

UNIVERSITY OF HAWAI'I WEST O'AHU



FINAL ENVIRONMENTAL IMPACT STATEMENT

Prepared for:
University of Hawai'i

Prepared by:



December 2006



UNIVERSITY OF HAWAII WEST O'AHU

FINAL ENVIRONMENTAL IMPACT STATEMENT

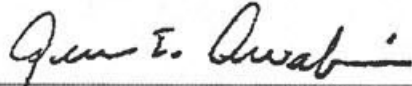
Submitted Pursuant to
Chapter 343, Hawai'i Revised Statutes
and
Title 11, Chapter 200, Hawai'i Administrative Rules

Prepared for:
State of Hawai'i
University of Hawai'i West O'ahu

Prepared by:



This Final Environmental Impact Statement and all ancillary documents have been prepared under my direction or supervision and the information submitted, to the best of my knowledge, fully addresses document content requirements as set forth in Chapter 343, Hawai'i Revised Statutes and Section 11-200-17, Hawai'i Administrative Rules.


Gehe Awakuni, Chancellor
University of Hawai'i West Oahu

December 2006

TABLE OF CONTENTS

EXECUTIVE SUMMARY	vii
1.0 INTRODUCTION	1
1.1 PROJECT PROFILE	1
1.2 APPLICANT AND LANDOWNER	2
1.3 PLANNING CONSULTANT	2
1.4 ACCEPTING AUTHORITY	2
1.5 DESCRIPTION OF THE PROPERTY	3
1.6 SURROUNDING LAND USES	3
1.7 BACKGROUND	4
2.0 DESCRIPTION OF THE PROJECT.....	5
2.1 PROJECT GOALS AND OBJECTIVES.....	5
2.2 NEED FOR THE PROJECT	5
2.3 UH WEST O‘AHU STRATEGIC PLAN	7
2.4 UH WEST O‘AHU LONG RANGE DEVELOPMENT PLAN.....	8
2.4.1 <i>Conceptual Land Use Plan</i>	8
2.4.2 <i>UH West O‘ahu Lands</i>	10
2.4.3 <i>Private Development Lands</i>	14
2.5 INFRASTRUCTURE IMPROVEMENTS	17
2.5.1 <i>On-site Infrastructure</i>	17
2.5.1.1 Roadways and Traffic.....	17
2.5.1.2 Water Supply and Distribution	17
2.5.1.3 Wastewater Collection and Transmission	18
2.5.1.4 Drainage Facilities	18
2.5.2 <i>Off-site Infrastructure</i>	18
2.5.2.1 Roadways	19
2.5.2.2 Water Supply and Distribution	19
2.5.2.3 Wastewater Collection and Transmission	19
2.5.2.4 Drainage Facilities	19
2.6 SUSTAINABILITY	20
2.7 PHASING AND TIMING OF ACTION	22
2.8 ORDER OF MAGNITUDE COSTS.....	24
3.0 ASSESSMENT OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES	25
3.1 CLIMATE.....	25
3.2 TOPOGRAPHY	26
3.3 DRAINAGE.....	27
3.4 SOILS.....	28
3.5 GROUNDWATER RESOURCES/HYDROLOGY.....	31

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

3.6	NATURAL HAZARDS.....	32
3.7	FLORA	33
3.8	FAUNA.....	37
4.0	ASSESSMENT OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES.....	41
4.1	ARCHAEOLOGICAL AND HISTORIC RESOURCES	41
4.2	CULTURAL RESOURCES	43
4.3	AGRICULTURAL IMPACT	48
4.4	NOISE.....	49
4.5	AIR QUALITY	54
4.6	MAN-MADE HAZARDS.....	58
4.7	VISUAL RESOURCES AND OPEN SPACE.....	62
4.8	SOCIAL CHARACTERISTICS	63
	4.8.1 Population.....	63
	4.8.2 Housing	65
	4.8.3 Lifestyle/Character of the Community.....	66
4.9	ECONOMIC CHARACTERISTICS.....	67
	4.9.1 Employment, Personal Income, and Expenditures.....	68
	4.9.2 Economic Factors/Government Revenues	70
4.10	INFRASTRUCTURE AND UTILITIES	70
	4.10.1 Roadways and Traffic	72
	4.10.2 Water Supply Facilities.....	83
	4.10.3 Wastewater Facilities.....	85
	4.10.4 Drainage Facilities.....	87
	4.10.5 Solid Waste Disposal Facilities.....	89
	4.10.6 Electrical Facilities.....	90
	4.10.7 Telephone/Communication Facilities.....	93
4.11	PUBLIC SERVICES AND FACILITIES	93
	4.11.1 Educational Facilities.....	93
	4.11.2 Police Protection	96
	4.11.3 Fire Protection.....	97
	4.11.4 Medical Facilities	98
	4.11.5 Recreational Facilities	98
	4.11.6 Public Transit	100
	4.11.7 Community Services.....	102
5.0	RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS.....	105
5.1	FEDERAL.....	105
5.2	STATE OF HAWAII	105
	5.2.1 Environmental Impact Statement Law, Chapter 343, Hawaii Revised Statutes	105
	5.2.2 State Environmental Policy, Chapter 344, Hawaii Revised Statutes	106
	5.2.3 State Land Use Law, Chapter 205, Hawaii Revised Statutes	110
	5.2.4 Coastal Zone Management Program, Chapter 205A, Hawaii Revised Statutes	111
	5.2.5 Hawaii State Plan, Chapter 226, Hawaii Revised Statutes	115

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

5.2.6	<i>Hawaii State Functional Plans</i>	123
5.2.7	<i>103D-407 Hawaii Revised Statutes</i>	125
5.2.8	<i>103D-408 Hawaii Revised Statutes</i>	126
5.3	CITY AND COUNTY OF HONOLULU.....	127
5.3.1	<i>General Plan</i>	127
5.3.2	<i>Ewa Development Plan</i>	130
5.3.3	<i>Land Use Ordinance</i>	144
5.3.4	<i>Special Management Area</i>	147
5.4	OTHER REQUIRED PERMITS AND APPROVALS.....	147
6.0	ALTERNATIVES TO THE PROPOSED ACTION	149
6.1	ALTERNATIVES CONSIDERED	149
6.2	ALTERNATIVE SITES.....	149
6.3	“NO-ACTION” ALTERNATIVE	151
6.4	ALTERNATIVES RELATED TO DIFFERENT DESIGNS OR DETAILS OF THE PROPOSED ACTIONS WHICH WOULD PRESENT DIFFERENT ENVIRONMENTAL IMPACTS	153
6.5	ACTIONS OF A SIGNIFICANTLY DIFFERENT NATURE WHICH WOULD PROVIDE SIMILAR BENEFITS WITH DIFFERENT ENVIRONMENTAL IMPACTS.....	154
6.6	THE ALTERNATIVE OF POSTPONING ACTION PENDING FURTHER STUDY.....	154
7.0	CONTEXTUAL ISSUES	157
7.1	RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE OF LONG-TERM PRODUCTIVITY	157
7.2	CUMULATIVE AND SECONDARY IMPACTS.....	158
7.2.1	<i>Impacts on the Physical Environment</i>	159
7.2.2	<i>Impacts on the Human Environment</i>	160
7.2.3	<i>Impacts on the Socio-economic Environment</i>	161
7.2.4	<i>Impacts on Infrastructure Facilities</i>	162
7.2.5	<i>Impacts on Public Facilities and Services</i>	163
7.3	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES	164
7.4	PROBABLE ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED.....	165
7.4.1	<i>Rationale for Proceeding with the Project Notwithstanding Unavoidable Effects</i>	167
7.4.2	<i>Unresolved Issues</i>	167
8.0	CONSULTATION	169
8.1	PRE-CONSULTATION EFFORTS	169
8.1.1	<i>Individuals/Organizations Consulted During the Site Selection Process</i>	169
8.1.2	<i>Individuals/Organizations Consulted During the Pre-consultation Process</i>	172
8.2	EISPN CONSULTATION	175
9.0	LIST OF PREPARERS	177
10.0	GLOSSARY	179
11.0	REFERENCES	183

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

12.0 COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT AND
RESPONSES..... 187

LIST OF TABLES

Table		Page
<u>2.1</u>	<u>Relative Need for Postsecondary Education (Based on Projected Change in Population (#), 2000-2020).....</u>	<u>6</u>
<u>2.2</u>	<u>Relative Need for Postsecondary Education (Based on Projected Change in Population (%), 2000-2020).....</u>	<u>7</u>
<u>2.3</u> 2.1	<u>Proposed Land Use Acreage</u>	<u>9</u>
<u>2.4</u> 2.2	<u>Preliminary Phasing Plan</u>	<u>23</u>
3.1	Alien (Introduced) Birds Observed on the Project Site.....	38
4.1	Hazardous Waste Sites	61
4.2	Intersection Level of Service Summary.....	79
4.3	Intersection Level of Service Summary (Phase 1).....	80
<u>4.4</u>	<u>Proposed UH West O‘ahu Parking Stalls.....</u>	<u>82</u>
<u>4.5</u> 4.4	<u>Public School Enrollment</u>	<u>93</u>
<u>4.6</u> 4.5	<u>Possible Public Schools for East Kapolei Students</u>	<u>94</u>
<u>4.7</u> 4.6	<u>‘Ewa Parks.....</u>	<u>99</u>
<u>5.1</u>	<u>Proposed PRU Permit/Zone Change Land Use Acreage.....</u>	<u>145</u>
<u>5.2</u>	<u>Required Approvals and Permits.....</u>	<u>148</u>
8.1	Pre-consultation Comment Letters	172
8.2	EISPN Comment Letters	174
<u>12,1</u>	<u>DEIS Comment Letters.....</u>	<u>187</u>

LIST OF FIGURES

Figure		Follows Page
1.1	Location Map	4
1.2	Aerial Photograph.....	4
1.3	Tax Map Key	4
1.4	Existing Tenant Farms	4
1.5	Kapolei Area Long Range Master Plan	4
1.6	State Land Use District Boundary Map	4
1.7	<u>Surrounding Land Uses.....</u>	<u>4</u>
2.1	Conceptual Land Use Plan	8
2.2	Campus Plan	12
2.3	Proposed Off-Site Infrastructure	18
2.4	Regional Roadway Network	20
2.5	North-South Road Typical Section	20
2.6	Conceptual Land Use Plan – Phase 1 Development.....	24
3.1	Flood Insurance Rate Map	28
3.2	Detailed Land Classification	28
3.3	Soil Survey	30
3.4	Agricultural Land of Importance to the State of Hawai‘i	30
3.5	<i>Abutilon menziesii</i> Plant Clusters Map	36
4.1	Visual Resources	62
4.1a	<u>Visual Resources</u>	<u>62</u>
4.2	<u>Conceptual Land Use Plan</u>	<u>76</u>
4.3 4-2	Ewa Development Plan – Public Facilities Map	100
5.1	Ewa Development Plan – Urban Land Use Map	132
5.2	<u>Existing Zoning Map.....</u>	<u>144</u>
5.3	<u>Proposed Zoning Map</u>	<u>146</u>
6.1	Alternative Sites Location Map	150

LIST OF APPENDICES

Appendix A	Letter from the U.S. Department of the Army
Appendix B	Botanical Survey
Appendix C	Habitat Conservation Plan for <i>Abutilon menziesii</i> at Kapolei
Appendix D	Avifaunal and Feral Mammal Field Survey
Appendix E	Archaeological Reconnaissance and Assessment
Appendix F	Noise Technical Report
Appendix G	Air Quality Technical Report
Appendix H	Traffic Study
Appendix I	Infrastructure Study

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EXECUTIVE SUMMARY

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DESCRIPTION OF THE ACTION

This Environmental Impact Statement (EIS) has been prepared in support of the proposed University of Hawai‘i – West O‘ahu (UH West O‘ahu). The project involves the development of the UH West O‘ahu campus and residential (including student housing and ~~work~~ ~~for~~ affordable housing), commercial, mixed, and public uses on a 500.327-acre property makai of the H-1 Freeway, in ‘Ewa, O‘ahu. In 2005, the University decided to seek a private developer to build the first phase of the UH West O‘ahu campus, in exchange for the development rights to the non-campus/income-generating lands. The UH West O‘ahu Lands comprise 213.8 acres and the Private Development Lands comprise approximately 286.5 acres of the approximately 500-acre property.

The UH West O‘ahu project reflects a mixture of instructional, administrative, recreational, residential, and commercial uses that will replace vacant and cultivated lands. In support of this project, major infrastructure facilities will be developed, including access and circulation (roadways and pedestrian paths), drainage improvements, distribution lines for potable water, collection lines for wastewater, and communication/utility systems.

Plans for the approximately 500-acre property are presented in the *University of Hawai‘i West O‘ahu Long Range Development Plan* (PBR HAWAII, 2004) and the *University of Hawai‘i West O‘ahu Long Range Development Plan Update* (PBR HAWAII, 2006). This EIS provides a description of the proposed project and the natural environment in the project area. It also provides a detailed assessment of how the proposed project may impact existing environmental conditions, and recommends mitigation measures to minimize such impacts.

Additionally, the project involves the development of off-site infrastructure (i.e., water, wastewater, and drainage facilities) to accommodate the campus and community.

SIGNIFICANT BENEFICIAL AND ADVERSE IMPACTS

The current UH West O‘ahu is a two-year, upper division, baccalaureate degree-granting campus located on the Leeward Community College campus in Pearl City. University of Hawai‘i strategic plans, academic plans, and master plans have for many years documented the need for a new UH West O‘ahu campus, in response to the future population growth planned for the ‘Ewa and Central O‘ahu regions, and the limited expansion area available at the University of Hawai‘i - Mānoa (UH Mānoa). The *Ewa Development Plan* (City and County of Honolulu, 1997) also calls for the development of a University of Hawai‘i campus, although not on the currently proposed project site. This commitment by the City and County of Honolulu (City) reflects its determination to provide additional higher education opportunities in ‘Ewa during the 20-year planning horizon.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Development of the approximately 500-acre property will impact its physical resources; however, past and current uses of the property and adjacent properties (including historical sugarcane cultivation and limited diversified agriculture) have significantly altered the natural landscape. Major facility improvements proposed for the project include the installation of new potable water systems, wastewater collection systems, drainage improvements, transportation improvements, electrical and communication systems, and the development of administrative, instructional, support, residential, and commercial buildings. Regional transportation improvements planned by the State of Hawai'i (State) and the City include the construction of North-South Road and H-1 Freeway interchange, widening of Farrington Highway, and extension of Kapolei Parkway.

Potential environmental impacts (i.e., noise, soil erosion, fugitive dust and exhaust emissions, and temporary traffic disruption) will primarily occur during the construction period. Mitigation measures will be implemented, and once developed, the project will have no significant impact on noise, air quality, water quality, and archaeological and cultural resources. No endangered or threatened avian or mammalian species are expected to be impacted by the project, as none were observed on the property during a biological survey. A botanical survey of the property suggested that seeds of the endangered species, *Abutilon menziesii*, may be present in the soils where an individual plant once lived. A few individual plants of this species were also identified along the project's southeastern boundary. These plants and seeds would be removed with the proposed development; however, the *Habitat Conservation Plan for Abutilon menziesii at Kapolei* (HCP) was developed in 2004 to protect the species. Successful implementation of the HCP would significantly increase the number of new plants on O'ahu and improve the quality of the existing population in Kapolei.

Currently, portions of the property are leased under revocable permits and provide employment and generate income; however, no employment or income is generated from the vacant lands. With project development, the property will be transformed into a master-planned University campus and community, providing opportunities to live, work, learn, play, and shop within the community.

PROPOSED MITIGATION MEASURES

Various mitigation measures will be implemented throughout the development of the project to minimize environmental impacts. All major infrastructure improvements will incorporate appropriate engineering and design methods to meet basic infrastructure requirements.

Drainage/Flood Control/Water Quality/Soil Erosion. Runoff will be conveyed to a drainage channel within the 300-foot-wide utility, drainage, and access corridor along the east side of the proposed North-South Road. The channel will divert flow in Kalo'i Gulch away from the UH West O'ahu property and into a detention basin at the downstream end of the channel above the Ewa Villages Golf Course. A proposed box drain system will divert the flow from Hunehune Gulch to the 11.2-acre detention basin proposed at the southern boundary of the property. The flow would then discharge into the regional detention basin through box

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

culverts under the North-South Road. Coordination between the University and its private development partner is required to determine an efficient way of integrating drainage systems.

Flood control detention areas will be required until a downstream drainage connection to the Pacific Ocean is established at Oneula Beach Park.

~~During construction, the grassing and watering of graded areas and the installation of dust screens and a silt fence will reduce fugitive dust emissions, mitigate potential soil erosion, and protect water quality. All grading operations will be conducted in full compliance with dust and erosion control requirements of the City and County of Honolulu's Grading Ordinance. All construction activities will comply with the State's fugitive dust regulations, and a grading permit and National Pollutant Discharge Elimination System (NPDES) permit will be obtained before construction begins.~~

A watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. Other dust and erosion control measures include cleaning job-site construction equipment and establishing ground cover as quickly as possible after grading. During the public review period, the Department of Health Clean Air Branch recommended that a dust control management be prepared. The DOH CAB also provided additional examples of measures that can be implemented during construction:

- where possible, for areas involving mixed land uses, buffer zones be established to alleviate potential dust nuisance problems;
- planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- providing an adequate water resource and watering program at the site prior to start-up of construction activities;
- landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- minimizing dust from shoulders and access roads;
- providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- controlling dust from debris being hauled away from the project site.

Mitigation measures generally associated with best (water borne soil erosion) management practices include:

- Early construction of drainage control features;
- Construction of temporary sediment basins to trap silt;
- Use of temporary berms and cut-off ditches where needed; and
- Use of temporary silt fences or straw bale barriers to trap silt.

~~A 5-acre detention basin near the campus and an 11.2-acre detention basin at the southern boundary of the property will be developed in Phase 1 to maintain existing runoff quantities~~

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

~~throughout project development and operation. The 5-acre detention basin near the campus will be expanded to 10 acres at full build-out. These flood control detention areas will be required until a downstream drainage connection to the Pacific Ocean is established at Oneula Beach Park.~~

Flora and Fauna. In accordance with both State and Federal regulations, mitigation measures have been identified in the *Habitat Conservation Plan for Abutilon menziesii at Kapolei* (HCP) prepared in consultation with the State DLNR. The major strategy designed to mitigate impacts and to benefit the species is the creation of three protected off-site wild populations on O'ahu from the single degraded Kapolei population. The new off-site populations will protect existing individuals as well as the genetic diversity of the existing population.

Under DLNR's interim management program, three new populations of ko'oloa'ula have been initiated at Koko Crater Botanical Garden, Ka'ena Point State Park, and the Honouliuli Unit of the Pearl Harbor National Wildlife Refuge. The Ka'ena Point State Park and Pearl Harbor National Wildlife Refuge are wild sites, and additional sites will continue to be pursued to yield three successful wild sites for propagation of ko'oloa'ula.

If an off-site preserve can be established, some of the plants would remain *in situ* for many years. Because the protection, propagation, and relocation of the ko'oloa'ula plant is a long-term undertaking, final implementation of the HCP will extend well into the project's construction period. Once construction and build-out of the campus is complete, use of the ko'oloa'ula in project landscaping and continued use of the ko'oloa'ula nursery for propagation will ensure a much larger and vigorous population of the ko'oloa'ula than would have occurred without development of the UH West O'ahu property. The HCP also proposes long-term management of the populations to occur concurrently with project development, over a period of approximately 20 years. The successful implementation of the HCP would significantly increase the numbers of new plants on O'ahu and improve the quality of existing populations on adjacent properties.

~~To mitigate the impact of planned Kapolei developments on the endangered species, *Abutilon menziesii*, the *Habitat Conservation Plan for Abutilon menziesii at Kapolei* (HCP) was prepared in consultation with the State Department of Land and Natural Resources (DLNR). Three new populations of *Abutilon menziesii* have been initiated at outplanting sites and are tentatively expected to persist.~~

~~No native, threatened, or endangered species were observed on the project site and none are expected to be impacted by the UH West O'ahu development.~~

Archaeological Resources. Previously, the State Historic Preservation Division concurred that the presence of any significant archaeological sites on the surface or subsurface of the property is unlikely due to the disruption caused by continuous sugarcane cultivation for nearly 70 years. This was confirmed by an archaeological reconnaissance and assessment, and a review of existing literature, historic records, and maps. During the public review

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

period both SHPD and the Office of Hawaiian Affairs (OHA) requested the preparation of an archaeological inventory survey. UH West O'ahu has contracted such a survey and the consulting archaeologist is in the process of conducting fieldwork. The survey and report will be completed prior to the submittal of any grading or building permits. In accordance with applicable laws and regulations, if any artifacts or human remains are discovered during construction activities, the contractor will be instructed to halt work and notify the State Historic Preservation Division (SHPD).

Noise. Construction noise impacts will be relatively short-term during daytime hours, and all construction activities will comply with State Department of Health (DOH) noise regulations. Traffic noise will increase, with or without the project, but is expected to remain within the limits of general noise guidelines. No residences will be built within 75 feet of Farrington Highway, and any residences within 225 feet of Farrington Highway will require some type of noise mitigation. Residences bordering North-South Road should be at least 100 feet from the edge of pavement, and any residences within 100 feet of North-South Road will require some type of noise mitigation. Effective noise mitigation measures could include constructing barrier walls and/or earth berms along roadways, installing air conditioners in buildings, and acoustically softening interior spaces.

Air Quality. State air pollution control regulations require that there be no visible fugitive dust emissions at the property line. Hence, an effective dust control plan must be implemented to ensure compliance with State regulations. Fugitive dust emissions can be controlled to a large extent by watering active work areas, using wind screens, keeping adjacent paved roads clean, and covering open-bodied trucks. Other dust control measures could include limiting the area that can be disturbed at any given time and/or mulching or chemically stabilizing inactive areas that have been worked. Paving and landscaping of project areas early in the construction schedule will also reduce dust emissions. Monitoring dust at the project boundary can help to evaluate the effectiveness of the dust control program. Exhaust emissions can be mitigated by moving construction equipment and workers to and from the project site during off-peak traffic hours.

All construction activities on the property will comply with State Air Pollution Control regulations and the provisions of Section 11-60.1-33, HAR, on Fugitive Dust. An effective dust control plan for the construction phase will be implemented, and particular care will be taken when construction activities take place near existing homes, businesses, or highways.

Measures to mitigate long-term, traffic-related air pollution include improvements to roadways, reduction of traffic, and reduction of individual vehicular emissions. Given that the more stringent State standards would likely be met during worst-case conditions, implementing any air quality mitigation measures for long-term traffic-related impacts is probably unnecessary and unwarranted. Nevertheless, the UH West O'ahu will incorporate public transit into the design of its campus, as it is located near planned rail transit nodes. The addition of buffer zones between walkways and roadways can help mitigate potential air quality impacts, and the UH West O'ahu will include acres of parks and open space. In

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

addition, all internal roads are currently planned to include planting strips or tree wells.

~~Short term impacts from fugitive dust and exhaust emissions may occur during the construction phase. An effective dust control plan will be implemented, and all construction activities will comply with State Air Pollution Control regulations and the provisions of Section 11-60.1-33, HAR, on Fugitive Dust. After construction, motor vehicles traveling to and from the proposed development will result in a long term increase in air pollution emissions in the project area. Given that the more stringent State standards would likely be met during worst-case conditions, implementing any air quality mitigation measures for long term traffic-related impacts is probably unnecessary and unwarranted.~~

Traffic. Regional transportation improvements planned by the State and City include the construction of North-South Road and H-1 Freeway interchange, the widening of Farrington Highway, and the extension of Kapolei Parkway. By the year 2015, much of the future roadway network in the project vicinity will be in place. All intersections in the project vicinity are projected to operate acceptably during the peak hours of traffic, with or without the proposed development.

Future transit service near the UH West O‘ahu property is expected to increase significantly. The DTS is currently conducting an Alternative Analysis Study for the Honolulu High-Capacity Transit Project (HHCTP), which explores the feasibility of several alternative ways to implement a high-capacity transit line within a 23-mile corridor extending from Kapolei to UH Mānoa.

The campus is being planned to be transit-ready and the use of public transportation systems will be encouraged. With current plans to include UH Mānoa and UHWO at or near the end of each rail transit alignment alternative, the development of the UH West O‘ahu campus is expected to provide greater ridership numbers, than if the site was developed as originally planned (mostly lower-density residential). Ridership is not expected just from students, but from faculty and staff living outside of the project area.

Proposed residential units and bicycle facilities within the approximately 500-acre property will encourage walking and bicycling within the area. This will help to reduce vehicular traffic in the vicinity of the campus. Ridership on rail transit would be especially attractive if the mode of transit could accommodate temporary bicycle storage, allowing riders to carry their bicycles with them.

The UH West O‘ahu campus will be a higher education facility and major employment center. West O‘ahu residents will have the opportunity to enroll in University courses and work near their homes. This opportunity will help to re-orient travel to private Universities, UH Mānoa, and workplaces outside of West O‘ahu to UH West O‘ahu. As such, UH West O‘ahu would help to manage the growth in vehicular travel on routes into and within Honolulu and would result in better traffic conditions than if it did not occur.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Visual Resources. Development of the UH West O‘ahu will comply with the City’s Land Use Ordinance (LUO), which controls the type of land use, height, density, building setbacks, and landscaping of all properties throughout O‘ahu. The visual appearance of the property will change from agricultural/vacant land to a master-planned campus and community that will provide employment and higher education opportunities. The campus will be oriented to capitalize on natural landforms, and views from internal roadways will be considered as practical. Extensive landscaping will mitigate the visual impact of the campus and integrate the built environment with surrounding land uses. Major roadways, parking areas, and areas surrounding all major structures will also be landscaped in accordance with a landscape master plan.

Infrastructure/Public Facilities/Utilities. New major backbone infrastructure (i.e., water, wastewater, and drainage systems) will be sized in accordance with project requirements. UH West O‘ahu and/or a private developer will be required to install the necessary water system improvements to serve the proposed development. Water lines within dedicable roads are planned to be dedicated to the BWS where practicable. The property will connect to a non-potable water system when one is developed for East Kapolei.

All wastewater plans will conform to applicable provisions of Chapter 11-62, HAR “Wastewater Systems,” and the DOH Wastewater Branch reserves the right to review the detailed wastewater plans for conformance to applicable rules. In addition, UH West O‘ahu will work with the Board of Water Supply and utilize recycled water for irrigation and other non-potable water purposes in the open spaces and for landscaping areas to the extent practicable. During the DEIS Public Review Period, the Department of Planning, Site Development Division, Wastewater Branch wrote that the “...projected average flow of 1.68 mgd is included in the approved Wastewater Master Plan for East Kapolei, dated June 2006.”

The UH West O‘ahu campus will be a public higher education institution. The campus will ultimately support 7,600 students, providing educational opportunities and employment opportunities for Hawai‘i’s residents. Additionally, a 12-acre public elementary school site is proposed at the southern portion of the property (although there is a possibility that additional facilities, such as a “UH Lab School” may be developed to meet State Department of Education requirements). The school will be located near proposed residential parcels and the State Department of Hawaiian Home Lands (DHHL) residential development proposed south of the property. Several parks will be located within residential parcels.

Electrical and communication improvements necessary to support the requirements of this project will be served from existing and proposed utility systems. ~~Two Hawaiian Electric Company (HECO) substations are proposed—one within the UH West O‘ahu Lands and the other within the Private Development Lands.~~ Sustainability guidelines have been established for the UH West O‘ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

DBEDT recommended that UHWO consult the City and County of Honolulu Energy code early in the project. DBEDT also noted that HECO may also have demand-side management programs that offer rebates for installation of energy-efficient technologies.

Based on DBEDT's recommendations, UHWO's mechanical and electrical consultants, in consultation with UHWO's sustainability consultant, will be directed to review the City and County of Honolulu's Energy code early in the project and to consult with HECO on demand-side management programs that offer rebates for installation of energy-efficient technologies.

While current plans for the development of the UHWO campus includes both energy efficient design and the use of electricity developed and sold by HECO, the site is suited for the use of renewable energy technologies such as wind turbines and photovoltaics.

Solid Waste. A construction waste recycling plan will be prepared before construction is initiated. All solid waste generated during project construction shall be directed to a Department of Health permitted solid waste disposal or recycling facility. Also, all highway and road construction improvement projects funded by the State or a county or roadways that are to be accepted by the State or a county as public roads shall utilize a minimum of ten percent crushed glass aggregate as specified by the Department of Transportation in all base-course (treated or untreated) and sub-base when the glass is available to the quarry or contractor at a price no greater than that of the equivalent aggregate.

Recycling shall be encouraged within the project including the reuse and recycling of green waste generated during construction clearing and grubbing activities, the use of recycled construction and demolition wastes and the use of materials made from recycled products, the use of locally produced compost as available for landscaping, and the provision of space for recycling bins in the detailed design of the community.

At full build-out, the solid waste generated by the project is estimated to average approximately 80,926 pounds per day. It should be noted that this estimate does not account for solid waste that would be recycled, which would be a considerable amount. Sustainability guidelines have been established for the UH West O'ahu Lands. The goal for waste management is to appropriately reduce, reuse and recycle materials, to minimize generation of solid waste and achieve diversion from landfills. The Private Development Lands will strive to achieve the applicable design criteria and the recommended LEED community performance standards. UH West O'ahu will promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling with the goal that all of its wastes are utilized pursuant to Chapter 344-4.2, HRS.

ALTERNATIVES CONSIDERED

The *University of Hawai'i West O'ahu Campus Site Selection Study* (2002) was conducted to assist the University of Hawai'i Administration and Board of Regents in the selection of a

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

permanent site for the West O‘ahu campus. After a thorough review of 16 potential sites, the Kapolei Makai site (the proposed site) was selected based on: 1) site development potential and campus character; 2) schedule for project development; 3) costs; and 4) community concerns.

UNRESOLVED ISSUES

Funding. The University is currently entertaining a number of funding strategies for the initial 1,520 student campus. These strategies include a development partnership, land sale and/or legislative funding, or a combination of these options. Funding for campus development beyond the initial phase is currently an unresolved issue. The initial campus for 1,520 students will be developed by the University’s development partner. Construction of the campus beyond the initial phase will occur on an as needed basis through a public private partnership and/or funding from the State.

Public/Private Partnership. The University and its private development partner are currently working on an agreement for the UH West O‘ahu development. The exact acreage allocated to the Private Developer shown in this EIS is approximate and will not be known until the agreement with the private development partner is finalized. In any case, adequate land area will be set aside for a campus that can eventually accommodate up to 7,600 students in the future.

Completion of Archaeological Inventory Survey Report. OHA recommends that the project area undergo an Archaeological Inventory Survey (AIS), as a new study or supplement to the previous, in which all aspects of applicable 6E administrative rules and revised statutes are satisfied. The AIS will include a substantial subsurface inventory as much of the surface architecture may have been destroyed during previous commercial agriculture activities.

Dedication of Roads, Drainage Facilities and Their Related Infrastructure. Dedication of Roads, Drainage Facilities and Their Related Infrastructure. During the public review period, the City and County of Honolulu Department of Facility Maintenance wrote: “Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility.” This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

COMPATIBILITY WITH LAND USE PLANS AND POLICIES

The proposed project does not require an amendment to either the *City and County of Honolulu General Plan* or the *Ewa Development Plan*. In 1997, the City Council adopted the *Ewa Development Plan*, which permits the development of UH West O‘ahu – upon approval of the Plan Review Use (PRU) permit application reviewed by the City. The current conceptual plan for the approximately 500-acre UH West O‘ahu property has been designed to address the future educational, residential, commercial, and recreational needs of the ‘Ewa region.

The Kapolei area, as shown in the *Kapolei Area Long Range Master Plan* prepared by The Estate of James Campbell, is located on the ‘Ewa Plain. The ‘Ewa Plain encompasses approximately 32,000 acres, or about eight percent of the island of O‘ahu. The City of Kapolei and surrounding developments have been master-planned to provide for commercial, industrial, resort, recreational, and residential uses. Existing and planned developments in ‘Ewa, including the UH West O‘ahu, will enable Kapolei residents to live, work, play, shop, and attend an institution of higher learning close to their homes and businesses. The Estate of James Campbell transferred the approximately 500-acre property to the State, on the condition that it be developed as the UH West O‘ahu campus.

LISTING OF PERMITS AND APPROVALS REQUIRED

The following is a preliminary list of major permits and approvals required for the project.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Required Approvals and Permits

PERMIT OR APPROVAL	AUTHORITY	STATUS
Environmental Impact Statement (EIS) in compliance with Chapter 343, HRS	Governor, State of Hawai'i	
<u>Motion to Amend Decision and Order</u>	<u>Land Use Commission</u>	<u>Motion to be filed at the time the FEIS is submitted.</u>
Plan Review Use (PRU) Permit	Department of Planning and Permitting / City Council	<u>Application to be submitted after the acceptance of the FEIS concurrently with the Zone Change application.</u>
Zone Change	Department of Planning and Permitting / City Council	<u>Application to be submitted after the acceptance of the FEIS concurrently with the PRU Permit application.</u>
Subdivision Approval	Department of Planning and Permitting	<u>Application to be submitted after the Zone Change application is approved.</u>
<u>Park Dedication</u>	<u>Department of Planning and Permitting</u>	<u>Application to be submitted with an application for Subdivision Approval.</u>
Building/Grading Permits	Department of Planning and Permitting	<u>Application to be filed after the Zone Change application is approved.</u>
<u>Installation of Power Lines and Substations</u>	<u>State Public Utilities Commission</u>	<u>Currently coordinating with HECO. Will be approved prior to occupancy.</u>
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health	<u>Application to be submitted prior to Grading Permits.</u>

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1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 PROJECT PROFILE

The following summary describes the existing entitlements and proposed actions.

Project Name:	University of Hawai'i – West O'ahu (UH West O'ahu)
Location:	Kapolei, O'ahu, Hawai'i
Judicial District:	'Ewa
Landowner:	University of Hawai'i
Applicant:	University of Hawai'i
Tax Map Key:	9-1-016: 120, 127, and 129
Property Area:	500.327 acres
Existing Use¹:	<p>The majority of the approximately 500-acre site is presently under revocable leases to Aloun Farms, Inc. and A.M. Enterprise, Inc.</p> <p>A small portion (0.826 acres) of the approximately 500-acre site is presently encumbered by a revocable permit to Kapolei People's Inc. (Kapolei Golf Course) for parking lot purposes.</p>
Proposed Use:	7,600-student campus, student housing, workforce /affordable housing, mixed use (retail, office, and residential), residential (low-, medium-, and high-density), elementary school(s), parks, electrical substations, detention basin, and roads
Land Use Designations:	<p>State Land Use: Urban District</p> <p>Ewa Development Plan: Low and Medium Density Residential, High Density Residential, and Transit Node</p> <p>Zoning: AG-1 Restricted Agriculture</p> <p>Special Management Area: Outside of the Special Management Area</p>

1 The site was formerly planned for residential development as part of the East Kapolei Master Plan by the State Housing and Community Development Corporation of Hawaii (HCDCH). The site was to include 343.6 acres of single-family residences (up to 2,749 units), 88.5 acres of multi-family residential units (up to 1,062 units), 10 acres of commercial use, 2 elementary schools on a total of 24 acres, and 9 acres of park space.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Permits/Approvals Required: Compliance with Chapter 343, *Hawaii Revised Statutes* (HRS)
Motion to Amend the Decision and Order
Plan Review Use (PRU) Permit
Zone Change
Subdivision Approval
Park Dedication
Building/Grading Permits
Public Utilities Commission approval of substations and powerlines
National Pollutant Discharge Elimination System (NPDES) Permit

EIS Accepting Authority: Governor, State of Hawai'i

1.2 APPLICANT AND LANDOWNER

The University of Hawai'i is the applicant for required land use entitlements and the landowner of the property.

Contact Person: Mr. Gene Awakuni, Chancellor
University of Hawai'i – West O'ahu
Office of the Chancellor
96-129 Ala Ike
Pearl City, Hawai'i 96782
Telephone: (808) 454-4750
Facsimile: (808) 453-6076

1.3 PLANNING CONSULTANT

The University of Hawai'i has contracted PBR HAWAII to prepare applicable environmental documents in compliance with Chapter 343, *Hawaii Revised Statutes* (HRS).

Contact Person: Mr. Vincent Shigekuni, Vice President
PBR HAWAII
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Telephone: (808) 521-5631
Facsimile: (808) 523-1402

1.4 ACCEPTING AUTHORITY

In accordance with Section 11-200-4, *Hawaii Administrative Rules* (HAR), "the governor, or an authorized representative, whenever an action proposes the use of state lands or the use of state funds, or, whenever a state agency proposes an action within section 11-200-6(b)," shall

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

be the final authority to accept an environmental impact statement. Consequently, the Governor of the State of Hawai'i is the accepting authority for the *University of Hawai'i West O'ahu Environmental Impact Statement*.

Contact Person: Honorable Linda Lingle, Governor
c/o State of Hawai'i
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813
Telephone: (808) 586-4185
Facsimile: (808) 586-4186

1.5 DESCRIPTION OF THE PROPERTY

The UH West O'ahu property includes approximately 500 acres of land in the 'Ewa district and Honouliuli ahupua'a (see Figures 1.1 and 1.2). The property is bounded to the north by Farrington Highway, to the east by vacant land for the future North-South Road, to the south by the proposed Department of Hawaiian Home Lands (DHHL) East Kapolei Development Parcel B residential subdivision (currently being constructed), and to the west by Kapolei Golf Course and a small portion of the Villages of Kapolei. The property is comprised of three parcels identified as Tax Map Key numbers 9-1-016: 120, 127, and 129 (see Figure 1.3). It is generally flat to slightly sloping, and traversed by Kalo'i Gulch and Hunehune Gulch (a tributary to Kalo'i Gulch).

The northeastern portion of the property is being leased to Aloun Farms, Inc., and the northwestern portion of the property is being leased to A.M. Enterprise, Inc. for agricultural purposes (see Figure 1.4). A small portion (0.826 acres) of the property is currently encumbered by a revocable permit to Kapolei People's, Inc. (Kapolei Golf Course) for parking purposes.

1.6 SURROUNDING LAND USES

The Kapolei area, as shown in the *Kapolei Area Long Range Master Plan* prepared by The Estate of James Campbell, is located on the 'Ewa Plain (see Figure 1.5). The 'Ewa Plain encompasses approximately 32,000 acres, or about eight percent of the island of O'ahu. The City of Kapolei and surrounding developments have been master-planned to provide commercial, industrial, resort, recreational, and residential uses. With the proposed UH West O'ahu development, 'Ewa residents will have the opportunity to live, work, learn, play, and shop close to their homes.

The property is bounded to the north by Farrington Highway, to the east by vacant land for the future North-South Road, to the south by the proposed DHHL East Kapolei Development Parcel B residential subdivision, and to the west by Kapolei Golf Course and a small portion

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

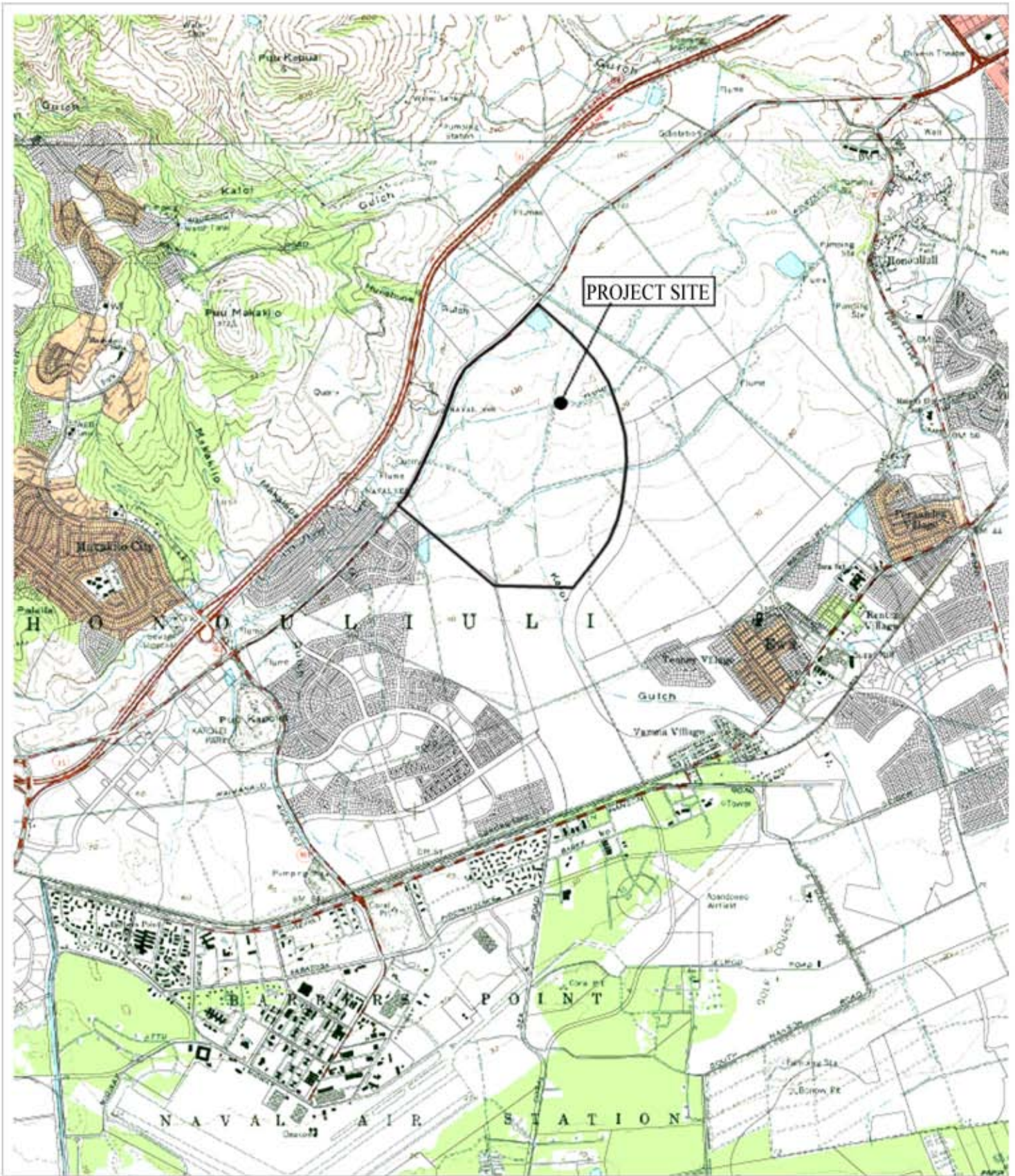
of the Villages of Kapolei. The approximately 500-acre property is located within the Urban State Land Use District (see Figure 1.6).

Off-site infrastructure required for the development is proposed to be located mauka and makai of the property. This area includes the H-1 Freeway, Farrington Highway, the North-South Road, lands formerly planned for development by the HCDCH, lands currently planned for development by the DHHL and D.R. Horton – Schuler Division, and another UH West O'ahu property (the former campus site). The majority of land mauka of the property is within the Agricultural State Land Use District (see Figure 1.6) and is currently leased to Sugarland Farms and Rocker G. Livestock. According to Section 205-4.5, *Hawaii Revised Statutes*, public, private, and quasi-public utility lines, major water storage tanks, and appurtenant small buildings such as booster pumping stations are permissible uses within the Agricultural State Land Use District. The land makai of the property is within the Urban State Land Use District.

1.7 BACKGROUND

To identify an appropriate site for the UH West O'ahu campus, the University conducted the *University of Hawai'i West O'ahu Alternative Sites Evaluation* and the *University of Hawai'i West O'ahu Campus Site Selection Study* (Site Selection Study) in 2002. The study evaluated 16 potential sites, and on September 13, 2002, the University of Hawai'i Board of Regents selected the approximately 500-acre site as the permanent site for the campus.

With limited capital funds available for construction of a new campus, the University is forming a partnership with a private partner and its development team to construct most of the first phase of the campus with private funds in exchange for the development rights for non-campus-related lands within the approximately 500-acre property.






 Area to be included in the PRU

Figure 1.1
 Location Map
University of Hawai'i West O'ahu

NORTH 

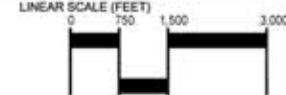

 LINEAR SCALE (FEET)

East Kapolei, O'ahu







Figure 1.2
Aerial Photograph
University of Hawai'i West O'ahu

NORTH

LINEAR SCALE (FEET)

0 750 1,500 3,000

East Kapolei, O'ahu



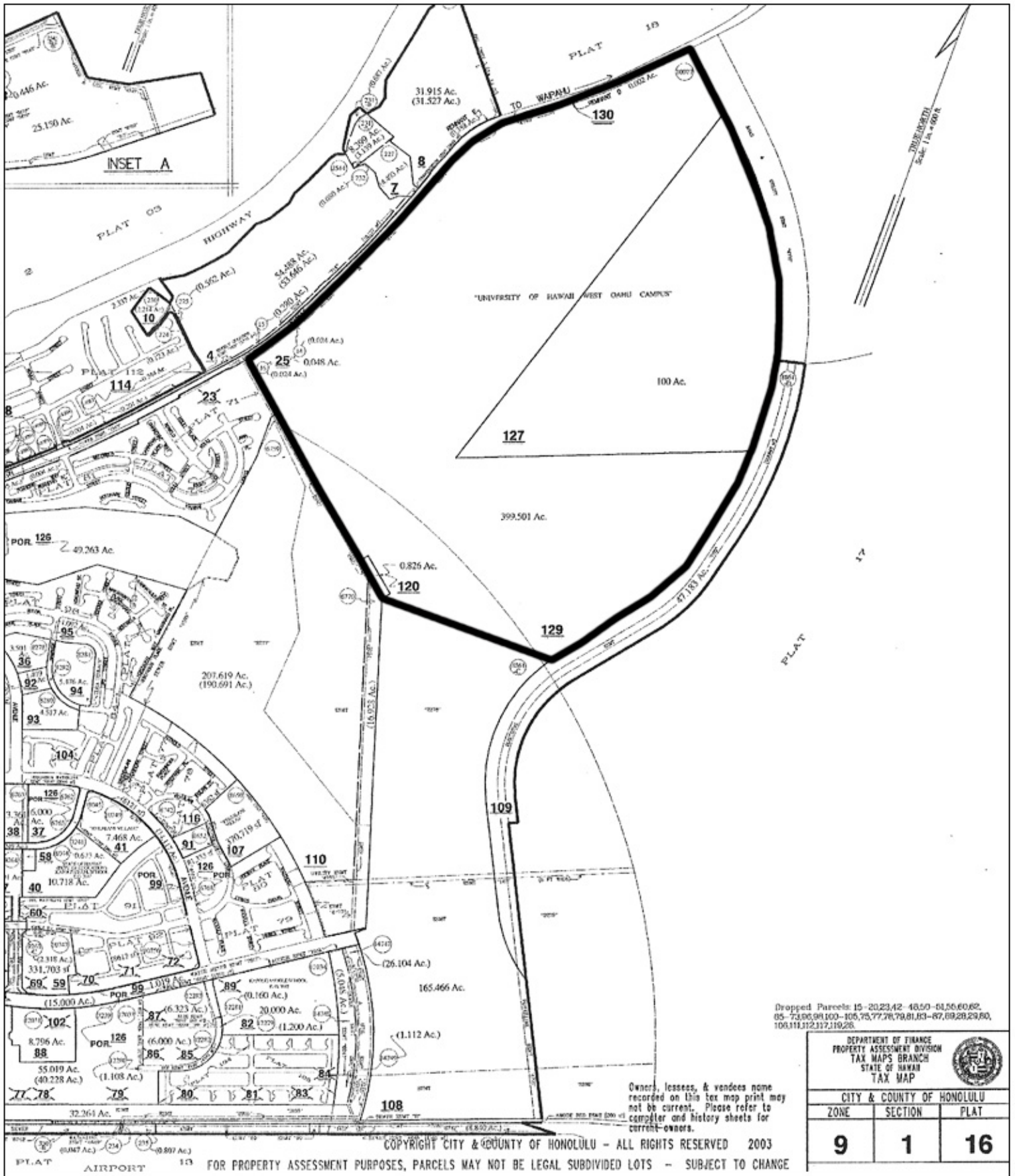
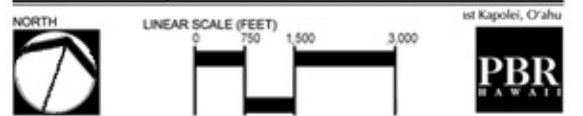


Figure 1.3
Tax Map Key

University of Hawai'i West O'ahu



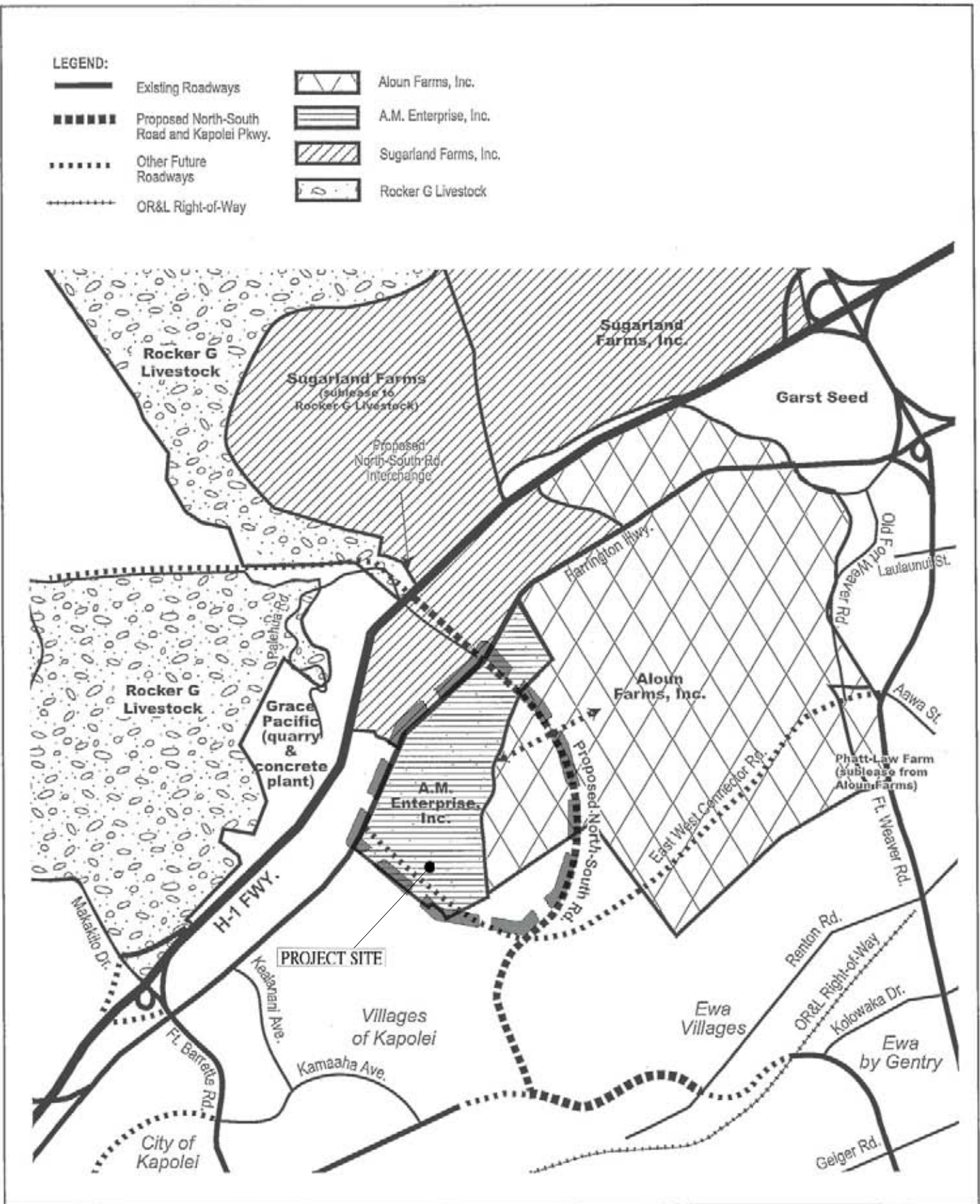


Figure 1.4
Existing Tenant Farms
University of Hawai'i West O'ahu

NORTH

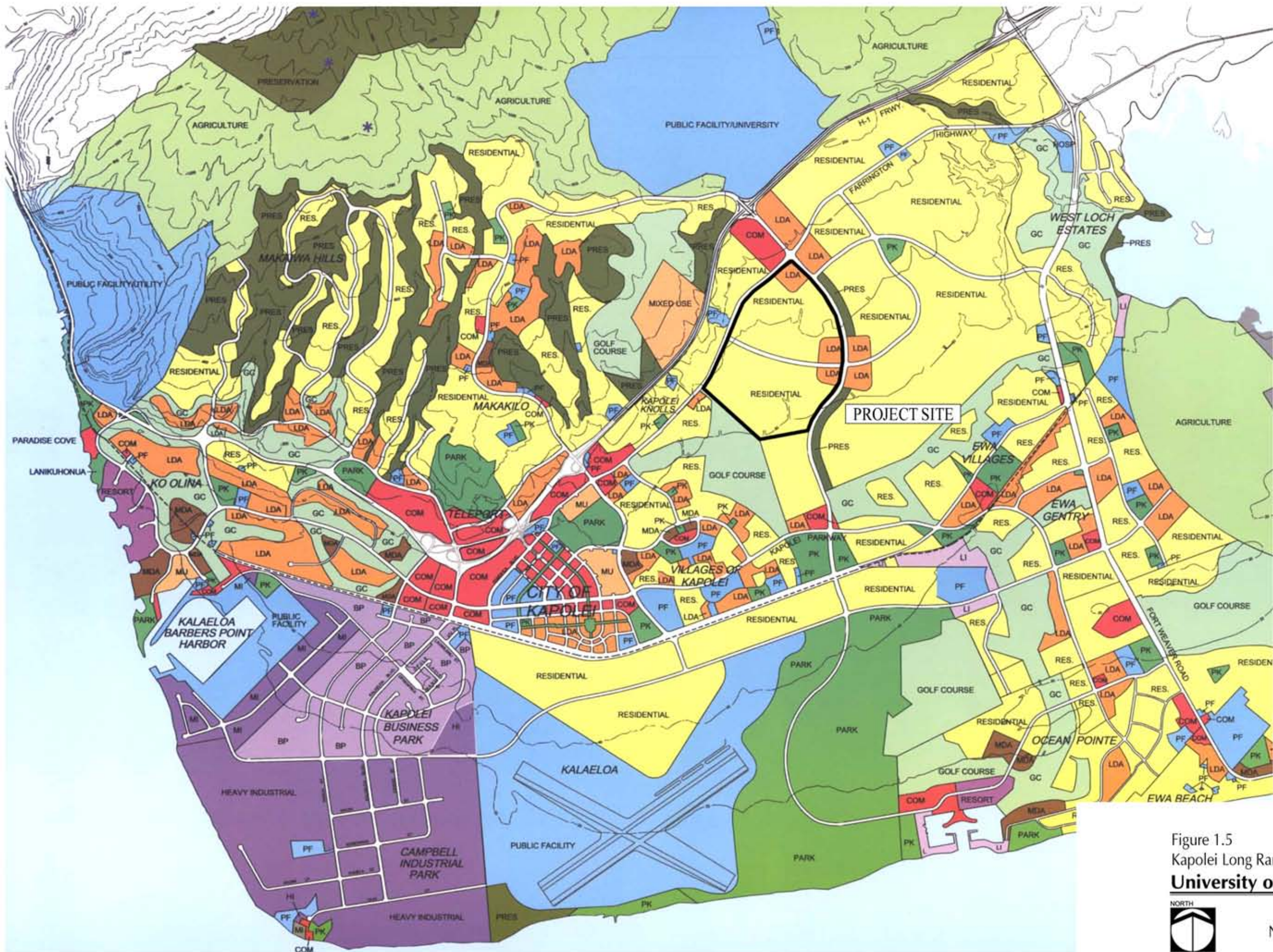


NOT TO SCALE

East Kapolei, O'ahu



Source: North-South Road and Kapolei Parkway Project
Final Environmental Assessment Figure 3.2-3

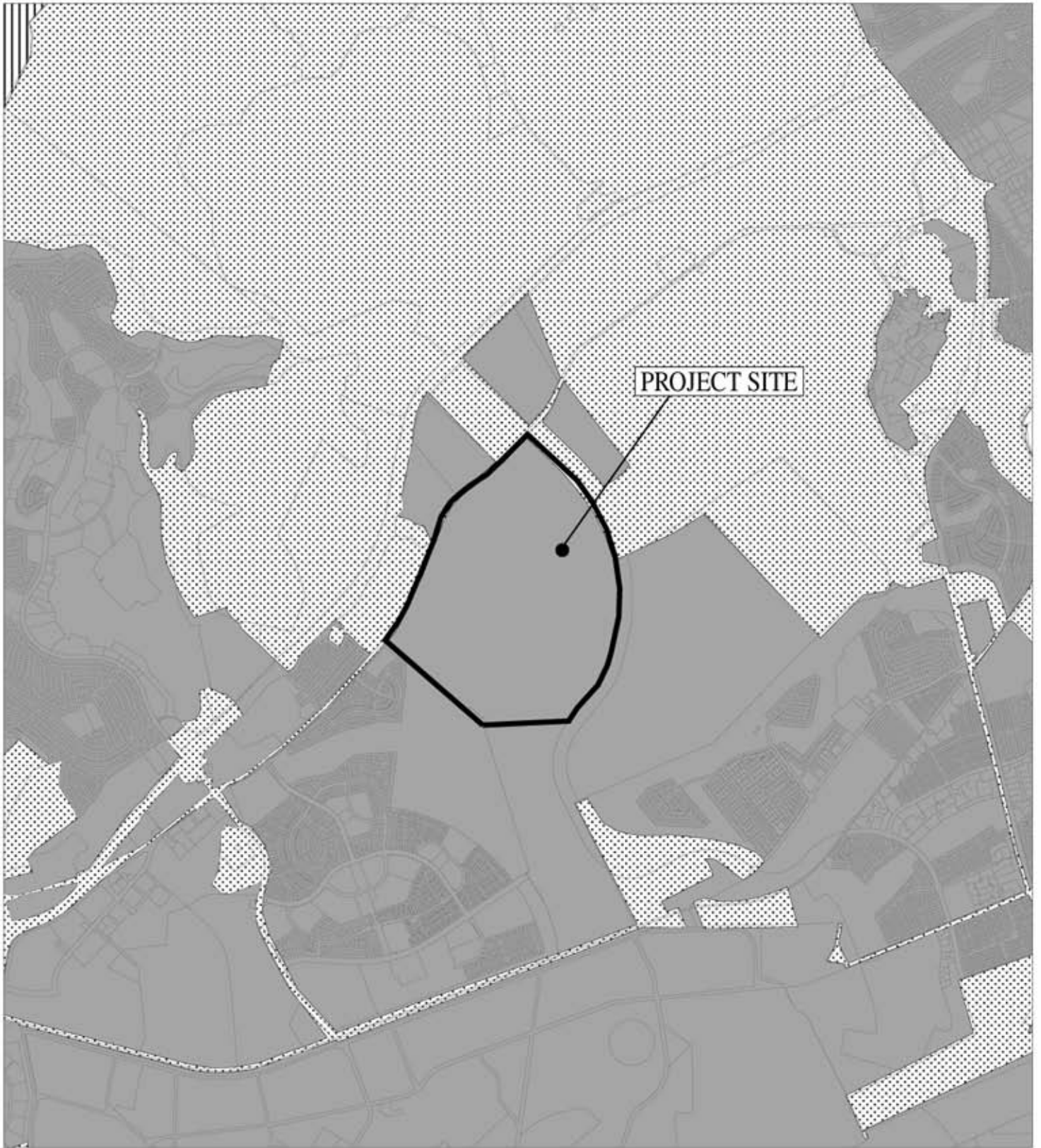


Land Use Classification	
RES	Residential
LDA	Low Density Apartment
MDA	Medium Density Apartment
COM	Commercial/Office
BP	Business Park
LI	Light Industrial
MI	Heavy Industrial/Maritime Industrial
RES	Resort
PK	Park
MU	Mixed Use
PF	Public Facility/Utility
GC	Golf Course
PRES	Preservation
AG	Agriculture
MI	Military
*	Palehua Telecommunications

Circulation	
---	Railroad
.....	Transit

Figure 1.5
 Kapolei Long Range Master Plan
 University of Hawai'i West O'ahu

Source: The Estate of James Campbell



Legend





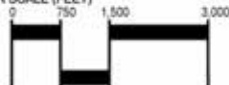

-  Agricultural District
-  Conservation District
-  Urban District

Figure 1.6
 State Land Use District Boundary Map
University of Hawai'i West O'ahu

NORTH East Kapolei, O'ahu

LINEAR SCALE (FEET)

0 750 1,000 3,000

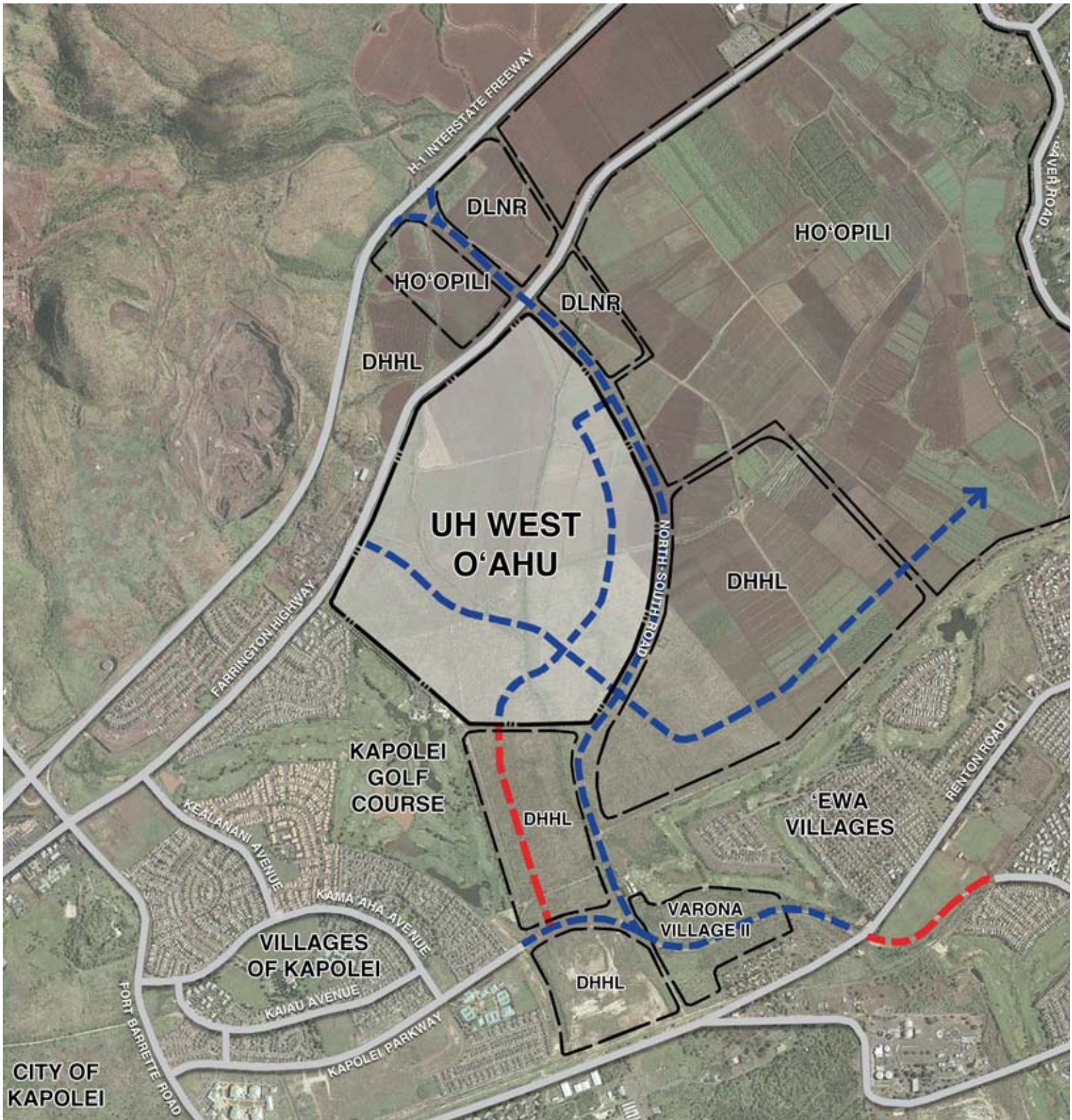





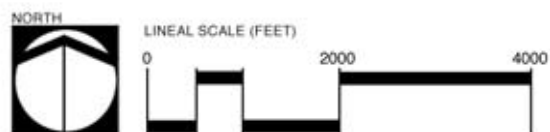
Figure 1.7
Surrounding Land Uses

University of Hawai'i West O'ahu

East Kapolei, O'ahu

LEGEND

-  Existing Roads
-  Completed / Under Construction
-  Proposed Roads





2.0

DESCRIPTION OF THE PROJECT

2.0 DESCRIPTION OF THE PROJECT

2.1 PROJECT GOALS AND OBJECTIVES

The project objectives established by the University of Hawai'i are to create an integrated campus community that will: 1) provide educational opportunities to the communities within the UH West O'ahu geographic service area; 2) accommodate the overall educational program needs of the University for an initial campus of 1,520 students developed by a private developer and in operation by the fall of 2009; 3) provide lands for campus expansion and growth to accommodate a population of 7,600 students; 4) accommodate an appropriate mix of campus and regional supporting land uses including a mixed-use University Village, commercial uses, residential uses (including student housing and ~~work force~~/affordable housing), and other community-supporting land uses.

2.2 NEED FOR THE PROJECT

The UH West O'ahu occupies a unique niche within the University of Hawai'i system. It is currently a two-year, upper division, baccalaureate degree-granting campus located adjacent to Leeward Community College (LCC). The UH West O'ahu is fully accredited by the Western Association of Schools and Colleges (WASC) and had a Fall 2005 semester enrollment of 858 students. The UH West O'ahu emphasizes access for all residents of Hawai'i by offering classes during the day, evening, and weekend. It delivers classes to five islands via the internet, interactive television, video streaming, and in-person. About 80 percent of students live on O'ahu, and the remaining students live on the neighbor islands and study via distance education options.

The UH West O'ahu student body has an average age of 33, and most are working adults. At UH West O'ahu, a substantial number of students are Hawaiian/part Hawaiian (19 percent). The UH West O'ahu curriculum is based on a firm foundation in the liberal arts and allows students to specialize in 13 discipline areas within four degree programs. Student demographics are expected to change dramatically as the UH West O'ahu becomes a four-year campus. The average age of students is expected to decrease, and additional support services are likely to be provided since younger students tend to expect more campus activities and guidance than older students.

Existing UH West O'ahu facilities consist of 30,000 square feet of space in 29 portable buildings that include seven classrooms, faculty and staff offices, a computer lab, a writing center, and a faculty and student lounge. The UH West O'ahu campus has its own small library that is separate from, but housed within, the LCC library. It also uses other LCC facilities, including the bookstore and cafeteria. In March 2003, a WASC team evaluated the physical plant of the UH West O'ahu campus and expressed concern that the facility was

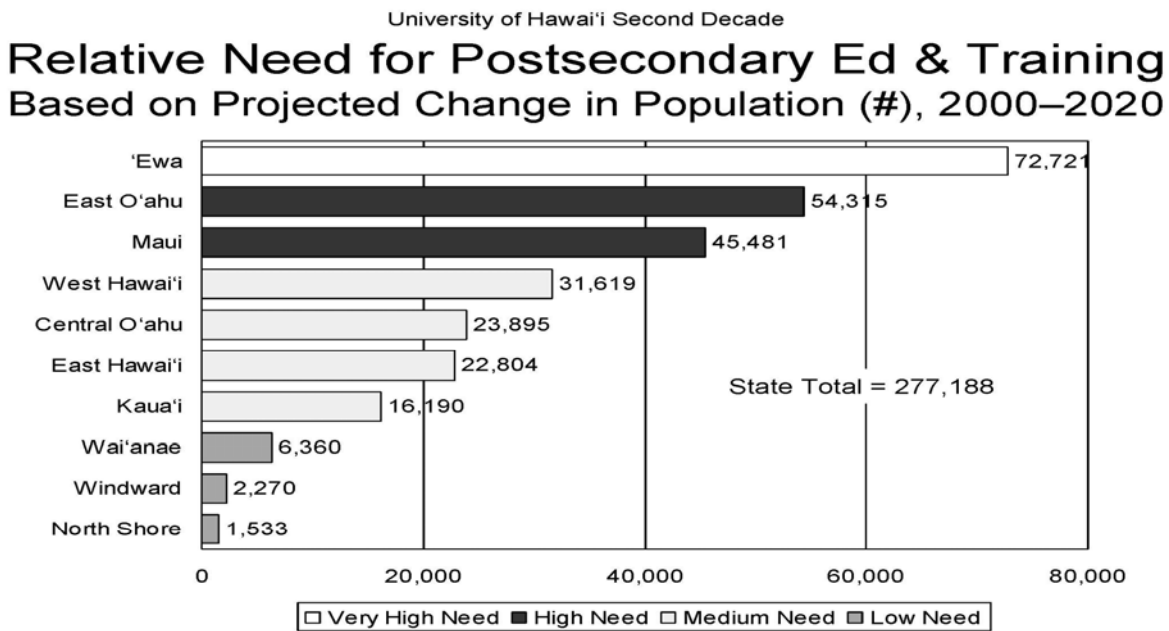
UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

nearly at capacity with little room for expansion of enrollment or academic programs. The proposed development of a new campus in Kapolei will greatly enhance the growth and expansion potential of the existing UH West O'ahu campus at LCC.

The proposed UH West O'ahu will be a four-year university in the 'Ewa region, where the greatest residential and population growth is planned on O'ahu. According to the City Department of Planning and Permitting (DPP), the year 2000 population for the Ewa Development Plan area was 68,718, compared to the 1990 population of 42,931 (DPP, 2004). This represents a population increase of about 60 percent in 'Ewa over 10 years, compared to a population increase of about 4.8 percent for O'ahu over the same 10 years. In the *Annual Report on the Status of Land Use on Oahu: Fiscal Year 2003*, the DPP projected the year 2010, 2020, and 2025 populations of the Ewa Development Plan area to be 96,332; 141,864; and 164,462, respectively. The proposed UH West O'ahu campus will improve access to higher education, as it will be located in an area that has undergone rapid population growth and is projected to continue growing.

With the expected population increase in the 'Ewa region, the proposed UH West O'ahu campus is expected to target students in the surrounding regions to alleviate the burden on the UH Mānoa campus. The relative need for postsecondary education based on projected changes in population from the year 2000–2020, are shown in Tables 2.1 and 2.2.

Table 2.1 Relative Need for Postsecondary Education (Based on Projected Change in Population (#), 2000-2020)



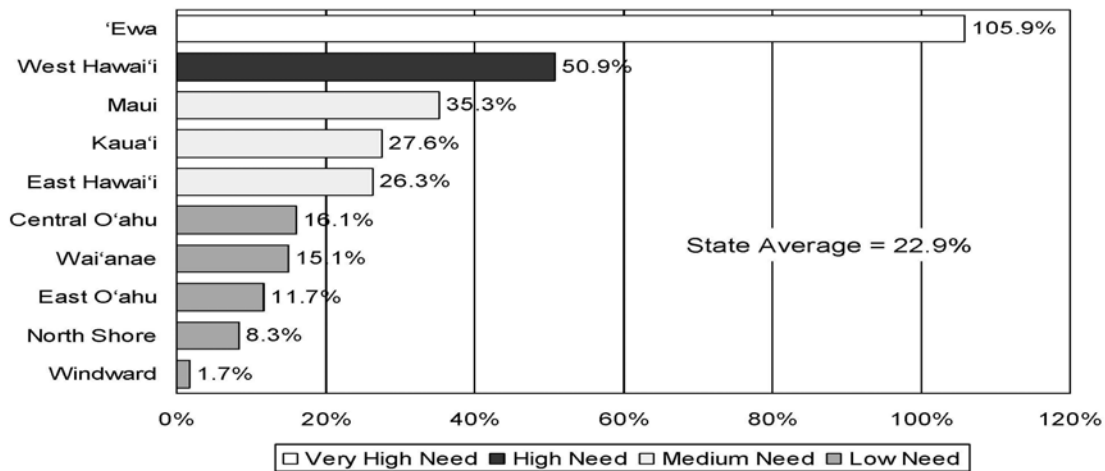
Source: Department of Business, Economic Development and Tourism, August 2004.
 City and County of Honolulu, Department of Planning and Permitting, 2004.
 County of Hawai'i General Plan, February 2005.

APP Apr 2006

FACTOR #1

Table 2.2 Relative Need for Postsecondary Education (Based on Projected Change in Population (%), 2000-2020

University of Hawai‘i Second Decade
Relative Need for Postsecondary Ed & Training
Based on Projected Change in Population (%), 2000–2020



Source: Department of Business, Economic Development and Tourism, August 2004.
 City and County of Honolulu, Department of Planning and Permitting, 2004.
 County of Hawai'i General Plan, February 2005.

APP Apr 2006

FACTOR #2

Several meetings with civic groups and presentations to neighborhood boards in 'Ewa, Kapolei, and other areas of West O'ahu were made during the campus site selection process. These groups endorsed building and locating the UH West O'ahu campus in the Kapolei area and overwhelmingly supported the selection of the currently proposed site for the permanent campus.

2.3 UH WEST O'AHU STRATEGIC PLAN

The *University of Hawai'i - West O'ahu Strategic Plan 2002-2010* was adopted by the University's Board of Regents in November 2002. The plan establishes a vision and mission for the campus, identifies strategic priorities (goals) for accomplishing the mission, and lists critical success factors and key performance indicators for measuring the success of the school in fulfilling its mission.

As specified in the mission statement, UH West O'ahu is committed to the continuing development of the region through both innovative educational offerings and public service activities. The mission statement emphasizes quality teaching and flexible class schedules to foster life-long learning, enabling students to pursue career-related education coupled with the values, ideas, and challenges of the liberal arts. By offering approximately half of all courses in the evening or during the weekend, UH West O'ahu strives to meet the educational needs of recent high school graduates and non-traditional students. The academic program structure for the institution stresses the exploration of interdisciplinary

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

studies, cross-cultural and international studies, and communication skills.

The vision, mission statement, goals, and priorities established in the strategic plan served as the foundation for the *University of Hawai‘i - West O‘ahu Long Range Development Plan* (PBR HAWAII, 2004). The plan for the new campus ensures that the growing population of West O‘ahu, as well as neighbor islands, has access to a comprehensive range of baccalaureate degree opportunities without having to relocate or commute undue distances.

2.4 UH WEST O‘AHU LONG RANGE DEVELOPMENT PLAN

The Long Range Development Plan (LRDP) for the UH West O‘ahu was adopted by the Board of Regents in July 2004. Since the adoption of the LRDP, the University accomplished a major milestone, in July 2005, with the selection of a development partner for the first phase of the campus. The University has been working with the private development partner on a comprehensive plan and development implementation strategy for the entire UH West O‘ahu community.

During the course of refining the plan and implementation strategy, numerous changes and updates were made to the 2004 LRDP. As such, the University has prepared the 2006 LRDP Update, which is a comprehensive plan for the UH West O‘ahu campus and surrounding lands within the University’s approximately 500-acre property. The 2006 LRDP Update serves as the foundation for this EIS.

2.4.1 Conceptual Land Use Plan

The conceptual land use plan envisioned in the 2006 LRDP Update focuses on creating an integrated campus community (see Figure 2.1). Within the approximately 500-acre property, 213.8 acres of land to be owned by the University are designated for the development of a 7,600-student campus (including a possible “Lab School”), University Village, mixed uses, student housing or campus expansion, ~~work force/~~affordable housing, roads, and a Hawaiian Electric Company, Inc. (HECO) electrical substation. These lands are herein referred to as “UH West O‘ahu Lands”.

The remaining 286.5 acres (herein referred to as “Private Development Lands”) will include residential uses, mixed uses, roads, an elementary school site, a detention basin, and a HECO electrical substation. (The exact acreage allocated to the Private Developer shown in this EIS is approximate and will not be known until the agreement with the private development partner is finalized. In any case, adequate land area will be set aside for a campus than can eventually accommodate up to 7,600 students in the future.)

Proposed land uses are shown in Table 2.3 and described in the following pages.

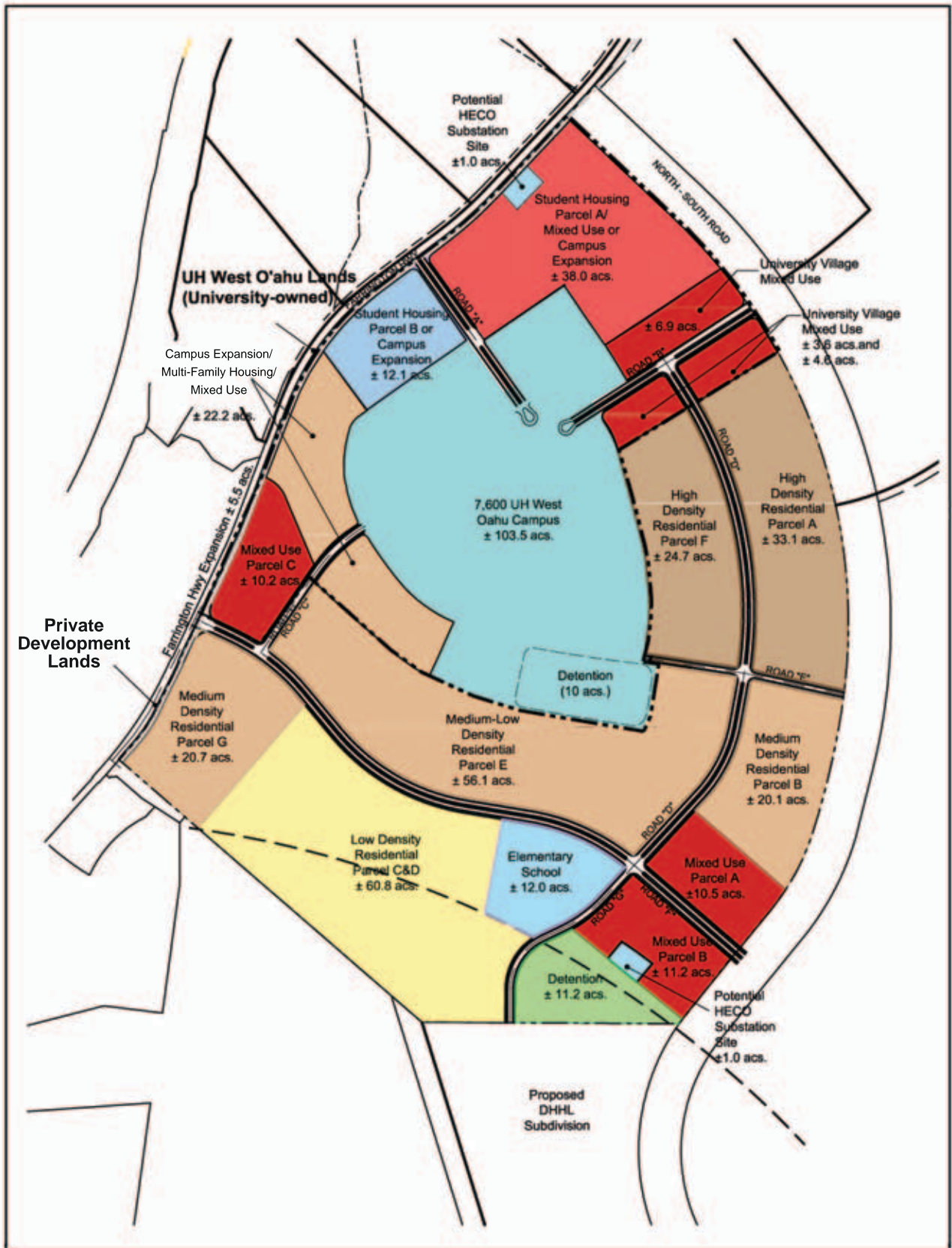


Figure 2.1
 Conceptual Land Use Plan
 University of Hawai'i West O'ahu

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Table 2.3 – Proposed Land Use Acreage

LAND USE	ACREAGE	UNITS/ ACRE	RESIDENTIAL UNITS (approximate)	COMMERCIAL SQUARE FOOTAGE
UH WEST O‘AHU LANDS				
<i>UH West O‘ahu Campus/Mixed-Use/Housing</i>				
7,600 Student Campus (including 10-acre detention basin and possible “Lab School”)	103.5	-	-	-
Student Housing/ Mixed Use or Campus Expansion Parcel A (531 student housing units, 115 residential units)	38.0	17	646	331,056
Student Housing or Campus Expansion Parcel B	12.1	19	230	-
HECO Substation	1.0	-	-	-
<i>Mixed Use and Affordable Housing</i>				
Mixed Use (Retail, Office, Residential)	15.1	10	151	164,439
Work Force/Affordable Housing (Multi Family) Campus Expansion/Multi-Family Housing/Mixed Use	22.2	16	355	-
Mixed Use Parcel C	10.2	10	102	111,078
<i>Roads</i>				
Farrington Highway Expansion	4.4	-	-	-
Roads A, B, C, and D	7.3	-	-	-
Total for UH West O‘ahu Lands	213.8	-	1,484	606,573
PRIVATE DEVELOPMENT LANDS				
<i>Residential</i>				
Residential Parcel A (High Density, Multi-Family)	33.1	16	530	-
Residential Parcel B (Medium Density, Multi Family)	20.1	12	241	-
Residential Parcel C (Low Density, Single Family)	30.5	6	183	-
Residential Parcel D (Low Density, Single Family)	30.3	6	182	-
Residential Parcel E (Medium-Low Density, Multi-Family)	56.1	10	561	-
Residential Parcel F (High Density, Multi Family)	24.7	16	395	-
Residential Parcel G (Medium Density, Multi Family)	20.7	12	248	-
<i>Commercial</i>				
Mixed Use Parcel A	10.5	10	105	114,345
Mixed Use Parcel B	11.2	10	112	121,968
<i>Other</i>				
Elementary School	12.0	-	-	-
Detention Basin	11.2	-	-	-
HECO Substation	1.0	-	-	-
Farrington Highway Expansion	1.1	-	-	-
Roads C, D, E, F, and G	24.0	-	-	-
Total for Private Development Lands	286.5	-	2,557	236,313
TOTAL	500.3	-	4,041	842,886

2.4.2 UH West O‘ahu Lands

The UH West O‘ahu Lands comprise 213.8 acres and include a 7,600-student campus;^{7z} University Village;^{7z} mixed-use parcels;^{7z} student housing; multi-family housing and/or campus expansion;^{7z} work force/affordable housing; a HECO substation site;^{7z} and roadways. Most of the development of the UH West O‘ahu Lands will comply with LUO development standards for the proposed underlying zoning districts, however, the campus lands will likely require “variances” from the developments of the underlying zoning districts, as other colleges and universities do (through the Plan Review Use process).

UH West O‘ahu 7,600 Student Campus. The 103.5-acre UH West O‘ahu campus will accommodate a population of 7,600 students. The campus is situated at the center of the approximately 500-acre property to facilitate “town and gown” interaction between the campus and adjacent land uses. Within the campus, land uses are organized to accommodate campus functional requirements, with consideration for future campus expansion. An approximately 10-acre detention basin is also included within the campus.

The vision for the UH West O‘ahu campus follows:

A CAMPUS FOR ALL

Located within the ahupua‘a of Honouliuli, the UH West O‘ahu campus will serve as the premier four-year public university serving the Leeward and Central O‘ahu region. The UH West O‘ahu campus is envisioned as a sustainable campus environment which provides a caring and nurturing academic setting for its diverse faculty and student population, the surrounding community, and the region. Viewed from the H-1 Freeway and surrounding communities, the UH West O‘ahu campus will be a distinctive landmark while remaining respectful of its neighbors. Upon entering the campus, there is a feeling of ho‘okipa (hospitality) where students, faculty, staff, visitors and the community will feel that the campus is welcoming and accessible to them. The community is especially invited to the campus to encourage life long learning and build stronger ties with the region. The campus will strive to embrace all elements of sustainability, and its architecture, open space, and landscape will work in unison to foster a Hawaiian sense of place that is also reflective of the ‘Ewa region, both its natural attributes and its cultural history.

