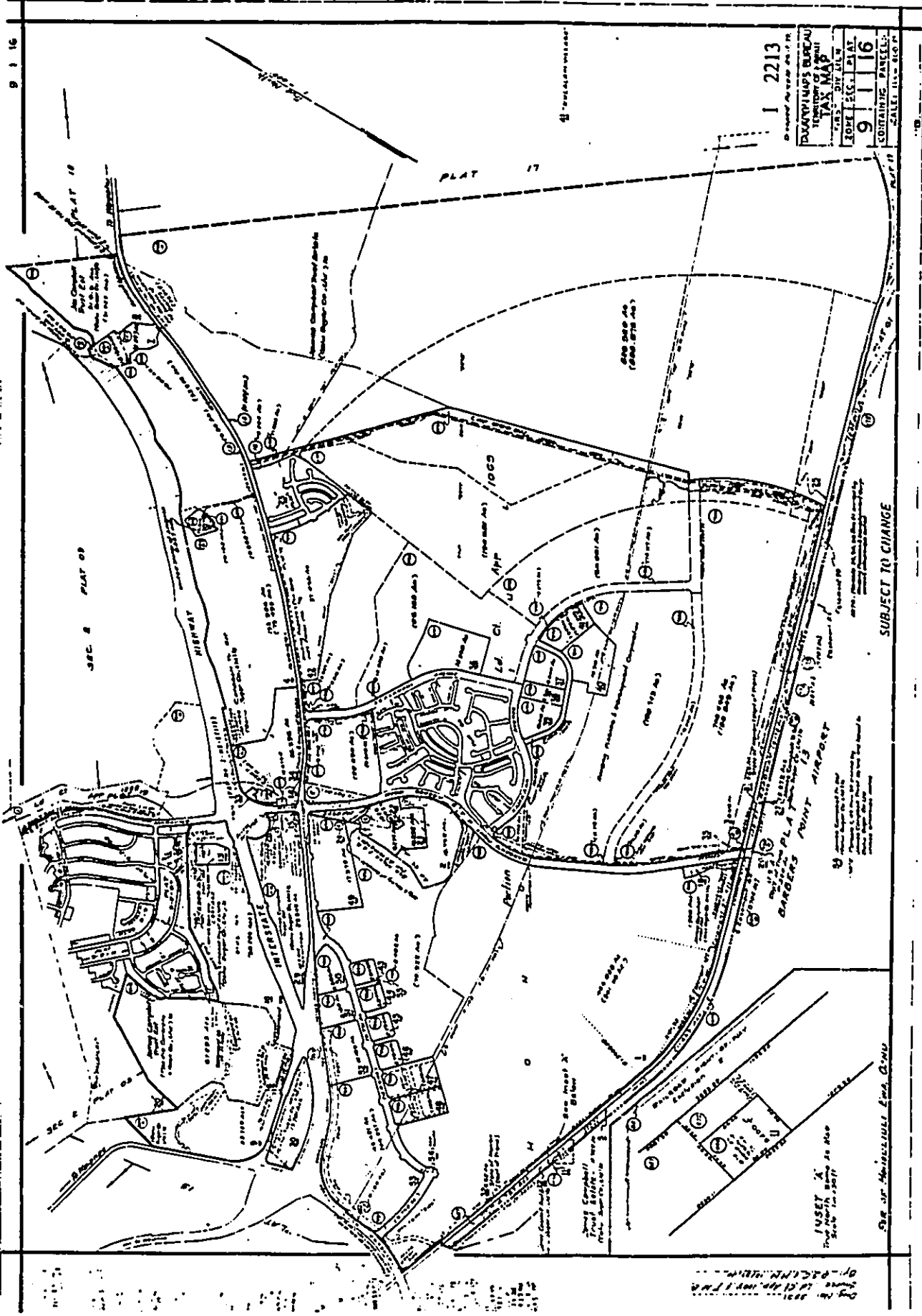




1 & 5 UNIVERSITY  
OF HAWAII  
2 & 3 GALBRAITH  
6 ROAD/UTILITY

**HULL SECTION**  
 MAP SHOWING LOTS 1, 2, 3, 4, 5 AND 6  
 AND EASEMENT A  
 BEING PORTIONS OF LOT 298-A  
 AS SHOWN ON MAP 518  
 AND LOT 307-A-1 AS SHOWN ON MAP 427  
 OF LAND COURT APPLICATION 1008  
 BEING ALSO A PORTION OF PARCEL #  
 OF STATE OF HAWAII DEPARTMENT OF ACCOUNTING  
 AND GENERAL SERVICES SURVEY DIVISION  
 H.S.S. PLAT 2193-D  
 AT HONOLULU, IWA, OAHU, HAWAII

