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KAPOLEI PROPERTY DEVELOPMENT, LLC

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of

KAPOLEI PROPERTY DEVELOPMENT, LLC

To Amend the Agricultural Land Use District
Boundaries into the Urban Land Use District for
Approximately 344.519 Acres in Ewa District,
Island of Oahu, Tax Map Key Nos. (1) 9-1-
014:033 (por.), 034, 035 and (1) 9-1-015:020
(por.)

DOCKET NO. A06-763

**KAPOLEI PROPERTY DEVELOPMENT, LLC'S
WRITTEN DIRECT TESTIMONY OF JEFFREY H. OVERTON**

EXHIBIT "1"

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**WRITTEN DIRECT TESTIMONY OF
JEFFREY H. OVERTON**

BACKGROUND QUESTIONS

1. *Please state your name and business address for the record.*

Jeffrey H. Overton, AICP
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, HI 96813

2. *What is your current occupation?*

Land Use & Environmental Planning Consultant.

3. *How long have you been a planner by profession?*

23 years.

4. *Could you briefly describe your educational background?*

BS Zoology 1979 Duke University, Durham, NC
MS Environmental Science 1983 State University of New York, Stony Brook

5. *Do you specialize in a particular area in your field of work?*

Environmental Planning, Environmental Impact Assessment.

6. *Do you presently belong to any professional organizations or associations?*

Yes.

7. *Could you please list them?*

American Planning Association ("APA"), Hawaii Chapter
American Institute of Certified Planners (AICP)
Urban Land Institute (ULI)

8. *Did you provide a copy of your curriculum vitae for purposes of this hearing?*

Yes.

1 **9. *Is Exhibit "2" a true and accurate copy of your curriculum vitae?***

2
3 Yes.

4
5 **10. *Could you briefly describe your training and your work experience as a***
6 ***Planner?***

7
8 My professional career as a Planner includes 4 years as Planner with a major civil
9 engineering firm in Syosset, NY, and 19 years as a Planner with a leading
10 architecture and planning firm in Honolulu, HI. I have been a Principal of the
11 firm for 2 years.

12
13 **11. *Where are you currently employed?***

14
15 Group 70 International, Inc.
16 Honolulu, HI

17
18 **12. *Could you briefly describe what Group 70 International, Inc. does?***

19
20 Architecture, Planning, Interiors and Environmental Services.

21
22 **13. *How long have you been employed at Group 70 International, Inc.?***

23
24 19 years as of May 2007.

25
26 **14. *What is your title or position?***

27
28 Principal, Chief Environmental Planner.

29
30 **15. *Could you briefly describe your duties and responsibilities?***

31
32 Principal in Charge for major planning projects involving EIS preparation and
33 completion of State and County entitlements processes.

34
35 **16. *Could you briefly describe to us what types of projects you have been involved***
36 ***in during your career?***

37
38 Master Plans, Environmental Assessment ("EA") and Environmental Impact
39 Statement ("EIS") Preparation, Resource Management, Entitlements:

- 40
41 1. Mauna Kea Science Reserve Master Plan/EIS (APA Outstanding Project
42 2000).
43 2. Waialua Town Master Plan (APA Community Based Planning Award 2004).
44 3. BWS Oahu Water Management Plan - Koolau Loa Sector (2007).
45 4. Hanauma Bay Improvements Master Plan/EIS (APA Outstanding Project
46 2005).

1 5. Maniniowali Residential Community, North Kona, HI – Master Plan, EIS.
2

3 **17. Do you possess specialized knowledge of the land use permitting system and**
4 **land use policy in Hawaii?**

5
6 Yes.
7

8 **18. Have you previously been qualified and/or testified as an expert witness in the**
9 **field of land use and environmental planning?**

10
11 Yes.
12

13 **19. On how many occasions have you qualified to testify as a planning expert?**

14
15 State Land Use Commission (5 or 6 projects), and numerous occasions for various
16 County Planning Commissions and Boards statewide.
17

18 **KAPOLEI HARBORSIDE CENTER PROJECT**
19

20 **20. Are you familiar with the Kapolei area in the 'Ewa District on the island of**
21 **Oahu?**

22
23 Yes.
24

25 **21. Are you familiar with Kapolei Property Development, LLC's ("Petitioner's")**
26 **Kapolei Harborside Center project ("Project")?**

27
28 Yes.
29

30 **22. How did you become familiar with the Project?**

31
32 Group 70 was contracted in 2005 to provide professional planning services for
33 Master Planning, EIS preparation, and Entitlements.
34

35 **23. Mr. Overton, I am handing you what has been marked as Petitioner's**
36 **Exhibit "3" for identification. Do you recognize it?**

37
38 Yes.
39

40 **24. What is it?**

41
42 Petitioner's Final Environmental Impact Statement ("Final EIS") and Appendices.
43

44 **25. Was the Final EIS prepared by you or under your supervision?**

45
46 Yes.

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26. *Is Exhibit "3" a true and accurate copy of the Final EIS and Appendices?*

Yes.

27. *I am now showing you what has been previously marked as Petitioner's Exhibit "4". Do you recognize it?*

Yes.

28. *What is it?*

An aerial photo of the Kapolei area depicting the proposed location of the Project.

29. *Is this map a fair and accurate depiction of the proposed location of the Project?*

Yes.

30. *I'm now showing you what has been previously marked as Petitioner's Exhibit "5". Do you recognize it?*

Yes.

31. *What is it?*

Figure 2-1 from the Final EIS (page 2-5), which depicts the Kapolei Harborside Center Land Use Plan.

32. *Is this map a fair and accurate depiction of the proposed land uses for the Project?*

Yes.

33. *Mr. Overton, please define the area subject to reclassification.*

Generally, the Project area is located south of the Oahu Land and Railway Company ("OR&L") right of way, north of Malakole Road, west of Kalaeloa Boulevard and east of the Kalaeloa/Barbers Point Harbor (Final EIS, Figure 1-1). The proposed Kapolei West master planned community borders the area to the north. The adjoining uses to the east, south and west of the proposed Project are all existing or planned light industrial uses. To the north is a portion of the planned golf course within the Kapolei West community, which serves as a major buffer between the industrial uses and future residential areas.