ARCHITECTURE

Buildings on the campus will be designed to be flexible and accommodate diverse space needs, creating an environment that comfortably supports innovative teaching, learning opportunities, and cultural venues offered by the University. A unified architectural theme will be established for the campus to ensure that the buildings will be scaled to reflect a distinct sense of place on the ‘Ewa Plain.

OPEN SPACE

A hierarchy of outdoor open spaces or “outdoor rooms” linked through a pedestrian network will be provided on the campus to create outdoor learning environments that

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

promote interaction between students, faculty and the community. The spaces will include: small outdoor spaces to encourage quiet student interaction; larger spaces for informal group gatherings; a major open space for large campus functions, such as graduations and community-related activities; and possibly, an ethno-botanical garden that will incorporate native Hawaiian plantings.

LANDSCAPE

As part of the outdoor learning environment, the campus will incorporate xeriscape techniques aimed at creating a sustainable landscape that complements the dry climate, pays tribute to the region’s agricultural past, and incorporates planting of native vegetation. The landscape will also serve to create a pedestrian- and bicycle-friendly environment for students, providing greenery and shade from the hot climatic conditions of the ‘Ewa plain.

SUSTAINABILITY

The UH West O‘ahu campus’s sustainability guidelines establish a vision of a distinct campus within a vibrant neighborhood. The plan is to create a development that is environmentally and financially sustainable, with all the urban qualities distinguishing it within the context as a unique, vibrant, attractive and healthy community.

Based on the vision described above, the concept for the UH West O‘ahu campus plan (see Figure 2.2) is to create a “sustainable campus community” that is welcoming and accessible, and creates a feeling of *ho‘okipa* (hospitality) toward students, faculty, staff, and the community. Establishing links between the campus, the University Village, and the Private Development Lands is essential to creating this “sustainable campus community”. The University Village will provide the necessary services and activities for faculty and students, and will be accessible via a variety of modes of transportation (i.e., walking, biking, driving, and public transportation). The campus plan is organized around a gateway plaza located near the terminus of Roads A and B, and linked to the mixed-use University Village and the intermodal transit facilities. To emphasize the importance of this plaza to the campus plan concept, it is referred to by a name derived from the site itself. The “Kalo‘i Plaza” name references Kalo‘i Gulch on the property.²

The plaza will be designed to accommodate a large amount of pedestrian activity and will cater to both large formal gatherings and small informal gatherings. Radiating outward from Kalo‘i Plaza is a series of pedestrian malls that extend into the campus and surrounding mixed-use village.

To encourage interaction between faculty and students, the campus will be designed to provide a hierarchy of open spaces from formal plazas to intimate gathering areas. An interconnected series of smaller pedestrian paths extends outward from the malls and major pathways, linking the various campus activities. A vehicular loop roadway is provided so as not to disrupt pedestrian traffic within the core of the campus.

² The actual naming of plazas and pedestrian malls, like buildings and other campus improvements, is under the authority of the Board of Regents, per Board of Regents Policies, Chapter 11, Section 11-4.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Student Housing/Mixed Use or Campus Expansion Parcel A. Student housing will be provided adjacent to and north of the campus, at the intersection of Farrington Highway and the future North-South Road. This 38-acre parcel will provide approximately 646 residential units (531 student housing units and 115 residential units) at a density of 17 units per acre. As an alternative, this parcel or portions of the parcel could also serve as lands for campus expansion, should the University decide to lower resident housing requirements for the campus.

Student Housing or Campus Expansion Parcel B. Located adjacent to the Farrington Highway campus entry (Road A), this 12.1-acre parcel could accommodate approximately 230 residential units at a density of 19 units per acre. As an alternative, this parcel or portions of the parcel could also serve as lands for campus expansion, should the University decide to lower resident housing requirements for the campus.

Together with units in the 38-acre Student Housing/ Mixed Use or Campus Expansion Parcel A (previously described), this parcel could help fulfill the need for approximately 2,280 beds for the 7,600-student resident population.

During the Draft EIS public review period, the State Office of Environmental Quality Control wrote: "Is there provision for any kind of temporary lodging on campus for visiting faculty or conference-goers? That would be a logical accessory service for a university campus. The possibility of such a land use was discussed with the Department of Planning and Permitting (DPP) and at least preliminarily, DPP believes an extended-stay facility is possible within the campus area and permitted with a Plan Review Use approval. As noted by OEQC and UHWO, this use is necessary in this area as the closest resort-zoned area is Ko Olina, and the type of lodging facilities available in Ko Olina are more expensive than the budget usually allowed visiting professors, University conference/seminar attendees, vendors and other visitors to the campuses of the University of Hawai'i.

HECO Substation. A 1-acre HECO substation site is located at the northern boundary of the property, adjacent to Farrington Highway and Student Housing/ Mixed Use or Campus Expansion Parcel A.

Mixed Use. Located at the northeastern boundary of the property, University Village is comprised of two parcels – the 15.1-acre Mixed Use parcel and the adjacent 38-acre Student Housing/ Mixed Use or Campus Expansion Parcel A (previously described). These two parcels comprise a total of 53.1 acres and will provide approximately 797 residential units.

University Village will serve as the University's town center and will be the transition between the campus and the community. University Village will have a mix of land uses that are closely related or cater to the University and its diverse student population. Retail establishments, such as bookstores, copy centers, coffee shops, and specialty food item stores, along with small start-up offices, are envisioned for this development.

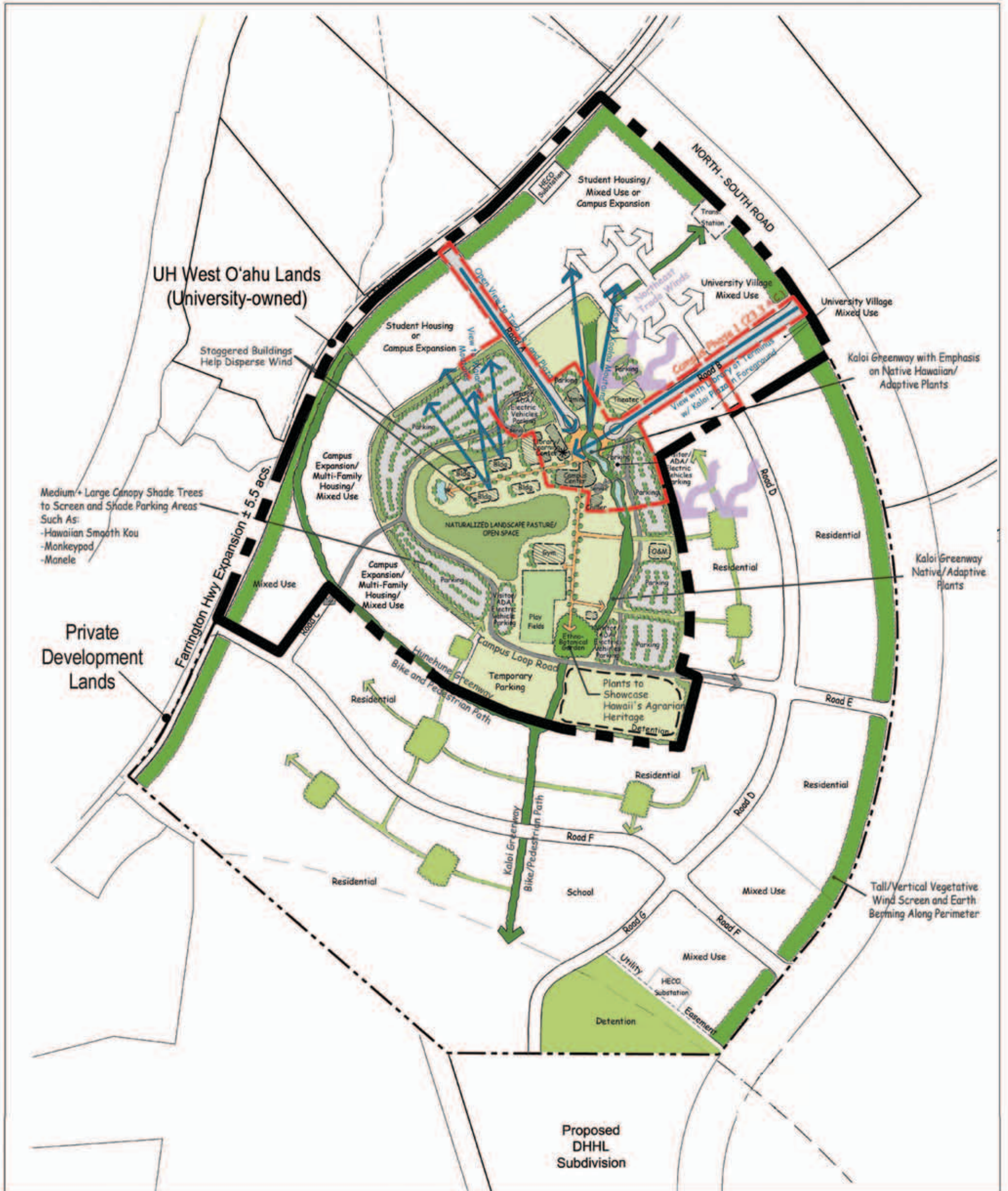


Figure 2.2
 Campus Plan
 University of Hawai'i West O'ahu



NOT TO SCALE



UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

University Village will be located in close proximity to the Central Plaza and the “heart” of the UH West O‘ahu campus, to encourage interaction between the campus and the University Village community. University Village will also promote multi-modal transportation with tree-lined, pedestrian-friendly roadways, and biking and jogging paths. Regional transit access to the University Village could be provided via a City and County-proposed elevated rail transit node³ to be located either in or near the University Village (in the vicinity of the North-South Road and Farrington Highway intersection) and through municipal bus service. From the proposed transit node, the University will be within easy walking distance for students, residents, and visitors.

The initial phases of development of the University Village include the 15.1-acre parcel, which will provide approximately 151 residential units and approximately 164,000 gross square feet of commercial space, with housing proposed for the upper floors of the mixed-use structures. Depending on future University program requirements and market demand for its expansion, the 15.1-acre Mixed Use parcel will extend into the 38-acre Student Housing/Mixed Use or Campus Expansion parcel. The 38-acre parcel could accommodate campus expansion and/or a mix of land uses, including commercial, office, and residential uses as well as student housing. The parcel is currently planned to accommodate approximately 331,000 gross square feet of commercial space and approximately 646 residential units (including student housing).

~~**Work Force/Affordable Housing.** Located to the west of the campus and adjacent to Farrington Highway, this 22.2 acre parcel is envisioned as a multi family residential development providing approximately 355 units, a large portion of which will be work force/affordable housing units, at a density of 16 units per acre. To partially address the City’s affordable housing requirements, this parcel will provide affordable housing for qualified University faculty and staff as well as for the general public. The remainder of the affordable housing units required for the development will be distributed throughout the residential parcels in the Private Development Lands.~~

Campus Expansion/Multi-Family Housing/Mixed Use. Depending on future University program requirements and market demands, a 22.2 acre parcel located to the west of the campus and adjacent to Farrington Highway has been earmarked to accommodate campus expansion, and/or multi-family housing, and/or mixed use. The parcel is currently planned to accommodate approximately 355 units, at a density of 16 units per acre.

Mixed Use Parcel C. A 10.2-acre mixed-use parcel, located at the intersection of Road F and Farrington Highway, will cater to the needs of the residential community and surrounding neighborhoods. The parcel will provide approximately 102 residential units (at a density of 10 units per acre) and approximately 111,000 gross square feet of commercial space. Commercial uses within this parcel could include such land uses as supermarkets, drugstores,

³ This was indicated in the City’s *Ewa Development Plan* (August 1997) and via discussions with the City Department of Transportation Services.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

retail establishments, specialty food item stores, general offices, medical facilities, restaurants, personal services, along with multi-family residential uses catering to residents with a range of incomes.

Farrington Highway Expansion. Farrington Highway is a major arterial roadway that provides regional and sub-regional mobility. The highway runs in an east-west direction adjacent to the UH West O'ahu property. During the public review period, the Department of Planning and Permitting, Traffic Review Branch wrote that the Department of Design and Construction is currently working on the roadway cross-section for the widening of Farrington Highway fronting the Campus property. Approximately 4.4 acres within the northern portion of the property will be used for improvements to Farrington Highway.

Roads A, B, C, and D. A hierarchical network of roadways and a pedestrian and bikeway system will be provided within the property. Roadways within the UH West O'ahu Lands comprise approximately 7.3 acres. Road A will provide access to the campus from Farrington Highway. Road B will provide access to the campus from the North-South Road. Road C will also provide access to the campus from an internal road off of Farrington Highway (Road F). Road D will connect the UH West O'ahu Lands with the Private Development Lands. These roadways are further described in Section 4.10.1.

2.4.3 Private Development Lands

The Private Development Lands are envisioned as a sustainable community, integrating commercial, residential, and public uses. Comprising 286.5 acres, the community will include residential parcels, mixed-use parcels, parks, an elementary school, a detention basin, and a HECO substation site. (The exact acreage allocated to the Private Developer shown in this EIS is approximate and will not be known until the agreement with the private development partner is finalized. In any case, adequate land area will be set aside for a campus than can eventually accommodate up to 7,600 students in the future.) The vision for the privately-developed lands is to:

- Enhance community identity,
- Create a mix of land uses,
- Provide housing opportunities and choices,
- Foster walkable neighborhoods,
- Develop an energy and resource efficient community, and
- Provide a variety of transportation choices.

High Density Residential Parcels A and F. High-density, multi-family residences will be developed along the eastern boundary of the property, between the campus and North-South Road. High-density buildings will be 6-plex and 3 stories in height. Units will be clustered around common green areas, which will provide open space, recreation, and visual relief. Each building will be alley-loaded for vehicles and will front the main landscaped thoroughfare. Parcels A and F will provide a total of approximately 925 residential units at a density of 16 units per acre.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Medium Density Residential Parcels B and G. Medium-density, multi-family residences will be developed south of the campus, along Farrington Highway and North-South Road. Parcels B and G will include a mixture of 4- and 6-plex units at a density of 12 units per acre. These units will be organized around common green areas, similar to the high-density areas. Approximately 489 residential units will be provided within these parcels.

Medium-Low Density Residential Parcel E. Medium-low density residences will consist of duplex units with detached carports at a density of 10 units per acre. Duplexes will be clustered around small parks or green areas to reinforce a sense of community and provide visual relief. Vehicles will be accessed by alleys to emphasize the pedestrian-oriented community vision of these neighborhoods. Approximately 561 units will be provided in Parcel E.

Low Density Residential Parcels C and D. Low-density, single-family residences will be developed along the southwestern boundary of the property, adjacent to the elementary school and the proposed DHHL residential subdivision. Parcels C and D will include bungalow-styled units at a density of 6 units per acre. These primarily alley-loaded units will provide entry porches and lanais. Clusters of homes will be organized around passive parks or green areas. Landscaped streets and wide sidewalks shall connect these green areas, creating a walkable integrated neighborhood. Parcels C and D will provide 365 residential units.

Mixed Use Parcels A and B. Mixed Use Parcel A (10.5 acres) and Mixed Use Parcel B (11.2 acres) are located at the intersection of Road F and North-South Road. Like the University Village, these mixed-use parcels will include a mix of land uses, but will focus on catering more to the needs of the residential community and surrounding neighborhoods. The parcels will contain approximately 236,000 gross square feet of commercial space comprised of land uses such as supermarkets, drugstores, retail establishments, specialty food item stores, general offices, medical facilities, restaurants, personal services; along with approximately 217 multi-family residential units catering to residents with a range of incomes (possibly including affordable housing).

Elementary School. A 12-acre elementary school site will be located adjacent to low-density residential parcels and near the DHHL residential subdivision. The school will help to address the demand for public educational facilities in the region and will be set behind the commercial area to buffer it from North-South Road, while making it directly accessible to the community. The school is within walking or biking distance of residences and accessible via an internal pedestrian path. During the public review period, the Department of Transportation Services (DTS) wrote: “The school should be situated where potential pedestrian conflicts with vehicles will be minimized. We would prefer pathways and/or sidewalks that do not traverse major roadways. Planning for school access should be done early so that an access plan that is agreeable to all parties can be formulated.” The Draft EIS did not mention/emphasize that the siting of the elementary school was driven by two

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

important factors: 1) it was intended that the elementary school site was sited as close as possible to the makai boundary of the UHWO site in order to better serve the adjoining DHHL East Kapolei 1 residential development immediately makai; 2) siting of the school at the makai boundary is constrained by an air installation compatible use zone (AICUZ) emanating from the former Barbers Point Naval Air Station (NAS). While there are efforts to remove the AICUZ (and efforts by some parties to retain the AICUZ), until the issue of the AICUZ is resolved, the siting of the school is not final. UHWO has coordinated with DOE on the siting of the elementary school as currently shown, and assumes that DOE was comfortable with the location of the elementary school in terms of the potential for pedestrian and vehicular conflicts. UHWO has met with City and County of Honolulu agencies on a number of occasions, including at least one with DTS present, and to date, there had been no concerns raised about the location of the elementary school site. It is possible that a “Lab School” may be developed on the campus lands in order to address DOE requirements.

Detention Basin. An 11.2-acre drainage detention basin will be located at the southern boundary of the property.

HECO Substation. A 1-acre potential HECO substation site is located at the southern portion of the property, adjacent to the detention basin and Mixed Use Parcel B.

Farrington Highway Expansion. During the public review period, the Department of Planning and Permitting, Traffic Review Branch wrote that The Department of Design and Construction is currently working on the roadway cross-section for the widening of Farrington Highway fronting the Campus property. Within the Private Development Lands, 1.1 acres will be used for improvements to Farrington Highway.

Roads C, D, E, F, and G. Roads within the Private Development Lands total 24 acres. Road C will also provide access to the campus from an internal road off of Farrington Highway (Road F). Road D will connect the Private Development Lands with the UH West O‘ahu Lands. Road E will provide another access to the campus from North-South Road. Road F will connect Farrington Highway and North-South Road through the Private Development Lands. Road G will provide access to the Private Development Lands from the DHHL residential subdivision to the south. These roadways are further described in Section 4.10.1. Per the State Department of Transportation’s comments during the public review period, the developer(s) of the Private Development Lands will be informed that they will need to coordinate with DOT’s Highways Division regarding the responsibility for the provision of any required roadway improvements to mitigate impacts on the State roadways in the area.

2.5 INFRASTRUCTURE IMPROVEMENTS

In support of the UH West O‘ahu development, infrastructure facilities to be expanded or improved include water transmission lines, wastewater collection lines, drainage systems, access and circulation roadways, and electrical/communication systems. All infrastructure improvements will be designed and sized to accommodate the campus and community. Construction will begin with development of infrastructure after applicable grading permits have been issued.

2.5.1 On-site Infrastructure

Major on-site infrastructure improvements required for the project include facilities for water transmission, wastewater collection, traffic circulation, drainage, and electrical and communication systems.

2.5.1.1 Roadways and Traffic

The only existing public roadway providing access to property is Farrington Highway. During the public review period, the Department of Planning and Permitting, Traffic Review Branch wrote that the Department of Design and Construction is currently working on the roadway cross-section for the widening of Farrington Highway fronting the Campus property. Approximately 5.5 acres of land within the property has been set aside for improvements to Farrington Highway. A loop road will provide the major access to various areas of the campus. A loop road encircling the major University buildings will provide access throughout the campus. The campus loop road will have a right-of-way width of 56 feet. Seven other internal roadways are planned within the property, with right-of-way widths varying from 66 feet to 104 feet. Roads within the UH West Oahu Lands will either be controlled by the University or dedicated to the City. Roads within the Private Development Lands will be dedicated to the City as determined during the entitlement phase of the project. It is proposed that all roads (and water, sewer and drainage systems) within the project site will be dedicated to the City and County of Honolulu, except Road “A” and the portion of Road “B” westward of the intersection with Road “D”. During the public review period, the City and County of Honolulu Department of Facility Maintenance wrote: “Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility.” This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

2.5.1.2 Water Supply and Distribution

Currently, there is no water system to serve the approximately 500-acre property, which

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

spans two Board of Water Supply (BWS) service pressure zones at elevations of 215 feet and 440 feet. On-site potable water systems will connect to transmission mains in the North-South Road (currently under construction) and Farrington Highway. The property will connect to the dual (non-potable and potable) supply system planned for the 215-foot system.

2.5.1.3 Wastewater Collection and Transmission

Currently, there is no sewer service to the property. A portion of the major regional sewer trunk system will run through the property. The sewer trunk line will enter the property from Farrington Highway and exit the property to North-South Road. Smaller sewers will branch off the major trunk line to service the property. Flows from the property and properties to the north will be conveyed to the trunk line in North-South Road.

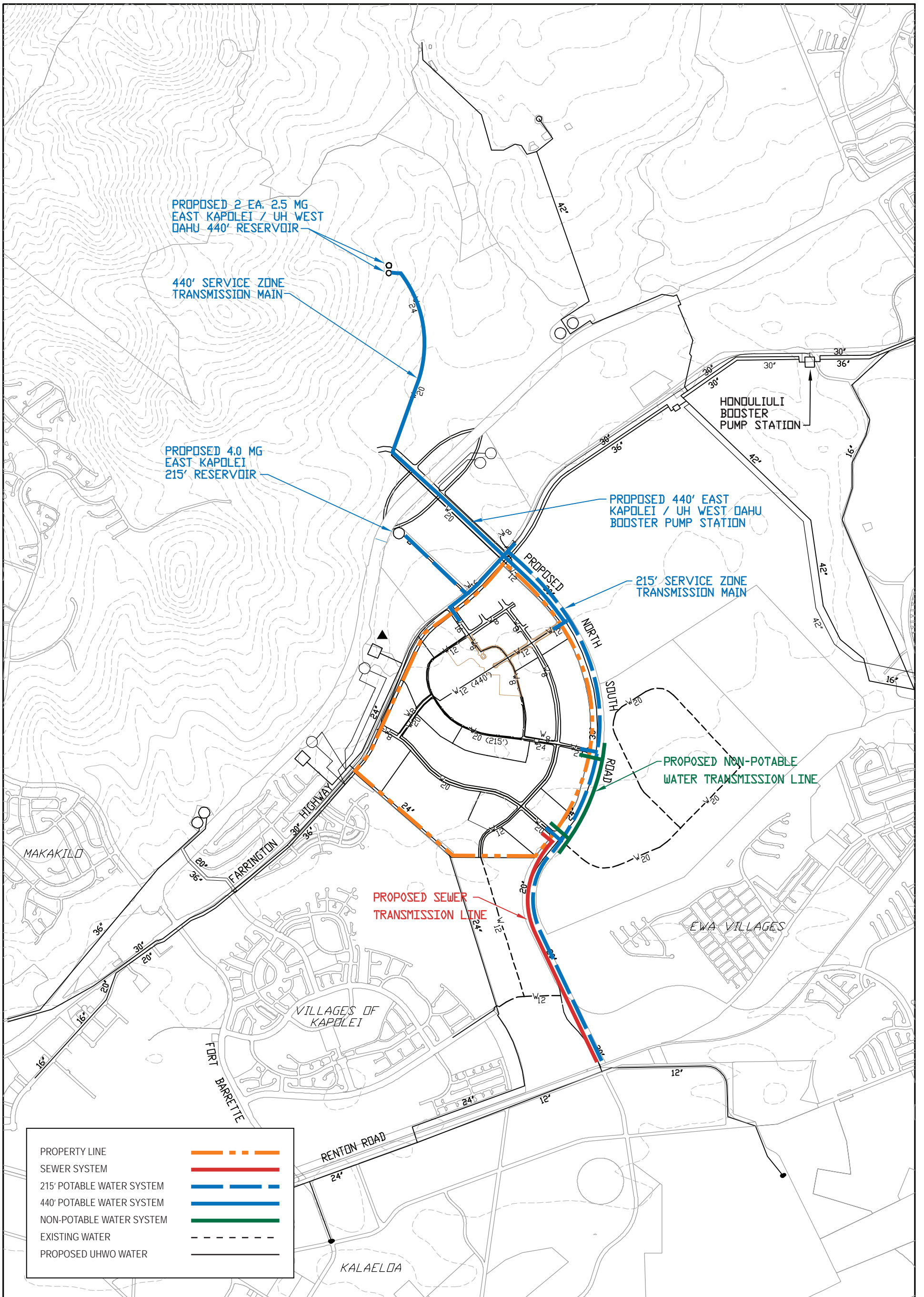
2.5.1.4 Drainage Facilities

Currently, there are no drainage improvements on the property. Runoff is carried by Kalo'i Gulch and Hunehune Gulch, which converge on the property, or sheet flows over land. The proposed drainage system for the campus will consist of grated inlets in parking lots and landscaped areas, curb inlets along roadways, underground pipe/box drains, and a 10-acre detention/water quality basin with a flow control structure. The proposed drainage system for the Private Development Lands will include an 11.2-acre detention basin at the southern boundary of the property. Storm water detained in the basin will be released at a controlled rate after the storm and will be directed to the regional East Kapolei drainage system being built as part of the construction of the North-South Road.

2.5.2 Off-site Infrastructure

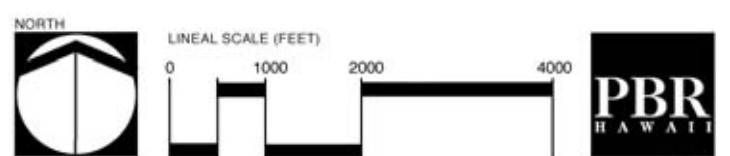
Primary off-site infrastructure required to accommodate the development includes water storage, transmission, and booster pump facilities; wastewater collection facilities; and drainage facilities. Potable water facilities are proposed to be located mauka of the approximately 500-acre property, at the 215- and 440-foot elevations (see Figure 2.3). These sites have been previously studied under formerly proposed projects for the State of Hawai'i Housing and Community Development Corporation of Hawaii (HCDCH) and the University of Hawai'i. The HCDCH studied a 1,300-acre area (which included the proposed 215-foot elevation reservoirs site) in the *East Kapolei Master Plan Final Environmental Impact Statement* (1998) (herein referred to as "HCDCH East Kapolei EIS"). The University conducted several studies on an approximately 1,000-acre area, at the formerly proposed UH West O'ahu campus site mauka of the H-1 Freeway.

Wastewater facilities to accommodate the development are proposed to be located within the North-South Road right-of-way (east of the property) and to continue to Renton Road (south of the property). The North-South Road has been previously studied by the State Department of Transportation (DOT) and the City Department of Transportation Services (DTS) in the *North-South Road and Kapolei Parkway Final Environmental Assessment* (2004), and a Finding of No Significant Impact (FONSI) was issued by the Federal Highway Administration in January



SOURCE: ENGINEERING CONCEPTS, INC.

Figure 2.3
Proposed Off-Site Infrastructure
University of Hawai'i West O'ahu



2005. The portion of the proposed wastewater collection line between the proposed Kapolei Parkway Extension and Renton Road has been previously studied in the HCDCH East Kapolei EIS.

Flood waters from the Kalo‘i Gulch watershed are planned to be diverted to the 300-foot-wide utility, drainage, and access corridor along the proposed North-South Road. The North-South Road has been previously studied in the *North-South Road and Kapolei Parkway Final Environmental Assessment/FONSI*.

2.5.2.1 Roadways

The City and County of Honolulu Department of Design and Construction (DTSDC) plans to widen Farrington Highway to two lanes in each direction with a right-of-way width of 100 feet between the Kapolei Golf Course and Fort Weaver Road, taking land along the UH West O‘ahu property frontage. Access to the property is planned via two intersections at Farrington Highway and three DOT-approved intersections at the proposed North-South Road. Figure 2.4 shows existing and proposed roadways in the project area.

2.5.2.2 Water Supply and Distribution

To accommodate the planned developments in East Kapolei, the existing 215-foot Kapolei potable water system will be upgraded and a new 440-foot potable water system will be constructed. For the 215-foot potable water system, a 4.0-million gallon (MG) reservoir and a transmission main in North-South Road will be completed with ongoing developments in the area. For the 440-foot potable water system, one 5.0-MG reservoir or two 2.5-MG reservoirs and a transmission main in North-South Road will be constructed concurrently with the development of the UH West O‘ahu.

A dual potable and non-potable water system is planned for the 215-foot elevation service zone. The 215-foot non-potable water system is expected to be completed by the Board of Water Supply (BWS) before completion of the UH West O‘ahu development.

2.5.2.3 Wastewater Collection and Transmission

A proposed 24-inch trunk line will convey flows from the property to the sanitary system proposed within the North-South Road right-of-way. Sewer trunk lines within the North-South Road are planned to be as large as 42 inches in diameter and will convey flows from all of East Kapolei to the proposed 42-inch Kapolei Interceptor Sewer, which will connect to the Honouliuli Wastewater Treatment Plant via Renton Road.

2.5.2.4 Drainage Facilities

Runoff will be conveyed to a drainage channel within the 300-foot-wide utility, drainage, and access corridor along the east side of the proposed North-South Road (see Figure 2.5). The channel will divert flow in Kalo‘i Gulch away from the UH West O‘ahu property and into a

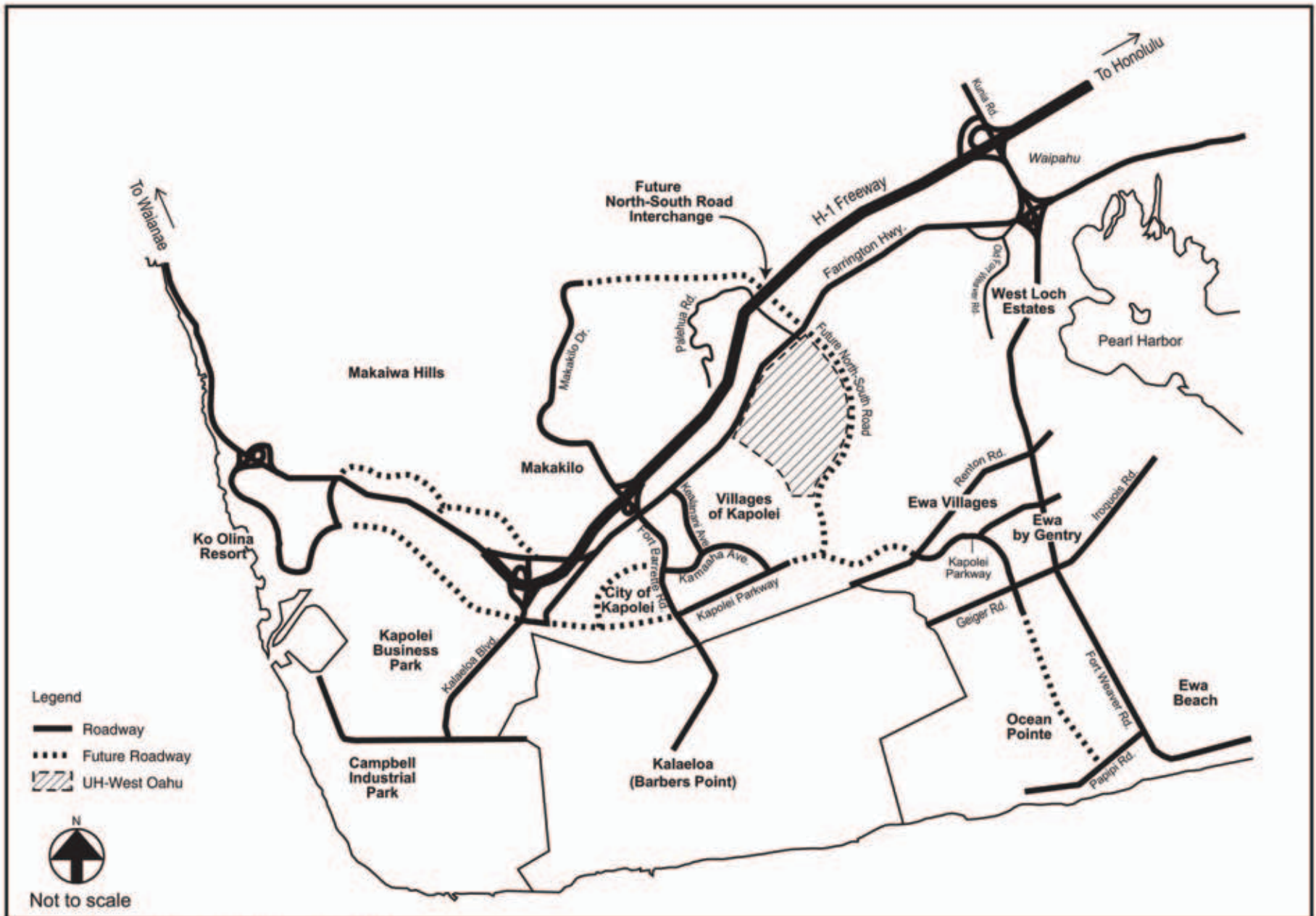
detention basin at the downstream end of the channel above the Ewa Villages Golf Course.

2.6 SUSTAINABILITY

Sustainability guidelines have been established for the UH West O‘ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system. The Private Development Lands will also strive to achieve the applicable design criteria in the UH West O‘ahu LRDP and the recommended community performance standards.

The sustainability guidelines for the UH West O‘ahu are structured around the following focus area and goals.

- Site Planning and Land Use
 - *Harmonize with existing site elements through appropriate use of land to create a compact, sustainable and vibrant campus.*
- Landscaping
 - *Create habitat that relies on native species, enhances the campus experience and celebrates the region’s agrarian roots.*
- Water Management
 - *Reduce overall potable water consumption and control quantity and quality of storm water.*
- Energy Use
 - *Utilize passive design strategies, increase design for energy efficiency, reduce energy consumption and demand, and explore energy generation from renewable resources.*
- Transportation and Circulation
 - *Plan access to a wide range of efficient environmentally sensitive and convenient means of transportation.*
- Environmentally-appropriate Materials
 - *Use environmentally appropriate materials with reduced embodied energy in the design and construction of infrastructure and buildings.*
- Waste Management
 - *Appropriately reduce, reuse and recycle materials, to minimize generation of solid waste and achieve diversion from landfills.*
- Social Benefits and Community Development
 - *Create a vibrant and sustainable community for the students, the faculty, the staff, the visitors and the neighborhood. Design for all disabilities and promote sustainable values in art and education.*
- Operations and Maintenance
 - *Incorporate into the operations, maintenance and administrative policies of the campus.*



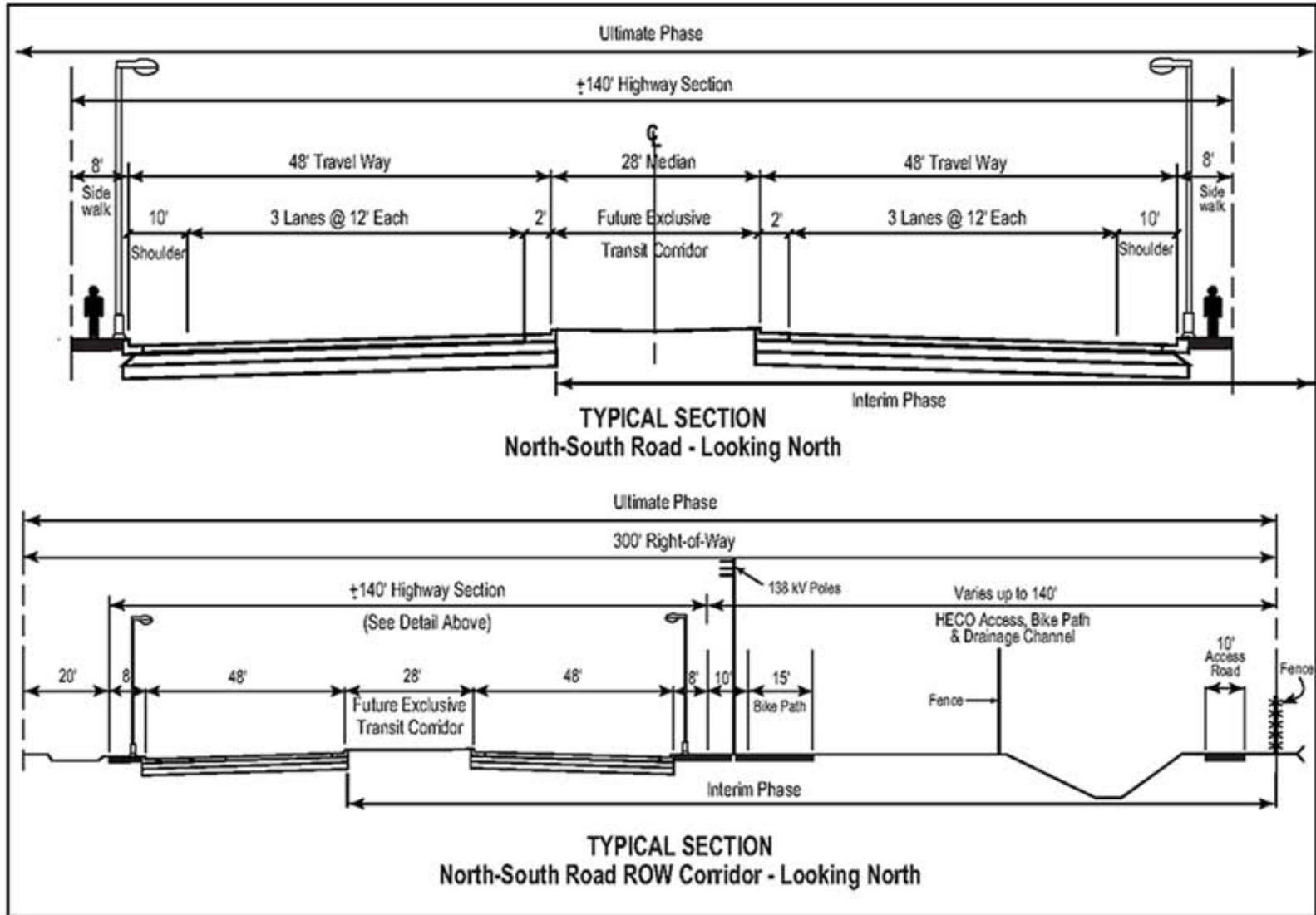
Source: Parsons Brinckerhoff Quade & Douglas

Figure 2.4
Regional Roadway Map
University of Hawai'i West O'ahu



NOT TO SCALE





Source: North-South Road and Kapolei Parkway Project
 Final Environmental Assessment Figure 2.1-3
 Parsons Brinckerhoff Quade & Douglas

Disclaimer:
 This graphic has been prepared for
 general planning purposes only.

Figure 2.5
 North-South Road Typical Section
 University of Hawai'i West O'ahu
 East Kapolei, O'ahu

NORTH LINEAR SCALE (FEET)

NOT TO SCALE

PBR HAWAII

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

- Financing and Justification
 - *Promote future sustainable projects on campus, and use appropriate techniques to justify investments in those endeavors.*
- Third Party Certification
 - *Strive for certification using the LEED™ rating system. Achieve a standard of LEED™-Silver across the campus.*

During the DEIS public review period, the State Department of Business, Economic Development & Tourism (DBEDT), Strategic Industries Division, wrote to call attention to: 1) State energy conservation goals; and 2) energy and resource efficiency and renewable energy and resource development.

DBEDT noted that project buildings, activities, and site grounds should be designed and/or retrofit with energy saving “considerations.” DBEDT further noted that the mandate for such consideration is found in Chapter 344, HRS (“State Environmental Policy”) and Chapter 226, HRS (“Hawaii State Planning Act”). In particular, DBEDT noted HRS 226 18(c) (4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

DBEDT noted two important directives affecting State agencies. The first is Administrative Directive No. 06-01, which is also reflected in Act 96, 2006 Session Laws of Hawaii (SLH), which encourages State agencies and programs to increase their leadership commitment to implement innovative and resource efficient operations and management and to design and construct buildings to meet and receive certification for U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED), among others. The other directive DBEDT noted was Act 160, 2006 SLH, relating to the State Budget, which requires that each executive department shall plan for or install energy reduction, energy savings or energy-producing efforts and technologies to lessen electrical consumption or to increase efficiencies in using electrical energy. As stated above:

Sustainability guidelines have been established for the UH West O’ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system.

DBEDT recommended that UHWO consult the City and County of Honolulu Energy code early in the project. DBEDT also noted that HECO may also have demand-side management programs that offer rebates for installation of energy-efficient technologies.

Based on DBEDT’s recommendations, UHWO’s mechanical and electrical consultants, in consultation with UHWO’s sustainability consultant, will be directed to review the City and County of Honolulu’s Energy code early in the project and to consult with HECO on demand-side management programs that offer rebates for installation of energy-efficient technologies.

2.7 PHASING AND TIMING OF ACTION

The initial phase and the build-out phase of the UH West O'ahu development are shown in Table 2.4 and described in this section.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Table 2.4 – Preliminary Phasing Plan

LAND USE	INITIAL PHASE (PHASE 1)		BUILD-OUT PHASE	
	Acreage	Res. Units (approx.)	Acreage	Res. Units (approx.)
UH WEST O‘AHU LANDS				
<i>UH West O‘ahu Campus</i>				
7,600 Student Campus (including 5-acre detention basin in Phase 1 and 10-acre detention basin in Build-out Phase)	22.0	-	103.5	-
Student Housing/ Mixed Use or Campus Expansion Parcel A	-	-	38.0	646
Student Housing or Campus Expansion Parcel B	-	-	12.1	230
HECO Substation	1.0	-	1.0	-
<i>Mixed Use and Affordable Housing</i>				
Mixed Use (Retail, Office, Residential)	6.0	60	15.1	151
Work Force/Affordable Housing (Multi-Family) Campus Expansion/Multi-Family Housing/Mixed Use	-	-	22.2	355
Mixed Use Parcel C	10.2	102	10.2	102
<i>Roads</i>				
Farrington Highway Expansion	4.4	-	4.4	-
Roads A, B, C, and D	6.3	-	7.3	-
Total for UH West O‘ahu Lands	49.9	162	213.8	1,484
PRIVATE DEVELOPMENT LANDS				
<i>Residential</i>				
Residential Parcel A (High Density, Multi-Family)	-	-	33.1	530
Residential Parcel B (Medium Density, Multi Family)	-	-	20.1	241
Residential Parcel C (Low Density, Single Family)	-	-	30.5	183
Residential Parcel D (Low Density, Single Family)	13.8	83	30.3	182
Residential Parcel E (Medium-Low Density, Multi-Family)	8.5	85	56.1	561
Residential Parcel F (High Density, Multi Family)	9.8	157	24.7	395
Residential Parcel G (Medium Density, Multi Family)	10.8	130	20.7	248
<i>Commercial</i>				
Mixed Use Parcel A	-	-	10.5	105
Mixed Use Parcel B	-	-	11.2	112
<i>Other</i>				
Elementary School	-	-	12.0	-
Detention Basin	11.2	-	11.2	-
HECO Substation	-	-	1.0	-
Farrington Highway Expansion	1.1	-	1.1	-
Roads C, D, E, F, and G	5.4	-	24.0	-
Total for Private Development Lands	60.6	454	286.5	2,557
TOTAL	110.5	616	500.3	4,041

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Initial Phase. Phase 1 development of the UH West O'ahu Lands includes construction of a 1,520-student campus (including a 5-acre detention basin); a portion of University Village; a HECO substation; Roads A and B, and a portion of Road D; and the expansion of Farrington Highway (see Figure 2.6). Phase 1 development of the Private Development Lands includes construction of portions of Residential Parcels D, E, F, and G; an 11.2-acre detention basin; portions of Roads C, D, and E; and ~~the expansion of improvements at intersections with~~ Farrington Highway. Approximately 110.5 acres of the 500-acre property will be developed in Phase 1, providing 616 residential units. The current estimated date for opening of the campus is Fall 2009.

Build-Out Phase. Ultimately, the UH West O'ahu Lands will include a 7,600-student campus (including a 10-acre detention basin); University Village (student housing/mixed use or campus expansion); ~~work force/affordable~~ multi-family housing; a HECO substation; and roads. The Private Development Lands will include single- and multi-family residential uses; mixed-use areas; a detention basin; an elementary school(s); a HECO substation; and roads. The current estimated year for completion of the project is 2015.

2.8 ORDER OF MAGNITUDE COSTS

The current estimated cost for Phase 1, including earthwork; landscaping; internal roadways; sewer, potable water, non-potable water, and drainage facilities; and improvements to Farrington Highway for access is approximately \$150 million.

Due to limited State resources, a private developer was sought out to alleviate the financial burden on the University. Final agreements for private construction have not been finalized, however, the University and the private developer are taking the necessary steps to ensure that the projected phasing of the project remain on schedule.

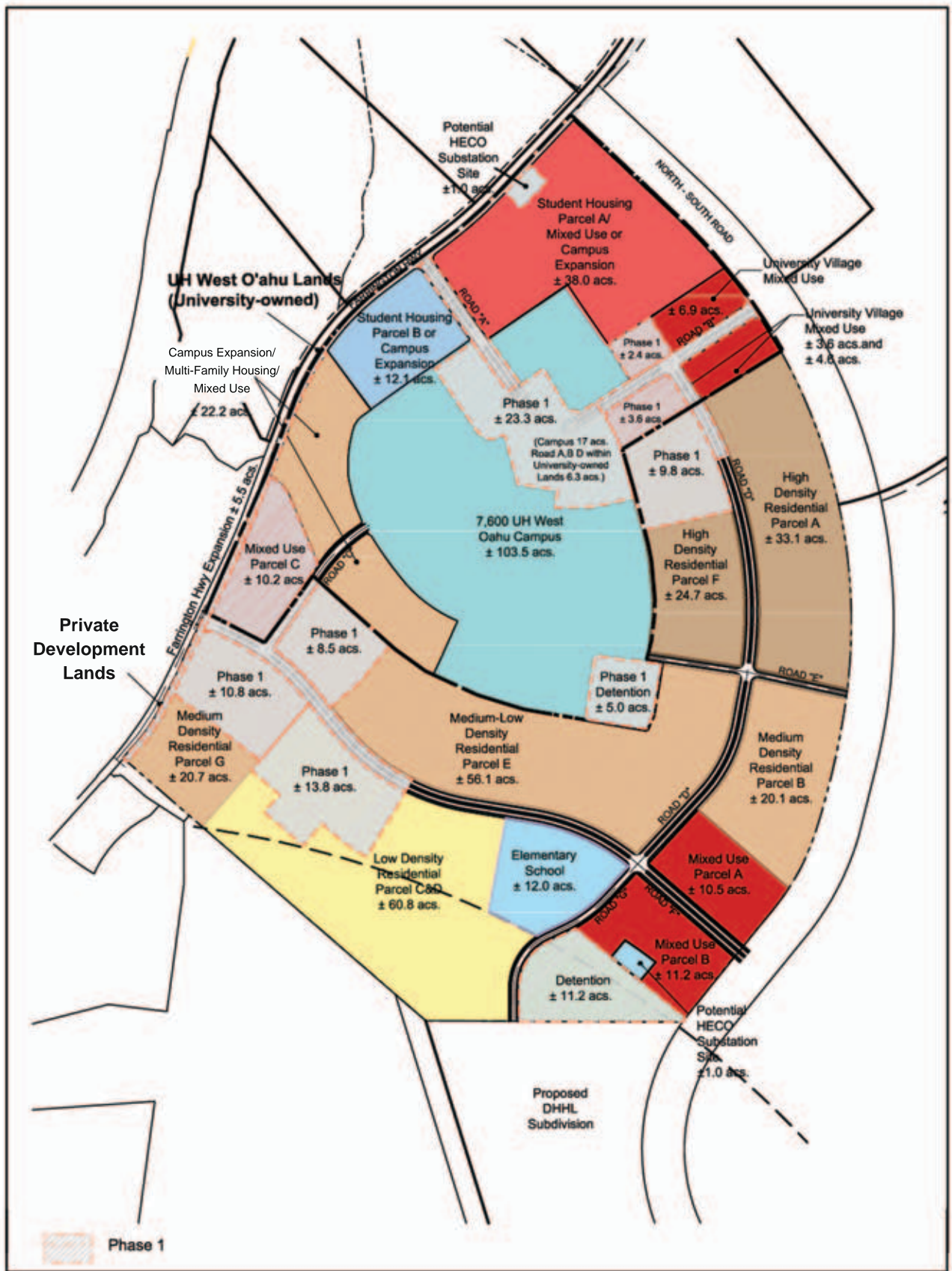


Figure 2.6
Conceptual Land Use Plan
Phase 1 Development

University of Hawai'i West O'ahu

The background of the page features a large, faint watermark of the University of Hawaii seal. The seal is circular and contains a central figure holding a torch and a book, with a globe behind it. The text "UNIVERSITY OF HAWAII" is arched across the top, and "WEST O'AHU" is arched across the bottom. The year "1976" is visible at the bottom center of the seal.

3.0

**ASSESSMENT OF THE NATURAL
ENVIRONMENT, POTENTIAL IMPACTS,
AND MITIGATION MEASURES**

3.0 ASSESSMENT OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This chapter describes the natural environment associated with the UH West O'ahu property and surrounding area. Potential impacts that may result from the project and mitigation measures to address such impacts have been identified for areas such as soils, drainage, flora, fauna, groundwater, air quality, noise, visual resources, archaeological resources, etc.

3.1 CLIMATE

Existing Conditions

Based on more than 50 years of data collected at the 'Ewa Plantation, average annual daily minimum and maximum temperatures in the project area are 65 and 84 degrees Fahrenheit, respectively. Extreme minimum and maximum temperatures were recorded at 47 and 93 degrees Fahrenheit.

The most representative long-term wind data available for the UH West O'ahu property was collected at Kalaeloa (formerly Naval Air Station Barbers Point), located to the southwest. Wind frequency data from Kalaeloa reported that the annual prevailing wind direction for this area of O'ahu is east-northeast about 40 percent of the time, at approximately 10 knots (12 miles per hour). Winds from the south are associated with Kona storms and are infrequent, occurring only a few days during the year and mostly in the winter. The 'Ewa region experiences light rainfall (mean annual rainfall of about 20 inches per year), most of which occurs between November and April.

Anticipated Impacts and Mitigation Measures

With build-out of the UH West O'ahu campus and community, there may be some localized increases in temperature as a result of paved surfaces, roofs, and reduced vegetation. However, extensive landscaping and necessary irrigation will mitigate potential temperature increases. Shade trees will be incorporated into the landscaping of the property.

Sustainability guidelines have been established for the development, and the UH West O'ahu Lands will strive to incorporate sustainable design and building concepts. In addition, all new construction and retrofit projects by the University will strive meet or exceed the targets set by the Leadership in Energy and Environmental Design (LEED) NCv2.2 rating system. The Private Development Lands will strive to achieve the recommended LEED community performance standards.

3.2 TOPOGRAPHY

Existing Conditions

The island of O‘ahu originated ~~as a volcano~~ from two volcanoes: Wai‘anae and Ko‘olau, and is characterized by underlying basaltic flows. The ‘Ewa Plain is an emerged coral reef formed during the Pleistocene Period, when the ocean level was at a higher elevation. For the most part, the ‘Ewa Plain is flat with a few isolated bluffs eroded by Honouliuli Stream. The plain is underlain by material that has been modified over the millennia and is hard but extremely permeable. This hard, permeable caprock of sedimentary deposits forms a wedge that retards the seaward movement of fresh groundwater from the inland basaltic aquifer. At higher elevations, the ground surface is made of alluvium and sedimentary deposits that washed down over the millennia.

The UH West O‘ahu property is located in the middle to lower portion of the Kalo‘i Gulch watershed, on the southern slopes of the Wai‘anae Mountain Range. The elevation at the lower boundary of the property is 80 feet mean sea level (msl) and rises to about 155 feet msl at the upper boundary, over a 6,500-foot distance. The property is relatively flat, with an average slope of about one to two percent.

Since much of the property has been historically utilized for sugarcane cultivation (and portions of land are currently used for vegetable and fruit cultivation), the property has been extensively modified with cane haul roadways, a furrow irrigation system, and other appurtenant agricultural structures. There is an existing potential for erosion throughout the property.

Anticipated Impacts and Mitigation Measures

The proposed 7,600-student campus will generally follow the existing terrain. Existing slopes will accommodate buildings, walkways, and parking lots without requiring any significant re-shaping of the land. The proposed grading concept is intended to conform to the surrounding grades of the East Kapolei development and the North-South Road, as well as the preliminary *East Kapolei Drainage Master Plan*. It is anticipated that due to the flat terrain, the campus will require fill to provide adequate slopes for drainage and to elevate the campus above the Hunehune Gulch and Kalo‘i Gulch storm water elevations.

During Phase 1 of the development, grading for the 1,520-student campus will consist of shallow embankments for the parking lots, immediate campus, and primary access roads, Road A and B. Future campus expansion and development of the surrounding areas will require additional amounts of shallow embankment.

All grading operations will be conducted in full compliance with dust and erosion control requirements of the City’s Grading Ordinance. All construction activities will comply with the provisions of Section 11-60.1-33, HAR, on Fugitive Dust. A grading permit is required to

modify the topography, and a National Pollutant Discharge Elimination System (NPDES) permit is required before construction begins to address non-point source discharges.

3.3 DRAINAGE

Existing Conditions

The UH West O‘ahu property is located in the mid-level portion of the Kalo‘i Gulch and Hunehune Gulch watersheds. The property is bisected by Kalo‘i Gulch and Hunehune Gulch, which are characterized as dry ditches within the flat terrain of the property. At times, significant precipitation causes direct runoff, and since there are no existing drainage improvements within the property, runoff flows overland via the two gulches toward the ‘Ewa Villages Golf Course. The existing gulches are not adequate to handle large storms and excess runoff flows overland.

Kalo‘i Gulch and Hunehune Gulch converge within the property. Based on City and County standards, runoff calculations indicate a peak flow of over 1,200 cubic feet per second (cfs) from the Hunehune Gulch watershed, which crosses Farrington Highway and enters the property. A peak flow of over 5,900 cfs enters the East Kapolei lands from the Kalo‘i Gulch watershed.

In 2000, an emergency overflow channel was constructed to allow overflows from a very large, infrequent storm event to overtop the detention/retention basins of the Coral Creek Golf Course (located to the southeast of the property) and proceed toward the Pacific Ocean in the vicinity of Oneula Beach Park. However, a site inspection revealed that there are no physical indications that storm flows have ever overtopped the Coral Creek drainage system and discharged to the Pacific Ocean, as storm water management systems associated with developments within the lower reaches of the Kalo‘i Gulch watershed have been engineered such that the upper reaches of Kalo‘i Gulch are effectively isolated from the Pacific Ocean. The Department of the Army (DA) has determined that the upper reaches of Kalo‘i Gulch within the project site do not have a regulated tributary connection to waters of the U.S. (see Appendix A).

The Federal Emergency Management Agency classifies flood hazard zones on the Flood Insurance Rate Map (FIRM) as part of the Flood Insurance Program for the City. The property is located in Zone D, which includes areas in which flood hazards are undetermined (see Figure 3.1). This was confirmed by the State Department of Land and Natural Resources (DLNR) Engineering Division, which also stated in its pre-consultation comment letter that if future studies determine that the property is within the flood zone, the project must comply with the rules and regulations of the National Flood Insurance Program (see Chapter 8.0).

Anticipated Impacts and Mitigation Measures

Existing runoff volume will increase as a result of the addition of impermeable surfaces (i.e., roadways, sidewalks, parking areas, buildings, and courtyards). However, proposed drainage improvements, further discussed in Section 4.10.4, are intended to control flooding and provide adequate storm water disposal. A 10-acre detention basin is proposed within the campus and an 11.2-acre detention basin is proposed at the southern boundary of the property. Storm water runoff from the property will be conveyed to the East Kapolei regional drainage system. A drainage corridor is planned within the 300-foot-wide utility, drainage, and access corridor along the proposed North-South Road (see Figure 2.5). Flood control detention areas will be required until a downstream drainage connection to the Pacific Ocean is established at Oneula Beach Park.

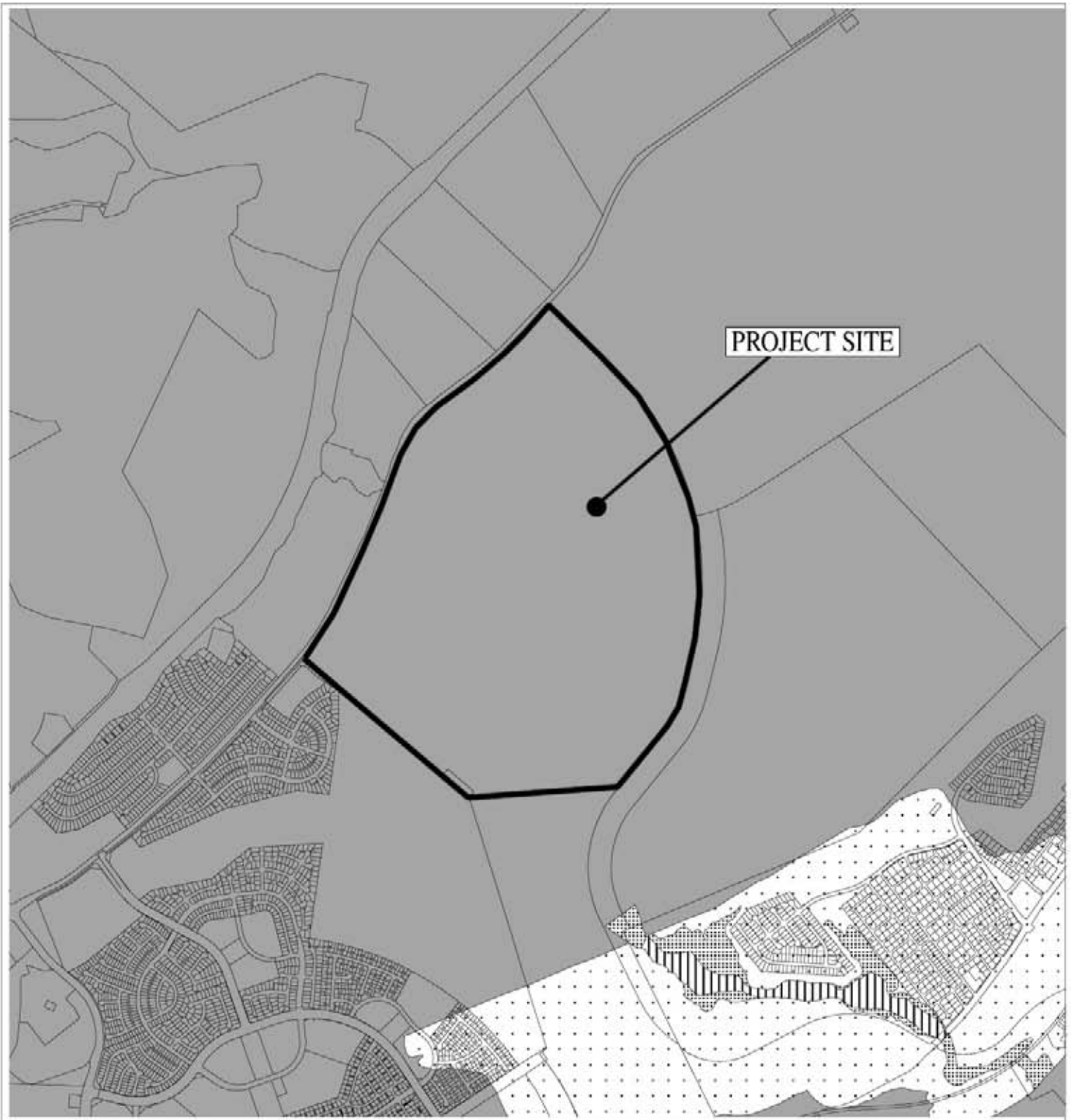
As discussed above, a Department of the Army permit pursuant to Section 404 of the Clean Water Act is not required for the proposed fill of Kalo'i Gulch.

3.4 SOILS

Existing Conditions

Three soil suitability studies have been prepared for Hawai'i. The principal focus of these studies is to describe the physical attributes and relative productivity of different land types for agricultural production. The three studies include the *Detailed Land Classification* by the University of Hawai'i Land Study Bureau, a soil survey by the U.S. Department of Agriculture Natural Resources Conservation Service, and the Agricultural Lands of Importance to the State of Hawai'i (ALISH) system by the State Department of Agriculture.

Detailed Land Classification. The *Detailed Land Classification* (1963) was developed for each island by the University of Hawai'i Land Study Bureau. This series of reports was intended to develop a land inventory and productivity evaluation based on statewide standards of crop yields and levels of management. A five-class productivity rating is applied using the letters A, B, C, D, and E, with A representing the soils with the highest productivity and E the lowest. Soils on the UH West O'ahu property are rated mostly A and B (see Figure 3.2). This reflects the property's past and present agricultural use under irrigated conditions. A small northern portion of the property is rated E.



PROJECT SITE

Legend






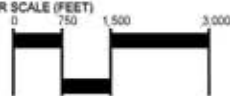

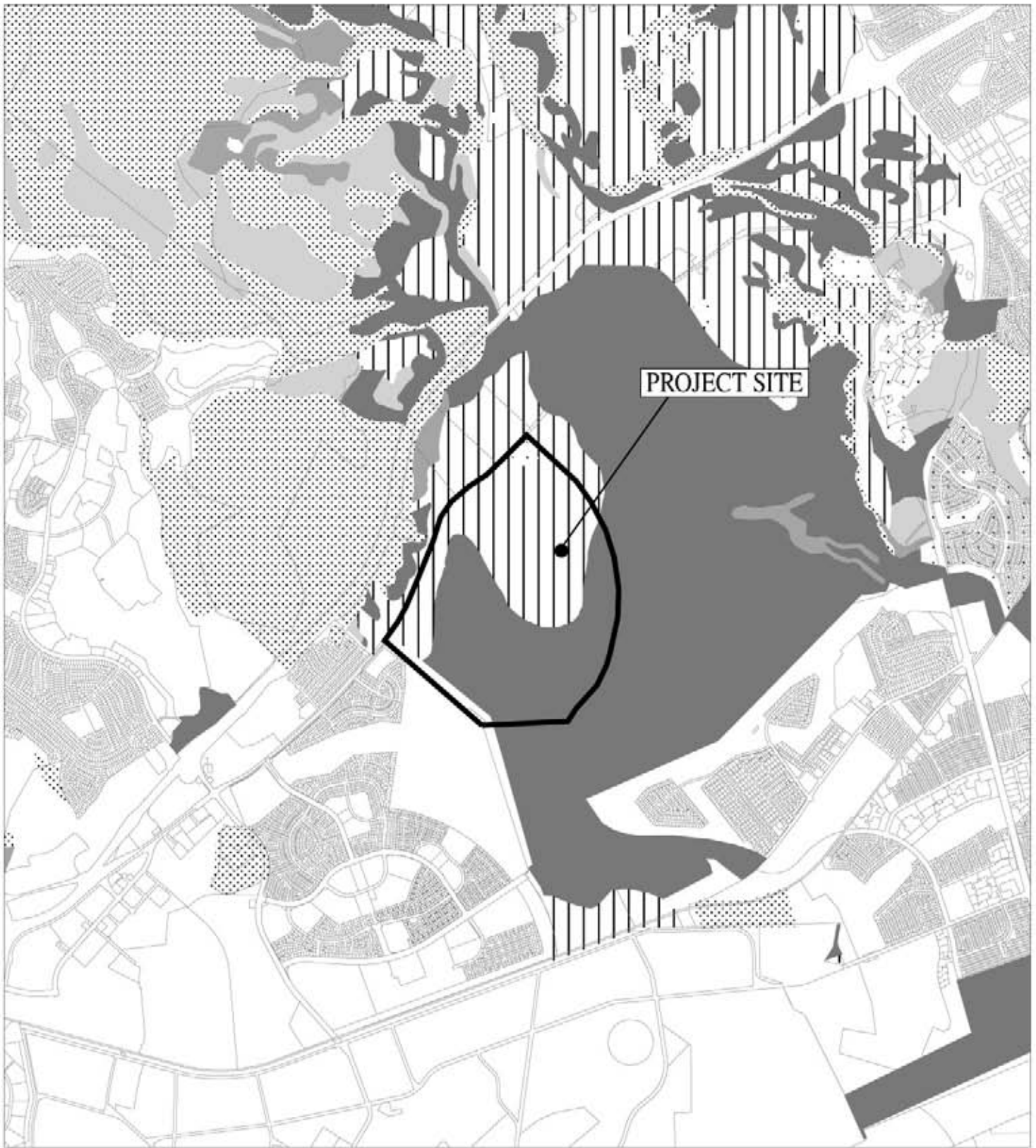
-  Zone X: Areas Determined to be Outside 500-Year Floodplain
-  Zone D: An Area of Undetermined but Possible Flood Hazards
-  Zone AE: An Area Inundated by 1% Annual Chance Flooding For Which Base Flood Elevations Have Been Determined
-  Zone AEF: Floodway Area in Zone AE

Figure 3.1
 Flood Insurance Rate Map
 University of Hawai'i West O'ahu

NORTH  LINEAR SCALE (FEET)  East Kapolei, O'ahu 

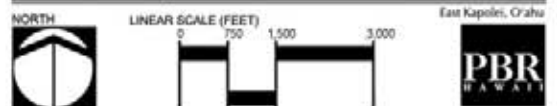


Legend

	A: Excellent	} Prime Agricultural Soils
	B: Good	
	C: Fair	
	D: Poor	} Marginal Agricultural Soils
	E: Very Poor	
	Unclassified	

Source: Land Study Bureau

Figure 3.2
Detailed Land Classification
University of Hawai'i West O'ahu



UNIVERSITY OF HAWAI'I WEST O'AHU
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Natural Resources Conservation Service Soil Survey. The Natural Resources Conservation Service identified six general soil types and a water reservoir within the property (see Figure 3.3). The soil types include:

- Honouliuli Clay, 0 to 2 percent slopes (HxA);
- Honouliuli Clay, 2 to 6 percent slopes (HxB);
- Waialua Silty Clay, 0 to 3 percent slopes (WkA);
- Ewa Silty Clay Loam, 3 to 6 percent slopes (EaB);
- Ewa Stony Silty Clay, 6 to 12 percent slopes (EwC); and
- Waipahu Silty Clay, 0 to 2 percent (WzA).

Honouliuli Clay, 0 to 2 percent slopes (HxA). The majority of soils within the UH West O'ahu property are of this type. Permeability for this soil is moderately slow, runoff is slow, and the erosion hazard is no more than slight.

Honouliuli Clay, 2 to 6 percent slopes (HxB). This soil is found throughout the central and northern portions of the property. Runoff for this soil is slow and the erosion hazard is slight.

Waialua Silty Clay, 0 to 3 percent slopes (WkA). This soil is found throughout the property. Permeability for this soil is moderate, runoff is slow, and the erosion hazard is no more than slight.

Ewa Silty Clay Loam, 3 to 6 percent slopes (EaB). This soil is found along the western boundary of the property. Permeability for this soil is moderate, runoff is slow, and the erosion hazard is slight.

Ewa Stony Silty Clay, 6 to 12 percent slopes (EwC). A small amount of this soil is found at the western boundary of the property. Runoff for this soil is slow to medium and the erosion hazard is slight to moderate.

Waipahu Silty Clay, 0 to 2 percent (WzA). This soil is found in the northern portion of the property. Permeability for this soil is moderately slow. Runoff is slow or very slow, and the erosion hazard is none to slight.

Agricultural Lands of Importance to the State of Hawai'i. The Agricultural Lands of Importance to the State of Hawai'i (ALISH) (1977) system maps and identifies three broad classes of agricultural land based, in part, on the criteria established by the Natural Resources Conservation Service. Prime Agricultural Land is defined as "land best suited for the production of food, feed, forage, and fiber crops." This class of land has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to modern farming methods. Prime Agricultural Land gives the highest yields with the lowest inputs of energy or money, and with the least damage to the environment. The two other classes of the ALISH system are Unique Agricultural Land and Other Important Agricultural Land, identifying successively less

productive soils. The entire UH West O‘ahu property is designated Prime Agricultural Land (see Figure 3.4).

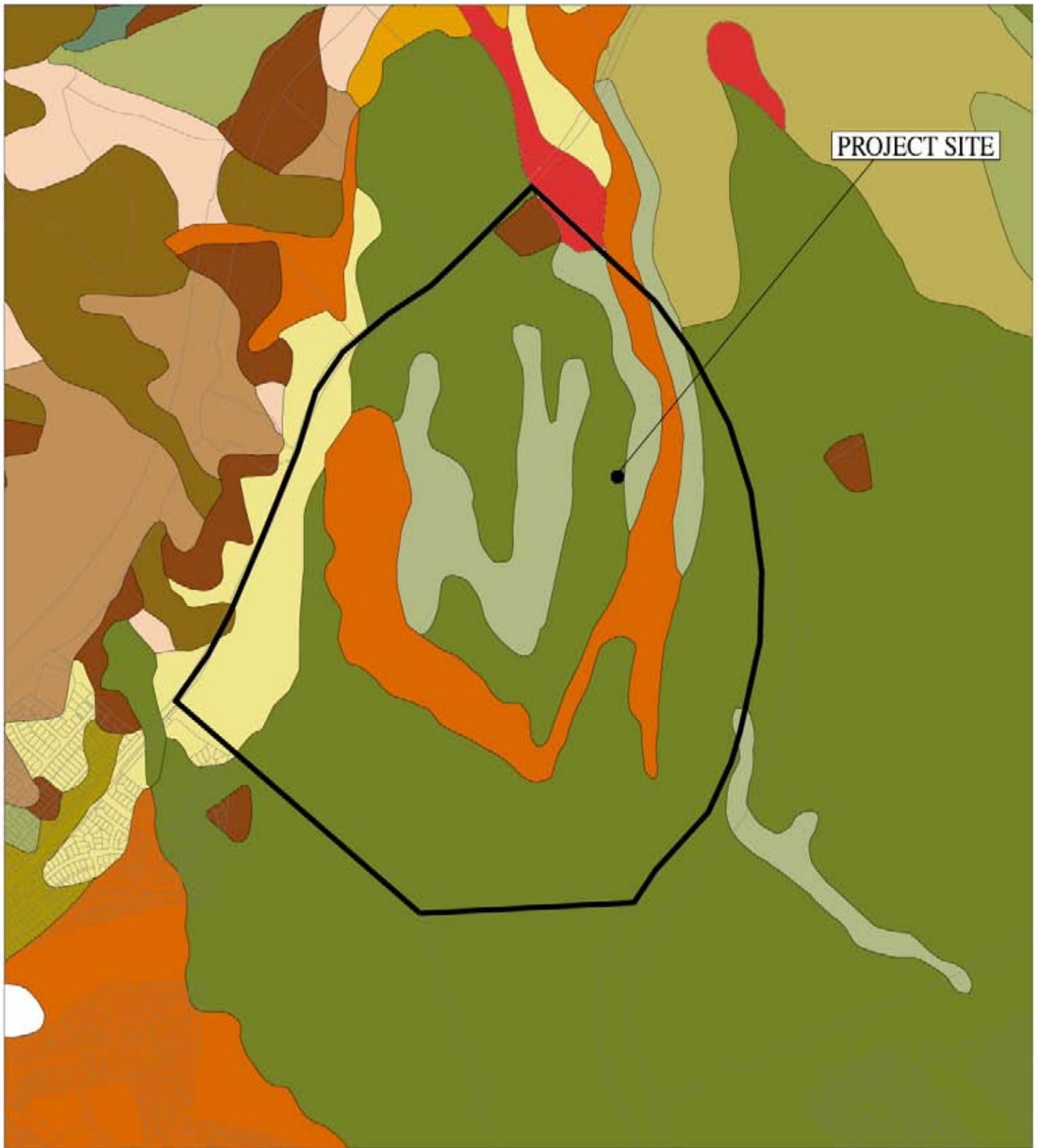
Anticipated Impacts and Mitigation Measures

Due to the relatively flat terrain, grading for the campus will not be conspicuous. The proposed 7,600-student campus and surrounding uses will generally follow the existing terrain. Existing slopes will accommodate buildings, walkways, and parking lots without requiring any significant re-shaping of the land. However, the campus will require fill to provide adequate slopes for drainage and to elevate the campus above the Hunehune Gulch and Kalo‘i Gulch storm water elevations.

All grading operations will be conducted in full compliance with dust and erosion control requirements of the City’s Grading Ordinance. All construction activities will comply with the provisions of Section 11-60.1-33, HAR, on Fugitive Dust. A grading permit is required to modify the topography, and a National Pollutant Discharge Elimination System (NPDES) permit is required before construction begins to address non-point source discharges. Prior to the issuance of a grading permit by the City DPP, an erosion control plan and best management practices required for the NPDES permit will be submitted to describe the implementation of appropriate erosion control measures.

A watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. Other dust and erosion control measures include cleaning job-site construction equipment and establishing ground cover as quickly as possible after grading. During the public review period, the Department of Health Clean Air Branch recommended that a dust control management be prepared. The DOH CAB also provided additional examples of measures that can be implemented during construction:

- where possible, for areas involving mixed land uses, buffer zones be established to alleviate potential dust nuisance problems;
- planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- providing an adequate water resource and watering program at the site prior to start-up of construction activities;
- landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- minimizing dust from shoulders and access roads;
- providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- controlling dust from debris being hauled away from the project site.



PROJECT SITE

Legend

- Water Reservoir
- Honouliuli Clay, 0-2 Percent Slopes (HxA)
- Waipahu Silty Clay, 0-2 Percent Slopes (WzA)
- Honouliuli Clay, 2-6 Percent Slopes (HxB)
- Waialua Silty Clay, 0-3 Percent Slopes (WkA)
- Ewa Silty Clay Loam, 3-6 Percent Slopes (EaB)
- Ewa Stony Silty Clay, 6-12 Percent Slopes (EwC)

Source: U.S. Department of Agriculture Soil Conservation Service

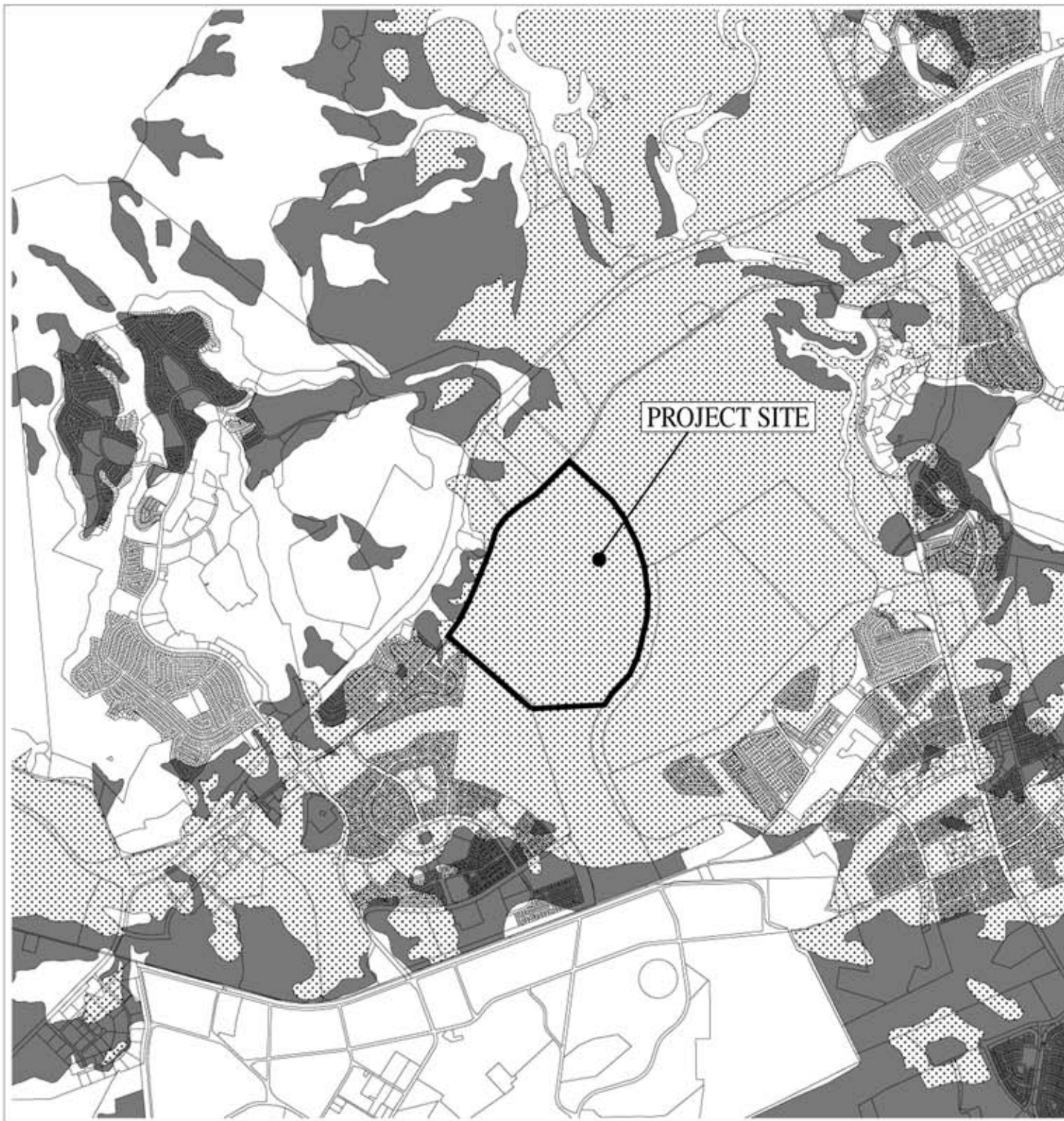
Figure 3.3
Soil Survey

University of Hawai'i West O'ahu

East Kapolei, O'ahu

NORTH

LINEAR SCALE (FEET)



Legend







-  Unclassified Agricultural Land
-  Prime Agricultural Land
-  Other Agricultural Land

Figure 3.4
 Agricultural Land of Importance
 to the State of Hawai'i (ALISH)
University of Hawai'i West O'ahu

NORTH LINEAR SCALE (FEET) East Kapolei, O'ahu

0 750 1,500 3,000

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FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Mitigation measures generally associated with best (water borne soil erosion) management practices include:

- Early construction of drainage control features;
- Construction of temporary sediment basins to trap silt;
- Use of temporary berms and cut-off ditches where needed; and
- Use of temporary silt fences or straw bale barriers to trap silt.

Once construction is complete, the soils on the property will be permanently lost for soil-based agriculture. However, since much of the property currently consists of exposed soil and scrub vegetation, which resulted from past and present agricultural uses, overall soil loss will likely be reduced significantly after development. Landscaping, groundcover, and drainage improvements will also mitigate soil loss after build-out.

No significant geological and/or geotechnical constraints that would preclude the proposed development are expected to be encountered. The primary geotechnical considerations for the development of this property appear to be site drainage, abandoned agricultural infrastructure, expansive soil conditions, and possible backfilled, undocumented ditches or reservoirs associated with past use of the land. Due to the relatively dry climatic conditions of the ‘Ewa Plain, it is important that proper site drainage and landscaping, along with a permanent irrigation system, be developed to help control the expansive soils and reduce the potential for significant erosion of soil materials.

3.5 GROUNDWATER RESOURCES/HYDROLOGY

Existing Conditions

The ‘Ewa region of O‘ahu overlies the Southern Oahu Basal Aquifer (SOBA), a designated Sole Source Aquifer. The gently sloping topography of the ‘Ewa Plain is comprised of terrestrial alluvium, which is made up of clay and mud eroded from volcanic rock and inter-layered with coral limestone deposited during periods when the area was covered by the ocean. This geologic feature is commonly referred to as caprock, which is approximately 1,000 feet thick near the shoreline. Water in the caprock is too saline to be potable.

The potential for surface contamination of water under the caprock is low due to artesian conditions and the relative impermeability of the caprock. Infiltration of surface water mauka of the caprock could contaminate potable groundwater resources since the caprock is not present to function as a barrier in this area. Hydrological modeling predicts that the salinity of the caprock aquifer will increase as fresh water recharge declines with the reduction in sugarcane irrigation.

The State Department of Health (DOH) has established the Underground Injection Control (UIC) line at North Hanson Road to protect potential sources of drinking water by not allowing wastewater injection wells or cesspools mauka of the line. The UH West O‘ahu property is mauka of the UIC line but will not include injection wells or cesspools.

The property is bisected by Kalo‘i Gulch and Hunehune Gulch. At times, significant precipitation causes direct runoff, and since there are no existing drainage improvements within the property, runoff flows overland via the two gulches toward the ‘Ewa Villages Golf Course. The existing gulches are not adequate to handle large storms and excess runoff flows overland.

Anticipated Impacts and Mitigation Measures

With the termination of irrigation for sugarcane in the project area, groundwater recharge has decreased. When a non-potable water system is developed for East Kapolei, non-potable water from the Honouliuli Water Recycling Facility will be used for the irrigation of common areas, in accordance with State DOH regulations.

3.6 NATURAL HAZARDS

Existing Conditions

Natural hazards are events such as tsunami, floods, hurricanes, earthquakes, soil slippage, and volcanic hazards. The UH West O‘ahu property is located outside of the tsunami evacuation area and within Zone D, where flood hazards are undetermined but possible (see Figure 3.1). Kalo‘i Gulch and Hunehune Gulch traverse the property; however, with the development of drainage improvements for the Villages of Kapolei (including a golf course, a lined drainage ditch, and injection wells), the drainage conditions impacting the property have been significantly altered.

Earthquakes in the Hawaiian Islands are associated with volcanic eruptions or tectonic movements. Volcanic hazards in the area are considered minimal due to the extinct status of former volcanoes.

The State has been affected twice since 1982 by devastating hurricanes, ‘Iwa in 1982 and ‘Iniki in 1992. While it is difficult to predict these natural occurrences, it is reasonable to assume that events could occur, given the past record. However, the project area is no more vulnerable to the destructive winds and torrential rains associated with hurricanes and cyclones than other parts of the island.

Anticipated Impacts and Mitigation Measures

Currently, the property has no on-site drainage facilities, and Kalo‘i and Hunehune Gulches are not adequate to handle large storms and excess runoff flows overland. However, proposed drainage improvements, further discussed in Section 4.10.4, are intended to control flooding and provide adequate storm water disposal. A 5-acre detention basin near the campus and an 11.2-acre detention basin at the southern boundary of the property will be developed in Phase 1. The 5-acre campus detention basin will be expanded to 10 acres at

full build-out. The Storm water runoff from the property will be conveyed to the East Kapolei regional drainage system. A drainage corridor is planned within the 300-foot-wide utility, drainage, and access corridor along the proposed North-South Road (see Figure 2.5). A Department of the Army permit is not required to fill Kalo‘i Gulch, as the upper reaches of the gulch within the project site do not have a regulated tributary connection to waters of the U.S. (see Appendix A).

Potential damage caused by hurricanes and earthquakes will be mitigated by compliance with the Uniform Building Code adopted by the City.

3.7 FLORA

Existing Conditions

The property was historically used for sugarcane cultivation, and portions of the property are currently on month-to-month revocable leases to Aloun Farms, Inc. and A.M. Enterprise, Inc. for vegetable and fruit farming (see Figure 1.4). These agricultural activities have significantly disrupted the original vegetation. Several botanical surveys on the property and adjacent lands have identified sugarcane fields, ruderal fields, and fallow fields. A survey of the 1,300-acre East Kapolei Master Plan area, which included the UH West O‘ahu property, was undertaken by K.M. Nagata between mid-September and early October 1996. To verify the findings of this survey and to more accurately inventory and map the plants, Char & Associates conducted a survey in December 1996 and reported findings in January 1997. In June 2003, a botanical survey of the approximately 500-acre UH West O‘ahu property was conducted by Char & Associates. This report is included in Appendix B.

K.M. Nagata Survey (1996). The 1996 field survey of the 1,300-acre East Kapolei Master Plan area discovered the endangered plant species, ko‘oloa‘ula or *Abutilon menziesii*. The survey report is included in the *Habitat Conservation Plan for Abutilon menziesii at Kapolei* (see Appendix C). According to the survey report, the property was classified as one of lowland shrub with a coastal fringe of kiawe trees. These communities were characterized by actively cultivated sugarcane fields, abandoned cane fields, common “weedy” introduced plants, and lowland wayside species. The vegetation of these lands is entirely secondary and is determined by the history of cultivation (or disturbance) on each individual parcel. Eight plant communities were recognized, with each community existing as a continuum with one blending into another. Within the eight plant communities identified, 99 different plant species were recorded, two indigenous (‘ilima and pa‘uohi‘iaka), two probably indigenous (‘uhaloa and hoary abutilon), and one endemic (ko‘oloa‘ula, or *Abutilon menziesii*). Except for ko‘oloa‘ula, all of the native species on the site were common lowland species in Hawai‘i. At least 38 individuals of the ko‘oloa‘ula were recorded throughout the 1,300-acre survey area. The ko‘oloa‘ula is now a federally listed endangered species, once endemic to Lāna‘i, Maui, O‘ahu, and Hawai‘i. It may now be extinct on Hawai‘i.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Char & Associates (1997). As previously noted, in September 1996, Nagata found at least 38 ko‘oloa‘ula plants within the 1,300-acre East Kapolei Master Plan area. After the unusually heavy rains in November 1996, Char & Associates conducted an intensive inventory of the plants in December and flagged and inventoried a total of 88 plants occurring in three colonies. The survey report is included in the *Habitat Conservation Plan for Abutilon menziesii at Kapolei* (see Appendix C).