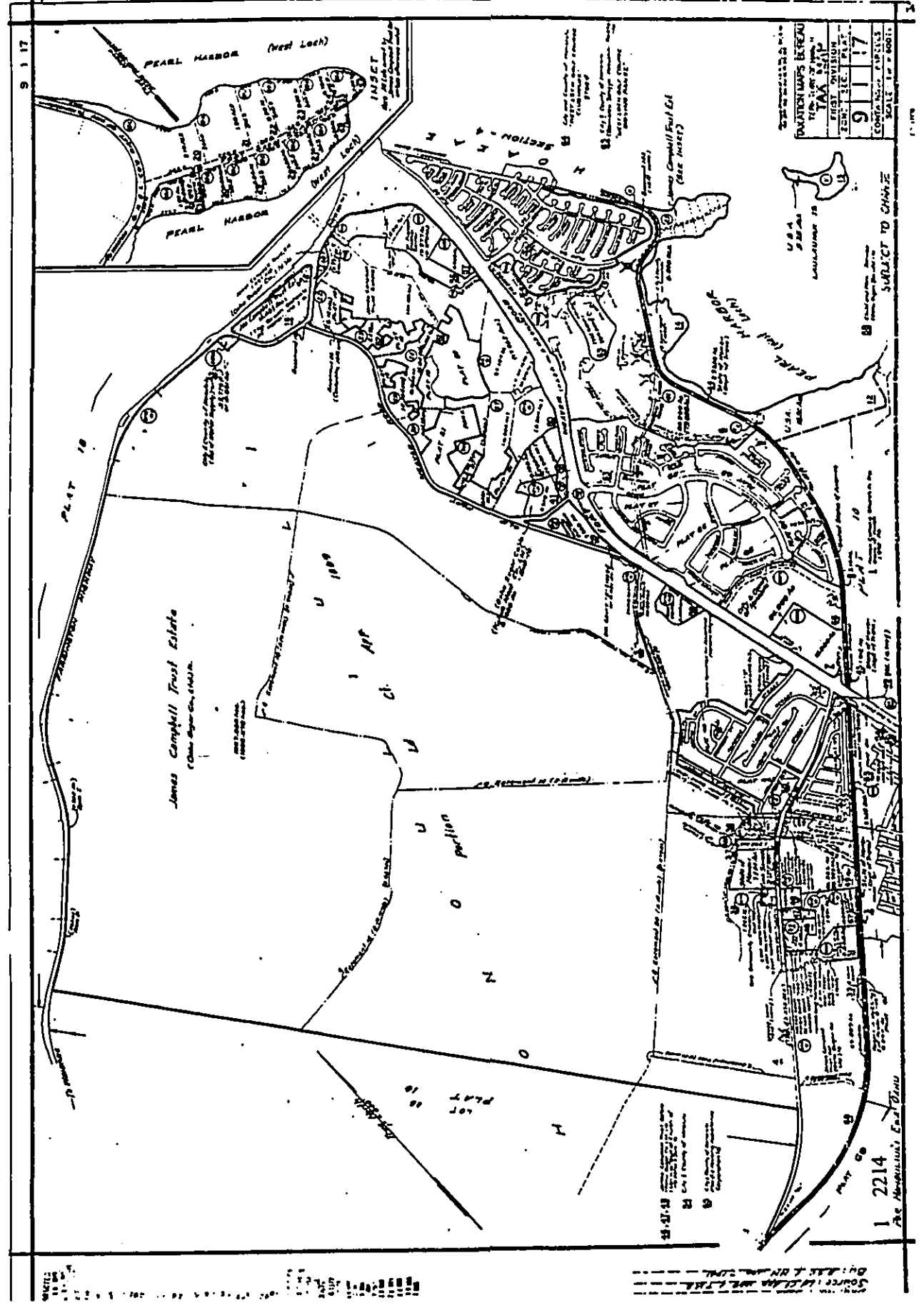




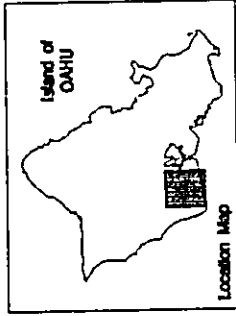
1 2213  
 DIVISION OF  
 LANDS AND NATURAL RESOURCES  
 HONOLULU, HAWAII  
 9 11 16  
 CONTAINING PARCELS:  
 BARBERS POINT AIRPORT

By: [Signature]  
 Title: [Title]  
 Date: [Date]