1 **34. Could you briefly describe the Project area?**

2
3 The Project area is owned by Kapolei Property Development, LLC (“KPD”),
4 Aina Nui Corporation, and the James Campbell Company (“JCC”) and is
5 proposed for development by KPD. The Project area encompasses several parcels
6 as listed in Table 2-1 of Final EIS, which lists the acreage by parcel.

7
8

9-1-14: 33 (por.)	Lot 14082 (por.)	137.529
9-1-14: 34	Lot 16914 (por.)	19.947
9-1-14: 35	Lot 14085	12.845 (JCC)
9-1-15: 20 (por.)	Lot 16914 (por.)	174.198

11
12

13 The Petition Area consists of a total area of approximately 345 acres.

14
15 This is former plantation land of the ‘Ewa Plantation Company (Oahu Sugar Co).
16 It is largely vacant fallow scrub land, poor agricultural soils. In recent years,
17 portions of the Petition Area have been used for coral extraction, nursery and
18 greenwaste composting.

19
20 **35. Could you briefly describe the environmental features of the Project area?**

21
22 The Project area is typical of many locations on the ‘Ewa plain. It was former
23 sugar land, and is now a large fallow scrub brush area. The site is broadly
24 exposed to tradewinds, predominantly from east/northeasterly direction averaging
25 about 13 mph. Elevation of the site ranges from 5 to 70 feet above mean sea
26 level. Slope conditions at the Project site are relatively level, ranging from 0 to
27 5% or less. Soil conditions at the site range from about 80% Coral Rock, with
28 only about 20% shallow depth soils of the Mamala and ‘Ewa series. Vegetation
29 character is dominated by exotic species including kiawe, haole koa and
30 introduced grasses. Fauna at this site include common introduced bird species
31 and pest mammals. There are no surface water bodies at the site, and rain runoff
32 generally percolates into the permeable soils. Ground water underlying the site is
33 shallow brackish water which is tidal influenced, with no broad directional flow
34 character.

35
36 **36. Are there existing uses and activities in the Project area?**

37
38 Yes.

39
40 **37. What are they?**

41
42 The following operations lease land within the Project area:

43
44 Milo Nursery & Landscape Maintenance, Inc. (“MN”)

45 MN leases approximately 32 acres for nursery operations. The company is a
46 wholesale nursery that sells to various landowners, companies, landscapers, and

1 contractors. Services include landscaping of building grounds, landscape
2 maintenance, and street sweeping. MN employs about 10 employees.

3
4 Menehune Green, LLC ("MG")

5 MG leases about 52 acres for composting green waste. MG is a new company
6 that purchased the State's largest composting operation in late 2005. It is
7 affiliated with other Hawaii companies involved in commercial waste disposal,
8 and with a mainland company that operates the largest yard-waste composting site
9 in the United States.

10
11 Grace Pacific ("GP")

12 GP leases approximately 6 acres for sporadic quarrying, processing of limestone,
13 and stockpiling. Most of these uses are limited at this time. The quarrying
14 activities have supplied basalt aggregate to the construction industry for highway
15 construction, bridges, airports, and commercial & residential projects. GP's
16 primary activity on site is overseeing and maintaining the existing stockpiles. GP
17 does not have permanent employees on site.

18
19 Hawaiian Cement ("HC")

20 HC leases approximately 67 acres for limestone extraction to produce concrete,
21 aggregate and cement products. HC has been a user on the site for over 30 years,
22 though current operations have been minimal in recent years. HC retains no
23 permanent employees on site. HC's current operations at this site are limited to
24 periodic material extraction.

25
26 **38. *Could you briefly describe the Project?***

27
28 Kapolei Property Development, LLC, is planning the development of
29 approximately 345 acres of primarily vacant land for industrial use in the
30 Secondary Urban Center. The Project will offer about 250 acres for industrial,
31 warehouse and related business uses. The remaining acreage will be used for
32 drainage, roadways, a wastewater pumping station, a proposed park area, and a
33 preservation area to protect sinkholes having scientific value.

34
35 Some consultant studies included in the Final EIS may have used a slightly
36 different acreage for the Project development area based on earlier versions of the
37 site plan concept. We confirm that the overall Petition area is about 345 acres,
38 and the proposed development area for industrial facilities is about 250 acres.

39
40 **39. *Could you describe the timeline for Project development and implementation?***

41
42 Full buildout for the Project is intended to be implemented by about 2018.
43 Construction of roads, industrial pads, along with support infrastructure and
44 utilities would be phased over a ten-year (10) period. Full build-out of the
45 industrial pad developments is estimated at ten (10) years, dependant upon parcel

1 sales and absorption. Detailed development phasing is not yet available at this
2 point in the process.

3

4 **40. Can you anticipate the need for additional approvals and permits related to the**
5 **Project?**

6

7 Yes.

8

9 **41. If so, could you list those approvals and permits?**

10

11 Change of Zone approval from Agriculture to Industrial designation is required
12 from the Honolulu City Council.

13

14 Numerous ministerial construction-related permits and approvals will also be
15 required from State and City agencies relating to the site development,
16 infrastructure development, and building construction.

17

18 **42. Does the site plan identify an area for the preservation of sinkholes?**

19

20 Yes.

21

22 **43. Could you describe that site?**

23

24 Approximately 6 acres of the Petition Area contains a cluster of more than 40
25 coral sinkholes within a fenced archaeological/paleontological preserve area. The
26 subject sinkholes have the potential to contain both paleontological avian and land
27 snail deposits, as well as cultural deposits related to traditional Native Hawaiian
28 land-use, including human burial interment. Some have Polynesian cultigens
29 (Noni, *Morinda citrifolia* and Ti, *Taetsia fructosa*) growing in them. As such,
30 these features are eligible for listing on the National/Hawai'i Register of Historic
31 Places.

32

33 The preserve area was formed in the early 1990s, with the guidance of Bishop
34 Museum zoologist Dr. Alan Ziegler, who conducted substantial investigations of
35 the sinkhole resources. In December 1992, Dr. Ziegler walked the site with
36 representatives of the Estate of James Campbell, to delineate the position for a
37 boundary fence to protect the significant sinkhole resources. The area was
38 subsequently fenced by the Estate. At the time the fence was erected, the area of
39 the preserve was estimated to be between 7 and 8 acres, but was never formally
40 surveyed. In the Draft EIS, the approximate land area for the sinkhole preserve
41 was erroneously estimated to be 7.4 acres. As a follow-up to inquiries regarding
42 the sinkhole preserve, Kapolei Property Development commenced a land survey
43 of the fenced area in October 2006. The survey indicates an actual area of
44 approximately 6 acres enclosed by the boundary of the fenced sinkhole preserve.
45 Sinkhole resources of significance lie within this approximate 6-acre area, as
46 bounded by the AES coal conveyor to the west, the HWS waste pile to the north,

1 existing Hanua Road to the east, and an existing access road off Hanua Road
2 serving the compost business tenant. The land between Malakole Street and the
3 fence is not included in the sinkhole preserve area, as it includes an easement for
4 pipelines and the roadway access to the adjoining compost business tenant.