Char & Associates (2003). A botanical survey of the UH West O‘ahu property was conducted in June 2003 by Char & Associates to: 1) prepare a general description of the vegetation on the site; 2) inventory the flora; 3) search for threatened and endangered species as well as species of concern; and 4) identify areas of potential environmental problems or concerns and propose appropriate mitigation measures (see Appendix B). Three vegetation types were recognized on the property: agricultural/farm, scrub vegetation, and gulch vegetation. The species observed in the field survey are indicative of the environmental conditions at the time of the survey. Findings of the botanical survey are summarized below.

Agricultural/Farm. Actively cultivated fields compose the agricultural farm land vegetation type, which covers the majority of the property. Short stumps of koa haole shrubs (*Leucaena leucocephala*) were scattered throughout these fields. Various crops covered large areas of the planted fields on the eastern portion of the property. A few weedy species were found growing among the crop plants. Most of the weedy plants, however, occur along the uncultivated areas that border the fields. They receive runoff from the cultivated fields and tend to be lush and green. The native ‘ilima (*Sida fallax*) is locally common in some places, and one new species not recorded from the island of O‘ahu, Russian thistle or tumbleweed (*Salsola tragus*), was collected and deposited at the Bishop Museum herbarium.

Gulch Vegetation. Kalo‘i Gulch and Hunehune Gulch cross the property. The vegetation within the gulches (sides and bottom) is characterized by dense, robust clumps of Guinea grass, five- to ten-feet tall. The dense Guinea grass cover tended to exclude other species, but a few patches of California grass (*Brachiaria mutica*), soubush, castor bean (*Ricinus communis*), wild bittermelon (*Momordica charantia*), comby hyptis (*Hyptis pectinata*), and cocklebur (*Xanthium strumarium*) were found where the Guinea grass cover was thin and the soil was exposed. Along the top banks of the gulches, buffelgrass formed a thick mat and Guinea grass was also abundant in places. Koa haole shrubs were scattered to very dense, forming small thickets, especially along the eastern section of Kalo‘i Gulch. Tangled mats of coccinia vine (*Coccinia grandis*) were frequently observed climbing up and over the koa haole shrubs. A few kiawe trees were also found along the top of the gulches.

Scrub Vegetation. This vegetation type occupies the southern portion of the property and is usually one- to three-feet tall. Long dead stalks of sugar cane were scattered throughout this area, and at the time of this survey, the property was very dry with plant cover between 50 and 60 percent. Bare soil areas with large, knee-deep cracks

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

were prominent. Swollen fingergrass was the most abundant species, forming fairly large patches. In some places, buffelgrass (*Cenchrus ciliaris*) was locally abundant and formed a thick mat. Four herbaceous species were abundant to common, and small shrubs of hoary abutilon (*Abutilon incanum*), 'uhaloa (*Waltheria indica*), and 'ilima were abundant. Taller shrubs of koa haole and sourbush (*Pluchea carolinensis*) were scattered throughout this scrub cover. Other woody components were found in small numbers, and a few species usually used as landscaping material had established themselves within these former cane fields. Vegetation was somewhat denser along the old, crushed coral-covered cane haul roads and irrigation ditches, and the Koa haole shrubs and Guinea grass were common. Other species forming fairly large patches here include saltbush (*Atriplex suberecta*), 'uhaloa, slender mimosa (*Desmanthus pernambucan*), *Macroptilium atropurpureum*, Natal redtop grass (*Melinis repens*), 'ilima, and swollen fingergrass.

Ko'oloa'ula or Abutilon menziesii. Ko'oloa'ula is a member of the hibiscus or mallow family (*Malvaceae*). It is a branched shrub covered by velvety, silvery hairs. The heart-shaped leaves are silvery-green and the small 'ilima-like flowers range in color from pale peach to dark red. *Abutilon menziesii* is found in dry, lowland habitats on the islands of O'ahu, Maui, Lāna'i, and Hawai'i. In 1986, the species was federally listed as endangered and is protected under the provisions of the Endangered Species Act of 1973, as amended, and Chapter 195D, HRS, as amended. In its natural habitat the plants are threatened by browsing animals, competition from weedy introduced species, fires, predation by insects, loss of native pollinators, and development (U.S. Fish and Wildlife Service 1994).

A single plant of the endangered ko'oloa'ula was found within the property in the 1997 survey by K.M. Nagata, but has since died. The plant was identified as Cluster D, and seeds may be present in the soil or around the cluster (see Figure 3.5). A few individual plants exist along the southeastern boundary of the property. These plants represent the most mauka extension of the Cluster C population.

Native Species. Some native species including 'ilima, hoary abutilon, and 'uhaloa are common to abundant throughout the scrub vegetation on the property and elsewhere.

Discussion and Recommendations. The UH West O'ahu property was under sugarcane cultivation for nearly a century with the last harvest occurring in 1994, prior to permanent closure of Oahu Sugar Company, Ltd. (OSCo) in 1995. Today, only dead stalks of sugar cane and faint traces of planting furrows remain. Weedy scrub vegetation consisting of a mixture of swollen fingergrass and buffelgrass, herbaceous species, and small shrubs covers the former cane fields on the southern half of the property, while the northern portion is actively cultivated for various fruit and vegetable crops by Aloun Farms, Inc. Kalo'i Gulch and Hunehune Gulch support dense Guinea grass and stands of koa haole shrubs.

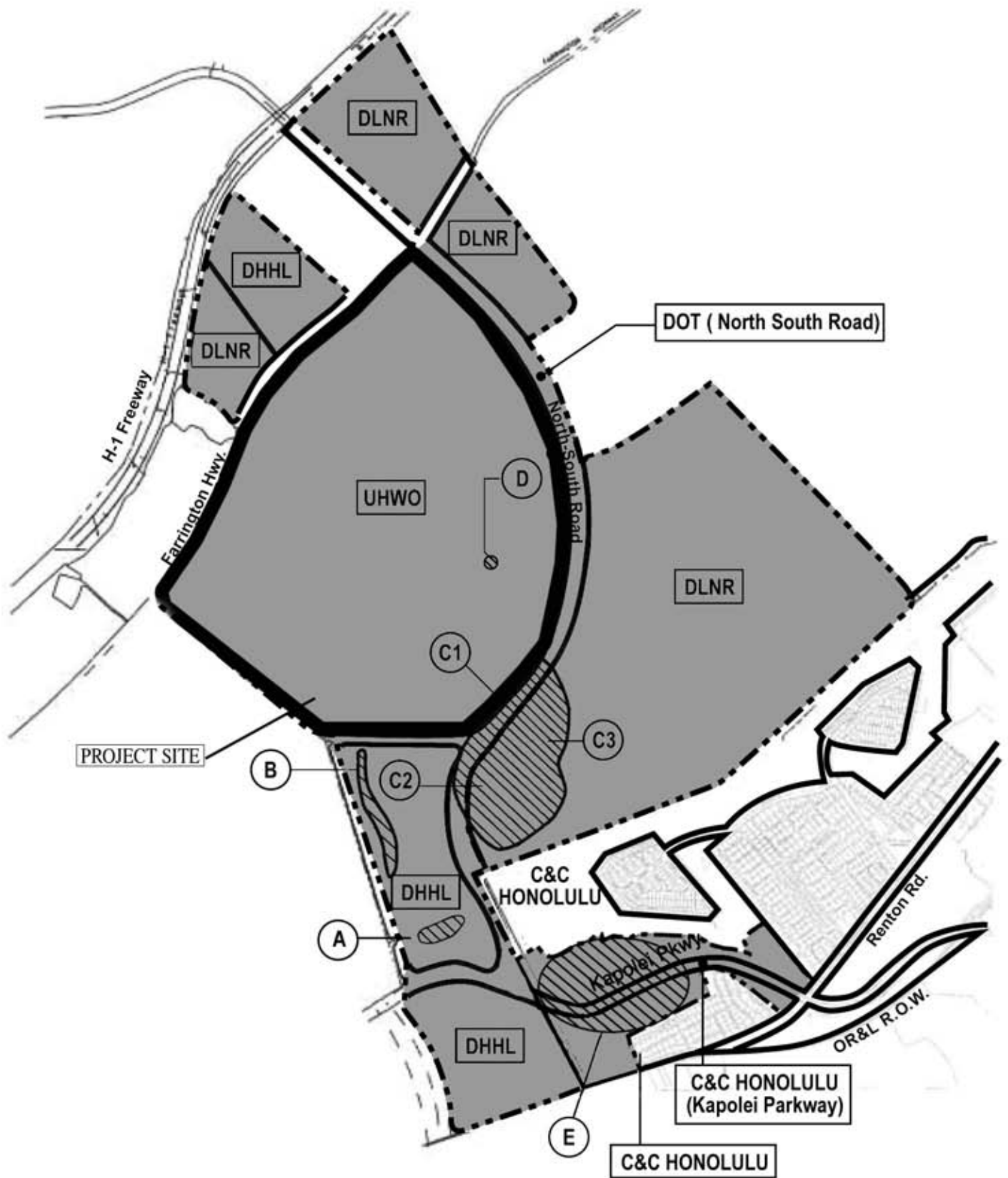
UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

The vegetation on the property is dominated by introduced or alien species. A total of 95 plant species were observed during this study. Of these, 89 (94 percent) are introduced. Four species are indigenous or presumably indigenous, including 'ilima (*Sida fallax*), hoary abutilon (*Abutilon incanum*), 'uhaloa (*Waltheria indica*), and popolo (*Solanum americanum*). Two endemic species are the endangered ko'oloa'ula (*Abutilon menziesii*) and pa'uohi'iaka (*Jacquemontia ovalifolia subsp. sandwicensis*).

Habitat Conservation Plan for *Abutilon menziesii* at Kapolei (2004). In 1997, the Hawai'i State Legislature enacted and passed House Bill 1292 to provide private landowners with incentives to promote the conservation and recovery of threatened and endangered species and their habitats. House Bill 1292 was signed into law by the Governor and now augments Chapter 195D, HRS. The Act provides for the preparation and implementation of Habitat Conservation Plans and Safe Harbor Agreements under the Federal Endangered Species Act and the State of Hawai'i endangered species law, and for the State law to complement the Federal law. In addition, the Act provides new incentives for private landowners to recover and protect threatened and endangered species on their lands, while providing a dynamic and flexible framework to allow creative solutions, increase public appreciation and understanding of endangered species issues, and encourage partnerships to help Hawai'i recover its unique natural heritage. This legislation makes Hawai'i law generally consistent with the Federal Endangered Species Act.

In accordance with both State and Federal regulations, mitigation measures have been identified in the *Habitat Conservation Plan for Abutilon menziesii at Kapolei* (HCP) prepared in consultation with the State DLNR. The HCP is included in Appendix C. The goal of the HCP is to initiate and sustain a program that would result in an overall net gain in the number of *Abutilon menziesii* on O'ahu. Three objectives have been identified: 1) describe the existing conditions of the Kapolei population; 2) describe the potential impacts of the Kapolei projects on *Abutilon menziesii*; and 3) describe the strategies and actions to mitigate the impacts. The major strategy designed to mitigate impacts and to benefit the species is the creation of three protected off-site wild populations on O'ahu from the single degraded Kapolei population. The new off-site populations will protect existing individuals as well as the genetic diversity of the existing population.

The primary funding mechanism is a trust fund for endangered species as promulgated in Chapter 195D-31, HRS. The State DOT will provide the funding to implement the HCP. The North-South Road, as planned, would affect approximately 25 percent of the population, and the other Kapolei projects (i.e., Kapolei Parkway Extension, DHHL developments, and DLNR developments) would affect the remaining 75 percent. As agreed by the DOT and the DLNR in a Memorandum of Agreement (MOA), the DOT on March 14, 2001 made available funds in the amount of \$250,000 for the initial five years of HCP implementation. These initial funds are being utilized (since approximately August 2001) by DLNR to manage and implement the HCP strategies. The MOA also stipulates that the subsequent 15 years will also be funded by DOT. An additional \$750,000 will also be delegated to DLNR upon the approval of the HCP by the Board of Land and Natural Resources (BLNR) (or the Hawai'i




LEGEND
 Abutilon menziesii Plant Clusters

Figure 3.5
 Abutilon menziesii Plant Clusters Map
 University of Hawai'i West O'ahu

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Legislature, as appropriate) and the Governor’s release of the funds for a total not to exceed \$1 million over a maximum period of 20 years. The DOT has developed a process for third party developers (“cooperators”) to utilize the Incidental Take License through a Certificate of Inclusion. The cooperators would pay into a contingency fund, to be established by the DOT, for the following purposes: 1) to finance unanticipated costs incurred by DLNR in the implementation of the HCP measures; and 2) to fund the management and monitoring of three wild populations beyond 20 years. The total initial amount of the contingency fund is \$200,000. To ensure this fund DOT will deposit the full \$200,000 amount following the approval of the HCP.

On April 8, 2004, the BLNR unanimously approved the HCP and accompanying Incidental Take License and Certificate of Inclusion. The University is currently working with the DOT to be included in the Certificate of Inclusion for the Incidental Take License.

Anticipated Impacts and Mitigation Measures

Seeds that may be present in the soils and the few individual plants along the southeastern boundary of the property will be removed. However, the long-term impact on the ko’oloa’ula population in Kapolei would be beneficial, as proposed mitigation measures in the HCP will ensure the future propagation of new plants.

Under DLNR’s interim management program, three new populations of ko’oloa’ula have been initiated at Koko Crater Botanical Garden, Ka’ena Point State Park, and the Honouliuli Unit of the Pearl Harbor National Wildlife Refuge. The Ka’ena Point State Park and Pearl Harbor National Wildlife Refuge are wild sites, and additional sites will continue to be pursued to yield three successful wild sites for propagation of ko’oloa’ula.

If an off-site preserve can be established, some of the plants would remain *in situ* for many years. Because the protection, propagation, and relocation of the ko’oloa’ula plant is a long-term undertaking, final implementation of the HCP will extend well into the project’s construction period. Once construction and build-out of the campus is complete, use of the ko’oloa’ula in project landscaping and continued use of the ko’oloa’ula nursery for propagation will ensure a much larger and vigorous population of the ko’oloa’ula than would have occurred without development of the UH West O’ahu property. The HCP also proposes long-term management of the populations to occur concurrently with project development, over a period of approximately 20 years. The successful implementation of the HCP would significantly increase the numbers of new plants on O’ahu and improve the quality of existing populations on adjacent properties.

3.8 FAUNA

Existing Conditions

In April 2005, a wildlife survey was conducted by Phillip L. Bruner to document the species

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

of birds and mammals present on the project site and to note any habitat features utilized by native and migratory birds. This report is included in Appendix D.

Native Land Birds. No native land birds were observed during the survey. The only species known to exist in this region is the Hawaiian Owl, or Pueo (*Asio flammeus sandwichensis*), which is listed as an endangered species on O'ahu by the State of Hawai'i. In previous surveys at Barbers Point and Campbell Industrial Park, Pueo were seen on several occasions over the past ten years.

Native Waterbirds and Seabirds. The habitat provided on the project site is not suitable for native waterbirds or seabirds. As expected, none were seen during the survey.

Migratory Birds. Several Pacific Golden-Plover, or Kolea (*Pluvialis fulva*), were observed during the survey. This bird is not listed as a threatened or endangered species.

Alien Birds. Sixteen species of alien birds were observed during the survey (see Table 3.1). None of these species are listed as threatened or endangered. The array and relative abundance of alien birds observed is typical for this region of O'ahu.

Table 3.1 – Alien (Introduced) Birds Observed On-Site

COMMON NAME	SCIENTIFIC NAME
Cattle Egret	<i>Bubulcus ibis</i>
Ring-necked Pheasant	<i>Phasianus colchicus</i>
Spotted Dove	<i>Streptopelia chinensis</i>
Zebra Dove	<i>Geopelia striata</i>
Sky Lark	<i>Alauda arvensis</i>
Red-vented Bulbul	<i>Pycnonotus cafer</i>
Northern Mockingbird	<i>Mimus polyglotos</i>
Common Myna	<i>Acridotheres tristis</i>
Red-crested Cardinal	<i>Paroaria coronata</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
House Finch	<i>Carpodacus mexicanus</i>
Common Waxbill	<i>Estrilda astrild</i>
Red Avadavat	<i>Amandava amandava</i>
Nutmeg Mannikin	<i>Lonchura cantans</i>
Chestnut Munia	<i>Lonchura atricapilla</i>
Java Sparrow	<i>Padda oryzivora</i>

Feral Mammals. The only feral mammals observed during the survey were the Small Indian Mongoose (*Herpestes auropunctatus*) and feral cats (*Felis catus*). Rats (*Rattus spp.*) and House Mouse (*Mus musculus*) likely occur in this area. The endangered Hawaiian Hoary Bat (*Lasiurus cinereus semotus*) is rarely observed on O'ahu and none were observed during this survey.

Anticipated Impacts and Mitigation Measures

No native, threatened, or endangered land birds were observed on the project site and none are expected to be impacted by the UH West O'ahu development. The habitat provided by the site is not suitable for native waterbirds or seabirds, and as expected, none were observed during the survey.

The UH West O'ahu development will change the landscape and habitat of the project site. As a result of this change, the number of some alien birds found on the site, such as Common Myna and Red-vented Bulbul, will likely increase. The number of alien species that prefer open grasslands and agricultural fields will likely decrease; however, nearby fields and landscaped areas within the project may provide similar habitat. Additionally, none of the alien species observed on the project site are listed as threatened or endangered.

The number of wintering migratory Pacific Golden-Plover may increase, as the proposed development will provide landscaped lawns. Feral cats may also increase in number, especially if they are fed, which often happens in public parks and around schools.

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The background of the page features a large, faint watermark of the University of Hawaii seal. The seal is circular and contains a central figure holding a torch and a book, with a globe behind it. The text "UNIVERSITY OF HAWAII" is arched across the top, and "WEST O'AHU" is arched across the bottom. The year "1976" is visible at the bottom center of the seal.

4.0

**ASSESSMENT OF THE HUMAN
ENVIRONMENT, POTENTIAL IMPACTS,
AND MITIGATION MEASURES**

4.0 ASSESSMENT OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

Existing Conditions

~~The earliest detailed map of the project area shows no habitation closer than the western edge of West Loch in the vicinity of Papapapuhi Point. The M.D. Monsarrat Surveyors 1878 Map of Honouliuli Taro Land documents substantial settlement at the Honouliuli Taro Lands (approximately 1.7 miles northeast of the UH West O'ahu property) in the Papapapuhi Point area, which appears to have been the focus of population in the Honouliuli ahupua'a. Fishponds, taro lo'i, shellfish collecting, and salt drying in the area would have focused population here in prehistoric times. The place name Papapapuhi Point must have been applied to the entire ahupua'a secondarily. The richness of the coastal Papapapuhi area is a contrast to the dry 'Ewa Plain environment in which the UH West O'ahu site is located.~~

~~While very little prehistory is known about the area in the immediate vicinity of the UH West O'ahu property, there is no indication of human occupation or any other utilization of the land. No remains of any prehistoric activity are believed to exist in the area, and no sites listed on the Hawai'i or National Register of Historic Places are found on the property.~~

~~The presence of any significant archaeological sites on the surface or subsurface of the UH West O'ahu property is unlikely due to the disruption caused by continuous sugarcane cultivation for nearly 70 years. This was confirmed by the *Archaeological Reconnaissance and Assessment of the HFDC — East Kapolei Development Project* (Scientific Consultant Services, Inc., 1996) and a review of existing literature including relevant archaeological research previously conducted in the project area, historic records, and maps (see Appendix E). A letter from the State DLNR Historic Preservation Division (SHPD) regarding the *East Kapolei Master Plan Environmental Impact Statement Preparation Notice* for the 1,300-acre area including the UH West O'ahu property stated:~~

A review of our records shows that there are no known historic sites at the project location...our records indicate that these lands were commercially cultivated with sugar cane which altered the land for many years. The depth of cane cultivation exceeded the expected depth of historic sites in the area, based on site patterns in similar environmental contexts. Therefore, it is unlikely that significant historic sites will be found in the project area and we believe that this project will have "no effect" on such sites.

~~This letter is also included in Appendix E.~~

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

During the DEIS Public Review Period, the Office of Hawaiian Affairs (OHA) wrote:

A brief search of OHA's records generated the following:

The 'Ewa plain has historically been known to contain sinkholes in which human skeletal and avi-faunal remains have been encountered. These sinkholes can continue to exist in areas that have been graded or heavily cultivated for agricultural uses.

According to records at the Bishop Museum pertaining to inventories conducted for compliance with the Native American Graves Protection and Repatriation Act of 1990, burial sites in Honouliuli and in 'Ewa in general have been documented in the past including:

In 1938, human remains representing six individuals from Honouliuli, 'Ewa, O'ahu were collected by Kenneth P. Emory and William A. Lessa and acquired by the Bishop Museum. Museum documentation indicates these remains were in a shallow crypt burial one mile from the coast;

In 1933, human remains representing three individuals from stone pits at 'Ewa, O'ahu were collected by J.W. Barrington and Edwin H. Bryan;

In 1942, human remains representing two individuals from Kualakai, 'Ewa Beach, O'ahu were donated to the Bishop Museum;

In 1959, human remains representing seven individuals from 'Ewa, O'ahu were donated to the Bishop Museum by the Anthropology Club of the University of Hawai'i (from Standard Oil Refinery land);

In 1980, human remains representing nine individuals from Honouliuli, O'ahu were collected and donated to the Bishop Museum by Albert, Borthwick and Folk. Donor information indicates these human remains were recovered from coral sinkholes.

In the last decade, unmarked burial sites have been found in the area of St. Francis West, West Loch Estates, Old Fort Weaver Road, Kalaeloa, One'ula Beach, Campbell Estate, Ko'Olina and other areas in the vicinity of this project.

The depth of grading activities and the likelihood of adversely impacting any sub-surface cultural sites or deposits is contingent upon understanding the original surface grade as it may have existed prior to agricultural activities such as sugarcane.

Native Hawaiian burial sites have been found just on and under the surface to depths of eight- or nine feet depending upon the nature of the terrain. Furthermore, the nature of documented interments in the 'Ewa area (stone pits, sinkholes, crypts, etc.) could lead to the survival of these sites despite intensive agricultural activities on the surface...

OHA is recommending that the project area undergo an Archaeological Inventory Survey (AIS), as a new study or supplement to the previous, in which all aspects of applicable 6E administrative rules and revised statutes are satisfied. It is our recommendation that the AIS include substantial subsurface inventory as much of the surface architecture may have been

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

destroyed during previous commercial agriculture activities.

Also during the DEIS public review period, the State Historic Preservation Division wrote:

"...portions of Honouliuli ahupuaa have been demonstrated, by various reports on file at the State Historic Preservation Division (SHPD), to contain historically-significant resources, traditional and historic, including human remains/burials. Also, we believe that the area of potential effect (APE) associated with the current undertaking has a moderate to high potential of containing historically-significant remnants of sugar plantation infrastructure (e.g., irrigation systems)."

For these reasons, an archaeological inventory survey is warranted prior to the issuance of permits for the proposed undertaking.

Anticipated Impacts and Mitigation Measures

According to the archaeological reconnaissance and assessment, literature review, and the SHPD, there are no significant archaeological resources associated with the UH West O'ahu property and the larger HCDCH East Kapolei Development Project area. The project is not expected to impact any archaeological resources; however, should construction uncover any archaeological sites, work in the area will stop and the SHPD will be notified in accordance with applicable State regulations.

As recommended by OHA and SHPD, an archaeologist has been contracted to conduct an archaeological inventory survey. This AIS will be completed prior to the issuance of grading and building permits for the proposed project.

4.2 CULTURAL RESOURCES

Existing Conditions

The 1996 archaeological reconnaissance and assessment for the HCDCH East Kapolei Development Project area (referenced in Section 4.1 above), including the UH West O'ahu property, confirmed that no cultural resources are located in Hunehune Gulch, Kalo'i Gulch, or the broad agricultural plains. A field inspection found no cultural resources and it was determined that no further cultural resource work was required (see Appendix E).

According to the *North South Road and Kapolei Parkway Final Environmental Assessment* (DOT and DTS, 2004), the gathering of native plant resources may have been a major traditional cultural practice associated with the project area. However, the accessibility of Honouliuli lands to Hawaiians for gathering or other cultural purposes was radically curtailed due to cattle grazing and later commercial sugar cane cultivation.

A cultural impact assessment for the UH West O'ahu development was conducted and is

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

included below in its entirety.

The proposed University of Hawai'i West O'ahu project area is located in the *ahupua'a* of Honouliuli, in the 'Ewa district of O'ahu. Honouliuli is the largest *ahupua'a* in the moku (district) of 'Ewa, and includes the lands from the western boundary of Pu'uloa (Pearl Harbor) westward to the 'Ewa/Wai'anae district boundary. The coastline includes 12 miles of shallow reef, offering rich marine resources. For years, this coastline was used as an air station for the U.S. Navy. The area once known as Kalaeloa was renamed Barber's Point.

Honouliuli translates literally as, "dark water," or "blue harbor." There are several other accounts of the naming of this moku. In their book *Sites of Oahu*, Sterling and Summers, cite a story told by Simeon Nawa'a associating Honouliuli with the gods Kāne and Kanaloa:

When Kane and Kanaloa were surveying the islands they came to Oahu and when they reached Red Hill saw below them the broad plains of what is now Ewa. To mark boundaries of the land they would throw a stone and where the stone fell would be the boundary line. When they saw the beautiful land lying below them, it was their thought to include as much of the flat level land as possible. They hurled the stone as far as the Waianae range and it landed somewhere, in the Waimanalo section. When they went to find it, they could not locate the spot where it fell. So Ewa (strayed) became known by the name.

Another account of the name, Honouliuli, can be found in the legend of Lepeamoā, the "chicken" girl of Kapālama. In this legend, Honouliuli is the name of the husband of the chiefess Kapālama and grandfather of Lepeamoā (Thrum 1923:164-184). "Her grandfather gave his name, Honouliuli to a land district west of Honolulu..."

Fragments of History of Honouliuli

Honouliuli is a very sacred area to Hawaiians. The following Hawaiian historians and cultural preservationists were asked if they were aware of any current cultural practices in the project area: Ms. Momi Kamāhele, Mr. Shad Kāne, Ms. Arline Eaton and Mr. Poni Kamau'u. Ms. Kamāhele was unavailable for comment. Poni Kamau'u provided the following comments about the project site.

When asked about the area of study, Poni Kamau'u, a recognized historian, shared many experiences about the area of Pu'u Ku'ua. According to Mr. Kamau'u, many burial sites exist at Pu'u Ku'ua and Pu'u o Kapolei, as well as areas that have already been developed such as Ko Olina and Kapolei. Pu'u Ku'ua was home to the kauwā people (outcaste), slave caste of Hawai'i. In their publication, *Sites of Oahu*, Sterling and Summers translate an article from the Hawaiian newspaper, *Ka Loea Kālai'āina*, confirming that many Kauwā resided in the area:

... If you are above Pu'uloa, you will see Pu'u-o-Kapolei, a small hill. Lying below and

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

back of that hill is the government road going to Wai‘anae. Above that is also a small hill and back of that, is a big hill and above it is a large hollow. That is Pu‘u-Kuua where the very dirty ones lived.

In another article Pu‘u Ku‘ua is mentioned in a story of the gods Kāne and Kanaloa:

The two gods (Kāne and Kanaloa) looked down on the hollow and saw how thickly populated it was. The mode of living here was so that chiefs and commoners mixed freely and they were so like the lowest of people (Kauwā). That was what these gods said and that was the time when the term kauwā was first used, and was used for many years afterwards.

Most of Kalaeloa and Kapolei were once heavily populated and were prime spots for the Hawaiian spirits to “lele” or leap to the next world, which may explain why so many burial sites can be found on this side of the island. “Pu‘u Ku‘ua was also a battleground, and there’s a few heiau out there.” Mr. Kamau‘a mentions, “Kaupe‘a plains, which kind of near to Pu‘u Ku‘u, is famous for its wandering souls.” He adds, “A few Hawaiians today still go out to the leeward coast to speak to their *kūpuna* (elders).” According to the book, *Ka Po‘e Kahiko*, there are different stages of death:

... There were three realms (ao) for the spirits of the dead... There were, first, the realm of the homeless souls, the ao kuewa; second, the realm of the ancestral spirits, the ao ‘aumakua; and third, the realm of Milu, ke ao o Milu ...

The ao kuewa, the realm of homeless souls, was also called the ao ‘auwana, the realm of wandering souls. When a man who had no rightful place in the ‘aumakua realm (kanaka kuleana ‘ole) died, his soul would wander about and stray amongst the underbrush on the plain of Kama‘oma‘o on Maui, or in the wiliwili grove of Kaupe‘a on Oahu. If his soul came to Leilono [in Halawa, ‘Ewa near Red Hill], there he would find the breadfruit tree of Leiwalo, ka‘ulu o Leiwalo. If it was not found by an ‘aumakua soul who knew it (i ma‘a mau iaia), or one who would help it, the soul would leap upon the decayed branch of the breadfruit tree and fall down into endless night, the pō pau ‘olo o Milu. Or, a soul that had no rightful place in the ‘aumakua realm, or who had no relative or friend (makamaka) there who would watch out for it and welcome it, would slip over the flat lands like a wind, until it came to a leaping place of souls, a leina a ka ‘uhane... [Kamakau 1991].

On the plain of Kaupe‘a, beside Pu‘uloa [Pearl Harbor], wandering souls could go to catch moths (pulelehua) and spiders (nanana). However, wandering souls could not go far in the places mentioned earlier before they would be found catching spiders by ‘aumakua souls, and be helped to escape... [Kamakau 1991].

Mr. Kamau‘u says that Honouliuli and Pu‘u o Kapolei are also mentioned quite often in the epic story of Kamapua‘a. There are many references to Kamapua‘a, his grandmother

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Kamaunuanoho (who resides at Pu‘u o Kapolei), as well as his lover/enemy Pele and her sister Kapo.

Kamapua‘a subsequently conquered most of the island of O‘ahu, and, installing his grandmother [Kamaunuanoho] as queen, took her to Pu‘uokapolei, the lesser of the two hillocks forming the southeastern spur of the Wai‘anae Mountain Range, and made her establish her court there. This was to compel the people who were to pay tribute to bring all the necessities of life from a distance, to show his absolute power over all [Nakuina 1904:50-51].

Along the highway from Pu‘u Ku‘ua through Nānākuli, Mr. Kamau‘u recounts a story of a white dog with reddish eyes (said to be Poki, the pet dog of Pele), whose size is comparable to an automobile. In times of danger, Poki would block the pathway to restrict people from entering the danger zone. When Pele’s sister, Kapo would visit O‘ahu, this white dog would take the form of clouds adorning Pele’s beloved sister in the shape of a lei, which is according to Mr. Kamau‘u, one of the stories of how Kapolei acquired its name.

Kamukila Campbell, the wife of Mr. James Campbell shared many stories with Mr. Kamau‘u about Honouliuli as well as Pu‘u Makakilo, a hill located just north of the project site. Mrs. Campbell informed Mr. Kamau‘u of the many *ki‘i pōhaku* (petroglyphs) that point the way to the *kilo* (stargazing sites, also a reader of omens). The kilo site provides a way for the people on earth to communicate with the heaven and the sky above. When the stones are aligned properly, four winds are said to appear over the site. As Mr. Kamau‘u stood there near the stones, he noticed the alignment of the stones acted as a compass. Makakilo has been a common place for Hawaiian astronomy, hence, the name *Makakilo* (the observing eyes). Makakilo, is also believed to be closely watched and guarded by the eyes of a demigod that takes the form of a *pueo* (owl).

Shad Kāne is another noted cultural preservationist and has recently recommended some appropriate street names for the area of Kapolei. While Pu‘u o Kapolei was not one of his recommended street names, he mentions that this practice of *kilo* was also observed on the hill known as Pu‘u o Kapolei. The sun, the moon, stars and constellations with reference to geographical features, were used to determine the time of year. Pu‘u o Kapolei is now in the center, the “piko,” of the new city of Kapolei.

Land Uses

In traditional times, there was an abundance of kalo (taro) fields in Honouliuli. Archaeological data collected by Dicks, Haun, and Rosendahl shows evidence of widespread wetland systems (*lo‘i*).

Ms. Arline Eaton, affectionately referred to as, Aunty Arline, is a *kupuna* (elder) teacher at Iroquois Point Elementary. She was raised in the traditional Hawaiian style, in an area once known as Keahi and Kūpaka (now known as Iroquois Point/Ewa), with Hawaiian as her first

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

language. She was referred by Shad Kāne, and is considered one of today’s most knowledgeable *kūpuna* of the Honouliuli area.

She shared stories of going down to the *lo‘i* to “pull” taro. Although the *lo‘i* was not as abundant by the time she was born, she used to go upland to gather taro. She also mentions that there were many dryland taro where she lived in Keahi, near the beach. “The *kalo* we used to pick was more red. The ones up there was the wetland *kalo*, more purple. *Poi* is *poi*, it’s still ‘*ono* (delicious)”. Aunty Arline explained that there were different colors to the taro of different areas. She assumes it was because of the different soils.

Aunty Arline was a good friend of Bernice Kahanumoku, sister of the legendary Duke Kahanumoku. She and her *tūtū papa* (grandfather) would travel by canoe to Kou (Waikīkī), to visit her dear friend. The trip would be long, and they would normally stay overnight before returning home. “Back then, never have *ka‘a* (car), so we use the ocean. He would paddle and I would just go with him.”

During their visits they would bring fish and *limu* (seaweed). “They had fish in Waikīkī, but we would bring them fish and *limu*. This place had plenty *limu* all over in this area, you could smell it in the air.” She claims that when an influx of foreigners came to visit the area they would often take more than they needed, and often sell the *limu*. “That’s not the way to do it. We take only what we need.”

In 1877, most of the lands in Honouliuli were purchased by James Campbell for the amount of \$95,000. Mr. Campbell purchased the lands from the *ali‘i* (high chiefess) Miriam Keahikuni Kekau‘ōnohi, who was granted the land during the *māhele*, land division in 1845 and 1846, when Hawai‘i was first introduced to private property and land ownership. Until 1889, the majority of Campbell’s lands were used for cattle grazing, resulting in open and sparsely vegetated plains in the ‘Ewa region. At one point the land was so dry and full of bottomless fissures that water would be lost and an irrigation system would seem nearly impossible.

The first crop, 2,849 tons of sugar, was harvested in 1892, Ewa was the first all-artesian plantation and, in spite of early troubles...it gave an impressive demonstration of the part artesian wells were to play in the subsequent industry of Hawaiian sugar industry [Kuykendall 1967:69].

Existing Conditions and Potential Impacts

A field inspection was conducted for the proposed North-South Road and Kapolei Parkway Extension in April 2004 and in June 1996. Both surveys were done by Cultural Surveys Hawai‘i. Findings show that most of the project area comprises of land that was used for sugar cultivation. Since the cessation of sugar production, various developments have taken place or are proposed including: ‘Ewa Villages (located southeast of the project site) and the Villages of Kapolei (located southwest of the project site). According to the surveys, there

were no properties related to traditional Hawaiian culture. Two plantation-era structures, however, were observed (Chiojioji et al, 2004).

Most of the project area has been deserted and no longer produces commercial sugar. Sugar production would have destroyed any historic properties related to Hawaiian culture, and it is unlikely that the project will impact current cultural practices such as gathering. There should be minimal direct impact upon native Hawaiian cultural practices and beliefs. Based on the statement of Mr. Poni Kamau‘u, that Kapolei was once very heavily populated, and perhaps once a battlefield, special care should be observed in the event a Hawaiian burial is discovered.

Anticipated Impacts and Mitigation Measures

The UH West O‘ahu property was used to produce commercial sugar, and portions of the property continue to be used for agricultural purposes under revocable leases. Sugar production would have destroyed any cultural resources on the property. As such, there should be minimal direct impact upon native Hawaiian cultural practices and beliefs. However, should native iwi or native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted.

Despite past agricultural practices, many landforms surrounding the project area still exist, including Pu‘u Ku‘ua and Pu‘u o Kapolei. The campus will be oriented to capitalize on views of these landforms, and the project will be designed to include references to the mo‘olelo (legends and myths) of the area.

4.3 AGRICULTURAL IMPACT

Existing Conditions

The majority of the property is under month-to-month revocable leases to Aloun Farms, Inc. (northeastern portion of the property) and A.M. Enterprise, Inc. (northwestern portion of the property) (see Figure 1.4). Aloun Farms, Inc. leases lands to cultivate vegetables and fruits. Additionally, a small portion of the property (0.826 acres) is currently encumbered by a revocable permit to Kapolei People’s, Inc. (Kapolei Golf Course) for parking lot expansion purposes.

Anticipated Impacts and Mitigation Measures

Portions of the currently cultivated lands within the property will be withdrawn from agricultural production as portions of the project site are developed for the proposed development, which would have a negative impact on the above listed agricultural lessees. This will result in some loss in revenues, jobs, and payroll generated by agricultural activities. However, the State and City have long planned for new development in the project area, and the property is within the Urban State Land Use District. Tenants have been fully

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

aware, for quite some time, that the proposed project area would be used to accommodate for future development in the region. It is our understanding with the closure of the Del Monte Fresh Produce, there are 3,100 acres of vacant lands in Kunia available for cultivation.

The *East Kapolei Master Plan Development Project: Impact on Agriculture* (Decision Analysts Hawaii, Inc., 1996) was prepared for the HCDCH East Kapolei EIS. The report stated that ample agricultural land will be available to accommodate the projected growth of diversified agriculture on O'ahu and statewide. This conclusion was based on the following:

1. a vast amount of agricultural land and water is currently available, having been freed from sugar and pineapple production;
2. additional sugarcane acreage and water may be freed in coming years;
3. some of the remaining sugar companies, if not most of them, are willing to make their lands available for profitable replacement crops to the extent that such crops exist; and
4. projected land requirements for diversified agriculture are modest compared to the land supply.

The report also stated that the limiting factor to the growth of diversified agriculture will not be the land supply, but rather the size of the market for those crops that can be grown profitably in Hawai'i. A potential use for former sugar cane and pineapple lands in Central O'ahu and elsewhere is the use of crops for ethanol production.

The UH West O'ahu will provide numerous employment opportunities during construction and long-term operation (see Section 4.9.1).

4.4 NOISE

Existing Conditions

A noise assessment report for the UH West O'ahu property was conducted in June 2006 by D.L. Adams Associates, Ltd. This report is included in Appendix F.

Noise Measurement

Short- and long-term noise was measured at three different locations of the project site: 1) adjacent to Farrington Highway, about 45 feet makai of the edge-of-pavement (Location S1); 2) at the makai end of the project site, in a field near the proposed North-South Road (Location L1); at the mauka end of the project site, about 100 feet from the edge of Farrington Highway (Location L2).

Location S1. An approximate 30 minute ambient noise level measurement was conducted in the morning at 8 am and in the evening at 5 pm. The daytime (8:00 am to 8:30 am) short-term noise measurement resulted in a 71.4 A-weighted decibel (dBA). The nighttime (5:00 pm to 5:30 pm) short-term noise measurement resulted in a 64.9 dBA. Simultaneous traffic

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

counts were also conducted. These figures were to be used in calculating the long-term noise levels for Locations L1 and L2.

Location L1. Sound levels at Location L1 were typical of a rural ambient environment. Daytime (7:00 am to 10:00 pm) noise levels ranged from 42 to 57 A-weighted decibels (dBA). Average nighttime (10:00 pm to 7:00 am) noise levels ranged from 34 to 55 dBA; however, a meter overload occurred between 3:00 pm and 5:00 am possibly due to rain or excessive winds. Therefore, the average day-night noise level was estimated to be 55 dBA. Dominant noise sources at this location included wind, birds, aircraft flyovers, farm workers, and possible operation of farming equipment. Secondary noise sources included vehicular traffic from Farrington Highway and the H-1 Freeway.

Location L2. Daytime sound levels at Location L2 ranged from 48 to 63 dBA. Nighttime sound levels ranged from 39 to 59 dBA. The average day-night noise level was calculated to be 59 dBA. Dominant noise sources at this location included vehicular traffic from Farrington Highway and wind. Secondary noise sources included birds, farming equipment, electrical lines, and vehicular traffic from the H-1 Freeway.

Ambient Noise

Vehicular noise from Farrington Highway and the H-1 Freeway located mauka of the property dominate the ambient environment in the vicinity of these roadways. Additionally, a quarry and recycling plant located near the property may contribute to some of the ambient noise.

Airport Noise Contours

The UH West O'ahu property is located several miles from the Kalaeloa Airport and the Honolulu International Airport, and is outside of the 55 L_{dn} noise contour for both airports. According to the DOT Airports Division, property will be outside of the high noise contours generated by aircraft activity at Kalaeloa (see Section 8.2).

Anticipated Impacts and Mitigation Measures

Construction Noise

Construction of the UH West O'ahu will involve excavation, grading, and other typical construction activities, which may generate a significant amount of noise. Since much of the land surrounding the property is in agricultural use, the project-generated noise is not expected to impact adjacent properties. However, residences built during the initial phase of development may be impacted by construction noise from subsequent development within the property. Earth-moving equipment (i.e., bulldozers and diesel-powered trucks) will likely be the loudest equipment used during construction. Construction noise impacts will be relatively short-term during daytime hours. Construction activities will comply with State DOH noise regulations. The UH West O'ahu will monitor construction of the proposed site

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

to ensure that contractors comply with applicable noise standards.

When construction noise exceeds or is expected to exceed the State's maximum permissible property line noise levels, a permit must be obtained from the State DOH to allow the operation of vehicles, cranes, construction equipment, and power tools, which emit noise levels in excess of maximum permissible levels. The use of mufflers on diesel and gasoline engines, and the use of properly tuned and balanced machines are common mitigation measures.

Primarily Traffic-Related Noise Level Predictions

Noise levels were predicted (based on traffic counts) at four locations: A) along Farrington Highway; B) along the proposed North-South Road; C) along the proposed Road B; and D) along the proposed Road F, near the proposed elementary school.

Location A. At Location A, parcels adjacent to Farrington Highway are expected to experience a vehicular traffic noise level increase of 2 to 4 dB in the future, without the UH West O'ahu development. The increase in traffic noise due to the project is less than 2 dB. In general, an increase of 3 dB or less is not considered to be significant. Approximately 225 feet makai of Farrington Highway, noise levels are expected to be at the Federal Highway Administration (FHWA)/DOT maximum of 67 dBA.

Location B. Future traffic projections show that traffic noise levels at Location B (at least 100 feet from the proposed North-South Road) are expected to be slightly below the FHWA/DOT maximum noise limit of 67 dBA, with or without the UH West O'ahu development. The increase in traffic noise due to the UH West O'ahu development is expected to be less than 2 dB. In general, an increase of 3 dB or less is not considered to be significant.

Locations C and D. At approximately 25 feet from proposed Roads B and F, noise levels due to vehicular traffic are predicted to be well below the FHWA/DOT maximum noise limit of 67 dBA.

Surrounding Community. Residences located southwest of the UH West O'ahu property and adjacent to Farrington Highway are beyond the route of heavy trucks that dominate the UH West O'ahu property. Existing noise levels in this area are estimated to be lower than 67 dBA during peak traffic hours. Without the project, vehicular traffic noise levels are expected to increase by 2 to 4 dB. The increase in traffic noise due to the project is less than 2 dB. In general, an increase of 3 dB or less is not considered to be significant.

Compliance with Noise Regulations

State Community Noise Control. Noise emanating from commercial uses could significantly impact adjacent noise-sensitive residential areas. Stationary mechanical equipment typically used for commercial buildings must meet State noise rules. For commercial areas, maximum

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

noise levels are 60 dBA during the day and 50 dBA during the night. For residential areas, maximum noise levels are 55 dBA during the day and 45 during the night. Noisy equipment will be located away from neighbors and residential units, as practical.

For commercial areas to be compatible with adjacent residential areas, noise mitigation measures should be implemented. Typical noise mitigation for stationary equipment (i.e., air conditioners, ventilation equipment, refrigerators, and compressors) includes the use of mufflers, silencers, acoustical enclosures, and noise barrier walls. Other sources of noise include non-stationary equipment such as trucks loading and unloading supplies. Ambulance sirens and back-up alarms on trucks and forklifts also generate noise but are exempt from DOH noise regulations. Noisy activities, such as traffic access and loading areas, should be located away from nearby residential areas. Restrictions may need to be placed on commercial uses to control the development of potential noise-producing industries in commercial areas. The noise assessment report recommended that sale and lease documents for commercial property disclose and emphasize the significance of the DOH noise regulations with respect to the abutting residential areas. For mixed-use areas, DOH regulations specify that the primary land use designation in a mixed zoning district shall be used to determine the maximum permissible sound level.

All project activities will comply with Chapter 11-46, HAR "Community Noise Control".

FHWA/DOT Limits. The FHWA/DOT maximum noise limit is 67 dBA during peak traffic hours. With the UH West O'ahu development, vehicular traffic noise is predicted to be at or below the FHWA/DOT maximum noise limit.

Vehicular traffic noise from Farrington Highway may significantly impact the proposed development. The noise assessment report stated that residences constructed on parcels bordering Farrington Highway should be at least 225 feet from the edge of pavement so as not to exceed the FHWA's maximum exterior noise limit. Any homes within 225 feet of Farrington Highway will require some type of noise mitigation to meet the criteria. No homes should be built within 75 feet of Farrington Highway, even if noise mitigation treatments are planned.

Similarly, vehicular traffic noise from the North-South Road may significantly impact the proposed development. The noise assessment report stated that residences constructed on parcels bordering North-South Road should be at least 100 feet from the edge of pavement so as not to exceed the FHWA's maximum exterior noise limit of 67 dBA. Any homes within 100 feet of North-South Road will require some type of noise mitigation to meet the criteria.

Effective noise mitigation measures could include:

- Constructing barrier walls and/or earth berms along roadways;
- Installing air conditioners in buildings instead of relying on natural ventilation;
- Acoustically softening interior spaces by adding thick carpet with a padding underlay, an acoustical tile ceiling, louvered closet doors, etc.;

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

- Using exterior wall constructions that exhibit high noise reductions; or
- Reducing the elevation of roadways relative to adjacent lands.

Environmental Protection Agency (EPA)/U.S. Department of Housing and Urban Development (HUD) Guidelines. The EPA's existing design goal is for a calculated day-night noise level to be less than or equal to 65 dBA for exterior noise levels. However, the EPA's future design goal is for a calculated day-night noise level to be less than or equal to 55 dBA for exterior noise levels. Noise levels at homes 225 feet from Farrington Highway and 100 feet from North-South Road are expected to be below the existing EPA design goal but above the future EPA design goal. The HUD exterior design goal is for a calculated day-night noise level less than or equal to 65 dBA for residential units at least 225 feet from a roadway. Day-night noise levels are expected to be within the HUD noise guidelines for residential units 225 feet from Farrington Highway and 100 feet from North-South Road.

It should be noted that the EPA and HUD noise guidelines are design goals and not enforceable regulations.

Federal Aviation Administration (FAA)/DOT Guidelines. The project will not be impacted by aircraft noise, as the property is located outside of the 55 L_{dn} noise contour for the Kalaeloa Airport and the Honolulu International Airport. No noise mitigation to attenuate aircraft noise is necessary.

During the pre-consultation process, the DOT Airports Division stated that the UH West O'ahu campus will be outside of the high noise contours generated by the aircraft activity in the Kalaeloa Airport (see Section 8.1).

Honolulu High-Capacity Transit Project and Federal Transit Administration (FTA) Guidelines. The DTS is evaluating alternatives for high-capacity transit service between Kapolei and Mānoa. Two of the alignment alternatives run along the North-South Road and will include at least two stations in the vicinity of the UH West O'ahu property. Noise impacts will occur if the rail transit noise exceeds 58 dBA, and severe noise impacts occur if the rail transit noise exceeds 64 dBA. Noise can be effectively mitigated at the noise source (rail car) and along the noise path (tracks) through resilient rubber wheels, vehicle skirts, wheel truing, rail grinding, or undercar absorption. Additionally, sound barrier walls close to the guideway are very effective, often reducing noise by 6 to 10 dB. Ballast can be laid to reduce noise by 3 dB at-grade and 5 dB on arterial guideways.

Board of Education (BOE) Guidelines. BOE Policy 6700 requires air conditioners to be installed for schools exposed to an exterior noise level of 65 dBA. An elementary school at the presently proposed location is not likely to experience a noise level greater than 65 dBA, and noise mitigation is not required. However, temporary noise mitigation measures will be required if construction activities occur in the vicinity of the elementary school. Currently, it is not known when construction of the elementary school will take place. If the elementary school is constructed prior to completion of development of nearby uses, noise mitigation

measures will be implemented.

4.5 AIR QUALITY

An air quality study was conducted in June 2006 by B.D. Neal and Associates to describe existing air quality in the project area and to assess the potential short- and long-term direct and indirect air quality impacts that could result from construction and use of the proposed facilities. The study also discussed potential impacts on the project from nearby air pollution sources and proposed measures to mitigate impacts by the project or on the project. The study is included in Appendix G.

Existing Conditions

The present air quality of the project area appears to be reasonably good based on nearby air quality monitoring data. Both Federal and State standards have been established to maintain ambient air quality. At the present time, seven parameters are regulated including: particulate matter, sulfur dioxide, hydrogen sulfide, nitrogen dioxide, carbon monoxide, ozone and lead. State air quality standards are comparable to the Federal standards, except those for nitrogen dioxide and carbon monoxide, which are more stringent than the Federal standards.

Air quality data from the nearest monitoring stations operated by the State Department of Health (DOH) suggest that all Federal air quality standards are currently being met, although occasional exceedances of the more stringent State standards for carbon monoxide may occur near congested roadway intersections.

Pollution Sources

Air quality in the project area is mostly affected by air pollutants from motor vehicles, industrial sources, agricultural operations, and natural sources to a lesser extent. Much of the particulate emissions on O'ahu originate from area sources, such as the mineral products industry and agriculture. Sulfur oxides are emitted almost exclusively by point sources, such as power plants and refineries. Nitrogen oxides emissions emanate predominantly from industrial point sources, although area sources (mostly motor vehicle traffic) also contribute a significant share. The majority of carbon monoxide emissions occur from area sources (motor vehicle traffic), while hydrocarbons are emitted mainly from point sources. Based on previous emission inventories that have been reported for O'ahu, emissions of particulate and nitrogen oxides may have increased during the past ten years, while emissions of sulfur oxides, carbon monoxide, and hydrocarbons have probably declined.

The H-1 Freeway is a major arterial roadway that presently carries moderate to heavy levels of vehicle traffic during peak traffic hours. Emissions from motor vehicles using this roadway, primarily nitrogen oxides and carbon monoxide, will tend to be carried away from the project site by the prevailing winds.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Several sources of industrial air pollution are located in the Campbell Industrial Park, which is located a few miles from the project site toward the southwest. Industries currently operating at Campbell Industrial Park include the Chevron and BHP refineries, the Honolulu Program of Waste Energy Recovery (H-POWER) facility, Kalaeloa Partners, Applied Energy Services, Hawaiian Cement, and others. The HECO Kahe Generating Station is located a few miles to the northwest at Kahe Point. These industries emit large amounts of sulfur dioxide, nitrogen oxides, particulate matter, carbon monoxide, and other air pollutants; however, prevailing winds from the east or northeast carry these emissions away from the UH West O'ahu property most of the time.

Until recently, air pollution in the project area originating from agricultural sources could mainly be attributed to sugar cane operations near the project site. Emissions from both the mill and the canefield operations in the area have now been eliminated with the closure of Oahu Sugar Company, Ltd. (OSCo). Much of the former sugarcane lands are currently being used as pastureland or for diversified agriculture.

Natural sources of air pollution emissions that could also affect the project area but cannot be quantified very accurately include the ocean (sea spray), plants (aero-allergens), wind-blown dust, and perhaps distant volcanoes on the island of Hawai'i.

Kapolei Air Quality Monitoring Station

During the 2000 to 2004 period, sulfur dioxide was monitored by the DOH at an air quality station located at Kapolei. Concentrations monitored were consistently low and there were no exceedances of the State/Federal 3-hour or 24-hour ambient air quality standards (AAQS) for sulfur dioxide during the 5-year period.

Particulate matter was also measured at the Kapolei monitoring station. Average annual concentrations reported were within the State and Federal AAQS.

Carbon monoxide measurements were also made at the Kapolei monitoring station. No exceedances of the State or Federal 1-hour or 8-hour AAQS were reported.

Nitrogen dioxide was also monitored by the DOH at the Kapolei monitoring station. Annual average concentrations of this pollutant were within the State and Federal AAQS.

Sand Island Air Quality Monitoring Station

The nearest available ozone measurements were obtained at Sand Island (about 10 miles east of the project area). The second-highest 8-hour concentrations measured between 2002 and 2004 were well within the State and Federal standards.

Downtown Honolulu Air Quality Monitoring Station

The nearest and most recent measurements of ambient lead concentrations reported were made at the downtown Honolulu monitoring station between 1996 and 1997. Average quarterly concentrations were near or below the detection limit, and no exceedances of the State AAQS were recorded. Monitoring for this parameter was discontinued in 1997.

Based on this data, it appears likely that the State AAQS for sulfur dioxide, nitrogen dioxide, particulate matter, ozone, and lead are currently being met at the project site. While carbon monoxide measurements at the Kapolei monitoring station suggest that concentrations are within the State and Federal standards, local "hot spots" may exist near traffic-congested intersections.

Anticipated Impacts and Mitigation Measures

It may be inevitable that some short- and/or long-term impacts on air quality will occur either directly or indirectly as a result of project construction and use.

Short-term Impacts and Mitigation

Short-term impacts from fugitive dust will likely occur during the project construction phase. To a lesser extent, exhaust emissions from stationary and mobile construction equipment, from the disruption of traffic, and from workers' vehicles may also affect air quality during the period of construction.

State air pollution control regulations require that there be no visible fugitive dust emissions at the property line. Hence, an effective dust control plan must be implemented to ensure compliance with State regulations. Fugitive dust emissions can be controlled to a large extent by watering active work areas, using wind screens, keeping adjacent paved roads clean, and covering open-bodied trucks. Other dust control measures could include limiting the area that can be disturbed at any given time and/or mulching or chemically stabilizing inactive areas that have been worked. Paving and landscaping of project areas early in the construction schedule will also reduce dust emissions. Monitoring dust at the project boundary can help to evaluate the effectiveness of the dust control program. Exhaust emissions can be mitigated by moving construction equipment and workers to and from the project site during off-peak traffic hours.

All construction activities on the property will comply with State Air Pollution Control regulations and the provisions of Section 11-60.1-33, HAR, on Fugitive Dust. An effective dust control plan for the construction phase will be implemented, and particular care will be taken when construction activities take place near existing homes, businesses, or highways.

Long-term Impacts and Mitigation

After construction, motor vehicles traveling to and from the proposed development will result in a long-term increase in air pollution emissions in the project area. To assess the impact of emissions from these vehicles, an air quality modeling study was undertaken to estimate current ambient concentrations of carbon monoxide at intersections in the project vicinity and to predict future levels both with and without the proposed project. During worst-case conditions, model results indicated that in the year 2015 without the project 1-hour and 8-hour carbon monoxide concentrations would comply with both the State and Federal AAQS. With the project in the year 2015, carbon monoxide concentrations were estimated to increase at some locations in the project area by 20 percent or more. Even with these higher concentrations, worst-case concentrations should remain well within the Federal standards but may approach the more stringent State standards.

Measures to mitigate long-term, traffic-related air pollution include improvements to roadways, reduction of traffic, and reduction of individual vehicular emissions. Given that the more stringent State standards would likely be met during worst-case conditions, implementing any air quality mitigation measures for long-term traffic-related impacts is probably unnecessary and unwarranted. Nevertheless, the UH West O‘ahu will encourage incorporate public transit into the design of its campus, as it is located near planned rail transit nodes. The addition of buffer zones between walkways and roadways can help mitigate potential air quality impacts, and the UH West O‘ahu will include acres of parks and open space. In addition, all internal roads are currently planned to include planting strips or tree wells.

Predicted Worst-case Carbon Monoxide Concentrations. To evaluate the potential long-term indirect ambient air quality impact of increased roadway traffic associated with the project, computerized emission and atmospheric dispersion models were used to estimate ambient carbon monoxide concentrations along roadways leading to and from the project. Maximum carbon monoxide concentrations typically coincide with peak traffic periods; therefore, air quality impacts were assessed during the morning and afternoon peak traffic periods evaluated by the traffic study (see Section 4.10.1 and Appendix H). Air quality analyses were conducted for the following intersections:

- North-South Road and Farrington Highway;
- North-South Road and Road B;
- North-South Road and Road F;
- Farrington Highway and Road A; and
- Farrington Highway and Road F.

In 2015, without the project, the highest worst-case 1-hour carbon monoxide concentration was predicted to occur during the morning at the intersection of the North-South Road and Farrington Highway. A value of 7.9 milligrams per cubic meter (mg/m^3) was predicted to occur at this location and time. Peak-hour worst-case values at the other locations and times studied for the 2015 without-project scenario ranged between 4.1 and 6.3 mg/m^3 , with higher

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

concentrations occurring during the morning at all three locations studied. All projected worst-case concentrations for this scenario remained within the State and Federal standards.

In 2015, with the proposed project, the predicted highest worst-case 1-hour concentration continued to occur during the morning at the intersection of the North-South Road and Farrington Highway with a value of 9.6 mg/m³, which is about 22 percent higher compared to the without-project scenario. Other concentrations for this scenario ranged between 3.8 and 7.9 mg/m³. Although the predicted concentrations increased at all of the locations studied compared to the without-project scenario, the values remained within the State and Federal standards, but the State standard was met by only a small margin.

Several assumptions were made concerning both traffic movement and worst-case meteorological conditions in this air quality analysis. The analysis assumed a wind speed of 1 meter per second with a steady direction for one hour will occur. A steady wind of 1 meter per second blowing from a single direction for an hour is extremely unlikely and may occur only once a year or less. With wind speeds of 2 meters per second, for example, computed carbon monoxide concentrations would be only about half the values given above.

Electrical Demand and Solid Waste Generation. Depending on the demand levels, long-term impacts on air quality are also possible due to indirect emissions associated with a development's electrical power and solid waste disposal requirements. Based on the estimated demand levels and emission rates involved, any impacts will likely be negligible. Sustainability guidelines have been established for the UH West O'ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system. The UH West O'ahu will strive to incorporate energy conservation design features and promote conservation and recycling programs to mitigate potential long-term air quality impacts.

Impacts on the Project

Due to the close proximity of Campbell Industrial Park, emissions emanating from industrial facilities may occasionally impact the project through coincidental occurrences of industry malfunctions and southwesterly winds, both of which are relatively infrequent events. Increased scrutiny by the DOH, an air quality task force mandated by the State legislature, and the modernization by some industrial park tenants should help to mitigate future impacts on the proposed project.

4.6 MAN-MADE HAZARDS

Existing Conditions

Environmental legislation and laws regulate hazardous and toxic wastes and materials, and the manufacture, generation, use, storage, release, and disposal of such materials. As a

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

consequence of these laws and regulations, numerous agencies collect and disseminate information for use in evaluating recognized environmental conditions (RECs).

PBR HAWAII used Environmental Data Resources, Inc. (EDR) to search major Federal, State, and local regulatory agency lists of RECs in January 2003. No hazardous sites were identified on the UH West O'ahu property. During the public review period the DOH Hazard Evaluation & Emergency Response Office (HEER) recommended that a Phase I ESA be conducted and the property be characterized for arsenic contamination. The UH West O'ahu will conduct a Phase I ESA and soils testing once an agreement with the private developer is reached.

Federal American Society for Testing and Materials (ASTM) Standard

Resources Conservation and Recovery Information System-Small Quantity Generator (RCRIS-SQG). A review of the RCRIS-SQG list revealed that there is one site within approximately 0.75 miles of the UH West O'ahu property. This is the Makakilo Quarry at 91-920 Farrington Highway (owned by Grace Pacific Corporation). According to the EDR radius map report, this facility has no violations.

State ASTM Standard

State Hazardous Waste Sites (SHWS). A review of the SHWS list revealed that there are two sites within approximately 1.5 miles of the property. One of these sites is the Pacific Concrete and Rock Landfill at 91-402 Farrington Highway, west-northwest of the property and mauka of the H-1 Freeway. According to the EDR radius map report, the Pacific Concrete and Rock Landfill is a solid waste disposal facility.

The other site on the SHWS is the Ewa Sugar Mill at Renton Road (formerly owned by Oahu Sugar Company). On May 7, 1997, a fallen drum was located at the west end of Renton Road. Black liquid seeped into the ground near the fallen drum. On August 23, 1997, explosions and chemical fumes from the mill were reported. On April 20, 1998, a resident noticed the odor of TCA or TCE at an excavation site. The site was covered by pieces of concrete. The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) status of the Ewa Sugar Mill is No Further Remedial Action Planned (NFRAP). CERCLIS sites are potentially hazardous waste sites that have been reported to the U.S. Environmental Protection Agency. As of February 1995, CERCLIS sites designated NFRAP have been removed from CERCLIS.

Leaking Underground Storage Tank (LUST). A review of the LUST list revealed that one LUST site exists within approximately one mile of the property. This site is the Makakilo Quarry. According to the EDR radius map report, this facility has completed its site cleanup.

Underground Storage Tank (UST). A review of the State's UST list revealed that Makakilo Quarry has one UST currently in use. The tank was installed on April 10, 1980 and is used to

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

store used oil. Makakilo Quarry also has two USTs that were permanently closed on April 13, 1996. These tanks were installed on April 10, 1976 and were used to store diesel.

The EDR radius map report noted other sites in the 'Ewa region that could not be mapped due to poor or inadequate address information. These sites, and the databases in which they are listed, are shown in Table 4.1.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Table 4.1 – Hazardous Waste Sites

SITE NAME	LOCATION	DATABASE
Barbers Point Naval Air Station, NE	Building 829 AST	SHWS, SPILLS
Barbers Point Naval Air Station, CO	Barbers Point	SHWS, SPILLS
Barbers Point Navy Public Works Center	Public Works Center	SHWS
HECO Kahe Generator	89-900 Farrington Highway	SHWS, SPILLS
Gentry Homes Ltd. Ewa by Gentry	Geiger Road and Kapolei Parkway	RCRIS-SQG, FINDS
Coral Wastepit	n/a	SHWS
Jackson Construction Landfill	North End of Hananui Street	CERCLIS, SHWS, FINDS
Pacific Concrete & Rock Landfill	91-402 Farrington Highway	CERC-NFRAP
West Loch Fairways Sewage Pump Station	91-126 Haiea Place	UST
Brewer Chemical Corporation	Kaomi Loop Road	SHWS
Ewa Sugar Mill Fumigant Storage Area	0.8 miles west of Farrington Highway	CERC-NFRAP
Ewa Sugar Mill Pesticide Mixing and Loading Site	0.8 miles west of Farrington Highway	CERCLIS, FINDS
<u>DHHL East Kapolei Affordable Housing Brownfield Project</u>	<u>0.8 miles west of Farrington Highway</u>	<u>Awaiting HEER</u>
Ewa Sugar Mill Coral Waste Pit	0.2 miles west of Farrington Highway	CERCLIS, FINDS
KSSK-FM Transmitter Site	165 Palehua Ridge	UST
200 Puaina Place	200 Puaina Place	SPILLS
West Beach #2 Wastewater Pump Station	95-159 Waipehe Place	UST
Hawaii Project Management	Kaomi Loop	SHWS
Barbers Point Harbor	Barbers Point Harbor	SHWS, SPILLS
Hawaii Metal Recycling Company	91-056 Hanua Street, Campbell Industrial Park	CERCLIS, RCRIS-SQG, FINDS
Hanua Street Fugitive Oil	Hanua Street	SHWS, SPILLS
91-325 Komohana Street	91-325 Komohana Street	ERNS
Texaco Malakole Street Pipeline Excavation	Malakole Street	SHWS, SPILLS
Deep Draft Harbor Pier 5 Crude Oil	Pier 5 Barbers Point Deep Draft Harbor	SHWS
Single Buoy Mooring Barbers Point Harbor	Single Buoy Mooring Barbers Point Harbor	SHWS
Hawaiian Sugar Planter’s Association	Kunia Road	SHWS
Aeronautical Radio, Inc.	Makakilo on Palehua Ridge	UST
Palehua Observatory	Palehua Road, Building 210	UST
Oahu Sugar Company Old Oil Pit Excavation	Off Renton Road	SPILLS

ERNS (Emergency Response Notification System) – Information on reported releases of oil and hazardous substances

FINDS (Facility Index System) – Facility information

SPILLS (State or Local Release Notifications) – Releases of hazardous substances to the environment

Anticipated Impacts and Mitigation Measures

Although several recognized environmental conditions have been identified in the ‘Ewa region, no sites are located on the UH West O‘ahu property. None of the sites identified in the ‘Ewa region are listed in the National Priorities List.

The Ewa Sugar Mill Pesticide Mixing and Loading Site is located east of North-South Road, outside of the UH West O‘ahu property. According to the DLNR Engineering Division, the site is contaminated with dioxins at elevated levels and has been identified by the State DOH, Hazard Evaluation and Emergency Response Office as a high priority (see Section 8.1).

No industrial facilities handling explosive or fire-prone materials (i.e., liquid propane, gasoline, or other storage tanks) are adjacent to or visible from the UH West O‘ahu property. As such, no impacts from hazardous industrial operations are anticipated and no mitigation measures are proposed. Neither people nor buildings will be exposed to explosive or flammable fuels or chemical containers as a result of the project.

Since the majority of the site is currently undeveloped, was historically used for sugarcane cultivation and is cultivated for diversified agriculture, it is not expected that there may be asbestos on site. However, if asbestos is found, the applicant or subsequent developers will contact the Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch prior to construction/demolition.

4.7 VISUAL RESOURCES AND OPEN SPACE

Existing Conditions

The UH West O‘ahu property is relatively flat and was cultivated for sugarcane production for several decades by the Oahu Sugar Company, Ltd. (OSCo). The property is bounded to the north by Farrington Highway, to the west by Kapolei Golf Course and the Villages of Kapolei, to the south by the proposed DHHL Parcel B development, and to the east by vacant land proposed for the North-South Road and its related utility and transit corridor. All of these adjoining lands are similarly flat. Figure 4.1 shows the existing visual conditions at the UH West O‘ahu property.

As shown in the *Ewa Development Plan* (Ewa DP), panoramic views of areas to the southeast (including the UH West O‘ahu property) are offered from portions of the H-1 Freeway. Significant views and vistas noted in the Ewa DP and offered from the property include:

- Views of na pu‘u at Kapolei, Palailai, and Makakilo;
- Mauka and makai views; and
- Views of central Honolulu and Diamond Head.

Due to the flat topography of the project area, no ocean views are offered from the property.



A. View looking mauka toward the proposed University of Hawai'i West O'ahu Campus Site. Note the old cane haul road and scrub vegetation characteristic of the entire subject property.



B. View looking west toward the proposed North/South Road corridor. Note the existing power lines which also illustrate the location of the corridor. This view also depicts the relatively flat topography and undefined drainage-ways that have caused flooding in the past.



Figure 4.1
Visual Resources

University of Hawai'i West O'ahu



NOT TO SCALE

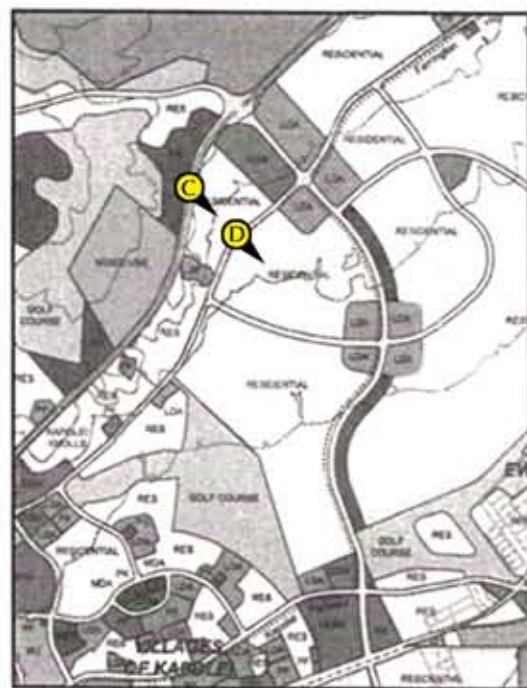




C. View looking makai toward the proposed University of Hawai'i West O'ahu Campus site from H-1 Freeway (180 degree panoramic view)



D. View looking makai toward the proposed University of Hawai'i West O'ahu Campus site from Farrington Highway (180 degree panoramic view)



Location Map

Figure 4.1a
Visual Resources
University of Hawai'i West O'ahu



NORTH

East Kapolei, O'ahu



NOT TO SCALE

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

The most prominent views from within the property are of the Wai‘anae Mountain Range. The Ko‘olau Mountain Range and Diamond Head are also visible from the project site, as are the 138-kV power lines that run along the site from Farrington Highway toward Renton Road.

The UH West O‘ahu property is highly visible from portions of the H-1 Freeway, Farrington Highway, the Villages of Kapolei, and the Kapolei Golf Course. The site would also be visible from the proposed North-South Road and the proposed DHHL East Kapolei Parcel B.

To assess visual resources on O‘ahu, the City conducted a comprehensive view shed assessment documented in the *1987 Coastal View Study, City and County of Honolulu Department of Land Utilization*. Existing visual resources for the entire O‘ahu coastline are inventoried, prioritized, and documented in this study, which describes the ‘Ewa view shed as generally flat terrain absent of predominant land features. Views are decentralized with no particular focus. The only significant roadway view identified by the study is of the makai area, from Farrington Highway and portions of the H-1 Freeway.

Anticipated Impacts and Mitigation Measures

The visual appearance of the UH West O‘ahu property will change from vacant scrub and cultivated vegetation to a campus and mixed-use community. Distant views of the shoreline from the H-1 Freeway may be impacted by the proposed development; however, the UH West O‘ahu will serve as an important visual landmark for the ‘Ewa region. Within the property, the siting of buildings will impact mauka and makai views, as the property is relatively flat. The campus will be oriented to capitalize on views of landforms such as Pu‘u Kapolei, Pu‘u Palailai, Pu‘u Makakilo, the Wai‘anae Mountain Range, and Central O‘ahu. Views from future internal roadways will be considered to the extent possible. Extensive landscaping, campus view corridors, and thoughtful architectural design will add to the visual character of the area. HECO has yet to determine whether power lines to the substations and power lines extending out from the substations will be overhead or underground. Should HECO decide on implementing overhead power lines, there will be possible visual impacts on the project property.

4.8 SOCIAL CHARACTERISTICS

4.8.1 Population

Existing Conditions

According to the DPP, the population of the *Ewa Development Plan Area* (Ewa DPA) grew from 42,931 in 1990 to 68,718 in 2000, representing an increase of 60.1 percent (DPP 2004). In comparison, the population for the City as a whole increased only 4.8 percent from 836,231 in 1990 to 876,156 in 2000. Residential development in the ‘Ewa region continues to increase in population, and the City expects the population of the Ewa DPA to reach

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

141,864 and 164,462 by 2020 and 2025 as the secondary urban center, respectively. The City's population is expected to reach 1,037,250 and 1,078,050 in 2020 and 2025, respectively.

Within the Ewa DPA, the population of children between the ages of 5 and 17 increased from 8,999 in 1990 to 15,496 in 2000, a 72.2 percent increase in the number of potential college students. Neighboring Central O'ahu and Wai'anae DPAs also saw increases in the number of children between the ages of 5 and 17 over the same time period (11.5 percent and 10.0 percent respectively). In 2000, Central O'ahu had the second highest population of children between the ages of 5 and 17, after the Primary Urban Center, which had 29,416 children between 5 and 17. Younger families tend to buy more affordably-priced housing in the 'Ewa region, and the median age will decrease as newer residents move into the region. This reflects the 'Ewa region's relatively high population growth and results in the need for higher education facilities in the area.

According to the *North South Road and Kapolei Parkway FEA/FONSI*, rapid population growth in the Ewa DPA has balanced the ethnic characteristics of 'Ewa residents to be closer to that of the general population of O'ahu and the State. The median age of residents in selected neighborhoods of the Ewa DPA is slightly lower than the median age of O'ahu residents.

Anticipated Impacts and Mitigation Measures

At full build-out, the UH West O'ahu development will introduce new residents to the 'Ewa region and will provide approximately 4,041 residential units (including 761 student housing units). Using an estimate of 2.9 persons per household, the 3,280 residential units (not including student housing units) will provide homes to approximately 9,512 people. This population increase is consistent with stated governmental policies of directing future growth toward the 'Ewa Plain. Within the property, the proposed elementary school facility(ies) and UH West O'ahu campus will provide for the educational needs of students residing within the property and the surrounding area.

The proposed UH West O'ahu campus will support 8,640 students, faculty, and staff. The campus will provide much needed higher education opportunities (and employment opportunities) for the growing college-aged population of West O'ahu. UH West O'ahu will be a four-year university offering a broad array of educational opportunities for traditional and non-traditional students. With the addition of the first two years of bachelor degree programs, recent high school graduates will be able to enroll at the UH West O'ahu. The average age of students will decrease, and support services provided by the University will likely increase since younger full-time college students tend to expect more campus activities and guidance. The expanded campus will likely attract students who do not want to commute to the UH Mānoa campus, cannot afford local private institutions, or do not want to leave Hawai'i.

To meet the educational needs of school-aged children, a 12-acre elementary school is

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

proposed within the southern portion of the property (see Figure 2.1). The location of the school would be in close proximity to the proposed residential areas within the property, as well as the proposed DHHL East Kapolei Parcel B residential subdivision directly south of the property. If the DOE requires additional public school facilities, then UHWO may develop a “Lab School” within the campus. Additionally, the DHHL is proposing an elementary school and a separate middle school site on its property immediately east of the UH West O‘ahu. A DOE high school site is currently being considered on DHHL land immediately mauka of the UH West O‘ahu property, between the H-1 Freeway and Farrington Highway.

4.8.2 Housing

Existing Conditions

Most of O‘ahu’s new housing stock is planned for development in the ‘Ewa and Central O‘ahu regions. This trend is expected to continue over the next several decades to accommodate the projected population growth and housing demand. Large-scale housing development projects in the ‘Ewa region provide an opportunity for fee-simple home ownership at relatively affordable (and “market”) prices. Such projects have been undertaken by the City, the HCDCH, and some private developers to ensure that houses being built are affordable to households of low- and moderate-income and “gap-group” ranges.

Lower interest rates in recent years and the pricing of ‘Ewa area housing units have expanded opportunities for home ownership. Consequently, the market seems to be directed toward areas that provide moderately-priced housing rather than the generally more expensive market-priced housing available in the Primary Urban Center (PUC) and East Honolulu.

In 2000, 64 percent of housing units within the Ewa DPA were owner-occupied and 27 percent were renter-occupied, while islandwide percentages were 49 percent owner-occupied and 41 percent renter-occupied. The larger proportion of owner-occupied housing units in the Ewa DPA is attributable to the large number of affordably-priced new single-family residential developments in the region.

Anticipated Impacts and Mitigation Measures

The UH West O‘ahu property will occupy approximately 500 acres of land previously planned for residential development as part of the HCDCH East Kapolei Master Plan. The development will provide approximately 4,041 units in a range of housing types listed below and further described in Sections 2.4.2 and 2.4.3:

- **UH West O‘ahu Lands**
 - 761 student housing units,
 - 355 ~~work force/affordable~~ multi-family housing units, and
 - 368 multi-family units in mixed-use parcels;
- **Private Development Lands**
 - 365 low-density, single-family units,

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

- 561 medium-low-density, multi-family units,
- 489 medium-density, multi-family units,
- 925 high-density, multi-family units, and
- 217 multi-family units in mixed-use parcels.

Park areas and open space will be provided throughout the property in compliance with the City’s Park Dedication Ordinance. The University and/or the private developer will meet with affected City departments to discuss specific plans to satisfy the park dedication requirements. To meet the City’s affordable housing requirements, approximately 355 units, a large portion of which will be affordable housing units, will be provided within the UH West O‘ahu Lands. The remainder of the affordable units required for the development will be distributed throughout residential parcels (and not concentrated in one or two areas) in the Private Development Lands.

The project will address the provision of affordable housing by coordinating with the Department of Planning and Permitting and the Department of Community Services. UHWO is particularly motivated that the project provides workforce housing for faculty and staff as it is difficult to attract the best candidates without it. In addition, UHWO will eventually include approximately 760 student housing units with approximately 3 beds each. Thus, there will be approximately 2,280 less students that would be competing for affordable rentals in the open market. The University and/or the private developer will meet with affected City departments, including the Department of Community Services to discuss specific plans to satisfy the affordable housing requirements. During the public review period, the Department of Planning and Permitting wrote the following regarding the potential of developing “granny flat”-type rental units in proposed housing development: “The DPP considers the potential benefits (i.e. low cost student rentals and increased housing unit affordability) available through this type of housing to be substantial...It appears that an opportunity for this type of unit exists where the “alley loaded” low-density residential development on Parcels C and D where such units could take the form of studio units above the garage. This approach could at least partially fulfill the need for approximately 2,280 beds for the 7,600-student resident population at little or no cost to the University...to construct “granny flats,” lots would need to meet underlying residential district standards for two (2) dwellings, or a developer could use the Planned Development Housing (PD-H) option.”

With the proposed UH West O‘ahu campus project, elementary school facilities, parks, and commercial opportunities within mixed-use areas, residents will be able to live, work, learn, play, and shop within the property.

4.8.3 Lifestyle/Character of the Community

Existing Conditions

Many of the components of a developing secondary urban center have emerged in Kapolei. Kapolei now includes a regional park, a preschool, a private school, a library, a police

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

station, a State office building, a City office building, a high school, and a middle school. Nearby, the Ko Olina Resort and Marina is a 652-acre major resort with hotel, timeshare, commercial, recreational, and residential uses. The *Ewa Development Plan* projects that by 2020, the City of Kapolei will house more than 7,000 residents and provide work sites for 25,000 private jobs and 5,000 City and State jobs, many of which will be located in the Civic Center and the State office building. Although many people live and work in the Kapolei area, most still commute to work or to the UH Mānoa campus. However, as new employment centers are established, the ‘Ewa region will evolve into a self-contained community with less dependence on Honolulu for essential services and employment opportunities. One challenge to attracting businesses to ‘Ewa has been that most of the housing inventory provided has been affordably- and moderately-priced housing, rather than executive housing. If more executive housing were available, business owners buying executive housing in ‘Ewa would likely relocate their businesses to ‘Ewa.

Anticipated Impacts and Mitigation Measures

The regional identity of the project area will change as the UH West O‘ahu property changes from agricultural land to a campus community. The UH West O‘ahu will be the focus of the ‘Ewa region and will help to transform the region from a bedroom community to a second city.

The UH West O‘ahu will provide a range of educational and employment opportunities for Leeward and Central O‘ahu residents. The proposed campus will support 8,640 students, faculty, and staff, and the proposed elementary school (on non-campus lands) will support 610 students, faculty, and staff. (Additional students, faculty and staff would be associated with a “Lab School” if one is developed on the campus lands). Additionally, the development will provide approximately 4,041 residential units (including student, market, and affordable housing), with parks and open space throughout the property. Improved and diversified community resources and facilities (i.e., campus libraries, commercial areas, parks, cultural events, and possible non-credit educational classes) will be offered to the community with proposed development.

With the UH West O‘ahu, traffic on Farrington Highway in the vicinity of the property will increase. However, with roadway and traffic improvements planned for the area, the future roadway system will accommodate traffic generated by the proposed development (see Section 4.10.1). It is important to note that by providing opportunities for residents to live, work, learn, play, and shop in ‘Ewa, the UH West O‘ahu may help to reduce island-wide traffic toward the UH Mānoa campus and downtown Honolulu.

4.9 ECONOMIC CHARACTERISTICS

Sugar cultivation and processing were the dominant economic activities in the ‘Ewa region from the late 1800s to the 1980s. The economic base in ‘Ewa shifted in the 1980s and 1990s to urban development of mostly residential and commercial uses.

4.9.1 Employment, Personal Income, and Expenditures

Existing Conditions

Presently, the UH West O'ahu property produces employment and income in the form of short-term revocable agricultural leases to Aloun Farms, Inc. and A.M. Enterprise, Inc.

The City DPP estimates that approximately 64,000 jobs will be provided in the Ewa DPA in 2020. Most of these jobs will occur at existing major employment areas in 'Ewa, including the City of Kapolei, James Campbell Industrial Park, Kapolei Business-Industrial Park, Kalaeloa Barbers Point Harbor and its surrounding industrial land uses, and Ko Olina Resort.

According to the 2000 Census, the median household income for the Ewa DPA was \$60,811 (in 1999 dollars). Incomes were equal to or higher than the median household income for O'ahu (\$51,914), with the exception of the 'Ewa Villages neighborhood. The percentage of residents living below the poverty line was 5 percent for the Ewa DPA, compared to 10 percent for O'ahu. Income differences within the Ewa DPA were greater than that for O'ahu in general.

On O'ahu, annual jobs in construction grew from 16,500 in 1999 to 20,900 in 2004 (27 percent). The average hourly wage for construction workers in Hawai'i rose from \$21.33 in 1999 to \$27.21 in early 2006 (about 27.5 percent). Continued growth in construction jobs is projected; however, some observers feel that projected growth jobs will not be enough to meet the demand over the next several years due to low unemployment, a depleted pool of construction workers, and the demanding construction work.

Anticipated Impacts and Mitigation Measures

The proposed UH West O'ahu development will generate direct, indirect, and induced jobs (during construction and operation of the project) within the site and throughout the island. Direct jobs are immediately involved with construction of a project or its operations. Direct jobs are not necessarily on-site, as construction supports construction company personnel in offices and base yards. Generally, 20 percent of direct construction jobs are off-site. Indirect jobs are created as businesses directly involved with a project purchase goods and services in the local economy. Induced jobs are created as workers spend their income on goods and services. Indirect and induced jobs are created throughout the State and are likely to be concentrated in commercial and/or industrial centers rather than near a job site.

Construction Employment

Construction of the UH West O'ahu is expected to begin in 2008 and end in 2015. Approximately 14,275 person-years of employment are estimated to be generated by the project. This amounts to about 1,784 jobs in O'ahu over eight years of construction.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Direct construction employment for the UH West O'ahu Lands will generate 6,058 person-years of employment, which will support 8,216 person-years of indirect and induced employment. This amounts to about 757 direct jobs and 1,027 indirect and induced jobs over eight years of construction. Construction employment for the Private Development Lands will generate nearly three times the level generated by the UH West O'ahu Lands.

Workforce income associated with construction will amount to approximately \$803 million in direct wages and \$1,610 million in indirect and induced wages. The total direct, indirect, and induced income associated with construction will be about \$2,413 million.

Operations Employment

UH West O'ahu Lands are estimated to generate approximately 3,451 person-years of direct employment (822 direct jobs) between 2009 and 2015. The Private Development Lands are estimated to generate about 7,965 person-years of direct employment (1,680 direct jobs) between 2009 and 2015. In total, about 26,954 person-years of employment (5,835 direct, indirect, and induced jobs) are expected to be generated by operation of the project between 2009 and 2015.

Payroll for the UH West O'ahu campus is estimated to be as high as \$48.9 million annually (including inflation) by 2015. These wages and salaries will support another \$118.3 million in indirect and induced employment in the same year. The campus will generate about \$683.4 million in operations employment (direct, indirect, and induced jobs) between 2009 and 2015.

Payroll for commercial operations is estimated to reach about \$40.2 million in 2015. These wages will support another \$71.9 million in indirect and induced employment in the same year. In total, commercial operations will create about \$525.9 million between 2009 and 2015.