DOCUMENT CAPTURED AS RECEIVED



# 1300 ACRES at Kapolei

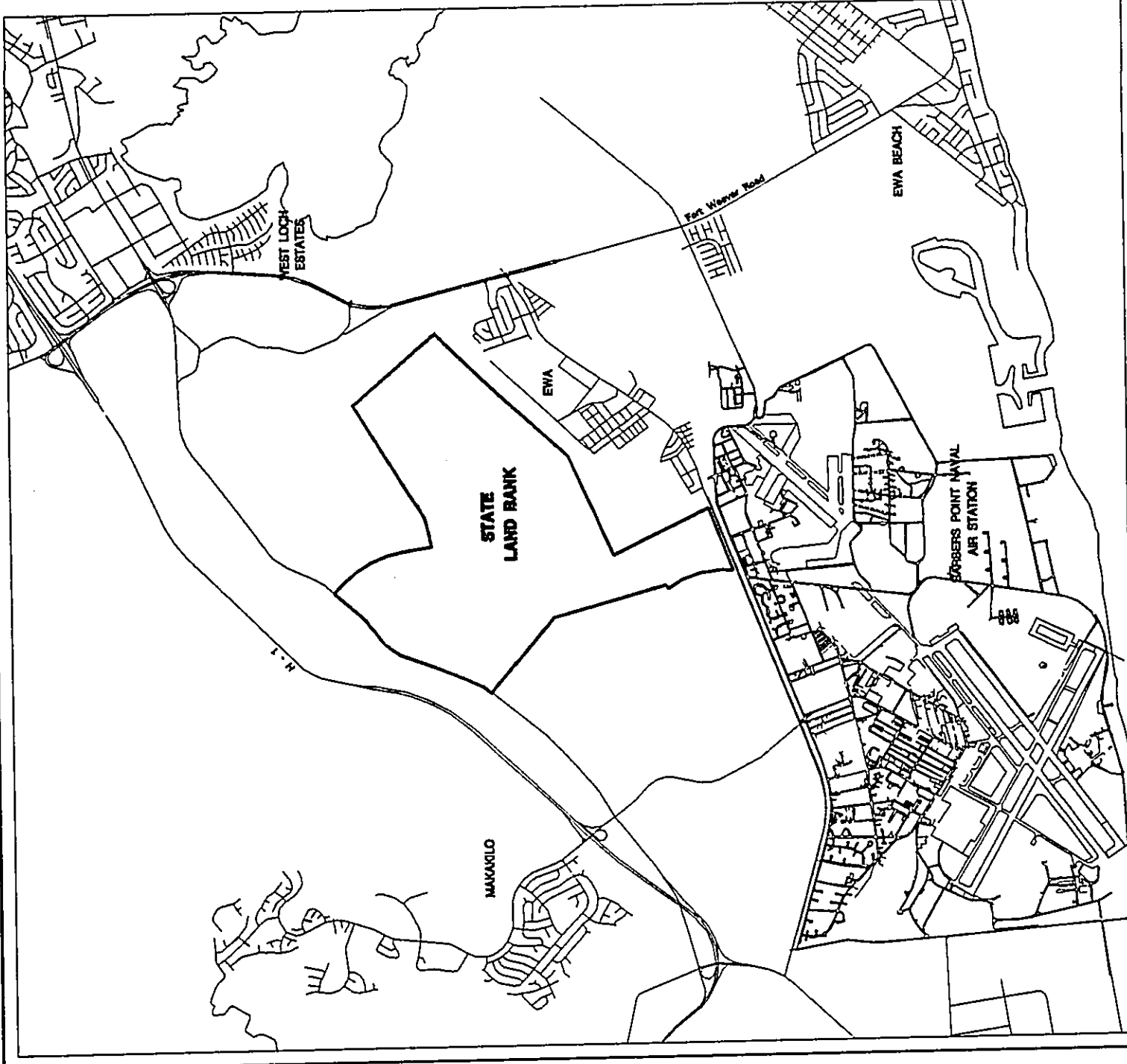


Scale 1:50000



















This map was produced by the Office of State Planning, OSEP, 1994, for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from the Office of State Planning.

Source:  
State Land Bank - State of Hawaii, Department of Accounting and General Services survey map, Sept. 1991.  
Roads - Census digital line file, 1989; Navy CAAD digital file; City and County of Honolulu GIS.



# DEVELOPMENT PLAN

## Kapolei

-  Residential
-  Low Density Apartment
-  Medium Density Apartment
-  High Density Apartment
-  Resort
-  Commercial
-  Industrial
-  Agriculture
-  Preservation
-  Public Facilities
-  Military
-  Golf Course / Park
-  Residential Emphasis - mixed use
-  Resort - mixed use
-  Commercial Emphasis - mixed use
-  Commercial 2nd Emphasis - mixed use

Note: Landuse designated by the City and County of Honolulu, Department of General Planning



Scale 1:50000



This map was produced by the Office of State Planning, (OSP) 1994, for planning purposes. It should not be used to determine interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from the Office of State Planning.

Sources:  
 Development Plan, Roads - City and County of Honolulu, GIS, State Land Bank - State of Hawaii, Department of Accounting and General Services survey map, Sept. 1991.







# ENVIRONMENTAL ASPECTS

## Kapolei

- Threatened and Endangered (T&E) Plant Species
- Low concentration of T&E species
- Medium concentration of T&E species
- High concentration of T&E species
- Very High concentration of T&E species
- Little or no Threatened and Endangered Plant species
- Water Bird Habitat
- Location of rare and endangered plant, animal and bird species

- 100 Year Flood - No Elevation Determined
- 100 Year Flood - Base Elevation Determined