5
6 The close concentration of sinkholes has significant scientific value, and the
7 approximate 6-acre area will continue to be preserved. Measures will be
8 implemented to protect the resources from vandalism and/or destruction from
9 unauthorized entry. The existing fence has gaps in two portions that will be
10 closed, and locked gates will be added. The sinkhole preserve will continue to be
11 accessible for future research and education.

12
13 The Final EIS, Figure 2-1, Land Use Plan, indicates the correct extent of the
14 approximately 6-acre fenced sinkhole preserve.

15
16 **CONFORMANCE WITH THE HAWAII STATE PLAN**

17
18 **44. *Are you familiar with the Hawaii State Planning Act ("Hawaii State Plan")?***

19
20 Yes.

21
22 **45. *What is the significance of the Hawaii State Plan as it relates to the Project?***

23
24 The Project is consistent with the State's goals to provide economic vitality,
25 stability and growth for present and future generations. The requested changes
26 from the Agricultural District to Urban District will further urbanize the area,
27 thereby strengthening the Second Urban Center and the City of Kapolei.

28
29 **46. *Could you briefly discuss your evaluation of the reclassification and***
30 ***development of the Petition Area for consistency with the objectives and policies***
31 ***of the Hawaii State Plan?***

32
33 We conducted a thorough analysis of the proposed reclassification for consistency
34 with the Hawaii State Plan. We addressed State Objectives, Policies and Priority
35 Guidelines for Population, Economy, Physical Environment, Facility Systems,
36 and Socio-Cultural Advancement.

37
38 The proposed Project provides diversified economic and employment options for
39 a growing population in the Kapolei/'Ewa area. The Project will help to relieve
40 development pressures in urban Honolulu and allow more area residents to work
41 within their community. A major consideration in public policy is to redirect
42 traffic currently flowing into Honolulu proper by providing alternative
43 employment centers and residences outside of the existing urban core.

44
45 The development of industrial and commercial sites in this location will assist in
46 providing job opportunities for the expanding communities of 'Ewa, Kapolei,

1 Central Oahu and the Leeward Coast. Proposed as industrial use, Kapolei
2 Harborside Center will provide broader outlets for new or expanded Hawaii
3 businesses, expand existing markets and create new markets for products and
4 services, encourage labor intensive activities, and help increase the State's
5 capacity to adjust to and capitalize upon economic changes and opportunities
6 occurring outside the State. Over 25,000 jobs are in the 'Ewa/Kapolei region. The
7 James Campbell Industrial Park ("JCIP") is the area's largest job center,
8 providing over 5,500 jobs. Most other jobs are located in service sector
9 industries. A broader choice of jobs will result from the proposed Project with
10 long-term employment estimated at almost 3,800 workers upon Project buildout.
11

12 **47. *In your professional opinion, are the objectives and policies of the Hawaii State***
13 ***Plan relevant to the Project satisfied?***

14
15 The proposed development is substantially consistent with most applicable
16 objectives and policies of the State Plan.
17

18 **COMMISSION DECISION-MAKING CRITERIA**

19
20 **48. *Are you familiar with the Commission's decision-making criteria as set forth***
21 ***under HRS § 205-17?***

22
23 Yes.
24

25 **49. *Could you briefly summarize your evaluation of the Project for conformance***
26 ***with the Commission's decision-making criteria?***

27
28 *(1) The extent to which the proposed reclassification conforms to the applicable*
29 *goals, objectives, and policies of the Hawaii State Plan and relates to the*
30 *applicable priority guidelines of the Hawaii state plan and the adopted functional*
31 *plans;*

32
33 The Project is consistent with the urban standards of the district and conforms to
34 the applicable goals, objectives and policies of the Hawaii State Plan.
35

36 *(2) The extent to which the proposed reclassification conforms to the applicable*
37 *district standards;*

38 The surrounding uses are urban and uses on the east, west, and south sides of the
39 Project area are all industrial.
40

41 *(3) The impact of the proposed reclassification on the following areas of state*
42 *concern:*

43 *(A) Preservation or maintenance of important natural systems or habitats;*

44 *(B) Maintenance of valued cultural, historical, or natural resources;*

45 *(C) Maintenance of other natural resources relevant to Hawaii's economy,*
46 *including agricultural resources;*

1 *(D) Commitment of state funds and resources;*
2 *(E) Provision for employment opportunities and economic development; and*
3 *(F) Provision for housing opportunities for all income groups, particularly the*
4 *low, low-moderate, and gap groups;*

5
6 The Project provides for the maintenance of important cultural and historic
7 habitats by continuing the preservation of a site containing sinkholes, recognized
8 in having historical importance. The Project will provide a new employment
9 center for the Kāpoli/Ewa region, contributing approximately 3,800 new,
10 permanent jobs at buildout.

11
12 *(4) The standards and criteria for the reclassification or rezoning of important*
13 *agricultural lands in section 205-50; and*

14
15 The Project area does not include Prime or Important agricultural land.

16
17 *(5) The representations and commitments made by the petitioner in securing a*
18 *boundary change.*

19
20 The Petitioner has submitted current financial statements as part of the Land Use
21 Boundary Amendment petition (Docket No. A06-763). Review of the financial
22 statements show that the Petitioner has the necessary economic ability to carry out
23 the proposed development.

24
25 **50. *In your professional opinion, does the Project satisfy the Commission's***
26 ***decision-making criteria?***

27
28 Yes.

29
30 **CONFORMANCE WITH URBAN DISTRICT BOUNDARY CRITERIA**

31
32 **51. *Are you familiar with the standards for determining "U" Urban District***
33 ***Boundaries as set forth under section 15-15-18 of the Hawaii Administrative***
34 ***Rules ("HAR")?***

35
36 Yes.