Labor Supply

The UH West O'ahu project is anticipated to feel the pinch of current labor shortages, but this may change. Contractors have been paying higher wages and increasing benefits to attract workers, and unions have initiated return-to-work programs for expatriate members. Unions have also increased recruiting efforts to attract new workers.

Agricultural Impact

Currently cultivated agricultural lands on the property will be withdrawn from agricultural production for the development of the UH West O'ahu. This will result in some loss in revenues, jobs, or payroll; however, the UH West O'ahu development will provide numerous employment opportunities. No long-term agricultural activity is planned within the Ewa DPA, and additional agricultural land is available on O'ahu. Based on the ample supply of

land suitable for diversified agriculture on O'ahu and the relative lack of market demand (compared to the supply available), no mitigation measures are proposed to replace the lost agricultural production associated with the property.

4.9.2 Economic Factors/Government Revenues

Existing Conditions

Presently, the UH West O'ahu property generates revenue in the form of relatively low lease rent from Aloun Farms, Inc., Kapolei Golf Course, and A.M. Enterprise, Inc. to the State; sales taxes from the sale of produce; and income taxes from employees of the farm.

Anticipated Impacts and Mitigation Measures

The UH West O'ahu property will occupy approximately 500 acres of land previously planned for residential development as part of the HCDCH East Kapolei Master Plan. The project will provide employment, retail, and residential opportunities, thus generating income, excise, and property taxes for the State and City.

The proposed development represents a major commitment of public funds. However, new revenues associated with construction and operation of the development will serve to offset that expenditure. The project will result in substantial contributions to the local government from taxes on direct and induced spending (excise tax), personal income taxes, and corporate income taxes. The State is estimated to receive new revenues totaling \$196.4 million (in 2006 dollars) by 2015.

4.10 INFRASTRUCTURE AND UTILITIES

This section describes the potential impact of the UH West O'ahu development on existing infrastructure. A traffic study for the project was prepared by Parsons Brinckerhoff Quade & Douglas, Inc. (see Appendix H). Engineering Concepts, Inc. prepared an infrastructure study (see Appendix I). Proposed infrastructure improvements are discussed in the following sections.

Existing Infrastructure and Proposed Improvements

On-site Facilities. There are currently no significant on-site infrastructure facilities within the UH West O'ahu property. Farrington Highway is the major transportation access to the property, and the City plans to widen Farrington Highway to two lanes in each direction between the Kapolei Golf Course and Fort Weaver Road. The State Department of Transportation (DOT) is currently constructing the North-South Road and has plans for future construction of a portion of Kapolei Parkway.

On-site infrastructure, including facilities for water transmission and distribution; wastewater

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

collection; traffic circulation; drainage; and electrical and communication systems, will be required to accommodate the UH West O‘ahu development.

Off-site Facilities. Extensive improvements to off-site infrastructure will be required to accommodate ‘Ewa and Kapolei as Oahu’s Second City. Infrastructure improvements include those to transportation systems, water and wastewater facilities, and electrical/communication systems.

Sustainability

Sustainability guidelines have been established for the UH West O‘ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system. All new construction and retrofit projects by the University will strive to meet or exceed the target set by the LEED NC v2.2 rating system.

The Private Development Lands will strive to achieve the applicable design criteria in the UH West O‘ahu LRDP and the recommended community performance standards. The sustainability guidelines are further discussed in Section 2.6.

In compliance with Chapter 344, HRS “State Environmental Policy” and Chapter 226, HRS “Hawaii State Planning Act,” (which is discussed in Section 5.2.5 of this EIS), project buildings, activities, and site grounds will be designed with energy-saving considerations. Energy efficiency goals and requirements of the State will be met by the project, and hot water use on campus will be subject to Administrative Directive No. 98-03, “Policy Governing the Use of Solar Water Heating Systems for State Facilities.” The State Department of Business, Economic Development and Tourism (DBEDT) Strategic Industries Division (formerly the Energy, Resources and Technology Division) encourages recycling and the use of recycled-content products (i.e., steel, concrete aggregate fill, drywall, carpet, glass tile). The Honolulu Energy Code will be consulted during the design of the campus, as will HECO for demand-side management programs offering rebates and/or incentives for energy-efficient technologies. Some energy-saving design practices include:

- Establishing the building on an east-west axis;
- Minimizing east- and west-facing glass;
- Using natural ventilation to increase occupant comfort;
- Using daylighting;
- Maximizing the use of natural lighting without heat gain;
- Using high efficiency compact fluorescent lighting;
- Using insulation/radiant barriers for an equivalent R-19 value in ceiling;
- Using ceiling fans;
- Using solar water heating;
- Using landscaping to control dust and minimize heat gain to area; and
- Using photovoltaics, fuel cells, and other renewable energy sources.

Guidelines for Sustainable Building Design in Hawaii: A planner’s checklist and A Contractor’s Waste Management Guide will be consulted during the design and construction of the project. The project will not conflict with the goals of Act 77, Session Laws of Hawaii 2002, “Relating to Energy Resources”.

4.10.1 Roadways and Traffic

Existing Conditions

Roadways

The only existing roadway providing access to the property is Farrington Highway. Once completed, the future North-South Road will provide access to the property from the east. Major roadways in the project area are described below and shown in Figure 2.4.

The H-1 Freeway is a 6-lane freeway in the vicinity of the UH West O‘ahu property. The Makakilo Interchange is located approximately two miles west of the property, and the Kunia Interchange is located approximately two miles east of the property. The posted speed limit on the H-1 Freeway in the vicinity of the property is 60 miles per hour (mph).

Farrington Highway is a major arterial roadway that provides east-west mobility through the ‘Ewa region. It runs along the northwestern boundary of the property as a 2-lane, undivided roadway. Farrington Highway is a 4-lane, divided roadway from the Kapolei Golf Course access road to Kamokila Boulevard in the City of Kapolei. Farrington Highway is also a 4-lane, divided roadway near Fort Weaver Road. The posted speed limit on Farrington Highway in the project area is 35 mph.

Fort Weaver Road/Kunia Road is currently the principal north-south arterial roadway serving the ‘Ewa and ‘Ewa Beach communities. The roadway is located east of the UH West O‘ahu property and is named Fort Weaver Road south of Farrington Highway, and Kunia Road north of Farrington Highway. Fort Weaver Road/Kunia Road is a 6-lane expressway between the H-1 Freeway and Laulanui Street, with interchanges at the H-1 Freeway and Farrington Highway. It is a 4-lane principal arterial from Farrington Highway to the future North-South Road, and a 2-lane minor arterial through the rest of ‘Ewa Beach. The posted speed limit on Fort Weaver Road is 45 mph mauka of Geiger Road and reduces to 35 mph makai of Geiger Road.

Fort Barrette Road/Makakilo Drive is a major north-south roadway serving Makakilo and Kapolei. The roadway provides access to the H-1 Freeway and Farrington Highway. Fort Barrette Road/Makakilo Drive is located west of the UH West O‘ahu property. Fort Barrette Road is a 2-lane major arterial road with a posted speed limit varying between 25 and 40 mph. The roadway is planned to be widened to four lanes

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

in the near future. Fort Barrette Road becomes Makakilo Drive north of Farrington Highway. Makakilo Drive is a 4-lane divided roadway with a posted speed limit varying between 25 and 40 mph.

The *Oahu Regional Transportation Plan (ORTP)*, prepared for the Oahu Metropolitan Planning Organization (OMPO), identifies roadway concepts necessary to support future development in the ‘Ewa Plain. Major roadway improvements identified by the ORTP include completion of the Kapolei Parkway and the North-South Road. The North-South Road is currently under construction.

Public Transit

Oahu Transit Services is contracted by the DTS to operate TheBus on a schedule subject to the availability of resources. In Kapolei, service to Honolulu is provided by buses traveling from Mākaha (Routes C, 40, 93, and 93A), passing on Farrington Highway near the campus. Within the project vicinity, bus service is provided to and from Campbell Industrial Park (Route 413), Makakilo (Routes 411, 412, and 414), the Villages of Kapolei and ‘Ewa Beach (Route 41), and the U.S. Veteran’s Housing area (Route 415).

The Handi-Van provides para-transit service for semi-ambulatory and non-ambulatory persons with disabilities.

Traffic

A traffic study for the project was prepared by Parsons Brinckerhoff Quade & Douglas, Inc. in May 2006 to identify existing traffic conditions. This report is included in Appendix H.

Automatic traffic recorders were placed along Farrington Highway in the vicinity of the future North-South Road on April 15, 2004. The AM peak hour of traffic occurred between 7:00 AM and 8:00 AM, and the PM peak hour of traffic occurred between 4:30 PM and 5:30 PM, respectively. In the vicinity of the UH West O‘ahu property, Farrington Highway operated at what the traffic engineering consultant considers an acceptable Level of Service (LOS) E during both AM and PM peak hours of traffic. The majority of traffic on Farrington Highway in the vicinity of the property is traveling between Kapolei and Waipahu. Regional traffic to and from the Primary Urban Center generally travels on the H-1 Freeway.

Anticipated Impacts and Mitigation Measures

As requested by the Department of Planning and Permitting (DPP) Traffic Review Branch, a comprehensive transportation master plan, which incorporates various modes of travel, including transit, vehicle, bicycle and pedestrian will be developed and included with the zone change and PRU applications to DPP. This plan will be designed to establish and promote a safe and efficient balance between the various modes of travel, such as grade separated bicycle and pedestrian facilities, convenient and centrally located transit stops

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

and terminals, traffic calming devices and other methods, as necessary.

Roadways

The roadway network in the vicinity of the UH West O‘ahu property is expected to change significantly in the future. Phase 1 of North-South Road and its interchange with the H-1 Freeway will be constructed by late 2008. Consistent with the ORTP, the H-1 Freeway and Farrington Highway will be widened. The DOT and DTS have been consulted in the timing of these projects. It is assumed that the portion of Kapolei Parkway between Kapolei Middle School and the North-South Road will be timed to be completed by the Department of Hawaiian Home Lands with the completion of the first phase of North-South Road. Similarly, it assumed that the segment of Kapolei Parkway through ‘Ewa Villages will be completed which will allow ‘Ewa residents an alternate (to Geiger Road/Roosevelt Avenue) route to Fort Barrette Road. A description of project improvements at particular corridors and a timeframe as to when the anticipated improvements are scheduled to occur will be included in the zone change and PRU applications. UH West O‘ahu and its private development partner will be requesting an amendment to Ordinance 02-52 to include widening and improvements of Farrington Highway from two to four lanes between Fort Weaver Road and the Kapolei Golf Course Access Road (including additional street lighting, if warranted), and the construction of the “East-West Connector” (Road F, a new east-west road that extends from Farrington Highway through the UHWO site and beyond, eventually connecting with Fort Weaver Road) when Ordinance 02-52 undergoes its five-year review in 2007.

All surrounding roadways controlled by the City, affected by the proposed project, will be analyzed for adequacy of street lighting illumination per Illuminated Engineering Society of North America standards for roadway lighting.

Access to the UH West O‘ahu property is planned via two intersections at Farrington Highway and three intersections at North-South Road. The University is coordinating with the DOT on roadway improvements to these intersections.

HOV lanes on the H-1 Freeway is are planned to be extended from the Wai‘awa Interchange to the Makakilo Interchange, according to the *Oahu Regional Transportation Plan* (2025).

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

North-South Road is currently being constructed by the DOT as an arterial roadway between the H-1 Freeway and Kapolei Parkway. North-South Road will border the length of the entire eastern side of the UH West O‘ahu property and will provide additional access to the H-1 Freeway for the ‘Ewa region. North-South Road will also provide sub-regional accessibility for developments in the vicinity of the UH West O‘ahu. North-South Road will include three vehicular lanes with paved shoulders in each direction, a 28-foot-wide median that could accommodate and exclusive rapid transit corridor, and sidewalks on both sides (see Figure 2.5). A new interchange connecting North-South Road with the H-1 Freeway is planned to be completed by late 2008.

Farrington Highway, between the Kapolei Golf Course access road and Fort Weaver Road, is planned to be widened from a 2-lane, undivided roadway to a 4-lane, divided roadway. This road widening would make Farrington Highway a continuous 4-lane, divided roadway between Kamokila Boulevard and the Wai‘awa Interchange. Approximately 5.5 acres of land within the property will be used for improvements to Farrington Highway. The design of Farrington Highway frontage improvements and access intersections will be coordinated with DDC, and has undergone preliminary review by the DPP Traffic Review and Subdivision branches.

As recommended by the Department of Planning and Permitting Traffic Review Branch (during the public review period), UHWO will incorporate various design elements, such as separated bicycle paths within the Campus and channellized auxiliary lanes and pedestrian islands at major intersections. A hierarchy of roadways, bikeways, and pedestrian paths will be designed within the property. A loop road will provide the major access to various areas of the campus. A hierarchical network of roadways and a pedestrian and bikeway system will be provided within the property. A loop road encircling the major University buildings will provide access throughout the campus. Seven internal roadways comprising a total of 31.3 acres are planned within the property (see Figure ~~4.2~~ 2.1) and are described below.

Road A will provide access to the property from Farrington Highway. It will be a major entry roadway to the campus and will include bike lanes.

Road B will provide access to the property from North-South Road. Road B will be a major entry roadway to the campus and will include parking lanes and bike lanes. Road B will narrow between the campus entry and the campus drop-off area.

Road C will serve as a secondary access to the campus. It will provide access to the campus from an internal road off of Farrington Highway (Road F). Road C will include parking lanes and bike lanes.

Road D will service the regional roadway network, providing access within the approximately 500-acre property as well as to the surrounding ‘Ewa/Kapolei region. Road D will connect Roads B, E, and G, and will include bike lanes.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Road E will provide access to the property from North-South Road, with limited right-in/right-out access to North-South Road. Road E will serve as a secondary access to the campus and will have bike lanes.

Road F will provide access to the property from Farrington Highway and North-South Road. It will service the regional roadway network, providing access within the approximately 500-acre property as well as to the surrounding ‘Ewa/Kapolei region. Road F will have a right-of-way width of 104 feet, with four travel lanes (two in each direction), a 16-foot-wide median, bike lanes, 10-foot-wide planting strips, and 6-foot-wide sidewalks. This road is seen as the western end of the planned “East-West Connector” (connecting Farrington Highway and Fort Weaver Road).

Road G will provide access to the property from the DHHL residential subdivision to the south. Road G will be a collector roadway with parking lanes. This road will provide an alternative north-south route connecting the campus with Kapolei Parkway.

Roads within the UH West Oahu Lands will be controlled by the University, and roads within the Private Development Lands will be dedicated to the City and County of Honolulu. It is proposed that all roads (and water, sewer and drainage systems) within the project site will be dedicated to the City and County of Honolulu, except Road “A” and the portion of Road “B” westward of the intersection with Road “D”. During the public review period, the City and County of Honolulu Department of Facility Maintenance wrote: “Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility.” This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

During the public review period the Department of Transportation Services wrote: “The design of the project should ensure that TheHandi-Van vehicles have access to the project buildings. Presently, the tallest vehicle is 127 inches high. In addition to facilitating TheHandi-Van vehicle circulation, mobility features should be integrated into the design of public spaces on campus and among the private development land areas to promote accessibility for persons with disabilities...” As TheHandi-Van provides para-transit service for semi-ambulatory and non-ambulatory persons with disabilities, the campus is relatively flat, the campus will be designed to accommodate fire engines within 150 feet of all buildings, and all campus parking areas will include wheelchair accessible parking stalls, the design of applicable roadways will ensure TheHandi-Van vehicle accessibility and ADA accessibility to project buildings.

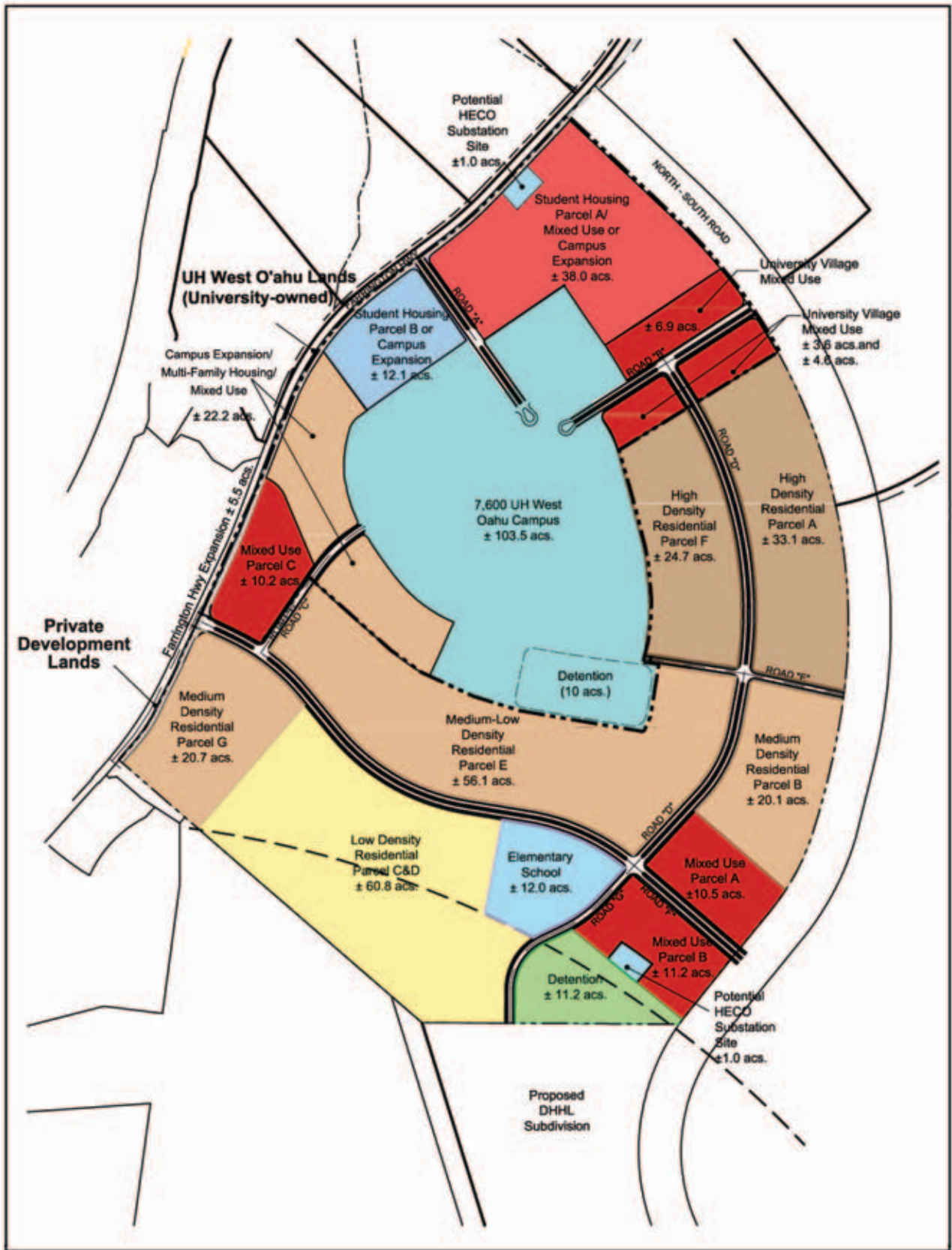


Figure 4.2
 Conceptual Land Use Plan
 University of Hawai'i West O'ahu



UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Public Transit

Future transit service near the UH West O‘ahu property is expected to increase significantly. The DTS is currently conducting an Alternative Analysis Study for the Honolulu High-Capacity Transit Project (HHCTP), which explores the feasibility of several alternative ways to implement a high-capacity transit line within a 23-mile corridor extending from Kapolei to UH Mānoa. The HHCTP is further discussed in Section 4.11.6.

At this time, ~~two~~ three of the four possible alignments in the Kapolei/Ewa section of the HHCTCP Fixed Guideway Alternative would be located immediately adjacent to the proposed UH West O‘ahu, either on Farrington Highway or on North-South Road. ~~Both~~ All three alignments include ~~one~~ two stations at adjacent to the UH West O‘ahu campus proposed project site. The alignments that are adjacent to the UH West O‘ahu would either be at-grade with limited grade crossings or on elevated structures. The University’s preferred option includes an alignment that travels along Farrington Highway and down the North-South Road, next to the UH West O‘ahu property. If this alignment is selected, the DTS has indicated that in the vicinity of the University property, the transit corridor would be elevated and located within the median of the North-South Road right-of-way. The DTS has also indicated that two transit stops may be considered for the UH West O‘ahu property, one located near the intersection of Farrington Highway and the North-South Road, and the other in the southern portion of the property, near the southern access from the North-South Road. During the public review period, the Department of Planning and Permitting, Development Plan and Zone Change Zone Branch wrote: “...consideration should be given to having a transit station on campus.”

The Alternative Analysis Study is also evaluating major upgrades in bus service within the project area. The current bus route can be modified or supplemented to accommodate service to the proposed development, while still servicing the current route. An example route would be to continue east of Farrington Highway after servicing the Villages of Kapolei. It would then stop at the park-and-ride at the corner of the Farrington Highway and North-South Road intersection. After the park-and-ride, the bus route would travel makai on the North-South Road and could then enter the campus through Road B. From the drop-off, the bus would turn makai onto Road D and service the proposed residential and commercial retail developments along Road D and exit using Road E or continue down to Road F and service the Hawaiian Home Lands further makai via Road G. Leaving the property, the bus would turn east on Kapolei Parkway and travel on its current path once it reached Geiger Road. Additionally, University Express routes could access the University via the H-1 Freeway/North-South Road Interchange, down the North-South Road and into the campus property (via Road B) to the drop-off fronting the Kalo‘i Plaza and Campus Center.

It is likely that UHWO will be providing a shuttle service on campus as an alternative form of transportation, when there is a critical mass of students, faculty and staff.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Traffic

Project-generated Traffic. At full build-out (year 2015), the proposed UH West O‘ahu development is estimated to generate 3,075 vehicular trips (1,578 entering and 1,497 exiting) during the AM peak hour. The development is estimated to generate 4,818 vehicular trips (2,369 entering and 2,449 exiting) during the PM peak hour. All intersections operated at an average no worse than Level of Service⁴ (LOS) D, with or without the UH West O‘ahu, during both AM and PM peak hours of traffic. The estimated trip generation was based on *Trip Generation, 7th edition* (Institute of Transportation Engineers, 2003) and the proposed land uses for the UH West O‘ahu. Regional travel patterns for vehicles entering and exiting the property were based on the Oahu Metropolitan Planning Organization (OMPO) travel demand model.

Commercial retail trips were assumed to originate from ‘Ewa, the Villages of Kapolei, Royal Kunia, Kalaeloa, Makakilo, and Wai‘anae. Trips associated with the proposed elementary school were assumed to originate from residential areas within the property and the DHHL subdivision to the south. (Not included was any traffic generated by a “Lab School” if one is developed on the campus lands).

Background Traffic. Background traffic volumes are not directly associated with the proposed development. They include sub-regional traffic on Farrington Highway and the future North-South Road, future trips associated with the DHHL East Kapolei developments makai and east of the UH West O‘ahu property, and future trips associated with D.R. Horton’s proposed Ho‘opili mixed-use development. The projected background traffic volumes for the year 2015 are shown in Figure 8 of the traffic study (see Appendix H).

Total Traffic. Background traffic levels and traffic generated by the UH West O‘ahu development are shown in Figure 9 of the traffic study. For this traffic analysis, background traffic was reassigned to utilize new roadway network connections provided by Roads F and G within the property. This traffic analysis also includes the projected traffic from other proposed projects by adjacent landowners including the DHHL East Kapolei 1 and 2 residential development.

By the year 2015, much of the future roadway network in the project vicinity is assumed to be in place. All intersections analyzed are projected to operate acceptably (LOS D or better) during the peak hours of traffic, with or without the proposed development (see Table 4.2). For this analysis, North-South Road was assumed to be built to its ultimate 6-lane cross-

⁴ The Highway Capacity Manual defines six Levels of Service (LOS), with A indicating the best condition and F indicating the worst condition. The LOS for signalized and unsignalized intersections is defined in terms of average user delays. LOS A indicates little or no delay. LOS B indicates short traffic delays. LOS C indicates average traffic delays. LOS D indicates long traffic delays. LOS E indicates very long traffic delays. LOS F indicates that demand volume exceeds capacity, resulting in extreme delays that may cause severe congestion and may affect other movements at the intersection.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

section with left-turn lanes at intersections. The intersections of Farrington Highway with Roads A and F, and the intersections of North-South Road with Roads B and F were expected to be signalized.

The North-South Road and Farrington Highway intersection will be channelized to provide exclusive right-turn lanes and double left-turn lanes on all approaches. The ultimate configuration of North-South Road as a 6-lane, divided roadway is sufficient for the projected 2015 traffic demand with the proposed UH West O‘ahu development. The ultimate configuration of Farrington Highway as a 4-lane, divided roadway is also sufficient for the projected 2015 traffic demand with the proposed development. Internal roadways will be designed to accommodate the projected year 2015 traffic demand with the proposed development.

In general, the proposed UH West O‘ahu development will increase traffic volumes in the area as the campus population increases and the project achieves build-out. Initial development of the campus will accommodate only 1,520 students, and build-out of the 7,600-student campus will occur over several years. Currently, 23 percent of undergraduate students at the UH Mānoa campus reside on the west side of Red Hill, and traffic on the H-1 Freeway is noticeably heavier when the UH Mānoa campus is in session. Providing an additional campus and employment center in Kapolei for Leeward and Central O‘ahu residents could divert enough vehicles to improve eastbound traffic flow on the H-1 Freeway.

Table 4.2 – Intersection Level of Service Summary

INTERSECTION	WITHOUT UH WEST O‘AHU				WITH UH WEST O‘AHU			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
North-South Road/H-1 Westbound Off-Ramp Terminus	D	36.9	C	31.0	D	42.5	D	41.3
North-South Road/H-1 Eastbound Off-Ramp Terminus	B	10.2	B	11.7	B	11.8	B	13.9
North-South Road/Farrington Highway	D	40.6	D	41.3	D	47.1	D	45.9
North-South Road/Road B	C	28.5	B	19.0	D	38.9	D	54.9
North-South Road/Road E	Unsignalized Right-In/Right-Out				Unsignalized Right-In/Right-Out			
North-South Road/Road F	C	28.0	C	26.8	D	47.0	D	48.4
Farrington Highway/Road A	No Intersection in Scenario				C	20.4	C	22.4
Farrington Highway/Road F	No Intersection in Scenario				C	28.2	C	34.6

Source: Parsons Brinckerhoff Quade & Douglas, Inc., Traffic Study University of Hawaii West Oahu (June 2006)

Phase 1 Traffic. Phase 1 development includes portions of four residential parcels, a mixed-use parcel, a portion of University Village, part of the UH West O‘ahu campus, and a detention basin. By Phase 1, North-South Road is anticipated to be constructed as a 6-lane, divided roadway between the H-1 Freeway and Road B, tapering to a 4-lane, undivided roadway makai of Road B. Farrington Highway is assumed to remain as a 2-lane, undivided roadway in the vicinity of the property in Phase 1. Turn movements at the intersection of

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

North-South Road and Farrington Highway are assumed to be channelized with exclusive turning lanes. Roads A and B are assumed to be constructed in their entirety in Phase 1. Road D will only extend from Road B to the Residential Parcel F, and Road F will only be constructed between Farrington Highway and Residential Parcel D (see Figure 2.6).

Phase 1 of the proposed UH West O‘ahu development (year 2008) is estimated to generate 665 vehicular trips (367 entering and 298 exiting) during the AM peak hour. The development is estimated to generate 1,040 vehicular trips (492 entering and 548 exiting) during the PM peak hour.

Year 2008 background traffic volumes were estimated based on traffic volumes included in the North-South Road and Kapolei Parkway EA, and the projected traffic generated by the DHHL East Kapolei Parcel B residential subdivision (south of the property), which is anticipated to be completed by late 2007. All intersections assumed to be completed by 2008 were analyzed and are projected to operate acceptably (LOS D or better) during the peak hours of traffic, with or without the proposed development (see Table 4.3).

Table 4.3 – Intersection Level of Service Summary (Phase 1)

INTERSECTION	2008 WITH UH WEST O‘AHU PHASE 1			
	AM Peak Hour		PM Peak Hour	
	LOS	Delay	LOS	Delay
North-South Road/H-1 Westbound Off-Ramp Terminus	C	34.4	D	40.1
North-South Road/H-1 Eastbound Off-Ramp Terminus	A	9.4	B	13.4
North-South Road/Farrington Highway	D	43.8	D	48.7
North-South Road/Road B	C	28.6	C	27.6
North-South Road/Road F	C	26.3	C	27.9
Farrington Highway/Road A	B	15.5	C	27.6
Farrington Highway/Road F	B	17.5	C	29.1

Source: Parsons Brinckerhoff Quade & Douglas, Inc., Traffic Study University of Hawaii West Oahu (June 2006)

Phase 1 of the North-South Road will be completed by late 2008 and is currently planned to include half of the ultimate roadway cross-section between Kapolei Parkway and Farrington Highway, the ultimate North-South Road and Farrington Highway intersection, the 6-lane cross section between Farrington Highway and the H-1 Freeway, and the ultimate H-1 Freeway Interchange. Based on an evaluation of Phase 1 traffic volumes, the UH West O‘ahu traffic study recommended that the ultimate cross section of the North-South Road be extended to Road B before tapering to the half cross section width between Road B and Kapolei Parkway. This would allow an exclusive left-turn lane to service both mauka- and makai-bound left turns into Road B.

During Phase 1 of the UH West O‘ahu development, Farrington Highway is assumed to only have two lanes. However, it is assumed that full channelization will be implemented at its intersection with North-South Road to provide exclusive turn lanes on all approaches. The

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

UH West O'ahu traffic study determined that this configuration is sufficient for the projected Phase 1 traffic demand the project.

Internal roadways to be developed during Phase 1 are also expected to be sufficient for the projected Phase 1 traffic demand the project.

Traffic Demand Management

During the DEIS public review period, State Representative Rida Cabanilla suggested that classes do not commence until after 9:00 a.m.. The University of Hawai'i will study this suggested change in operation and assess the impact it might have on its operations.

Parking

~~The City's Land Use Ordinance (LUO) establishes a minimum of one parking stall for every ten students, plus one stall for every 400 square feet of office space. Based on this standard, a ratio of one parking stall for every two students was utilized to accommodate the parking needs of students, faculty, and administrative staff. For the initial 1,520-student campus, 760 parking stalls (at 0.5 per student head count) are estimated to be required. The ultimate 7,600-student campus is expected to require 2,850 parking stalls (at 0.375 per student head count). The proposed number of parking stalls exceeds the LUO requirement and the number of stalls suggested by the Institute of Transportation Engineers. The University will continue to work with the City during the Plan Review Use (PRU) permitting process to ensure that the design of future parking facilities adequately meets future needs. Future factors that may affect parking demand are: 1) plans to provide student housing equivalent to 30 percent of the ultimate full time equivalent student population, and 2) plans for rail and bus transit.~~

For the initial 1,520-student campus, 760 parking stalls (at .5 per student head count) are estimated to be required. This requirement is higher than both the Institute for Traffic Engineers (ITE) standard and the ratio utilized for the ultimate 7,600 student campus. This higher parking requirement was utilized to compensate for the lack of development of alternative modes of transportation and lack of student housing in the immediate vicinity of the campus, which would result in higher automobile use during the initial phase. For the ultimate 7,600 student campus approximately 2,812 parking stalls (at .37 per student headcount) will be provided. This number is equal to the Institute of Traffic Engineers (ITE) suggested parking requirement of 2,812 stalls.

Factors that may impact the estimated parking requirement for the 7,600 student campus include: 1) the level of transit service to the UH West O'ahu campus (less parking required if a significant portion of the UHWO students, faculty and staff use transit), 2) the percentage of distance learning students, 3) the percentage of students enrolled in non-daytime courses, and 4) the amount of nearby and on-campus student housing which is projected to be equal to 30 percent of the total student population. Parking standards could be adjusted, as necessary, to accommodate for any of the factors identified above. For example, parking standards for the

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

ultimate development of the campus could be reduced should transit access to the area be enhanced through the City’s proposed HHCTP. The University will continue to work with the City during the Plan Review Use (PRU) permitting process to ensure that the design of future parking facilities adequately meets future needs.

Table 4.4 shows the initial phase student population and the ultimate student population and the proposed number of parking stalls that is being proposed for each phase of campus development. Table 4.4 also provides the estimated number of parking stalls using methodology provided by the Institute of Traffic Engineers and if one were to compare with the number of stalls provided for a comparable number of students at the UH Mānoa Campus.

Table 4.4 - Proposed UH West O‘ahu Parking Stalls

<u>Year</u>	<u>Student Population</u> <u>(Students)</u>	<u>UHWO Stalls Provided</u> <u>(Stalls)</u>	<u>ITE</u> <u>(Stalls)</u>	<u>UH Mānoa based on Head Count</u> <u>(Stalls)</u>
<u>2009</u>	<u>1,520</u>	<u>760</u>	<u>562</u>	<u>464</u>
<u>2015</u>	<u>7,600</u>	<u>2,812</u>	<u>2,812</u>	<u>2,318</u>

It is possible that the proposed UHWO campus is more likely to have impacts on on-street parking on existing residential neighborhoods nearby. For the initial 1,520 student campus, the project site has adequate land available if each of the students were to take their own cars. In the longer term, the ultimate 7,600-student campus is expected to include 2,812 parking stalls (at 0.37 per student head count). The proposed number of parking stalls equals the number of stalls suggested by the Institute of Transportation Engineers (at 0.37 per student head count). Since the nearest existing residential neighborhoods are located in the Villages of Kapolei and the Villages of Kapolei is separated from UHWO by the Kapolei Golf Course, without any connecting streets, any students who park in the Villages of Kapolei would have to either walk, bike or moped onto either Kapolei Parkway or Farrington Highway to access the campus. The closest proposed residential neighborhoods are the private development lands surrounding the campus and it is hoped that students from these areas will either walk or bike to the campus. It is possible that in the long-term future, if there is inadequate parking provided on the UHWO campus, commuting students will park on-street in the private development lands or on surrounding proposed projects (DHHL East Kapolei 1 - which is immediately makai of the 500 acre UHWO site, and DHHL East Kapolei 2 and the Ho‘opili project – which are both across the proposed North-South Road from UHWO).

Development of the UH West O‘ahu Campus Lands will comply with the City’s requirements for off-street loading, pursuant to Section 21-6.100, LUO.

4.10.2 Water Supply Facilities

An infrastructure study for the UH West O'ahu was completed by Engineering Concepts, Inc. in June 2006. This report is included in Appendix I.

Existing Conditions

Potable Water

The UH West O'ahu campus lies over the Pearl Harbor Aquifer and the 'Ewa Caprock Aquifer, and is within the BWS' 440- and 215-foot elevation service zones. Based on discussions with the BWS, water is available to both service zones from the existing 215-foot Kapolei potable water system. Two major water transmission mains (30- and 36-inch) in Farrington Highway provide water to the 215-foot Kapolei and Barbers Point reservoirs via the Honouliuli line booster and Kapolei line booster. A 4-million gallon (MG) reservoir for the 215-foot potable water system is planned to accommodate East Kapolei developments (including portions of the UH West O'ahu property). Currently, there are no existing 440-foot potable water system facilities in the project area and a new system will need to be constructed. Water will be conveyed from the 215-foot system to a proposed 440-foot system reservoir through booster pumps. The UH West O'ahu water system will be part of the East Kapolei regional water system, which will accommodate East Kapolei and the future demand of the Kalaeloa area. The water master plan for East Kapolei has been submitted to and approved by the BWS.

Non-potable Water

The Honouliuli Water Recycling Facility (HWRF) produces R-1 recycled water for irrigation and reverse osmosis (RO) recycled water for industrial uses. R-1 recycled water is the highest quality recycled water, having gone through filtration and disinfection to make it safe for use on lawns, golf courses, parks, and other places that people frequent. The HWRF currently produces 12 million gallons of recycled water per day as a non-potable water source for the 'Ewa area. The BWS plans to extend the existing 215-foot non-potable water system and install irrigation systems along the North-South Road corridor.

Anticipated Impacts and Mitigation Measures

The proposed on-site water system for the UH West O'ahu will be designed to conform to the BWS' Water System Standards (2002) and will be based on guidelines established in the *Ewa Water Master Plan* (prepared by Belt Collins in 1987). The UH West O'ahu water system will be part of the East Kapolei regional water system, which will accommodate East Kapolei and the future demand of the Kalaeloa area. The water master plan for East Kapolei has been submitted to and approved by the BWS. Coordination with the BWS and the DLNR Land Division will take place to incorporate this project into the *Water Use and Development Plan* and the *State Water Projects Plan*.

Projected Water Demand

A dual potable and non-potable water system is planned for the 215-foot elevation service zone. Based on conventional development, the average potable water demand for the UH West O'ahu project is estimated to be 2.584 million gallons per day (MGD) (1.971 MGD from the 440-foot system and 0.613 MGD from the 215-foot system). The average non-potable water demand for the project is estimated to be 0.324 gallons per day (gpd). The use of non-potable water will be coordinated with the BWS, and non-potable water will be used (to the extent practicable) as permitted by the State Department of Health. The UH West O'ahu has established sustainability guidelines (see Section 2.6), and with the implementation of water-saving measures, water usage will likely be less than that currently estimated.

Required storage for project is estimated to be 0.92 MG for the 215-foot potable water system and 4.55 MG for the 440-foot potable water system. Coordination with the BWS and adjacent developers is necessary for the provision of non-potable water.

The total booster pump capacity needed is estimated at 5,000 gallons per minute (gpm).

Proposed Improvements

The UH West O'ahu property will be served by the 215- and 440-foot potable water systems. The existing 215-foot system will need to be upgraded, and a new 440-foot elevation system will need to be constructed. A dual system (potable and non-potable water) is planned for the 215-foot service zone.

Upgrades to the 215-foot potable water system include the installation of a 4.0-MG reservoir and transmission main in North-South Road. These upgrades will be completed with ongoing developments in the area. The new 440-foot elevation system will include a 5.0-MG reservoir or two 2.5-MG reservoirs and a transmission main in North-South Road. These facilities will be completed concurrently with development of the UH West O'ahu. Construction of the 215-foot non-potable water system to the UH West O'ahu property is expected to be completed by the BWS before completion of the UH West O'ahu. UH West O'ahu and/or a private developer will be required to pay the BWS Water System Facilities Charges for resource development and transmission.

The on-site water system will consist of pipes ranging in size from 8 to 24 inches in diameter, laid out in loops. Loops are designed into water systems to provide more reliable flows and provide adequate pressures. Careful consideration will be taken in the design and operation of the proposed water systems to prevent the cross-connection of these systems and prevent the possibility of backflow of water from the non-potable water system to the potable water system. The two water systems will be clearly labeled and physically separated by air gaps or reduced pressure principle backflow prevention devices to avoid contaminating the potable water supply. Back flow devices will be tested periodically to assure their proper operation

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

and all non-potable spigots and irrigated areas will be clearly labeled with warning signs to prevent inadvertent consumption of non-potable water. All water system facilities plans will conform to applicable provision of Chapter 11-21, HAR "Cross Connection and Backflow Control."

UH West O'ahu and/or a private developer will be required to install the necessary water system improvements to serve the proposed development. Water lines within dedicable roads are planned to be dedicated to the BWS where practicable. Water lines within the campus will not be dedicated to the BWS, unless water line easements are established for such purposes. The campus is intended to be metered by several master water meters, which will be able to provide the adequate fire flow. A backflow prevention device will be required by the BWS at all meter locations.

Fire Protection

In compliance with Honolulu Fire Department (HFD) requirements, a water system in which all appurtenances, hydrant spacing, and fire flow requirements meet the BWS standards will be provided. Water infrastructure shall be designed and installed in accordance with the Uniform Fire Code, Section 903.2, as amended. Fire hydrants will be spaced throughout the campus within 150 feet of all sides of unsprinklered buildings and 150 feet of the face of sprinklered buildings. All multi-story buildings are assumed to be sprinklered. An HFD access road will be provided within 150 feet of the first floor of the most remote structure. Fire apparatus access roads shall be designed and constructed in accordance with the Uniform Fire Code, Section 902.2.1. The access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with DTS standards, be capable of supporting the minimum 60,000-pound weight of fire apparatus, and have a gradient not to exceed 20 percent. The unobstructed width of the fire apparatus access road shall meet City requirements. All dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards. Civil drawings will be submitted to HFD for review and approval.

4.10.3 Wastewater Facilities

An infrastructure study for the UH West O'ahu was completed by Engineering Concepts, Inc. in June 2006. This report is included in Appendix I.

Existing Conditions

The UH West O'ahu property is within the service area of the Honouliuli Wastewater Treatment Plant (WWTP), which has a treatment capacity of 38 MGD. There are future plans to expand the plant's capacity to 51 MGD. The Makakilo Interceptor Sewer and the recently completed Kapolei Interceptor Sewer currently transport wastewater from existing developments west of the UH West O'ahu property to the WWTP. According to the City

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

DPP, the capacity of the WWTP is limited by the capacity of the solids handling treatment units, which have a current capacity of approximately 27 to 29 MGD average flow (see Section 8.2). A planned project to add anaerobic digesters, which will increase the solids treatment capacity, is tentatively scheduled to be completed by early 2007. After completion of this project, the overall WWTP solids handling capacity will be 38 MGD.

Currently, there is no sewer service to the UH West O'ahu property. A 30-inch stub-out was provided on the Kapolei Interceptor Sewer for future connection.

The Honouliuli Water Reclamation Facility was purchased by the BWS and provides 12 MGD of recycled water to the West Loch and 'Ewa Villages Golf Course, 'Ewa Mahiko District Park, and Fort Weaver Road.

Anticipated Impacts and Mitigation Measures

The proposed sewer system for the UH West O'ahu has been coordinated with the *Wastewater Master Plan for East Kapolei* (2004), and pipes have been sized to accommodate the ultimate East Kapolei development.

Projected Wastewater Flow

The average wastewater flow for the UH West O'ahu development is projected to be 1.68 MGD.

Proposed Improvements

A portion of the major trunk sewer system for East Kapolei will run through the UH West O'ahu property. The major trunk sewer line will enter the property from Farrington Highway, run along Road D, and exit the property to North-South Road (through Road F). The sewer line, ranging from 21 to 24 inches in diameter, will carry wastewater from the property (and properties located north of the UH West O'ahu property) to the 24-inch trunk line in the North-South Road. The DHHL currently plans to construct the off-site sewer system to the southeast corner of the property at Road F.

Smaller sewer lines ranging from 8 to 12 inches in size will branch off the major trunk line to serve the property. Sewer lines within dedicable roads are planned to be dedicated to the City where practical. Sewer lines within the campus will not be dedicated to the City, unless sewer easements are established for such purposes.

All wastewater plans will conform to applicable provisions of Chapter 11-62, HAR "Wastewater Systems," and the DOH Wastewater Branch reserves the right to review the detailed wastewater plans for conformance to applicable rules. In addition, UH West O'ahu will work with the Board of Water Supply and utilize recycled water for irrigation and other non-potable water purposes in the open spaces and for landscaping areas to the extent

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

practicable. As recommended by the City Department of Design and Construction, the City DPP will be consulted to determine sewer adequacy, and the City Department of Environmental Services will be consulted to determine the adequacy of the Honouliuli WWTP. During the DEIS Public Review Period, the Department of Planning, Site Development Division, Wastewater Branch wrote that the "...projected average flow of 1.68 mgd is included in the approved Wastewater Master Plan for East Kapolei, dated June 2006. A Site Development Master Application for Sewer Connection is required. This project may also be liable for payment of a Wastewater System Facility Charge."

4.10.4 Drainage Facilities

An infrastructure study for the UH West O‘ahu was completed by Engineering Concepts, Inc. in June 2006. This report is included in Appendix I.

Existing Conditions

The UH West O‘ahu property is located within the middle reaches of the Kalo‘i Gulch watershed. Kalo‘i Gulch and Hunehune Gulch, which converge within the property, are ephemeral, flowing in response to storm events that are significant enough to generate direct runoff. Kalo‘i Gulch enters the property from the east, about 900 feet south of Farrington Highway. Hunehune Gulch enters the property from the north, about 1,200 feet west of the Farrington Highway and proposed North-South Road intersection. Hunehune Gulch converges with Kalo‘i Gulch about 1,200 feet north of the southern boundary of the property.

Anticipated Impacts and Mitigation Measures

Design guidelines contained in the City’s *Storm Drainage Standards* were used to evaluate the proposed drainage facilities. ~~The *Erosion and Sediment Control Guide for Hawaii* and the *East Kapolei Drainage Master Plan* were used as references~~ UHWO’s civil engineering consultant, Engineering Concepts, Inc., used commonly accepted professional civil engineering methodology in determining existing and proposed runoff characteristics. Per comments received by the State Department of Health Clean Water Branch, any discharges related to project construction or operation activities shall comply with the applicable State Water Quality Standards as specified in Chapter 11-54, HAR. Further, the DOH Clean Water Branch wrote that the Hawaii Revised Statutes, Subsection 342D-50(a), requires that "[n]o person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant to enter state waters except in compliance with this chapter, rules adopted pursuant to this Chapter, or a permit or variance issued by the director."

Projected Peak Flows

Projected peak flows for the UH West O‘ahu campus are 849 cubic feet per second (cfs) (10-year storm) and 1,462 cfs (100-year storm).

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Proposed Improvements

Runoff will be conveyed to a drainage channel within the 300-foot-wide utility, drainage, and access corridor along the east side of the proposed North-South Road (see Figure 2.5). The channel will divert flow in Kalo‘i Gulch away from the UH West O‘ahu property and into a detention basin at the downstream end of the channel above the Ewa Villages Golf Course. A proposed box drain system will divert the flow from Hunehune Gulch to the 11.2-acre detention basin proposed at the southern boundary of the property. The flow would then discharge into the regional detention basin through box culverts under the North-South Road. Coordination between the University and its private development partner is required to determine an efficient way of integrating drainage systems.

The proposed drainage system for the campus will consist of grate inlets in parking lots and landscaped areas, curb inlets along roadways, underground pipe/box drains, and a 10-acre detention/water quality basin with a flow control structure. In addition, as suggested by the UH Environmental Center during the Public Review period, UHWO will consider the installation of permeable paving surfaces on parking lots, walkways and courtyards to assist in the management of storm water runoff while increasing infiltration of rain water into the water table. A release structure will be designed to control the discharge rates to the existing peak flows for the 10- and 100-year storm events. A perforated pipe riser will be designed to meet the City-specified releasing time period for water quality control.

An 11.2-acre detention basin is proposed at the southern boundary of the property to accommodate the Private Development Lands. The calculated basin size would need to be approximately 16 feet deep with three horizontal to one vertical side slopes to hold a storm runoff and water quality design volume of 96.76 acre-feet or 156,107 cubic yards. A 100-foot long spillway and six 11-foot wide by 3-foot high concrete box culverts were used in this analysis to limit the detention basin’s outflow rate to the pre-existing site runoff rate.

Flood control detention areas will be required until a downstream drainage connection to the Pacific Ocean is established at Oneula Beach Park. According to comments received by Haseko (Ewa), Inc. (HASEKO), an ocean outlet at Oneula Beach Park appears to be the City’s preferred regional drainage solution for the Kaloi Gulch Watershed. HASEKO has agreed to process the permits required for this outlet to the ocean with City and State agencies. In this regard, a Final Environmental Impact Statement describing a proposed surface channel over Oneula Beach Park has been accepted by the City (December 2005).

According to the Department of the Army (DA), the upper reaches of Kalo‘i Gulch within the project site do not have regulated tributary connection to waters of the U.S. (see Appendix A). As such, a DA permit is not required for the proposed filling of Kalo‘i Gulch.

4.10.5 Solid Waste Disposal Facilities

Existing Conditions

On O‘ahu, most residential and general commercial trash is disposed of at the Honolulu Program of Waste Energy Recovery (H-POWER) facility, the City’s waste-to-energy plant located at Campbell Industrial Park. The facility processes over 600,000 tons of solid waste annually, reducing the volume of solid waste going into landfills by 90 percent. Under a purchase power agreement with HECO, the H-POWER facility provides 46 MW of renewable energy that supplies power to between 40,000 and 45,000 homes on O‘ahu each day. Ash and non-processibles are transported and buried at the Waimānalo Gulch Landfill. Currently, H-POWER has two boilers and one turbine/generator. A proposed third boiler would enable H-POWER to supply electricity to 20 percent more homes each year.

Waimānalo Gulch Landfill, which opened in 1989, is located approximately five miles northwest of the project site. The land is owned by the City and the landfill is operated by Waste Management, Inc. The site accepts ash and residue from the H-POWER facility, industrial wastes, and non-combustible construction and demolition debris. Commercial haulers pay \$72.75 per ton to dispose solid waste at the facility.

Anticipated Impacts and Mitigation Measures

Solid waste will be generated during construction and operation of various functions within the UH West O‘ahu. The amount of waste generated during construction will vary, depending on the construction activity, campus enrollment, number of residences, and amount of commercial space. Construction will conform to the State DOH and the City Department of Public Works program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, *Hawaii Revised Statutes*. Construction will also comply with the City’s approved integrated solid waste management plans in a schedule and time frame satisfactory to the DOH. Special disposal may be required for certain materials used on the campus, depending on the research facilities and laboratories.

Per comments received from the State Office of Environmental Quality Control during the Public Review Period, a construction waste recycling plan will be prepared before construction is initiated. All solid waste generated during project construction shall be directed to a Department of Health permitted solid waste disposal or recycling facility. Also, all highway and road construction improvement projects funded by the State or a county or roadways that are to be accepted by the State or a county as public roads shall utilize a minimum of ten percent crushed glass aggregate as specified by the Department of Transportation in all base-course (treated or untreated) and sub-base when the glass is available to the quarry or contractor at a price no greater than that of the equivalent aggregate.

Recycling shall be encouraged within the project including the reuse and recycling of green

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

waste generated during construction clearing and grubbing activities, the use of recycled construction and demolition wastes and the use of materials made from recycled products, the use of locally produced compost as available for landscaping, and the provision of space for recycling bins in the detailed design of the community.

At full build-out, the solid waste generated by the project is estimated to average approximately 80,926 pounds per day⁵. It should be noted that this estimate does not account for solid waste that would be recycled, which would be a considerable amount. Sustainability guidelines have been established for the UH West O‘ahu Lands (see Section 2.6). The goal for waste management is to appropriately reduce, reuse and recycle materials, to minimize generation of solid waste and achieve diversion from landfills. The Private Development Lands will strive to achieve the applicable design criteria and the recommended LEED community performance standards. Therefore, the increase in solid waste generated by the UH West O‘ahu is expected to be accommodated by existing solid waste disposal facilities. UH West O‘ahu will promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling with the goal that all of its wastes are utilized pursuant to Chapter 344-4.2, HRS.

As some point in the future, the H-POWER plant will need to be expanded or increased recycling efforts will be needed to dispose of the solid waste generated in O‘ahu. According to the City, approximately 15 percent of residential solid waste is recyclable newspaper, aluminum, glass, and plastic; and 25 to 30 percent is compostable yard trimming.

4.10.6 Electrical Facilities

Existing Conditions

Electricity for the area surrounding the UH West O‘ahu property is currently provided by the Hawaiian Electric Company, Inc. (HECO). HECO owns and maintains a pole line along Farrington Highway that supports two 138-kilo-volt (KV) lines and one 12.47-KV line (with provisions for a 46-KV line in the future). The pole line runs along Farrington Highway from HECO’s ‘Ewa Nui Substation to Palehua Road. Should HECO have existing facilities/easements on the project property, UHWO and/or the private developer will allow continued access to HECO for maintenance purposes. The 12.47-KV line continues along Farrington Highway to Kapolei. Both of the 138-KV lines turn south at Palehua Road and follow the alignment of the future North-South Road to the OR&L right-of-way. Two other 138-KV pole lines from the Kahe Power Plant pass to the north of the UH West O‘ahu

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- 5 **University Students:** 3,800 students x 2.0 pounds/person/day = **7,600 pounds/day**
University Faculty and Staff: 1,040 persons x 2.0 pounds/person/day = **2,080 pounds/day**
On-campus Resident Students: 2,280 students x 3.5 pounds/person/day = **7,980 pounds/day**
Commercial: 842,886 square feet (at 3 persons/1,000 square feet) = 2,528.66 persons
2,528.66 persons x 3.5 pounds/person/day = **8,850.3 pounds/day**
Residential: 3,281 units (at 3.25 persons/unit, not including student housing) = 10,663 persons
10,663 persons x 5.0 pounds/person/day = **53,316 pounds/day**
Elementary School: 550 students x 2.0 pounds/person/day = **1,100 pounds/day**
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UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

property, mauka of the H-1 Freeway. An existing 46-KV circuit that is supported by wood poles follows the alignment of the H-1 Freeway. On the Honolulu-side of Pu'u Makakilo, a spur continues across the H-1 Freeway to the Pacific Concrete and Rock Substation, while the main branch of the pole line continues to parallel the H-1 Freeway alignment and heads toward the 'Ewa Nui Substation. HECO also has a 12.47-KV wood pole line that crosses the southern end of the North-South Road corridor to service the existing 'Ewa Villages Golf Course maintenance facility. There are also two existing 46-KV lines that run along the railroad tracks, connecting several substations.

The existing 138-KV pole at the intersection of Farrington Highway and the proposed North-South Road may need to be relocated with the future widening of Farrington Highway, but the 138-KV pole line will remain.

Anticipated Impacts and Mitigation Measures

Phase 1 of the development is expected to generate an electrical demand of 18 megavolt amperes (MVA) for conventional development (without Energy Star appliances and other energy-saving design measures). At full build-out, the estimated electrical demand is estimated to be 55 MVA. HECO calculations indicate that there is insufficient capacity from the existing 'Ewa Nui, Kamokila, and Fort Weaver substations to serve the projected load. To accommodate a portion of this increase in load, HECO is proposing to construct two new system distribution substations on the UH West O'ahu property. Land for a 1-acre substation site has been set aside at the northern boundary of the property, and another 1-acre substation site will be sited near the southern boundary of the property. To serve the UHWO development and surrounding electrical loads, there will be power lines bringing power to the substations, and power lines extending out from the substations. HECO has yet to determine whether the power lines to the substations will be overhead or underground. UHWO's preference is for the power lines to be installed underground, subject to PUC approval. The installation of power lines and substations will require approval by the State Public Utilities Commission, as well as other applicable state and city approvals and permits.

HECO is planning to build a 110-megawatt (MW) simple cycle combustion turbine generator power plant in 2009. In addition, some of the projected demand would be offset if the solid waste generated daily by the development were burned at the City's H-POWER facility. An estimated 40.46 tons of solid waste will be produced daily by the development (assuming no recycling), and at 1 MW of electricity per 35 tons of solid waste, approximately 1.16 MW will be generated from the property. Under a purchase power agreement with HECO, the H-POWER facility provides 46 MW of renewable energy that supplies power to between 40,000 and 45,000 homes on O'ahu each day. A proposed third boiler at the facility would enable H-POWER to supply electricity to 20 percent more homes each year.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

During the DEIS public review period, the State Department of Business, Economic Development & Tourism (DBEDT), Strategic Industries Division, wrote to call attention to: 1) State energy conservation goals; and 2) energy and resource efficiency and renewable energy and resource development.

DBEDT noted that project buildings, activities, and site grounds should be designed and/or retrofit with energy saving "considerations." DBEDT further noted that the mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226, HRS ("Hawaii State Planning Act"). In particular, DBEDT noted HRS 226 18(c) (4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

DBEDT noted two important directives affecting State agencies. The first is Administrative Directive No. 06-01, which is also reflected in Act 96, 2006 Session Laws of Hawaii (SLH), which encourages State agencies and programs to increase their leadership commitment to implement innovative and resource efficient operations and management and to design and construct buildings to meet and receive certification for U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), among others. The other directive DBEDT noted was Act 160, 2006 SLH, relating to the State Budget, which requires that each executive department shall plan for or install energy reduction, energy savings or energy-producing efforts and technologies to lessen electrical consumption or to increase efficiencies in using electrical energy. As stated in Section 2.6 of the Draft EIS:

Sustainability guidelines have been established for the UH West O'ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system.

DBEDT recommended that UHWO consult the City and County of Honolulu Energy code early in the project. DBEDT also noted that HECO may also have demand-side management programs that offer rebates for installation of energy-efficient technologies.

Based on DBEDT's recommendations, UHWO's mechanical and electrical consultants, in consultation with UHWO's sustainability consultant, will be directed to review the City and County of Honolulu's Energy code early in the project and to consult with HECO on demand-side management programs that offer rebates for installation of energy-efficient technologies.

While current plans for the development of the UHWO campus includes both energy efficient design and the use of electricity developed and sold by HECO, the site is suited for the use of renewable energy technologies such as wind turbines and photovoltaics.

4.10.7 Telephone/Communication Facilities

Existing Conditions

Hawaiian Telcom provides telephone service to the ‘Ewa area and owns and maintains a pole line along Farrington Highway. This pole line is substandard; however, Oceanic Time Warner Cable and Pacific Lightnet have an agreement with Hawaiian Telcom for use of its poles and have attached cables to extend their facilities to Kapolei. AT&T has a fiber cable buried within the southern shoulder of the existing Farrington Highway right-of-way. The Federal government also owns a buried joint tactical support cable within the Farrington Highway right-of-way.

Anticipated Impacts and Mitigation Measures

The proposed development will increase the demand for telephone/communication service. Hawaiian Telcom and Oceanic Time Warner Cable will need to extend their trunking facilities from Farrington Highway to serve the UH West O‘ahu development. No significant impacts to existing telephone or cable service are anticipated, and no mitigation measures are proposed for the expansion of existing service. The existing telephone pole line along Farrington Highway is substandard, and Hawaiian Telcom, Oceanic Time Warner Cable, and Pacific Lightnet will have to relocate their lines to new poles along Farrington Highway in the future.

4.11 PUBLIC SERVICES AND FACILITIES

4.11.1 Educational Facilities

Existing Conditions

Public schools in the vicinity of the UH West O‘ahu property include Kapolei High School and Kapolei Middle School along Kapolei Parkway (to the south). The 2004 to 2005 school year enrollment and the 2005 to 2006 Fall enrollment for these schools as well as others in the project area are listed in Table 4.54. It should be noted that Fall enrollment is generally higher than school year enrollment.

Table 4.54 – Public School Enrollment

SCHOOL NAME	2004-2005 SCHOOL YEAR ENROLLMENT	2005-2006 SCHOOL YEAR FALL ENROLLMENT
Barbers Point Elementary	413	529
Campbell High School	1,837	2,283
‘Ewa Elementary	791	933
‘Ewa Beach Elementary	557	665
Holomua Elementary	1,302	1,442
Ilima Intermediate	1,155	1,201

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

SCHOOL NAME	2004-2005 SCHOOL YEAR ENROLLMENT	2005-2006 SCHOOL YEAR FALL ENROLLMENT
Kaimiloa Elementary	600	679
Kapolei Elementary	1,043	1,126
Kapolei Middle School	1,493	1,580
Kapolei High School	1,872	2,333
Makakilo Elementary	460	509
Mauka Lani Elementary	503	577
Pohakea Elementary	497	551

Source: State Department of Education, School Status and Improvement Report School Year 2004-05 (June 2006)
State Department of Education, 2005-06 Official Enrollment (September 2005)

In its comment letter on the EISPN, the State Department of Education (DOE) provided a table of possible public schools for East Kapolei students. This table has been reproduced and included as Table 4.65.

Table 4.65 – Possible Public Schools for East Kapolei Students

School	Capacity 2003	Active Enrollment 2003	Active Enrollment 2004	Additional Students 2004	Projected Enrollment 2005	Projected Enrollment 2007	Projected Enrollment 2009	2009 Enrollment Less 2003 Capacity
Middle and High Schools – Kapolei Complex								
Kapolei High	1,853	1,928	2,162	234	2,412	2,668	2,712	859
Kapolei Middle	1,387	1,698	1,699	1	1,704	1,730	1,715	328
Elementary Schools – Kapolei Complex								
Barbers Point	636	381	510	129	422	445	426	-210
Kapolei	1,198	1,165	1,187	22	1,228	1,240	1,246	48
Elementary Schools – Campbell Complex								
‘Ewa	659	850	896	46	863	899	893	234
Holomua	1,184	1,344	1,437	93	1,424	1,462	1,457	273
Iroquois Point	878	455	485	30	409	367	343	-535
Kaimiloa	740	691	686	-5	633	621	618	-122
Pohakea	635	563	560	-3	578	656	826	191
Ocean Pointe	650	--	--	--	--	462	674	24

Source: State Department of Education, EISPN Comment Letter (March 2005)

The West O‘ahu area has a higher proportion of high school graduates than the rest of the City. It also has a lower share of citizens with baccalaureate degrees. This suggests an issue of access to higher education facilities, as there is presently available capacity at the UH Mānoa campus. The UH Mānoa and UH Community Colleges currently has a smaller enrollment than they did several years ago. However, these campuses should not be expected to accommodate additional enrollment without additional resources. Budget cuts have reduced the lecturer and faculty resources that were available several years ago when

enrollments were higher.

Anticipated Impacts and Mitigation Measures

The UH West O‘ahu will likely increase the number of students enrolled in public schools. Based on the table provided by the DOE (Table 4.65), in 2009, three elementary schools (Barbers Point, Iroquois Point, and Kaimiloa) will be under capacity by approximately 867 students, and Kapolei Middle School and Kapolei High School will be over capacity by approximately 328 and 859 students, respectively. During the public review period the DOE wrote that the data provided in the DEIS illustrates the growing enrollment in the schools and the projected number of students that will grow beyond the capacity of the existing schools’ classrooms. The DOE estimated that when the UH project is mature, that there will be approximately 1,771 public school students living within the project and that would be enough elementary school students to fill one elementary school.

UH has held preliminary discussions with DOE to address the demand of future school-aged children that would be generated by the proposed project. To help meet the demand for public educational facilities in the area, a 12-acre elementary school is proposed within the southern portion of the UH West O‘ahu property (see Figure 2.1). The location of the school would be in close proximity to the proposed residential areas within the property and the planned DHHL residential subdivision directly south of the property. The school is projected to accommodate a typical DOE elementary school for 550 students and 60 faculty and staff. During the public review period, the DOE also wrote that it estimated that a school fair-share contribution for the proposed project would include sufficient acreage for an elementary school and a cash contribution. In addition, DOE wrote that it “recognizes UH’s acknowledgement of the need for a contribution to offset the impacts of the proposed project and we look forward to working together.” As such, one possibility is the development of a “Lab School” on the campus site.

During the public review period, the DTS wrote that the proposed elementary school should be situated where potential pedestrian conflicts with vehicles will be minimized. DTS stated a preference that pathways and/or sidewalks do not traverse major roadways. As such, UHWO will continue to coordinate with DOE, DTS, DPP and other appropriate agencies so that an agreeable access plan can be formulated.

The DHHL is proposing an elementary school and a separate middle school site on its property immediately east of the UH West O‘ahu. The DOE is contemplating a high school on DHHL land immediately north of the UH West O‘ahu and has been in discussion with developers for additional school sites in East Kapolei.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Additionally, school-aged children living in the UH West O‘ahu development may attend private schools in the ‘Ewa and Kapolei area, including:

- Friendship Christian Schools (preschool and kindergarten to 12th grade);
- Island Pacific Academy (kindergarten to 12th grade);
- Lanakila Baptist Schools – High School (7th grade to 12th grade);
- Messiah Lutheran School (kindergarten to 8th grade); and
- Our Lady of Perpetual Help School (kindergarten to 8th grade).

The UH West O‘ahu campus will help to meet the demand for higher education facilities in the ‘Ewa region. Residents of West O‘ahu would have the opportunity to obtain post-secondary degrees without commuting to other areas. Available demographic data and the enrollments at nearby public schools reflect the number of college-aged students living in the region, as well as the overall growth of housing units and population in this area. Demographic data also indicate that the existing UH Mānoa campus and UH Community College system may not be able to accommodate projected undergraduate enrollment if the UH West O‘ahu campus is not built.

4.11.2 Police Protection

Existing Conditions

The proposed UH West O‘ahu campus falls within District 8 of the City and County of Honolulu Police Department (HPD). This police district includes the Wai‘anae Coast, Makakilo, the ‘Ewa Plain, and the City of Kapolei (approximately 128 square miles and approximately 35 miles of coastline), and has about 100 field officers in 18 beats. Response time for the entire district ranges between five and seven minutes. In 2000, the Kapolei District Station was opened at 1100 Kamokila Boulevard to meet the growing needs of the ‘Ewa Plain communities. A storefront station is located at the intersection of Fort Weaver Road and Renton Road. The only district substation is located in Wai‘anae.

Anticipated Impacts and Mitigation Measures

After reviewing the EISPN, the HPD stated, “we believe that calls for service to the area will be impacted and that there will be vehicular and pedestrian traffic concerns” (see Section 8.2). With development of the UH West O‘ahu, there will be an occasional and unavoidable increase in demand for police service. On-site security would be provided for the campus; however, officers at the Regional Kapolei Police Station would respond to calls for police service. These occurrences are not expected to significantly impact the police protection provided to the rest of the community. Vehicular and pedestrian traffic facilities will be designed to avoid conflicts. According to the *Ewa Development Plan*, the ‘Ewa Villages Substation is planned to service the East ‘Ewa region, including the UH West O‘ahu. The service date for this substation has not been determined.

4.11.3 Fire Protection

Existing Conditions

Fire protection in the ‘Ewa area is provided by the City and County of Honolulu Fire Department (HFD) ‘Ewa Beach Fire Station (engine company), Makakilo Fire Station (engine company), and Kapolei Fire Station (engine and ladder company). Kapolei Fire Station, previously known as Campbell Industrial Park Fire Station, is the Battalion 4 Headquarters located in Kapolei Business Park.

Portions of the UH West O‘ahu property are comprised of vacant scrub vegetation, which, combined with the low rainfall characteristic of the ‘Ewa region, creates a potential fire hazard.

Anticipated Impacts and Mitigation Measures

Urban structures and landscaping for the UH West O‘ahu will eliminate the potential fire hazard posed by the existing scrub vegetation. Although all buildings will be equipped with modern fire control devices and access for fire apparatus, water supply, and building construction will conform to existing codes and standards, an occasional and unavoidable increase in demand for fire protection services is likely to result. According to the *Ewa Development Plan*, to meet the projected population and economic growth in ‘Ewa by 2020, three fire stations are planned at ‘Ewa Villages, Ko Olina, and Makaiwa Hills, but service dates have not been determined. The UH West O‘ahu would be serviced by the proposed ‘Ewa Villages Fire Station in Tenney Village. As the population of ‘Ewa grows and the planned fire stations are established, the UH West O‘ahu development will be adequately protected from the unavoidable occurrence of fire and as such, no significant impacts to fire protection facilities or services are expected to result from the development.

As required by the HFD, a private water system in which all appurtenances, hydrant spacing, and fire flow requirements meet BWS standards will be provided. Water infrastructure shall be designed and installed in accordance with the Uniform Fire Code, Section 903.2, as amended. A fire department access road within 150 feet of the first floor of the most remote structure will also be provided. Fire apparatus access roads shall be designed and constructed in accordance with the Uniform Fire Code, Section 902.2.1. This access will have a minimum vertical clearance of 13 feet and 6 inches, be constructed of an all-weather driving surface that complies with the City DTS standards, be capable of supporting the minimum 60,000-pound weight of fire apparatus, and be of a gradient not exceeding 20 percent. The unobstructed width of the access road will meet City requirements, and all dead-end fire apparatus access roads in excess of 150 feet in length will be provided with an approved turnaround having a radius complying with DTS standards. Fire hydrants will be spaced throughout the campus within 150 feet of all sides of unsprinklered buildings and 150 feet of the face of sprinklered buildings. All multi-story buildings are assumed to be sprinklered. In addition, civil drawings will be submitted to the HFD for review and

approval.

4.11.4 Medical Facilities

Existing Conditions

St. Francis Medical Center – West is the nearest hospital facility to the UH West O‘ahu property. Ambulance service is coordinated with the City, and the hospital is equipped with a helipad. St. Francis Medical Center – West offers general hospital services, including emergency care, outpatient care, lab and imaging services, and medical offices. The hospital has 79 licensed beds available, and bed capacity will soon be increased to 84 beds. The hospital is operating at about 80 percent occupancy and has space available for a total of 136 beds. Emergency medical and surgical services are also be provided at Pali Momi Medical Center (116 beds) in ‘Aiea and Wahiawa General Hospital (162 beds, of which 93 are for long-term care).

The HFD Emergency Medical Services (EMS) Division staff and trucks are located at the Wai‘anae Fire Station. New EMS units have recently been established in Nanakuli and Kapolei, and are designated as Advanced Life Support units.

Non-emergency medical services are offered at the Kaiser Permanente Punawai Clinic in Waipahu and major hospital facilities in urban Honolulu, an approximately 30-minute drive from the property. Additionally, Kapolei Medical Park, located across Kapolei Shopping Center at the corner of Farrington Highway and Fort Barrette Road, opened in 2000. The 50,000-square-foot facility provides rental space for tenants including Ambulatory Services, Inc., Hawaii Medical Services Association, Kaiser Permanente, and Straub Kapolei Family Health Center.

Anticipated Impacts and Mitigation Measures

There will be an occasional and unavoidable demand for emergency medical services by students, faculty, staff, or visitors within the UH West O‘ahu development. However, it is unlikely that this demand will impact the level of service provided to other O‘ahu residents. With planned transportation improvements in the area (i.e., construction of North-South Road, extension of Kapolei Parkway, and widening of Farrington Highway), adequate access would be provided to the UH West O‘ahu property. Existing medical and healthcare facilities within ‘Ewa and nearby should be able to accommodate the anticipated increase in demand.

4.11.5 Recreational Facilities

Existing Conditions

Public recreational facilities in the ‘Ewa area include regional parks, community parks, neighborhood parks, beach/shoreline parks, and golf courses. Regional parks are large recreational complexes. According to the City Department of Parks and Recreation (DPR),

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

community parks serve an approximate population of 10,000 people and normally include play fields, courts, and a recreation building. Neighborhood parks serve an approximate population of 5,000 people and normally include play fields, courts, and a comfort station. Beach/shoreline parks are day-use parks primarily for swimming, sunbathing, and picnicking. Table 4.76 shows existing and planned parks in the ‘Ewa area. The Kapolei Golf Course is located adjacent to and west of the proposed UH West O‘ahu property. The ‘Ewa Villages Golf Course is located east of the property, and the Coral Creek Golf Course is located near Kalaeloa.

Table 4.76 – ‘Ewa Parks

NAME	SIZE (ACRES)
Barbers Point Beach Park	7.39
‘Ewa Beach Community Park	13.25
‘Ewa Beach Park	4.88
‘Ewa Mahiko Neighborhood Park	6.33
Kahe Point Beach Park	4.47
Kamokila Park	5.89
Kapolei Community Park	12.00
Kapolei Regional Park	69.39
Makakilo Community Park	8.50
Makakilo Neighborhood Park	4.01
Mauka Lani Neighborhood Park	4.40
Oneula Beach Park	30.00
Pu‘uloa Neighborhood Park	4.34
West Beach Shoreline Park, North	10.00
West Beach Shoreline Park, South	18.26

Source: State Comprehensive Outdoor Recreation Plan (May 2003), State Department of Land and Natural Resources

Anticipated Impacts and Mitigation Measures

The demand for recreational facilities in ‘Ewa will increase as the population grows. The proposed UH West O‘ahu development will provide additional recreational facilities in compliance with the City’s Park Dedication Ordinance. The University and/or the private developer will meet with affected City departments to discuss specific plans to satisfy the park dedication requirements, as required by Section 22-7, Revised Ordinances of Honolulu. New recreational facilities within the proposed campus are planned for use primarily by students, faculty, and staff. Such facilities could include tennis courts, basketball/volleyball courts, and jogging paths.

Existing regional park facilities in West O‘ahu, Central O‘ahu, and Waipi‘o may be visited by new residents of the development; however, other park facilities are planned in ‘Ewa. The DHHL residential subdivision adjacent to and south of the UH West O‘ahu property proposes 4.5 acres for park use and 10.7 acres for a community center to be developed and operated by the Salvation Army. The proposed center could include a swimming pool, performing arts center, child care center, gymnasium, education center, game and recreation areas, and other

multi-use spaces, which would be available to the general public. Additional recreational facilities for the ‘Ewa region are planned in Kalaeloa and Ho‘opili (D.R. Horton’s project located east of the UH West O‘ahu property).

4.11.6 Public Transit

Existing Conditions

Oahu Transit Services is contracted by the DTS to operate TheBus on a schedule subject to the availability of resources. In Kapolei, service to Honolulu is provided by buses traveling from Mākaha (Routes C, 40, 93, and 93A), passing on Farrington Highway near the campus. Within the project vicinity, bus service is provided to and from Campbell Industrial Park (Route 413), Makakilo (Routes 411, 412, and 414), the Villages of Kapolei and ‘Ewa Beach (Route 41), and the U.S. Veteran’s Housing area (Route 415).

According to the *Ewa Development Plan*, a rapid transit corridor is planned to connect the City of Kapolei to Waipahu and onward to the Primary Urban Center of Honolulu. Conceptually, the transit corridor would extend from the City of Kapolei along Kapolei Parkway (and its proposed extension) and up the proposed North-South Road, turning eastward along Farrington Highway to Waipahu. Two transit nodes are shown in the vicinity of the UH West O‘ahu property (see Figure 4.3).

The DTS’ Honolulu High-Capacity Transit Corridor Project (HHCTCP) is presently evaluating transit alternatives for the 23-mile long corridor between Kapolei and UH Mānoa. Four alternatives are being analyzed (DTS 2006):

- **Alternative 1.** The No-Build Alternative includes existing bus and highway facilities and other committed transportation projects identified in the *Draft Oahu Regional Transportation Plan (2030)* by the Oahu Metropolitan Planning Organization.
- **Alternative 2.** The Transportation System Management Alternative provides an enhanced bus system based on a hub-and-spoke route network.
- **Alternative 3.** The Managed Lanes Alternative involves construction of a new two-lane viaduct starting at the H-1 Wai‘awa Interchange and ending at Pacific Street in Iwilei. An additional access point to enter and exit the Managed Lanes would be provided near Aloha Stadium. Buses, high-occupancy vehicles (with two or three or more passengers), and toll-paying single-occupant vehicles would be allowed to use the Managed Lanes.
- **Alternative 4A.** The Fixed Guideway Alternative is a high-capacity transit line with a Kamokila Boulevard / Salt Lake Boulevard / King Street / Hotel Street / Kapi‘olani Boulevard alignment.
- **Alternative 4B.** The Fixed Guideway Alternative is a high-capacity transit line with a North-South Road / Camp Catlin Road / King Street / Queen Street / Kapi‘olani Boulevard alignment.
- **Alternative 4C.** The Fixed Guideway Alternative is a high-capacity transit line with a Fort Weaver Road / Farrington Highway / Kamehameha Highway / Dillingham

EWA DEVELOPMENT PLAN

Public Facilities Map

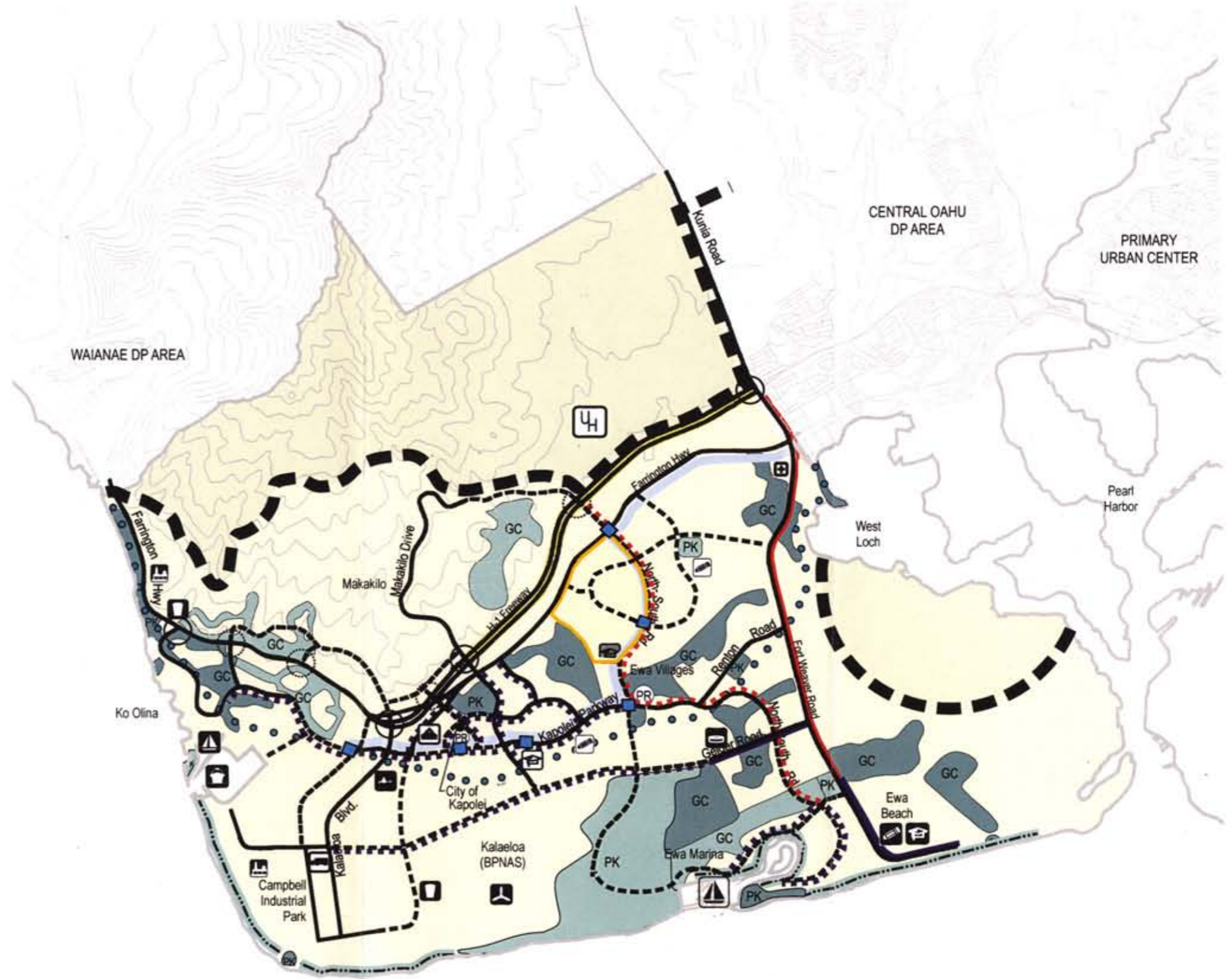
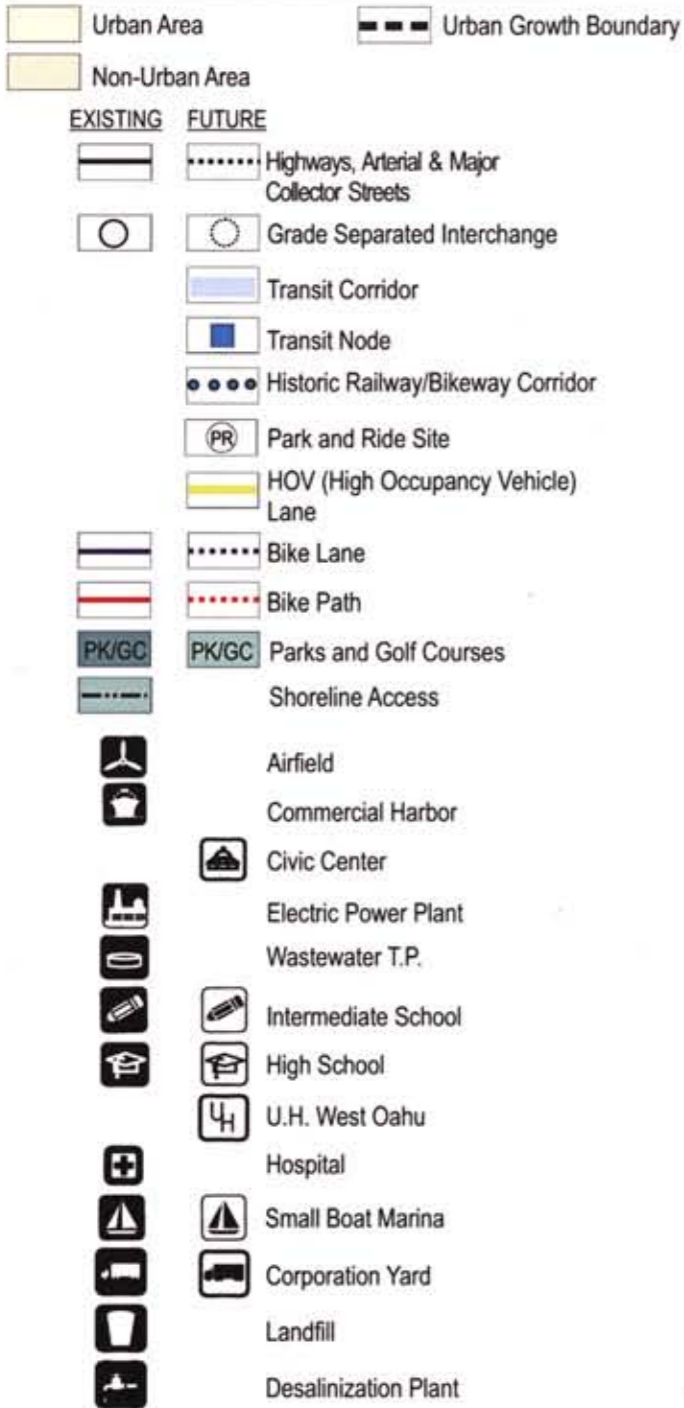


Figure 4.3
Ewa Development Plan
Public Facilities Map
University of Hawai'i West O'ahu
East Kapolei, O'ahu

Source: City & County of Honolulu Department of Planning and Permitting

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

- Boulevard / Ka'a'ahi Street / Beretania Street / King Street / Kaialiu Street alignment.
- **Alternative 4D.** The Fixed Guideway Alternative is a high-capacity transit line with a North-South Road / Farrington Highway / Airport / Dillingham Boulevard / Hotel Street / Kapi'olani Boulevard with a Waikiki spur alignment.

By November 1, 2006, The results of the alternatives analysis will be have been submitted to the Honolulu City Council for its use in selecting the Locally Preferred Alternative (LPA). It is anticipated that the City Council will make this decision prior to January 1, 2007. After this decision is made, the City will prepare the environmental disclosure document for the LPA.

At this time, ~~two~~ three of the four possible alignments in the Kapolei/Ewa section of the HHCTCP Fixed Guideway Alternative would be located immediately adjacent to the proposed UH West O'ahu, either on Farrington Highway or on North-South Road. ~~Both~~ All three alignments include one two stations at adjacent to the UH West O'ahu campus proposed project site.

The Fixed Guideway Alternative alignments that are adjacent to the UH West O'ahu would either be at-grade with limited grade crossings or on elevated structures. The fixed guideway could be as narrow as 25 feet wide. If the structures are elevated, they would be supported by columns about 30 feet tall.

At this time, no decision has been made regarding the technology that would be used for the Fixed Guideway Alternative. This decision will be made at a later stage of project development, subsequent to the decision on the LPA. Should the City Council select the Fixed Guideway Alternative that follows either Farrington Highway or North-South Road adjacent to the UH West O'ahu campus, continued coordination of the two projects will be integral. According to the HHCTC website, the near-term schedule includes selection of a locally preferred alternative (LPA) by the City Council before the end of 2006. Following the Council's decision, the City will prepare a draft EIS and request approval from Federal Transit Administration to begin preliminary engineering (project design). The earliest that construction could begin on a selected alternative would be 2009. Due to the size and cost of the overall project, it is likely to be built in several phases lasting several years.

