

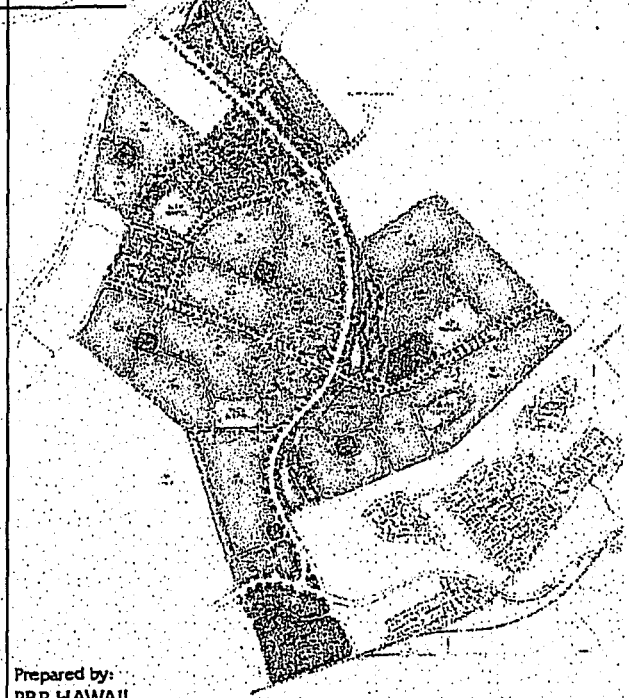
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East Kapolei

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EAST KAPOLEI MASTER PLAN

Final Environmental Impact Statement

Prepared for:
Housing and Community Development Corporation of Hawaii (HCDCH)



Prepared by:
PBR HAWAII

July 1998

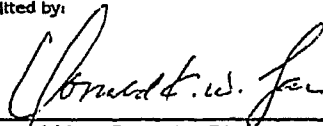


EAST KAPOLEI MASTER PLAN

Final Environmental Impact Statement

Prepared for:
Housing and Community Development Corporation of Hawaii (HCDCH)

Submitted by:



Mr. Donald Lau, Executive Director
Housing and Community Development Corporation of Hawaii (HCDCH)

The statement and all ancillary documents were prepared under my direction or supervision and that the information submitted, to the best of my knowledge fully addresses document content requirements as set forth in sections 11-200-17 and 11-200-18 of the Department of Health Administrative Rules as appropriate.

July 1998

HCDCH EAST KAPOLEI MASTER PLAN DEVELOPMENT PROJECT
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EXECUTIVE

SUMMARY

HCDCH EAST KAPOLEI MASTER PLAN DEVELOPMENT PROJECT
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EXECUTIVE SUMMARY

DESCRIPTION OF THE ACTION

This Final Environmental Impact Statement ("FEIS") has been prepared in support of the proposed East Kapolei Master Plan Development Project, a 1,300-acre master planned residential community at Ewa, Oahu. The project area includes lands owned and/or controlled by The Department of Hawaiian Home Lands (DHHL).

The East Kapolei Master Plan Development Project reflects a mixture of residential, commercial, public facility, and open space recreation land uses that will replace the existing fallow agricultural lands. In support of the development, major infrastructure facilities will be developed by the Housing Finance and Community Development Corporation of Hawaii (HFDC/HCDCH) to include access and circulation roadways; pedestrian paths, drainage improvements, distribution lines for potable water, collection lines for wastewater, and communication/utility systems. At the same time, the State Department of Accounting and General Services (DAGS) is developing a major sports complex and park-and-ride facility on lands makai of the proposed Kapolei Parkway adjacent to Barbers Point Naval Air Station.

Once the major infrastructure is in place, large lot development parcels will be sold by the Hawaii legislature consolidated all state housing functions administered and controlled by the Hawaii Housing Authority (HHA), Housing Finance and Development Corporation (HFDC), and the Rental Housing Trust Fund (RHTF) into the HCDCH by the adoption to individual developers for construction of Act 350, codified new homes and businesses in accordance with the project master plan as HRS Chapter 201G. This legislation, which took effect July 1, 1998, also provides that HCDCH will automatically succeed to the rights, and assume the obligations, of HHA and HFDC. Therefore, HCDCH will automatically succeed to all current agreements previously executed by HHA and HFDC. As such, this Final EIS will hereinafter refer to the applicant as HCDCH while HFDC was identified as the applicant in the Draft EIS.

