

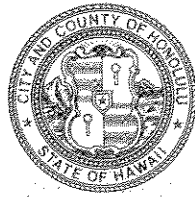
PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL



JEREMY HARRIS  
MAYOR

CHERYL D. SOON  
CHIEF PLANNING OFFICER  
CAROLL TAKAHASHI  
DEPUTY CHIEF PLANNING OFFICER

*Noted in 7/18  
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1995-1996  
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June 23, 1996

Honorable Gary Gill, Director  
Office of Environmental Quality Control  
State of Hawaii  
Central Pacific Plaza  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Acceptance Notice for the Proposed  
East Kapolei Project,  
Final Environmental Impact Statement

We are notifying you of our acceptance of the Final Environmental Impact Statement (FEIS) for the proposed East Kapolei project. Pursuant to Section 11-200-23(e), Chapter 200, Title 11 ("Environmental Impact Statement Rules") of the Hawaii Administrative Rules, this acceptance notice should be published in the July 8, 1996 OEQC BULLETIN.

We have attached our Acceptance Report of the Final EIS for the East Kapolei project and the "DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN." Should you have any questions on the matter, please contact Lin Wong of our staff at 527-6044.

Sincerely,

*Cheryl D. Soon*  
CHERYL D. SOON  
Chief Planning Officer

CDS:ft

Attachment

cc: Leslie Kurisaki, Helber Hastert & Fee Planners  
Mike Angotti, Schuler Homes, Inc.

ACCEPTANCE REPORT: FINAL ENVIRONMENTAL IMPACT STATEMENT  
EAST KAPOLEI PROJECT  
SCHULER HOMES, INC.  
TAX MAP KEY: 9-1-17:72; 9-1-17: POR. 4; & 9-1-18: POR 1  
TOTAL ACREAGE: APPROXIMATELY 750 ACRES

A. BACKGROUND

In November 1995, the City & County of Honolulu Planning Department received a Development Plan (DP) Land Use Map and a DP Special Provisions amendment application to revise the City's DP Land Use Map for Ewa and the DP Special Provisions for Ewa. The application was submitted by Schuler Homes, Inc. and Hawaiian Trust Co., Ltd. A Final Environmental Impact Statement (FEIS) has been prepared in support of the proposed DP amendments.

The proposed Ewa Development Plan (DP) Land Use Map amendment application would redesignate approximately 750 acres from "Agriculture" to "Low Density Apartment," "Parks and Recreation," "Public and Quasi-Public" and "Commercial." The proposed amendments would allow for the development of the East Kapolei residential project that will include "affordable and market" multi-family and single-family residences, parks, neighborhood commercial development and elementary schools.

The proposed text amendment to the Ewa DP Special Provisions amendment would seek to revise Section 24-3.2., ROH, of the DP Special Provisions to: add the East Kapolei planned community as a "Special Area," and provide for urban design principles and controls to guide the development of the proposed project. The additional text amendments would include special area guidelines for development densities and permitted number of residential units.


The current project concept proposes the development of the following.

- 1) Residential. A total of 8,000 residential units of which an estimated 30 percent will be affordable to families below 120 percent of the City and County of Honolulu median income.
- 2) Parks. A 20-acre central park, which serves as the community center and overall focal point for the overall project; two 6-acre neighborhood parks adjacent to two proposed elementary schools within the project; a 2- to 3-acre mini-park in the northern portion of the project site; and additional private park areas within the project site.
- 3) Neighborhood Commercial/Commercial. Three sites totalling 16 acres surrounding the proposed central park will be developed as neighborhood commercial centers.

- 4) Schools. Two 8-acre elementary school sites and 9 acres for half an intermediate school site.
- 5) Various areas for roadways and traffic circulation.

The entire proposed project area is located in the State "Agricultural" land use district. The applicant is currently seeking a State Land Use District boundary amendment from "Agricultural" to "Urban".

## B. PROCEDURE

1. An EIS Preparation Notice (EISPN) for the proposed project was published in the November 23, 1996, "OEQC Bulletin."
2. The 30-day consultation period for this project expired on December 23, 1995. By the date of publication of the Draft EIS in January 1996, a total of 20 agencies, organizations or individuals offered written comments. The substantive comment letters and responses are included in the Final EIS document. 
3. Notice of the Draft EIS was published in the January 23, 1996, "OEQC Bulletin."
4. The 45-day public review period expired on March 8, 1996. During the period, a total of 31 written comments were received. All substantive comments were responded to by the applicant, and both comments and responses have been included in the Final EIS.
5. The Final EIS for this project was published in the May 23, 1996, "OEQC Bulletin."

## C. EIS CONTENT

The Final EIS complies with the content requirements set forth in Section 11-200-18 of the Environmental Impact Statement Rules.

## D. RESPONSES TO COMMENTS

The applicant responded to significant environmental comments that were raised during the consultation and public review process. These comments and responses are found in Section 14 on FINAL EIS CONSULTATION CORRESPONDENCE.

E. UNRESOLVED ISSUES

We concur with the listing of all potential unresolved issues as summarized and outlined in Section 1.8. Unresolved Issues of the document.

In addition, based on our review of the FEIS including various comments and the preparer's responses, we have identified the following issues which we believe remain unresolved at this time.

- 1) Transportation. The FEIS has identified the development of the North-South Road as an unresolved issue. While we concur that actual development timing of the proposed road is beyond the applicant's direct control, we note the issue of timing may be critical due to the currently limited capacity of the Farrington Highway and other regional roadways to accommodate potential traffic generated by the East Kapolei project. The need to tie in the development schedule of the East Kapolei project with the scheduling of improvements to Farrington Highway and the North-South Road should be addressed and expanded.
- 2) Drainage. While the FEIS drainage discussion has been expanded to address issues and concerns raised during the DEIS review process, we note that this remains an unresolved issue as the Navy has yet to approve the proposed Ewa by Gentry-East detention basin and outlet which will serve a substantial portion of the East Kapolei project.
- 3) Public facilities & services. While the FEIS has identified the incorporation of two 8-acre elementary school sites and half of an 18-acre intermediate school site within the project, the issue of providing for an intermediate school site and "fair-share" contribution toward a new area high school, as commented by the Department of Education, appears to be an issue that remains unresolved at this time.

The need for additional police services related to the development of the proposed project had been identified by the Police Department.

F. DETERMINATION

The Planning Department of the City and County of Honolulu has determined this Final EIS to be ACCEPTABLE under the procedures established in Chapter 343 of the Hawaii Revised Statues.

APPROVED BY *Cheryl D. Soon*  
CHERYL D. SOON  
Chief Planning Officer  
Planning Department