Anticipated Impacts and Mitigation Measures

As a result of the UH West O'ahu development, traffic on local, collector, and regional transportation systems will increase as students, faculty, and staff commute to the proposed campus on a daily basis. However, the UH West O'ahu property is bounded to the north by Farrington Highway and to the east by the proposed North-South Road, near planned transit nodes and corridors. As such, the campus is being planned to be transit-ready and the use of public transportation systems will be encouraged. With current plans to include UH Mānoa and UHWO at or near the end of each rail transit alignment alternative, the development of the UH West O'ahu campus is expected to provide greater ridership numbers, than if the site was developed as originally planned (mostly lower-density residential). Ridership is not

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

expected just from students, but from faculty and staff living outside of the project area. In addition, traffic conditions in the project vicinity are expected to improve with the future completion of Kapolei Parkway and construction of North-South Road, which will connect the areas between the Kapolei Parkway and Farrington Highway to the H-1 Freeway.

Proposed residential units and bicycle facilities within the approximately 500-acre property will encourage walking and bicycling within the area. This will help to reduce vehicular traffic in the vicinity of the campus. Ridership on rail transit would be especially attractive if the mode of transit could accommodate temporary bicycle storage, allowing riders to carry their bicycles with them.

The UH West O‘ahu campus will be a higher education facility and major employment center. West O‘ahu residents will have the opportunity to enroll in University courses and work near their homes. ~~As such, traffic conditions into and within Honolulu are also expected to improve, as fewer people would commute to the UH Mānoa, other UH Community Colleges, and workplaces outside of West O‘ahu.~~ This opportunity will help to re-orient travel to private Universities, UH Mānoa, and workplaces outside of West O‘ahu to UH West O‘ahu. As such, UH West O‘ahu would help to manage the growth in vehicular travel on routes into and within Honolulu and would result in better traffic conditions than if it did not occur.

4.11.7 Community Services

Existing Conditions

Community services and public facilities in the vicinity of the UH West O‘ahu include:

- Schools (with Kapolei Elementary, Middle, and High Schools nearby) [see Section 4.11.1];
- Kapolei Police Station [see Section 4.11.2];
- Three fire stations in the ‘Ewa region (‘Ewa Beach, Kapolei, and Makakilo) [see Section 4.11.3];
- Churches;
- Shopping centers in Kapolei and Makakilo;
- Public libraries in Kapolei and ‘Ewa Beach;
- Post offices in Kapolei and ‘Ewa;
- Hospitals/healthcare facilities (St. Francis Medical Center – West and Kapolei Medical Park) [Section 4.11.4];
- Recreational facilities [see Section 4.11.5]; and
- Public transit facilities [see Section 4.11.6].

Anticipated Impacts and Mitigation Measures

The proposed UH West O‘ahu development is not expected to have any adverse impact on community services in the area. Anticipated impacts on public schools, HPD and HFD

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

facilities, hospitals and healthcare facilities, recreational facilities, and public transportation facilities were previously discussed in this chapter. Mitigation measures were also identified to minimize potential impacts.

The UH West O‘ahu will offer a variety of programs and services to the West O‘ahu community. Adult education and continuing education classes will be offered, and cultural activities and programs may also be developed and offered to the community. The proposed development will provide numerous opportunities for education, employment, recreation, and housing.

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5.0

**RELATIONSHIP TO LAND USE PLANS,
POLICIES, AND CONTROLS**

5.0 RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

5.1 FEDERAL

Abutilon menziesii. *Abutilon menziesii*, or ko'oloa'ula, is a federally listed endangered species that was discovered on the property during a botanical survey conducted in 1996 for the HCDCH East Kapolei EIS. A recent survey of the UH West O'ahu property (Char 2003) identified a few individual plants along the southeastern boundary of the property. Seeds may also be present in the soil where a single plant once lived. *Abutilon menziesii* has been federally listed as an endangered species since 1986 and is now protected under the provisions of the Federal Endangered Species Act of 1973, as amended. In accordance with both State and Federal regulations, mitigation measures have been identified in the HCP prepared in consultation with the DLNR (see Appendix C). The University is currently working with the DOT to be included in the Certificate of Inclusion for the Incidental Take License.

Americans with Disabilities Act. The Americans with Disabilities Act (ADA) of 1990 establishes guidelines for accessibility to buildings and facilities by individuals with disabilities. To the extent required by regulations issued by federal agencies, these guidelines will be applied to the UH West O'ahu Lands during the design and construction of new facilities covered by the ADA. It should be noted that the site is relatively flat and thus is naturally conducive to accessibility. The design of public spaces on campus and among the private development land areas will be integrated to promote accessibility for persons with disabilities.

National Pollution Discharge Elimination System. A National Pollution Discharge Elimination System (NPDES) permit, which is administered by the State DOH, will be required for this development.

5.2 STATE OF HAWAII

5.2.1 Environmental Impact Statement Law, Chapter 343, Hawaii Revised Statutes

This EIS has been prepared pursuant to Chapter 343, *Hawaii Revised Statutes* (HRS) and Subchapter 4, Section 11-200-4, *Hawaii Administrative Rules* (HAR), which states that, "the governor, or an authorized representative, whenever an action proposes the use of state lands or the use of state funds, or, whenever a state agency proposes an action within section 11-200-6(b)" shall be the final authority to accept an environmental impact statement. Since the proposed project will require the use of state lands and funds, the Governor of the State of

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Hawai'i is the accepting authority for the *University of Hawai'i West O'ahu Environmental Impact Statement*.

Various agencies and individuals were consulted during the Site Selection Study and the pre-consultation phase for this EIS. Comment letters on the EISPN and responses are included in Section 8.2. A 45-day review period will commence upon publication of this Draft EIS in the Office of Environmental Quality Control (OEQC) *The Environmental Notice*. Comments on this Draft EIS and applicable responses will be provided in the Final EIS.

5.2.2 State Environmental Policy, Chapter 344, Hawaii Revised Statutes

Chapter 344, *Hawaii Revised Statutes* (HRS) establishes a State policy to encourage productive and enjoyable harmony between people and their environment, promote efforts that prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of humanity, and enrich the understanding of ecological systems and natural resources important to the people of Hawai'i. Guidelines of the policy that are applicable to the UH West O'ahu development are discussed below.

LAND, WATER, MINERAL, VISUAL, AIR, AND OTHER NATURAL RESOURCES

- (A) *Encourage management practices which conserve and fully utilize all natural resources.*
- (B) *Promote irrigation and waste water management practices which conserve and fully utilize vital water resources.*
- (C) *Promote the recycling of waste water.*
- (G) *Promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling so that all our wastes become utilized.*

DISCUSSION: Sustainability guidelines have been established for the UH West O'ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system. The Private Development Lands will also strive to achieve the applicable design criteria in the UH West O'ahu LRDP and the recommended community performance standards.

FLORA AND FAUNA

- (A) *Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard.*
- (B) *Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.*

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

DISCUSSION: A single plant of endangered ko'oloa'ula (*Abutilon menziesii*) was found within the property in a 1997 flora survey but has since died. In comparison larger plant clusters were found within the alignment of the North-South Road and adjoining DHHL properties. Since the North-South Road was the first project to be constructed which would affect the *Abutilon menziesii* plant clusters, DOT prepared a Habitat Conservation Plan. In accordance with both State and Federal regulations, mitigation measures have been identified in the *Habitat Conservation Plan for Abutilon menziesii at Kapolei* (HCP) prepared in consultation with the State DLNR. On April 8, 2004, the BLNR unanimously approved the HCP and accompanying Incidental Take License and Certificate of Inclusion. The University of Hawai'i is currently working with the DOT to be included in the Certificate of Inclusion for the Incidental Take License. Long term impact on the *Abutilon menziesii* population in Kapolei will be beneficial, as proposed mitigation measures in the HCP will ensure the future propagation of new plants. If an off-site preserve can be established, some of the plants would remain *in situ* for many years. Because the protection, propagation, and relocation of the ko'oloa'ula plant is a long-term undertaking, final implementation of the HCP will extend well into the project's construction period. Once construction and build-out of the campus is complete, use of the ko'oloa'ula in project landscaping and continued use of the ko'oloa'ula nursery for propagation will ensure a much larger and vigorous population of the ko'oloa'ula than would have occurred without development of the UH West O'ahu property. The HCP also proposes long-term management of the populations to occur concurrently with project development, over a period of approximately 20 years. The successful implementation of the HCP would significantly increase the numbers of new plants on O'ahu and improve the quality of existing populations on adjacent properties.

As noted in Section 2.6 of this Draft EIS, one of the sustainability guidelines for UHWO is to "create habitat that relies on native species, enhances the campus experience and celebrates the region's agrarian roots."

PARKS, RECREATION, AND OPEN SPACE

- (A) *Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses.*

- (C) *Promote open space in view of its natural beauty not only as a natural resource but as an ennobling, living environment for its people.*

DISCUSSION: A hierarchy of open spaces will be provided within the campus and surrounding residential developments. The campus open space elements include a central plaza, informal courtyards, and open spaces. Two pedestrian malls enhanced with lighting (for safety), consistent paving patterns and materials, and site furnishings will also help to define the open space network. The campus will be connected to regional open space systems adjacent to the campus through the Hunehune and Kalo'i greenway, which will extend from the campus to the surrounding community. Mauka-makai views from the property will be enhanced, focusing on views of the Wai'anae and Ko'olau Mountains, and landscape treatments and

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

building design will mitigate visual impacts of the campus.

ECONOMIC DEVELOPMENT

- (B) *Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands.*

DISCUSSION: Currently cultivated lands within the property will be withdrawn from agricultural production for the proposed development. This will result in some loss in revenues, jobs, or payroll. However, the State and City have long planned for new development in the project area, and the property is within the Urban State Land Use District. Tenants have been fully aware, for quite some time, that the proposed project area would be used to accommodate for future development in the region.

TRANSPORTATION

- (A) *Encourage transportation systems in harmony with the lifestyle of the people and environment of the State.*
- (B) *Adopt guidelines to alleviate environmental degradation caused by motor vehicles.*

DISCUSSION: The plan for UHWO addresses the need to expand and improve the transportation system and close the gap between where people live and work through decentralization, mixed zoning, and related initiatives. The UH West O‘ahu will provide education and employment opportunities in the ‘Ewa region. The campus is conveniently located near major transportation facilities and residential developments, thus encouraging public transportation and walking or bicycling. West O‘ahu residents will be able to live, work, and attend school within this region, alleviating traffic to other universities and workplaces in Honolulu.

The UH West O‘ahu campus will help to alleviate environmental degradation by reducing commuting time and distances for students, staff and faculty residing in the ‘Ewa region. West O‘ahu residents will have better access to higher education facilities, and ultimately, the campus will connect to a transit corridor planned adjacent to the North-South Road. Within the campus, pedestrian walkways, facilities for bicycles, and facilities for distance education will encourage non-motorized vehicular forms of transportation and reduce fossil fuel consumption.

ENERGY

- (A) *Encourage the efficient use of energy resources.*

DISCUSSION: The UH West O‘ahu campus will help to conserve existing energy resources by reducing commuting time and distances for students and faculty residing in the ‘Ewa region. West O‘ahu residents will have better access to higher education facilities, and ultimately, the

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

campus will connect to a transit corridor planned adjacent to the North-South Road. Within the campus, pedestrian walkways, facilities for bicycles, and facilities for distance education will encourage non-motorized vehicular forms of transportation and reduce fossil fuel consumption. The use of energy-efficient equipment for lighting systems and hot water heating and cooling will also be encouraged within the campus. The State's Model Energy Code will be considered during the detailed design phases of project development.

Sustainability guidelines have been established for the UH West O'ahu Lands (see Section 2.6). The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system. The Private Development Lands will strive to achieve the applicable design criteria in the UH West O'ahu LRDP and the recommended community performance standards.

COMMUNITY LIFE AND HOUSING

- (A) *Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community.*
- (B) *Develop communities which provide a sense of identity and social satisfaction in harmony with the environmental and provide internal opportunities for shopping, employment, education, and recreation.*
- (C) *Encourage the reduction of environmental pollution which may degrade a community.*
- (D) *Foster safe, sanitary, and decent homes.*
- (E) *Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban area; and preserve and promote mountain-to-ocean vistas.*

DISCUSSION: The proposed project presents a unique opportunity to create a new campus that addresses the need to create more of a resident campus with more student housing opportunities than normally provided by most universities and a "town-gown"/campus town lifestyle, as well as housing opportunities to attract the best faculty and staff. The university campus-focus of a residential mixed-use project will attract residents who are interested in not only in their childrens' education, but in cultural events and life-long learning opportunities that UHWO will present. The project has been designed to provide internal opportunities for shopping, employment, education and recreation.

As noted above, one of the goals of the project is to achieve LEED NC silver standard as a way to reduce environmental pollution. All housing on the project site will be designed to foster safe, sanitary and decent homes.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Kalo‘i Greenway and Hunehune Greenway will include a pedestrian/bike path that will connect the campus with residential and mixed-use commercial developments surrounding the campus. The greenway system is also envisioned to link the two proposed transit stations on the eastern portion of the property (adjacent to the North-South Road) with the University and surrounding mixed-use and residential communities. The greenway system, for the most part, will be unimpeded by vehicular traffic.

Plazas, courtyards, other landscaped areas, and the 10-acre detention basin will provide open space within the campus, allowing views towards the Wai‘anae and Ko‘olau mountain ranges.

EDUCATION AND CULTURE

- (A) *Foster culture and the arts and promote their linkage to the enhancement of the environment.*

DISCUSSION: While the residential population within Kapolei has grown as planned, it lacks much of the culture and the arts which are available within the Primary Urban Center. The university campus-focus of a residential mixed-use project will attract residents who are interested in not only in their childrens’ education, but in cultural events and life-long learning opportunities that UHWO will present.

CITIZEN PARTICIPATION

- (A) *Encourage all individuals in the State to adopt a moral ethic to respect the natural environment; to reduce waste and excessive consumption; and to fulfill the responsibility as trustees of the environment for the present and succeeding generations.*

DISCUSSION: The University of Hawai‘i has been a leader in recycling and will continue this effort at its UHWO campus.

5.2.3 State Land Use Law, Chapter 205, Hawaii Revised Statutes

Chapter 205, HRS establishes the State Land Use Commission (LUC) and classifies all lands in the State into four districts: Urban, Rural, Agricultural, and Conservation. Ongoing urbanization of the ‘Ewa region conforms to the official policies established by the LUC. The UH West O‘ahu property is located within the Urban District and the proposed land uses are permitted (see Figure 1.6). During the public review period, the Land Use Commission wrote: “...the Land Use Commission (LUC) urbanized the project site under LUC Docket No. A99-728/Housing and Community Development Corporation of Hawaii, State of Hawaii (HCDCH). The LUC imposed 27 conditions upon the reclassification pursuant to Findings of Fact, Conclusions of Law, and Decision and Order (Decision and Order) dated September 8, 1999. Given that the conditions run with the land and are binding upon the HCDCH and each and every subsequent owner, lessee, sub-lessee, transferee, grantee, assignee, or developer, the development of the University of Hawaii-West Oahu lands and the Private Development Lands is subject to these conditions. As such, we request that there be

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

discussion of the proposed uses on these lands and their impacts within the context of applicable conditions.”

The original intent of the State Land Use District Boundary Amendment was to entitle approximately 1,300 acres of land in East Kapolei, which would then be sold to private developers. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. Subsequent to the LUC approval of LUC Docket No. A99-728, Hawai‘i’s economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (makai of Farrington Highway). Since the marketability of the petition area was non-existent, and a site selection study determined that the current site was best suited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were “urbanized” was granted to DHHL. The subsequent owners (UHWO, DHHL, DOT, DLNR and eventually DOE) then, are significantly different from those originally envisioned (private residential developers).

UH West O‘ahu intends to request an amendment to the Decision and Order within a few months.

5.2.4 Coastal Zone Management Program, Chapter 205A, Hawaii Revised Statutes

The objectives of the Coastal Zone Management (CZM) Program (Section 205A-2, HRS) are to provide the public with recreational opportunities, protect historic and prehistoric resources, protect scenic and open space resources, protect coastal ecosystems, provide facilities for economic development, reduce hazards, and manage development. Objectives of the CZM Program that are applicable to the UH West O‘ahu development are discussed below.

RECREATIONAL RESOURCES

Objective: *Provide coastal recreational opportunities accessible to the public.*

Policies:

- (B) *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:*
 - (i) *Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas.*
 - (iii) *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value.*
 - (iv) *Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation.*
 - (vii) *Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing.*
 - (viii) *Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.*

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Discussion: The UH West O‘ahu property is located in Zone D, areas in which flood hazards are undetermined (see Figure 3.1). Uncontrolled flooding and associated water quality impacts on coastal resources can result from the existing undeveloped condition of the property. However, with the proposed development and associated drainage improvements, surface flows will be better managed. A 10-acre detention basin within the campus and an 11.2-acre detention basin at the southern boundary of the property will collect silt on-site before it is discharged off-site through control structures. Off-site drainage improvements will comply with all applicable State and City rules and regulations. Since the property is located inland, the project will not impact access to coastal resources.

HISTORIC RESOURCES

Objective: *Protect, preserve, and where desirable, restore those natural and man made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

Policies:

- (A) *Identify and analyze significant archaeological resources;*
- (B) *Maximize information retention through preservation of remains and artifacts or salvage operations; and*
- (C) *Support state goals for protection, restoration, interpretation, and display of historic resources.*

Discussion: The State Historic Preservation Division has concluded that no significant archaeological sites are likely to exist in the UH West O‘ahu project area. However, should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during construction of the campus, they will be treated in compliance with the DLNR requirements.

SCENIC AND OPEN SPACE RESOURCES

Objective: *Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.*

Policies:

- (B) *Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline.*
- (C) *Preserve, maintain, and where desirable, improve and restore shoreline open space and scenic resources.*
- (D) *Encourage those developments that are not coastal dependent to locate in inland areas.*

Discussion: The UH West O‘ahu property is located outside of the Special Management Area and approximately three to four miles mauka of coastal areas. As such, coastal scenic resources will not be significantly affected by the campus. The relatively flat topography of the property and the ‘Ewa Plain prevents views of the shoreline from within the site, and applicable PRU regulations that restrict heights and density of development will further mitigate visual impacts of structures on the property. Generous provisions for open space

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

within the campus have also been provided. Detention basins within the campus and at the southern boundary of the property will serve as open space.

COASTAL ECOSYSTEMS

Objective: *Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*

Policies:

- (B) *Improve the technical basis for natural resource management.*
- (C) *Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance.*
- (D) *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs.*
- (E) *Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.*

Discussion: The UH West O‘ahu property does not front the natural shoreline. Nevertheless, the project will incorporate necessary measures to mitigate any water quality impacts from surface run-off in accordance with applicable State DOH and City drainage regulations. Because rainfall in the area is relatively low, proposed drainage improvements have been designed to control the quantity and quality of surface water by detaining it on-site to facilitate groundwater recharge. Detaining surface water on-site will mitigate potential impacts to coastal resources by improving water quality before runoff leaves the site and restricting runoff quantities to current levels. Similarly, construction-related impacts will be mitigated by the implementation of best management practices to control erosion.

ECONOMIC USES

Objective: *Provide public or private facilities and improvements important to the State's economy in suitable locations.*

Policies:

- (A) *Ensure that coastal dependent development such as harbors and ports, and coasted related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area.*
- (B) *Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside presently designated areas when:*
 - (ii) *Adverse environmental effects are minimized.*

Discussion: The UH West O‘ahu campus will provide employment and educational opportunities in the ‘Ewa region, where population is growing fastest in O‘ahu. The campus is located a few miles mauka of the shoreline and does not propose any coastal-dependent

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

development. The land uses planned for the project are well inland of coastal areas and are appropriate for the Urban State Land Use District. Coastal resources will not be affected and visual impacts will be minimized, as the campus will be integrated with the surrounding topography, to the extent possible.

COASTAL HAZARDS

Objective: *Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.*

Policies:

- (B) *Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards.*
- (C) *Ensure that developments comply with requirements of the Federal Flood Insurance Program.*
- (D) *Prevent coastal flooding from inland projects.*

Discussion: The proposed UH West O‘ahu will be designed and constructed in compliance with all applicable Federal, State, and City environmental protection, design, and building standards and regulations, including the Federal Flood Insurance Program. The property is not located within the Special Management Area (SMA), and any potential impact of surface runoff on near-shore ecosystems will be mitigated by the implementation of best management practices during construction. Proposed drainage improvements will mitigate the existing flood hazard potential, and drainage systems will comply with City design standards to ensure the safe conveyance and discharge of storm runoff.

MANAGING DEVELOPMENT

Objective: *Improve the development review process, communication and public participation in the management of coastal resources and hazards.*

Policies:

- (A) *Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*
- (B) *Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and*
- (C) *Communicate the potential short- and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the public to facilitate public participation in the planning and review process.*

Discussion: Applications for required land use entitlements for the proposed project will be reviewed by both City and State land use planning agencies. Individuals, community groups, and appropriate City agency personnel have been consulted about the proposed project, and comments received have been incorporated into the planning process. No coastal areas or resources are expected to be affected by the proposed campus, which is not located near the shoreline.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

PUBLIC PARTICIPATION

Objective: *Stimulate public awareness, education, and participation in coastal management.*

Policies:

- (A) *Promote public involvement in coastal zone management processes.*
- (C) *Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.*

Discussion: As a State-sponsored project, the proposed UH West O‘ahu development has received public comments and will undergo thorough examination during the legislative and public hearing process. The campus is located well inland from the ocean; therefore, no impact on coastal resources is anticipated.

BEACH PROTECTION

Objective: *Protect beaches for public use and recreation.*

Policies:

- (A) *Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion.*
- (C) *Minimize the construction of public erosion-protection structures seaward of the shoreline.*

Discussion: The proposed UH West O‘ahu will not be located on or near a beach, nor will it impact coastal resources.

MARINE RESOURCES

Objective: *Promote the protection, use, and development of marine and coastal resources to assure their sustainability.*

Policies:

- (A) *Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial.*
- (B) *Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency.*

Discussion: Since the UH West O‘ahu property is located away from the shoreline, no coastal or marine resources will be impacted.

5.2.5 Hawaii State Plan, Chapter 226, Hawaii Revised Statutes

The *Hawaii State Plan* (Chapter 226, HRS), serves as a guide for the future long-range development of the State; identifies the goals, objectives, policies, and priorities for the State; provides a basis for determining priorities and allocating limited resources; improves coordination of Federal, State, and County plans, policies, programs, projects, and regulatory activities; and establishes a system for plan formulation and program coordination to provide for an integration of all major State and County activities. Sections of the *Hawaii State Plan*

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

applicable to the UH West O'ahu project are discussed in the following pages.

Section 226-4 State goals: *In order to guarantee, for present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:*

- (1) *A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations.*
- (2) *A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.*
- (3) *Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.*

Section 226-5 Objective and policies for population:

- (a) *It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter.*
- (b) *To achieve the population objective, it shall be the policy of this State to:*
 - (3) *Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.*

Section 226-6 Objective and policies for the economy – in general:

- (a) *Planning for the State's economy in general shall be directed toward achievement of the following objectives:*
 - (1) *Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people.*

Discussion: The proposed UH West O'ahu project will provide for a diverse range of employment and economic opportunities for Hawai'i residents, both during and after project construction. Short-term construction-related jobs as well as permanent long-term operational jobs will be offered directly and indirectly, increasing employment throughout the region and State. Other socio-economic benefits to West O'ahu residents include opportunities to attend an institution of higher education and obtain a baccalaureate degree without commuting to other areas in O'ahu, and the myriad of social and cultural events associated with universities. With greater economic and educational opportunities, the overall living standards and lifestyles will be enhanced for West O'ahu residents, who will be able to live, work, and attend an institution of higher education within the Second City.

Section 226-11 Objectives and policies for the physical environment – land-based, shoreline, and marine resources:

- (a) *Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives.*
- (2) *Effective protection of Hawaii's unique and fragile environmental resources.*
- (b) *To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:*

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

- (1) *Exercise an overall conservation ethic in the use of Hawaii’s natural resources.*
- (2) *Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.*
- (3) *Take into account the physical attributes of areas when planning and designing activities and facilities.*
- (4) *Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.*
- (6) *Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.*
- (8) *Pursue compatible relationships among activities, facilities, and natural resources.*
- (9) *Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.*

Discussion: In accordance with both State and City policies, most new development on O‘ahu is being directed toward the ‘Ewa Plain, as its physical attributes are compatible with urban development. The UH West O‘ahu property was surveyed during the Site Selection Study to ensure that the physical, environmental, and cultural attributes of the property were compatible with the land uses proposed. The survey found that most natural features on the property have been extensively modified by past agricultural activities. A few individuals of the endangered plant, *Abutilon menziesii* were found along the southeastern portion of the property, and seeds may be present in the soil where another individual once lived. The HCP has been prepared to ensure that the species is protected and proliferates. No other unique or fragile environmental resources are known to exist on the property. This EIS identifies existing natural and physical site conditions (i.e., slope, soils, drainage characteristics, archaeological sites, flora and fauna, public services and infrastructure) and potential impacts resulting from the UH West O‘ahu development, and proposes several measures to mitigate potential impacts.

Section 226-12 Objective and policies for the physical environment – scenic, natural beauty, and historic resources:

- (a) *Planning for the State’s physical environment shall be directed towards achievement of the objective of enhancement of Hawaii’s scenic assets, natural beauty, and multi-cultural/historical resources.*
- (b) *To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:*
 - (1) *Promote the preservation and restoration of significant natural and historic resources.*
 - (3) *Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.*
 - (4) *Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.*
 - (5) *Encourage the design of developments and activities that complement the natural beauty of the islands.*

Discussion: No significant archaeological sites have been identified on the UH West O‘ahu property. However, in response to requests from the State Historic Preservation Division and

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

the Office of Hawaiian Affairs, UH West O'ahu has contracted the preparation of a new archaeological inventory survey. Should any subsurface archaeological features be uncovered during construction, the State Historic Preservation Division will be notified in accordance with State requirements. These features will be protected or preserved as recommended by the project archaeologist and other affected groups, as applicable. The endangered plant species, *Abutilon menziesii*, will be protected with implementation of the HCP. Due to the flat topography of the property and adjacent lands, there are no ocean views from within the property and the most prominent views are of the Wai'anae Mountain Range. The proposed campus will provide viewing opportunities of the mountain range, as the site is currently inaccessible to the public.

Section 226-13 Objectives and policies for the physical environment – land, air, and water quality:

- (a) *Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:*
 - (1) *Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.*
- (b) *To achieve the land, air, and water quality objectives, it shall be the policy of this State to:*
 - (2) *Promote the proper management of Hawaii's land and water resources.*
 - (3) *Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.*
 - (4) *Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.*
 - (5) *Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.*
 - (6) *Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.*
 - (7) *Encourage urban developments in close proximity to existing services and facilities.*

Discussion: Planning and design of the proposed UH West O'ahu development recognizes the importance and value of the area's land, air, and water resources. The campus will take advantage of the existing aesthetic qualities of the area, while enhancing the physical attributes of the region. Design guidelines will also be developed to ensure compatibility between structures within the campus. The potential flood hazard on the property will be mitigated by the development of a system of detention facilities that comply with City drainage regulations and ensure that pre-development off-site runoff quantities are maintained. Non-potable water will be provided by from the 215-foot elevation dual water system planned by the BWS. Natural hazards such as hurricanes, earthquakes, and volcanic eruptions exist, but are no more likely to affect the property than any other location in the 'Ewa Plain.

The proposed UH West O'ahu property is adjacent to Farrington Highway and the planned North-South Road. All necessary infrastructure will be sized and engineered to accommodate the development.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Section 226-15 Objectives and policies for facility systems – solid and liquid wastes:

- (a) *Planning for the State’s facility systems with regard to solid and liquid wastes shall be directed towards achievement of the following objectives:*
 - (1) *Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.*

Section 226-16 Objective and policies for facility systems – water:

- (a) *Planning for the State’s facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.*
- (b) *To achieve the facility systems water objective, it shall be the policy of this State to:*
 - (1) *Coordinate development of land use activities with existing and potential water supply.*

Section 226-17 Objectives and policies for facility systems – transportation:

- (b) *To achieve the transportation objectives, it shall be the policy of this State to:*
 - (6) *Encourage transportation systems that serve to accommodate present and future development needs of communities.*
 - (11) *Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation.*
 - (13) *Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.*

Section 226-18 Objectives and policies for facility systems – energy:

- (c) *To further achieve the energy objectives, it shall be the policy of this State to:*
 - (4) *Promote all cost-effective conservation of power and fuel supplies through measures including:*
 - (A) *Development of cost-effective demand-side management programs;*
 - (B) *Education; and*
 - (C) *Adoption of energy-efficient practices and technologies;*
 - (7) *Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure.*

Discussion: Improvements to the wastewater system, such as the construction of wastewater transmission lines, will be completed in accordance with project phasing requirements. Solid waste produced at the campus will be recycled, used to generate electricity at the H-POWER facility in Campbell Industrial Park, and/or transferred to the Waimānalo Gulch Landfill. Wastewater from the campus will be collected, treated, and disposed of in accordance with applicable State DOH and City regulations at facilities owned and operated by the City. No significant impacts on groundwater resources or the quality of surface water are anticipated to result from the project. Construction activities will comply with all applicable DOH regulations.

The UH West O‘ahu property is located within the BWS’ 215- and 440-foot elevation water service zones. Upgrades to the existing 215-foot potable water system and a new 440-foot

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

potable water system will be required to accommodate East Kapolei developments. Potable water for the UH West O‘ahu will be provided by the 215- and 440-foot systems. Irrigation water will be derived from the 215-foot dual system, when constructed, to conserve potable water for human consumption. All applicable governmental regulations will be observed to ensure public safety and health.

The proposed project will promote greater energy self-sufficiency, as it is located near essential services, employment centers, and existing and planned residential areas. Pedestrian walkways and bikeways within the campus are planned to encourage alternate forms of transportation. The University plans to adopt energy-efficient design practices and incorporate, as applicable, technologies such as efficient lighting and water heating systems, computerized energy management systems, roof installation, radiant barriers, landscaping, and energy-efficient windows. It will also explore financing opportunities for energy-efficient technologies with HECO and implement the State’s Model Energy Code in applicable phases of project design. As additional employment opportunities become available in the ‘Ewa region, fewer West O‘ahu residents will commute to work outside of the region. This will eventually result in a reduction of energy consumed by transportation vehicles.

During the DEIS public review period, the State Department of Business, Economic Development & Tourism (DBEDT), Strategic Industries Division, wrote to call attention to: 1) State energy conservation goals; and 2) energy and resource efficiency and renewable energy and resource development.

DBEDT noted that project buildings, activities, and site grounds should be designed and/or retrofit with energy saving “considerations.” DBEDT further noted that the mandate for such consideration is found in Chapter 344, HRS (“State Environmental Policy”) and Chapter 226, HRS (“Hawaii State Planning Act”). In particular, DBEDT noted HRS 226 18(c) (4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies. This particular subsection was addressed in the Draft EIS.

DBEDT noted two important directives affecting State agencies. The first is Administrative Directive No. 06-01, which is also reflected in Act 96, 2006 Session Laws of Hawaii (SLH), which encourages State agencies and programs to increase their leadership commitment to implement innovative and resource efficient operations and management and to design and construct buildings to meet and receive certification for U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED), among others. The other directive DBEDT noted was Act 160, 2006 SLH, relating to the State Budget, which requires that each executive department shall plan for or install energy reduction, energy savings or energy-producing efforts and technologies to lessen electrical consumption or to increase efficiencies in using electrical energy. As stated in Section 2.6 of the Draft EIS:

Sustainability guidelines have been established for the UH West O‘ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

(LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system.

DBEDT recommended that UHWO consult the City and County of Honolulu Energy code early in the project. DBEDT also noted that HECO may also have demand-side management programs that offer rebates for installation of energy-efficient technologies.

Based on DBEDT's recommendations, UHWO's mechanical and electrical consultants, in consultation with UHWO's sustainability consultant, will be directed to review the City and County of Honolulu's Energy code early in the project and to consult with HECO on demand-side management programs that offer rebates for installation of energy-efficient technologies.

Section 226-52 Statewide planning system.

- (a) *The statewide planning system shall consist of the following policies, plans, and programs:*
 - (2) *The priority guidelines established in this chapter shall provide guidelines for decision-making by the State and the counties for the immediate future and set priorities for the allocation of resources. The formulation and amendment of state functional plans shall be in conformance with the priority guidelines.*
- (b) *The statewide planning system shall also consist of several implementation mechanisms, including:*
 - (2) *The state budgetary, land use, and other decision making processes. The state budgetary, land use, and other decision making processes shall consist of:*
 - (D) *Land use decision making processes of state agencies. Land use decisions made by state agencies shall be in conformance with the overall theme, goals, objectives, and policies, and shall utilize as guidelines the priority guidelines contained within this chapter, and the state functional plans adopted pursuant to this chapter. The rules adopted by appropriate state agencies to govern land use decision making shall be in conformance with the overall theme, goals, objectives, and policies contained within this chapter.*

Discussion: The proposed project complies with the guidelines established by the *Hawaii State Plan* and *State Functional Plans* regarding the Statewide planning system and the land use decision-making process. A 45-day review period will commence upon publication of this Draft EIS in *The Environmental Notice*. Additionally, the review and approval process for required permits will ensure that the development complies with applicable land use policies and regulations, and will allow the public ample opportunity to review the proposed plans and development program.

Section 226-103 Economic priority guidelines.

- (f) *Priority guidelines for energy use and development:*
 - (1) *Encourage the development, demonstration, and commercialization of renewable energy resources.*
 - (2) *Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.*

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Discussion: Solar water heating will be encouraged and solid waste from the development will be used to generate electricity at the H-POWER facility. Overall, energy will be used more efficiently as residents can live, work, and attend a public university without commuting to Honolulu.

Section 226-104 Population growth and land resources priority guidelines.

- (b) *Priority guidelines for regional growth distribution and land resource utilization:*
- (1) *Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.*
 - (6) *Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.*
 - (10) *Identify critical environmental areas in Hawaii to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.*
 - (12) *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.*

Discussion: The proposed UH West O‘ahu campus will expand access to, and help meet the projected demand for, higher education facilities in the ‘Ewa region. Employment opportunities for residents of this region will be directly and indirectly stimulated by construction and operations of the campus and commercial lands. Various public facilities exist within the City of Kapolei, and several new facilities are planned to accommodate the projected population growth for the ‘Ewa area. The property is within the State Urban Land Use District, and transit nodes located near the property will encourage the use of public transportation and help to alleviate traffic in the area and toward Honolulu.

The property is located away from the shoreline and outside of an environmentally-sensitive area. During the site feasibility and site selection phases, the project area was surveyed to identify critical environmental areas that would be potentially impacted by the project. Based on these surveys, it has been determined that:

- No significant potable groundwater resources or recharge areas are associated with the property;
- No significant wildlife habitats exist on the property;
- Existing individuals and seeds of an endangered plant species (*Abutilon menziesii*) will be removed from the property, and the HCP has been developed to protect the species;
- No significant scenic or recreational shoreline resources will be impacted;
- Open space agricultural resources will be affected (the majority of the property is currently under revocable agricultural leases, and a portion of the property consists of vacant scrub vegetation); and

- Historic and cultural sites will not be destroyed or altered by the project.

When available, non-potable water from the BWS’ planned 215-foot elevation dual system will be used for landscape irrigation. All construction activities will comply with DOH regulations to mitigate potential erosion and air and water quality impacts. The property will be transformed from an agricultural setting to a university campus and community that will accommodate the ‘Ewa region’s projected population and economic growth and educational needs. Should any historic and cultural sites be discovered during construction, work will halt and the SHPD will be contacted.

5.2.6 Hawaii State Functional Plans

The *Hawaii State Plan* is primarily guided by the *State Functional Plans* (Chapter 226, HRS) and implemented by the Department of Budget and Finance and the State LUC. *State Functional Plans* are prepared by various state agencies, with community input, and focus on a specific area: agriculture, conservation lands, education, employment, energy, health, higher education, historic preservation, housing, human services, recreation, tourism, and transportation. The following pages describe how the proposed UH West O‘ahu project comply with applicable *State Functional Plans*.

State Agriculture Functional Plan. The objectives, policies, and implementation actions in this plan address the broad issues of agricultural research, marketing, development, regulations, and protection; however, they do not directly apply to the proposed UH West O‘ahu project, since the property is within the Urban State Land Use District and zoned AG-1 Restricted Agriculture by the City.

State Employment Functional Plan. The policies and recommended actions of this plan center around the development and improvement of career/job training programs, the expansion of the labor pool, and the improvement of the quality of life for workers. In accordance with this plan, development of the proposed UH West O‘ahu project will enhance career/job training programs, expand the labor pool, and improve the quality of life for workers. Construction of the project and operation of the campus and commercial areas will provide short- and long-term employment opportunities, both directly and indirectly. According to the socio-economic impact assessment report, approximately 14,624 person-years of employment are estimated to be generated by the project (1,828 jobs in O‘ahu over eight years of construction). Additionally, an estimated 5,835 direct, indirect, and induced operations jobs will be created by the UH West O‘ahu project between 2009 and 2015.

State Energy Functional Plan. This plan develops policies to promote energy efficiency, displace fossil fuel consumption, support public education and legislation on energy, and improve the development and management of energy. The UH West O‘ahu campus will help to conserve existing energy resources by reducing commuting time and distances for students and faculty residing in the ‘Ewa region. West O‘ahu residents will have better access to higher education facilities, and ultimately, the campus will connect to a transit corridor

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

planned adjacent to the North-South Road. Within the campus, pedestrian walkways, facilities for bicycles, and facilities for distance education will encourage non-motorized vehicular forms of transportation and reduce fossil fuel consumption. The use of energy-efficient equipment for lighting systems and hot water heating and cooling will also be encouraged within the campus. The State's Model Energy Code will be considered during the detailed design phases of project development.

Sustainability guidelines have been established for the UH West O‘ahu Lands (see Section 2.6). The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system. The Private Development Lands will strive to achieve the applicable design criteria in the UH West O‘ahu LRDP and the recommended community performance standards.

State Historic Preservation Functional Plan. According to this plan, “the preservation of historic properties involves three major areas of activity: the identification, protection, and management and treatment of historic properties.” The policies in this plan are aimed primarily toward government action to improve the State's inventory, preservation systems, public access, and public awareness programs regarding archaeological matters. The proposed project will comply with the policies of this plan (and a new archaeological inventory survey is being conducted by UH West O‘ahu), and, in accordance with State regulations, should any archaeological sites be uncovered during development of the campus, construction will halt and the SHPD of the DLNR will be notified.

State Higher Education Functional Plan/University of Hawai‘i Strategic Plan. The *University of Hawai‘i Strategic Plan* has replaced the *State Higher Education Functional Plan*. The *University of Hawai‘i Strategic Plan, 1997-2007*, sets forth University goals and assumptions, strategic planning principles, and action strategies to direct campus and unit planning efforts and the development of the University of Hawai‘i system into the 21st century.

Relevant roles and missions for UH West O‘ahu are:

- b. *Provide educational and cultural services and function as a community resource for the residents of West O‘ahu. In cooperation with the rest of the system, participate in providing distance education on O‘ahu and the neighbor islands.*
- c. *Continue to carry out its research mission primarily through scholarship and creative activities that support the instructional mission.*
- d. *In cooperation with Leeward Community College and UH Mānoa, prepare a long-range academic development plan for implementation when construction begins at the new site.*
 - (1) *In the first five to twenty years at the site, the campus will develop as a four-year baccalaureate institution offering a more comprehensive array of liberal arts programs and selected undergraduate professional programs for which there is a sustainable demand. The campus will collaborate with other parts of the system to support the delivery of graduate and other undergraduate programs needed by the West O‘ahu community.*

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Relevant priorities for UH West O‘ahu are:

- b. *Give priority to the continued accreditation of the institution by the Western Association of Schools and Colleges.*

Each of the roles, missions, and priorities identified in the *University of Hawai‘i Strategic Plan* will be implemented through development of the proposed UH West O‘ahu campus. Educational and cultural services in the region will be enhanced and facilities for distance education will provide all residents with greater access to higher education. Campus facilities will be developed in accordance with a long-range academic development plan to ensure continued accreditation of the institution.

State Recreation Functional Plan. This plan addresses government action toward the acquisition of recreation areas and accesses, the establishment and development of areas and facilities, and the management and usage of recreation resources. New recreational opportunities will be created by the UH West O‘ahu. Recreational facilities within the campus may include tennis courts, basketball/volleyball courts, and jogging paths. Parks will be provided within the property to meet the requirements of the City’s Park Dedication Ordinance.

State Transportation Functional Plan. This plan discusses the need to expand and improve the transportation system and close the gap between where people live and work through decentralization, mixed zoning, and related initiatives. The UH West O‘ahu will provide education and employment opportunities in the ‘Ewa region. The campus is conveniently located near major transportation facilities and residential developments, thus encouraging public transportation and walking or bicycling. West O‘ahu residents will be able to live, work, and attend school within this region, alleviating traffic to other universities and workplaces in Honolulu.

5.2.7 103D-407 Hawaii Revised Statutes

Hawaii Revised Statutes 103D-407 requires the use of recycled glass in paving materials wherever possible, specifically:

(a) When purchasing roadway materials or other high-value, end-use applications for public projects, state agencies shall, and county agencies may, purchase materials with minimum recycled glass content meeting specifications adopted by the policy board which, at a minimum, shall provide for:

(1) A minimum recycled glass content of ten per cent crushed aggregate in treated or untreated basecourse in paving materials that shall not reduce the quality standards for highway and road construction; and

(2) The use of one hundred per cent aggregate in nonstructural capital improvement applications.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

(b) All highway and road construction and improvement projects funded by the State or a county or roadways that are to be accepted by the State or a county as public roads shall utilize a minimum of ten per cent crushed glass aggregate as specified by the department of transportation in all basecourse (treated or untreated) and subbase when the glass is available to the quarry or contractor at a price no greater than that of the equivalent aggregate.

(c) All state and county construction projects calling for nonstructural backfill shall utilize one hundred per cent crushed glass when available at a cost equal to or lower than the equivalent aggregate.

It is the University of Hawaii's intent to comply with the above law.

5.2.8 103D-408 Hawaii Revised Statutes

Hawaii Revised Statutes 103D-408 requires the use of native Hawaiian flora whenever and wherever possible, specifically:

(a) Wherever and whenever feasible, all plans, designs, and specifications for new or renovated landscaping of any building, complex of buildings, facility, complex of facilities, or housing developed by the State with public moneys shall incorporate indigenous land plant species as defined in section 195D-2, and plant species brought to Hawaii by Polynesians before European contact, such as the kukui, noni, and coconut; provided that:

(1) Suitable cultivated plants can be made available for this purpose without jeopardizing wild plants in their natural habitat; and

(2) Wherever and whenever possible, indigenous plants shall be used for landscaping on the island or islands on which the species originated.

(b) Each plant or group of plants used pursuant to subsection (a) shall be clearly identified with signs for the edification of the general public. [L 1999, c 149, pt of §2]

It is the University of Hawaii's intent to comply with the above law and to further comply with sustainability principles by: 1) selecting plants suited to the climate of the project site, 2) specifying plant materials, that would be irrigated, with similar irrigation requirements; and 3) using non-drinkable water for irrigation, where feasible.

5.3 CITY AND COUNTY OF HONOLULU

5.3.1 General Plan

As required by the City Charter, the *General Plan* for the City and County of Honolulu establishes long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. It also establishes broad policies to achieve the objectives. Those objectives and policies applicable to the UH West O'ahu project are discussed in the following pages.

POPULATION

Objective C, Policy 2: Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

Objective C, Policy 4: Seek a year 2010 distribution of Oahu's residential population...

Discussion: According to the DPP, the population of the Ewa Development Plan Area (Ewa DPA) grew from 42,931 in 1990 to 68,718 in 2000, representing an increase of 60.1 percent (DPP 2004). In comparison, the population for the City as a whole increased only 4.8 percent from 836,231 in 1990 to 876,156 in 2000. Residential development in the 'Ewa region continues to increase in population, and the City expects the population of the Ewa DPA to reach 141,864 and 164,462 by 2020 and 2025 as the secondary urban center, respectively. The City's population is expected to reach 1,037,250 and 1,078,050 in 2020 and 2025, respectively.

At full build-out, the UH West O'ahu development will introduce new residents to the 'Ewa region and will provide approximately 4,041 residential units (including 761 student housing units). Using an estimate of 2.9 persons per household, the 3,280 residential units (not including student housing units) will provide homes to approximately 9,512 people. This population increase is consistent with stated governmental policies of directing future growth toward the 'Ewa Plain. Within the property, the proposed elementary school and UH West O'ahu campus will provide for the educational needs of students residing within the property and the surrounding area.

NATURAL ENVIRONMENT

Objective A, Policy 4: 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.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Discussion: The ‘Ewa Plain has long been planned for urban development in accordance with both the City and State planning policies. The UH West O‘ahu development will be compatible with existing land use patterns. Potential hazards include flooding during intense storms and soil erosion during construction. Since much of the property currently consists of exposed soil and scrub vegetation, overall soil loss will likely be reduced after development. Proposed improvements, including extensive drainage control measures, will mitigate the potential flood hazard and control off-site drainage flows. There are no slope hazards or distinctive landforms on the property, which consists of actively cultivated land and scrub vegetation.

TRANSPORTATION AND UTILITIES

***Objective A, Policy 2:** Provide transportation services to people living within the Ewa, Central Oahu, and Pearl City-Hawaii Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus components as well as through the existing highway system with limited improvements as may be appropriate.*

***Objective D, Policy 5:** Require the installation of underground utility lines wherever feasible.*

Discussion: The UH West O‘ahu development will provide education and employment opportunities near the City of Kapolei, and will help reduce or eliminate the need for many students, faculty, and administrative personnel to commute into Honolulu. Transit nodes generally consisting of future mass transit stations are planned along the proposed North-South Road and Kapolei Parkway. These bus stops and future mass transit stations (as envisioned by the City’s *Ewa Development Plan*) would be located at the intersections of North-South Road with Farrington Highway and Kapolei Parkway. The City has also proposed to locate a park-and-ride bus facility on the Koko Head side of North-South Road, between Farrington Highway and the H-1 Freeway.

Where feasible, new utility lines servicing the UH West O‘ahu development will be placed underground.

PHYSICAL DEVELOPMENT AND URBAN DESIGN

***Objective A, Policy 4:** Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.*

***Objective A, Policy 5:** Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.*

***Objective C:** Develop a secondary urban center in Ewa with its nucleus in the Kapolei area.*

***Objective D, Policy 1:** Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include*

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.

Objective E, Policy 3: *Encourage distinctive community identities for both new and existing districts and neighborhoods.*

Objective E, Policy 5: *Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.*

Discussion: The UH West O‘ahu property is located within the secondary urban center at Kapolei and the proposed project is consistent with the urban growth policy established for the ‘Ewa Plain. The development will create an important regional center and facilitate social and cultural events typically associated with a major university. It will also support the needs of the projected population and improve West O‘ahu residents’ access to higher education facilities. Nearby employment centers currently exist or are planned in the City of Kapolei, Campbell Industrial Park, and Kapolei Business Park. On-site infrastructure required for the project will be provided by the University of Hawai‘i.

PUBLIC SAFETY

Objective B, Policy 2: *Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.*

Discussion: The study area is not subject to tsunami. With extensive drainage improvements planned for the property, storm water runoff will be managed and all potential health and/or safety hazards will be mitigated. Storm water flows will be controlled to limit off-site discharges and permit on-site detention and recharge of storm water.

HEALTH AND EDUCATION

Objective B: *To provide a wide range of educational opportunities for the people of Oahu.*

Policy 5: *Facilitate the appropriate location of learning institutions from the preschool through the university levels.*

Objective C: *To make Honolulu the center of higher education in the Pacific.*

Policy 1: *Encourage continuing improvement in the quality of higher education in Hawaii.*

Policy 2: *Encourage the development of diverse opportunities in higher education.*

Policy 3: *Encourage research institutions to establish branches on Oahu.*

Discussion: The proposed UH West O‘ahu campus will provide higher education opportunities to the residents of ‘Ewa, Wai‘anae, and Central O‘ahu. The mission statement of the UH West O‘ahu emphasizes quality teaching and flexible class schedules to foster life-

long learning, enabling students to pursue career-related education coupled with the values, ideas, and challenges of the liberal arts. By offering approximately half of all courses in the evening or during the weekend, UH West O‘ahu strives to meet the educational needs of both the recent high school graduate and non-traditional student. The academic program structure stresses the exploration of interdisciplinary studies, cross-cultural and international studies, and communication skills.

5.3.2 Ewa Development Plan

The *Ewa Development Plan* (Ewa DP) was updated and officially adopted by the City Council in August 1997. The plan presents a vision for ‘Ewa’s future development and provides conceptual land use plans that will serve as a policy guide for more detailed zoning maps and regulations, and public and private sector investment decisions. Provisions of the Ewa DP that are applicable to the UH West O‘ahu development are discussed in the following pages.

VISION STATEMENT

The vision for ‘Ewa, as expressed in the Ewa DP, embraces two horizons: the first from the present to the year 2020 and the second horizon extending beyond 2020, when ‘Ewa would be fully developed. In support of the City *General Plan* policies, the Ewa DP:

- Provides a secondary employment center with its nucleus in the City of Kapolei to supplement the Primary Urban Center (PUC) and to divert commuter traffic from the PUC, and
- Concentrates primary employment activities at industrial and resort areas and at government service and higher education centers near the City of Kapolei, creating secondary markets for office and retail activities.

The Ewa DP projects significant population growth and will help to establish ‘Ewa as a Secondary Urban Center for O‘ahu. Population is expected to grow from 43,000 in 1990 to 125,000 in 2020, and by then, nearly 28,000 new housing units will have been built in a series of master-planned communities. Employment opportunities will grow from 17,000 jobs to more than 64,000 jobs. Beyond 2020, implementation of the Ewa DP will have established an Open Space Network within an Urban Growth Boundary.

The City of Kapolei will evolve into the Secondary Urban Center for O‘ahu, supporting a mix of commercial, office, and residential uses. According to the Ewa DP, “by 2020, it is projected that the City of Kapolei will house more than 7,000 residents and provide 25,000 private sector jobs and 7,000 public sector jobs.” Ko Olina and ‘Ewa Marina will also add over 3,700 visitor units by the year 2020, providing basic jobs which will support office and commercial jobs in the City of Kapolei.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Master-planned communities envisioned by the Ewa DP are East Kapolei, ‘Ewa by Gentry, ‘Ewa Marina, ‘Ewa Villages, Ko Olina, Laulani, Makaīwa Hills, Makakilo, and the Villages of Kapolei. These communities will interact and support the vision for development of the entire ‘Ewa region.

Discussion: The UH West O‘ahu development represents one of the major land use elements envisioned by the Ewa DP and is a logical extension of much needed higher education opportunities, which are presently provided at a temporary campus adjacent to the Leeward Community College in Pearl City. The UH West O‘ahu campus will support a total population of 8,640 students, faculty, and staff. The campus is envisioned to include an extensive open space system that will ultimately connect with future development at Barbers Point through pedestrian walkways, bike paths, and a transit corridor along the proposed North-South Road.

KEY ELEMENTS OF THE VISION

The Ewa DP establishes 12 key elements to ensure that the vision statement for the ‘Ewa region is achieved. The following describes those key elements that are applicable to the UH West O‘ahu project.

Urban Growth Boundary. The entire UH West O‘ahu property is located within the Urban Growth Boundary of the Ewa DP Urban Land Use Map (see Figure 5.1). The property was used in the past for plantation agriculture; however, the tremendous demand for irrigation water, lost profitability, and proximity of the site to future urban growth areas directed this area to be located within the Urban Growth Boundary. The proposed project is also consistent with the conceptual maps of the Ewa DP, which depict Open Space, Urban Land Use, Public Facilities, and Phasing concepts.

Network of Open Space and Greenways. Kalo‘i Greenway and Hunehune Greenway will include a pedestrian/bike path that will connect the campus with residential and mixed-use commercial developments surrounding the campus. The greenway system is also envisioned to link the two proposed transit stations on the eastern portion of the property (adjacent to the North-South Road) with the University and surrounding mixed-use and residential communities. The greenway system, for the most part, will be unimpeded by vehicular traffic.

Plazas, courtyards, other landscaped areas, and the 10-acre detention basin will provide open space within the campus. The 11.2-acre detention basin at the southern boundary of the property will serve as open space, and parks will be provided within the development to meet the requirements of the City’s Park Dedication Ordinance.

The Secondary Urban Center. The Secondary Urban Center would function as the primary employment generator for the Ewa DP area by the year 2020. Major new employment centers are planned at the City of Kapolei, Kapolei Hale (the Kapolei Civic Center completed

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

in 2001), Ko Olina, the deep draft harbor, Campbell Industrial Park, Barbers Point Naval Air Station (with civilian reuse), and the UH West O‘ahu development. Although most major employment opportunities generated by the project will be during the construction period, the operational employment after build-out will also be substantial. This would facilitate the larger goal of developing a “self-contained” second city whereby residents can live, work, play, attend school, and shop within one community, instead of enduring long commute times. The Ewa DP states, “Many of the jobs in the City of Kapolei will be supported by development of the UH West O‘ahu Campus which is expected to have 7,600 students and 800 staff and faculty by 2020.” At this stage of planning, the UH West O‘ahu campus is expected to have 7,600 students and 1,040 faculty and staff by the target enrollment date of 2015.

Communities Designed to Support Non-automotive Travel. According to the *Ewa Development Plan*, master-planned residential communities will be designed to support pedestrian, bicycle, and public transit uses. A rapid transit corridor along the proposed North-South Road will link the City of Kapolei, Villages of Kapolei, UH West O‘ahu campus, and Waipahu. High-density residential developments will be built along the corridor within walking distance of the major nodes and transit stops. Since the UH West O‘ahu will provide employment and educational opportunities to nearby residents, it will be connected to all residential communities. The proposed University Village will be located at the intersection of Farrington Highway and the proposed North-South Road. University Village is envisioned as a sustainable, mixed-used village closely integrated with the campus. It will serve as the University’s town center and provide a mix of uses.

Preservation and Enhancement of Cultural Resources. The Ewa DP states:

Ewa’s Historic and Cultural Resources will be preserved and enhanced by...retaining visual landmarks and significant vistas, including:

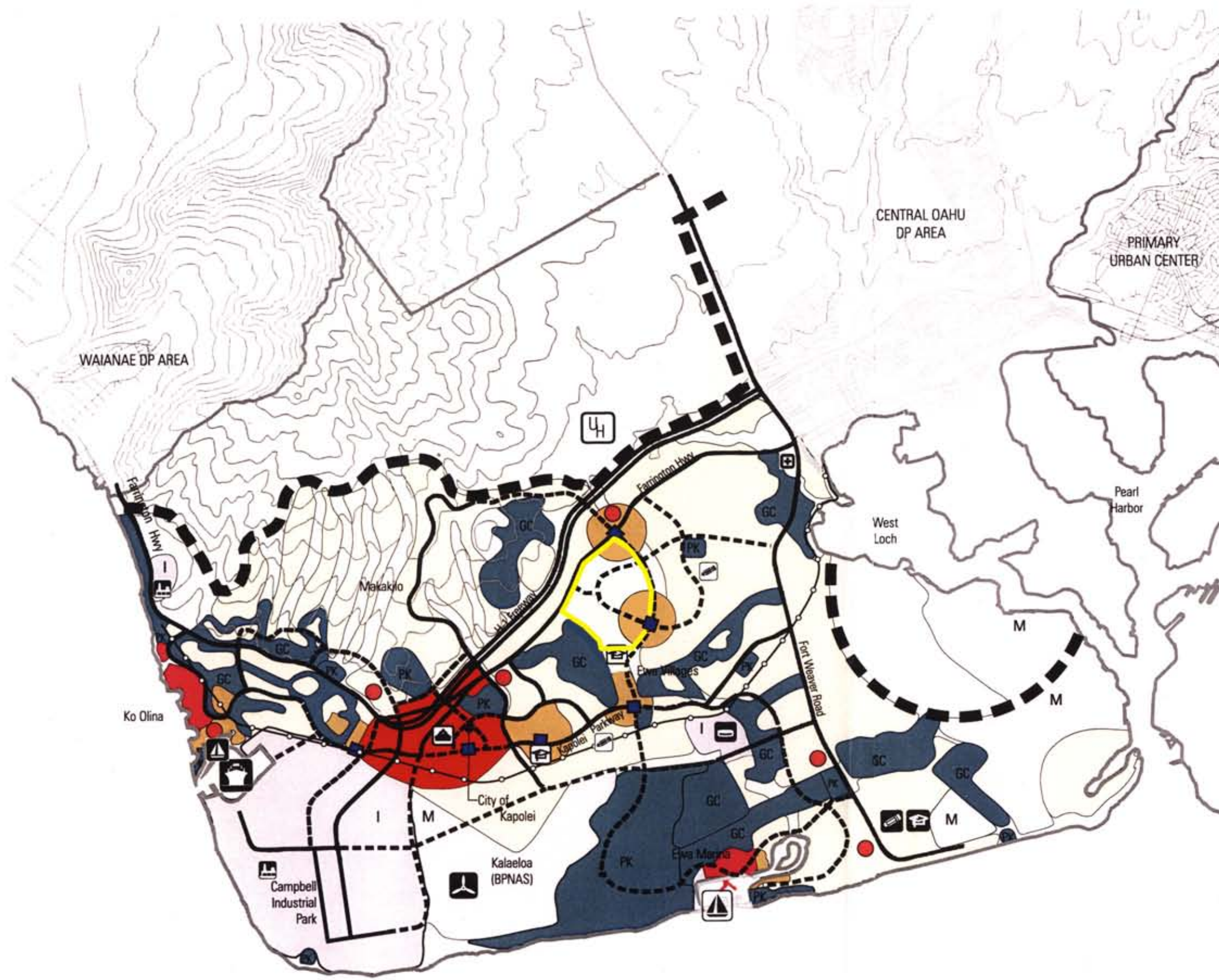
- *Distant views of the shoreline from the H-1 Freeway above the Ewa Plain;*
- *Views of the ocean from Farrington Highway between Kahe Point and the boundary of the Waianae Development Plan Area;*
- *Views of the Waianae Range from H-1 Freeway between Kunia Road and Kalo‘i Gulch and from Kunia Road;*
- *Views of na puu at Kapolei, Palailai, and Makakilo;*
- *Mauka and makai views; and*
- *Views of central Honolulu and Diamond Head.*

Structures within the proposed UH West O‘ahu campus could impact distant views of the shoreline from the H-1 Freeway (which is at a higher elevation than the project site); however, the UH West O‘ahu will serve as an important visual landmark for the ‘Ewa region.

Views of the Ko‘olau Mountain Range, however, would be created from the property, which is currently inaccessible to the public. The visual appearance of the UH West O‘ahu property will change from vacant scrub and cultivated vegetation to a built campus environment. The campus will be oriented to capitalize on views of landforms such as Pu‘u Kapolei, Pu‘u Palailai, Pu‘u Makakilo, the Wai‘anae Mountain Range, and Central O‘ahu. Views from future internal roadways will be considered to the extent possible; however, because the site

EWA DEVELOPMENT PLAN

Urban Land Use Map



- Low and Medium Density Residential
- High Density Residential
- Community Commercial Center
- City of Kapolei (High Density Residential and Commercial)
- Resort/Recreation Area
- Industrial
- Military
- Public Institution
- Agricultural and Preservation
- Parks and Golf Courses
- Transit Node (High Density Residential and Commercial)
- Urban Growth Boundary

EXISTING FUTURE

- | | | |
|--|--|------------------------------------|
| | | Civic Center |
| | | Electric Power Plant |
| | | Wastewater T.P. |
| | | Intermediate School |
| | | High School |
| | | U.H. West Oahu |
| | | Hospital |
| | | Small Boat Marina |
| | | Commercial Harbor |
| | | Airfield |
| | | Highways, Arterial & Major Streets |
| | | Historic Railway |

Figure 5.1
Ewa Development Plan
Urban Land Use Map
University of Hawai'i West O'ahu

Source: City & County of Honolulu Department of Planning and Permitting

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

is relatively flat, views that do exist will be impacted primarily by the siting of future buildings, landscaping, and other campus features. Extensive landscaping, campus view corridors, and thoughtful architectural design will add to the visual character of the area.

Phased Development. The Ewa DP has set forth a phasing program to ensure that future development more efficiently utilizes existing and planned infrastructure. Major projects are categorized by the time period or phase in which they can apply for a zoning change. As a public facility, the UH West O‘ahu campus is a permitted land use within the existing AG-1 Restricted Agricultural District, with a PRU approval. However, a change of zoning is required for development of the non-campus lands within the property.

LAND USE POLICIES, PRINCIPLES, AND GUIDELINES

According to the Ewa DP, the vision for development of ‘Ewa will be implemented through the application of land use general policies, principles, and guidelines. The following describes those provisions applicable to the UH West O‘ahu development.

Open Space Preservation and Development. Kalo‘i Greenway and Hunehune Greenway will include a pedestrian/bike path that will connect the campus with residential and mixed-use commercial developments surrounding the campus. The greenway system is also envisioned to link the two proposed transit stations on the eastern portion of the property (adjacent to the North-South Road) with the University and surrounding mixed-use and residential communities. The greenway system, for the most part, will be unimpeded by vehicular traffic.

Plazas, courtyards, landscaped areas, and detention basins within the property will serve as open space, and parks will be provided within the development to meet the requirements of the City’s Park Dedication Ordinance.

Historic and Cultural Resources. According to an archaeological reconnaissance and assessment and a letter from SHPD, there are no significant historic or cultural resources associated with the property (see Appendix E). However, should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during construction phases of development, construction will halt and archaeological resources will be treated in strict compliance with the requirements of the SHPD.

UNIVERSITY OF HAWAI‘I WEST O‘AHU

Section 3.7.6.1 of the Ewa DP contains general policies, planning principles, and guidelines for development of the UH West O‘ahu campus.

General Policies. According to the Ewa DP, the UH West O‘ahu campus should evoke a unique sense of place that distinguishes it as an important civic and cultural institution in ‘Ewa. The Ewa DP states that the projected enrollment is 2,800 students by the end of

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

construction, which is to begin no later than the end of December 2011, and 7,600 students by 2020, and the projected faculty and staff are 800. However, an initial campus for 1,520 students is currently planned to be occupied by the Fall 2009 semester. The ultimate 7,600-student campus would be developed over several years following the initial development.

The Ewa DP also says that the campus should be oriented to support pedestrian access and transit usage from a major transit node located on the North-South Road. Development of the UH West O'ahu campus should include plans to provide shuttle bus service to the transit node at the corner of Farrington Highway and the proposed North-South Road, and the campus should be designed so that open space areas can be used for flood detention as part of the Kalo'i Gulch watershed master plan.

The proposed UH West O'ahu campus will be designed to be compatible with the character and context of the region. It will also incorporate measures to enhance pedestrian access and transit usage.

Planning Principles. The following general planning principles will be used as a framework for design of the UH West O'ahu campus:

***Cultural Sensitivity.** University development should be environmentally and culturally sensitive to the site and reflective of the Hawaiian culture and of the heritage of Ewa.*

Discussion: The proposed campus will be environmentally and culturally sensitive to the site. These concepts will be implemented during the review of the UH West O'ahu LRDP and the City's PRU processing procedures. No culturally-significant sites were identified within the property, and therefore, no impacts on cultural resources are anticipated.

***Regional Integration.** The campus should function as a fully integrated community within the context of the broader regional community. The campus should include housing, support services, community and business facilities, in addition to the required academic facilities.*

Discussion: The proposed campus will be designed to include academic facilities and support services, including housing, as warranted in the future. The campus will also include community and business facilities and extensive recreational facilities.

***Community Orientation and Service.** The campus should be community-oriented and should serve the Kapolei area and West Oahu as an urban park and cultural center, providing community services, cultural opportunities, and remedial educational opportunities.*

Discussion: In addition to providing higher education facilities, the UH West O'ahu campus will provide cultural activities. Extensive open space and cultural facilities (i.e., performing arts theater/auditorium) have been incorporated into the educational specifications for the campus.

***Functional and Accessible Design.** Campus design should reflect appropriate functional*

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

relationships, internal compactness, and accessibility between academic functions and supporting facilities, providing a pleasant and efficient study environment.

Discussion: Functional relationships, internal compactness, and accessibility were considered in the design of the UH West O'ahu campus. Educational specifications and functional relationships were identified and coordinated to create a well-functioning campus. Parking will be conveniently located near major campus structures, and an internal loop road will enhance accessibility while minimizing the need for vehicular transportation within the internal pedestrian portions of the campus.

Drainage Impacts. *A large portion of the campus lies within the Kalo'i Gulch watershed. In order to reduce the downstream impact of major storm events, the campus open space system should incorporate flood detention and retention capability. For example, sports playing fields could be designed to act as flood detention basins during major storm events.*

The drainage plans for the Campus should not increase storm water flows or velocity above the design levels used in designing the water retention areas of the Ewa Villages Golf Course and the drainage systems for earlier developments in the Kalo'i Gulch watershed.

Discussion: The proposed drainage system for the UH West O'ahu development will ensure that existing downstream storm water runoff quantities are maintained. A 10-acre detention basin within the campus and an 11.2-acre detention basin at the southern boundary of the property will maintain existing off-site runoff quantities throughout project development and operation.

Guidelines.

Architectural Forms

- *Specific activity areas and structures should be sited and designed to accommodate required internal academic or support relationships. This would include siting of buildings or facilities so as to promote academic continuity, provide spatial definition to public areas and allow easy access to needed support areas (housing, business/food services, recreation, and parking).*
- *Buildings and structures should reflect a sensitivity to the local environmental conditions as well as to Hawaiian regional styles.*
- *Structures should not visually dominate the site. Rather, low rise academic structures with more emphasis on regional architectural forms and human scale should prevail.*

Discussion: The UH West O'ahu development will incorporate the architectural guidelines listed above. Activity areas and structures will be sited to take full advantage of internal academic and support relationships. The campus will be designed to provide a hierarchy of open spaces from formal plazas to intimate gathering areas, encouraging interaction. An interconnected series of smaller pedestrian paths will extend outward from the malls and major pathways, linking the various campus activities. The University Village is envisioned as a sustainable, mixed-use village, closely integrated with the campus. University Village will serve as the University's town center and will be the transition between the campus and

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

the community. Housing and recreational facilities will be clearly defined by circulation patterns, topography, and building type and design. Low- to mid-rise buildings and structures will be designed to reflect an appropriate architectural character. Extensive landscaping will soften the distinction between the built environment and the surrounding natural features and plant materials. As such, buildings will not visually dominate the property, especially from off-site public viewing points.

Landscape Forms

- *Trees and other landscape materials should be used throughout the campus to provide welcome shade and visual relief.*
- *Street trees and accent plantings should be used to feature gateways, define circulation corridors or enhance special activity areas. The intensity or selection of landscape treatments should be used to further define, identify or buffer various campus land uses.*
- *Landscape materials should be used which reflect climate conditions, limited water resources, and maintenance issues.*
- *Use of native/indigenous species should be incorporated into landscape treatments to the greatest extent possible.*

Discussion: Landscaping for the UH West O‘ahu development will be designed to incorporate the guidelines listed above. Landscaping that is uniquely representative of UH West O‘ahu will reinforce the organization and hierarchy of campus elements. Areas drawing upon a common focus (i.e., malls, plazas, or courtyards) would be planted with the same species of trees or palms. These theme plantings will create a strong focus and make common areas easily identifiable. Plants will also be used in formal patterns to complement the layout of the buildings, entries, malls, and plazas. Informal arrangements of trees can be placed in open areas between buildings, creating a softer character more conducive to student relaxation. The consistent use of a selected palette of paving materials, site furniture, public art, lighting, and plant material will establish a common theme, create a strong sense of place, and unify the campus environment.

The 1991 Hawai‘i State Legislature passed Act 73, which “encourage(s) the propagation of Hawai‘i’s indigenous species of land plants by requiring that they be employed, where feasible, in the landscaping of public buildings, facilities, and housing projects developed by the State.” Native plants existing on the site or in surrounding State lands, as well as other native species found in the dry to mesic forests of the ‘Ewa Plain and Wai‘anae Mountain Range, would be used in the landscape design.

Circulation

- *Circulation patterns should provide for easily accessed routes to, within, and around the campus. Conflicts between cars, bikes, and pedestrians should be minimized.*
- *The hierarchy of roadway, bikeway, and pedestrian circulation patterns should be highlighted by a distinctive design treatment for each element of the system.*
- *Potential visual impacts from vehicle corridors and parking lots should be minimized through appropriate site design and placement.*
- *Provisions for public transportation with ties to the regional system and transit corridor should be an integral part of the campus plan.*

Discussion: Circulation guidelines have been incorporated into the design of the UH West O‘ahu development. A hierarchical interconnected roadway network is proposed for the project. The hierarchy of roadway, bikeway, and pedestrian circulation patterns will utilize design methods (i.e., different paving materials and plant materials) to distinguish each element of the system. The fire access plan will be reviewed by the HFD during the PRU process. Access to the campus will be provided from Farrington Highway and North-South Road. A loop roadway system is provided so as not to disrupt pedestrian traffic within the core of the campus. Parking lots will be located between the internal loop road and campus structures to mitigate potential visual impacts. Landscape buffers will also be utilized to screen parking areas from Farrington Highway. The internal circulation system will also incorporate provisions for public transportation by connecting to the regional system and transit corridor in the proposed North-South Road.

Open Space/Views

- *Open space components should be integrated and blended throughout the campus in the form of passive landscape areas, courtyards, mall spaces, and multi-purpose recreation fields or community spaces.*
- *The internal campus open space system should provide links with the adjoining regional open space systems of the adjacent developments.*
- *Development of campus gateways and enhancement of internal view corridors should be an integral part of the open space elements within the campus.*
- *Campus development should preserve and enhance mauka-makai views within major open spaces and through building siting.*
- *Visual buffering through landscape treatments or building design should occur between conflicting or unsightly functions.*

Discussion: The UH West O‘ahu development will incorporate the open space/views guidelines listed above. A hierarchy of open spaces will be provided within the campus and surrounding residential developments. The campus open space element includes a central plaza, informal courtyards, and open spaces. Two pedestrian malls enhanced with lighting (for safety), consistent paving patterns and materials, and site furnishings will also help to define the open space network. The campus will be connected to regional open space systems adjacent to the campus through the Hunehune and Kalo‘i greenway, which will extend from the campus to the surrounding community. Mauka-makai views from the property will be enhanced, focusing on views of the Wai‘anae and Ko‘olau Mountains, and landscape treatments and building design will mitigate visual impacts of the campus.

OTHER COMMUNITY FACILITIES

Other existing and proposed community facilities shown on the Ewa DP Urban Land Use Map (see Figure 5.1) include hospitals, colleges, correctional facilities, and cemeteries. The map depicts the location of the formerly planned UH West O‘ahu campus (mauka of Farrington Highway) and the St. Francis Medical Center – West. According to the Ewa DP, “colleges and hospitals should generally be located in urban areas near transit nodes,

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

commercial centers, or high-density residential areas.”

Discussion: In 1967, the UH Board of Regents initiated efforts to establish a four-year college in Central or West O‘ahu. Over the years, the Regents approved varying sites: Wai‘awa Ridge (1970), Honouliuli/Ewa (1973) and in 1993, Kapolei Makai (the current site). In 1996, it was decided that the West O‘ahu campus site would be moved to 991 acres mauka of the H-1 Freeway in Kapolei. This was based on a strategy by the State to entitle approximately 1,300 acres of land in East Kapolei, which would then be sold to private developers. As a result, the Housing and Community Development Corporation of Hawaii (HCDCH) initiated a master planning effort for 1,300 acres including the UHWO Kapolei Makai site for mostly residential uses. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. On March 5, 1999, HCDCH filed a Petition for Land Use District Boundary Amendment to reclassify approximately 1,300 acres, including the subject 500 acres, from Agricultural use to Urban use for the master-planned community known as East Kapolei. By Findings of Fact, Conclusions of Law and Decision and Order filed on September 8, 1999, the State Land Use Commission granted this petition. (This mauka campus location is reflected in the current Ewa DP Land Use Map.) Subsequently, however, Hawai‘i’s economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (makai of Farrington Highway).

During the fall of 2001, the UH Administration, the Estate of James Campbell, and the Governor explored the possibility of relocating the UH West O‘ahu campus from the 991-acre mauka site to the City of Kapolei.

Since the marketability of the petition area was non-existent, and a site selection study determined that the current site was best suited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were “urbanized” was transferred to DHHL.

On September 13, 2002, the UH Board of Regents approved the 500-acre Kapolei Makai site as the permanent location for the new UH West O‘ahu campus and requested the transfer of title to the 500 acres from DLNR. The Board of Land and Natural Resources approved the transfer of title of the 500-acre site to the UH in fee simple.

The University of Hawai‘i still retains the 991-acre site mauka of the H-1 Freeway, but has no current plans for it other than being generally viewed as potentially being developed in the future as an expansion area for the UHWO campus.

Although the UH West O‘ahu development is proposed in a different location than depicted on the Urban Land Use Map, it is still consistent with the Ewa DP. Currently, the unofficial public review draft of the Ewa DP Five-Year Review adds language reflecting the relocation of the UH West O‘ahu to the currently proposed site at the Farrington Highway and North-South

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Road intersection. Within the property, several acres of commercial and residential uses are planned along the proposed North-South Road, which is planned as a major regional roadway servicing the project area. The North-South Road right-of-way will include a mass transit corridor in its ultimate roadway median. The major roadway network, although modified, follows that proposed in the Ewa DP.

PUBLIC FACILITIES AND INFRASTRUCTURE POLICIES AND PRINCIPLES

The Public Facilities Map (see Figure 4.3) and policies and principles of the Ewa DP are provided to guide the planning and construction of proposed facilities and infrastructure systems. These guidelines have been incorporated into the planning for the UH West O‘ahu development.

Public Facilities Map. This map depicts the public facilities and infrastructure needed to implement the vision statement for the Ewa DP. The UH West O‘ahu campus is shown in its previously proposed location mauka of Farrington Highway. Currently, the unofficial public review draft of the Ewa DP Five-Year Review adds language reflecting the relocation of the UH West O‘ahu to the currently proposed site.

Discussion: In its currently proposed location, the UH West O‘ahu development would be consistent with major improvements planned and shown on the Public Facilities Map (i.e., an interchange at the H-1 Freeway, construction of the North-South Road, development of a transit node at the intersection of Farrington Highway and North-South Road, and the makai entry to the campus).

On the currently proposed UH West O‘ahu site, a high school is shown in the Public Facilities Map; however, this school was intended to accommodate the anticipated population growth resulting from the HCDCH East Kapolei Development Project. The DOE is currently considering a high school site mauka of the UH West O‘ahu site, between the H-1 Freeway and Farrington Highway.

Planned Extensions of the Roadway Network. Planning and development of major roadways is the shared responsibility of the State DOT and the City DTS. Planning and use of the Federal transportation funds is coordinated through the Oahu Metropolitan Planning Organization (OMPO), a joint City-State agency. The OMPO is updating the *2020 Oahu Regional Transportation Plan* based on year 2030 traffic volumes projected to be generated by land uses approved under the previous Development Plan Special Provisions and Land Use Map. In 2002, the City Council passed Ordinance 02-52, which identifies major roadway improvements required in ‘Ewa and the cost each residential/commercial developer is required to pay. The roads listed in the ordinance will be required by 2020 to properly serve the anticipated developments. Major roadway improvements include:

- Kapolei Parkway, which is planned as a major east-west corridor, connecting the eastern parts of ‘Ewa with the City of Kapolei and employment areas to the west; and

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

- North-South Road, which will link Kapolei Parkway with Farrington Highway and the H-1 Freeway, and eventually extend mauka of the H-1 Freeway interchange to become part of Makakilo Drive.

Discussion: Major planned and proposed roadway elements, and other transportation system features, have been incorporated into the project planning for the UH West O‘ahu development. This includes improvements to Farrington Highway, the proposed North-South Road, and transit nodes at the intersections of the North-South Road with Farrington Highway and the proposed East-West Road.

Ordinance 02-52 is scheduled for review and possible revision next year. Farrington Highway and North-South Road will eventually provide access to the campus. As such, distinct landscaping along the campus entry will be established to reinforce the identity and aesthetic attributes, while reducing the dominance of paved surfaces.

Transit. The Ewa DP states that the City should increase transit service in ‘Ewa in order to provide suitable service for peak-hour commuting and to enhance circulation among ‘Ewa communities and between ‘Ewa and the adjacent Wai‘anae and Central O‘ahu areas.

Discussion: The UH West O‘ahu is conveniently located adjacent to Farrington Highway and the proposed North-South Road, both of which are planned in the Ewa DP as alternative rail transit corridors. The campus is also located near various residential subdivisions and will be designed to incorporate linkages. This will encourage public transportation and walking and bicycling.

Planned Rapid Transit Corridor. As shown on the Public Facilities Map, a rapid transit corridor is planned to connect the City of Kapolei with Waipahu and the Primary Urban Center. The corridor could provide an ‘Ewa shuttle service, which could travel back and forth on the transit corridor between Ko Olina, the City of Kapolei, the UH West O‘ahu campus, and Waipahu. A commuter service could provide peak-hour express bus service to and from the Primary Urban Center. The corridor could carry express bus service or even higher-speed dedicated transit service during peak-hour commuting. By connecting to the Primary Urban Center via Waipahu, the corridor could provide for a future high-speed connection between UH West O‘ahu and Leeward Community College, Honolulu Community College, and UH Mānoa. The ‘Ewa rapid transit corridor is planned to run from Waipahu along the Farrington Highway right-of-way, turning south at the North-South Road and west again in the Kapolei Parkway right-of-way to the City of Kapolei.

Discussion: The UH West O‘ahu is located adjacent to Farrington Highway and the proposed North-South Road for transit access. Provisions for two transit stops are also incorporated into the campus plan.

Bikeway System. The *Kapolei Area Bikeway Plan (KABP)*, published by Campbell Estate in 1991, establishes a comprehensive bikeway network to serve the ‘Ewa Plain. The network

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

would include 56 miles of bikeway facilities, including bike paths (separated from the roadway), bike lanes (4 to 6 feet in width), and bike routes (shared curbside vehicle lane, with minimum width of 12 feet). The KABP is part of the *City of Kapolei Urban Design Plan*, which was adopted by the City Council in 1995. The KABP covers all of ‘Ewa, except for military bases in the area. Elements of the KABP have been adopted by the State DOT as part of the State’s *Bike Plan Hawaii* (1994).

Discussion: Major bike paths will be designed to run along the access road to the UH West O‘ahu campus. Within the campus, bikeways will be incorporated into major roadways and there will be an extensive network of multi-use pedestrian/bike paths.

Water Allocation and System Development. The BWS projects that an additional 35 million gallons per day (MGD) of potable water will be needed in ‘Ewa by 2020 to meet projected growth in residential and commercial demand. Long-term demand for non-potable water for existing and new urban irrigation and other urban purposes is estimated to be approximately 26 MGD. Meeting this demand will require reallocation of water within the islandwide system, as well as development of new sources.

Discussion: Based on conventional development, the average potable water demand for the UH West O‘ahu project is estimated to be 2.584 million gallons per day (MGD) (1.971 MGD from the 440-foot system and 0.613 MGD from the 215-foot system). The average non-potable water demand for the project is estimated to be 0.324 gallons per day (gpd). Coordination with the BWS and the DLNR Land Division will take place to incorporate this project into the *Water Use and Development Plan* and the *State Water Projects Plan*.

Wastewater Treatment. The City Department of Environmental Services estimates treatment/disposal capacity at the Honouliuli Wastewater Treatment Plant will need to be increased from existing capacity for primary treatment of 38 million gallons per day (MGD) to almost 51 MGD by 2020 to meet projected population and economic growth in ‘Ewa and Central O‘ahu. In addition, the capacity of specific sewer lines and pump stations will need to be increased.

Discussion: The property has no existing sewer service. A portion of the major trunk sewer system for East Kapolei will run through the UH West O‘ahu property. The major trunk sewer line will enter the property from Farrington Highway, run along Road D, and exit the property to North-South Road (through Road F). The sewer line, ranging from 21 to 24 inches in diameter, will carry wastewater from the property (and properties located north of the UH West O‘ahu property) to the 24-inch trunk line in the North-South Road. The DHHL currently plans to construct the off-site sewer system to the southeast corner of the property at Road F. The average wastewater flow for the UH West O‘ahu development is projected to be 1.68 MGD.

Electrical Power Development. HECO forecasts that increased demand and the proposed retirement of the Honolulu Power Plant from service will create a need for additional island-

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

wide power generation capacity by 2020.

Discussion: Electricity for the area surrounding the UH West O‘ahu property is provided by HECO, which has an available generation capacity (peak demand) of approximately 1,687 megawatts (MW). Peak electrical demand for the project is expected to be 18 MVA during Phase 1 and 55 MVA at full build-out. This increase in demand will occur gradually as the project achieves build-out. Additionally, much of this demand will be offset if the solid waste generated daily by the project is burned at the H-POWER plant, which can produce 1 MW of electricity for every 35 tons of solid waste burned.

Solid Waste Handling and Disposal. Two major solid waste handling and disposal facilities are located in ‘Ewa. The H-POWER plant at Campbell Industrial Park is operating at maximum capacity, receiving over 600,000 tons of solid waste each year. The Waimānalo Gulch Landfill is the major active waste disposal site on O‘ahu and is projected to run out of capacity within 10 to 25 years. However, the landfill was identified as having potential for expansion.

Discussion: Sustainability guidelines have been established for the UH West O‘ahu development. The campus will “appropriately reduce, reuse, and recycle materials to minimize generation of solid waste and achieve diversion from landfills”. Solid waste generated by the project is estimated to average approximately 40.46 tons per day after project build-out.

Drainage Systems. The Ewa DP states that public and private agencies should employ methods of retaining or detaining storm water for gradual release into the ground as the preferred strategy for management of storm water.

Discussion: As a result of the UH West O‘ahu development, there will be an increase in storm runoff from impermeable surfaces (i.e., roadways, parking areas, and buildings) established on-site. To mitigate this increase in runoff, a 10-acre detention basin within the campus and an 11.2-acre detention basin at the southern boundary of the property will maintain existing off-site runoff quantities. Storm water detained in the basin will be released at a controlled rate after the storm and will be directed to the regional East Kapolei drainage system in the North-South Road.

School Facilities. The DOE faces an enormous shortfall in funding to meet projected needs for new classrooms. As a result, the DOE is asking for developer "fair- share" contributions, exploring alternative school financing options such as lease/purchase agreements, and seeking to increase the number of schools operating year-round and with multi-tracking or double shifts. The Ewa DP states that developers should pay their fair share of all costs needed to insure provision of adequate school facilities for the children living in their developments.

Discussion: The UH West O‘ahu will include a new four-year University of Hawai‘i campus

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

initially designed to accommodate 1,520 students (Phase 1), with an ultimate target population of 7,600 students. Additionally, a 12-acre elementary school site is proposed in the southern portion of the property to meet the educational needs of children living in residences within and outside of the property. Also being contemplated is the development of a “Lab School” on the campus site.

Public Safety Facilities. Adequate staffing and facilities are needed to ensure public safety. The Ewa DP states that new development should be approved only if staffing and facilities will be adequate to provide fire and police protection when development is completed. According to the Ewa DP, three fire stations at ‘Ewa Villages, Ko Olina, and Makaīwa Hills are planned, but service dates have not been determined.

Discussion: In order to meet the growing public safety needs of the ‘Ewa Plain communities, the City constructed the Regional Kapolei Police Station at 1100 Kamokila Boulevard. Fire services in the ‘Ewa area are provided by the ‘Ewa Beach Fire Station, Makakilo Fire Station, and Kapolei Fire Station. The project will comply with all HFD requirements for access, water supply, and building construction. The HPD and HFD have been and will continue to be consulted in this EIS process (see Sections 8.1 and 8.2).

PUBLIC FACILITY INVESTMENT PRIORITIES

The Ewa DP states that Capital Improvement Projects shall support the development of High Priority Areas during the first eight years (1997 to 2005). The Capital Improvement Projects listed as having the highest priority include:

- The UH West O‘ahu campus in the vicinity of Pu‘u Kapuai and north of the H-1 Freeway;
- A dedicated Rapid Transit Corridor linking the City of Kapolei, Kapolei Village, the UH West O‘ahu campus, and Waipahu;
- The North-South Road and other elements of the ‘Ewa Regional Highway Transportation Plan;
- Drainage Plans for Kalo‘i Gulch, Kapolei, and West Loch Watersheds;
- New potable and non-potable water sources; and
- Expanded wastewater treatment plant capacity, the reclamation of effluent from the Honouliuli Wastewater plant for non-potable water uses.