Once the major infrastructure is in place, large lot development parcels will be sold by HCDCH to individual developers for construction of new homes and businesses in accordance with the project master plan.

This document presents the East Kapolei Master Plan Development Project and describes the improvements proposed to accommodate the public facility needs of the project. It also describes the existing natural environment of the project site and surrounding area, the potential impacts that might result from the proposed project and mitigation measures to minimize potential adverse impacts. Comments and responses addressing applicable concerns that were received from review of the Draft Environmental Impact Statement Notice of Preparation (EISP/N) are also provided.

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At the appropriate time in the planning and approval process, the State's Housing Finance and Community Development Corporation of Hawaii will propose applicable amendments to the State Land Use District Boundary from the current State Agricultural District to the State Urban District. Upon approval by the State Land Use Commission, an amendment to the City's Land Use Ordinance (LUO) zoning designations will be submitted to the City to reflect the land uses envisioned by the plan and to permit its implementation.

SIGNIFICANT BENEFICIAL AND ADVERSE IMPACTS

Need for the proposed East Kapolei Master Plan Development Project was determined by several methods. A Market Study (Appendix A) and Socio-Economic Impact Assessment (Appendix K) were prepared to determine the ultimate demand for the large lot development parcels along with comparable costs and revenues that could be generated through their sale to private developers. Generally, the market study indicated that the project would be absorbed during a planning period of approximately twenty years. Interviews with residents of the area were also conducted. These interviews were undertaken to ascertain the perceived needs and desires of the community, and to evaluate the potential local and international demand for the proposed sports complex. Secondly, the adoption of the City's Ewa Development Plan in 1997 also calls for development of the planning area in accordance with a two phase development schedule. This commitment by the City to plan for development of the subject property as proposed, also reflects the City's determination that there is a need for additional housing, commercial enterprises, and recreational opportunities in Ewa during the twenty year planning horizon.

The development of the proposed East Kapolei Master Plan will impact the physical resources of the project area and (to a lesser extent) adjoining properties. However, many of the environmental impacts presently associated with the historical use of the property (agricultural production) will be eliminated with development of the proposed improvements. Major proposed facility improvements include installation of new potable and non-potable water systems, wastewater collection systems, major drainage improvements, on-site and off-site transportation facility improvements, and electrical/communication infrastructure. New public facilities will include three elementary school sites, an intermediate school site, and major public recreational areas.

Potential environmental impacts will occur primarily during the construction period from noise, soil erosion, increased construction machinery exhaust emissions, and temporary disruption of traffic. After project development and implementation of appropriate mitigation measures, no significant impacts affecting water quality will occur, surface drainage will be significantly improved, the diversity of plant and animal species will increase, and archaeological resources will not be impacted. Provisions have also been made to propagate and expand the population of an endangered plant species that was found on the property.

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Traffic impacts will be mitigated with construction of project related infrastructure improvements and other off-site regional transportation improvements which are planned by the State and City (i.e. North-South Road, improvements to Farrington Highway, and Kapolei Parkway). Visually, the property will be altered from the existing vacant scrub vegetation to a landscaped urban master planned development. In its present vacant condition, the public generally has little or no access onto the subject property or other benefits from its use.

PROPOSED MITIGATIVE MEASURES

When implemented with appropriate mitigation measures, project development will maintain or enhance the existing environmental qualities associated with the property. The design of all major infrastructure and public facility improvements will incorporate the necessary engineering and design methods to ensure that the environmental resources of the region will not be damaged and that the basic public service needs of the community are provided with development of the project master plan.

Drainage/Flood Control/Water Quality/Soil Erosion - Drainage control of surface water will be provided by the use of on-site retention basins with outlet structures designed to control the quantities and discharge of off-site surface flows, and to provide for siltation of suspended materials. In addition, to protect water quality and mitigate potential soil erosion, grassing of graded areas, watering to reduce fugitive dust emissions, and installation of dust screens during and after construction will be employed in accordance with generally accepted Best Management Practices (BMP) for the property.

Implementation of the recommended soil erosion control measures and grading plans will require establishment of new plant materials, and temporary and permanent types of groundcover. As applicable, developers of the various large lot development parcels will be notified upon sale of the property to work with surrounding landowners in identifying appropriate dust mitigation measures prior to construction.