37
38 **52. *What is the significance of HAR § 15-15-18 as it relates to the Project?***

39
40 It must be demonstrated that proposed Project is consistent with the standards for
41 establishing an Urban District at the Petition Area in accordance with the
42 Commission's rules as follows:

43
44 *(1) It shall include lands characterized by "city-like" concentrations of people,*
45 *structures, streets, urban level of services and other related land uses;*
46 *(2) It shall take into consideration the following specific factors:*

- 1 (A) Proximity to centers of trading and employment except where the
2 development would generate new centers of trading and employment;
3 (B) Availability of basic services such as schools, parks, wastewater
4 systems, solid waste disposal, drainage, water, transportation systems,
5 public utilities, and police and fire protection; and
6 (C) Sufficient reserve areas for foreseeable urban growth;

7 (3) It shall include lands with satisfactory topography, drainage, and reasonably
8 free from the danger of any flood, tsunami, unstable soil condition, and other
9 adverse environmental effects;

10 (4) Land contiguous with existing urban areas shall be given more consideration
11 than non-contiguous land, and particularly when indicated for future urban use
12 on state or county general plans;

13 (5) It shall include lands in appropriate locations for new urban concentrations
14 and shall give consideration to areas of urban growth as shown on the state and
15 county general plans;

16 (6) It may include lands which do not conform to the standards in paragraphs (1)
17 to (5)

18 (A) When surrounded by or adjacent to existing urban development; and

19 (B) Only when those lands represent a minor portion of this district;

20 (7) It shall not include lands, the urbanization of which will contribute toward
21 scattered spot urban development, necessitating unreasonable investment in
22 public infrastructure or support services; and

23 (8) It may include lands with a general slope of twenty per cent or more if the
24 commission finds that those lands are desirable and suitable for urban purposes
25 and that the design and construction controls, as adopted by any federal, state, or
26 county agency, are adequate to protect the public health, welfare and safety, and
27 the public's interests in the aesthetic quality of the landscape.

28
29 **53. *Could you briefly discuss your evaluation of the Project for consistency with the***
30 ***standards for Urban District Boundaries?***

31
32 The Project is consistent with the Urban District standards, including its location
33 contiguous to existing urban areas and its proximity to existing industrial centers.
34 The Petition Area is within the County's Urban Growth Boundary and has been
35 identified for future urban growth in the 'Ewa Development Plan ("DP"). It is
36 highly developable, with satisfactory topography, with slopes of less than 0.5
37 percent to 5 percent found on the site. In general, the area slopes from the OR&L
38 ROW to Malakole Road, with an average slope of approximately 1 percent. The
39 Project is free from natural hazard potential, such as flooding or tsunami
40 inundation. Services, such as wastewater systems, water, sanitation, and police
41 and fire protection would be available to serve the Petition Area or developed by
42 the Project.
43

1 **54. Based on your evaluation of the Project and in your professional opinion, does**
2 **the reclassification and development of the Petition Area satisfy the Urban**
3 **District boundary criteria?**

4
5 Yes.

6
7 **CONFORMANCE WITH STATE FUNCTIONAL PLANS**

8
9 **55. Are you familiar with Hawaii State Functional Plans (“Functional Plans”)?**

10
11 Yes.

12
13 **56. What is the significance of Functional Plans as it relates to the Project?**

14
15 A proposed reclassification should be consistent with the Functional Plans,
16 satisfying several key objectives under each applicable Plan, such as:

17
18 Employment: Improve labor exchange, Improve quality of life for workers and
19 families. Improve planning of economic development, employment and training
20 activities

21
22 Agriculture: Achievement of productive agricultural use of lands most suitable
23 and needed for agriculture.

24
25 Energy: Moderate the growth and energy demand through conservation and
26 energy efficiency.

27
28 Transportation: Reduction of travel demand through zoning and decentralization
29 initiatives, by closing the gap between where people live and work.

30
31 **57. Could you briefly discuss your evaluation of the Project for consistency with the**
32 **Functional Plans?**

33
34 Employment: Very positive outcome and consistent with this Functional Plan. At
35 full occupancy, the Project is anticipated to provide about 3,800 permanent new
36 industrial jobs, with a payroll of about \$174 million per year (versus about 40 jobs
37 for current activities on the property that will relocate). About 2,270 additional
38 jobs dependent on the industrial operations, along with a payroll of about \$87
39 million per year, will result from the Project's development. Thus, total direct-
40 plus-indirect employment associated with the industrial operations at full
41 development is expected to exceed 6,000 jobs. Over 4,500 of these jobs are
42 expected to be in the Kapolei/'Ewa region. The new jobs provided by the Project
43 will result in less commuting by Kapolei/'Ewa residents to jobs outside the
44 region.
45

1 **Agriculture:** The soil in much of the Project area is coral outcrop. Based on the
2 various soil classification systems that rate Hawaii soils, little of the property
3 (from 0% to 25% depending on the particular soil rating system) has good soils.
4 It is, for the most part, marginal land for agricultural productivity.
5

6 **Energy:** The Project area is located adjacent to existing industrial use areas and
7 the City of Kapolei. It would constitute an addition to an already compact,
8 concentrated area of development with JCIP to the south, Kalaeloa/Barbers Point
9 Harbor to the east, and the City of Kapolei to the north and east. Energy
10 efficiency guidelines will be developed, in consultation with DBEDT Energy
11 Branch, to encourage energy conservation in the development of the Project site.
12 Some efficient energy measures that could be included in the guidelines include
13 innovative architectural design of buildings, solar heating systems, high-
14 efficiency air conditioners and appliances, and occupant-sensing environmental
15 controls.
16

17 **Transportation:** The Project contributes to the idea of a planned, balanced
18 transportation system by providing centralized areas for common activities such
19 as industrial and commercial parks. This can avoid unnecessary congestion
20 resulting from scattered pockets of uncoordinated commercial-industrial
21 transportation activities. The development of Kalaeloa/Barbers Point Harbor
22 depends in part on the development of adjacent land areas. The Project can
23 enhance the Harbor's volume of use by providing an affordable and accessible
24 area specifically for maritime and intensive industrial and commercial businesses.
25

26 **58. *Based on your evaluation of the Project and in your professional opinion, have***
27 ***the policies and objectives of the Functional Plans relevant to this Project been***
28 ***satisfied?***
29

30 Yes.
31

32 **COASTAL ZONE MANAGEMENT PROGRAM**
33

34 **59. *Are you familiar with the Coastal Zone Management ("CZM") Program as set***
35 ***forth under Chapter 205A-2, HRS?***
36