Discussion: The directed growth strategy for the ‘Ewa region requires the cooperation of both public and private agencies in planning, financing, and constructing infrastructure. These high-priority projects are at various levels of implementation by either State or City agencies. This EA reflects the UH West O‘ahu project, although the currently proposed site differs from the previously proposed site mauka of the H-1 Freeway. In February 2005, a Finding of No Significant Impact (FONSI) was issued for the North-South Road and Kapolei Parkway project. Drainage plans for Kalo‘i Gulch are being prepared, and water and wastewater systems in the region are being improved.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Land Use Map. The currently proposed U.H. West O‘ahu property is designated for Low and Medium Density Residential, and High Density Residential uses by the ‘Ewa Development Plan Urban Land Use Map (see Figure 5.1). A symbol for the UH West O‘ahu campus is shown mauka of the H-1 Freeway, reflecting a previously proposed campus site. Currently, it is believed that the Ewa DP Five-Year Review will show the UH West O‘ahu at the currently proposed site.

Public Facilities Map. Public facilities identified on the *Ewa Development Plan* Public Facilities Map (see Figure 4.3) include a planned transit connection and a grade-separated interchange at the H-1 Freeway. According to this map, major proposed infrastructure and public facilities impacting the study area include a transit corridor parallel to the proposed North-South Road and a transit node at the intersection of Farrington Highway and North-South Road, adjacent to the property.

5.3.3 Land Use Ordinance

The UH West O‘ahu property is presently zoned Ag-1 Restricted Agriculture by the City Land Use Ordinance (LUO) (see Figure 5.2). Within this zoning classification, “public uses and structures” are permitted with a PRU permit approval. Specifically, Section 3.1.60-1 of the Land Use Ordinance states:

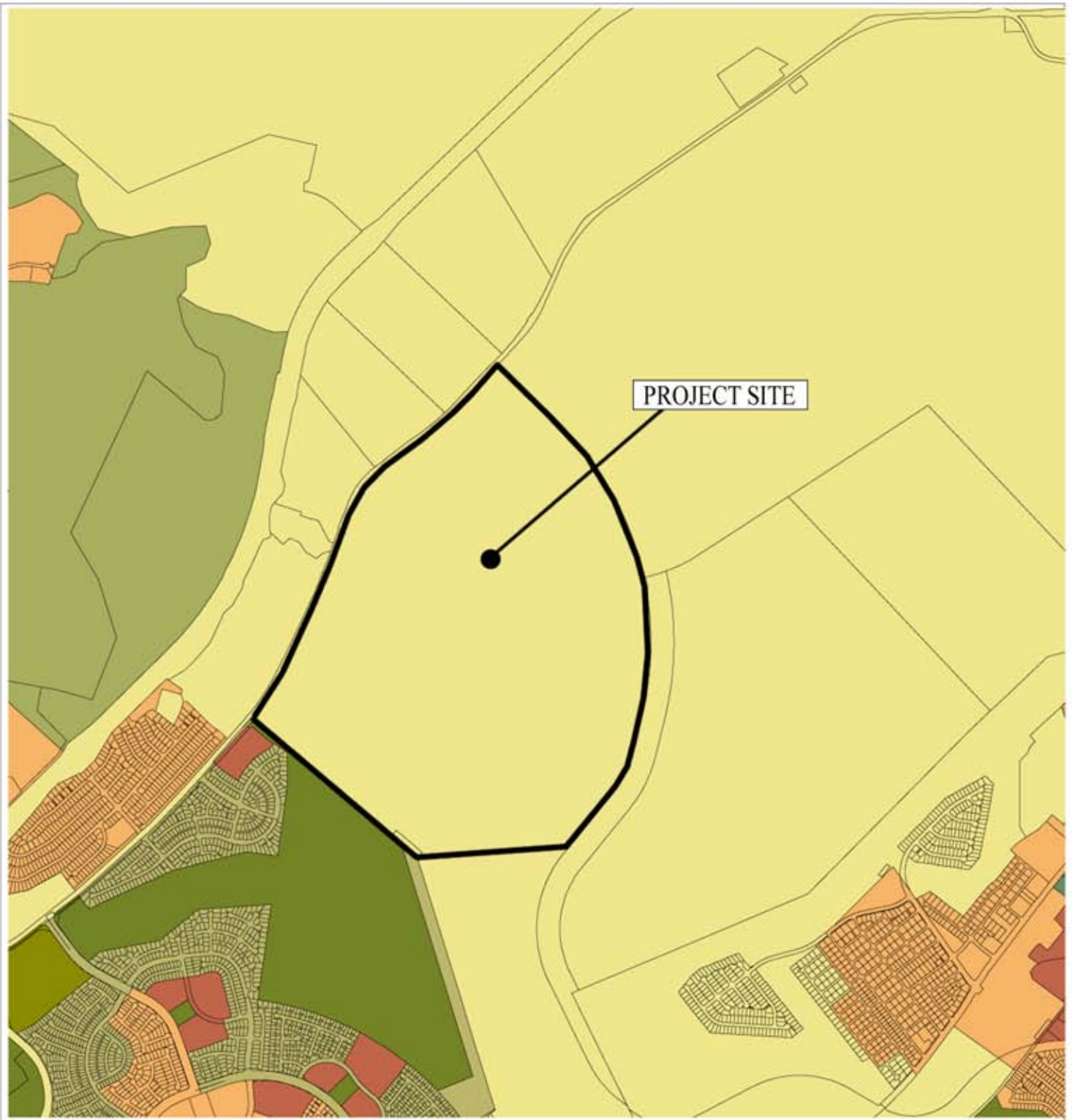
Plan review use approval shall be required for the following public and private uses; hospitals, prisons, airports, colleges and universities (except business schools and business colleges), trade or convention centers, and those golf courses described in subsection (e).

Additionally, public uses and structures are defined by the LUO as:

...uses conducted by or structures owned or managed by the federal government, the State of Hawai‘i or the city to fulfill a governmental function, activity or service for public benefit and in accordance with public policy. Excluded are uses which are not purely a function, activity or service of government and structures leased by government to private entrepreneurs or to nonprofit organizations. Typical public uses and structures include: libraries, base yards, satellite city halls, public schools and post offices.

~~The UH West Oahu campus is permitted as a public use and structure and is consistent with the existing zoning classification for the property upon approval of the PRU permit application. However, a change in zoning will be required for development of the non-campus lands within the property.~~

~~Under the City’s LUO, the UH West Oahu property is currently zoned AG 1, Restricted Agriculture (see Figure 5.2). Universities and colleges are permitted with a Plan Review Use (PRU) approval for any zoning district. The University will seek a PRU permit for the campus and student housing; however, a zone change will be required for the remaining lands within the property.~~



Legend

- Ag-1 Restricted
- Ag-2 General
- R-3.5 Residential
- R-5 Residential
- P-2 General
- A-1 Apartment

Figure 5.2
Existing Zoning Map
University of Hawai'i West O'ahu

East Kapolei, O'ahu

NORTH

LINEAR SCALE (FEET)

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Under the City's LUO, the UH West O‘ahu property is currently zoned AG-1, Restricted Agriculture (see Figure 5.2). The University will seek a PRU permit for the campus and student housing lands. PRU approval from the Honolulu City Council will only apply to the University and uses directly related to the university. Additionally, DPP requires that the “campus lands” be rezoned to a district other than the currently zoned AG-1; and as such, a zone change will be required to be processed concurrently with the PRU. Rezoning approval will also be needed for the portion of the project that will be developed privately, and which is not related to the university.

Figure 5.3 is a proposed zoning map that shows the proposed zoning districts and corresponding acres for the approximately 500-acre UHWO property. Table 5.1 identifies, lists and discusses the zoning districts to which both the campus and the non-campus lands are proposed to be rezoned. With rezoning and PRU approval and at full development, the proposed project will include 4,041 housing units.

Table 5.1 – Proposed Plan Review Use Permit/Zone Change Land Use Acreage

<u>LAND USE</u>	<u>ACREAGE</u>	<u>UNITS/ ACRE</u>	<u>RESIDENTIAL UNITS (approximate)</u>	<u>COMMERCIAL SQUARE FOOTAGE</u>
UH WEST O‘AHU LANDS				
<i>Lands Covered Under the Plan Review Use Permit (to be Zoned R-5)</i>				
7,600 Student Campus (including 10-acre detention basin and possible “Lab School”)	103.5	-	-	-
Student Housing or Campus Expansion Parcel B	12.1	19	230	-
Roads	3.7	-	-	-
<i>Subtotal for PRU (Zoned R-5)</i>	<i>119.3</i>	<i>-</i>	<i>230</i>	<i>-</i>
<i>Business Mixed Use District (BMX-3)</i>				
Mixed Use (Retail, Office, Residential)	15.1	10	151	164,439
Campus Expansion/Multi-Family Housing/Mixed Use	22.2	16	355	-
Student Housing/ Mixed Use or Campus Expansion Parcel A (531 student housing units, 115 residential units)	38.0	17	646	331,056
Mixed Use Parcel C	10.2	10	102	111,078
HECO Substation	1.0	-	-	-
Roads	8.0	-	-	-
<i>Subtotal for BMX-3 District</i>	<i>94.5</i>	<i>-</i>	<i>1,254</i>	<i>606,573</i>
Total for UH West O‘ahu Lands	213.8	-	1,484	606,573
PRIVATE DEVELOPMENT LANDS				
<i>Business Mixed Use Community District (BMX-3)</i>				
Mixed Use Parcel A	10.5	10	105	114,345
Mixed Use Parcel B	11.2	10	112	121,968
Detention Basin	11.2	-	-	-
HECO Substation	1.0	-	-	-

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

<u>LAND USE</u>	<u>ACREAGE</u>	<u>UNITS/ ACRE</u>	<u>RESIDENTIAL UNITS (approximate)</u>	<u>COMMERCIAL SQUARE FOOTAGE</u>
Roads	3.9	-	-	-
<i>Subtotal Total BMX-3 District</i>	37.8	-	217	236,313
<i>Apartment Medium Density District (A-2)</i>				
Residential Parcel A (High Density, Multi-Family)	33.1	16	530	-
Residential Parcel B (Medium Density, Multi Family)	20.1	12	241	-
Residential Parcel F (High Density, Multi Family)	24.7	16	395	-
Residential Parcel G (Medium Density, Multi Family)	20.7	12	248	-
Roads	9.9	-	-	-
<i>Subtotal A-2 District</i>	108.5	-	1,414	-
<i>Residential District (R-5)</i>				
Residential Parcel C (Low Density, Single Family)	30.5	6	183	-
Residential Parcel D (Low Density, Single Family)	30.3	6	182	-
Elementary School	12.0	-	-	-
Roads	4.3	-	-	-
<i>Subtotal R-5 District</i>	77.1	-	365	-
<i>Residential District (R-3.5)</i>				
Residential Parcel E (Medium-Low Density, Multi-Family)	56.1	10	561	-
Roads	7.0	-	-	-
<i>Subtotal R-3.5 District</i>	63.1	-	561	-
<u>Total Private Development Lands</u>	286.5	-	2,557	236,313
<u>GRAND TOTAL</u>	500.3	-	4,041	842,886

During the public review period, the Department of Planning and Permitting, Land Use Permits Division, Zoning Regulations and Permits Branch wrote: *“The FEIS should discuss how development of the campus lands will or will not comply with LUO development standards, such as for height, setbacks and density, for the proposed underlying zoning districts in which the university and university-related uses will be located.”* While the exact “exemptions” and “variances” are not known at this time, UHWO’s architect, John Hara & Associates, Inc. has provided the following preliminary opinion on how the campus design may or may not comply with LUO development standards for R-5 zoning. Building heights on campus will vary, but will typically exceed the 25-30 foot maximum height required by R-5 zoning. Buildings in the first phase will be approximately 60 feet high at the ridge, with the campus tower reaching approximately 85 feet above finish grade. Setbacks of buildings will meet R-5 zoning requirements. The buildings will be set back more than 30 feet at the front and more than 15 feet at the side and rear property

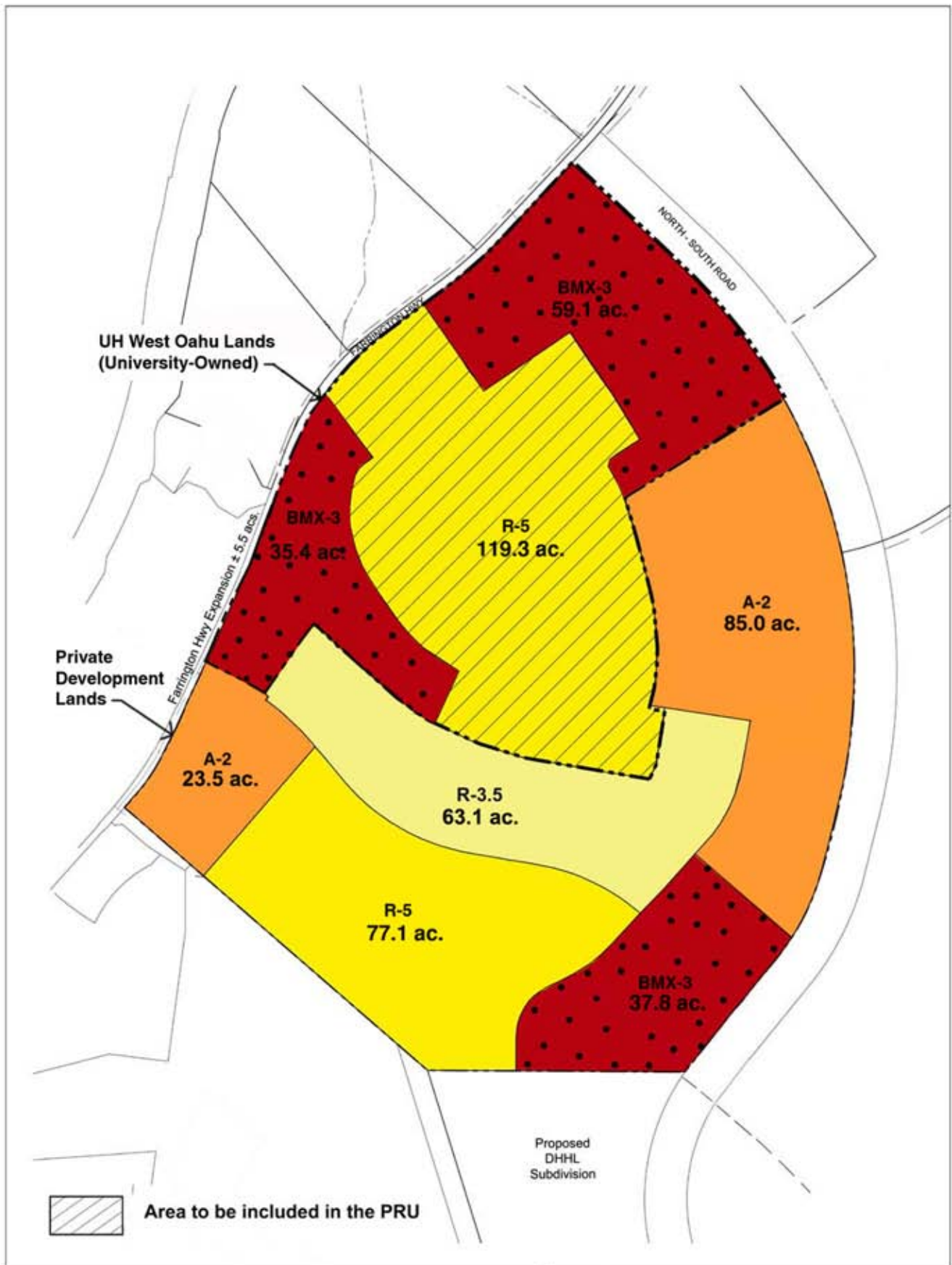


Figure 5.3
 Proposed Zoning Map
 University of Hawai'i West O'ahu

lines.

The height setbacks will also be met. Any portion of a structure exceeding 15 feet will be set back from every side and rear buildable area boundary line at least one foot for each two feet of additional height over 15 feet. Any portion of a structure exceeding 20 feet will be set back from the front buildable area boundary line at least one foot for every two feet of additional height over 20 feet.

Density of the site will meet R-5 zoning requirements. The maximum building areas will not exceed 50 percent of the zoning lot.

5.3.4 Special Management Area

The UH West O‘ahu property is located outside of the Special Management Area established by the City.

5.4 OTHER REQUIRED PERMITS AND APPROVALS

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

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Table 5.2 – Required Approvals and Permits

PERMIT OR APPROVAL	AUTHORITY	STATUS
Environmental Impact Statement (EIS) in compliance with Chapter 343, HRS	Governor, State of Hawai'i	
<u>Motion to Amend Decision and Order</u>	<u>Land Use Commission</u>	<u>Motion to be filed at the time the FEIS is submitted.</u>
Plan Review Use (PRU) Permit	Department of Planning and Permitting / City Council	<u>Application to be submitted after the acceptance of the FEIS concurrently with the Zone Change application.</u>
Zone Change	Department of Planning and Permitting / City Council	<u>Application to be submitted after the acceptance of the FEIS concurrently with the PRU Permit application.</u>
Subdivision Approval	Department of Planning and Permitting	<u>Application to be submitted after the Zone Change application is approved.</u>
<u>Park Dedication</u>	<u>Department of Planning and Permitting</u>	<u>Application to be submitted with an application for Subdivision Approval.</u>
Building/Grading Permits	Department of Planning and Permitting	<u>Application to be filed after the Zone Change application is approved.</u>
<u>Installation of Power Lines and Substations</u>	<u>State Public Utilities Commission</u>	<u>Currently coordinating with HECO. Will be approved prior to occupancy.</u>
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health	<u>Application to be submitted prior to Grading Permits.</u>



6.0

**ALTERNATIVES TO THE
PROPOSED ACTION**

6.0 ALTERNATIVES TO THE PROPOSED ACTION

6.1 ALTERNATIVES CONSIDERED

In compliance with Section 11-200-17(f), HAR, this EIS describes the alternatives that could attain the objectives of the action, regardless of cost, and explains why they were rejected. The environmental impacts of each of the alternatives have also been evaluated. The following sections describe the alternative sites and alternative site uses that have been investigated.

6.2 ALTERNATIVE SITES

In 1967, the UH Board of Regents initiated efforts to establish a four-year college in Central or West O'ahu. Over the years, the Regents approved varying sites: Wai'awa Ridge (1970), Honouliuli/Ewa (1973) and in 1993, Kapolei Makai (the current site). In 1996, it was decided that the West O'ahu campus site would be moved to 991 acres mauka of the H-1 Freeway in Kapolei. This was based on a strategy by the State to entitle approximately 1,300 acres of land in East Kapolei, which would then be sold to private developers. As a result, the Housing and Community Development Corporation of Hawaii (HCDCH) initiated a master planning effort for 1,300 acres including the UHWO Kapolei Makai site for mostly residential uses. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. On March 5, 1999, HCDCH filed a Petition for Land Use District Boundary Amendment to reclassify approximately 1,300 acres, including the subject 500 acres, from Agricultural use to Urban use for the master-planned community known as East Kapolei. By Findings of Fact, Conclusions of Law and Decision and Order filed on September 8, 1999, the State Land Use Commission granted this petition. Subsequently, however, Hawai'i's economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (makai of Farrington Highway).

During the fall of 2001, the UH Administration, the Estate of James Campbell, and the Governor explored the possibility of relocating the UH West O'ahu campus from the 991-acre mauka site to the City of Kapolei.

The University of Hawai'i conducted the *University of Hawai'i West O'ahu Campus Site Selection Study* (2002) (Site Selection Study) to assist the Administration and Board of Regents in the selection of a permanent site for the UH West O'ahu campus. ~~Sites considered for a permanent campus included:~~ Based upon the site evaluation criteria, three sites were initially listed: the City of Kapolei, Leeward Community College, and the Kapolei Sports Complex, the City of Kapolei and while the Kapolei Makai (the proposed site) (see Figure 6.1) was

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

added based on community input. A detailed evaluation of these sites included: 1) the compilation of information on the characteristics of each site studied; 2) an evaluation of the physical development potential of each site; 3) order-of-magnitude cost estimates and scheduling; and 4) recommendations on a selected site for the UH West O'ahu campus. Six community meetings were held which indicated strong support for the 500-acre Kapolei Makai site.

Conceptual site plans were created to provide site-specific analyses of development feasibility, costs, and time schedules for development on each site. These plans were based on the assumption that the University of Hawai'i would develop a campus that could accommodate an initial student population of 2,750 and an ultimate student population of 7,600. Because the educational program for the new campus was in its initial phases of preparation and no program information was available to the planning team, the site plans were developed based on very general assumptions developed through discussions with the University, the program planning consultant, and the project team.

A major portion of the Site Selection Study was dedicated to implementing a community outreach/presentation process to brief the community on the status of the project and to solicit input for the community's concerns and preferences related to each site. The community review process included presentations to the Makakilo/Kapolei/Honokai Hale Neighborhood Board and its Planning and Zoning Committee, the Villages of Kapolei Community Association, and the 'Ewa Neighborhood Board and its Planning and Zoning Committee. This process also included meetings with representatives from City and State agencies to obtain information and discuss issues related to site selection.

Leeward Community College. The Leeward Community College site was eliminated from consideration as an alternative site because of concerns about poor site access for vehicles exiting the H-1 Freeway. The limited land area for expansion and lack of a separate campus identity between the Leeward Community College and UH West O'ahu were other concerns that eliminated this site from further consideration.

Kapolei Sports Complex. The Kapolei Sports Complex site received strong community opposition due to concerns regarding the possible increase in traffic along Kapolei Parkway. Other community concerns included the potential for traffic accidents involving students crossing the road from Kapolei Middle and High Schools, the limited size of this site for a campus and the limited expansion potential, and the proposed height of buildings on this site. In addition, access, flooding, and regional drainage issues, U.S. Navy easements, and State Land Use Commission conditions made this site the least feasible to develop. After the community review process, this site was eliminated from the study and is now owned by the DHHL and proposed as a major regional shopping center.

City of Kapolei Site. The 16.2-acre City of Kapolei site was eliminated because of its limited expansion potential (beyond a 7,600 student population). Expansion of the campus would require acquisition of additional lands from the City and The Estate of James Campbell.



Figure 6.1
 Alternative Sites Location Map
 University of Hawai'i West O'ahu

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Vertical expansion would also be difficult due to the five to six-story building height limits. Since this site would require a higher density campus, special considerations for vertical circulation (reliance on elevators) would need to be addressed. This site lacked community support, although The Estate of James Campbell was the main supporter.

Kapolei Makai Site (proposed site). The Kapolei Makai site was the former UH West O‘ahu campus site prior to the location of the campus mauka of the H-1 Freeway. Based on its size, the Kapolei Makai site offered opportunities for campus expansion beyond the targeted 7,600 student population and greater flexibility in the type of academic programs offered at the campus. The site offered potential ease of access with its proximity to the City of Kapolei and residential communities in the Kapolei and ‘Ewa region, as well as the proposed North-South Road along the eastern boundary. Although the site had a number of environmental and physical considerations (i.e., realignment of Kalo‘i Gulch, habitat conservation for the endangered plant species *Abutilon menziesii*, and easement requirements), there was ample land to accommodate a campus with a 7,600-student population and other university-related land uses.

Preferred Site. From a community support and site development perspective, the Kapolei Makai site was the preferred site. It was unanimously supported by both the ‘Ewa and Kapolei communities, and offered greater expansion potential for the campus to grow beyond its ultimate targeted 7,600-student population. The Kapolei Makai site offered greater flexibility to accommodate additional academic programs with larger land area requirements.

Since the petition area was not marketable, and a site selection study determined that the current site was best suited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were “urbanized” was transferred to DHHL.

On September 13, 2002, the UH Board of Regents approved the 500-acre Kapolei Makai site as the permanent location for the new UH West O‘ahu campus and requested the transfer of title to the 500 acres from DLNR. The Board of Land and Natural Resources approved the transfer of title of the 500- acre site to the UH in fee simple.

The University of Hawai‘i still retains the 991-acre site mauka of the H-1 Freeway, but has no current plans for it other than being generally viewed as developable in the future as an expansion area for the UHWO campus.

6.3 “NO-ACTION” ALTERNATIVE

The “no-action” alternative would not attain the objectives of the proposed action. As discussed in Section 2.2, Need for the Project, with the expected population increase in the ‘Ewa region, the proposed UH West O‘ahu campus is expected to target students in the surrounding regions to alleviate the burden on the UH Mānoa campus. The relative need for postsecondary education based on projected changes in population from the year 2000–2020, are shown in Tables 2.1 and 2.2. The “no-action” alternative would not be consistent

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

with stated governmental policies of directing future growth toward the 'Ewa Plain (as in the *Ewa Development Plan*). It would also be inconsistent with the *University of Hawai'i - West O'ahu Strategic Plan 1997-2007*, which seeks to establish new higher education and employment opportunities in the region. Under this alternative, the property would remain as agricultural and vacant land, surrounded by planned urban developments in the area. After weighing the socio-economic benefits of the campus against the loss of actively cultivated land on portions of the property, the "no-action" alternative was rejected.

Under one of the conditions and terms of agreement set forth between James Campbell Company, LLC, and the State of Hawai'i, in regards to the acquisition of land for the proposed UH West O'ahu campus, the State shall have secured funding, entered into contracts and commenced the construction of all of the administration, classroom and related support facilities necessary to accommodate an enrollment of 2,750 students, provided that such commencement date shall be extended to December 31, 2011, if the State Legislature appropriates funds for the planning and design of the UH West O'ahu campus on the mauka property by December 31, 2006.

The State has appropriated funds for the planning and design of the property for the UH West O'ahu campus, however, if construction of the UH West O'ahu campus is not commenced by December 31, 2011, then the State, at its election shall either:

1. Convey to Campbell Estate a single, agreed upon parcel of land that is located makai of H-1, zoned for agriculture with urban potential, and that has value equal to the 1994 value of the 200 acres of land conveyed to the State in 1994; or
2. Pay the Campbell Estate the current fair market value of the 200 acres of land conveyed to the State in 1994.

6.4 ALTERNATIVES RELATED TO DIFFERENT DESIGNS OR DETAILS OF THE PROPOSED ACTIONS WHICH WOULD PRESENT DIFFERENT ENVIRONMENTAL IMPACTS

The property could be developed to encompass a range of viable land uses, as it is entirely owned by the State of Hawai'i and located adjacent to a major new roadway (North-South Road), a proposed interchange on the H-1 Freeway, and proposed DHHL developments. Viable land uses include primarily residential and commercial uses, presenting environmental impacts different from the proposed UH West O'ahu project and dependent on the program, timing, and design of the development. Environmental impacts from primarily residential uses were described in the HCDCH East Kapolei EIS and the *DHHL East Kapolei Development Parcel B Draft Environmental Assessment*. A model of a similar type of development would be the Villages of Kapolei, which has a variety of residential and golf course land uses located on lands with similar characteristics (flat terrain).

One alternative to the proposed action that would represent a different design or detail is an alternative land use emphasis of the non-campus lands from residential to commercial. The original land use plan for the non-campus land was primarily focused towards commercial development (with very little housing). While commercial development would provide needed employment opportunities in the 'Ewa region (and reduce traffic to/from Downtown Honolulu) and provide a source of long-term income to fund operations and maintenance and pay down construction debt, UH decided to seek a solution where a private residential developer would be able to provide a significant amount of immediate cash to help offset the cost of constructing the first phase of the campus. As a result, the plan now reflects significantly more residential than commercial. In that regard, there should be significantly less impact on the housing inventory in the 'Ewa region, than if UHWO implemented its original land use plan. UHWO is particularly motivated that the project provides workforce housing for faculty and staff as it is difficult to attract the best candidates without it.

Environmental impacts of the proposed UH West O'ahu development would differ depending on the density and design capacity. For example, a campus and community with a higher density would reduce the buildable area and quantity of surface runoff. However, buildings would be larger and taller, and parking structures would replace the currently proposed on-grade parking lots. Spreading the campus over a larger land area would reduce the density, but consume more land, increase the quantity of runoff, and require a much larger investment in grading and infrastructure. The quantities of potable water, wastewater, and traffic generated by the project would not be significantly different since the number of students and faculty served would not change; however, the cost of infrastructure would be more for a lower density development.

The land uses selected for the current plan were organized to capitalize on synergistic relationships between the campus and community, creating an integrated community where people can live, work, learn, play, and shop.

6.5 ACTIONS OF A SIGNIFICANTLY DIFFERENT NATURE WHICH WOULD PROVIDE SIMILAR BENEFITS WITH DIFFERENT ENVIRONMENTAL IMPACTS

There are no known actions significantly different to those discussed that would provide the same educational opportunities as the proposed UH West O'ahu project. Enhancement of Leeward Community College and the existing UH West O'ahu facilities could provide improved educational services and access to such services; however, spatial constraints, traffic and access issues, and the distance between these facilities and major population growth areas limit the potential benefits of this alternative.

There are no other known land uses that would provide similar university-level educational benefits without creating environmental impacts. Agricultural use of the property would result in continued soil erosion and use of fertilizers and chemicals, and would provide limited economic benefits.

Other institutional land uses, such as major medical facilities, are already in place in the 'Ewa region, and most of the major hospitals are looking to develop smaller satellite clinics within rapidly growing areas. A prison or another major institutional public facility would likely be objectionable to residents in the surrounding community.

6.6 THE ALTERNATIVE OF POSTPONING ACTION PENDING FURTHER STUDY

Further study of any proposed development on the property would not be consistent with the *Ewa Development Plan* or the State's objective to provide new educational opportunities within an area planned for major population growth. Development of the property and the 'Ewa Plain as O'ahu's Second City has been studied and planned for many years, and postponing the proposed action would not achieve the overall project objectives of providing education and employment opportunities.

Under conditions and terms of agreement set forth between the James Campbell Company, LLC and the State of Hawai'i, in regards to the acquisition of land for the proposed UH West O'ahu campus: 1) UH must designate at least 200 acres of the mauka property for use solely for University Purposes by the earlier to occur of December 31, 2005, or the date of any conveyance of any portion of the mauka property to any third party; and 2) the State shall have secured funding, entered into contracts and commenced the construction of all of the administration, classroom and related support facilities necessary to accommodate an enrollment of 2,750 students, provided that such commencement date shall be extended to December 31, 2011, if the State Legislature appropriates funds for the planning and design of the UH West O'ahu campus on the mauka property by December 31, 2006.

The State has appropriated funds for the planning and design of the property for the UH West O'ahu campus, however, if construction of the UH West O'ahu campus is not commenced by December 31, 2011, then the State, at its election shall either:

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

2. Convey to Campbell Estate a single, agreed upon parcel of land that is located makai of H-1, zoned for agriculture with urban potential, and that has value equal to the 1994 value of the 200 acres of land conveyed to the State in 1994; or
2. Pay the Campbell Estate the current fair market value of the 200 acres of land conveyed to the State in 1994.

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7.0

CONTEXTUAL ISSUES

7.0 CONTEXTUAL ISSUES

7.1 RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE OF LONG-TERM PRODUCTIVITY

As discussed in previous sections of this EIS, the project area consists entirely of former sugar land recently cultivated with various “truck” crops. Other than development of the property proposed in this EIS, the most logical use of the property would be residential and/or residential/commercial mixed uses (and supportive urban uses) because of the high demand for residential product and the financial feasibility of such a use. There is also a need to provide jobs for these residential developments.

Allowing the property to remain in its current state (vacant with portions leased for diversified agriculture) would not be consistent with its Urban State Land Use District designation. Continuing agricultural use would also be inconsistent with the property's *Ewa Development Plan* designation for Low and Medium Density Residential and High Density Residential. Long-term productivity would be minimal if the property continued as agricultural land, and the Kapolei area, West O'ahu, and the City and County of Honolulu would not experience the overall positive economic benefits discussed throughout this EIS.

Through careful site planning, the property will complement the urban character of the growing 'Ewa region. At build-out, the UH West O'ahu has the potential for long-term productive use of the property. The development will generate significant social and economic benefits to the community through employment, education, and home ownership opportunities, and the provision of infrastructure and other community services and facilities. The UH West O'ahu campus will likely attract students who do not want to commute to the UH Mānoa campus, cannot afford local private institutions, or do not want to leave Hawai'i

Long-term impacts from continued agricultural use of the property are negative when compared to potential positive impacts of the UH West O'ahu development. Without the proposed development, the existing UH West O'ahu campus would remain at its current location and would continue to share land, facilities, and services with Leeward Community College. With UH West O'ahu student enrollment expected to increase, existing facilities would be further strained, possibly jeopardizing the university's accreditation. Additionally, without the proposed development, short-term construction-related jobs would not be created, and industries supporting construction or servicing construction workers (restaurant and retail industries) would not benefit economically.

Studies performed in preparation of this EIS indicate that the project will not adversely affect the existing environment. The physical attributes of the property are appropriate for the land uses proposed, and grading will not be significant due to the relatively flat terrain. Short-term construction impacts can be mitigated by the implementation of best management practices

and other techniques, and long-term land uses will generate substantial economic benefits and create a sustainable community.

The project is expected to have significant beneficial impacts on the City and State’s fiscal and economic resources. Short-term uses of environmental resources to develop and construct the project would promote long-term productivity through employment and increased income and excise tax revenues. The project will not foreclose future options, narrow the range of beneficial uses, or pose long-term risks to health or safety.

7.2 CUMULATIVE AND SECONDARY IMPACTS

In general, many new residents, employees, and visitors (i.e., students, shoppers, etc.) will be introduced to the East Kapolei area by proposed projects including the UH West O’ahu. The majority of these people will be O’ahu residents relocating to the East Kapolei area. The project’s regional impact may be significant, and at the island-scale, the impacts may likewise be significant, at least to commuters to the Primary Urban Center from Central and West O’ahu. Due to growth of the existing ‘Ewa population and in-migration into ‘Ewa and Central O’ahu, a new university campus is needed for Leeward and Central O’ahu residents. The proposed UH West O’ahu will provide educational, employment, residential, recreational, and commercial opportunities and will enhance the establishment of Kapolei as the Second City.

Several other developments are planned near the UH West O’ahu property, including construction of North-South Road and H-1 Freeway interchange, widening of Farrington Highway, extension of Kapolei Parkway, development of the DHHL East Kapolei properties, and development of a new community, Ho’opili, proposed by D.R. Horton – Schuler Division. The proposed DHHL East Kapolei projects include a residential subdivision with commercial and recreational uses (known as Parcel B) south of and adjacent to the UH West O’ahu property, DOE school sites, and the proposed Kroc Center. D.R. Horton – Schuler Division recently acquired the area between UH West O’ahu and Fort Weaver Road (to the west and east) and the H-1 Freeway and ‘Ewa Villages (to the north and south). D.R. Horton – Schuler Division is in the process of master planning this property (consisting of approximately 1,600 acres). The property is slated for a mixed residential commercial development and while no definitive plans have been established, the development is anticipated to include DOE school sites and a district park site.

This chapter identifies secondary and cumulative impacts that may result from the proposed development of UH West O’ahu and East Kapolei. Mitigation measures are also identified and discussed in this chapter.

7.2.1 Impacts on the Physical Environment

Climate, Topography, and Soils. Planned developments in the project area are not expected to adversely impact regional climate, topography, and soils. However, within their respective project sites, construction will impact topographic features and soils, and new buildings may affect the respective micro-climate of each building site (by retaining and/or reflecting solar energy and heat, creating shade where none presently exists, or creating “wind tunnels”). Grading operations will comply with DOH regulations and are not expected to adversely impact air and water quality. Increased impervious surfaces (i.e., roofs, roadway surfaces, and sidewalks) will increase the potential for runoff, although existing and proposed detention basins throughout East Kapolei will effectively manage drainage. Additionally, landscaping introduced by the developments will reduce the potential for soil erosion, compared to current conditions on vacant and actively cultivated lands.

Drainage and Groundwater. Drainage from Kalo‘i Gulch above Farrington Highway will be realigned to the North-South Road utility corridor (see Figure 2.5). Regional infrastructure will be developed to control drainage in the project area. The planned developments will introduce impervious surfaces through the construction of buildings, roadways, parking areas, and walkways; however, no significant impacts on existing drainage conditions south of the project area are anticipated, as UH West O‘ahu facilities and regional (East Kapolei) facilities will be developed and sized to control runoff. All drainage facilities will comply with the City’s Storm Drainage Standards.

No injection wells or cesspools are proposed by any of the developments. Any wastewater generated will be collected and treated at the Honouliuli WWTP. A non-potable water system will be developed for East Kapolei, to facilitate the recharge of caprock water and to reduce the demand for potable water from the BWS system.

Natural Hazards. It is unlikely that any of the proposed structures and uses associated with the planned developments will affect the potential occurrence of earthquakes, hurricanes, or tsunamis. The proposed projects will likely be designed to address potential damage from natural hazards.

Flora and Fauna. Although agricultural activities in the past significantly altered natural landforms and removed plant species, some native species were established in the project area after agricultural operations ceased. According to a botanical survey, native species on the UH West O‘ahu property are common to abundant throughout scrub vegetation elsewhere. An endangered plant species, *Abutilon menziesii* (ko‘oloa‘ula), is found in certain areas of Kapolei and will be relocated as part of an approved HCP (see Figure 3.5 and Appendix C). Within each of the proposed project sites, existing plant species will be removed. The long-term impact on the ko‘oloa‘ula population in Kapolei will be beneficial, as proposed mitigation measures in the HCP will ensure the future propagation of new plants.

The cumulative impact of the planned developments in East Kapolei is the reduction of habitat. Past and current agricultural activities in the project area have altered natural habitats, and existing fauna are primarily introduced species. During construction, these species are likely to vacate the site for suitable habitats nearby. After construction, these species may return, depending on their preference of habitat and the landscaping provided.

7.2.2 Impacts on the Human Environment

Archaeological/Historic and Cultural Resources. Although very little prehistory is known about the project area, there is no indication of human occupation or any other utilization of the land. No remains of any prehistoric activity are believed to exist in the area, and no sites listed on the Hawai'i or National Register of Historic Places are found on the property. According to the archaeological reconnaissance and assessment conducted for the HCDCH East Kapolei EIS, the presence of any significant archaeological sites on the surface or subsurface is unlikely due to the disruption caused by continuous sugarcane cultivation for nearly 70 years.

Agriculture. Lands in the project area were historically used for sugarcane cultivation and most recently for diversified agriculture. Much of the project area is actively cultivated through revocable leases to Aloun Farms, Inc., A.M. Enterprise, Inc., Sugarland Farms, Rocker G. Livestock, and Garst Seed (see Figure 1.4). With the proposed developments, land will be withdrawn from production, resulting in some loss in revenues, jobs, and payroll, unless replacement farm leases are established elsewhere. Ample agricultural land will be available to accommodate the projected growth of diversified agriculture on O'ahu and statewide, and the limiting factor to the growth of diversified agriculture is not the land supply, but the size of the market for those crops that can be grown profitably in Hawai'i. Many acres of former sugarcane and pineapple land lie fallow statewide; therefore, the loss of agricultural land on the site will not preclude the potential for crops suitable for the production of ethanol.

Noise. Construction activities in East Kapolei will increase existing on-site noise levels. However, most of the project area is open space that is currently vacant or leased for agricultural activities. Noise impacts will be relatively short-term during daytime hours, and construction activities will comply with State DOH noise regulations.

Over the long term, as the project area develops and the 'Ewa population grows, noise levels will increase above current conditions. New roadways and improvements to existing roadways are proposed, and vehicles traveling to, from, through, and within the East Kapolei area will be a significant contributor of noise. Educational, residential, recreational, and commercial facilities will also increase noise, as could aircraft noise from Kalaeloa. However, noise-sensitive uses occurring in buildings are likely to be insulated and equipped with air conditioners, mitigating noise from traffic, wind, wildlife, and aircraft.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

Air Quality. Emissions from cars and equipment used to generate electricity can affect air quality. The planned developments in East Kapolei will attract traffic and use electricity, but are not expected to significantly affect regional air quality, as new technologies, increasingly stringent air pollution control regulations and improving automobile technology, and alternative forms of transportation (i.e., bicycling, walking, public transportation) may offset potential increases in air pollution. Predominant tradewinds during the afternoon provide dispersal of emissions.

Man-made Hazards. No industrial facilities handling explosive or fire-prone materials (i.e., liquid propane, gasoline, or other storage tanks) exist in the project area. However, there are two hazardous sites in and near the East Kapolei area – the former ‘Ewa Sugar Mill, which is surrounded by the ‘Ewa Villages residential and golf project and has a current status of No Further Remedial Action Planned, and the ‘Ewa Sugar/O‘ahu Sugar Company Pesticide Mixing and Loading Site, which is located to the east of North-South Road. The land uses proposed by the planned developments in East Kapolei are not likely to expose people or buildings to explosive or flammable fuels or chemical containers.

Visual Resources. The planned developments in East Kapolei will change the open space character of the area and introduce urban structures including a university campus, various types of residences, commercial centers, schools, and transportation facilities. These developments will include landscaping to reduce the bulk of buildings and enhance the visual character of the sites. Due to the flat topography of the project area, there are no ocean views offered. However, new views will be created from currently inaccessible project sites and future roadways. The campus buildings will be oriented to capitalize on views of the Wai‘anae and Ko‘olau mountain ranges.

7.2.3 Impacts on the Socio-economic Environment

Population, Housing, and Community Character. The planned developments will help to transform the East Kapolei area into a part of the Second City by providing educational, employment, housing, recreational, and improved transportation opportunities. No homes or residents will be displaced by the projects, which will be developed on land that is currently undeveloped.

Land uses proposed in the HCDCH East Kapolei Master Plan area included single- and multi-family residential, commercial, and public facilities (schools, parks, and a sports complex). In addition to providing a campus for 7,600 students, the proposed UH West O‘ahu project will include single- and multi-family residential units (including student housing and ~~work~~ ~~for~~ free/affordable housing), an elementary school site (and a possible “Lab School”, and parks.

The UH West O‘ahu development is not expected to impact the Gentry Investment Properties’ Ewa Makai development, which proposed the development of 7,000 homes (of which 5,383 homes had been completed as of January 31, 2003) on 1,000 acres of land.

Employment, Income, and Government Revenues. Portions of the UH West O‘ahu property and the proposed DHHL East Kapolei development are currently under revocable agricultural leases. These lands will be withdrawn from agricultural production, resulting in some loss of revenues, jobs, and payroll although there is plentiful vacant agricultural land further north of East Kapolei and in Kunia, Central O‘ahu, and the North Shore. However, construction of the planned developments will provide numerous employment opportunities. Long-term operation of UH West O‘ahu will also provide faculty, staff landscaping, service, and maintenance positions. Local businesses will profit from the developments in East Kapolei, and money spent by workers and businesses will flow through the West O‘ahu regional economy especially in the City of Kapolei. The City and State will benefit from the developments through the generation of income and general excise tax revenues.

7.2.4 Impacts on Infrastructure Facilities

For many years, the City and State have planned major new development and investment in public infrastructure within the ‘Ewa region.

Water. The overall demand for potable water will increase with population growth in the East Kapolei area. New demand for potable water will be addressed by the installation of appropriate water source, storage, and distribution improvements. A non-potable water system will be developed for East Kapolei by the BWS.

Wastewater. Wastewater flows will increase with the proposed developments and the expected population growth of the ‘Ewa region. Regional wastewater facilities will be installed to accommodate these developments. Expansion of the municipal water reclamation facility will ensure water reuse and less the impact on potable water sources.

Drainage. Planned and future developments will increase the amount of impervious surfaces by construction of buildings, roadways, parking areas, and walkways. Detention basins are planned throughout the East Kapolei area to control storm water runoff.

Solid Waste. As O‘ahu’s population increases, the capacity of the Waimānalo Gulch Landfill will decrease. Solid waste will be generated during construction and operation of the planned developments in East Kapolei. The UH West O‘ahu campus has established sustainability guidelines and will incorporate reduce, reuse, and recycle materials to minimize generation of solid waste and divert it from landfills. A third boiler at the H-POWER plant is being discussed and would save space in the landfill and supply electricity to 20 percent more homes each year.

Roadways and Traffic. Vehicular traffic in the project area would increase with the proposed developments. The UH West O‘ahu campus would generate traffic in the area, but would also divert traffic to/from the existing UH West O‘ahu campus and the UH Mānoa campus. Planned transportation improvements including construction of North-South Road and H-1 Freeway interchange, extension of Kapolei Parkway, and widening of Farrington Highway

will help to mitigate traffic impacts from the proposed developments. Additionally, proposed mixed-use communities and the proposed rapid transit system will encourage walking, bicycling, and the use of public transportation, relieving vehicular traffic to and from Honolulu. As Kapolei becomes O‘ahu’s Second City, more employment centers and schools will be provided and vehicular traffic toward workplaces and schools in Honolulu will improve.

7.2.5 Impacts on Public Facilities and Services

Electrical and Communication Facilities. Steam units, diesel units, and gas turbines used to generate electricity also generate emissions and affect air quality. Any increase in demand for electricity not generated by renewable resources will have an indirect impact on air quality. Two new electrical substations are proposed within the UH West O‘ahu property. The UH West O‘ahu has established sustainability guidelines that strive to achieve targets set by the LEED NCv2.2 rating system (see Section 2.6). Other developments increasingly incorporate energy-saving features in their design.

The planned developments in East Kapolei will also increase the demand for communications services (i.e., cable television and telephone service), but are unlikely to have an adverse effect on existing communications systems.

Recreational Facilities. The ‘Ewa region is the fastest growing region in O‘ahu, and the proposed developments will help to meet the demand for additional recreational facilities. Parks will be provided to meet the requirements of the City’s Park Dedication Ordinance. New recreational facilities (i.e., tennis courts, basketball/volleyball courts, and jogging paths) within the campus are also planned for use primarily by students, faculty, and staff. The DHHL residential subdivision adjacent to and south of the UH West O‘ahu property proposes 4.5 acres for park use and 10.7 acres for a community center to be developed and operated by the Salvation Army. The proposed center could include a swimming pool, performing arts center, child care center, gymnasium, education center, game and recreation areas, and other multi-use spaces. The facilities would be available to the general public. Additionally, Ho‘opili will provide recreational facilities in accordance with the City’s Park Dedication Ordinance.

Existing regional park facilities in West O‘ahu, Central O‘ahu, and Waipi‘o may be visited by new residents of the East Kapolei developments; however, other park facilities are planned in ‘Ewa, especially in Kalaeloa.

Medical Facilities. Within the East Kapolei project sites, accidents requiring medical attention will be occasional. The demand on existing medical facilities will increase as the population of ‘Ewa grows. The proposed UH West O‘ahu student center is programmed to include a student health clinic.

Educational Facilities. The UH West O‘ahu will be a higher education institution in the ‘Ewa

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

region, enabling Leeward and Central O‘ahu residents to obtain post-secondary degrees without commuting to the UH Mānoa campus or other higher education institutions in Honolulu. A large number of college-aged students live in Leeward and Central O‘ahu, and without the proposed new campus, the existing UH West O‘ahu campus will not be able to accommodate prospective students.

The demand for educational facilities will increase as the population of ‘Ewa grows. The State DOE has expressed concern about schools in Kapolei exceeding their capacity. Within the project area, the DOE anticipates the need for two elementary schools, one middle school, and one high school. A 12-acre elementary school is proposed at the southern boundary of the UH West O‘ahu property (near residential uses within the property and the proposed DHHL residential subdivision). The DHHL is proposing an elementary school and a separate middle school site on its property immediately east of the UH West O‘ahu site. The DOE is also contemplating a high school on DHHL land immediately north of the UH West O‘ahu site. The DOE has been in discussion with developers for additional school sites in East Kapolei. UHWO is contemplating the possible development of a “Lab School” on the campus lands in order to meet any additional DOE requirements.

Police Protection. Incidents requiring police protection or service will be occasional. As the population of ‘Ewa grows, additional officers and staff may be needed. During construction, off-duty police officers could be periodically employed to manage traffic near project sites. Within the UH West O‘ahu campus, on-site security systems or personnel will be employed. Home security systems may also be installed by individual residents.

Fire Protection. There will be an occasional and unavoidable need for fire protection or emergency service from the HFD. As the population of ‘Ewa grows, additional fire fighters and staff may be needed. However, to prevent fires, all proposed facilities would be designed to meet fire code requirements, and design plans would be coordinated with the HFD. Emergency and fire vehicle access would be provided within each project site.

7.3 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed UH West O‘ahu development will result in the irreversible and irretrievable commitment of land, water, energy, and fiscal resources from the State and private sectors. As previously discussed, the University has limited capital funds available and has therefore selected a development partner to construct the campus with private funds in exchange for the development rights to a portion of the approximately 500-acre property.

The UH West O‘ahu property was historically used for the cultivation of sugarcane, and much of the property continues to be used for diversified agriculture under revocable leases (see Figure 1.4). The ALISH system classifies the land on the property as Prime Agricultural Land (see Figure 3.4); however, a substantial commitment of water and energy are required to realize the property’s agronomic qualities. Furthermore, replacement lands that are more appropriately suited for agricultural purposes (in relation to State and City plans to create a

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

second city in ‘Ewa) currently exist elsewhere on O‘ahu and throughout the State.

The UH West O‘ahu development will require on-site infrastructure (i.e., transportation, drainage, water, and wastewater facilities), which will be provided by the State and its private development partner. The development will increase the use of existing public infrastructure (i.e., police and fire facilities), but will also provide new residential, educational, employment, retail, cultural, and recreational facilities for area residents.

Labor and materials, which are mostly non-renewable and irretrievable resources, will be required during construction. After construction, operation of the project will require the continued use of water and petroleum-generated electricity. However, the proposed development will introduce urban structures and significantly reduce the irrigated land area compared to existing conditions under which large quantities of water are used for agricultural purposes. Within the UH West O‘ahu development, non-potable water will be used for irrigation purposes where allowed under DOH regulations. In addition, the nearly flat project site will be designed to encourage walking and biking within the property and to surrounding areas.

The proposed UH West O‘ahu development will require an irreversible and irretrievable commitment of resources, but will provide substantial socio-economic benefits to the community and State. Educational, employment, and residential opportunities will become available through the development of the UH West O‘ahu. Infrastructure to support the development will be installed on the property, which currently requires usage of water, fertilizers, and pesticides for agricultural purposes. The proposed use of the property is consistent with future development planned by the City and State, and with its proximity to the City of Kapolei and major transportation facilities planned, the UH West O‘ahu campus would provide West O‘ahu residents with improved access to higher education facilities and workplaces. Development of the UH West O‘ahu campus and community on the proposed site will help transform Kapolei into the Second City, enabling residents to live, work, play, and attend school without commuting to areas outside of the ‘Ewa region.

7.4 PROBABLE ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED

Environmental impacts anticipated to result from development of the 500-acre UH West O‘ahu property are typical of any large-scale development and have been discussed throughout this EIS. Although past and current uses of the property and adjacent properties (i.e., sugarcane cultivation, grazing, and limited diversified agriculture) have significantly altered the natural landscape, under the proposed project, the existing landscape will be transformed for urban development.

Construction-related Impacts. Potential environmental impacts (i.e., noise, soil erosion, fugitive dust and exhaust emissions, and temporary traffic disruption) will primarily occur during the construction period. Noise levels will temporarily increase during construction;

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

however, all construction activities will occur during daylight hours and will comply with DOH noise regulations. Noise mitigation will be implemented as necessary. There is a potential for soil erosion and fugitive dust during construction; however, all construction activities will comply with State DOH regulations, and after construction, soil erosion will likely be reduced compared to current conditions under which soil is exposed on vacant land and on land actively cultivated.

Infrastructure Impacts. Solid waste and wastewater will be generated on-site, and energy and water will be consumed for operation of the UH West O‘ahu. These impacts are typical of large-scale urban developments and will be mitigated through site design and development standards. Major infrastructure improvements proposed include the installation of new potable and non-potable water systems, wastewater collection systems, major drainage improvements, on- and off-site transportation facility improvements, electrical/communication infrastructure, and related administrative, instructional, and support buildings. In addition, regional transportation improvements planned by the State and City (i.e., North-South Road and interchange with H-1 Freeway, improvements to Farrington Highway, and extension of Kapolei Parkway) will help to alleviate traffic in the ‘Ewa region.

Visual Impacts. The on-site visual environment will significantly change as agriculture-related structures and vegetation are replaced by urban structures. However, the project site and area are relatively flat, providing no shoreline views. Views from future internal roadways will be given consideration to the extent possible, and extensive landscaping and thoughtful architectural design will add to the visual character of the area. Views within the campus will capitalize on the Wai‘anae and Ko‘olau mountain ranges.

Faunal Impacts. The number of some introduced birds (i.e., Common Myna and Red-vented Bulbul) will likely increase, while the number of introduced birds that prefer open grasslands and agricultural fields will likely decrease. The number of Pacific Golden-Plover may also increase as lawns are installed throughout the campus and residential areas. No native, threatened, or endangered species were observed during the survey, and as such, none are expected to be impacted by the proposed project.

Floral Impacts. A botanical survey of the property identified a few individual plants of the endangered species, *Abutilon menziesii* along the southeastern boundary of the property. The survey also suggested that seeds may be present in the soils in the central portion of the property where a single plant once lived. The existing plants and seeds would be removed for the proposed development; however, implementation of the HCP would significantly increase the number of new plants on O‘ahu and improve the quality of the existing population in Kapolei.

Agricultural Impacts. The public currently benefits from employment and income generated through short-term revocable agricultural leases on portions of the property. These cultivated lands will be withdrawn from agricultural production for the development of the UH West O‘ahu; however, there is an ample supply of land suitable for diversified agriculture on O‘ahu

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

and a relative lack of market demand. No public benefits result from the vacant lands within the property. The proposed development will provide new employment opportunities, as well as educational, recreational, and residential opportunities.

7.4.1 Rationale for Proceeding with the Project Notwithstanding Unavoidable Effects

The UH West O‘ahu will provide socio-economic opportunities to residents of Hawai‘i. The approximately 500-acre property will include the UH West O‘ahu campus, which will accommodate an ultimate population of 7,600 students. The property will also include a mixed-use University Village, commercial areas, single-family residential units, multi-family residential units (including student housing and ~~work force/~~affordable housing), and at least one 12-acre elementary school site. The project will generate direct, indirect, and induced jobs during construction and operation, enabling residents to live, work, learn, shop, and play in one area.

7.4.2 Unresolved Issues

In compliance with Section 11-200-17(n), HAR, this chapter describes the unresolved issues associated with the UH West O‘ahu development. These unresolved issues primarily deal with future actions and decisions of governmental bodies that cannot be determined at this time. The following sections discuss how such issues will be resolved and what overriding reasons exist for proceeding with the project.

There are ~~three~~ six currently unresolved issues for the proposed project. Each issue is in the process of being resolved by the University of Hawai‘i or other agencies with jurisdiction. ~~None of the unresolved issues require acceptance of this EIS prior to permit approval or construction.~~

Funding. The University is currently entertaining a number of funding strategies for the initial 1,520 student campus. These strategies include a development partnership, land sale and/or legislative funding, or a combination of these options. Funding for campus development beyond the initial phase is currently an unresolved issue. The initial campus for 1,520 students will be developed by the University’s development partner. Construction of the campus beyond the initial phase will occur on an as-needed basis through a public-private partnership and/or funding from the State.

Public/Private Partnership. The University and its private development partner are currently working on an agreement for the UH West O‘ahu development. The exact acreage allocated to the Private Developer shown in this EIS is approximate and will not be known until the agreement with the private development partner is finalized. In any case, adequate land area will be set aside for a campus than can eventually accommodate up to 7,600 students in the future.

Completion of Archaeological Inventory Survey Report. OHA recommends that the project area undergo an Archaeological Inventory Survey (AIS), as a new study or supplement to the

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

previous, in which all aspects of applicable 6E administrative rules and revised statutes are satisfied. The AIS will include a substantial subsurface inventory as much of the surface architecture may have been destroyed during previous commercial agriculture activities. UH West O‘ahu has contracted a professional archaeological firm and the firm is currently conducting its field survey.

Dedication of Roads, Drainage Facilities and Their Related Infrastructure. During the public review period, the City and County of Honolulu Department of Facility Maintenance wrote: “Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility.” This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

Plan Review Use (PRU) Permit. Pursuant to Section 3.1.60-1, LUO, the University will seek a PRU Permit for the campus and student housing lands. As required by DPP, the University will submit a PRU Permit application concurrently with the Zone Change application.

Zone Change. The UH West O‘ahu property is currently zoned AG-1, Restricted Agriculture. The Department of Planning and Permitting requires that the “campus lands” be rezoned to a district other than the currently zoned AG-1; and as such, a zone change will be required to be processed concurrently with the PRU. Rezoning approval will also be needed for the portion of the project that will be developed privately, and which is not related to the university.



8.0

CONSULTATION

8.0 CONSULTATION

8.1 PRE-CONSULTATION EFFORTS

8.1.1 Individuals/Organizations Consulted During the Site Selection Process

In 1967, the UH Board of Regents initiated efforts to establish a four-year college in Central or West O'ahu. Over the years, the Regents approved varying sites: Wai'awa Ridge (1970), Honouliuli/Ewa (1973) and in 1993, Kapolei Makai (the current site). In 1996, it was decided that the West O'ahu campus site would be moved to 991 acres mauka of the H-1 Freeway in Kapolei. This was based on a strategy by the State to entitle approximately 1,300 acres of land in East Kapolei, which would then be sold to private developers. As a result, the Housing and Community Development Corporation of Hawaii (HCDCH) initiated a master planning effort for 1,300 acres including the UHWO Kapolei Makai site for mostly residential uses. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. In 1998, an EIS Preparation Notice covering the 991-acre mauka site was published in the Environmental Notice. On March 5, 1999, HCDCH filed a Petition for Land Use District Boundary Amendment to reclassify approximately 1,300 acres, including the subject 500 acres, from Agricultural use to Urban use for the master-planned community known as East Kapolei. By Findings of Fact, Conclusions of Law and Decision and Order filed on September 8, 1999, the State Land Use Commission granted this petition. Subsequently, however, Hawai'i's economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (makai of Farrington Highway). As a result, a Draft EIS for the 991-acre mauka site was not published.

During the fall of 2001, the UH Administration, the Estate of James Campbell, and the Governor explored the possibility of relocating the UH West O'ahu campus from the 991-acre mauka site to the City of Kapolei.

Since the marketability of the petition area was non-existent, and a site selection study determined that the current site was best suited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were "urbanized" was transferred to DHHL.

On September 13, 2002, the UH Board of Regents approved the 500-acre Kapolei Makai site as the permanent location for the new UH West O'ahu campus and requested the transfer of title to the 500 acres from DLNR. The Board of Land and Natural Resources approved the transfer of title of the 500-acre site to the UH in fee simple. As a result, 1998 EIS Preparation Notice was withdrawn and new one submitted in February 2005.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

The University of Hawai'i still retains the 991-acre site mauka of the H-1 Freeway, but has no current plans for it other than being generally viewed as potentially being developed in the future as an expansion area for the UHWO campus.

The University of Hawai'i and its consultants made presentations to various community groups, neighborhood boards, community associations, and government agencies as described below:

- ~~• University of Hawai'i Board of Regents;~~
- **Makakilo/Kapolei/Honokai Hale Neighborhood Board Planning and Zoning Committee (June 6, 2002)** – Issues raised during the meeting focused on the positive and negative aspects of each site, including concerns related to impacts from surrounding land uses, building heights, traffic, roadways, parcel size, expansion potential, feasibility of development on other sites, parking on campus, and phasing. Other issues raised included concerns regarding project funding, student housing, and the proposed UH West O'ahu curriculum. The Committee noted that they would like to have a presentation given to the Makakilo/Kapolei/Honokai Hale Neighborhood Board.
- **Villages of Kapolei Association (June 26, 2002)** – Issues raised during the meeting focused on the positive and negative aspects of each site under consideration, including concerns regarding traffic, roadways, pollution impacts, parcel size and development costs. Other issues raised included concerns regarding community input from other areas, the ultimate campus size, and the UH West O'ahu curriculum. Although no vote was taken, the Kapolei Makai (current) site appeared to be the most popular choice.
- **'Ewa Neighborhood Board (July 11, 2002)** – Issues raised during the meeting focused on the positive and negative aspects of each site under consideration, including concerns regarding traffic and roadways, campus growth and expansion, costs, and building heights. Other issues raised included concerns regarding student housing, the ultimate campus size, and the UH West O'ahu curriculum. The issue was referred to the 'Ewa Neighborhood Board Planning and Zoning Committee.
- **'Ewa Neighborhood Board Planning and Zoning Committee (July 23, 2002); and** – Issues raised during the meeting focused on the positive and negative aspects of each site under consideration, including concerns regarding traffic, development cost, other sites previously considered, roadways, infrastructure, timing of construction, building heights, and future campus expansion. Other issues raised included concerns regarding the UH West O'ahu curriculum. The Committee voted in support of the Kapolei Makai (current) site.
- **Makakilo/Kapolei/Honokai Hale Neighborhood Board (July 31, 2002)** – Issues regarding various sites for consideration, including future campus size and expansion potential, timing of construction, traffic, building heights, endangered plants, costs, parking, and funding, were raised during the meeting. Other issues raised included concerns regarding community input from other areas, and student housing. At the

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

time, no vote was taken but Board members gave their opinions about the proposed sites, with the majority favoring the Kapolei Makai (current) site.

- **Makakilo/Kapolei Honokai Hale Neighborhood Board (August 28, 2002)** – The Board decided to take a position on the location of the UH West O‘ahu Campus. The Board voted in support of the Kapolei Makai (current) site.
- **University of Hawai‘i Board of Regents (September 13, 2002)** – The UH Board of Regents approved the designation of the 500-acre Kapolei Makai (current) site as the location for a permanent UH West O‘ahu Campus.
- **‘Ewa Neighborhood Board (February 12, 2004)** – Issues discussed during the meeting included the feasibility of various sites for the location of the campus, UH West O‘ahu curriculum, and funding initiatives for the campus. The Board voted in support of a resolution strongly endorsing the need to immediately commence building a permanent four-year UH West O‘ahu Campus.
- **University of Hawai‘i Board of Regents (July 16, 2004)** – The UH Board of Regents approved in principle the 2004 Long Range Development Plan (LRDP).
- **Makakilo/Kapolei/Honokai Hale Neighborhood Board (August 25, 2004)** – Issues raised during this meeting included concerns regarding the location of the campus, phasing, project funding, development partnerships, student housing, roadways, infrastructure, and future campus expansion.
- **Makakilo/Kapolei/Honokai Hale Neighborhood Board (January 1, 2005)** – Issues raised during this meeting included concerns regarding roadways, student housing, project funding, the UH West O‘ahu curriculum, accreditation, increasing attendance, development partnership, expansion on other UH West O‘ahu property, and providing support at the legislature for the campus.
- **Wai‘anae Neighborhood Board (March 1, 2005)** – Issues raised during the meeting included concerns regarding project-generated traffic, available residential/work force housing, student housing, and the location of the campus.
- **University of Hawai‘i Board of Regents (July 20-21, 2006)** – The UH Board of Regents approved an update of the LRDP for the UH West O‘ahu Campus.
- **Makakilo/Kapolei/Honokai Hale Neighborhood Board (July 26, 2006)** – The University of Hawai‘i West O‘ahu and its consultants gave a presentation regarding the UH West O‘ahu’s intent to pursue a Plan Review Use and Zone Change Application. Issues raised during the meeting included concerns regarding roadways, parking on campus, development of other UH West O‘ahu property, campus size, campus architecture, open space and detention areas, project funding, available student/work force housing, information on public presentations, the proposed DOE school, and the proposed UH West O‘ahu curriculum. The Board voted in favor to support the UH West O‘ahu Campus.
- **‘Ewa Neighborhood Board (August 10, 2006)** – The University of Hawai‘i West O‘ahu and its consultants gave a presentation regarding the UH West O‘ahu’s intent to pursue a Plan Review Use and Zone Change Application. Issues raised during the meeting included concerns regarding roadways, opportunities for community input, and affordable housing.

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

8.1.2 Individuals/Organizations Consulted During the Pre-consultation Process

In December 2002, pre-consultation letters were sent to the following individuals and organizations. Those who provided comments are identified in **bold** lettering. Comment letters (and appropriate responses) are included in this chapter.

Table 8.1 – Pre-consultation Comment Letters

AGENCY	DATE OF COMMENTS
State	
1 Department of Business, Economic Development and Tourism	--
2 Department of Business, Economic Development and Tourism – Land Use Commission	01-21-03
3 Department of Business, Economic Development and Tourism – Office of Planning	--
4 Department of Business, Economic Development and Tourism – Energy, Resources and Technology Division	01-22-03
5 Department of Education	01-15-03
6 Department of Hawaiian Home Lands	01-08-03
7 Department of Health – Environmental Planning Office	01-27-03
8 Department of Health – Office of Environmental Quality Control	01-02-03
9 Department of Human Services – Housing and Community Development Corporation of Hawaii	--
10 Department of Land and Natural Resources	01-18-03
11 Department of Land and Natural Resources – Historic Preservation Division	--
12 Department of Transportation	02-11-03
13 Department of Transportation – Airports Division	01-17-03
14 State Legislature – Representative Mark Moses	--
15 State Legislature – Senator Brian Kanno	--
Federal	
16 Department of the Army – Army Engineer District	--
17 Department of Homeland Security – U.S. Coast Guard	--
18 Department of the Interior – Fish and Wildlife Service	--
19 Department of the Navy	--
City	
20 Board of Water Supply	01-10-03
21 Department of Community Services	--
22 Department of Design and Construction	03-06-03
23 Department of Environmental Services	--
24 Department of Facility Maintenance	--
25 Department of Parks and Recreation	01-13-03
26 Department of Planning and Permitting	--
27 Department of Transportation Services	01-14-03

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

AGENCY		DATE OF COMMENTS
28	'Ewa Neighborhood Board, No. 23	--
29	Fire Department	01-10-03
30	Makakilo/Kapolei Neighborhood Board, No. 34	--
31	Police Department	01-02-03
Other Organizations		
32	Haseko Homes, Inc.	--
33	Hawaiian Electric Company, Inc.	02-11-03
34	Palehua Community Association	02-06-03
35	Schuler Homes	--
36	The Estate of James Campbell	03-06-03
37	The Gentry Companies	01-03-03
38	Villages of Kapolei Association	--

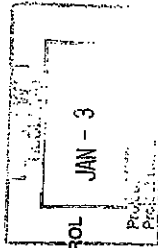
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LINDA LINGLE
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENT QUALITY CONTROL
235 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4189

GENEVIEVE SALMONSON
DIRECTOR



January 2, 2003

Mr. Vincent Shigeekuni
PBR Hawaii
1001 Bishop Street
Palahi Tower, Suite 650
Honolulu, HI 96813

Subject: University of Hawaii - West Oahu Draft Environment
Assessment/Environmental Impact Statement Notice of
Preparation

Dear Mr. Shigeekuni:

We have reviewed the information provided for the proposed
University of Hawaii - West Oahu campus. We have the following
suggestions:

1. Address the traffic impacts of the area.
2. Address the impacts with the elimination of the 2 elementary schools and 9 acres parks on the surrounding communities.
3. If the project will provide student or facility housing, please address the impacts.
4. Consult with the surrounding businesses and area residents.

We have no other comments to offer at this time, but will reserve further comments when the documents are submitted.

Should you have any questions, please feel free to call our office at 586-4185.

Sincerely,

Genevieve Salmonson
Genevieve Salmonson
Director



LARRY J. JARVIS
LAW/SCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

WM. FRANK BRANDT, PASLA
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PRINCIPAL
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GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET, SUITE 650
HONOLULU, HAWAII 96813-2484
Tel: (808) 571-5631
Fax: (808) 571-5402
E-MAIL: yp@pbrhawaii.com

HILO OFFICE
101 AUPUN STREET
HILO, HAWAII 96720
Tel: (808) 961-5333
Fax: (808) 961-4099
E-MAIL: pbrhilo@hawaii.net

WAILUKU OFFICE
2123 KAHOHU STREET
WAILUKU, HAWAII 96793-2204
Tel: (808) 242-2878
Fax: (808) 242-2902
E-MAIL: pbrmaui@hawaii.net

January 27, 2005

Ms. Genevieve Salmonson, Director
State of Hawaii
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU DRAFT
ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)

Dear Ms. Salmonson:

Thank you for your letter dated January 2, 2003. We have reviewed your letter and offer the following responses:

1. The EISPN will describe area roads and the Draft EIS will include a Traffic Impact Assessment Report.
2. The current plans for the UH West Oahu include one elementary school site and will meet the park dedication requirements.
3. The Draft EIS will assess the impacts of any student or faculty housing.
4. The planning for the UH West Oahu Campus has and will continue consultations with area landowners and residents, though public meetings and presentations at area Neighborhood Board meetings.

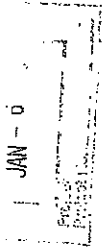
Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigeekuni

Vincent Shigeekuni



January 3, 2003

Mr. Vince Shigekuni, Principal
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, HI 96813

Dear Mr. Shigekuni,

Thank you for allowing us to provide comments on the proposed UH West Oahu campus and its potential impacts on any of our existing or proposed projects.

From our standpoint, the proposed UH West Oahu campus will serve as a major employment and educational center in the Ewa region, thereby supporting our vision of West Oahu as the "greatest place to live, work and play." We are therefore in favor of this project, particularly in its current planned location makai of the H-1 freeway.

When preparing the Draft EA/EIS, we request that you address two issues:

transportation and drainage. With respect to transportation, we support expeditious development of the planned North-South Road and interchange, as well as completion of Kapolei Parkway, so that homes in the nearby communities of Ewa/Ewa Beach will have easy access to the new campus. We would also like to see alternative modes of transportation (e.g., buses, bikeways, etc.) addressed in the DEA/DEIS in order to alleviate the anticipated increase in traffic that will be generated by the proposed West Oahu campus.

With regard to drainage, it appears that the campus site is located within the Kalof Ditch drainage shed. Please thoroughly address the issue of surface water run-off and ensure that downstream communities will be adequately protected from potential flooding and that any degradation of drainage run-off is minimized.

Thank you again for the opportunity to provide our comments.

Sincerely,

GENTRY HOMES, LTD.

Tosh Hosoda
Senior Vice President - Planning



WM. FRANK BRANDT, FASLA
CHAIRMAN

THOMAS S. WITTEN, ASLA
PRESIDENT

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EXECUTIVE VICE-PRESIDENT

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EXECUTIVE VICE-PRESIDENT

VINCENT SHIGEKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL

HILLO OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHRELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813-3884
Tel: (808) 521-5631
Fax: (808) 521-1402
E-Mail: vgym@pbrhawaii.com

HILLO OFFICE
101 ALTON STREET
Honolulu, Hawaii 96813-1110
HILLO HAWAII 96704-4102
Tel: (808) 961-5333
Fax: (808) 961-4089
E-Mail: rhillob@hwa.net

WAILUKU OFFICE
2123 KAOHU STREET
WAILUKU, HAWAII 96793-2204
Tel: (808) 242-2878
Fax: (808) 242-2908
E-Mail: planning@hawaii

January 27, 2005

Mr. Tosh Hosoda, Senior Vice President - Planning
The Gentry Companies
P. O. Box 295
Honolulu, Hawaii 96809

SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)

Dear Mr. Hosoda:

Thank you for your letter dated January 3, 2003. We have reviewed your letter and the University of Hawaii greatly appreciates The Gentry Companies' support of the project. As requested, the Draft EIS will include information on transportation and drainage.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

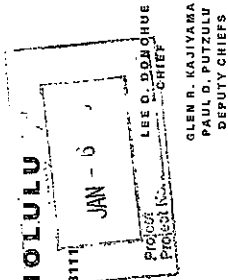
Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111
<http://www.honolulu.gov>
www.co.honolulu.hi.us

JEREMY HARRIS
MAYOR



OUR REFERENCE CS-KP

January 2, 2003

Mr. Vincent Shigekuni, Principal
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekuni:

Thank you for the opportunity to review and comment on the University of Hawaii, West Oahu Draft Environmental Assessment/Environmental Impact Statement Notice of Preparation.


Because of the sheer size of the proposed project, we believe that calls for police service to the area will inevitably be impacted. In addition, we know that there will be both vehicular and pedestrian traffic concerns in and around the immediate area. However, we would like to reserve some of our comments until more specific plans for the proposal are developed and studies relative to various impact items are conducted.

But, as a start, we would like to recommend that the principles of crime prevention through environmental design be used as a guide to help minimize criminal activity in planning for and designing the proposed campus.

If there are any questions, please call Ms. Carol Sodeiani of the Support Services Bureau at 529-3658.

Sincerely,

LEE D. DONOHUE
Chief of Police

By 
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

Serving and Protecting with Aloha



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

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VINCENT SHIGEKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL
FIELD OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
151 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Tel: (808) 521-5631
Fax: (808) 522-1402
E-mail: systadmin@pbrhawaii.com

FIELD OFFICES
101 ALI'I STREET
EILOA LONDON CENTER, SUITE 310
EILOA, HAWAII 96720-1262
Tel: (808) 981-4100
Fax: (808) 981-4188
E-mail: plhilo@pbrhawaii.com

WAILUKU OFFICE
2121 K
WAILUKU, HAWAII 96793-2204
Tel: (808) 242-2878
Fax: (808) 242-2902
E-mail: plwailu@pbrhawaii.com

January 27, 2005

Mr. Boisse P. Correa, Police Chief
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Attn: Ms. Carol Sodeiani

**SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EIS/SPN)**

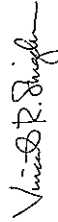
Dear Chief Correa:

Thank you for your letter dated January 2, 2003 (your reference number CS-KP). We have reviewed your letter, and please be assured that the Police Department will remain a consulted party during the entire EIS process. The Draft EIS should include more information from which the Police Department will be to evaluate the impact of the proposed project. The principles of crime prevention through environmental design was used in developing the Long Range Development Plan for the campus.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

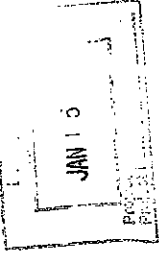


Vincent Shigekuni
Principal

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FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAHIKA STREET, SUITE 1425 • HONOLULU, HAWAII 96819-1869
TELEPHONE: (808) 831-7761 • FAX: (808) 831-7750 • INTERNET: www.honolulufire.org



JEREMY HARRIS
MAYOR

ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLERK
DEPUTY FIRE CHIEF

January 10, 2003

Mr. Vincent Shigekuni, Principal
PBR HAWAII
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekuni:

Subject: University of Hawaii'i - West O'ahu Draft Environmental Assessment/
Environmental Impact Statement Notice of Preparation

We received your letter dated December 23, 2002, requesting our comments on the above-mentioned subject.

The Honolulu Fire Department (HFD) requires that the following be complied with:

1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation Services (DTS) standards, capable of supporting the minimum 60,000-pound weight of our fire apparatus, and with a gradient not to exceed 20%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.

Mr. Vincent Shigekuni, Principal
Page 2
January 10, 2003

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 831-7778.

Sincerely,

ATTILIO K. LEONARDI
Fire Chief

AKL/DL:jl

cc: Allan Ah San, Research Corporation of the University of Hawaii'i
Sam Callejo, University of Hawaii'i



WM. FRANK BRANDT, FASLA
CHAIRMAN

THOMAS S. WITTEN, ASLA
PRESIDENT

R. STAN DUNCAN, ASLA
EXECUTIVE VICE-PRESIDENT

RUSSELL Y.J. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

VINCENT SHIGEKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL
HILO OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHRELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HILO OFFICE
101 ALAMANI STREET
ASB TOWER, SUITE 310
HONOLULU, HAWAII 96813-4484
TEL: (808) 231-1402
FAX: (808) 231-1402
EMAIL: sps@pbr.com

HILO OFFICE
101 ALAMANI STREET
HILO, HAWAII 96720-4262
TEL: (808) 961-3333
FAX: (808) 961-4989
EMAIL: pbrhilo@hawaii.net

WAILUKU OFFICE
2123 KAOHILANI STREET
WAILUKU, HAWAII 96793-2204
TEL: (808) 242-2000
FAX: (808) 242-2002
EMAIL: pbrwailu@hawaii.net

January 27, 2005

Mr. Attilio K. Leonardi, Fire Chief
Fire Department
City and County of Honolulu
3375 Koopaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Attn: Battalion Chief Lloyd Rogers

**SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)**

Dear Chief Leonardi:

Thank you for your letter dated January 10, 2003. We have reviewed your letter and will include the information you provided regarding fire prevention requirements in the Draft EIS.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

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LINDA FRENCH
GOVERNOR
STATE OF HAWAII



MICAH A. KANE
CHAIRMAN DESIGNATE
HAWAIIAN HOMES COMMISSION

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

January 8, 2003

Mr. Vincent Shigekuni, Principal
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekuni:

**Subject: University of Hawaii – West Oahu
Draft Environmental Assessment/Environmental
Impact Statement
Notice of Preparation**

Thank you for your December 23, 2002, request for comments on the potential impacts of the proposed project on Department of Hawaiian Home Lands (DHHL) projects, policies, or programs.

DHHL is supportive of the proposed project. As adjacent landowners, we should consider working together in the design and construction of offsite improvements, such as drainage systems, water distribution, and wastewater collection lines, which are used jointly by the proposed project and surrounding projects. A collaborative effort could achieve a significant cost reduction for our respective projects.

We appreciate the opportunity to comment on the proposed project and look forward to reviewing the draft EIS upon its completion.

Aloha and mahalo,

Micah A. Kane, Chairman Designate
Hawaiian Homes Commission



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

WM. FRANK BRANDT, FASLA
Chairman

THOMAS S. WITTEN, ASLA
PRESIDENT

R. STAN DUNCAN, ASLA
EXECUTIVE VICE-PRESIDENT

RUSSELL Y.J. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

VINCENT SHIGEKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL
HILO OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHINELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

Honolulu Office
1000 Iliouha Street, Suite 300
ASLA # 576650
Honolulu, Hawaii 96813-3484
Tel: (808) 521-5631
Fax: (808) 522-1402
E-MAIL: syadulain@pbrhawaii.com

HILO OFFICE
101 Auhimu Street
Hilo Lagoon Center, Suite 310
HILO, HAWAII 96720-4262
Tel: (808) 935-4262
Fax: (808) 935-4269
E-MAIL: pbrhilo@pbr.net

WAILUKU OFFICE
2123 KAOULI STREET
WAILUKU, HAWAII 96793-2204
Tel: (808) 242-2878
Fax: (808) 242-2902
E-MAIL: pbrmail@pbr.net

January 27, 2005

Mr. Micah A. Kane, Chairman Designate
Hawaiian Homes Commission
State of Hawaii
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawaii 96805

**SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)**

Dear Mr. Kane:

Thank you for your letter dated January 8, 2003. We have reviewed your letter and the University of Hawaii is very appreciative of DHHL's support. We believe a University of Hawaii campus at this location will greatly increase the opportunities for university-level education of DHHL's beneficiaries in Kapolei and in Nanakuli. We note that the University of Hawaii and your Department have had open discussions on the possibility of joint development of required infrastructure.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent R. Shigekuni

Vincent Shigekuni
Principal

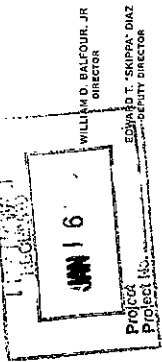
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DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

1000 ILLIHOA STREET, SUITE 300 • KAPOLEI, HAWAII 96707
TELEPHONE: (808) 592-5561 • FAX: (808) 692-6131 • INTERNET: www.parks.honolulu.hi.us



JEREMY HARRIS
MAYOR



January 13, 2003

Mr. Vincent Shigekuni, Principal
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

**Subject: University of Hawaii-West Oahu Draft Environmental Assessment
Environmental Impact Statement Notice of Preparation**

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the University of Hawaii West Oahu Campus.

The Department of Parks and Recreation is unable to evaluate the impact of the proposed West Oahu Campus on any of our existing or proposed projects based upon the limited site development map submitted with your request.

We do wish to remain a consulted party to the EIS process and ask that you send us a map of the proposed campus that includes significantly more of the surrounding community at a larger scale to assist us in our evaluation of possible impact to our existing facilities.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

W.D. Balfour
WILLIAM D. BALFOUR, JR.
Director

WDB:mk (J. Reid, MS)
(19709)

cc: Mr. Don Griffin, Department of Design and Construction



WM. FRANK BRANDT, FASLA
CHAIRMAN

THOMAS S. WITTEN, ASLA
PRESIDENT

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EXECUTIVE VICE-PRESIDENT

RUSSELL Y.J. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

VINCENT SHIGEKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL
FIELD OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-5531
FAX: (808) 521-5532
E-MAIL: ops@pbrhawaii.com

HILO OFFICE
101 AHIHONUA STREET
HILO, HAWAII 96720-4262
TEL: (808) 951-3333
FAX: (808) 951-4980
E-MAIL: phillie@hawaii.net

WAILUKU OFFICE
2123 KAHOHI STREET
WAILUKU, HAWAII 96793-2204
TEL: (808) 242-2828
FAX: (808) 242-2828
E-MAIL: pbrmail@hawaii.net

January 27, 2005

Mr. Lester K.C. Chang, Director
Department of Parks and Recreation
City and County of Honolulu
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

Attn: Mr. John Reid

**SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EIS/PN)**

Dear Mr. Chang:

Thank you for your letter dated January 13, 2003. We have reviewed your letter and please be assured that the DPR will remain a consulted party during the entire EIS process. The Draft EIS should include more information from which DPR will be able to evaluate the impact of the proposed project on existing or proposed DPR projects.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

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BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
30 SOUTH BERETANIA STREET
HONOLULU, HI 96843



January 10, 2003

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman

CHARLES A. STED, Vice-Chairman

JAN M.L.Y. AMI

HERBERT S.K. KAORIJA, SR.

DAROLYN H. LENDIGO

LARRY J. LEOPARDI, Ex-Officio

CLIFFORD S. JAMILE
Manager and Chief Engineer

DONNA FAY K. KIYOSAKI
Deputy Manager and Chief Engineer

Mr. Vincent Shigekuni, Principal
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekuni:

**Subject: Your Letter Dated December 23, 2002 Regarding the University of Hawaii-West Oahu
Draft Environmental Assessment/Environmental Impact Statement Notice of Preparation**

Thank you for the opportunity to comment on the proposed development.

A water master plan for the proposed development should be submitted for our approval. The master plan should include the proposed development layout, along with the proposed water facilities and necessary hydraulic calculations. The developer shall address source requirements, as well as provide transmission and storage facilities to service the development.

Board of Water Supply Rules and Regulations require the use of nonpotable water for the irrigation of large landscaped areas if a suitable supply is available. The applicant should research and address the availability and use of nonpotable water for irrigation.

If you have any questions, please contact Joseph Kaakua at 527-6123.

Very truly yours,

CLIFFORD S. JAMILE
Manager and Chief Engineer



WM. FRANK BRANDT, FASLA
CHAIRMAN

THOMAS S. WITTEN, ASLA
PRESIDENT

R. STAN DUNCAN, ASLA
EXECUTIVE VICE-PRESIDENT

RUSSELL Y.J. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

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PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL

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JUNIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HIDA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
101 BISHOP STREET
SUITE 2100
HONOLULU, HAWAII 96813-5484
TEL: (808) 521-5531
FAX: (808) 523-1402
E-MAIL: sysadmin@pbrhawaii.com

HILLO OFFICE
101 ALI'IHI STREET
HILLO, HAWAII 96720-4262
TEL: (808) 941-5589
FAX: (808) 941-5593
E-MAIL: phill@hilo.net

WAILUKU OFFICE
2121
WAILUKU, HAWAII 96793-2204
TEL: (808) 242-2878
FAX: (808) 242-2902
E-MAIL: phillmail@hilo.net

January 27, 2005

Mr. Clifford S. Jamile, Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Attn: Mr. Joseph Knaakua

**SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISP/N)**

Dear Mr. Jamile:

Thank you for your letter dated January 10, 2003. We have reviewed your letter and will include a Water Master Plan in the Draft EIS. As part of the Water Master Plan, the consulting civil engineer will research and address the availability and use of nonpotable water for irrigation.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

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Linda Lingle
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2380
HONOLULU, HAWAII 96804

OFFICE OF BUSINESS SERVICES

January 15, 2003

Mr. Vincent Shigekuni
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96816

Dear Mr. Shigekuni:

Subject: University of Hawaii - West Oahu, Ewa, Oahu
TMK: 9-1-016: pcr. 108

The Department of Education (DOE) appreciates being consulted during the scoping process for the University of Hawaii (UH), West Oahu, proposed campus location on 500 acres within the Housing and Community Development Corporation of Hawaii (HCDC) East Kapolei site.