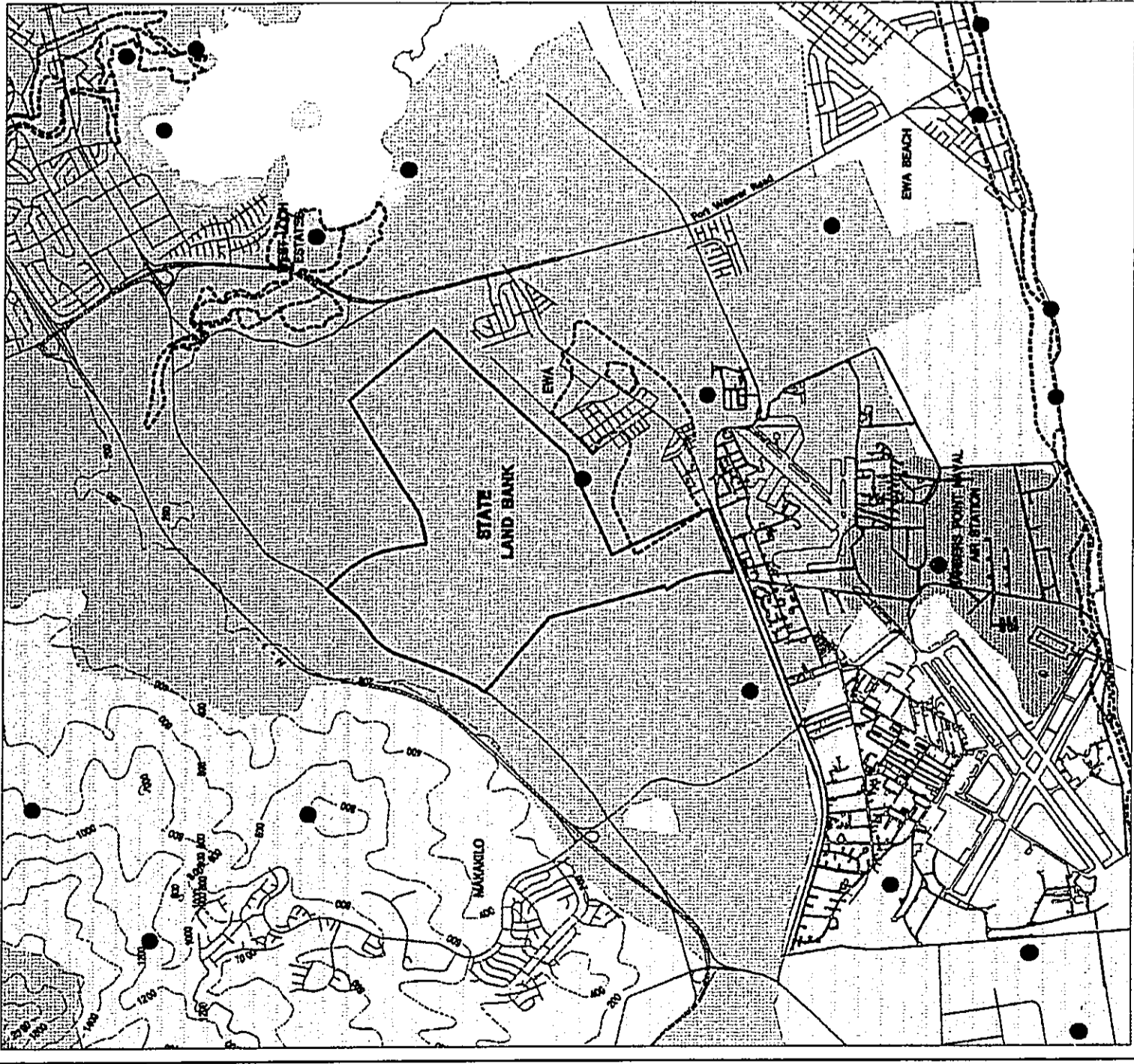
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