Flora and Fauna - No endangered fauna exist within the subject property and no mitigative measures are required. However, one endangered plant species was identified on the subject property during a field survey prepared for this EIS (Appendix E). However, a habitat conservation plan has been developed by the State Department of Land and Natural Resources and reviewed by the U.S. Fish and Wildlife Service to ensure that the species is protected and propagated in accordance with Federal and State requirements (Appendix F). As applicable, these plants will also be incorporated into project landscaping in accordance with the approved habitat conservation plan. Overall, the proposed urban landscaping will increase the diversity of both plant and animal communities compared to the existing scrub vegetation and vacant condition of the property.

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Archaeological Resources - A review of previously prepared archaeological survey reports and a recent field inspection, identified no archaeological resources requiring preservation on the subject property. If any artifacts or human remains are discovered during construction activities, the contractor will be instructed to halt work and notify the State of Hawaii Historic Preservation Division in accordance with applicable laws and regulations.

Noise - The project is not expected to generate any significant long-term noise that cannot be mitigated (Appendix I). During construction, contractors will secure State Department of Health Community Noise Permits and equipment will be used in accordance with accepted standards during daylight hours to mitigate potential noise impacts. The master plan has also established generous open space/drainage buffers between heavily traveled roadways and residential areas to mitigate potential traffic noise. In areas where extensive setbacks are not feasible, buildings will be designed to mitigate potential noise emanating from off-site sources (i.e. H-1 Freeway).

Recreational facilities will be designed to minimize noise impacts on adjoining properties through landscaping and use of setbacks. The proposed sports complex has been sited in an area where no significant off-site residential development is planned for adjacent parcels. However, there will be periods when major tournaments and other events could generate temporary noise impacts associated with public address systems and periods of increased traffic noise. The architect currently designing the sports complex, has hired a noise consultant to evaluate noise impacts and determine mitigation measures based on building architecture, orientation of structures, and distance to surrounding land uses.

Air Quality - Air quality impact(s) will result from use of construction equipment, fugitive dust generated during construction, and increased vehicular emissions along new roadways constructed in support of project land uses. However, since development is planned over a 20-year period, impacts from construction equipment and fugitive dust will occur intermittently only during periods of major construction. These include the construction of primary infrastructure by HFDCHDCH and within each of the development parcels during construction of residential, commercial, and recreational improvements.

Because the length of the development period will limit the land area exposed to erosion from wind and runoff at any one time, potential dust emissions should be reduced compared to the erosion experienced during previous agricultural cultivation and burning on the property. Watering during construction and use of dust barriers will largely mitigate generation of fugitive dust. After project build-out, vehicular emissions may be mitigated by the increased efficiencies provided by development of off-site transportation improvements, such as the North-South Road, East-West Road, and improvements planned for Farrington Highway and H-1 Freeway.

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Traffic - The main roadway improvements proposed for the project consist of construction of a portion of the East-West Road and a portion of Kapolei Parkway. Regional improvements that will be developed independent of the proposed project include widening of Farrington Highway and construction of the proposed North-South Road which will intersect with a new interchange at the H-1 Freeway. With implementation of the proposed on-site and off-site transportation improvements, all of the major roadways and intersections planned for the project should operate under their designated capacity.

Visual - The City's Land Use Ordinance controls the height, density, building setbacks, landscaping, and type of land uses permitted on all properties throughout Oahu. None of the subject property has been designated by the City's Coastal View Study as a significant visual resource. However, to mitigate the potential harshness of the urban environment, landscaping will be extensive and utilized to integrate the built environment with surrounding land uses while creating an attractive urban setting. HFDGHCDCH will extensively landscape the major roadways, and the drainage/recreation corridor adjacent to the proposed North-South Road.

Public Services and Utilities - All new major backbone infrastructure will be sized in accordance with project requirements to service large lot development parcels which will be sold to private developers by HFDGHCDCH. Within each of the large lot parcels, infrastructure will be provided by the respective developer in accordance with the needs established by the land uses envisioned by the project master plan. Treated non-potable wastewater effluent and brackish groundwater will be utilized for irrigation when available to the project area for urban landscaping. Electrical and communication improvements necessary to support the requirements of this project will be served from existing and proposed utility systems.

ALTERNATIVES CONSIDERED

In compliance with provisions of Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(f), the alternatives to the proposed project are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts. Consequently, alternatives were considered based on densities, land use type, configuration of land uses, and circulation of major transportation infrastructure. Because the project site consists of contiguous state-owned land parcels and is adjacent to existing urban district lands, no other similar state-owned parcels exist on Oahu with these characteristics. Therefore, alternative sites for a project of this scale which could also be developed in support of the University of Hawaii West Oahu Campus and in conformance with the City's Development Plan for the area were not available.

