



OPSD EXHIBIT A

Setogawa, Aaron H.

From: Audrey Hidano <audrey.hidano@k12.hi.us>
Sent: Friday, February 28, 2025 10:18 AM
To: Setogawa, Aaron H.; Edwards, Ruby M
Cc: Dean Uchida; Jadine Urasaki; Laurie Miyano; Kalena Basug; Tracy Okumura
Subject: [EXTERNAL] Fwd: OPSD Request for Comments on Gentry Investment Motion to Release Conditions
Attachments: AS 1017SE A03-738 DOE Comment Request (part 4) - signed.pdf

Thank you. I've included others so see if we have comments to the attachment.

Audrey

On Fri, Feb 28, 2025 at 9:30 AM Setogawa, Aaron H. <aaron.h.setogawa@hawaii.gov> wrote:

Aloha Assistant Superintendent Hidano,

Attached is a request from OPSD for confirmation that Gentry Investment has fulfilled its obligation to DOE as required by the Land Use Commission in Docket No. A03-738.

Aaron Setogawa

Senior Planner

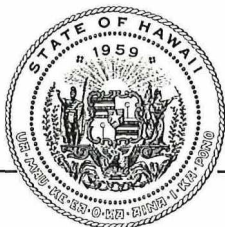
Office of Planning and Sustainable Development

Email: aaron.h.setogawa@hawaii.gov

Phone: 808-587-2883

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Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

DTS202502241017SE

Coastal Zone
Management
Program

February 27, 2025

Environmental Review
Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented
Development

Statewide Geographic
Information System

Statewide
Sustainability Branch

Audrey Hidano, Interim Assistant Superintendent
Office of Facilities and Operations
Department of Education
3363 Waialae Avenue
Honolulu, Hawaii 96816

Dear Ms. Hidano:

Subject: Motion to Release Conditions:
Land Use Commission Docket No. A03-738,
Gentry Investment Properties, Ewa, Oahu
TMK Nos. (1) 9-1-010: 007 and (1) 9-1-069: 005

The Office of Planning and Sustainable Development (OPSD) requests your Department's comments on the subject Motion to prepare the State's response and subsequent testimony for the Land Use Commission (LUC) hearing on the Motion.

The Motion was filed on January 24, 2025. The LUC hearing on the matter is scheduled for May 7, 2025. The Motion can be found at the following link to the LUC website: <https://luc.hawaii.gov/wp-content/uploads/2025/01/A03-738-Gentry-2025-01-24-Motion-to-Release-Conditions.pdf>. For your reference, Condition 2 is relevant to the Department of Education (DOE).

On January 2, 2004, the LUC issued its Decision and Order (2004 D&O) reclassifying approximately 282.614 acres from the State Agricultural District to the Urban District for the development of the Ewa Makai residential community. Ewa Makai is part of Ewa by Gentry, an approximately 1,283-acre master-planned residential community that consists of lands reclassified to the Urban District under three separate LUC dockets, 074-22, A88-627, and A03-738 (Ewa Makai). The 2004 D&O for Ewa Makai contains 22 conditions.

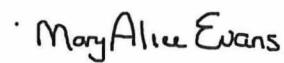
The Petitioner states that the Ewa Makai residential community was completed and fully built out in 2020. Consequently, the Petitioner seeks formal confirmation from the LUC that the 22 conditions of the 2004 D&O have been satisfied and release from the conditions.

Ms. Audrey Hidano
February 27, 2025
Page 2

OPSD is requesting that you confirm the Petitioner's statement that the condition pertaining to DOE has been fulfilled and any other comments you may have on the Motion. Please submit your comments to OPSD no later than April 9, 2025.

If you have any questions on this request, please contact Aaron Setogawa at (808) 587-2883 or by e-mail at aaron.h.setogawa@hawaii.gov. Please refer to DTS202502241017SE in the reply to this request.

Mahalo,



Mary Alice Evans
Director

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'ŌIHAANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'ŌKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO


DIR0001480
STP 8.3912

April 9, 2025

VIA EMAIL: aaron.h.setogawa@hawaii.gov

TO: JAMES KUNANE TOKIOKA, DIRECTOR
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND
TOURISM

THROUGH: MARY ALICE EVANS, DIRECTOR
OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT

FROM: EDWIN H. SNIFFEN 
DIRECTOR OF TRANSPORTATION

SUBJECT: MOTION TO RELEASE CONDITIONS: LAND USE COMMISSION
DOCKET NO. A03-738
GENTRY INVESTMENT PROPERTIES
EWA, OAHU, HAWAII
TAX MAP KEY: (1) 9-1-010: 007 AND (1) 9-1-069: 005

Thank you for your letter, dated February 27, 2025, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the Motion. The HDOT understands the Petitioner is requesting the release of all conditions under the Land Use Commission Docket No. A03-738.