37 Yes.
38

39 **60. *Could you discuss the policies and objectives of the CZM Program?***
40

41 Yes. The CZM Program objectives and policies address directives for:
42 Recreational resources, Historic resources, Scenic Views and Open Space,
43 Coastal ecosystems, Economic uses, Coastal hazards, Managing development,
44 Public participation, Beach protection, and Marine resources.
45

1 **61. Could you briefly summarize your evaluation of the Project for consistency with**
2 **the objectives and policies of the CZM Program relevant to the Project?**
3

4 The proposed reclassification was evaluated for consistency with the CZM
5 policies and objectives. The proposed industrial area is not located on the
6 shoreline, but is in the vicinity of the Kalaeloa Barbers Point Harbor, with JCIP
7 and the shoreline and ocean waters beyond. The Project does not involve the
8 direct use of marine and coastal resources.
9

10 Recreation: Industrial parks generally are not appropriate sites for providing
11 recreational opportunities, and this specific location neither abuts the shoreline
12 nor provides coastal access; accordingly, the recreation objective and policy are
13 not applicable in this situation. However, KPD is in discussions with the County
14 regarding a possible transfer of approximately ten (10) acres of land on Parcel 33
15 to be developed and dedicated as a recreational sports complex (Ref. No.
16 2006/PIM-2).
17

18 Historic: The Project site has previously been subject to extensive archaeological
19 and palcontological salvage and survey projects. A significant number of
20 sinkholes in a 6-acre area are located at the NW corner of Malakole and Hanua
21 Roads. Some of the sinkholes contain Polynesian cultigens and fossilized bird
22 bones.
23

24 Scenic/Open Space: The height of the industrial structures will be compliant with
25 allowable height limits of the area. Consideration will be taken to avoid structure
26 heights causing any adverse impacts on coastal views, residential viewing
27 corridors, or apartment areas mauka of the site. Urban design controls shall
28 consider the overall visual effects of the proposed development as seen from off-
29 site locations.
30

31 Coastal Ecosystems: The proposed Project will preserve the unique sinkhole
32 habitats found on the site; no other valuable coastal ecosystems are found on the
33 site. Further, proposed drainage improvements (both as part of this present
34 Project and as an element of a larger regional flood control project) will be made
35 to alleviate run-off and flooding concerns. Accordingly, the Project will not
36 adversely impact coastal ecosystems.
37

38 Economic uses: The Project is consistent with the State's goals to provide
39 economic vitality, stability and growth for present and future generations in
40 suitable locations. The requested changes from Agriculture to Urban will further
41 urbanize the area strengthening the concept of the Second City. The area to the
42 south and east are already in commercial and industrial use. The proposed Project
43 is consistent with the State and City's goal that this location continues to grow as
44 one of Oahu's and the State's most important industrial areas.
45

1 Coastal Hazards: Due to site location, elevation and other characteristics, the
2 Project will not be subject to many coastal hazards, such as tsunami, storm waves,
3 subsidence and erosion. Further, proposed drainage improvements (both as part
4 of this present Project and as an element of a larger regional flood control project)
5 will be made to alleviate run-off and flooding concerns, and the pollution that
6 inevitably follows flood events.

7
8 Managing Development and Public Participation: The review process for
9 necessary land entitlements provides numerous opportunities for appropriate
10 public participation.

11
12 Beach Protection and Marine Resources: The Project site is not located adjacent
13 to any beaches or shoreline areas. The Project does not involve the direct use of
14 marine and coastal resources.

15
16 **62. *Based on your evaluation of the Project and in your professional opinion, are***
17 ***the objectives and policies of the CZM Program relevant to the Project***
18 ***satisfied?***

19
20 Yes.

21
22 **CONFORMANCE WITH COUNTY PLANS**

23
24 **63. *Are you familiar with the City and County of Honolulu's ("County") plans?***

25
26 Yes.

27
28 **64. *What is the significance of the County plans as they relate to the Project?***

29
30 **County General Plan**

31 The County General Plan is significant as it provides Objectives and Policies
32 which guide and control the growth of the island of Oahu. Specific guidance
33 relating to the Project is provided under Population Distribution, Economic
34 Activity, Natural Environment, Housing, Transportation and Utilities, Energy,
35 Physical Development and Urban Design, Public Safety, Health and Education,
36 Culture and Recreation, and Government Operations and Fiscal Management.
37 Selected policies are highlighted here for significance relating to the Project.

38
39 Population Distribution: Focus the direction of growth on Oahu.

- 40 • *Direct growth according to Policies ...by providing land development*
41 *capacity and needed infrastructure to seek a 2025 distribution of Oahu's*
42 *residential population*
43 • *Encourage development within the secondary urban center at Kapolei and the*
44 *'Ewa and Central Oahu urban-fringe areas to relieve developmental*
45 *pressures in the remaining urban-fringe and rural areas and to meet housing*
46 *needs not readily provided in the primary urban center.*

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Economic Activity: Promote economic activity with emphasis on the 'Ewa region.

- *Direct major economic activity and government services to the primary urban center and the secondary urban center at Kapolei.*
- *Encourage the development of small businesses and larger industries, which will contribute to the economic and social well-being of Oahu residents.*

Natural Environment: Protect and preserve the natural environment.

- *Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water- recharge areas, distinctive land forms, and existing vegetation.*
- *Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.*

Housing: Provide decent housing for all the people of Oahu at prices they can afford.

- *To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities*

Transportation and Utilities: Create a system which enables people and goods to move safely, efficiently

- *Develop and maintain roads and highways-for commercial traffic and travel*
- *Develop and maintain an adequate supply of water for agricultural and industrial needs.*
- *Support programs to recover resources from solid-waste and recycle wastewater.*

Energy: To conserve energy through the more efficient management of its use.

Physical Development and Urban Design: To develop a secondary urban center in 'Ewa with its nucleus in the Kapolei area.

- *Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.*
- *Encourage the continuing development of Barbers Point as a major industrial center.*

Public Safety: Protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

- *Require all developments ... to be located and constructed in a manner that will not create any health or safety hazard.*

1 **Health and Education:** Protect the health of the people of Oahu.

2
3 **Culture and Recreation:** Protect Oahu's cultural, historic, architectural, and
4 archaeological resources.