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UNRESOLVED ISSUES

All of the identified "Unresolved Issues" identified are in the process of being resolved by HFDEHCDCH or other agencies with jurisdiction. None of the following Unresolved Issues, require acceptance of this Environmental Impact Statement prior to permit approval or construction. The identified "Unresolved Issues" are as follows:

Kaloī Gulch - U.S. Army Corps of Engineers permitting and approval to realign Kaloī Stream. According to their comments concerning the Environmental Impact Statement Notice of Preparation, the Corps of Engineers has determined that Kaloī gulch is a water of the United States and will, therefore, be subject to Section 404 of the Clean Water Act.

Abutilon Menziesii Habitat Conservation Plan - Approval and implementation. Coordination with the Department of Land and Natural Resources Division of Forestry and Wildlife, and the United States Fish and Wildlife Service has resulted in the preparation of a Habitat Conservation Plan (HCP) for *Abutilon menziesii* (Red Ilima), an endangered plant which occurs on the property. The HCP requires the final approval of the BLNR. Once approved, implementation of the plan can proceed with final concurrence of the U.S. Fish and Wildlife Service. Implementation of the plan is subject to the use of HFDEHCDCH revolving funds and issuance of revenue bonds by HFDEHCDCH.

HawaiiKapolei Sports Complex - Program development, site plan preparation, and facility operation. The State Department of Accounting and General Services (DAGS) has been designated as the lead agency in preparing the development program, site plan, and coordination of facilities operations for the HawaiiKapolei Sports Complex. For the preparation of this Environmental Impact Statement, general program assumptions were utilized to calculate impacts to transportation systems, infrastructure, and drainage. Final program development, facility design, and determination of operational management alternatives are underway and are presently unresolved. However, these issues should be resolved by the fall of 1998.

COMPATIBILITY WITH LAND USE PLANS AND POLICIES

Throughout the planning process, the master plan was presented to the affected Neighborhood Boards, Legislators, and City officials. Generally, the plan was well received, however, revisions were made to increase the amount of recreation and drainage areas, ~~relocate and expand the size of~~ develop the State's proposed park and n' ride facility at a later date, and to incorporate the State's proposed sports complex into the master plan at a site makai of the proposed Kapolei Parkway and adjacent to Barbers Point Naval Air Station.

The project does not require an amendment to the City's General Plan or the Ewa Development Plan. This planning policy was recently reinforced by the City Council in their

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adoption of the Ewa Development Plan Update which permits development of the project master plan as proposed upon approval of the necessary zoning. As such, the master plan was designed to address future population growth needs on Oahu while providing logical extensions of infrastructure, while reflecting existing and planned land use patterns.

Inasmuch as the subject property is presently classified by the Land Use Commission as Agricultural District lands, HCDCH will submit a petition to the Land Use Commission to amend the subject property from the State Agricultural District to the State Urban District.

LISTING OF PERMITS OR APPROVALS

The following is an approximate list of major approvals and permits required for the implementation of the proposed plan. From the earliest stages of the planning process, HCDCH has worked with all affected agencies to obtain their comments and necessary approval of plans and specifications.

Permit or Approval	Authority Applicant	Environmental Impact Statement (EIS) Authority
Chapter 343, HRS, Governor Environmental Impact Statement (EIS)	State Land Use District Boundary Amendment HCDCH	Change of Zone Chapter 343, HRS, Governor
Department of State Land Utilization/City Council Use District Boundary Amendment	Plant Mitigation Plan HCDCH	Alteration of Waters of the United States State Land Use Commission
US Army Corps of Engineers/State Dept. of Health Change of Zone	HCDCH	Subdivision Approval Department of Land Utilization/City Council
Department of Land Utilization Plant Mitigation Plan	Building/Grading Permits HCDCH	Building Department/Department of Public Works Dept. Land and Natural Resources/US Fish and Wildlife
Alteration of Waters of the United States	HCDCH	US Army Corps of Engineers/State Dept. of Health
Subdivision Approval	HCDCH/Individual Developers	Department of Land Utilization
Building/Grading Permits	HCDCH/Individual Developers	Building Department/Department of Public Works
NPDES	HCDCH/Individual Developers	Department of Health