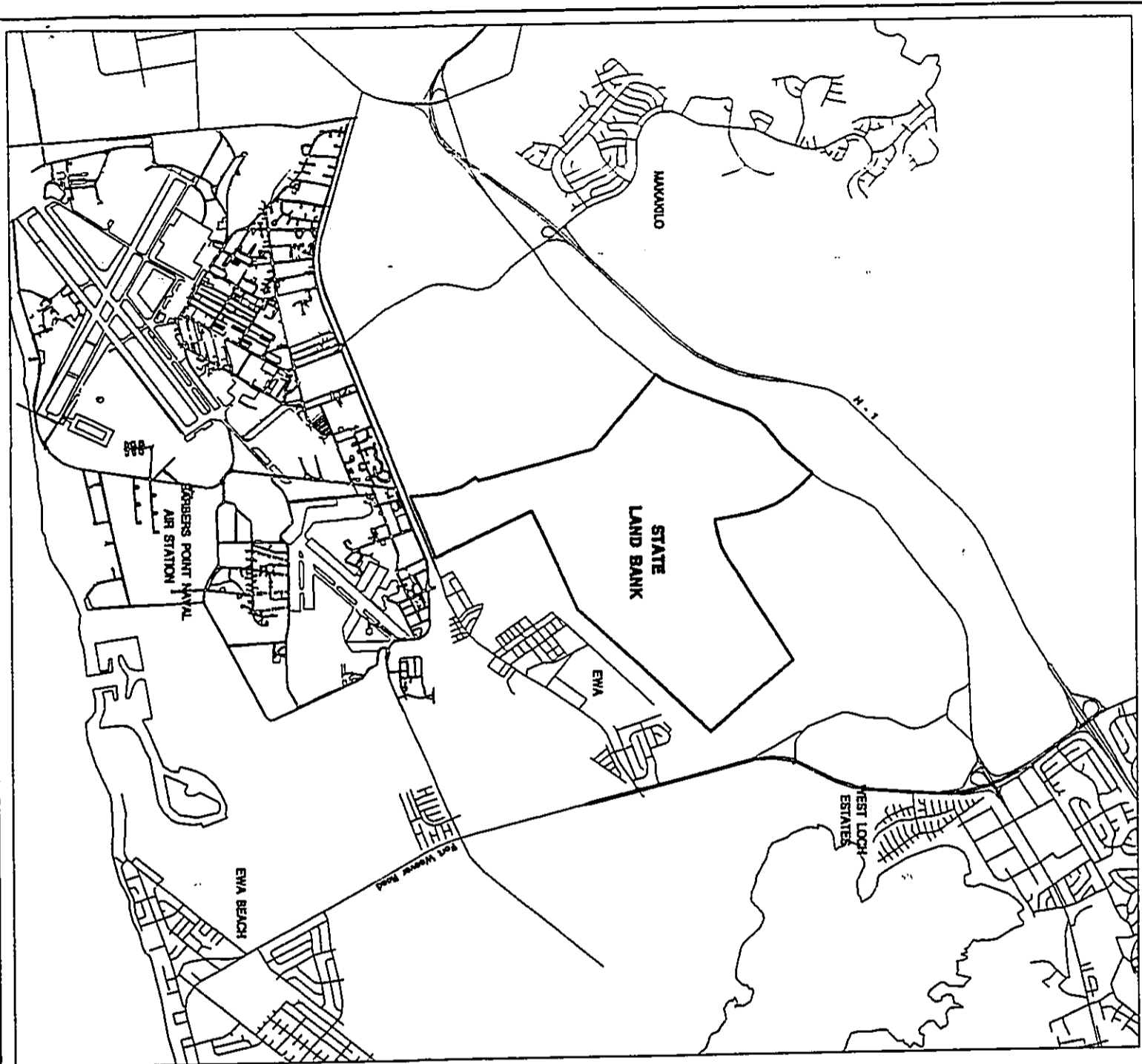