- 5 • *Identify, and to the extent possible, pre-serve and restore buildings, sites, and*
6 *areas of social, cultural, historic, architectural, and archaeological*
7 *significance.*
8 • *Develop and maintain a system of regional parks and specialized recreation*
9 *facilities.*

10
11 **Government Operations and Fiscal Management:** Ensure fiscal integrity,
12 responsibility, and efficiency by the City and County government.

13
14 **City and County of Honolulu, 'Ewa DP**

15 The Objectives and Policies of the 'Ewa DP seek to support and implement the
16 Oahu General Plan. Specific elements of the DP applicable to the Project include
17 'Ewa's Role in Oahu's Development Pattern, The Vision for 'Ewa's Future, and
18 Land Use Policies for the City of Kapolei General Policies, Non Residential
19 Development and Industrial Centers.

20
21 ***'Ewa's Role in Oahu's Development Pattern. In support of the General Plan***
22 ***policies, the 'Ewa DP:***

- 23 • *Provides a secondary employment center with its nucleus in the City of*
24 *Kapolei to supplement the Primary Urban Center (PUC) and to divert*
25 *commuter traffic from the PUC;*
26 • *Concentrates primary employment activities at industrial and resort areas*
27 *and at government service and higher education centers around the City of*
28 *Kapolei so that secondary markets are created for office and retail activities;*
29 • *Helps relieve urban development pressures on rural and urban fringe*
30 *Development Plan Areas (Waianae, North Shore, Koolau Loa, and Koolau*
31 *Poko) so as to preserve the "country" lifestyle of these areas; and*
32 • *Provides, along with the PUC, a focus for directed and concentrated public*
33 *and private infrastructure investment for growth.*

34
35 ***The Vision for 'Ewa's Future.*** By 2020, the 'Ewa DP Area will have
36 experienced tremendous growth, and will have made significant progress toward
37 providing a Secondary Urban Center for Oahu. Population will have grown from
38 43,000 people in 1990 to almost 125,000. Nearly 28,000 new housing units will
39 have been built in a series of master planned communities.

40
41 Job growth will be equally impressive, rising from 17,000 jobs to over 64,000 in
42 2020. Oahu residents and visitors will be attracted to 'Ewa by a new university
43 campus, the Ko Olina resort, ocean and waterfront activities at 'Ewa Marina, a
44 major super regional park, and a thriving City of Kapolei which has retail and
45 commercial establishments and private and government offices.

1 ***'Ewa DP Land Use Policies, Principles and Guidelines:***

2 **Open Space Preservation and Development**

- 3 • *Create linkages between communities through a network of Greenways along*
4 *transportation and utility corridors and drainage ways.*

5
6 **Regional Parks**

- 7 • *Sports and recreation complexes designed to attract visitors from throughout*
8 *the region and the rest of Oahu have been proposed for a number of areas in*
9 *'Ewa.*

10
11 **Community-Based Parks**

- 12 • *Adequate parks to meet residents' recreational needs should be provided.*

13
14 **Historic and Cultural Resources - General Policies**

- 15 • *Physical references to 'Ewa's history and cultural roots should be emphasized*
16 *to help define 'Ewa's unique sense of place.*

17
18 **City of Kapolei General Policies**

- 19 • *The City of Kapolei should accommodate a major share of the new*
20 *employment in the Secondary Urban Center.*

21
22 **Residential Development – General Policies**

- 23 • *Physical Definition of Neighborhoods: The boundaries of neighborhoods*
24 *should be made evident through the use of street patterns, landscape or*
25 *natural features, and building form and siting.*

26
27 **Non Residential Development**

- 28 • *Commercial centers outside of the City of Kapolei should concentrate*
29 *commercial uses in central locations instead of in continuous commercial*
30 *strips along arterial roads. Pedestrian and transit access to and within the*
31 *centers should be emphasized.*

32
33 **Industrial Centers - General Policies**

- 34 • *Industrial centers in 'Ewa include the Barbers Point Industrial Area and*
35 *Honouliuli Industrial Area. Industrial activity should also be permitted at*
36 *other dispersed industrial areas, as noted below.*
- 37 • *As an alternative to industrial uses, a commercial, cultural or recreational*
38 *entertainment attraction may be permitted in the area fronting the OR&L*
39 *Historic Railway, provided that the use is designed to enhance the viability of*
40 *the operation of the railway for historic theme rides, strengthen the linkage*
41 *between the Ko Olina Resort and the City of Kapolei and proceed with a*
42 *strong community based planning process.*
- 43 • *Barbers Point Industrial Area includes Campbell Industrial Park, Barbers*
44 *Point Deep Draft Harbor, Kenai Industrial Park, and Kapolei Business Park.*
45 *It should continue to grow as one of Oahu and the State's most important*
46 *industrial areas. It is the site of the State's largest heavy industrial area*

1 *(Campbell Industrial Park) and an important industrial harbor and fuel*
2 *transfer point.*

- 3 • *The northern parts of Kapolei Business Park and any Barbers Point Naval Air*
4 *Station ("BPNAS") lands designated for industrial use should provide for*
5 *light industrial uses as a transition between heavy industry at Campbell*
6 *Industrial Park and the City of Kapolei.*
- 7 • *Service-oriented industrial uses should be allowed throughout the region as*
8 *noted below. Uses requiring larger lots should be located in Campbell*
9 *Industrial Park. Small-lot uses, including automobile repair shops,*
10 *contractor's yards, and businesses serving residential and commercial areas,*
11 *should be allowed to locate near the City of Kapolei in the Kapolei Business*
12 *Park and on any industrial lands which may be designated within BPNAS.*

13
14 **65. *Which County plans, if any, are applicable to the Petition Area?***

15
16 Both the County General Plan and the 'Ewa DP are applicable to the proposed
17 reclassification.

18
19 **66. *Could you briefly discuss your evaluation of the Project for conformance with***
20 ***the applicable county plans?***

21
22 Conformance with County General Plan Objectives and Policies

23
24 GP Population: The requested LUC changes from the Agricultural District to
25 Urban District will further urbanize the area, thereby strengthening the concept of
26 the Second City. The General Plan has provided for population growth in
27 Kapolei/'Ewa by increasing the upper limits of population distribution in the area.
28 The General Plan further encourages the development within the secondary urban
29 center at Kapolei to relieve development pressures in urban Honolulu. A major
30 consideration in public policy is to redirect traffic currently flowing into Honolulu
31 proper by providing alternative employment centers and residences outside of the
32 existing urban core. The Project is consistent with these goals and the concept of
33 growth in the Secondary Urban Center.