The DOE is concerned that although the UH West Oahu proposal would eliminate roughly 46 percent of the planned housing for East Kapolei it also eliminates two out of the four school sites designated to serve the area. Our concerns are compounded by the passage of five years since the acceptance of the Final Environmental Impact Statement for East Kapolei Master Plan in 1998.

In that time, the Kapolei Intermediate and Kapolei High schools both opened and reached enrollment capacities very quickly. Those schools can no longer be expected to serve students living in East Kapolei. Further more, the economic slowdown of the past few years has not only delayed the development of East Kapolei and its schools but also delayed the building of other West Oahu communities and schools.

By re-looking at the proposal for East Kapolei and eliminating the homes that would now be used by UH, the area still requires two elementary schools, one middle school, and one high school. The areas remaining in the original East Kapolei plan include space for one elementary school and one middle school. There will still be a need for 12 acres for an elementary school and 50 acres for a high school.

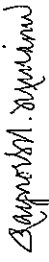
AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

Mr. Vincent Shigekuni
Page 2
January 15, 2003

The DOE would have no objection to those two campuses being located in appropriate spots within the UH West Oahu 500 acres. Although your Environmental Impact Statement Notice of Preparation (EISPN) did not mention residential areas being planned within the 500 acres, faculty and student family housing must have been considered in your plans. Schools located in proximity to institutions of higher education could have some mutual benefits.

Thank you for the opportunity to review and comment on this EISPN. Should you have any questions, please call Ms. Heidi Meeker of our branch at 733-4862.

Sincerely yours,



Raynor M. Minami, Director
Facilities and Support Services Branch

RMM:hy

cc: A. Suga, OBS



LAND PLANNING
DESIGN
CONSULTING
ENVIRONMENTAL STUDIES

WM. FRANK BRANDT, PASLA
CHAIRMAN

THOMAS S. WITTEN, ASLA
PRESIDENT

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EXECUTIVE VICE-PRESIDENT

RUSSELL Y. I. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

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PRINCIPAL

JAMES LEONARD, AICP
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HILLO OFFICE

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SENIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
8TH FLOOR, SUITE 650
HONOLULU, HAWAII 96813-5464
TEL: (808) 521-5631
FAX: (808) 523-1402
E-MAIL: sysadmin@pbrhawaii.com

HILLO OFFICE
101 ALUWAI STREET
HILLO, HAWAII 96720-4302
TEL: (808) 951-3333
FAX: (808) 951-4999
E-MAIL: phillip@hawaii.net

WAILUKU OFFICE
2122 KAHUI STREET
WAILUKU, HAWAII 96793-2904
TEL: (808) 242-2838
FAX: (808) 242-2923
E-MAIL: phmaui@hawaii.net

January 27, 2005

Mr. Raynor M. Minami, Director
Facilities and Support Services Branch
State of Hawaii
Department of Education
P. O. Box 2360
Honolulu, Hawaii 96804

**SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)**

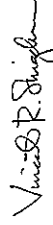
Dear Mr. Minami:

Thank you for your letter dated January 15, 2003. We have reviewed your letter and will include the information you provided on current school conditions in the Kapolei area in the Draft EIS. The University of Hawaii will be contacting DOE to discuss possible ways to mitigate the impact of school-aged children being generated from University-related housing. Current plans for UH West Oahu includes one elementary school site of 12 acres.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Principal

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DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4629 • FAX: (808) 523-4230 • INTERNET: www.cc.honolulu.hi.us



JEREMY HARRIS
MAYOR

January 14, 2003

CHERYL D. SOON
DIRECTOR

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR



TPD12/02-19712R

Mr. Vincent Shigekuni, Principal
PBR Hawaii
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekuni:

Subject: University of Hawaii-West Oahu

In response to your December 23, 2002 letter, we reviewed the project information provided.

We would like to provide you with information on a planned transportation facility in the vicinity of the subject project.

The Primary Corridor Transportation Project (PCTP) proposed by this department includes a North-South Road Park-and-Ride. This park-and-ride is to be located on the Koko Head side of North-South Road, between Farrington Highway and the H-1 Freeway. Its location allows using the future North-South Road Interchange and the H-1 Freeway for bus access.

The North-South Road Park-and-Ride will be one component of a multi-modal alternative that will provide a balanced transportation system. The PCTP will improve connections between Kapolei and the Primary Urban Center, and the connections between the subject project and the other University of Hawaii campuses. We look forward to continuing coordination with the University of Hawaii.

Should you have any questions regarding this matter, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

CHERYL D. SOON
Director



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

WM. FRANK BRANDT, FASLA
CHAIRMAN

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PRINCIPAL

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PRINCIPAL
HILO OFFICE

GRAFT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHREIBL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-5601
FAX: (808) 521-5602
E-MAIL: pschreibl@pbrhawaii.com

HILO OFFICE
1001 BISHOP STREET
HILO, HAWAII 96720-4262
TEL: (808) 961-3333
FAX: (808) 961-4989
E-MAIL: phehlie@hawaii.net

WAILUKU OFFICE
2123 KAAHI STREET
WAILUKU, HAWAII 96793-2204
TEL: (808) 242-2878
FAX: (808) 242-2878
E-MAIL: jammat@hawaii.net

January 27, 2005

Mr. Edward Y. Hirata, Director
City and County of Honolulu
Department of Transportation Services
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Attn: Ms. Faith Miyamoto

SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EIS/SPN)

Dear Mr. Hirata:

Thank you for your letter dated January 14, 2003 (your reference number TDP12/02-19712R). We have reviewed your letter and will include the information you provided on the North-South Road Park-and-Ride in the Draft EIS.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

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LINDA LINGLE
BENJAMIN F. GAVETTANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION

P.O. Box 2359
Honolulu, HI 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

January 21, 2003

Mr. Vincent Shigekumi, Principal
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekumi:

Subject: University of Hawaii-West Oahu Draft Environmental Assessment/
Environmental Impact Statement Notice of Preparation (EA/EISPN)

We are in receipt of your letter dated December 23, 2002, regarding the EA/EISPN for the University of Hawaii-West Oahu project, and have the following comments:

- 1) We confirm that the 500-acre site proposed for the University of Hawaii-West Oahu campus is located within the 1,300-acre area urbanized by the Land Use Commission (LUC) for the East Kapolei project in LUC Docket No. A99-728/Housing and Community Development Corporation of Hawaii, State of Hawaii. We note that one of the objectives of this project was to generate income from the sale of large lot improved development parcels in East Kapolei to individual developers in support of a 991-acre campus mauka of the H-1 Freeway. Given the new campus location, the DEIS should include a discussion on what brought about the change in location and on the manner in which development of the campus will now be financed. In addition, the DEIS should include an assessment of the impacts of the campus upon the remaining land uses constituting the East Kapolei project as well as proposed projects in the region, including Gentry Investment Properties' Ewa Makai development.

ANTHONY J.H. CHING
EXECUTIVE OFFICER

Mr. Vincent Shigekumi, Principal
January 21, 2003
Page 2

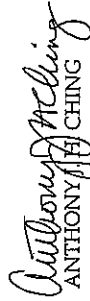
2) We believe that the proposed campus on the East Kapolei site represents a substantial change in the project from the development originally represented to the LUC. Given the nature and magnitude of the change, a motion to amend the decision and order issued in the above-mentioned docket should be filed with our office pursuant to §15-15-70, Hawaii Administrative Rules. Such a motion, together with supporting affidavits, exhibits, and legal memoranda of points and authorities, would provide the Commission with relevant and reliable information upon which to make a determination in regard to the revised project.

3) We reserve further comments on the subject project in our review of the DEIS.

We have no further comments to offer at this time. Thank you for the opportunity to comment on the subject EA/EISPN.

Please feel free to contact Bert Saruwatari of my office at 587-3822, should you require clarification or any further assistance.

Sincerely,


ANTHONY H. CHING
Executive Officer

c: Office of Environmental Quality Control



Wm. FRANK BRANDT, FASLA
CHAIRMAN

R. STAN DUNCAN, ASLA
PRESIDENT

RUSSELL Y.J. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

VINCENT SHIOBKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL
FIELD OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HELEN KIM OYSTER
1001 BAKER STREET
ASB TOWER, SUITE 550
HONOLULU, HAWAII 96813-2484
TEL: (808) 521-5621
FAX: (808) 223-4002
E-MAIL: syoyster@pbrihawaii.com

FIELD OFFICE
101 ALI'IKINI STREET
HUIA LAKOOW CENTER, SUITE 310
HUIA, HAWAII 96741-1502
TEL: (808) 961-2342
FAX: (808) 961-4989
E-MAIL: phobio@hava.net

WALDEMAR QUINZE
2123 KAHUNA STREET
WAILUKU, HAWAII 96793-2204
TEL: (808) 242-2378
FAX: (808) 242-2902
E-MAIL: phama@hava.net

January 27, 2005

Mr. Anthony J. H. Ching, Executive Officer
State of Hawaii
Department of Business, Economic Development & Tourism
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804-2359

Attn: Bert Saruwaiari

**SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISP)**

Dear Mr. Ching:

Thank you for your letter dated January 21, 2003. We have reviewed your letter and offer the following responses:

1. The Draft EIS will include an assessment of the impacts of the campus upon the remaining land uses constituting the East Kapolei project as well as proposed projects in the region, including Gentry Investment Properties' Ewa Makai development.
2. As recommended, the University of Hawaii will consult with the LUC regarding the recommendation to file a motion to amend the decision and order issued in LUC Docket No. A99-728/Housing and Community Development Corporation of Hawaii, State of Hawaii with the Land Use Commission pursuant to Subsection 15-15-70, Hawaii Administrative Rules.

3. We understand the LUC's desire to reserve further comments on the subject project pending your review of the Draft EIS. We will look forward to your comments at that time.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni

Vincent Shigekuni
Principal

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LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION

P.O. Box 621
HONOLULU, HAWAII 96809
January 18, 2003

LD-NAV
UHWCAMPUSPEABR.RCM

PBR Hawaii
Vincent Shigekuni, Principal
1101 Bishop Street
Pacific Towers, Suite 650
Honolulu, Hawaii 96813-4329

Dear Mr. Shigekuni:

SUBJECT: Pre-Assessment Consultation - Preparation of a Draft Environmental Assessment for the Proposed University of Hawaii West Oahu Campus Project, Oahu, Hawaii - TMK: 1#-9-1-16 Portion of 108

Thank you for the opportunity to review and comment on the subject matter.

A copy of your letter dated December 23, 2002 (summary), and campus drawing pertaining to the subject matter was distributed to the following Department of Land and Natural Resources' Divisions for their review and comment:

- Division of Aquatic Resources
- Division of Forestry and Wildlife
- Division of State Parks
- Engineering Division
- Commission on Water Resource Management
- Land Division Planning and Technical Services
- Oahu District Land Office

Attached herewith is a copy of the Division of Forestry and Wildlife, Engineering Division and Commission on Water Resource Management comments.

The Department of Land and Natural Resources has no other comment to offer at this time.

Should you have any questions, please feel free to contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0384.

Very truly yours,

Nicholas A. Vaccaro

NICHOLAS A. VACCARO
Administrator

C: ODJO

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEAN A. NAKANO
ASSISTANT DIRECTOR FOR
THE COASTAL ZONE
RESOURCE MANAGEMENT
ADULTS RESOURCES
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MANAGEMENT
MANAGEMENT WATER RESOURCE
CONSERVATION AND RESOURCES
CONSERVATION
CONSERVATION
PROFESSOR
NATIONAL WILDLIFE
PRESERVATION
HAWAIIAN ISLANDS
LAND COMMISSION
STATE PARKS

L-164/4066/180/104

JAN 22

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

P.O. Box 621
HONOLULU, HAWAII 96809

January 2, 2003
LD/NAV

Ref.: UHWOCAMPUSDEA.CMT

MEMORANDUM:

TO: XXX Division of Aquatic Resources
XXX Division of Forestry & Wildlife
Na Ala Hele Trails
XXX Division of State Parks
XXX Engineering Division
XXX Commission on Boating and Ocean Recreation
XXX Commission on Water Resource Management
Land Division Branches:
XXX Planning and Technical Services
XXX Oahu District Land Office

FROM: Dierdre S. Mamiya, Administrator
Land Division

SUBJECT: Pre-Assessment Consultation - Preparation of a
Draft Environmental Assessment covering the Proposed
University of Hawaii West Oahu Campus, Oahu, Hawaii
Consultant: PBR Hawaii (808) 521-5631
TMK: 1s/ 9-1-16 Portion of 108

Please review the attached letter (summary of project)
covering the subject matter and submit your comments (if any) on
Division letterhead within the time requested above.

Should you need more time to review the subject matter, please
contact Nicholas A. Vaccaro at ext.: 7-0384.

If this office does not receive your comments on or before the
suspense date, we will assume there are no comments.

() We have no comments.

Comments attached.

Signed: AK

Name: _____

Date: _____

ERIC T. HIRANO
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEAN A. NAKANO
ACTING CHAIRPERSON
THE COMMISSION ON WATER
RESOURCE MANAGEMENT

AQUATIC RESOURCES
RECREATION
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
ENVIRONMENTAL
CONSERVATION
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PLANNING AND PERMITTING
LAND
COMMISSION
STATE PARKS

L-4066
Suspense Date: 1/10/03

103 JAN 03 03:01 ENGINEERING

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LAINAV
Ref.: UHWOCAMPUSDEA.CMT

COMMENTS

For your information, the project site is located in Zone D. This is an area in which flood hazards are undetermined.

However, if future studies determine that the project site is within the flood zone, the project must comply with rules and regulations of the National Flood Insurance Program (NFIP). If there are questions regarding the NFIP, please contact the State Coordinator, Mr. Sterling Yong, of the Department of Land and Natural Resources at 587-0248. If there are questions regarding flood ordinances, please contact Mr. Robert Sumimoto at 523-4254 or Mr. Mario Siu Li at 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.

In addition, the draft Environmental Assessment should include project water demand and infrastructure required to meet water demands.

For your information, the former Ewa Sugar/Oahu Sugar Company Pesticide Mixing and Loading Site is located adjacent and to the East of the proposed UH Development on TMK: 9-1-17:71. This site is contaminated with dioxins at elevated levels and has been identified by the State Department of Health, Hazard Evaluation and Emergency Response Office as HIGH priority.

Should you have any questions, please call Mr. Andrew Monden of the Planning Branch at 587-0229.

Signed: Eric T. Hirano
For ERIC T. HIRANO, CHIEF ENGINEER

Date: 1/10/03

Division of Forestry & Wildlife

1151 Punchbowl Street, Rm. 325 • Honolulu, HI 96813 • (808) 587-0166 • Fax: (808) 587-0160

January 14, 2003

MEMORANDUM

TO: Nick Vaccaro, Land Agent
Land Division

THRU: Dierdre S. Mamiya, Administrator
Land Division

FROM: Michael G. Buck, Administrator
Division of Forestry and Wildlife

SUBJECT: Pre-Assessment Consultation - Preparation of a Draft EA covering the proposed UH - West Oahu Campus, Oahu, Hawaii Consultant : PBR
Hawaii TMK: 9-1-16: por. 108.



The Division of Forestry & Wildlife (DOFAW) has reviewed the subject document regarding impacts the project may have on DOFAW management programs and provide the following recommendations for your consideration. DOFAW is concerned with three endangered plants that are known to be present in the Kapolei-Kalaheo-Ewa plains area. The endangered plants are: 1) *Chamaesyce skottsbergii* var. *skottsbergii*, 2) *Achyranthes splendens* var. *rotundata*, and 3) *Abutilon menziesii*. In particular, the *Abutilon menziesii* is a species of concern at the proposed UH - West Oahu Campus site. Any endangered plant discovered at this site is protected by State Law, Chapter 195D-4, HRS.

A "Habitat Conservation Plan" (HCP) to protect the endangered plants in this region is currently being developed for the North/South Road Project which is a part of a larger regional effort to address endangered plant issues through the East Kapolei Master Plan. The State Department of Transportation, State Department of Land and Natural Resources, Housing and Community Development Corporation of Hawaii, and University of Hawaii are major stakeholders and landowners involved in the mitigation of endangered plants in this area. However, the current landowner definition of the State's Endangered Species law (Chapter 195D, HRS) prevents public land at UH - West Oahu Campus from being part of that HCP. DOFAW has proposed an administrative Bill in this coming legislative session to amend the HCP to include public lands as landowners.

Nick Vaccaro
Page 2

Should this important amended legislation pass, it will allow the University of Hawaii to become eligible for a HCP. Please call Ms. Vickie Caraway, State Botanist at 587-0165 or Mr. Paul Conry, Wildlife Program Manager at 587-4176 if you have questions regarding DOFAW's review of this proposed UH - West Oahu Campus. As always, we appreciate the opportunity to comment on this project.

C: DOFAW, Oahu Branch
Vickie Caraway, State Botanist
Paul Conry, Wildlife Program Manager

RECEIVED
DIVISION OF FORESTRY & WILDLIFE
JAN 15 2003

LINDA LINGLE
DIRECTOR OF HAWAII



2003 JAN 14 10 42 21

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 65
HONOLULU, HAWAII 96809

ERIC T. HIRAKO
Acting Commissioner
MEREDITH J. CHING
CLAYTON W. DELA CRUZ
CHYONIE L. FUKINO, M.D.
BRIAN C. MISHIDA
HERBERT W. RICHARDS, JR.
DEAN A. NAKANO
Acting Deputy Director

January 10, 2003

Ref: UH W Oahu Campus.dr

TO: Ms. Dede Mamiya, Administrator
Land Division

FROM: Dean A. Nakano, Acting Deputy Director
Commission on Water Resource Management (CWRM)

SUBJECT: Ere-Assessment Consultation - Preparation of a Draft Environmental Assessment
Proposed University of Hawaii West Oahu Campus, Oahu, Hawaii

FILE NO.: UHWOCAMPUSDEA.CMT

Thank you for the opportunity to review the subject document. Our comments related to water resources are marked below.

In general, the CWRM strongly promotes the efficient use of our water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no annual effects to the ecosystem. Also, the CWRM encourages the protection of water recharge areas, which are important for the maintenance of streams and the replenishment of aquifers.

- We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan.
- We recommend coordination with the Land Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- We are concerned about the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- A Well Construction Permit and/or a Pump Installation Permit from the Commission would be required before ground water is developed as a source of supply for the project.
- The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit from the Commission would be required prior to use of this source.
- Groundwater withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- We are concerned about the potential for degradation of instream uses from development on highly erodible slopes adjacent to streams within or near the project. We recommend that approvals for this project be conditioned upon a review by the corresponding county's Building Department and the developer's acceptance of any resulting requirements related to erosion control.
- If the proposed project includes construction of a stream diversion, the project may require a stream diversion works permit and amend the instream flow standard for the affected stream(s).
- If the proposed project alters the bed and banks of a stream channel, the project may require a stream channel alteration permit.
- OTHER: We recommend that the Draft Environmental Assessment include the projected potable and non-potable demands, an anticipated schedule to buildout, and the proposed water sources to meet the potable demands.

If there are any questions, please contact Lenore Y. Nakama at 587-0218.



January 27, 2005

Ms. Dierdre S. Mamiya, Administrator
State of Hawaii
Department of Land and Natural Resources
Land Division
P. O. Box 621
Honolulu, Hawaii 96809

Attn: Mr. Nicholas Vacarro

SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EIS/SPN)

Dear Ms. Mamiya:

Thank you for your letter dated January 18, 2003 (your reference number LD-NAV UHWOCAMPUSDEABR.RCM.L-164/4066/180/104), for circulating our letter among the various DLNR divisions, and for compiling the responses. We have reviewed the various comments and offer the following responses:

Engineering Division

1. The information provided on flood hazards will be included in the Draft EIS.
2. While the information requested on project water demand and infrastructure was requested for the draft Environmental Assessment, that information will not be available until the Draft EIS. The Draft EIS will include water and infrastructure master plans.
3. Information on the Ewa Sugar/Oahu Sugar Company Pesticide Mixing and Loading Site will be included in the Draft EIS.

Division of Forestry and Wildlife

1. We appreciate the information provided on the Habitat Conservation Plan and we will incorporate it into the Draft EIS.

WM. FRANK BRANDT, FASLA
CHAIRMAN

THOMAS S. WITTEN, ASLA
PRESIDENT

R. STAN DUNCAN, ASLA
EXECUTIVE VICE-PRESIDENT

RUSSELL Y. L. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

VINCENT SHIGEKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HOA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HOWULOU OFFICE
1001 Bishop Street
ASST. TO CHIEF OF STAFF
Honolulu, HI 96813-5484
Tel: (808) 531-5231
Fax: (808) 531-1402
E-MAIL: syaduhiti@pbbhawaii.com

HILLO OFFICE
101 ALIEN STREET
Hilo, Hawaii 96720-4302
Tel: (808) 961-3333
Fax: (808) 961-4989
E-Mail: phillo@hwa.net

WAILUKU OFFICE
2122 KAOHU STREET
Wailuku, Hawaii 96793-2204
Tel: (808) 242-2138
Fax: (808) 242-2902
E-Mail: phmaui@hwa.net

Ms. Dièdre S. Mamiya, Administrator
SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL IMPACTS STATEMENT
PREPARATION NOTICE
January 27, 2005
Page 2

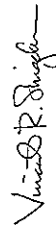
Commission on Water Resource Management

1. The University of Hawaii will promote the efficient use of water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible and there are no harmful effects to the ecosystem.
2. The University of Hawaii is also in accord with the protection of water recharge areas, which are important for the maintenance of streams and the replenishment of aquifers.
3. The University of Hawaii will coordinate with the Board of Water Supply to incorporate the proposed UH West Oahu Campus into the City and County of Honolulu's Water Use and Development Plan.
4. The University of Hawaii will coordinate with the Land Division of DLNR to incorporate the proposed UH West Oahu Campus into the State Water Projects Plan.
5. The information requested on the projected potable and non-potable demands, and an anticipated schedule to buildout will not be available for the EIS Preparation Notice, but will be included in the Draft EIS.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Principal

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LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1820

RODNEY K. HARRAGA
DIRECTOR
Acting Deputy Director
GARY W. GREGORY

JAN 23

IN REPLY REFER TO:
AIR-P
03.0014

January 17, 2003

Mr. Vincent Shigekuni
Principal
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekuni:

Subject: University of Hawaii (UH) – West Oahu Draft Environmental Assessment/
Environmental Impact Statement Notice of Preparation

Thank you for your letter of December 23, 2002, asking for comments on the proposed UH West Oahu campus. We have operated Kalaeloa Airport, a general aviation reliever airport, since July 1999 in the airfield of the former Naval Air Station at Barbers Point. We do not see any direct impact on our Kalaeloa Airport south of the proposed UH campus. The proposed UH campus will be outside of the high noise contours generated by the aircraft activity at the Airport. However, be aware of the increased flying activity in the West Oahu area due to Kalaeloa Airport.

If you need further information, please call Mr. Stephen Takashima, Senior Planner, at 838-8810.

Sincerely,



DAVIS K. YOGI
Airports Administrator



W.M. FRANK BRANDT, FASLA
CHAIRMAN

THOMAS S. WITTEB, ASLA
PRINCIPAL

R. STAN DUNCAN, ASLA
EXECUTIVE VICE-PRESIDENT

RUSSELL Y.J. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

VINCENT SHIGEKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL
HILO OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHIBILL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
101 Bishop Street
ASL Tower, Suite 650
Honolulu, HI 96813-4484
Tel: (808) 521-4631
Fax: (808) 521-1402
E-MAIL: systems@pbrhawaii.com

HILO OFFICE
101 ALUINI STREET
HILO LAMON CENTER, SUITE 310
HILO, HAWAII 96720-4262
Tel: (808) 961-3333
Fax: (808) 961-4989
E-MAIL: pbrhilo@hawaii.net

WAILUKU OFFICE
2123 KOHINI STREET
WAILUKU, HAWAII 96793-2044
Tel: (808) 242-2878
Fax: (808) 242-2902
E-MAIL: pbrmaui@hawaii.net

January 27, 2005

Mr. Davis K. Yogi, Airports Administrator
State of Hawaii
Department of Transportation, Airports Division
400 Rodgers Boulevard, Suite 700
Honolulu, Hawaii 96819-1880

Attn: Mr. Stephen Takashima

**SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISP/N)**

Dear Mr. Yogi:

Thank you for your letter dated January 17, 2003 (your reference number AIP-P 03.0014). We have reviewed your letter and will include the information you provided on noise contours from Kalaeloa Airport in the Draft EIS.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

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**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

Energy, Resources, and Technology Division
235 South Beretania Street, Leicopapa A Kamehameha Bldg., 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Web site: www.hawaii.gov/beat/ert

Telephone: (808) 587-3807
Fax: (808) 587-3820

January 22, 2003

JAN 27
Project
Project

Mr. Vincent Shigekuni
Principal
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, HI 96813-3429

Dear Mr. Shigekuni:

Subject: University of Hawaii—West Oahu Draft Environmental Assessment/Environmental Impact Statement Notice of Preparation

Thank you for the opportunity to provide comments on the Draft Environmental Assessment/Environmental Impact Statement for the University of Hawaii—West Oahu campus. We would like to call your attention to: (1) State energy conservation goals, (2) energy saving design practices and technologies, and (3) recycling and recycled-content products.

1. State energy conservation goals. Project buildings, activities, and site grounds should be designed with energy saving considerations. The mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226 ("Hawaii State Planning Act"). In particular, we would like to call to your attention HRS 226 18(c)(4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

We also would like to call your attention to Act 77, SLH 2002, "Relating to Energy Resources" which took effect on May 31, 2002. Part II of Act 77 establishes energy efficiency goals and identifies requirements for State agencies.

If you plan to provide hot water on campus, we would like to call your attention to Administrative Directive No. 98-03 "Policy Governing the Use of Solar Water Heating Systems for State Facilities." This Directive requires that:

All plans and designs for new or renovated facilities using state funds or located on state land and incorporating the use of hot water shall include a comparative analysis to determine the cost-benefit of using a conventional water heating system or a solar water heating system. The analysis shall be based on the projected life-cycle costs to purchase and operate the water heating systems. If the life-cycle analysis is positive, the facility shall incorporate solar water heating. If water heating entirely by solar is not cost-effective, the analysis shall also evaluate the life-cycle, cost-benefit of solar water heating for preheating water. Each Department shall be responsible for conducting an analysis for every facility that provides hot water.

We recommend that you consult the City & County of Honolulu Energy Code early on in your project. Hawaiian Electric Co., Inc., (HECO) may also have demand-side management programs that offer rebates and/or incentives for installation of energy efficient technologies.

2. Energy saving design practices and technologies. We recommend that energy efficient design practices and technologies be specifically addressed. Some of the methods and technologies that could be considered, as appropriate, include:

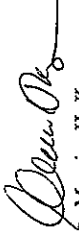
- Use of natural ventilation to increase comfort of occupants;
- Use of daylighting
- Maximum use of natural lighting without heat gain;
- Use of high efficiency compact fluorescent lighting;
- Use of insulation/radiant barrier for an equivalent R-19 value in ceiling; use of ceiling fans;
- Use of landscaping for dust control and to minimize heat gain to area; and
- Use of photovoltaics, fuel cells and other renewable energy sources.

3. Recycling and recycled-content products.

- Develop a job-site recycling plan for construction and recycle as much construction and demolition waste as possible;
- Incorporate provisions for recycling into the project – a collection system and space for bins for recyclables; and
- Specify and use products with recycled content such as: steel, concrete aggregate fill, drywall, carpet and glass tile.

Please refer to the attached *Guidelines for Sustainable Building Design In Hawaii: A planner's checklist* and *A Contractor's Waste Management Guide* for additional information.

Sincerely,



Maurice H. Kaya
Energy, Resources, and Technology
Program Administrator

Enclosures

c: OEQC
Allan Ah San (Research Corporation of the University of Hawaii)
Sam Callejo (University of Hawaii)



WM. FRANK BRANDT, FASLA
CHAIRMAN

THOMAS S. WYTTEN, ASLA
PRESIDENT

R. STAN DUNCAN, ASLA
EXECUTIVE VICE-PRESIDENT

RUSSELL Y.J. CHING, ASLA
EXECUTIVE VICE-PRESIDENT

VINCENT SHIGEKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL
HILO OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHWELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE:
101 BISHOP STREET
ASE Tower, Suite 600
HONOLULU, HAWAII 96813-1546
Tel: (808) 521-5533
Fax: (808) 521-1402
E-MAIL: eyegardin@pbhawaii.com

HILO OFFICE:
101 ALPINE STREET
HILO, HAWAII 96720-4262
Tel: (808) 961-3333
Fax: (808) 961-4989
E-MAIL: planning@hawaii

WAILUKU OFFICE
2123 KOAHI STREET
WAILUKU, HAWAII 96793-2204
Tel: (808) 242-2900
Fax: (808) 242-2902
E-MAIL: planning@hawaii

January 27, 2005

Mr. Maurice H. Kaya, Energy, Resources
and Technology Program Administrator
State of Hawaii
Department of Business, Economic Development & Tourism
Strategic Industries Division
P. O. Box 2359
Honolulu, Hawaii 96804

**SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISP/N)**

Dear Mr. Kaya:

Thank you for your letter dated January 22, 2003. We have reviewed your letter and offer the following responses:

1. The Draft EIS will address the applicable portions of the State Energy Conservation Goals as found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226, HRS ("Hawaii State Planning Act").
2. The Draft EIS will also address the applicable portions of Act 77, SLH 2002, "Relating to Energy Resources."
3. The Draft EIS will note that hot water use on campus is subject to Administrative Directive No. 98-03 "Policy Governing the Use of Solar Water Heating Systems for State Facilities."
4. The City and County of Honolulu Energy Code will be consulted during the design for the campus.
5. The University of Hawaii will consult with HECO demand-side programs that offer rebates and/or incentives for installation of energy efficient technologies (at its existing campuses), and will design the proposed campus accordingly.
6. The Draft EIS will address energy efficient design practices and technologies.
7. The Draft EIS will also address recycling and recycled-content products.

Mr. Maurice H. Kaya
SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU DRAFT ENVIRONMENTAL
ASSESSMENT/ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
January 27, 2005
Page 2

8. The Guidelines for Sustainable Building Design in Hawaii: A Planner's Checklist and A Contractor's Waste Management Guide will be consulted during the design and construction of the campus.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

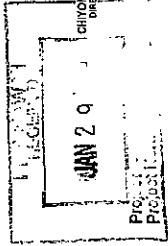
PBR HAWAII

Vincent Shigekuni
Principal

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STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378



CHIVONNE L. EMBING, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
File #

03-007/epo

January 27, 2003

Mr. Vincent Shigekuni, Principal
PBR HAWAII

1001 Bishop Street, Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekuni:

Subject: Consultation for the Preparation of an Environmental Assessment (PEA) and Draft Environmental Impact Statement Preparation Notice (EISP/N) University of Hawaii, West Oahu Campus
Tax Map Key: 3-1-016:108 (pot)

Thank you for the opportunity to review and comment on the subject proposal. The PEA/EISP/N was routed to the various branches of the Environmental Health Administration. We have the following comments.

Clean Water Branch (CWB)

1. The Army Corps of Engineers should be contacted to identify whether a Federal permit (including a Department of Army permit) is required for this project. Pursuant to Section 401(a)(1) of the Federal Water Pollution Act (commonly known as the "Clean Water Act"), a Section 401 Water Quality Certification is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters..."
2. A National Pollutant Discharge Elimination System (NPDES) general permit coverage is required for the following activities:

Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi);

Mr. Vincent Shigekuni, Principal
January 27, 2003
Page 2

- a. Construction activities, including clearing, grading, and excavation that result in the disturbance of equal to or greater than five (5) acres of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the commencement of the construction activities.

Note: After March 10, 2003, an NPDES permit will be required for construction activities, including clearing, grading, and excavation that result in the disturbance of one (1) acre or more.

- b. Discharge of treated effluent from leaking underground storage tank remedial activities;
- c. Discharge of once through cooling water less than one (1) million gallons per day;
- d. Discharge of hydrotesting water;
- e. Discharge of construction dewatering effluent;
- f. Discharge of treated effluent from petroleum bulk stations and terminals;
- g. Discharge of treated effluent from well drilling activities;
- h. Discharges of treated effluent from recycled water distribution systems;
- i. Discharges of storm water from a small municipal separate storm sewer system; and
- j. Discharge of circulation water from decorative ponds or tanks.

The CWB requires that a Notice of Intent (NOI) to be covered by a NPDES general permit for any of the above activities be submitted at least 30 days before the commencement of the respective activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/eh/cwb/forms/geni-index.html>.

3. The applicant may be required to apply for an individual NPDES permit if there is any type of activity in which wastewater is discharged from the project into State waters, and/or coverage of the discharge(s) under the NPDES general permit(s) is not permissible. An application for the NPDES permit is to be submitted at least 180 days before the commencement of the activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/eh/cwb/forms/ndiv-index.html>.

4. Hawaii Administrative Rules, Section 11-55-38, also requires the owner to either submit a copy of the NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SEPD) or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD.

If you have any questions, please contact the CWB at (808) 586-4309.

Wastewater Branch (WWB)

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We reserve the right to review the detailed wastewater plans for conformance to applicable rules.

If you have any questions, please contact the WWB at (808) 586-4294.

Clean Air Branch (CAB)

Control of Fugitive Dust

There is a significant potential for fugitive dust emissions during all phases of construction. Proposed construction activities will occur in proximity to existing residences and major thoroughfares, thereby exacerbating potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. Implementation of adequate dust control measures during all phases of development and construction activities is warranted.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust.

The contractor should provide adequate measures to control dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

- a. Plan the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b. Provide an adequate water source at the site prior to start-up of construction activities;
- c. Landscape and provide rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d. Minimize dust from shoulders and access roads;

- e. Provide adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
 - f. Control dust from debris being hauled away from the project site.
- If you have any questions, please contact Barry Ching at (808) 586-4200.

Noise, Radiation and Indoor Air Quality (NRIAQ) Branch

All project activities shall comply with the Administrative Rules of the Department of Health, Chapter 11-46, on "Community Noise Control", and Chapter 11-39, on "Air Conditioning and Ventilation."

If you have any questions, please contact the NRIAQ at (808) 586-4701.

Sincerely,

June F. Harrigan-Lum

JUNE F. HARRIGAN-LUM, MANAGER
Environmental Planning Office

c: CWB
WWB
CAB
NRIAQ



WM. FRANK BRANDT, FASLA
CHAIRMAN

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PRESIDENT

R. STAN DUNCAN, ASLA
EXECUTIVE VICE-PRESIDENT

RUSSELL Y. J. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

VINCENT SHIGEKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HOA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
3RD FLOOR
ASST. TOWER, SUITE 630
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-5611
FAX: (808) 521-1462
E-MAIL: syadama@pbrhawaii.com

HILLO OFFICE
101 ALIPIHI STREET
HILLO, HAWAII 96703
TEL: (808) 961-3333
FAX: (808) 961-4089
E-MAIL: pbrhilo@pbrhawaii.com

WAILUKU OFFICE
2123 KAOHI STREET
WAILUKU, HAWAII 96793-2204
TEL: (808) 242-2878
FAX: (808) 242-2902
E-MAIL: pbrmail@pbrhawaii.com

January 27, 2005

Ms. June F. Harrigan-Lum, Manager
Environmental Planning Office
State of Hawaii
Department of Health
P. O. Box 3378
Honolulu, Hawaii 96801-3378

**SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EIS/PN)**

Dear Ms. Harrigan-Lum:

Thank you for your letter dated January 27, 2003 (your reference number 03-007/epo). We have reviewed your letter and offer the following responses:

1. The Army Corps of Engineers has been contacted to identify whether a Federal permit (including a Department of Army permit) is required for this project.
2. The EISNOP will state the project will require a NPDES permit.
3. The Draft EIS will note that all wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." The Draft EIS will also state that the Department of Health reserves the right to review the detailed wastewater plans for conformance to applicable rules.
4. The Draft EIS will address the potential impact of fugitive dust emissions during construction. Measures to mitigate the impact of fugitive dust will also be addressed in the EIS.
5. The Draft EIS will note that all wastewater plans must comply with the Administrative Rules of the Department of Health, Chapter 11-46, on "Community Noise Control," and Chapter 11-39, on "Air Conditioning and Ventilation."

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

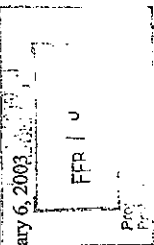
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PALEHUA COMMUNITY ASSOCIATION

February 6, 2003

92-1091 Palakia Street
Makakilo, Hawaii 96707
Phone: 672-5097
Fax: 672-9367
E-mail: opalakia@paol.com



Mr. Vincent Shigekuni, Principal
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, HI 96813-3429

**SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU DRAFT
ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT NOTICE OF PREPARATION**

Dear Mr. Shigekuni:

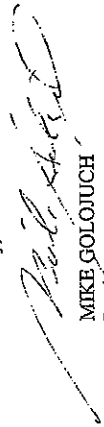
In response to your December 23, 2002, letter asking for our comments as to whether the proposed University of Hawaii (UH) – West Oahu campus may have an impact on any of our existing or proposed projects, policies or programs, we submit the following:

1. Your letter was reviewed during our monthly Palehua Community Association meeting on January 23, 2003. The board supports the development of the UH West Oahu campus on the 500-acre parcel mentioned in your letter.
2. We are concerned about roadway infrastructure and adequate freeway access, including proper clover leafs, for traffic flow. Specific projects that would help alleviate bottlenecks and affect the flow of traffic on Makakilo Drive include:
 - a. New westbound (Waiānae) Makakilo on-ramp. Will help keep traffic from backing up from up on Makakilo Drive and unnecessary traffic on Farrington Highway in Kapolei.
 - b. A new North-South Road H-1 interchange, with clover leafs. Will reduce the amount of traffic that needs to use the Makakilo Drive and Farrington Highway roadways through Kapolei.
 - c. Completion of the North-South Road. This again will reduce traffic allow Fort Barrette Road and the Makakilo Drive and Farrington Highway interchange.
 - d. Completion of Makakilo Drive, which currently ends at Royal Ridge, to the North-South Road H-1 interchange. This will allow those who live in Makakilo and will work or go to school at UH – West Oahu an alternative access to the campus. It will reduce the heavy traffic flow at Makakilo Drive H-1 on-ramp (East) to Honolulu and/or to use Farrington Highway East from Makakilo Drive in Kapolei.
 - e. Widening Farrington Highway from the Kapolei golf course to Fort Weaver road will also assist in traffic reduction that will bottleneck at Makakilo Drive and Farrington Highway.
 - f. Repair and maintenance of needs to be upgraded to handle the additional traffic.

- g. Additions to the current circulator bus routes in Makakilo may be needed and/or modification to the circulator bus routes.
3. We are also concerned that the additional influx of people living and working in Makakilo will tax already overcrowded Makakilo elementary schools (Mauka Lani and Makakilo Elementary) and Kapolei Intermediate and Kapolei High School. For Makakilo there will be a need for another elementary school. Land and construction costs are problems.
 4. A review of water and sewer infrastructure needs to be accomplished. Also how can recycled water be used as well as other alternative energy resources, e.g., solar, hydrogen?

Please let us know if you need any additional information. If you wish to attend our board meetings, we usually meet on the fourth Wednesday of the month at our office, 92-1091 Palahia Street, 7:00 p.m. You can always contact either our Covenants Specialist Al Shibuya at 672-5097 or our Property Manager Wayne Kirito at 485-0085 to confirm your attendance and/or the date of the meeting.

Sincerely,



MIKE GOLOJUCH
President

January 27, 2005



Mr. Mike Golojuch, President
Palaehua Community Association
92-1091 Palahia Street
Makakilo, Hawaii 96707

**SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)**

Dear Mr. Golojuch:

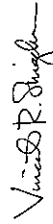
Thank you for your letter dated February 6, 2003. We have reviewed your letter and offer the following responses:

1. The University of Hawaii appreciates the Palaehua Community Association's support of the UH West Oahu campus. It is communities such as yours that UH West Oahu was originally intended to serve.
2. We appreciate your association's ideas for alleviating future traffic. Your letter has been transmitted to our traffic consultant. These potential solutions will be addressed in the Traffic Impact Analysis Report (TIAR) which will be appended to the Draft EIS.
3. We understand your comments regarding the overcrowding of public schools in the area. Please note that we received similar concerns from the Department of Education (DOE). In response, current plans for the UH West Oahu Campus includes one 12 acre elementary school site.
4. The Draft EIS will include water and sewer master plans. The use of reclaimed water for irrigation and alternative energy sources will also be discussed in the Draft EIS.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII



Vincent Shigeckuni
Principal

WM. FRANK BRANOFF, FASLA
CHAIRMAN

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GRANT MURAKAMI, AICP
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TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HAWAII OFFICE
1001 BOWEN STREET, SUITE 650
ASO TOWER
HONOLULU, HAWAII 96813-3484
Tel: (808) 521-5631
Fax: (808) 521-1402
E-MAIL: ypaulina@pbshawaii.com

HILO OFFICE
101 ALBEN STREET
HILO LANDSCAPE CENTER, SUITE 210
HILO, HAWAII 96720-2622
Tel: (808) 941-2622
Fax: (808) 941-4399
E-MAIL: pahilo@pbshawaii.com

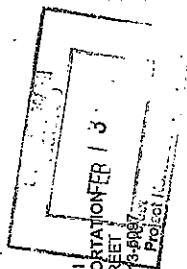
WAILUKU OFFICE
2123 KAOHI STREET
WAILUKU, HAWAII 96793-2204
Tel: (808) 242-2878
Fax: (808) 242-2902
E-MAIL: pohawaii@pbshawaii.com

LINDA LINGLE
GOVERNOR



RODNEY K. HARAGA
DIRECTOR

Acting Deputy Director
GLENN M. OGIUMOTO



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

FEB 11 2003

IN REPLY REFER TO:
HWY-PS
2-9330

Mr. Vince Shigekuni, Principal
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Environmental Impact Statement (EIS) Preparation Notice for University of Hawaii (UH) - West Oahu

Thank you for requesting our input on the EIS Preparation Notice. We have the following comments:

1. We would like the EIS to address the location, timing, design, and projected traffic at proposed new intersections with State highways including our future Ewa North-South Road. The EIS also should address when and how the UH proposes to fund these intersection improvements.
2. City and County of Honolulu Ordinance 02-52 requires Ewa developers to contribute impact fees to pay their fair share of the cost for regional highway improvements proposed by the 2010 Ewa Highway Master Plan. We have informed the UH that we are willing to pay any impact fees assessed to State agencies which have applied for building permits in the Ewa Region. However, we may need to reevaluate this offer if the UH is proposing significant private development/use of the West Oahu campus.

If you have any questions, please contact Ronald Tsuzuki, Head Planning Engineer, Highways Division, at 587-1830.

Very truly yours,

RODNEY K. HARAGA
Director of Transportation



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

W.M. FRANK BRANDT, PASLA
CHAIRMAN

THOMAS S. WITTEN, ASLA
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GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HOVOLUTION CONSULTANTS
1001 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
Tel: (808) 521-5631
Fax: (808) 521-1402
E-MAIL: vps@hovolution.com

HILO OFFICE
101 ALEKINI STREET
HILO, HAWAII 96720-4202
Tel: (808) 961-3333
Fax: (808) 961-4989
E-MAIL: pbrhilo@hawaii.net

WAILUKU OFFICE
2123 KAOHI STREET
WAILUKU, HAWAII 96791-2204
Tel: (808) 242-2878
Fax: (808) 242-2502
E-MAIL: pbrmail@hawaii.net

January 27, 2005

Mr. Rodney K. Haraga, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Attn: Mr. Ronald Tsuzuki

SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EIS/SPN)

Dear Mr. Haraga:

Thank you for your letter dated January 17, 2003 (your reference number HWY-PS 2.9330). We have reviewed your letter and will include the information you requested on traffic impacts in the Draft EIS.

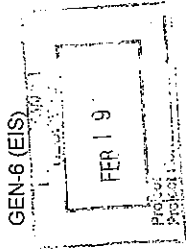
Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

C:\NOB\31\322.03\Environmental Assessment\EIS\SPN\Pre-consultation Response List\RL-16 DOT.doc



February 11, 2003

Mr. Vincent Shigekuni, Principal
PBR Hawaii
650 Pacific Tower
1001 Bishop Street
Honolulu, HI 96813-3429

Dear Mr. Shigekuni:

Re: University of Hawai'i - West O'ahu Campus
East Kapolei, Oahu
TMK (1) 9-1-016; por. 108

Thank you for the opportunity to review and comment on the December 2002 Draft EA / EIS Notice of Preparation of the West O'ahu campus of the University of Hawaii.

HECO is very much interested in participating in the planning of this project. There are many energy management and conservation opportunities that can be realized through a coordinated planning effort. Our point of contact for this project is Mr. William Lane, Account Manager, Marketing Services Division, Energy Services Department (543-4618).

Sincerely,

Kirk Tomita
Senior Environmental Scientist

cc: OEQC
F. Hirakami
W. Lane



LAND AND NATURAL RESOURCE ENVIRONMENTAL STUDIES

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ASSOCIATE

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ASSOCIATE

Kevin Nishikawa, ASLA
ASSOCIATE

Honolulu Office
1001 Bishop Street
ASLA Building, Room 400
Honolulu, Hawaii 96813-3484
Tel: (808) 523-5631
Fax: (808) 523-1402
E-MAIL: vyzdinh@pbrhawaii.com

Hilo Office
101 Aupuni Street
Hilo Lagoon Center, Suite 310
Hilo, Hawaii 96720-4202
Tel: (808) 961-3333
Fax: (808) 964-6999
E-MAIL: pbrhilo@hawaii.net

Waikuku Office
2172 Kaimalihi Street
Waikuku, Hawaii 96793-2204
Tel: (808) 242-2878
Fax: (808) 242-2902
E-MAIL: plmmail@hawaii.net

January 27, 2005

Mr. Kirk Tomita
Senior Environmental Scientist
Hawaiian Electric Company, Inc.
P. O. Box 2750
Honolulu, Hawaii 96840-0001

Attn: Mr. William Lane

SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EIS/SPN)

Dear Mr. Tomita:

Thank you for your letter dated February 11, 2003. We have reviewed your letter and the University of Hawaii greatly appreciates HECO's interest in participating in the planning of this project. We concur that there are many energy management and conservation opportunities that can be realized by coordinating with HECO in the planning and design of this project.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal



WINNER OF THE EDISON AWARD
FOR DISTINGUISHED INDUSTRY LEADERSHIP

THE ESTATE OF JAMES CAMPBELL

March 6, 2003

MAR 10 2003
Project
Project No.

Mr. Vincent Shigekuni
Principal
PBR Hawaii
1001 Bishop Street, Suite 650
Pacific Tower
Honolulu, HI 96813

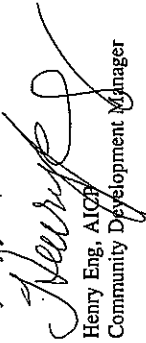
Dear Mr. Shigekuni:

University of Hawaii - West Oahu Draft Environmental Assessment/Environmental Impact Statement, Notice of Preparation

Thank you for the notice and the opportunity to comment. We support PBR's efforts to bring that project to fruition. The development of University of Hawaii - West Oahu campus will have a positive impact on the Kapolei community.

Please keep us informed as to your progress.

Very truly yours,


Henry Eng, AICP
Community Development Manager

ms:01002000\K20126



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

WM. FRANK BRANDT, FASLA
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PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL

HILLO OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHNELL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIKAWA, ASLA
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
ASD TOWER, SUITE 650
HONOLULU, HAWAII 96813-3884
Tel: (808) 521-5621
Fax: (808) 523-1402
E-MAIL: nyamami@pbrihawaii.com

HILLO OFFICE
101 ALIPI STREET
HILLO, HAWAII 96720-2204
Tel: (808) 961-3333
Fax: (808) 961-4989
E-MAIL: phillo@hilo.net

WAILUKU OFFICE
2123 KAOHU STREET
WAILUKU, HAWAII 96793-2204
Tel: (808) 244-3878
Fax: (808) 242-2902
E-MAIL: panahi@hilo.net

January 27, 2005

Mr. David Rae
The Estate of James Campbell
1001 Kamokila Boulevard
Kapolei, Hawaii 96707

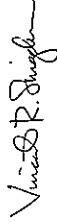
SUBJECT: UNIVERSITY OF HAWAII - WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)

Dear Mr. Rae:

Thank you for your letter dated March 6, 2003. We thank you for your comments and please be assured that the Estate of James Campbell will remain a consulted party throughout the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Principal

DEPARTMENT OF DESIGN AND CONSTRUCTION

CITY AND COUNTY OF HONOLULU

609 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 525-1566 • Fax: (808) 523-4557
Website: www2.cityandcounty.hawaii.gov



JEREMY HARRIS
MAYOR

REC-11
MAR 12 2003
P.O. BOX 1000
TIMOTHY E. STEINBERGER, P.E.
ACTING DIRECTOR

GEORGE T. TAMASHIRO, P.E.
ASSISTANT DIRECTOR

March 6, 2003

Mr. Vincent Shigekuni
PBR Hawaii
Pacific Tower
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekuni:

Subject: University of Hawaii - West Oahu Draft Environmental Assessment/Environmental Impact Statement Notice of Preparation

This is in response to your letter of December 23, 2002 requesting comments to assist your preparation of a draft environmental impact statement for the University of Hawaii West Oahu campus. We have the following comments:

The proposed campus is included in the Kapolei interceptor sewer tributary area. The interceptor is to be constructed by private developers. The Department of Planning and Permitting should be consulted for sewer adequacy, and the Department of Environmental Services should be consulted for adequacy at the Honouliuli Wastewater Treatment Plant.

The City is developing the extension of the Kapolei Parkway roadway through the Ewa Villages development, between the connection to the existing Kapolei Parkway in Ewa by Gentry and the northwest boundary of Ewa Villages. The 116-foot right-of-way divided roadway is being developed in phases. The first phase, including the makai lanes between the connection to the existing Kapolei Parkway and Renton Road is presently scheduled to start construction in 2003 with completion in 2004. Commencement and completion of the second phase is subject to the availability of funds. If you have any questions about this project, please contact Mr. Robert Sarae at 523-4071.

Preliminary plans for the widening of Farrington Highway to four lanes are presently being prepared. Planning, transportation, and traffic studies for the West Oahu campus should take this widening under consideration. If you have any questions on this matter, please contact Mr. Albert Miyashiro at 527-5155.

Mr. Vincent Shigekuni
Page 2
March 6, 2003

The impact of the new campus will mean elimination of the residential development previously planned in the designated area of Kapolei. Thus, there will no longer be a need for park land, nor will land be set aside for park dedication. If you have any questions about park dedication, please contact Mr. Terry Hildebrand at 523-4696.

Very truly yours,

TIMOTHY E. STEINBERGER, P. E.
Acting Director

TES:ei

cc: William D. Balfour, Jr., Department of Parks and Recreation



January 27, 2005

Mr. Timothy Steinberger, P.E.
Director

City and County of Honolulu
Department of Design and Construction
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Attn: Mr. Terry Hildebrand

**SUBJECT: UNIVERSITY OF HAWAII – WEST OAHU
DRAFT ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISP/N)**

Dear Mr. Steinberger:

Thank you for your letter dated March 6, 2003. We have reviewed your letter and offer the following responses:

1. The information regarding the Kapolei interceptor sewer tributary area, the Kapolei Parkway, and the widening of Farrington Highway will be included in the Draft Environmental Impact Statement.
2. Current plans for the proposed UH West Oahu Campus includes residential use and park areas.

Again, thank you for your comments and your participation in the EIS process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigetkuni
Principal

WM. FRANK BRANDT, FASLA
CHAIRMAN

THOMAS S. WITTEN, ASLA
PRESIDENT

R. STAN DUNCAN, ASLA
EXECUTIVE VICE-PRESIDENT

RUSSELL Y. J. CHUNG, ASLA
EXECUTIVE VICE-PRESIDENT

VINCENT SHIGETKUNI
PRINCIPAL

JAMES LEONARD, AICP
PRINCIPAL
HILO OFFICE

GRANT MURAKAMI, AICP
SENIOR ASSOCIATE

TOM SCHIBEL, AICP
ASSOCIATE

RAYMOND T. HIGA, ASLA
ASSOCIATE

KEVIN NISHIZAWA, ASLA
ASSOCIATE

HILO/MAUI OFFICE
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813-3484
Tel: (808) 951-4501
Fax: (808) 951-4501
E-MAIL: ryssadmir@pbshawaii.com

HILO OFFICE
101
HILO/MAUI OFFICE
HILO/MAUI CENTRAL SUITE 510
HILO, HAWAII 96720-4262
Tel: (808) 961-3333
Fax: (808) 961-4989
E-MAIL: pshille@hawaii.net

WAILUKU OFFICE
2123 Kaolu Street
Wailuku, Hawaii 96793-2204
Tel: (808) 242-2878
Fax: (808) 242-2878
E-MAIL: pbrandt@hawaii.net

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UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

8.2 EISPN CONSULTATION

The EISPN was published in the February 8, 2005 issue of the OEQC's *The Environmental Notice* and sent to the parties listed in the following table. Those who provided comments are identified in **bold** lettering. The 30-day public comment period ended on March 9, 2005. Comment letters (and appropriate responses) are included in this chapter.

Table 8.2 – EISPN Comment Letters

AGENCY		EISPN MAIL DATE	DATE OF COMMENTS
State			
1	Department of Business, Economic Development and Tourism	02-01-05	--
2	Department of Business, Economic Development and Tourism – Land Use Commission	02-01-05	--
3	Department of Business, Economic Development and Tourism – Office of Planning	02-01-05	03-07-05
4	Department of Business, Economic Development and Tourism – Strategic Industries Division	02-01-05	--
5	Department of Defense	02-01-05	
6	Department of Education	02-01-05	03-02-05
7	Department of Hawaiian Home Lands	02-01-05	--
8	Department of Health – Environmental Planning Office	02-01-05	--
9	Department of Health – Office of Environmental Quality Control	02-01-05	02-08-05
10	Department of Land and Natural Resources	02-01-05	02-07-05
11	Department of Land and Natural Resources – Historic Preservation Division	02-01-05	--
12	Department of Transportation	02-01-05	--
13	Department of Transportation – Airports Division	02-01-05	--
14	Office of Hawaiian Affairs	02-01-05	--
15	State Legislature – Representative Mark Moses	02-01-05	--
16	State Legislature – Senator Brian Kanno	02-01-05	--
17	State Legislature – Senator Will Espero	--	03-04-05
18	University of Hawai'i – Environmental Center	02-01-05	--
19	Hawai'i State Library	02-01-05	--
20	'Ewa Beach Public and School Library	02-01-05	--
21	Kapolei Public Library	02-01-05	--
22	University of Hawai'i – Hamilton Library	02-01-05	--
23	Department of Business, Economic Development and Tourism Library	02-01-05	--
24	Legislative Reference Bureau	02-01-05	--

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

AGENCY		EISP MAIL DATE	DATE OF COMMENTS
25	City and County of Honolulu Department of Customer Services Library (formerly the Municipal Reference and Records Center)	02-01-05	--
Federal			
26	Department of the Army – Army Engineer District	02-01-05	03-01-05
27	Department of the Interior – Fish and Wildlife Service	02-01-05	--
28	Department of the Navy	02-01-05	--
City			
29	Board of Water Supply	02-01-05	02-14-05
30	City Council – Councilmember Todd Apo	02-01-05	--
31	Department of Community Services	02-01-05	02-22-05
32	<u>Department of Design and Construction</u>	<u>02-01-05</u>	<u>03-21-05</u>
33	Department of Environmental Services	02-01-05	--
34	Department of Facility Maintenance	02-01-05	03-21-05
35	Department of Parks and Recreation	02-01-05	02-14-05
36	Department of Planning and Permitting	02-01-05	03-14-05
37	Department of Transportation Services	02-01-05	03-11-05
38	'Ewa Neighborhood Board, No. 23	02-01-05	--
39	Fire Department	02-01-05	02-25-05
40	Makakilo/Kapolei Neighborhood Board, No. 34	02-01-05	--
41	Police Department	02-01-05	03-02-05
42	Wai'anae Neighborhood Board, No. 24	02-01-05	--
Other Organizations/Individuals			
43	Hawaiian Electric Company, Inc.	02-01-05	--
44	Palehua Community Association	02-01-05	--
45	The Estate of James Campbell	02-01-05	--
46	The Gentry Companies	02-01-05	--



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

LINDA LINGLE
GOVERNOR
THEODORE E. LU
DIRECTOR
MARK K. ANTON
ACTING DEPUTY DIRECTOR
MARY LOUI KOBA YASHI
ADMINISTRATOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824

Mr. Vincent Shigekuni
Page 2
March 7, 2005

Ref. No. P-10830

March 7, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Environmental Impact Statement Preparation Notice (EISPN)
University of Hawaii, West Oahu, Hawaii
TMK: 9-1-016: 120,127 and 129

The University of Hawaii will develop approximately 500.327 acres of land within the State Land Use Urban District located makai of the H-1 Freeway. The land area is bounded by Farrington Highway to the north, Kapolei Golf Course on the west, Kapolei Parkway on the south, the proposed alignment for the North-South Road, and Phase I and Phase II of the East Kapolei residential development to the east. The subject parcel is a portion of a 1,300-acre land area that was reclassified from the State Land Use Agricultural District to the Urban District on September 8, 1999. According to the Petitioner (Housing and Community Development Corporation of Hawaii), the purpose of the reclassification was to establish a land bank from which to develop a master planned community of land uses that would generate income to support the University of Hawaii West Hawaii Campus (UHWOC). At that time, the UHWOC was to be located mauka of the H-1 Freeway on approximately 991[±] acres originally designated by the Board of Regents in 1996 for the West Oahu Campus.

The land uses envisioned for the land bank included:

- A mix of single-family, multi-family, commercial, public facility (i.e. school);
- A sports complex to provide a venue for recreational activities and economic benefits to the State;
- Open space, recreational land uses within walking distance of each other and future adjoining land uses; and
- Provision of two hundred (200) acres to the Department of Hawaiian Home Lands.

The current development concept includes development of the West Oahu Campus along with residential, commercial, recreational and public facility uses.

The University of Hawaii has developed two Alternatives for the site - a Residential/Commercial alternative and a Campus Expansion Alternative. Each alternative provides acreage to develop a campus for approximately 1,520 students, a University Village that will include a mix of residential units and commercial space, and areas for an elementary school, parks, commercial uses, and open-space/retention basins. However, the Residential/Commercial alternative would provide 1,816 residential units over 164.7 acres and 89.2 acres for commercial space, and the Campus Expansion Alternative would provide 960 residential units over approximately 48.5 acres, and 79.2 acres for commercial uses, with approximately 126.2 acres set aside for campus expansion. DHHIL has distributed a DEA describing a proposal to develop its East Kapolei Parcel B site (9-1-16: 108 por.) mauka of Kapolei Boulevard to accommodate an ultimate residential population of 1,728.

Traffic congestion, groundwater recharge, wastewater treatment/disposal, drainage and flooding are major issues that should be addressed in the Draft Environmental Impact Statement.

Even with the construction of golf courses that serve as retention/detention basins throughout the region, drainage and flooding are major issues for Oahu's Second City. Developments are examined for the impact a project will have on the area drainage patterns. We understand that drainage from the Kaloi Gulch above Farrington Highway will be realigned to the North-South Road utility corridor. The DEIS should include information regarding the impact of the proposed realignment on the project, and elements within the drainage master plan that will be coordinated with the development of the West Oahu Campus. The Kaloi Gulch drainage system along the subject property will be a private man-made drainage channel. Landowners and developers in the region are responsible for the portion of the system that falls within their project area. The cost of the drainage realignment should be discussed in relation to each landowner.

Traffic congestion remains a major concern to the Ewa community. There are at a minimum six (6) road improvement projects that are either underway or will be undertaken by the State and the County to relieve *existing* traffic problems. When the studies for the Department of Transportation's Ewa Highway Impact Fee Program were completed in 2002 by Kaku and Associates, the subject 1,300-acre land area was designated as a land bank targeted for future development that would generate income to support the UHWOC mauka of the H-1 Freeway. Further, data collected for the Kaku study was dependent upon the information provided by the developers. The data and information collected for the study may no longer be relevant as development scenarios and projected outcomes have changed.

The residential units proposed for UHWOC campus operations, commercial uses, and the 400 units proposed for the Department of Hawaiian Home Lands parcel to the south have the potential to minimize the overall relief anticipated from the planned roadway improvements. This does not take into consideration traffic impacts from the initial 1,520 students or the University's ultimate target of 7,600, employees of the University and commercial operations, or residents from outside the community attracted to the project's commercial sites.

The DEIS Traffic Impact Analysis Report should include an assessment of the anticipated impacts from the two development alternatives (Campus Expansion Alternative and Residential/Commercial Alternative). Further, since vehicle trips per household differ from single-family developments to multifamily developments, each alternative should include an analysis of traffic impacts from these different types of residential developments.

There are currently at least six (6) roadway improvement projects either underway or proposed to be completed by 2010 that alleviate the existing substandard levels of service for major roadways in the region. The projects include the following:

- H-1 Freeway Interchange at Makakilo
- H-1 Freeway Interchange at Kapolei
- North South Road from Kapolei to the H-1 Freeway
- Kapolei Parkway completion from Ewa Beach to Ko Olina
- Fort Barrette widening Road to four lanes
- Fort Weaver Road widening to six lanes
- Farrington Highway expansion

The provision of adequate transportation infrastructure and timing within the context of ongoing and future development is the most outstanding concern of the Ewa community. For example, Phase I of the North-South Road will complete the first three lanes from Kapolei Parkway to the H-1 Freeway. The target date for completion of this phase is the end of 2008. No completion date has been determined for Phase II, which will complete the North-South Road improvements to its final six-lane configuration. We recommend the DEIS include a discussion for both the Campus Expansion Alternative and the Residential/Commercial Alternative on how roadway access to and from the site and road development within the site will be coordinated with the aforementioned road improvement projects. Most of the highway improvements are scheduled for completion by 2010. The DEIS should discuss how the project will be coordinated with the schedule for roadway improvements, and the impact from the two alternatives.

The concept for development of this area presented in Docket A99-728 was to plan all of the land uses within walking distance of each other and from other adjoining land uses. These adjoining land uses now include the Kapolei Golf Course, East Kapolei Phases I and II, Ewa Villages and Golf Course, and the proposed 400-unit residential development proposed by the Department of Hawaiian Home Lands. At this stage, it would appear that given present plans and the need for the six-lane configuration for North-South Road, "walking" to these adjoining uses may no longer be an option. However, the opportunity to promote a sense of community for Oahu's Second City through road

interconnectivity and expansion of travel choices may still be an option. The DEIS should include a description of how the project proposes to facilitate pedestrian paths and biking that will interconnect with adjoining uses. Other issues related to roadways and mitigating traffic congestion that should be addressed within the DEIS include:

- Impact of the project's proposed uses on surrounding traffic patterns
- Traffic safety issues (vehicles, bikeways, pedestrian)
- Project circulation layout
- Access roads locations
- Interconnectivity/connections with adjacent sites
- Parking requirements for the various uses proposed within the project
- Pedestrian and bikeway connections
- Proposed transit service by the City and County of Honolulu to service the area
- Use of a community shuttle service
- Coordination and scheduling of project with County plans for public transportation – i.e. Bus Rapid Transit (BRT), rail, and shuttle service

The project should not entirely depend on the implementation of roadway and transit improvements proposed for this region to mitigate the project's potential impacts. Funding and/or lack of community support may delay or even suspend implementation of these improvements. For example, the proposed Bus Rapid Transit (BRT) purported to be a major solution to relieving traffic congestion could be replaced with plans for rail transit. The solution to traffic circulation problems is not providing more roads, but implementing programs and policies to decrease the amount of vehicles using them, and to slow development to keep pace with infrastructure improvements.

We note that the project does not include plans to include a senior residential facility. The project's location and proposed mix of uses and pedestrian oriented community present an ideal opportunity to construct this much-needed housing type.

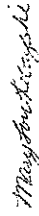
The Office of Planning supports the proposed uses, providing infrastructure and public service needs, including the project's ability to generate income to support the UHWOC. The DEIS should describe which portions of the project will generate funds, the anticipated revenue, and how much of the overall budget it will represent.

The Office of Planning may comment further regarding the project's impacts on drainage patterns, wastewater treatment, traffic, roadways, non-point source pollution, and water availability during the environmental review process when the Draft Environmental Impact Statement is reviewed by our office.

Mr. Vincent Shigekuni
Page 5
March 7, 2005

Thank you for including us in the review process. If you have any questions, please contact Judith Henry at 587-2803.

Sincerely,



Mary Lou Kobayashi
Administrator
Office of Planning

c: Anthony Ching, Land Use Commission
Office of Environmental Quality Control
University of Hawaii, Office of Capital Improvements



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

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ASSOCIATE

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ASSOCIATE

SCOTT MURAKAMI
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-5251
FAX: (808) 521-5203
E-MAIL: spydinh@pbhawaii.com

HILO OFFICE
103 W. BISHOP STREET
HILO LAKON CENTER, SUITE 310
HILO, HAWAII 96720-4262
TEL: (808) 961-3333
FAX: (808) 961-4999

WAILUKU OFFICE
1787 WAI PA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1271
TEL: (808) 242-2878
FAX: (808) 242-2902

June 16, 2006

Ms. Mary Lou Kobayashi, Administrator
State of Hawai'i
Department of Business, Economic Development & Tourism
Office of Planning
P.O. Box 2359
Honolulu, Hawai'i 96804

Attn: Ms. Judith Henry

**SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISP)**

Dear Ms. Kobayashi:

Since filing the UH West O'ahu EISP in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 7, 2005 (your reference number P-10830). We have reviewed your letter and offer the following responses to your comments:

1. The University is no longer considering the two development alternatives previously described in the EISP (Residential/Commercial Alternative and Campus Expansion Alternative) and has selected a private developer to construct the first phase of the campus. Approximately 1,480 residential units (including student housing) and 606,570 square feet of commercial space are currently proposed in the UH West O'ahu Lands. Approximately 2,560 residential units and 236,300 square feet of commercial space are proposed in the Private Development Lands. In total, the project will provide approximately 4,040 residential units in a range of housing types, including 760 student housing units at 3 beds per unit.

In addition to the 103.5-acre campus, the University is proposing a mixed-use University Village, student housing/mixed use or campus expansion, and work force/affordable housing.

2. Traffic congestion, groundwater recharge, wastewater treatment/disposal, drainage, and flooding will be addressed in the Draft EIS.

Ms. Mary Lou Kobayashi

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)

June 16, 2006

Page 2

3. The proposed realignment of Kalo'i Gulch to North-South Road will reduce the potential for flood within the UH West O'ahu property. The Draft EIS will further discuss the impact of the proposed realignment of Kalo'i Gulch on the project. It will also include information on elements of the drainage master plan that will be coordinated with the development of UH West O'ahu. Landowner's and developers in the area will be responsible for the portion of the Kalo'i Gulch drainage system that falls within their project area.

4. As Ordinance 02-52 (Ewa Highway Impact Fee) is due for a review in 2007, there are a number of studies that are occurring this year that will provide towards updating road improvement projects. These include OMPO, the Ewa Connectivity Study, and the TIAR for UH West O'ahu.

Traffic data and information collected for the Department of Transportation Ewa Highway Impact Fee Program (2002), when the UH West O'ahu was proposed to be developed mauka of the H-1 Freeway, is no longer relevant as development scenarios and projected outcomes have changed. A Traffic Impact Analysis Report (TIAR) is being prepared for the UH West O'ahu at its currently proposed site and will be included in the Draft EIS.

5. We acknowledge your assessment that the proposed uses on the UH West O'ahu property and the proposed residential units on the Department of Hawaiian Home Lands East Kapolei Development Parcel B have the potential to minimize the overall relief anticipated from the planned roadway improvements. However, the UH West O'ahu property is part of the area designated by policy to be the Second City. The six transportation projects listed in your letter are designed to relieve existing and future traffic congestion. Additionally, the Impact Fee Ordinance (and its planned update in 2007) utilizes projections of future development in the area, and the UH West O'ahu project will comply with this ordinance. Furthermore, the proposed uses within the UH West O'ahu and nearby residential areas will encourage walking, bicycling, and the use of public transportation. The North-South Road is planned to include pedestrian and bicycle facilities, in addition to an exclusive transit corridor. Future mass transit stations are being discussed along North-South Road and Kapolei Parkway, and the City also plans to locate a park-and-ride near the UH West O'ahu campus. In addition, the UH West O'ahu is expected to alleviate traffic to other colleges, universities, and workplaces in Central Oahu and Honolulu.

6. The University is no longer considering the two development alternatives described in the EISPN. A TIAR is being conducted and will assess traffic impacts from different types of residential developments.

7. Access to the UH West O'ahu property is planned via three intersections at North-South Road and two intersections at Farrington Highway. Access throughout the campus will be provided by a loop road encircling the major University buildings. The TIAR will include an assessment of the anticipated impacts from the development, and how access will be coordinated with the roadway improvement projects proposed or currently underway.

8. The Draft EIS will include a description of how the UH West O'ahu project will facilitate pedestrian paths and biking to connect adjoining uses. The Draft EIS will also discuss

Ms. Mary Lou Kobayashi

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)

June 16, 2006

Page 3

surrounding traffic patterns, traffic safety, traffic circulation, connectivity, parking requirements, pedestrian and bikeway connections, proposed transit service, and shuttle service.

9. The UH West O'ahu will not entirely depend on the implementation of roadway and transit improvements proposed for the area. Since the campus is located near various residential areas and relatively flat and dry land, walking and bicycling will be encouraged.

10. There are currently no plans to include a senior residential facility within the UH West O'ahu.

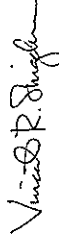
11. We appreciate the Office of Planning's support for the proposed uses. The Draft EIS will describe the portions of the project that will generate funds, the anticipated revenue, and the overall budget.

12. We understand that the Office of Planning may provide additional comments after reviewing the Draft EIS.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

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STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2380
HONOLULU, HAWAII 96804

OFFICE OF BUSINESS SERVICES

March 2, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Environmental Impact Statement Preparation Notice
University of Hawaii - West Oahu
Exa. Oahu: TMK: 9-1-016: 120, 127, & 129

The Department of Education (DOE) has reviewed the Environmental Impact Statement Preparation Notice (EISP) for the University of Hawaii 1 - West Oahu (UHWO) development in East Kapolei, Oahu.

The EISP states that the number of possible residential units within the project could range from a low of 960 multi-family units to a high of 1,816 units depending on how the remaining land outside of the initial UHWO campus and the University Village development is developed.

The DOE estimates that the number of public school students residing in the project would range from 493 to 702 depending on the number of units and whether the units on the remaining land are multi-family or single-family.

The EISP shows a site for a 12-acre elementary school in the southeast corner of the project. The site is adjacent to areas identified for on-site detention and retention basins. We would appreciate as much detail as possible regarding these basins and any potential harm they might pose to elementary school-age children.

The EISP gives no indication of when any of the residential units in the University Village development or the remaining land would be built. We are concerned that students in the project would be required to attend schools that already exceed their facility capacities, particularly Kapolei Middle and Kapolei High schools.

Mr. Vincent Shigekuni
Page 2
March 2, 2005

The EISP discussion on the impact to the public schools is limited to a list of the 2004-2005 enrollments for 12 different schools in the Kapolei and Campbell school complexes. We have attached a table of the ten schools in closest proximity to UHWO. One of the 10 will not open until the 2006-2007 school year. The table indicates that all but two of the remaining nine schools saw increases in their enrollment this year.

As of 2004, four of the nine schools closest to UHWO have exceeded their facility capacity. By the 2007-2008 school year, six of the nine schools expected to exceed their facility capacities.

In 1999, the State Land Use Commission reclassified the land under the UHWO campus for urban development. As a condition of that reclassification, the developer of the land shall contribute to the development, funding and/or construction of public school facilities to the satisfaction of the DOE. The DOE expects to go into discussions with UH as to the UHWO contributions as a written agreement is required before the City and County of Honolulu zoning can be approved.

If you have any questions, please call me at 586-3444 or Heidi Meeker of the Facilities and Support Services Branch at 733-4862.

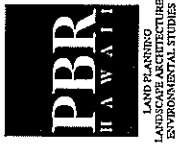
Sincerely,

Rae M. Loui
Assistant Superintendent

RML:hy

Attachment

c: Mamo Carreira, CAS, Campbell/Kapolei/Waianae Complex Area
Office of Environmental Quality Control
Jan Yokota, UH-Office of Capital Improvements



June 16, 2006

Ms. Patricia Hamamoto, Superintendent
State of Hawai'i
Department of Education
Office of Business Services
P.O. Box 2360
Honolulu, Hawai'i 96804

Attn: Ms. Heidi Meeker, Facilities and Support Services Branch

**SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISP/N)**

Dear Ms. Hamamoto:

Since filing the UH West O'ahu EISP/N in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 2, 2005. We have reviewed your letter and offer the following responses to your comments:

1. Under the current master plan, the project will provide approximately 4,040 residential units, including approximately 365 single-family residential units and approximately 3,675 multi-family residential units. However, it should be noted that 760 of the multi-family residential units are student housing units (at 3 beds per unit), which do not generate school-aged students.
2. A 12-acre elementary school is currently proposed at the southern portion of the UH West O'ahu property, adjacent to low-density residential parcels and two internal roadways. The elementary school site is separated from the retention/detention area by one of these roadways and is not expected to pose any harm to elementary school-aged children.
3. Phase 1 of the project will include the construction of approximately 616 residential units (single- and multi-family). In addition to the proposed elementary school within the property, the Department of Hawaiian Home Lands (DHHL) is proposing an elementary school site and a middle school site in its East Kapolei 2 project area. Additionally, three elementary school sites, one middle school site, and one high school site are currently planned within the Ho'opili community just east of the UH West O'ahu property. A 50-acre high school site on DHHL land between Farrington Highway and the H-1 Freeway is under discussion.

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ASSOCIATE

SCOTT ABRIGO
ASSOCIATE

SCOTT MURAKAMI
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-4684
TEL: (808) 521-5611
FAX: (808) 523-1402
E-MAIL: syradhiti@pbrhawaii.com

HILO OFFICE
101 LAYNE STREET
HILO LAKEON CENTER, SUITE 310
HILO, HAWAII 96720-2652
TEL: (808) 961-3333
FAX: (808) 961-4989

WAILUKU OFFICE
1787 WILI FA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1771
TEL: (808) 242-2878
FAX: (808) 242-2962

Possible Schools for East Kapolei in the Campbell and Kapolei Complexes

	Capacity 2003	Act. Enroll 2003	Act. Enroll 2004	Additional students in 2004	Projected Enroll 2005	Projected Enroll 2007	Projected Enroll 2009	09 Enroll less '03 Capacity
Kapolei High	1853	1928	2162	234	2412	2668	2712	859
Kapolei Mid	1387	1698	1699	1	1704	1730	1715	328
Elementary schools								
Kapolei Complex								
Barbers Point	636	381	510	129	422	445	426	-210
Kapolei EI	1198	1165	1187	22	1228	1240	1246	48
Campbell Complex								
Ewa	659	850	896	46	863	899	893	234
Holomua	1184	1344	1437	93	1424	1462	1457	273
Iroquois Point	878	455	485	30	409	367	343	-535
Kaimiloa	740	691	686	-5	633	621	618	-122
Pohakea	635	563	560	-3	578	656	826	191
Ocean Point	650					462	674	24

Ms. Patricia Hamamoto
 SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) ENVIRONMENTAL
 IMPACT STATEMENT PREPARATION NOTICE (EISP)
 June 16, 2006
 Page 2

LINDA LINGLE
 GOVERNOR OF HAWAII



GENEVIÈVE SALMONSON
 DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
 235 SOUTH BERKELEYA STREET
 SUITE 702
 HONOLULU, HAWAII 96813
 TELEPHONE (808) 586-4185
 FACSIMILE (808) 586-4186
 EMAIL: oeq@hawaii.gov

4. The table you attached to your letter will be included in the Draft EIS.

5. We acknowledge that a developer must contribute to the development, funding, and/or construction of public school facilities to the DOE's satisfaction, under the condition by which the State Land Use Commission reclassified land including the UH West O'ahu property for urban development. The University will coordinate its contributions with the DOE before change of zoning applications can be approved.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent Shigekuni
 Vice President

cc: Gene Awakuni/UH West O'ahu

O:\JOB\3\1322.05\EISP\Draft EIS\EISP\N Comments-Response\ABL-02 DOE_response.doc

February 8, 2005

Jan Yokota
 University of Hawaii
 Office of Capital Improvements
 1951 East-West Road
 Honolulu, Hawaii 96822

Dear Ms. Yokota:

Subject: Environmental Impact Statement (EIS) Preparation Notice, UH - West Oahu

Include the following in the draft EIS:

Community meetings: Section 2.2 notes that meetings were held with neighborhood boards and civic groups. Include the meeting dates and a *synopsis* of the issues raised. Meeting transcripts are not required, just a synopsis.

Terms, abbreviations and acronyms: It would be helpful for the reviewer if the draft EIS included a glossary of terms, abbreviations and acronyms.

Selection among alternatives: Section 2.4.2 notes that the preferred alternative will be based on developer interest. §11-200-17 (F) of Hawaii Administrative Rules states the following regarding selection (emphasis added):

- F. The draft EIS shall describe in a separate and distinct section alternatives which could attain the objectives of the action, regardless of cost, in sufficient detail to explain why they were rejected. The section shall include a rigorous exploration and objective evaluation of the environmental impacts of all such alternative actions. **Particular attention shall be given to alternatives that might enhance environmental quality or avoid, reduce, or minimize some or all of the adverse environmental effects, costs, and risks.**

The basis for selection needs to be environmental factors, as required by HAR 11-200.

Air quality technical report: Section 5.5 references the study for the East Kapolei final EIS. Either reproduce the summary and conclusions of this study or, if not lengthy, the entire study.

Jan. Yokota
February 8, 2005
Page 2

Hazardous materials: Since the project site was formerly in agricultural production, there may be pesticides present in the soil. In addition, the Chief Engineer of DLNR's Engineering Division noted in his January 3rd, 2003 memo that a high level of dioxins was present in an adjacent parcel. Include a hazardous materials report or a discussion in the text that indicates how you will mitigate or remediate these soils.

Funding: Disclose the percentages of Federal, state and county funds involved. This includes any federal funds flowing through the state or county.

Alternative transportation modes: State policy (HRS 26, 226, 264, 344) requires the promotion of alternative forms of transportation systems that reduce reliance on the private automobile, conserve energy, decrease pollution and provide safe accommodation for their users. Pursuant to this policy, please discuss what provisions are being made to create bicycle lanes or facilities, promote pedestrian safety and/or encourage other non-motorized modes of transportation.

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,



GENEVIEVE SALMONSON
Director

c: Vince Shigekuni



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PRESIDENT

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SCOTT MURAKAMI
ASSOCIATE

Honolulu Office
101 ALIPIHI STREET
ASB TOWER, SUITE 610
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-5631
FAX: (808) 521-1402
E-MAIL: syrad@pbprhawaii.com

Hilo Office
101 ALIPIHI STREET
HILO LAGOON CENTER, SUITE 310
HILO, HAWAII 96720-4252
TEL: (808) 941-3133
FAX: (808) 941-4989

WAILUKU OFFICE
1785 W. ILEA LOOP, SUITE 4
WAILUKU, HI 96793-1271
TEL: (808) 242-2638
FAX: (808) 242-2902

June 16, 2006

Ms. Genevieve Salmonson, Director
State of Hawai'i
Department of Health
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Attn: Ms. Nancy Heinrich

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISPN)

Dear Ms. Salmonson:

Since filing the UH West O'ahu EISPN in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated February 8, 2005. We have reviewed your letter and offer the following responses to your comments:

1. The Draft EIS will list some of the community meetings held during the campus site selection study process.
2. The Draft EIS will also include a glossary of terms, abbreviations, and acronyms used.
3. In accordance with Section 11-200-17(f), Hawaii Administrative Rules (HAR), the Draft EIS will describe the alternatives that could attain the objectives of the action, regardless of cost, in sufficient detail to explain why they were rejected. Selection must be based on environmental factors, as required by Section 11-200, HAR.
4. The EISPN made reference to the air quality report prepared for the *East Kapolei Master Plan Final Environmental Impact Statement* (1996). However, an air quality report is being prepared for the UH West O'ahu project and will be included in the Draft EIS.
5. An Environmental Data Resources radius map report was prepared and will be included in the Draft EIS. The Draft EIS will also discuss appropriate mitigation measures.

Ms. Genevieve Salmonson

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)

June 16, 2006

Page 2

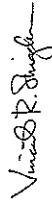
6. The project will not receive any Federal funding. Currently, all funding is planned through the State's Capital Improvements Projects budget.

7. In accordance with the policies in Chapters 26, 226, 264, and 344, Hawaii Revised Statutes, the Draft EIS will discuss the provisions that will be made to create bicycle lanes or facilities, promote pedestrian safety, and/or encourage other non-motorized modes of transportation.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

O:\A\013\1322.05\EIS\ID\00 EIS\EISPN Comments-Response\IBL-03 OEQC response.doc

LINDA LUCE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 3, 2005
UHWESROAHUEI1SPN-PBR-RCM

Mr. Vincent Shigekuni
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

SUBJECT: University of Hawaii - West Oahu
Environmental Impact Statement Preparation Notice
Island of Oahu, Hawaii

Thank you for the opportunity to review and comment on the subject matter.

A copy of the document pertaining to the subject project was transmitted or made available to the following Department of Land and Natural Resources' Divisions for their review and comment.

- Engineering Division
- Division of State Parks
- Commission on Water Resource Management
- Office of Conservation and Coastal Lands
- Land-Oahu District Land Office

Enclosed please find a copy of the Engineering Division and Commission on Water Resource' comments and a copy of the Division of State Parks response.

The Department of Land and Natural Resources has no other comment to offer on the subject matter.

Should you have any questions, please contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0384.

Very truly yours,



WARREN F. WEGESEND JR.
Administrator

C: ODL0

PETER T. YOUNG
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF WATER RESOURCE MANAGEMENT

ADULTIC RESOURCES
BUREAU OF CONSERVATION
COMMISSION ON WATER RESOURCE MANAGEMENT
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LAND DIVISION
STATE PARKS

LD-NAV

40 457



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER ON WATER RESOURCE MANAGEMENT

YVONNE Y. ZU
DEPUTY DIRECTOR - WATER

ADAMIC RESOURCES
BOARD OF CONSULTANTS
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ENGINEERING
FORESTRY AND WILDLIFE
HAWAIIAN ISLAND RESERVE COMMISSION
STATE PARKS

LINDA LINKLE
GOVERNOR OF HAWAII

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STATE PARK

DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
HONOLULU, HAWAII 96809

February 7, 2005

UHWESTOAHUEISPMPBR.CMT

Suspende Date: 2/18/05

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER ON WATER RESOURCE MANAGEMENT

YVONNE Y. ZU
DEPUTY DIRECTOR - WATER

ADAMIC RESOURCES
BOARD OF CONSULTANTS
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CONSERVATION AND COASTAL LANDS
ENGINEERING
FORESTRY AND WILDLIFE
HAWAIIAN ISLAND RESERVE COMMISSION
STATE PARKS

LINDA LINKLE
GOVERNOR OF HAWAII

RECEIVED
STATE PARK

DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
HONOLULU, HAWAII 96809

February 7, 2005

UHWESTOAHUEISPMPBR.CMT

Suspende Date: 2/18/05

LD/NAV
UHWESTOAHUEISPMPBR.CMT

MEMORANDUM:

TO: XXX Engineering Division
XXX Division of State Parks
XXX Commission on Water Resource Management
XXX Office of Conservation and Coastal Lands
XXX Land-Oahu District Land Office

FROM: Warren F. Wegesend, Administrator
Land Division

SUBJECT: University of Hawaii - West Oahu
Environmental Impact Statement Preparation Notice
Island of Oahu, Hawaii

LD/NAV
UHWESTOAHUEISPMPBR.CMT

MEMORANDUM:

TO: XXX Engineering Division
XXX Division of State Parks
XXX Commission on Water Resource Management
XXX Office of Conservation and Coastal Lands
XXX Land-Oahu District Land Office

FROM: Warren F. Wegesend, Administrator
Land Division

SUBJECT: University of Hawaii - West Oahu
Environmental Impact Statement Preparation Notice
Island of Oahu, Hawaii

Please review the document (CD) pertaining to the subject matter and submit your comment (if any) on Division letterhead signed and dated by the suspende date.