HDOT has the following comments:

1. The Ewa Highway Impact Fees (and credits) have largely been managed by the City and County of Honolulu, Department of Planning and Permitting (DPP), and collected from the developer for the past two decades. The required road improvements on Kapolei Parkway, under County jurisdiction, are managed by the County's Department of Transportation Services and the Traffic Review Branch. All the impact fees, credits, road improvements, and landscape building setbacks have been processed through DPP's building permits and case numbers.
 - a. Complex record research and time constraints necessitated collaboration efforts with DPP and the Petitioner through HDOT. At this time, both DPP and the Petitioner have been unable to provide or substantiate to HDOT with completed verification of payments, credits, or improvement details cited in the Motion. DPP is currently coordinating with the Petitioner to obtain documentation.

- b. For record accuracy and efficiency purposes, it is recommended that the Petitioner provide a documentation package as compliance evidence for the fulfillment of Conditions 4 and 5. The package should be submitted, accepted, and verified by DPP before submission to HDOT for further review and comments.

2. The HDOT agrees with the Petitioner that Conditions 13 and 14 have been satisfied.

Please submit any subsequent land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at DOT.LandUse@hawaii.gov.

If there are any questions, please contact Mr. Blayne Nikaido, Planner, Land Use Section of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.



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MARY ALICE EVANS
DIRECTOR

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State Transit-Oriented
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Statewide Geographic
Information System

Statewide
Sustainability Branch

Edwin Sniffen, Director
Department of Transportation
869 Punchbowl Street, Room 509
Honolulu, Hawaii 96813

Dear Mr. Sniffen:

Subject: Motion to Release Conditions:
Land Use Commission Docket No. A03-738,
Gentry Investment Properties, Ewa, Oahu
TMK Nos. (1) 9-1-010: 007 and (1) 9-1-069: 005

The Office of Planning and Sustainable Development (OPSD) requests your Department's review and comments on the subject Motion to prepare the State's response and subsequent testimony for the Land Use Commission (LUC) hearing on the Motion.

The Motion was filed on January 24, 2025. The LUC hearing on the matter is scheduled for May 7, 2025. The Motion can be found at the following link to the LUC website: <https://luc.hawaii.gov/wp-content/uploads/2025/01/A03-738-Gentry-2025-01-24-Motion-to-Release-Conditions.pdf>. For your reference, conditions that appear relevant to the Department of Transportation (DOT) are Conditions 4 and 5 (Highways Division) and Conditions 13 and 14 (Airports Division).

On January 2, 2004, the LUC issued its Decision and Order (2004 D&O) reclassifying approximately 282.614 acres from the State Agricultural District to the Urban District for the development of the Ewa Makai residential community. Ewa Makai is part of Ewa by Gentry, an approximately 1,283-acre master-planned residential community that consists of lands reclassified to the Urban District under three separate LUC dockets, 074-22, A88-627, and A03-738 (Ewa Makai). The 2004 D&O for Ewa Makai contained 22 conditions.

The Petitioner states that the Ewa Makai residential community was completed and fully built out in 2020. Consequently, the Petitioner seeks formal confirmation from the LUC that the 22 conditions of the 2004 D&O have been satisfied and release from the conditions.

Mr. Edwin Sniffen
February 27, 2025
Page 2

OPSD is requesting that you confirm the Petitioner's statement that the conditions pertaining to DOT have been fulfilled and any other comments you may have on the Motion. Please submit your comments to OPSD no later than April 9, 2025.

If you have any questions on this request, please contact Aaron Setogawa at (808) 587-2883 or by e-mail at aaron.h.setogawa@hawaii.gov. Please refer to DTS202502241017SE in the reply to this request.