This map was produced by the Office of State Planning, (OSP) 1994, for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from the Office of State Planning.

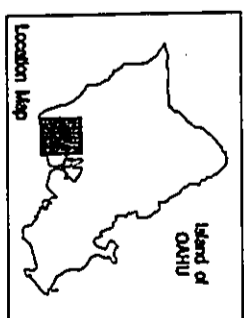
Sources:  
 Water Bird Habitat - State of Hawaii, Department of Forestry and Wildlife, 1982/83.  
 100 ft. Contour - U.S. Geological Survey DEM files, 12/4/00, 1983.  
 State Land Bank - State of Hawaii, Department of Accounting and General Services Survey map, Sept. 1991.  
 Plant & Endangered Species - The Nature Conservancy's Heritage species maps, 12/4/00.

Note: Threatened and endangered species information shown on this map should be used only as a guideline based upon limited information and further refinement. It illustrates the concentrations of 110 endemic plant taxa which are listed or under review for endangered or threatened status for the ISLAND OF OAHU. It is based mainly upon historical collections with some recent observations. (Note: Individual rare species sometimes grow only within areas that may have an overall low species concentration rating.)  
 Flood Zone - City and County of Honolulu GIS.





# 1300 ACRES at Kapolei



This map was produced by the Office of State Planning, OSEP, 1984, for planning purposes. It should not be used for boundary interpretations or other special analysis beyond the boundaries of the data. Information regarding completion dates and accuracy of the data presented can be obtained from the Office of State Planning.

Source:  
 State Land Bank - State of Hawaii, Department of Accounting and General Services survey map, Sept. 1981.  
 Photos - Census of the 1980, Navy.  
 CHD - Census of the City and County of Honolulu GIS.