34
35 Economic Activity: The proposed Project area adjoins and will serve to expand
36 and support the facilities at Kalaeloa/Barbers Point Harbor, JCIP and the Kapolei
37 Business Park. The industrial and commercial sites will provide employment and
38 business development opportunities for the regional populations as well as
39 suppliers and others servicing the secondary urban center.

40
41 Natural Environment: The proposed Project is generally consistent with the
42 General Plan's objectives and policies to protect and preserve the natural
43 environment. Within the Project site, no endemic, endangered, or protected flora
44 or fauna have been recorded. The present environment, a generally flat, raised
45 coral bed terrain, provides a limited range of habitats utilized by the typical array

1 of exotic plants and animals found at this elevation and type of environment on
2 Oahu.

3
4 A large part of the western portion of the Project area has been altered from the
5 construction of Kalaeloa/Barbers Point Harbor and the stockpiling of dredged
6 material removed from the harbor basin. The Project site has previously been
7 subject to extensive archaeological and paleontological salvage and survey
8 projects. The Petitioner has stipulated the preservation of historic sites of
9 importance. The height of the industrial structures will be compliant with
10 allowable height limits for the area.

11
12 Housing: While the Petitioner supports the General Plan's policies related to
13 housing, they are not directly applicable to the proposed Project. However, the
14 Project is located near planned residential developments and could offer an
15 employment center for new residents in those locations. The 'Ewa region
16 supports the largest percentage of affordable housing units on the island, and the
17 Project brings about 3,800 direct jobs to the region for residents of these
18 affordable homes.

19
20 Transportation and Utilities: The proposed Project is consistent with the General
21 Plan's transportation and utility policies. The intent of the proposed industrial
22 Project is, among other things, to provide space for storage requirements as
23 needed by harbor uses. The proposed development will provide opportunities for
24 harbor-oriented businesses as well as other industrial and commercial
25 establishments.

26
27 Just north of the development area, and part of the Petitioner's Kapolei West
28 development area, will be a transit hub designed to service the western portion of
29 the 'Ewa area. This is in direct support of the State and County's desire to develop
30 multi-modal transit options for Oahu.

31
32 Development of the Project will be coordinated with existing and potential water
33 supply, and will be supportive of water conservation programs and practices in
34 private industry to help meet long-term needs. The area is currently served by 24-
35 inch and 20-inch mains in Kalaeloa Boulevard. These mains were installed by the
36 Applicant and dedicated to the Board of Water Supply. The two mains extend
37 down Kalaeloa Boulevard to Malakole Road where a 20-inch main runs toward
38 the harbor and a 16-inch main runs toward the former BPNAS. The existing
39 water mains in Kalaeloa Boulevard are intended to supply the drinking water for
40 the expansion areas. Distribution lines will be located in the interior roadways to
41 services the lots.

42
43 The Petitioner will employ a conservation ethic to adhere to public health and
44 sanitation standards relating to treatment and disposal of solid and liquid wastes,
45 the provision of adequate sewerage facilities for physical and economic activities.
46 Further the Project will promote re-use and recycling to reduce solid and liquid

1 wastes. The Project area will be served by a sewer system with pump stations
2 connecting to the existing municipal system mauka of the industrial area,
3 eventually discharging at the Honouliuli Wastewater Treatment Plant (“WWTP”).
4 Based on average daily flows, the Honouliuli WWTP has a primary treatment
5 capacity of 38 million-gallons per day (“mgd”) and is currently accepting flows of
6 about 28 mgd. The primary means of disposal is through a deep ocean outfall
7 with a design capacity of 112 mgd.

8
9 Energy: The Project supports the General Plan’s policies related to conservation
10 of energy and use of alternative energy sources to the extent possible. Energy
11 efficiency guidelines will be developed, in consultation with DBEDT Energy
12 Branch, to encourage energy conservation in the development of the Project site.
13 Some efficient energy measures that could be included in the guidelines include
14 innovative architectural design of buildings, solar heating systems, high-
15 efficiency air conditioners and appliances, and occupant-sensing environmental
16 controls.

17
18 Physical Development and Urban Design: The proposed Project is consistent
19 with the policies to promote development in the Secondary Urban Center. The
20 Project is consistent with the policy to provide for dense development and
21 intensive use of urban and industrial lands. The Project is generally compatible
22 with the existing physical and social character of the surrounding community, i.e.,
23 JCIP, and will be compliant with the allowable height limits of the area.

24
25 Public Safety: The Project will be constructed in compliance with all applicable
26 building codes to ensure that public health and safety are protected, especially
27 during times of natural disasters.

28
29 The Project development area is within the City Police Department’s District 8,
30 which encompasses the Leeward Coast and the ‘Ewa Plain. There are
31 approximately 100 field officers assigned to this district. Response time for the
32 entire district fluctuates between five and seven minutes. In order to meet the
33 growing needs of the ‘Ewa Plain communities, in 2000, the County opened the
34 Regional Kapolei District Station at 1100 Kamokila Boulevard. A storefront
35 station is located at the intersection of Fort Weaver Road and Renton Road. A
36 substation is located in Wai’anac. The HPD expects to expand its presence in the
37 region as Kapolei develops into the Second City. Based on population estimates,
38 the County anticipates the need for two additional substations to service the
39 region. These are planned to be in operation by 2020 at ‘Ewa Villages and Ko
40 Olina.

41
42 Fire protection in Kapolei and ‘Ewa is provided by the City and County of
43 Honolulu Fire Department (“HFD”) ‘Ewa Beach Fire Station (an engine
44 company), Makakilo Fire Station (an engine company), and Kapolei Fire Station
45 (an engine and ladder company, and the Battalion 4 Headquarters). Located in
46 Kapolei Business Park, the Kapolei Fire Station was completed in 1995 to serve

1 the expanding development on the 'Ewa Plain. According to the 'Ewa DP, to
2 meet the projected population and economic growth in 'Ewa by 2020, three fire
3 stations at 'Ewa Villages, Ko Olina, and Maka'iwa Hills are planned, but service
4 dates have not been determined.