Mahalo,



Mary Alice Evans
Director

From: [DOH.CABPASS](#)
To: [DBEDT OP CZM Program](#)
Cc: [Setogawa, Aaron H.](#)
Subject: CAB Comment: DTS202502241017SE, Motion to Release Conditions: Land Use Commission Docket No. A03-738...
Date: Friday, April 4, 2025 8:37:51 AM

Aloha State of Hawai'i Office of Planning & Sustainable Development (OPSD),

We acknowledge receiving your letter dated February 27, 2025, regarding the following:

Motion to Release conditions:
Land Use Commission Docket No. A03-738,
Gentry Investment Properties, Ewa, Oahu
TMK Nos. (1) 9-1-010: 007 and (1) 9-1-069: 005.

After reviewing the motion and our records for complaints or enforcement actions on the listed TMK numbers, we confirm that Condition 9: Air Quality Monitoring has been satisfied.

Mahalo,

Katt

Katt Marshall | she/her
Planner I | Clean Air Branch | Planning & Administrative Support Staff (PASS)
Hawai'i State Department of Health | Ka 'Oihana Olakino
2827 Waimano Home Road #139 | Pearl City, Hawaii 96782
Office: (808) 586-4200

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State Transit-Oriented
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Statewide
Sustainability Branch

Marianne Rossio, Chief
Environmental Management Division, Clean Air Branch
Department of Health
2827 Waimano Home Road
Hale Ola, Room 130
Pearl City, Hawaii 96782

Dear Ms. Rossio:

Subject: Motion to Release Conditions:
Land Use Commission Docket No. A03-738,
Gentry Investment Properties, Ewa, Oahu
TMK Nos. (1) 9-1-010: 007 and (1) 9-1-069: 005

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On January 2, 2004, the LUC issued its Decision and Order (2004 D&O) reclassifying approximately 282.614 acres from the State Agricultural District to the Urban District for the development of the Ewa Makai residential community. Ewa Makai is part of Ewa by Gentry, an approximately 1,283-acre master-planned residential community that consists of lands reclassified to the Urban District under three separate LUC dockets, 074-22, A88-627, and A03-738 (Ewa Makai). The 2004 D&O for Ewa Makai contained 22 conditions.

The Petitioner states that the Ewa Makai residential community was completed and fully built out in 2020. Consequently, the Petitioner seeks formal confirmation from the LUC that the 22 conditions of the 2004 D&O have been satisfied and release from the conditions. OPSD is requesting that you confirm

Ms. Marianne Rossio
February 27, 2025
Page 2

the Petitioner's statement that the condition pertaining to your agency has been fulfilled and any other comments you may have on the Motion. Please submit your comments to OPSD no later than April 9, 2025.

If you have any questions on this request, please contact Aaron Setogawa at (808) 587-2883 or by e-mail at aaron.h.setogawa@hawaii.gov. Please refer to DTS202502241017SE in the reply to this request.

Mahalo,

Mary Alice Evans

Mary Alice Evans
Director



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DIRECTOR

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February 27, 2025

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Land Use Division

Special Plans Branch

State Transit-Oriented
Development

Statewide Geographic
Information System

Statewide
Sustainability Branch

James Barros, Administrator
Hawaii Emergency Management Agency
4204 Diamond Head Road
Honolulu, Hawaii 96816

Dear Mr. Barros:

Subject: Motion to Release Conditions:
Land Use Commission Docket No. A03-738,
Gentry Investment Properties, Ewa, Oahu
TMK Nos. (1) 9-1-010: 007 and (1) 9-1-069: 005

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On January 2, 2004, the LUC issued its Decision and Order (2004 D&O) reclassifying approximately 282.614 acres from the State Agricultural District to the Urban District for the development of the Ewa Makai residential community. Ewa Makai is part of Ewa by Gentry, an approximately 1,283-acre master-planned residential community that consists of lands reclassified to the Urban District under three separate LUC dockets, 074-22, A88-627, and A03-738 (Ewa Makai). The 2004 D&O for Ewa Makai contained 22 conditions.

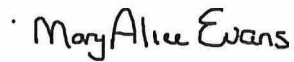
The Petitioner states that the Ewa Makai residential community was completed and fully built out in 2020. Consequently, the Petitioner seeks formal confirmation from the LUC that the 22 conditions of the 2004 D&O have been satisfied and release from the conditions.

Mr. James Barros
February 27, 2025
Page 2

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If you have any questions on this request, please contact Aaron Setogawa at (808) 587-2883 or by e-mail at aaron.h.setogawa@hawaii.gov. Please refer to DTS202502241017SE in the reply to this request.

Mahalo,

A handwritten signature in black ink that reads "Mary Alice Evans". The signature is written in a cursive, flowing style.

Mary Alice Evans
Director