5
6 Health and Education: While the General Plan's policies for health and education
7 are directly related largely to public and private agencies and not directly
8 applicable to the proposed Project, the Petitioner acknowledges the importance
9 and need to support such policies. The Project area is readily assessable to a
10 variety of health care facilities. There are more than 25 choices of health care
11 providers. St. Francis Medical Center – West is the nearest hospital to the
12 Project. Existing facilities and their planned improvements should be adequate to
13 accommodate the needs of the development Project.

14
15 Culture and Recreation: While the Petitioner supports the General Plan's policies
16 related to culture and recreation, they are not directly applicable to the proposed
17 Project. However, KPD is in discussions with the County regarding a possible
18 transfer of approximately ten (10) acres of land on Parcel 33 to be developed and
19 dedicated as a recreational sports complex (Ref. No. 2006/PIM-2). The
20 dedication would fulfill a unilateral agreement associated with a previous zone
21 change for the City of Kapolei, approved under Ordinance 90-30.

22
23 Government Operations and Fiscal Management: While the Petitioner supports
24 the General Plan's policies related to government operations and management,
25 they are not directly applicable to the proposed Project. The Project provides
26 substantial net State and County revenues, which helps to support government
27 operations.

28
29 Consistency with the County's 'Ewa DP

30
31 'Ewa's Role in Oahu's Development Pattern: The requested zoning changes from
32 the Agricultural District to Urban District will further urbanize the area
33 strengthening the City of Kapolei. The 'Ewa DP has provided for population
34 growth in Kapolei/'Ewa by increasing the upper limits of population distribution
35 in the area. The 'Ewa DP further encourages the development within the
36 Secondary Urban Center at Kapolei to relieve development pressures in urban
37 Honolulu. A major consideration in public policy is to redirect traffic currently
38 flowing into Honolulu proper by providing alternative employment centers and
39 residences outside of the existing urban core. The Project is consistent with these
40 goals and the concept of growth in the Secondary Urban Center.

41
42 The Vision for 'Ewa's Future: The Project is consistent with the 'Ewa DP's
43 vision for 'Ewa's growth to 2020 and beyond. The Project will provide a
44 significant new job center for the 'Ewa region's expanding population base. The
45 proposed Project area adjoins and will serve to expand and support the facilities at
46 Kalaclao/Barbers Point Harbor, JCIP and the City of Kapolei. The industrial sites

1 will provide employment and business development opportunities for the regional
2 populations as well as suppliers and others servicing the secondary urban center.
3

4 Land Use Policies - Regional Parks: While the Petitioner supports the 'Ewa DP's
5 policies related to regional parks and recreation complexes, they are not directly
6 applicable to the proposed Project. However, KPD is in discussions with the
7 County regarding a possible transfer of approximately ten (10) acres of land on
8 Parcel 33 to be developed and dedicated as a recreational sports complex (Ref.
9 No. 2006/PIM-2). The dedication would fulfill a unilateral agreement associated
10 with a previous zone change for the City of Kapolei, approved under Ordinance
11 90-30. In addition, the Petitioner's proposed Project to the north, Kapolei West,
12 provisions are made for parks, recreational areas and golf courses that may be
13 used as mitigation measures helping to reduce flooding and providing protection
14 for open space.
15

16 Land Use Policies – Historic and Cultural Resources: The Project site has
17 previously been subject to extensive archaeological and paleontological salvage
18 and survey projects. The proposal to protect and restrict access to the sinkholes to
19 protect historic resources is consistent with the 'Ewa DP. The height of the
20 industrial structures will be compliant with height limits of the area. Urban
21 design controls shall consider the overall visual effects of the proposed
22 development as seen from off-site locations.
23

24 Land Use Policies - City of Kapolei General Policies: The Project is consistent
25 with the 'Ewa DP's vision to develop the Secondary Urban Center because it
26 promotes industrial job creation and utilizes its proximity to the Kalaeloa/Barbers
27 Point Harbor, JCIP, and other nearby industrial areas.
28

29 The City General Plan targets growth for the 'Ewa DP Area. 'Ewa's population is
30 expected to grow to 96,000 by 2010 and up to 141,000 by 2025. The Project
31 offers substantial job opportunities for the Secondary Urban Center and supports
32 current population distribution policies. The development of industrial sites in
33 this location will assist in providing job opportunities for the expanding
34 communities of 'Ewa, Kapolei, Central Oahu and the Leeward Coast. Most
35 importantly, though, this development, bordering the City of Kapolei will provide
36 a major employment center to the growing city. Proposed as industrial-business
37 use, Kapolei Harborside Center will provide broader outlets for new or expanded
38 Hawaii businesses, expand existing markets and create new markets for products
39 and services, encourage labor intensive activities, and help increase the State's
40 capacity to adjust to and capitalize upon economic changes and opportunities
41 occurring outside the State. The employment base for the area population is
42 growing but limited. Currently over 24,000 jobs are in the 'Ewa/Kapolei region.
43 The Project will provide for approximately 3,800 new jobs at buildout.
44

45 Land Use Policies - Non Residential Development and Industrial Centers:
46 Bordering the City of Kapolei and Barbers Point Industrial Area, the development

1 of industrial sites in this location will assist in providing job opportunities for the
2 expanding communities of 'Ewa, Kapolei, Central Oahu and the Leeward Coast.
3 Consistent with the 'Ewa DP, this Project will provide broader outlets for new or
4 expanded Hawaii businesses, expand existing markets and create new markets for
5 products and services, encourage labor intensive activities, and help increase the
6 State's capacity to adjust to and capitalize upon economic changes and
7 opportunities occurring outside the State. The Project will not have a negative
8 impact on or detract from development of the OR&L Historic Railway. The site
9 will further expand the capabilities of Kalaeloa/Barbers Point Deep Draft Harbor
10 catering to marine industrial enterprises. The Project will also provide a new
11 wastewater pump station to mitigate pressures on the Honouliuli Wastewater
12 Treatment Plant.

13
14 The Project will be phased over a 10-year period and will implement the 'Ewa
15 DP's vision to phase development to provide adequate infrastructure so
16 congestion and capacity shortfalls are minimized as development proceeds.

17
18 **67. *Based on your evaluation of the Project and in your professional opinion, are***
19 ***the objectives and policies of the County plans relevant to the Project satisfied?***

20
21 Yes.

22
23 **68. *In your professional opinion, would you recommend reclassification of the***
24 ***Petition Area from Agricultural District to Urban District?***

25
26 Yes.