Should you need more time to review the subject matter, please contact Nicholas A. Vaccaro at 587-0384.

If this office does not receive your comments by the suspende date, we will assume there are no comments.

() We have no comments. () Comments attached.

Signed: *[Signature]* Date: 2/18/05

Name: David S. Quinn Division: State Parks

Please review the document (CD) pertaining to the subject matter and submit your comment (if any) on Division letterhead signed and dated by the suspende date.

Should you need more time to review the subject matter, please contact Nicholas A. Vaccaro at 587-0384.

If this office does not receive your comments by the suspende date, we will assume there are no comments.

() We have no comments. () Comments attached.

Signed: *[Signature]* Date: 2/18/05

Name: Eric T. Hirano, Chief Engineer Division: Engineering

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RECEIVED

LINDA LINGLE
GOVERNOR OF HAWAII



PETER T. YOUNG
DEPUTY DIRECTOR - WATER

BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
YOUNG K. KU
DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
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COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND RESOURCES MANAGEMENT
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STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
DEPUTY DIRECTOR
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CHRYSTLE L. HUGHES, M.D., J.D.
STEPHANIE A. WHALEN
DEAN A. NAKANO
Acting Deputy Director

RECEIVED
2005 FEB 18 P 3:13

February 7, 2005

LD/NAV
UHWESTOAHUEISPBR.CMT

Suspense Date: 2/18/05

MEMORANDUM:

TO: XXX Engineering Division
XXX Division of State Parks
✓ XXX Commission on Water Resource Management
XXX Office of Conservation and Coastal Lands
XXX Land-Oahu District Land Office

FROM: Warren F. Wegesend *WR*, Administrator
Land Division

SUBJECT: University of Hawaii - West Oahu
Environmental Impact Statement Preparation Notice
Island of Oahu, Hawaii

Please review the document (CD) pertaining to the subject matter and submit your comment (if any) on Division letterhead signed and dated by the suspense date.

Should you need more time to review the subject matter, please contact Nicholas A. Vaccaro at 587-0384.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

() We have no comments. (X) Comments attached.

Signed: *Warren Wegesend* Date: *2-14-05*

Name: *LENORE NAKAMA* Division: *CWRM*

February 17, 2005

TO: Mr. Warren Wegesend, Jr., Administrator
Land Division

FROM: Dean A. Nakano, Acting Deputy Director
Commission on Water Resource Management (CWRM)

SUBJECT: University of Hawaii - West Oahu, Environmental Impact Statement Preparation Notice, Oahu

Thank you for the opportunity to review the subject document. Our comments related to water resources are marked below.

In general, the CWRM strongly promotes the efficient use of our water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no harmful effects to the ecosystem. Also, the CWRM encourages the protection of water recharge areas, which are important for the maintenance of streams and the replenishment of aquifers.

[X] We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan.
[X] We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

[] We are concerned about the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

[] A Well Construction Permit and/or a Pump Installation Permit from the Commission would be required before ground water is developed as a source of supply for the project.

[] The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit from the Commission would be required prior to use of this source.

[] Groundwater withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

[] We are concerned about the potential for degradation of instream uses from development on highly erodible slopes adjacent to streams within or near the project. We recommend that approvals for this project be conditioned upon a review by the corresponding county's Building Department and the developer's acceptance of any resulting requirements related to erosion control.

[] If the proposed project includes construction of a stream diversion, the project may require a stream diversion works permit and amend the instream flow standard for the affected stream(s).

[] If the proposed project alters the bed and banks of a stream channel, the project may require a stream channel alteration permit.

[X] OTHER:

We recommend that the Environmental Impact Statement include the projected potable and non-potable water demands, an anticipated schedule to build out, and the proposed water sources to meet the demands. If new wells are planned to meet either potable or non-potable water demands, or both, well construction, pump installation, and water use permits from the Commission would be required. If existing wells are to be utilized, the developer should consult with the Commission as to the permit status of the sources.

If there are any questions, please contact Lenore Y. Nakama at 587-0218.

Ref: uhwest eis prep.dr



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SCOTT MURAKAMI
ASSOCIATE

HONOLULU OFFICE
101 AUPUNU STREET
101 BURGESS STREET
ASD TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-5531
FAX: (808) 523-1402
MAIL: sps@pbrhawaii.com

Hilo Office
101 AUPUNU STREET
110 LAGUNA CENTER, SUITE 310
HILO, HAWAII 96720
TEL: (808) 941-3333
FAX: (808) 941-4999

WAILUKU OFFICE
1787 WULU PA
SUITE 4
WAILUKU, HAWAII 96793-1771
TEL: (808) 242-2878
FAX: (808) 242-2902

June 16, 2006

Mr. Warren F. Wegesend, Jr., Administrator
State of Hawaii
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

Attn: Mr. Nicholas A. Vaccaro

**SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISPN)**

Dear Mr. Wegesend:

Since filing the UH West O'ahu EISPN in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 3, 2005 (reference LD/NAV UH/ESTOAH/EISPN-PBR.RCM). We understand that the EISPN was distributed to the following divisions:

1. Engineering Division (no comments in addition to those provided in the pre-consultation period);
2. Division of State Parks (no comments);
3. Commission on Water Resource Management (see responses to comments below);
4. Office of Conservation and Coastal Lands (no comments); and
5. Land - Oahu District Land Office (no comments).

In response to the Commission on Water Resource Management comments:

1. We acknowledge that the CWRM strongly promotes the efficient use of water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no harmful effects to the ecosystem. The CWRM also encourages the protection of water recharge areas, which are important for the maintenance of streams and the replenishment of aquifers.

Mr. Warren F. Wegesend, Jr.
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)
June 16, 2006
Page 2

2. As recommended, coordination with the City and County of Honolulu will take place to incorporate this project into the City's Water Use and Development Plan.
3. Coordination will also take place with the Engineering Division of the DLNR to incorporate this project into the State Water Projects Plan.
4. The Draft EIS will include the projected potable and non-potable water demands, an anticipated schedule to build-out, and the proposed water sources to meet the demands.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent Shigekuni

Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

The Senate
The Twenty-Third Legislature
of the
State of Hawaii
STATE CAPITOL
HONOLULU, HAWAII 96813



- ROBERT BUNDA
PRESIDENT
- DONNA MERRICADO KIM
VICE PRESIDENT
- COLLEEN HANABUSA
MAJORITY LEADER
- CLAYTON HEE
MAJORITY FLOOR LEADER
- SHAWN TSUTSUMI
MAJORITY CAUCUS LEADER
- FRED HEMMINGS
MAJORITY LEADER
- BOB HOGUE
MINORITY FLOOR LEADER
- GORDON TREMBLE
MINORITY POLICY LEADER

- FIRST DISTRICT
LORNAKE R. MOYSE
- SECOND DISTRICT
RUSSELL KOKUBUN
PAUL T. HANAUER
- THIRD DISTRICT
SHAWN TSUTSUMI
- FOURTH DISTRICT
ROBERT W. BAKER
- FIFTH DISTRICT
J. KALAN ENGLISH
- SIXTH DISTRICT
GARY L. HOOPER
- SEVENTH DISTRICT
GORDON TREMBLE
- EIGHTH DISTRICT
SWELEOM
- NINTH DISTRICT
LES HANAUER
- TENTH DISTRICT
BRYANT WANGDOON
- ELEVENTH DISTRICT
CAROL KAWANAKA
- TWELFTH DISTRICT
GORDON TREMBLE
- THIRTEENTH DISTRICT
SUZANNE OCHI OCHI
- FOURTEENTH DISTRICT
TOMMY MERRICADO KIM
- FIFTEENTH DISTRICT
NORMAN SAMAMOTO
- SIXTEENTH DISTRICT
DAVID Y. OH
- SEVENTEENTH DISTRICT
RON NEGRO
- EIGHTEENTH DISTRICT
CLARENCE K. MARIANA
- NINETEENTH DISTRICT
RYAN KAKAO
- TWENTYETH DISTRICT
WILL ESPERO
- TWENTY-FIRST DISTRICT
COLLEEN HANABUSA
- TWENTY-SECOND DISTRICT
ROBERT BUNDA
- TWENTY-THIRD DISTRICT
CLAYTON HEE
- TWENTY-FOURTH DISTRICT
BOB HOGUE
- TWENTY-FIFTH DISTRICT
FRED HEMMINGS
- CHIEF CLERK
PAUL T. HANAUER

March 4, 2005

Ms. Genevieve Salmonsens, Director
Office of Environmental Quality Control
Department of Health
Leitopapa A Kamehameha, Suite 702
235 S. Beretania Street
Honolulu, HI 96813

Dear Ms. Salmonsens:

I am writing to express my strong support for a public/private partnership to build a new University of Hawaii'i - West O'ahu campus. A quality four-year institution is the missing link in the Ewa/Kapolei region. The burgeoning population of Leeward Oahu makes it imperative that we move forward without any further delay.

This new campus will alleviate some of the traffic congestion between Kapolei and Mānoa during peak traffic hours, as well as create many jobs for Hawaii'i residents.

Please contact me if I can be of any assistance in making UH - West O'ahu a reality.

Respectfully,

Will Espero
Will Espero
State Senator

RECEIVED
MAR -8 P1:09
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

June 16, 2005

Senator Will Espero
State of Hawaii'i
The Twenty-Third Legislature
The Senate
State Capitol
Honolulu, Hawaii'i 96813

SUBJECT: UNIVERSITY OF HAWAII'I WEST OAHU (UH WEST O'AHU) ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISPN)

Dear Senator Espero:

Since filing the UH West O'ahu EISPN in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 4, 2005. We appreciate your strong support for a public/private partnership to build the UH West O'ahu. We agree with your assessment that a four-year institution is the missing link in the Ewa-Kapolei region, and the new campus will alleviate some traffic congestion between Kapolei and Mānoa during peak traffic hours, as well as create jobs for Hawaii'i residents.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

WM. FRANK BRANDT, FASLA
CHAIRMAN

THOMAS S. WITTEK, ASLA
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PRINCIPAL

TOM SCHRELL, AICP
SENIOR ASSOCIATE

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SENIOR ASSOCIATE

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ASSOCIATE

KIMI MIKAMI YUEN
ASSOCIATE

SCOTT ABRIGO
ASSOCIATE

SCOTT MURAKAMI
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-1470
FAX: (808) 523-1470
E-MAIL: syaduhina@pbhawaii.com

HILO OFFICE
101 W. BISHOP STREET
HILO LAGUNA CENTER, SUITE 310
HILO, HAWAII 96720-4262
TEL: (808) 961-3333
FAX: (808) 961-4999

WAILUKU OFFICE
1787 WILFA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1271
TEL: (808) 242-2878
FAX: (808) 242-2920



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

March 1, 2005

REPLY TO
ATTENTION OF
Regulatory Branch

Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813

Subject: Environmental Impact Statement Preparation Notice (EISP) for the University of Hawaii, West O'ahu Campus, Kapolei, Oahu, Hawaii (TMK: (1) 9-1-016: 120, 127, and 129).

Dear Mr. Shigekuni:

This office has reviewed the materials you submitted pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C.1344). As mentioned in the EISP, coordination has already been initiated with our office in regard to the Corps' jurisdictional authority over the Kalo'i Gulch and the Hunehune Gulch, both of which traverse the subject properties. Site inspections were conducted by my staff on December 21, 2004, and January 11 and February 4, 2005. The field investigations revealed that both features, within and throughout the bounds of the subject properties, have well-defined channels with a cobbled bottom and a distinctive lack of vegetation within the invert. Based on the site inspections and a review of reference materials found in our offices, the Kalo'i Gulch and Hunehune Gulch are defined as waters of the U.S. pursuant to Part 328 of the CWA.

Section 404 of the Clean Water Act requires that a DA permit be obtained prior to the placement or discharge of dredged and/or fill material into waters of the U.S. Based on our review of the information provided, we have determined that the aforementioned project would involve work in and/or placement of dredged and/or fill material into waters of the U.S. under our regulatory jurisdiction. Therefore, a DA permit would be required prior to any construction occurring within the gulches.

If you have any additional questions, please contact Ms. Connie Ramsey at the letterhead address, by telephone at 808-438-2039, by facsimile at 808-438-4060 or by electronic mail at Connie.L.Ramsey@usace.army.mil. File number POH-2005-89 has been assigned to this project. Thank you for your cooperation with our regulatory program.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch

cc: James Yamamoto, R.M. Towill Corp., 420 Waiakamilo Road #411, Honolulu, HI 96817



June 16, 2006

Mr. George P. Young, P.E., Chief
U.S. Department of the Army
U.S. Army Engineer District, Honolulu
Regulatory Branch
Fort Shafter, Hawaii 96858-5440

Attn: Ms. Connie Ramsey

SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST O'AHU) ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISP)

Dear Mr. Young:

Since filing the UH West O'ahu EISP in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 1, 2005 (project file number POH-2005-89). Subsequent to your letter, we understand that the Corps concurs that the upper reaches of Kalo'i Gulch do not have a regulated tributary connection to waters of the U.S. Therefore, a Department of the Army permit pursuant to Section 404 of the Clean Water Act will not be required for the proposed fill associated with the UH West O'ahu campus or the North-South Road.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

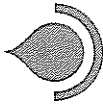
PBR HAWAII

Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



February 14, 2005

MUFI HANNEMANN, Mayor
EDDIE FLORES, JR., Chairman
CHRISTOPHER S. HIGASHI, Chairman
HERBERT S. HIGASHI, Chairman
DAROLYN H. LENDO
RODNEY K. HARAGA, Ex-Officio
CLIFFORD S. JAMILE
Manager and Chief Engineer
DONNA FAY K. KYOSAKI
Deputy Manager and Chief Engineer

Mr. Vincent Shigekuni, Principal
PBR Hawaii
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Your Letter Dated January 31, 2005 on the Environmental Impact Statement Preparation Notice for University of Hawaii-West Oahu, TMK: 9-1-16:120, 127, and 129.

Thank you for the opportunity to comment on the proposed development.

A water master plan for the East Kapolei development should be submitted for our approval.

The developer will be required to install the necessary water system improvements to serve the proposed development, including a reservoir and transmission mains.

Non-potable water should be used for irrigation of large landscape areas.

If you have any questions, please contact Joseph Kaakua at 748-3442.

Very truly yours,

KEITH S. SHIDA
Principal Executive
Customer Care Unit

Cc: OEQC
University of Hawaii



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

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ASSOCIATE

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ASSOCIATE

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ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-1402
FAX: (808) 521-1402

E-MAIL: sysadmin@pbhawaii.com

HILO OFFICE
101 ALPION STREET
HILO LAGOON CENTER, SUITE 310
HILO, HAWAII 96720-4262
TEL: (808) 961-3333
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WAILUKU OFFICE
1787 WILPA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1771
TEL: (808) 242-2878
FAX: (808) 242-2902

June 16, 2006

Mr. Keith S. Shida, Principal Executive
City and County of Honolulu
Board of Water Supply
Customer Care Unit
630 South Beretania Street
Honolulu, Hawaii 96843

Attn: Mr. Joseph Kaakua

SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(EISPN)

Dear Mr. Shida:

Since filing the UH West O'ahu EISPN in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated February 14, 2005. We have reviewed your letter and offer the following responses to your comments:

1. A water master plan has been submitted and approved by the BWS.
2. Necessary water system improvements to serve the proposed development will be provided.
3. The use of non-potable water will be coordinated with the BWS and used as permitted by State Department of Health regulations.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • PHONE: 527-5311 • FAX: 527-5483



MUFI HANNEMANN
MAYOR

DEBORAH K. MORIKAWA
ACTING DIRECTOR
JOHN R. SABAS
DEPUTY DIRECTOR

February 22, 2005

Mr. Vincent Shigekuni, Principal
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Environmental Impact Statement Preparation Notice
University of Hawaii – West Oahu

The Department of Community Services appreciates the opportunity to review and comment on the subject Environmental Impact Statement Preparation Notice.

We recommend that the draft Environmental Impact Statement describe the housing elements of the proposed project to the extent possible. We would be particularly interested in learning details of any faculty or student housing that will be developed as part of the proposed project. The Draft Environmental Impact Statement should also describe any programs and services to be provided at University of Hawaii – West Oahu that will benefit or involve the larger community, such as adult education and continuing education classes, services to the elderly and disabled, and cultural activities and programs.

Thank you for the opportunity to provide these comments, and we look forward to reviewing the draft Environmental Impact Statement when it is available. Questions regarding this matter may be directed to Mr. Keith Ishida at 527-5092.

Sincerely,

Deborah K. Morikawa
DEBORAH K. MORIKAWA
Director

DKM:dk

cc: Office of Environmental Quality Control
Jan Yokota, University of Hawaii

June 16, 2006

Ms. Deborah K. Morikawa, Director
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Attn: Mr. Keith Ishida

**SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(EISPN)**

Dear Ms. Morikawa:

Since filing the UH West O'ahu EISPN in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated February 22, 2005. We have reviewed your letter and offer the following responses to your comments:

1. The Draft EIS will describe the housing elements (especially any faculty or student housing) of the proposed project to the extent possible.
2. The UH West O'ahu will offer a variety of programs and services to the West O'ahu community. Students at the existing UH West O'ahu campus at Leeward Community College are primarily working adults, with the average age being 33. The UH West O'ahu offers approximately half of all course in the evening or during the weekend. However, student demographics are expected to change significantly when the UH West O'ahu campus becomes a four-year institution. Support services will increase since younger full-time college students tend to expect more campus activities and guidance than older students who usually work while attending college. The goal of the campus is to be an integral part of the greater Kapolei community.

Currently, there are no plans to provide services to the elderly or disabled. The campus will be designed to be ADA-compliant.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent Shigekuni

Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

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ASSOCIATE

SCOTT ABRIGO
ASSOCIATE

SCOTT MURAKAMI
ASSOCIATE

Honolulu Office
101 Bishop Street, Suite 650
ASB Tower
Honolulu, Hawaii 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-Mail: sysadmin@pbrhawaii.com

Hilo Office
101 Airport Street
Hilo Lagoon Center, Suite 210
Hilo, Hawaii 96720-4262
Tel: (808) 961-3333
Fax: (808) 961-4993

Wailuku Office
1787 Wailuku Loop, Suite 4
Wailuku, Hawaii 96793-1771
Tel: (808) 242-2438
Fax: (808) 242-2502

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4564 • Fax: (808) 523-4567
Website: www.honolulu.gov

MUFI HANNEMANN
MAYOR



WAYNE M. HASHIRO, P.E.
ACTING DIRECTOR
EUGENE C. LEE, P.E.
DEPUTY DIRECTOR

93836

March 21, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: University of Hawaii - West Oahu
Environmental Impact Statement Preparation Notice (EISP/N)


We have reviewed the information provided in the EISP/N for the proposed University of Hawaii - West Oahu campus. We have the following suggestion relating to Section 5-11.5.

The City and County of Honolulu, Department of Parks and Recreation's (DPR) community and district park guidelines indicate that for every 10,000 people, there should be 2 acres of park space available.

We acknowledge the existence of parks in Kapolei as well as in adjacent areas of Ewa Beach, Makakilo, and West Beach. In addition, the planned 31.5 acres of open space to service as a retention/detention area for possible passive park usage is included in the Long Range Development Plan. This existing and proposed acreage may not meet the DPR's requirements for park space. We emphasize the need to address the issue of additional park space in subsequent planning for the West Oahu campus.

Please call Mr. Gary Doi at 527-6699 if there are any questions.

Very truly yours,


for WAYNE M. HASHIRO, P.E.
Acting Director

WMH:ei

cc: Office of Environmental Quality Control

June 16, 2006

Mr. Wayne M. Hashiro, P.E., Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Attn: Mr. Gary Doi

SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST OAHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISP/N)

Dear Mr. Hashiro:

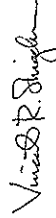
Since filing the UH West Oahu EISP/N in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 21, 2005 (your reference 93836). We understand that the City and County of Honolulu, Department of Parks and Recreation's (DPR) community and district park guidelines indicate that for every 10,000 people there should be two acres of park space available. A portion of the residential lands on the property will be subject to the DPR's park dedication requirements. Depending on meetings with the DPR and the selected developer, these requirements may be fulfilled through the dedication of land, payment of a park dedication fee, or a combination of the two. The DPR has been consulted and will continue to be consulted throughout the planning process for the UH West Oahu.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West Oahu

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ASSOCIATE

HONOLULU OFFICE
101 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-464
TEL: (808) 521-5631
FAX: (808) 521-1402
E-MAIL: sysadmin@pbrhawaii.com

HILO OFFICE
101 AUPUOI STREET
HILO LAGOON CENTER, SUITE 310
HILO, HAWAII 96720-4262
TEL: (808) 961-3333
FAX: (808) 961-4999

WAILUKU OFFICE
1787 WILI PA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1271
TEL: (808) 242-2900
FAX: (808) 242-2900

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU
1000 ULUOHA STREET, SUITE 215, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 692-5854 FAX: (808) 692-5857
Website: www.honolulu.gov



HUPTI HANNEAHH
MAYOR

LAVERNE HIGA, P.E.
ACTING DIRECTOR AND CHIEF ENGINEER
GEORGE K. MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 05-199

March 21, 2005

Mr. Vincent Shigekuni
PBR Hawaii
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

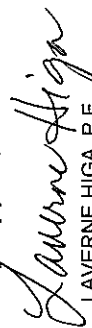
Dear Mr. Shigekuni:

Subject: **University of Hawaii -- West Oahu
Environmental Impact Statement
Preparation Notice**

Thank you for the opportunity to review and comment on the Environment Impact Statement Preparation Notice dated January 2005 for the subject project. We have no comments to add to the document at this time.

Should you have any questions, please call Charles Pignataro of our Division of Road Maintenance at 484-7697.

Very truly yours,


LAVERNE HIGA, P.E.
Acting Director and Chief Engineer

cc: Office of Environmental Quality Control
University of Hawaii, Office of Capital Improvements

June 16, 2006



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ASSOCIATE

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ASSOCIATE

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HONOLULU OFFICE
101 ALIPIA STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-5631
FAX: (808) 523-1402
E-MAIL: syadamin@pbhawaii.com

HILO OFFICE
101 ALIPIA STREET
HILO LAGOON CENTER, SUITE 310
HILO, HAWAII 96720-4262
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FAX: (808) 961-4999

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1787 WELF PA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1271
TEL: (808) 242-2828
FAX: (808) 242-2902

Mrs. Laverne Higa, P.E., Director
Department of Facility Maintenance
City and County of Honolulu
1000 Uluoia Street, Suite 215
Kapolei, Hawaii 'i 96707

Attn: Mr. Charles Pignataro

**SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISP)**

Dear Ms. Higa:

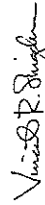
Since filing the UH West O'ahu EISP in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 21, 2005. We acknowledge that the Department of Facility Maintenance has no comments to offer at this time.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

DEPARTMENT OF PARKS AND RECREATION

CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
PHONE: (808) 692-5561 • FAX: 692-5131 • INTERNET: www.honolulu.gov



MUFI HANNEMANN
MAYOR

LESTER K. C. CHANG
ACTING DIRECTOR
DANA L. TAKAHARA-DIAS
DEPUTY DIRECTOR



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ASSOCIATE

KIMI MICHIMI YUEN
ASSOCIATE

SCOTT ABRIGO
ASSOCIATE

SCOTT MURAKAMI
ASSOCIATE

HONOLULU OFFICE
1001 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
PHONE: (808) 521-1400
FAX: (808) 521-1402
E-MAIL: syss@hawaii.pbrhawaii.com

HILO OFFICE
101 BISHOP STREET
HILO LAGOON CENTER, SUITE 310
HILO, HAWAII 96720-4462
TEL: (808) 961-3333
FAX: (808) 961-4989

WAILUKU OFFICE
1787 WLI PA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1271
TEL: (808) 242-2878
FAX: (808) 242-5961

February 14, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Environmental Impact Statement Preparation Notice
University of Hawaii, West Oahu Campus

Thank you for the opportunity to review and comment on the Environmental Impact Statement Preparation Notice relating to the University of Hawaii, West Oahu Campus.

The Department of Parks and Recreation has no comment on the Preparation Notice.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

LESTER K. C. CHANG
Acting Director

LKCC:mk
(92789)

June 16, 2006

Mr. Lester K.C. Chang, Director
Department of Parks and Recreation
City and County of Honolulu
1000 Uluohia Street, Suite 309
Kapolei, Hawaii'i 96707

SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISP)

Dear Mr. Chang:

Since filing the UH West O'ahu EISP in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated February 14, 2005. We acknowledge that the Department of Parks and Recreation has no comments to offer at this time.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4630 • FAX: (808) 521-6741
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HENRY ENG, FAICP
ACTING DIRECTOR
DAVID K. TANOUE
DEPUTY DIRECTOR

MUFU HANEMANN
MAYOR

COMMENTS ON THE
UNIVERSITY OF HAWAII WEST O'AHU
ENVIRONMENTAL IMPACT STATEMENT – PREPARATION NOTICE

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

March 11, 2005

2005/ELOG-228 (hs)

March 14, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Environmental Impact Statement Preparation Notice (EISPN)
University of Hawaii – West Oahu, TMK: 9-1-016:120, 127, and 129

Thank you for your notice dated January 31, 2005 requesting comment on the EIS Preparation Notice for the University of Hawaii – West Oahu Campus. Attached, please find the consolidated comments from the Department of Planning and Permitting regarding the project. For your convenience, we have referenced our comments in accordance with the sections of the EISPN.

Sincerely yours,

HENRY ENG, FAICP
Acting Director of Planning and Permitting

HE:mo
357474
Attachments

cc: Office of Environmental Quality Control
University of Hawaii, Office of Capital Improvements

2.4.1 UH West O'ahu Campus

Initial Development Phase. Page 6 states that the initial development will be about 30 acres. The Draft EIS should provide a plan of this area, and delineate the 30 acres on the overall site plan.

Student Commuting. The EISPN indicates that no dormitory development will occur in the first phase of UH West O'ahu. The Draft EIS should discuss where the students for the campus are likely to live and how they will get to UH WOC.

Dormitory Development. The EIS should also discuss if dormitory development is expected in later phases.

Student Housing Development. The Draft EIS should also discuss if student housing will be provided in residential areas adjacent to the campus. For example, student accommodation could be provided by building small (studio apartment size) rental units, or incorporating purposefully designed rental rooms (granny flats) into nearby residential units (Residential Parcels A and B). Granny flat type rental units have the additional advantage of providing a built-in source of rental income to purchasers; thereby increasing such home's affordability). Often, developers offer these incorporated rental units (granny flats) as upgrades.

2.4.2 Non-Campus/Campus Expansion Lands

Place-Making. The Draft EIS should address how the campus plan and site design and the development of the adjacent residential/commercial

areas will support the Ewa Development Plan (DP) vision of "place-making", creation of central places for each community and the concentrating of commercial uses in those central locations.

- Where is the "main street" or town center of the University Village to be located?
- Will mixed-use structures including residential and commercial uses be developed around that center or along that "main street"?
- Where are other "main streets" or "village centers" to be located in the project

Transit Nodes. The Ewa Development Plan calls for development of transit nodes at the corner of Farrington Highway and North South Road and at a location mid way between the Farrington–North South intersection and the NS Road –Kapolei Parkway intersection. The Draft EIS should discuss how the mixed-use residential commercial development in the non-campus areas of the project will implement the DP vision for development of these two higher density mixed use centers.

Alternatives to Auto Use. The Draft EIS should discuss how the design of the campus and adjacent residential/commercial area will support and encourage the Ewa Development Plan vision for promoting transit use, walking, and biking as alternatives to automobile use.

Connectivity. The Draft EIS should discuss how the design of the campus and the adjacent residential/commercial area will provide needed connectivity for the East Kapolei region. The Ewa DP Five Year Review has indicated the need for block and street standards and a quarter-mile collector-connector grid to reduce traffic congestion on major regional arterials, to allow efficient transit and utility vehicle circulation, to promote walking and biking as an alternative to automobile use, and to enhance neighborhood cohesion. See the attached materials for additional details.

Scope of Residential Development. Page 7 indicates there will be a 36.2-acre multi-family residential development. In addition, the site plan shows

"Residential Parcel B", containing 128.5 acres. Please address this additional area.

Scope of Commercial Development. On page 6, it says commercial lands totaling 79.2 acres, in 2 areas, are proposed. However, the site plan shows 3 areas, and they total 89.2 acres. Please clarify this in the Draft EIS.

The Draft EIS should address how the development of commercial areas in the project will implement the policies of the Ewa DP which call for:

- planned commercial centers outside of the City of Kapolei to provide retail shopping and services for their surrounding communities and to be limited in size to 30 acres and 250,000 sq. feet at most;
- planned major community commercial centers (30 to 50 acres, 250,000 sq. ft to 500,000 sq. ft. of commercial space) or regional shopping centers (over 50 acres and 500,000 sq. ft.) which are intended to provide for Ewa's regional shopping needs to be located in the City of Kapolei. (See DP Sec. 3.7.1)

In addition, the Plan calls for commercial uses outside the City of Kapolei to be concentrated in central locations rather than in continuous commercial strips along arterial roads.

The proposed University Village mixed-use commercial and residential area at the intersection of North-South Road and Farrington Highway appears to be consistent with these policies.

However, Commercial Parcel A does not appear to implement these policies. It is over 75 acres in size, and stretches along the North-South Road. The "major anchor tenants" proposed in earlier materials submitted to the Department were big box retail outlets which the Plan calls to be located in the City of Kapolei.

The proposed lodging facility for Commercial Parcel A would be allowed only if Resort zoning was approved. The General Plan and the Ewa

Development Plan currently designate only the Ko Olina Resort and the Ocean Pointe marina area for resort zoning.

3.0 REQUIRED APPROVALS AND PERMITS

Consistency with City Plans. The Draft EIS report should discuss how the UH West O'ahu campus addresses the Ewa Development Plan's vision, policies, planning principles and guidelines, especially those in Sec. 3.7.6. State Land Use. The Prep Notice indicates the site is within the State Land Use Urban District. The Draft EIS should provide a mapping of State Land Use designations for the 3 parcels and the surrounding area.

Zoning. The Prep Notice indicates zoning is AG-1. A zoning map for the project and surrounding areas should be provided.

Plan Review Use. The Draft EIS should clarify the proposed commercial and residential uses. Only those which are directly serving the university (i.e., student housing) can be covered under the Plan Review Use (PRU) permit. Housing for the general public (dwellings and apartments), and associated commercial development, do not qualify for processing under a PRU. Please show the location of university-related housing and commercial uses on the site plan, and reference these in the DEIS discussion.

Subdivision. A site plan should be provided showing existing property lines for the 3 parcels. Subdivision action will be required, and proposed subdivision lots should be indicated (to the extent known at this time). According to City records, the site is actually 500.327 acres.

4.2 TOPOGRAPHY

Page 11 says the elevation at the lower boundary is 80 ft. msl, and the upper boundary is 160 ft. msl. However, the site is characterized as "relatively flat". The Draft EIS should provide the average slope and the distance over which there is an 80-ft. elevation differential.

4.6 GROUNDWATER RESOURCES / HYDROLOGY

Storm Water Quality. The Draft EIS should address how the project will comply with the storm water quality requirements of the City's Rules Related to Storm Drainage Standards.

4.8 FLORA AND FAUNA

Page 16 indicates there is an indigenous species of bird present on the site (black-crowned night heron). Please address project impacts and proposed mitigation to this indigenous species. In addition, where the black-crowned night heron and plover are found, there are generally endangered species of birds including the Hawaiian Stilt, Coot, and Gallinule. These are found near wetlands, and are living on the nearby Kapolei Golf Course. Please address impacts on these species, if they are found at the project site.

5.3 ROADWAYS AND TRAFFIC

Integration with Transit Services. The Draft EIS should explain how the UH West O'ahu campus and adjacent residential/commercial areas will link with and integrate with the existing hub and spoke bus and express bus service and to future planned rapid transit service.

Connectivity. As noted above, analysis done during the Ewa DP Five Year Review indicates the importance of promoting connectivity within and between developments. Our consultants proposed block and street standards for residential and commercial areas and called for development of a quarter-mile connector-collector grid. The Draft EIS should provide information on the level of connectivity to be achieved, both within the campus and residential/commercial areas, and between the project and surrounding areas.

Commuting Traffic. The EIS should estimate the potential impact that UH West O'ahu may have on commuter traffic to UH Manoa and central Honolulu. If figures are available, the share of UH Manoa students who reside in leeward O'ahu should be provided.

5.7 VISUAL RESOURCES AND OPEN SPACE

Significant Views. The Draft EIS should identify significant view corridors (mauka views) and describe how the UH West O'ahu campus plan preserves and frames these important views, particularly from campus "gathering places". See the discussion of significant public views in the Ewa DP, Section 3.4 and Section 3.7.6.

5.10 INFRASTRUCTURE

Dual Water Systems. Discussions of Infrastructure master plans included in the Draft EIS should identify how a dual water system will be developed to conserve potable water and to use non-potable water for irrigation and other appropriate uses (See Ewa DP Section 4.2) The possibility of joint development/use of non-potable water system with the DHHL housing development makai of the project should be discussed.

Wastewater Capacity. The Draft EIS should indicate that the capacity of the Honouliuli Wastewater Treatment Plant (WWTP) is limited by the capacity of the solids handling treatment units. The current capacity of the solids handling is approximately 27 to 29 million gallons per day (mgd) average flow. The average daily flow to the WWTP is about 27 mgd. The planned project to add anaerobic digesters, which will increase the solids treatment capacity, is tentatively scheduled to start in 2005 and finish in early 2007. After completion of this project, the overall WWTP capacity will be 38 mgd.

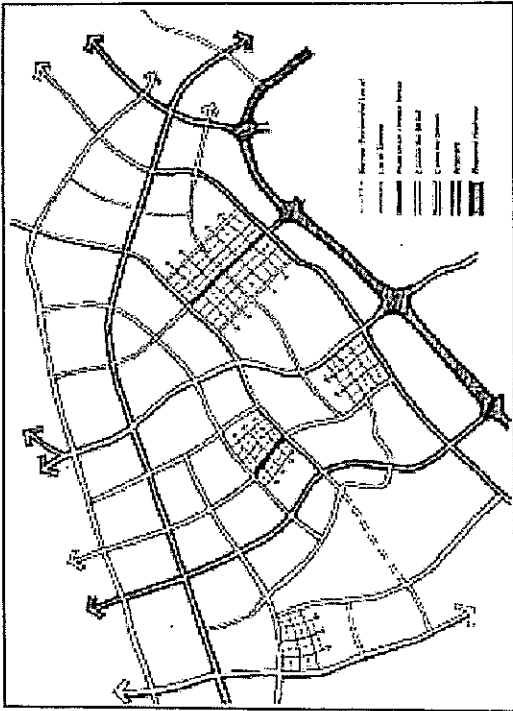
Wastewater infrastructure improvements for the project will need to include a sewer line connecting to the new Kapotei Interceptor Sewer.

5.11.6 PUBLIC TRANSPORTATION

The Draft EIS should discuss how the design and development of the UH West O'ahu campus and residential/commercial areas will encourage use of public transportation, biking and walking.

Shared Parking Facilities. For example, will campus parking or commercial parking be jointly developed with a park and ride facility near

the two transit nodes? Will shared parking development be encouraged for the commercial areas in the University Village and elsewhere? Basis for Parking Ratio. The EIS should indicate proposed parking/student ratio and the determining basis. Pedestrian/Biking Access. How will the campus and residential/commercial area design provide pedestrian and bicycle access to the major transit node at the intersection of Farrington Highway and North South Road?



CHARACTERISTICS:

- The street network should have provide multiple options for reaching major amenities such as the City Center shops, schools, parks and community facilities, without needing to access an arterial boulevard.
- View corridors to the mountains, open space, and other local and regional landmarks should be a basic consideration in the arrangement of streets, commercial centers and shared spaces within both residential and mixed use districts.
- A circulation network master plan over the entire Plan Area should be provided that is comprised of a loose "grid" of arterials at 1/2-1 mile intervals, collector streets at 1/4 mile intervals and connectors roads between individual developments at regular intervals between collectors.
- New streets, bike ways, paths and trails should connect to existing adjacent neighborhoods.
- Traffic calming measures should be used to eliminate shorts cuts and support a desirable living environment.
- Multiple connecting streets within and between residential neighborhoods should knit neighborhoods together, not form barriers.
- Streets, bikeways and walkways should create a unifying circulation network that provides convenient routes throughout the community.
- See each District for connectivity standards (minimum intersection frequency, maximum dead end length, # of dwellings or buildings on a cul-de-sac, and minimum street spacing) within and between districts.

PROPOSED BLOCK STANDARDS

LAND USE DISTRICT	ZONING DISTRICT	MAXIMUM BLOCK SIZE	MID-BLOCK ALLEY REQUIRED FOR ANY BLOCK WITH SIDE OVER
City Center Mixed Use	BMX-3	400' X 600' or Sum of Two Sides = 1000	400'
Community Commercial	B-2, BMX-3	600' x 600' or Sum of Two Sides = 1200	400'
Residential Neighborhood	R-3.5, R-5, R-7	300' x 500' or Sum of Two Sides = 800	400'
IMX/Business	IMX-1	800' x 800' or Sum of Two Sides = 1,600	400'

Cul-de-sac streets shall not be more than 150 feet in length

Source: Van Meter Williams Pollack, LLP and Charlier Associates, **EWA SMART GROWTH DESIGN CODE** (Working Draft, July 19, 2004)



LAND PLANNING
LAND USE
ENVIRONMENTAL STUDIES

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ASSOCIATE

KIMI MIKAMI YUEN
ASSOCIATE

SCOTT A BRIGO
ASSOCIATE

SCOTT MURAKAMI
ASSOCIATE

HONOLULU OFFICE
100 BEECH STREET, SUITE 202
ASB TOWER, SUITE 200
HONOLULU, HAWAII 96813-2484
Tel: (808) 521-5531
Fax: (808) 523-1402
-mail: spysmith@pbrhawaii.com

HILO OFFICE
101 AUPUN STREET
HILO LAGOON CENTER, SUITE 310
HILO, HAWAII 96720
Tel: (808) 961-3331
Fax: (808) 961-4989

WAILUKU OFFICE
100 WAILUKU AVENUE, SUITE 4
WAILUKU, HAWAII 96791-1701
Tel: (808) 242-2378
Fax: (808) 242-2902

June 16, 2006

Mr. Henry Eng, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 'i 96813

**SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISP)**

Dear Mr. Eng:

Since filing the UH West O'ahu EISP in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 14, 2005 (reference number 2005/ELOG-228(hs)). We have reviewed your letter and offer the following responses to your comments.

1. With the selection of WOOD as the University's development partner, the master plan and phasing plan for the project have been revised. The Draft EIS will include the current Phase 1 development plan.
2. Phase 1 development includes the mixed-use University Village, which will provide multi-family residential, commercial, and retail units. Single- and multi-family residential units will also be provided within the WOOD Lands in Phase 1. Students at the existing UH West O'ahu campus at Leeward Community College are primarily working adults, with the average age being 33. The UH West O'ahu offers approximately half of all courses in the evening or during the weekend. Students of the future UH West O'ahu campus are likely to commute to the campus from their existing homes in Central and Leeward O'ahu. Bus service is provided in the campus area, with buses directly passing the campus on Farrington Highway. This will be discussed in the Draft EIS.
3. The UH West O'ahu will be constructed in eight phases. Student housing is planned in Phase 4 (Year 2011), with single- and multi-family residential planned in mixed-use and residential areas throughout the property in Phase 1. Workforce/affordable housing will be developed in Phase 2 (Year 2009) and single- and multi-family residential are planned in Phase 3 (Year 2010). This information will be included in the Draft EIS.

Mr. Henry Eng
SUBJECT: UNIVERSITY OF HAWAII WEST OAHU ENVIRONMENTAL IMPACT
STATEMENT PREPARATION NOTICE
June 16, 2006
Page 2

4. University Village is proposed as a 53.1-acre sustainable, mixed-use village, closely integrated with the University campus. University Village is envisioned as having a mix of land uses (i.e., retail, commercial, and student housing) providing approximately 797 residential units. A 12.1-acre student housing parcel is proposed adjacent to the campus to provide approximately 230 residential units or approximately 690 beds (at 3 beds per unit), in a multi-family apartment-type setting. As currently planned, the development will not include Granny flat rental units.
5. The Draft EIS will include a discussion of how the campus plan, site design, and adjacent residential and commercial areas will support the *Ewa Development Plan* (Ewa DP) vision of "place-making", creation of central places for each community, and the concentration of commercial uses in central locations.
 - a. The "main street" of University Village will be run between the campus and North-South Road. The developer of an adjoining project, Ho'opi'i, plans to extend this road through its property, providing connectivity between projects. As the University Village develops, the main street could extend mauka into a 38-acre student housing/mixed-use or campus expansion parcel.
 - b. Mixed uses (including retail, commercial, and residential) will be developed around the main street of University Village.
 - c. Other "main streets" or mixed-use nodes are located on the entry road to the campus from Farrington Highway (leading to the main campus plaza), as well as off of the entry from the North-South Road.
6. The UH West O'ahu project complies with the Ewa DP, as University Village was sited as a transit-oriented development around a transit node located at the intersection of North-South Road and Farrington Highway.
7. In addition to the transit nodes adjacent to or near the UH West O'ahu property, a pedestrian/bikeway network is integrated in the roadway right-of-way system as sidewalks and bike paths. A separated pedestrian and bikeway system incorporates Kalo'i and Hunehune Greenway, which is a natural drainage feature associated with Kalo'i and Hunehune Gulches.
8. Primary access to the property will be from Farrington Highway and North-South Road. A hierarchical network of roadways (including collector, sub collector, and alley roadways) is planned within the property. The project will provide needed connectivity for the East Kapolei region, as it will connect with the proposed DHHL residential subdivision to the south, North-South Road and Ho'opi'i to the east, and Farrington Highway to the west. We understand that WOOD has incorporated block and street standards as well as a quarter-mile collector-connector grid in its proposed plans.
9. The Draft EIS will include the revised master plan.

10. The proposed land uses and land use acreages presented in the EISPN have changed. The Draft EIS will include the revised master plan.

The Ewa DP calls for planned commercial centers (limited to 30 acres and 250,000 square feet) outside of the City of Kapolei. Approximately 111,000 gross square feet of commercial space will be provided in a mixed-use area along Farrington Highway. This commercial center will cater to the needs of the residential community and surrounding neighborhoods and could include supermarkets, drugstores, retail establishments, specialty food item stores, general offices, medical facilities, restaurants, and personal services. Another mixed-use area along North-South Road will provide approximately 236,000 gross square feet of commercial space.

University Village is envisioned as having a mix of land uses that are closely related or cater to the University and its diverse student population. Retail establishments, such as bookstores, copy centers, coffee shops, and specialty food item stores, along with small start-up offices, are envisioned for this development. University Village would provide approximately 495,495 gross square feet of commercial space. This is not consistent with the Ewa DP, which calls for major community commercial centers (250,000 to 500,000 square feet) to be located in the City of Kapolei; however, we hope that with the need to reduce vehicular traffic and establish a campus town (which is sorely missing in the UH Mānoa-Mo'ili'ili area), the current Ewa DP Update can include this proposal.

The proposed commercial centers will not be developed in strips along arterial roads, but will be part of a mixed use area that also includes residential uses. No commercial-only parcels are proposed in the current master plan.

Like the University Village, these mixed-use parcels will include a mix of land uses, but will focus on catering more to the needs of the residential community and surrounding neighborhoods.

They will contain approximately 236,000 gross square feet of commercial space comprised of land uses such as supermarkets, drugstores, retail establishments, specialty food item stores, general offices, medical facilities, restaurants, personal services; along with 217 multi-family residential units catering to residents with a range of incomes (possibly including affordable housing).

11. The Draft EIS will discuss how the campus addresses the Ewa DP's vision, policies, planning principles, and guidelines, especially those in Section 3.7.6 and where revisions to the plan may be required.
12. The Draft EIS will include a map showing the State Land Use District designation for the property and surrounding area.
13. The Draft EIS will include a map showing the zoning designation for the property and surrounding area.

14. We understand that only uses directly serving the University can be covered under the Plan Review Use. The Draft EIS will provide additional information about the proposed commercial and residential uses. The Draft EIS will also include the current master plan, which shows the location of University-related housing and commercial uses.
15. A Tax Map Key map showing the existing property lines for the three parcels composing the property will be provided in the Draft EIS. The current master plan will also be included in the Draft EIS.
- We appreciate the confirmation that the site is 500.327 acres.
16. The elevation of the property ranges from 80 to 160 feet mean sea level. The distance over which this 80-foot elevation differential occurs is approximately 6,500 feet. The average slope of the property is about one to two percent. This will be noted in the Draft EIS.
17. The Draft EIS will address how the project will comply with the storm water quality requirements of the City's Rules Related to Storm Drainage Standards.
18. A wildlife survey of the property will be included in the Draft EIS. The Draft EIS will address potential impacts on indigenous and endangered bird species and will propose mitigation measures. Please note that there are not wetlands on the property.
19. The Draft EIS will discuss how the campus and adjacent residential/commercial areas will link with and integrate with the existing hub and spoke bus and express bus service and to future planned rapid transit services.
20. The Draft EIS will provide information on the level of connectivity to be achieved within the campus and residential/commercial areas, and between the property and surrounding areas.
21. A Traffic Impact Analysis Report is being conducted and will be included in the Draft EIS. While the project will increase traffic in and around the project site (in comparison to existing agricultural uses), the UH West O'ahu campus is expected to alleviate commuter traffic between Waipahu and Mānoa, attributed to UH Mānoa. Currently, 23 percent of undergraduate students at the UH Mānoa campus reside on the west side of Red Hill.
22. The Draft EIS will identify significant view corridors and describe how the UH West O'ahu campus plan preserves these important views.
23. A preliminary engineering report will be included in the Draft EIS. Currently, a dual water system is proposed. Non-potable water from the Honolulu Water Recycling Facility will be used to supplement the potable water system and meet the total water demand for the project. The non-potable water system will utilize brackish water and/or reclaimed water for irrigation and possible air conditioning purposes. This system will be completely separate from the potable water system and will be built parallel to the potable water system along North-South Road. The University is currently working with the Department of Hawaiian Home Lands to develop a non-potable water system for East Kapolei.

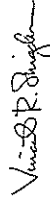
Mr. Henry Eng
SUBJECT: UNIVERSITY OF HAWAII WEST OAHU ENVIRONMENTAL IMPACT
STATEMENT PREPARATION NOTICE
June 16, 2006
Page 5

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4528 • FAX: (808) 523-4730 • INTERNET: www.ci.honolulu.hi.us

24. The wastewater capacity information provided in your letter will be included in the Draft EIS. Infrastructure improvements for the project include a sewer line connecting to the new Kapolei Interceptor Sewer. The wastewater system will consist of a major trunk line along North-South Road and branch lines along connecting roads. The proposed campus sewer system will consist of 8- to 18-inch pipes. In addition, 30-inch sewer pipes are planned near the secondary North-South Road connection to accommodate potential campus expansion and build-out of commercial areas.
25. Mixed-use areas located around proposed rapid transit stops will encourage the use of public transportation. Walking and biking will also be encouraged by a pedestrian and bikeway network throughout the property. Campus parking for students, faculty, and staff will be developed separately from commercial parking.
26. The required number of parking stalls for Phase 1 development of the campus (1,520 students) is 760 (at 0.5 stalls per student headcount). The required number of parking stalls for the ultimate campus development (7,600 students) is 2,850 (at 0.375 stalls per student headcount). The smaller ratio is an Institute of Transportation Engineers (ITE) ratio and the larger ratio accommodates vehicles before transit is available. These numbers will be included in the Draft EIS.

27. The UH West O'ahu campus is organized around a Central Plaza (Kalo'i Plaza) and linked to the mixed-use University Village and the inter-modal transit facilities through a pedestrian greenway system. Pedestrian and bicycle access to the major transit node at the intersection of Farrington Highway and North-South Road will be provided by a wide pedestrian mall leading to this intersection. Pedestrian malls and secondary paths will radiate into the campus and University Village mixed-use area from Kalo'i Plaza at the center of the campus.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.
Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

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MULIH HANNEKAWA
MAYOR

EDWARD Y. USATA
ACTING DIRECTOR

March 11, 2005

TP2/05-93213R

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: University of Hawaii – West Oahu

Thank you for your January 31, 2005 letter, requesting our review of and comments on the Environmental Impact Statement (EIS) Preparation Notice for the subject project.

The following comments are offered for your consideration as you prepare the draft EIS:

1. The land area reported in Sections 1.1 PROJECT SUMMARY (Page 1), 2.1 PROJECT GOALS AND OBJECTIVES (Page 3) and 2.4 UH WEST O'AHU LONG RANGE DEVELOPMENT PLAN (Page 5) is not consistent with what is shown in Figures 3A and 3B. The 500-acre land area should be verified.
2. The land areas for the various uses envisioned for the 500-acre property should be tabulated in Section 2.4 UH WEST O'AHU LONG RANGE DEVELOPMENT PLAN (Pages 5 to 7).
3. The western portion of Figures 3A and 3B should be expanded to include more of Farrington Highway and the adjacent land uses.
4. Figures 3A and 3B show the proposed location of the elementary school that is described on Page 7. The proposed elementary school should be located at a site that minimizes the need for students having to cross a major roadway/intersection to get to school.
5. On Page 7, the description of roadways should note the land area that will be required for this use.

6. The following comments are related to Section 5.3 ROADWAYS AND TRAFFIC (Page 18):

- a. The Traffic Impact Analysis Report that is being prepared for inclusion in the draft EIS should discuss the impact of the proposed project on the roadway network providing access to the project site. This analysis should include a phasing plan that includes the completion of various planned roadway projects, such as North-South Road from the H-1 Freeway to Kapolei Parkway, Farrington Highway from the west side of the campus to Fort Weaver Road, and Kapolei Parkway from the Villages of Kapolei to Ocean Pointe, with the planned phasing of the proposed project.
- b. The west connection of Road E to Farrington Highway as shown on Figures 3A and 3B should be re-evaluated as it appears to be adjacent to the golf course entrance.
- c. The streets that will be dedicated to the City and County of Honolulu should be identified.
- d. The first sentence in the second paragraph should be revised to read that "Oahu Transit Services is contracted by the Department of Transportation Services to operate TheBus on a schedule...."
- e. The second sentence in the second paragraph should also identify Route 40 buses as buses traveling from Makaha.

7. The third sentence in the first paragraph of Section 5.10 INFRASTRUCTURE (Page 24) should be revised to clarify that the portion of Kapolei Parkway through the Ewa Villages development will be constructed by the City.

8. Section 5.11.6 Public Transportation (Page 28) should be renamed "Public Transit". Our comments regarding this section are as follows:

- a. The first sentence in the first paragraph should be revised to read that "Oahu Transit Services is contracted by the Department of Transportation Services to operate TheBus on a schedule"
- b. The second sentence in the first paragraph should also identify Route 40 buses as buses traveling from Makaha.
- c. In addition to the traffic impacts of the project, the anticipated impacts (i.e., system) on the local, collector and regional transit systems should be will project require additional buses, etc. and the fiscal impact on the transit discussed and proposed mitigation measures described.
- d. We look forward to working with UH officials in helping to create a transit and pedestrian friendly environment from a regional as well as a local level.

- e. The draft EIS should identify transit stops and/or transit centers. The possibility of locating a transit center on campus should be considered.
 - f. The street system for the proposed development should be adequately designed to accommodate the movement of a 60-foot bus.
9. We suggest that the roadway recommendations being proposed in the "Draft Ewa Smart Growth Design Code" be reviewed.

In order to facilitate our review of the EIS, please provide us with two copies of the document. Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,


EDWARD Y. HIRATA
Acting Director

cc: Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control

Ms. Jan Yokota
UH – Office of Capital Improvements



LAND PLANNING
LANDSCAPE ARCHITECTURE
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KAMI MIKAMI YUEN
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SCOTT ABRICO
ASSOCIATE

SCOTT MURAKAMI
ASSOCIATE

HONOLULU OFFICE
101 BIRDS STREET
4330
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-5551
FAX: (808) 523-1402

EMAIL: sysadmin@pbhawaii.com

HILO OFFICE
101 AUPUNU STREET
HILO LAGOON CENTER, SUITE 310
HILO, HAWAII 96720-4262
TEL: (808) 961-3333
FAX: (808) 961-4989

WAILUKU OFFICE
1787 WILPA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1271
TEL: (808) 241-2000
FAX: (808) 242-2000

June 16, 2006

Mr. Melvin N. Kaku, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Attn: Ms. Faith Miyamoto

**SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISPN)**

Dear Mr. Kaku:

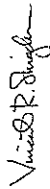
Since filing the UH West O'ahu EISPN in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 11, 2005 (reference number TP2/05-93213R). We have reviewed your letter and offer the following responses to your comments:

1. The EISPN stated that the property is 500.327 acres, and this was confirmed by the City Department of Planning and Permitting.
2. The currently proposed land uses within the property will be shown in a table and figure to be included in the Draft EIS.
3. The master plan has changed and revised figures will be included in the Draft EIS.
4. In the current master plan, the proposed elementary school is located away from North-South Road and near proposed residential areas and the proposed Department of Hawaiian Home Lands residential subdivision to the south.
5. The Draft EIS will include a table listing all land use acreages, including proposed roadways.
6. a. The TIAR will discuss the impact of the project on the roadway network providing access to the site. This analysis will include a phasing plan (initial development and ultimate development) for the project as well as for various planned roadway projects.
b. The master plan has changed and the Golf Course Expansion area is no longer proposed. The current master plan will be included in the Draft EIS.

Melvin N. Kaku
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)
June 16, 2006
Page 2

- c. Roads within the UH West O'ahu Lands are planned to be controlled by the University. Roads within the Private Development Lands are planned to be dedicated to the City and County of Honolulu.
 - d. The Draft EIS will include the following:
Oahu Transit Services is contracted by the City Department of Transportation Services (DTS) to operate TheBus on a schedule subject to the availability of resources.
 - e. The Draft EIS will include the following:
In Kapolei, service to Honolulu is provided by buses traveling from Mākaha (Routes C, 40, 93, and 93A), passing on Farrington Highway near the campus.
7. The Draft EIS will note that the portion of Kapolei Parkway through 'Ewa Villages will be constructed by the City.
 8. The section titled "Public Transportation" will be renamed "Public Transit" in the Draft EIS.
 - a. See 6d above.
 - b. See 6e above.
 - c. The Draft EIS will discuss the anticipated traffic impacts of the proposed project on local, collector, and regional transit systems. Proposed mitigation measures will also be identified.
 - d. The DTS will continue to be consulted in the environmental impact statement process to create a transit- and pedestrian-friendly environment.
 - e. Two transit stops are desired along North-South Road. The location of these transit stops will be identified in the Draft EIS.
 - f. The major campus roads will be designed to accommodate the turning radii required for buses.
 9. The *Draft Ewa Smart Growth Design Code* has been reviewed and applicable standards will be incorporated into the design of the campus to the extent possible.
- Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,
PBR HAWAII

Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
3375 KAPAKA STREET, SUITE 1425 • HONOLULU, HAWAII 96819-1869
TELEPHONE: (808) 851-7761 • FAX: (808) 851-7750 • INTERNET: www.honolulufire.org



MUFI HANDEMANN
MAYOR

ATTILIO K. LEONARDI
FIRE CHIEF
JOHN CLARK
DEPUTY FIRE CHIEF

February 25, 2005

Mr. Vincent Shigekuni, Principal
PBR Hawaii
American Savings Bank Tower
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Environmental Impact Statement Preparation Notice
University of Hawaii - West Oahu
Tax Map Keys: 9-1-016; 120, 127, and 129

We received your letter dated January 31, 2005, requesting our comments on the above-mentioned subject.

The Honolulu Fire Department has no additional comments. Please refer to our letter of January 10, 2003, for previous comments.

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 831-7778.

Sincerely,

ATTILIO K. LEONARDI
Fire Chief

AKL/SY:bjh

cc: Office of Environmental Quality Control
University of Hawaii, Office of Capital Improvements

June 16, 2006



LAND PLANNING
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SENIOR ASSOCIATE

KENIN NISHIKAWA, ASLA
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KIMI MIKAMI YUEN
ASSOCIATE

SCOTT ABRIGO
ASSOCIATE

SCOTT MURAKAMI
ASSOCIATE

HONOLULU OFFICE
100 BISHOP STREET
ALSO
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-5631
FAX: (808) 523-1402
E-MAIL: systems@pbrhawaii.com

HILO OFFICE
101 AUPUNU STREET
HILO LAKEON CENTER, SUITE 310
HILO, HAWAII 96720-4262
TEL: (808) 961-3313
FAX: (808) 961-4989

WAILUKU OFFICE
1787 WILIPA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1271
TEL: (808) 241-4747
FAX: (808) 242-2902

Mr. Kenneth Silva, Fire Chief
Fire Department
City and County of Honolulu
3375 Koaopaka Street, Suite H425
Honolulu, Hawaii'i 96819-1869

SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISPN)

Dear Chief Silva:

Since filing the UH West O'ahu EISPN in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated February 25, 2005. We acknowledge that the Fire Department has no comments in addition to those provided in a letter dated January 10, 2003.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

cc: Gene Awakuni/UH West O'ahu

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111
<http://www.honolulu.gov>



MUFI HAHNEMANN
MAYOR

OUR REFERENCE CS-KP

BOISSE P. CORREA
CHIEF

GLEN R. KAJIYAMA
PAUL D. PUTZOLU
DEPUTY CHIEFS

March 2, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Thank you for the opportunity to review and comment on the Environmental Impact Statement Preparation Notice for the University of Hawaii West Oahu.

As we stated in our response to the Draft Environmental Assessment/Environmental Impact Statement Notice of Preparation for this project, we believe that calls for service to the area will be impacted and that there will be vehicular and pedestrian traffic concerns.

We will probably have more specific concerns as additional detailed plans for the University of Hawaii campus and the residential and commercial areas are developed.

If there are any questions, please call Major Michael Tamashiro of District 8 at 692-4253 or Ms. Carol Sodeiani of the Support Services Bureau at 529-3658.

Sincerely,

BOISSE P. CORREA
Chief of Police

By *Carol Sodeiani*
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

cc: Ms. Genevieve Salmonson, OEQC
Ms. Jan Yokota, University of Hawaii



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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

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SCOTT MURAKAMI
ASSOCIATE

HONOLULU OFFICE:
1001 BISHOP STREET
ASB TOWER, SUITE 650
HONOLULU, HAWAII 96813-3484
TEL: (808) 521-4691
FAX: (808) 523-1402
E-MAIL: psadmin@pbhawaii.com

HILO OFFICE:
101 ALPINE STREET
HILO LAGOON CENTER, SUITE 310
HILO, HAWAII 96720-4252
TEL: (808) 961-3333
FAX: (808) 961-4989

WAILUKU OFFICE
1787 WILPA LOOP, SUITE 4
WAILUKU, HAWAII 96793-1271
TEL: (808) 242-2878
FAX: (808) 242-2962

June 16, 2006

Mr. Boisse P. Correa, Chief of Police
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Attn: Mr. Karl Godsey, Assistant Chief of Police, Support Services Bureau

**SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST O'AHU)
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (EISPN)**

Dear Chief Correa:

Since filing the UH West O'ahu EISPN in January 2005, the University has selected a development partner to purchase approximately 287 acres of land within the approximately 500-acre property. The University will own the remaining 214 acres of land. The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus.

Thank you for your letter dated March 2, 2005 (your reference CS-KP). We acknowledge that the Police Department believes that calls for service to the area will be impacted and there will be vehicular and traffic concerns. These issues will be addressed in the Draft EIS. We understand that the HPD may have more specific concerns as the plans for the UH West O'ahu campus and residential and commercial areas within the property are developed.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent Shigekuni

Vincent Shigekuni
Vice President

cc Gene Awakuni/UH West O'ahu

O:\JOB\31322.05\EIS\Draft EIS\EISPN Comments-Response\BL-15 HPD response.doc

Serving and Protecting with Aloha



9.0

LIST OF PREPARERS

9.0 LIST OF PREPARERS

This EIS was prepared by PBR HAWAII, 1001 Bishop Street, ASB Tower, Suite 650, Honolulu, Hawai'i 96813. The staff involved in the preparation of this document is listed below.

W. Frank Brandt, FASLA	Principal-in-Charge
Grant Murakami	Principal Campus Planner
Vincent Shigekuni	EIS Project Manager
<u>Michael Shibata</u>	<u>Planner Researcher and Writer</u>
Lacey Kazama	Planner Researcher and Writer
Christine Chaplin	Planner/GIS Analyst
Vivaswan Verawudh	Planner/GIS Analyst
Chris Chavez	Graphic Designer
Kanai'a Nakamura	Cultural Impact Advisor
Dionne Talia	Administrative Assistant

Several key technical consultants were employed to provide specific assessments of environmental factors for this project. These consultants, their company affiliation, and their specialty are listed below.

Name	Firm	Area of Expertise
Phillip L. Bruner		Faunal Studies
Winona P. Char	Char & Associates	Botanical Studies
Dana Dorsch	D.L. Adams Associates, Ltd.	Acoustical Studies
David Miyamoto	Engineering Concepts, Inc.	Civil Engineering
Barry D. Neal	B. D. Neal	Air Quality Studies
Wayne Yoshioka	Parsons Brinckerhoff Quade & Douglas	Traffic Engineering

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10.0

GLOSSARY

10.0 GLOSSARY

The following is a list of terms, abbreviations, and acronyms used in the EIS.

A

AAQS	Ambient Air Quality Standards
ADA	Americans with Disabilities Act
ALISH	Agricultural Lands of Importance to the State of Hawai‘i
ASTM	American Society for Testing and Materials

B

BLNR	State of Hawai‘i Board of Land and Natural Resources
BMP	Best Management Practice
BOE	State of Hawai‘i Board of Education
BPNAS	Barbers Point Naval Air Station
BWS	City and County of Honolulu Board of Water Supply

C

CERC-NFRAP	CERCLIS No Further Remedial Action Planned
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
cfs	cubic feet per second
City	City and County of Honolulu
CWRM	State of Hawai‘i Department of Land and Natural Resources Commission on Water Resource Management
CZM	State of Hawai‘i Coastal Zone Management Program

D

DA	United States Department of the Army
dBA	A-weighted decibels
DBEDT	State of Hawai‘i Department of Business, Economic Development, and Tourism
DEA	Draft Environmental Assessment
DEIS	Draft Environmental Impact Statement
DHHL	State of Hawai‘i Department of Hawaiian Home Lands
DLNR	State of Hawai‘i Department of Land and Natural Resources
DOE	State of Hawai‘i Department of Education
DOH	State of Hawai‘i Department of Health
DOT	State of Hawai‘i Department of Transportation
DPA	Development Plan Area
DPR	City and County of Honolulu Department of Parks and Recreation
DPP	City and County of Honolulu Department of Planning and Permitting
DTS	City and County of Honolulu Department of Transportation Services

E

EA	Environmental Assessment
EaB	Ewa Silty Clay Loam, 3 to 6 percent slopes
EDR	Environmental Data Resources, Inc.

UNIVERSITY OF HAWAI‘I WEST O‘AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
EMS	Emergency Medical Services
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
Ewa DP	Ewa Development Plan
Ewa DPA	Ewa Development Plan Area
EwC	Ewa Stony Silty Clay, 6 to 12 percent slopes
F	
FEA	Final Environmental Assessment
FEIS	Final Environmental Impact Statement
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FINDS	Federal Index System
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
FTA	Federal Transit Administration
G	
GPD	gallons per day
gpm	gallons per minute
H	
HAR	Hawaii Administrative Rules
HCDCH	State of Hawai‘i Housing and Community Development Corporation of Hawaii
HCDCH East Kapolei EIS	<i>East Kapolei Master Plan Final Environmental Impact Statement</i>
HCP	Habitat Conservation Plan for <i>Abutilon menziesii</i> at Kapolei
HECO	Hawaiian Electric Company, Inc.
HFD	City and County of Honolulu Fire Department
HHCTP	Honolulu High-Capacity Transit Project
HPD	City and County of Honolulu Police Department
H-POWER	Honolulu Program of Waste Energy Recovery
HRS	Hawaii Revised Statutes
HUD	U.S. Department of Housing and Urban Development
HWRF	Honouliuli Water Recycling Facility
HxA	Honouliuli Clay, 0 to 2 percent slopes
HxB	Honouliuli Clay, 2 to 6 percent slopes
J	
JTS	Joint Tactical Support
K	
KABP	Kapolei Area Bikeway Plan
KV	kilo-volt
L	
LCC	Leeward Community College
L _{dn}	Day-night equivalent sound level measured in dBA
LEED	Leadership in Energy and Environmental Design
LOS	Level of Service

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

LPA	Locally Preferred Alternative
LRDP	University of Hawai'i West O'ahu Long Range Development Plan (2004)
LRDP Update	University of Hawai'i West O'ahu Long Range Development Plan Update (2006)
LUC	State of Hawai'i Land Use Commission
LUO	City and County of Honolulu Land Use Ordinance
LUST	Leaking Underground Storage Tank
M	
MG	million gallons
mg/m ³	milligrams per cubic meter
MGD	million gallons per day
MOA	Memorandum of Agreement
mph	miles per hour
msl	mean sea level
MVA	megavolt ampere
MW	mega-watt
N	
NFRAP	No Further Remedial Action Planned
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
O	
OEQC	State of Hawai'i Office of Environmental Quality Control
OMPO	Oahu Metropolitan Planning Organization
OR&L	Oahu Railway and Land Company
ORTP	Oahu Regional Transportation Plan
OSCo	Oahu Sugar Company, Ltd.
P	
Private Development Lands	Lands controlled by private development partner
PRU	Plan Review Use
PUC	Primary Urban Center
R	
RCRIS-SQG	Resource Conservation and Recovery Information System-Small Quantity Generator
RECs	Recognized Environmental Conditions
S	
SHPD	State of Hawai'i Department of Land and Natural Resources Historic Preservation Division
SHWS	State Hazardous Waste Site
Site Selection Study	University of Hawai'i West O'ahu Campus Site Selection Study
SMA	Special Management Area
SOBA	Southern O'ahu Basal Aquifer
SPILLS	State or Local Release Notifications
State	State of Hawai'i
STIP	Statewide Transportation Improvement Plan
SWLF	Solid Waste Land Fill

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

T

TMK Tax Map Key

U

UH University of Hawai'i
UH Mānoa University of Hawai'i Mānoa
UH West O'ahu University of Hawai'i West O'ahu
UH West O'ahu Lands Lands controlled by University of Hawai'i West O'ahu
UIC Underground Injection Control
UST Underground Storage Tank

W

WASC Western Association of Schools and Colleges
WkA Waialua Silty Clay, 0 to 3 percent slopes
WOCD West Oahu Campus Development, LLC
WWTP Wastewater Treatment Plant
WzA Waipahu Silty Clay, 0 to 2 percent



11.0

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11.0 REFERENCES

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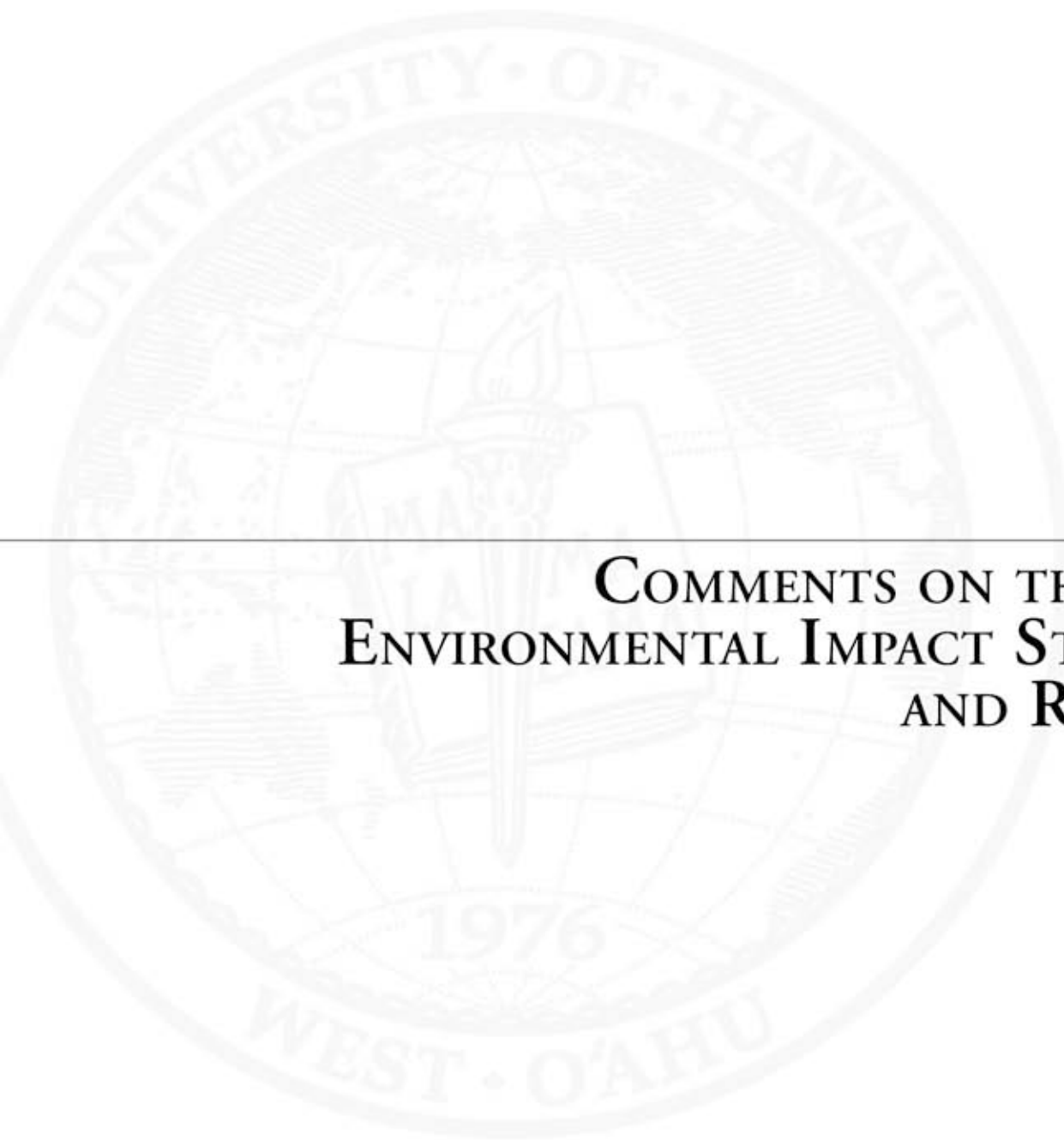
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12.0

**COMMENTS ON THE DRAFT
ENVIRONMENTAL IMPACT STATEMENT
AND RESPONSES**

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

12.0 COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT AND RESPONSES

The UH West O'ahu Draft Environmental Impact Statement was sent to the following agencies, organizations and individuals. The public comment period on the Draft EIS was from July 8, 2006 to August 22, 2006. Agencies, organizations, or individuals that submitted comments on the Draft EIS are listed in bold.

Table 12.1 – Draft EIS Comment Letters

<u>AGENCY</u>	<u>DEIS MAIL DATE</u>	<u>DATE OF COMMENTS</u>
State		
<u>1</u> Department of Accounting and General Services	<u>07-03-06</u>	<u>07-25-06</u>
<u>2</u> Department of Business, Economic Development and Tourism	<u>07-03-06</u>	--
<u>3</u> Department of Business, Economic Development and Tourism – Land Use Commission	<u>07-03-06</u>	<u>07-25-06</u>
<u>4</u> Department of Business, Economic Development and Tourism – Office of Planning	<u>07-03-06</u>	--
<u>5</u> Department of Business, Economic Development and Tourism – Strategic Industries Division	<u>07-03-06</u>	<u>07-12-06</u>
<u>6</u> Department of Business, Economic Development and Tourism – Hawaii Housing Finance and Development Corporation	<u>07-03-06</u>	<u>08-17-06</u>
<u>7</u> Department of Defense	<u>07-03-06</u>	--
<u>8</u> Department of Education	<u>07-03-06</u>	<u>08-10-06</u>
<u>9</u> Department of Hawaiian Home Lands	<u>07-03-06</u>	<u>07-13-06</u>
<u>10</u> Department of Health – Environmental Planning Office	<u>07-03-06</u>	<u>08-21-06</u>
<u>11</u> Department of Health – Office of Environmental Quality Control	<u>07-03-06</u>	<u>08-21-06</u>
<u>12</u> Department of Land and Natural Resources	<u>07-03-06</u>	--
<u>13</u> Department of Land and Natural Resources – Historic Preservation Division	<u>07-03-06</u>	<u>08-08-06</u>
<u>14</u> Department of Transportation	<u>07-03-06</u>	<u>08-22-06</u>
<u>15</u> Department of Transportation – Airports Division	<u>07-03-06</u>	--
<u>16</u> Office of Hawaiian Affairs	<u>07-03-06</u>	<u>07-31-06</u>
<u>17</u> State Legislature – Representative Mark Moses	<u>07-03-06</u>	--
<u>18</u> State Legislature – Representative Kymberly Pine	<u>07-03-06</u>	--
<u>19</u> State Legislature – Senator Brian Kanno	<u>07-03-06</u>	--
<u>20</u> State Legislature – Senator Will Espero	<u>07-03-06</u>	<u>08-31-06</u>
<u>21</u> State Legislature – Representative Rida Cabanilla	<u>07-03-06</u>	<u>07-26-06</u>
<u>22</u> University of Hawai'i – Environmental Center	<u>07-03-06</u>	<u>08-21-06</u>

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

	<u>AGENCY</u>	<u>DEIS MAIL DATE</u>	<u>DATE OF COMMENTS</u>
23	<u>University of Hawai'i Water Resources Research Center</u>	<u>07-03-06</u>	--
24	<u>Hawai'i State Library</u>	<u>07-03-06</u>	--
25	<u>'Ewa Beach Public and School Library</u>	<u>07-03-06</u>	--
26	<u>Kapolei Public Library</u>	<u>07-03-06</u>	--
27	<u>Pearl City Regional Library</u>	<u>07-03-06</u>	--
28	<u>Kaimukī Regional Library</u>	<u>07-03-06</u>	--
29	<u>Kaneohe Regional Library</u>	<u>07-03-06</u>	--
30	<u>Hilo Regional Library</u>	<u>07-03-06</u>	--
31	<u>Kahului Public Library</u>	<u>07-03-06</u>	--
32	<u>Lihue Regional Library</u>	<u>07-03-06</u>	--
33	<u>University of Hawai'i – Hamilton Library</u>	<u>07-03-06</u>	--
34	<u>Department of Business, Economic Development and Tourism Library</u>	<u>07-03-06</u>	--
35	<u>Legislative Reference Bureau</u>	<u>07-03-06</u>	--
36	<u>City and County of Honolulu Department of Customer Services Library (formerly the Municipal Reference and Records Center)</u>	<u>07-03-06</u>	--
Federal			
37	<u>Department of the Army – Army Engineer District</u>	<u>07-03-06</u>	<u>07-27-06</u>
38	<u>Department of the Interior – Fish and Wildlife Service</u>	<u>07-03-06</u>	--
39	<u>Federal Legislature – Senator Daniel Inouye</u>	<u>07-03-06</u>	--
40	<u>Federal Legislature – Senator Daniel Akaka</u>	<u>07-03-06</u>	--
41	<u>Federal Legislature – Representative Neil Abercrombie</u>	<u>07-03-06</u>	--
City			
42	<u>Board of Water Supply</u>	<u>07-03-06</u>	<u>07-24-06</u>
43	<u>County Legislature – Mayor Mufi Hannemann</u>	<u>07-03-06</u>	--
44	<u>City Council – Councilmember Todd Apo</u>	<u>07-03-06</u>	--
45	<u>Department of Community Services</u>	<u>07-03-06</u>	<u>08-02-06</u>
46	<u>Department of Design and Construction</u>	<u>07-03-06</u>	<u>08-22-06</u>
47	<u>Department of Environmental Services</u>	<u>07-03-06</u>	--
48	<u>Department of Facility Maintenance</u>	<u>07-03-06</u>	<u>08-21-06</u>
49	<u>Department of Parks and Recreation</u>	<u>07-03-06</u>	<u>07-14-06</u>
50	<u>Department of Planning and Permitting</u>	<u>07-03-06</u>	<u>08-21-06,</u> <u>08-22-06</u>
51	<u>Department of Transportation Services</u>	<u>07-03-06</u>	<u>08-28-06</u>
52	<u>'Ewa Neighborhood Board, No. 23</u>	<u>07-03-06</u>	--
53	<u>Fire Department</u>	<u>07-03-06</u>	<u>07-18-06</u>
54	<u>Makakilo/Kapolei Neighborhood Board, No. 34</u>	<u>07-03-06</u>	--
55	<u>Police Department</u>	<u>07-03-06</u>	--
56	<u>Wai'anae Neighborhood Board, No. 24</u>	<u>07-03-06</u>	--
Other Organizations/Individuals			

UNIVERSITY OF HAWAI'I WEST O'AHU
FINAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

	<u>AGENCY</u>	<u>DEIS MAIL DATE</u>	<u>DATE OF COMMENTS</u>
57	<u>Hawaiian Electric Company, Inc.</u>	<u>07-03-06</u>	<u>08-22-06</u>
58	<u>Hawaiian Telcom</u>	<u>07-03-06</u>	--
59	<u>Palehua Community Association</u>	<u>07-03-06</u>	--
60	<u>The Estate of James Campbell</u>	<u>07-03-06</u>	<u>08-22-06</u>
61	<u>The Gentry Companies</u>	<u>07-03-06</u>	--
62	<u>D.R. Horton - Schuler Division</u>	<u>07-03-06</u>	<u>08-07-06</u>
63	<u>HASEKO (Ewa), Inc.</u>	<u>07-03-06</u>	<u>08-21-06</u>
64	<u>Kapolei Golf Course</u>	<u>07-03-06</u>	--
65	<u>The Honolulu Advertiser</u>	<u>07-03-06</u>	--
66	<u>The Honolulu Star-Bulletin</u>	<u>07-03-06</u>	--

LURD LINGLE
GOVERNOR



RUSS K. SAITO
COMPTROLLER
KATHERINE H. THOMSON
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

(P)1147.6

JUL 25 2006

Mr. Vincent Shigekuni, Vice President
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96840

Dear Mr. Shigekuni:

Subject: University of Hawaii West Oahu
Draft Environmental Impact Statement
TMK: 9-1-016: 120, 127, and 129

Thank you for the opportunity to review the subject project. This project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, please have your staff call Mr. Allen Yamanoha of the Planning Branch at 585-0488.

Sincerely,

ERNEST Y. W. LAU
Public Works Administrator

A.Y.mro
c: Ms. Genevieve Salmonson, OEQC

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JUL 26 2006
PBR HAWAII



December 18, 2006

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Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIM BIRKMAN YU, LEED AP
Associate

SCOTT ALIKA AMRIGO
Associate

NGOTTU MURAKAMI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street
ASH Tower, Suite 650
Honolulu, Hawaii 96813-3181
Tel: (808) 521-1100
Fax: (808) 521-1102
E-mail: vcs@pbrhawaii.com

HILO OFFICE
Alipani Street
118A, Hilo, Suite 310
Hilo, Hawaii 96720-1262
Tel: (808) 961-1113
Fax: (808) 961-4959

WAILUKU OFFICE
257 Wai'oli Loop, Suite 3
Wailuku, Hawaii 96791-1271
Tel: (808) 212-2578

Mr. Ernest Y. W. Lau, Public Works Administrator
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Lau:

Thank you for your letter dated July 25, 2006. We acknowledge that this project will not impact any of the Department of Accounting and General Services' projects or existing facilities, and therefore, the department has no comments to offer.

Thank you again for your participation in the Environmental Impact Statement process for this project. Your letter will be included in the Final EIS under Section 12.0.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

0:\NOB\1311322.00\EIS\Final EIS\Final Responses to DEIS Comments\UBL-06 DAGS response 11-20.doc



ANTHONY J. H. CHING
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION

P.O. Box 2359
Honolulu, Hawaii 96804-2359
Telephone: 808-587-5822
Fax: 808-587-3827

July 25, 2006

Mr. Vincent Shigekuni, Vice President
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813-3429

Dear Mr. Shigekuni:

Subject: University of Hawaii-West Oahu Draft Environmental Impact Statement (DEIS)

We have reviewed the DEIS for the subject project and have the following comments:

- 1) As we pointed out in our January 21, 2003, comment letter on the Draft Environmental Assessment/Environmental Impact Statement Preparation Notice, the Land Use Commission (LUC) urbanized the project site under LUC Docket No. A99-728/Housing and Community Development Corporation of Hawaii, State of Hawaii (HCDC/H). The LUC imposed 27 conditions upon the reclassification pursuant to Findings of Fact, Conclusions of Law, and Decision and Order (Decision and Order) dated September 8, 1999.¹ Given that the conditions run with the land and are binding upon the HCDC/H and each and every subsequent owner, lessee, sub-lessee, transferee, grantee, assignee, or developer, the development of the University of Hawaii-West Oahu lands and the Private Development Lands is subject to these conditions. As such, we request that there be discussion of the proposed uses on these lands and their impacts within the context of the applicable conditions.
- 2) As we also pointed out in the comment letter, the development of the University of Hawaii-West Oahu campus on the project site represents a significant departure to the representations that were made before the LUC in its proceedings on the above-mentioned docket so as to require that a motion to amend the Decision and Order be

¹ The LUC subsequently amended Condition No. 3 pursuant to Order Granting Petitioner's Request To Modify Condition 3 And Findings Of Fact 21, 69, And 178 Of The Findings Of Fact, Conclusions Of Law, And Decision And Order Issued By The Land Use Commission On September 8, 1999, Regarding Petitioner Housing And Community Development Corporation Of Hawaii's Petition For Land Use District Boundary Amendment Filed March 5, 1999 dated March 6, 2000.

Mr. Vincent Shigekuni, Vice President
July 25, 2006
Page 2

filed with our office.² To that end, we request that LUC approval of this motion be included on the list of required permits and approvals that is referenced on pages xii, 2, and 122 of the DEIS. In accordance with section 11-200-17(h), Hawaii Administrative Rules, the status of each identified permit or approval should also be described.

- 3) Chapter 6.0 fails to include the State's previous proposal to build the University of Hawaii-West Oahu campus on approximately 991 acres mauka of the H-1 Freeway as an alternative to the proposed action. Given that this location was once the site for the development of the campus and provided the impetus for the urbanization of 1,300 acres comprised by the East Kapolei Master Plan (EKMP), including the project site, we believe that a discussion of this alternative location is warranted.
- 4) As the DEIS correctly notes, the project site was previously planned for a range of uses under the EKMP, including two elementary schools on sites of 12 acres each. A third elementary school on 12 acres within the EKMP site was planned to the east of the proposed North-South Road. We note that under the current Conceptual Land Use Plan for the project site, only one elementary school on 12 acres is proposed. Clarification should be provided as to whether this single elementary school and the one proposed on Department of Hawaiian Home Lands property outside of the project site will adequately accommodate the student population expected from the residential development on the Private Development Lands and surrounding residential development.

We have no further comments to offer at this time. Thank you for the opportunity to comment on the subject DEIS. Should you have any questions, please feel free to call me or Bert Saruwakani of our office at 587-3822.

Sincerely,

ANTHONY J. H. CHING
Executive Officer

c: Office of Environmental Quality Control

² We note Condition No. 22 of the Decision and Order states that "Petitioner or landowners shall develop the Petition Area in substantial compliance with the representations made in the Commission. Failure to do so may result in reversion of the Petition Area to its former classification, or a change to a more appropriate classification."



December 18, 2006

W. FRANK BRANDUCASIA
Chairman
THOMAS WITTENASIA
President
K. STAN DUNCANASIA
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Executive Vice-President
VINCENT SHIGIKUNI
Vice-President
GRANT TAMURA KAMILA
Principal
TOM SCINIELLO
Senior Associate
RAYMOND THINGASIA
Senior Associate
KEVIN S. NISHIKAWAASIA
Associate
KIMIKAMI YUTANI
Associate
SCOTT ALUKA ABRIGD
Associate
MOTTU MURAKAMIASIA
Associate

Mr. Anthony J.H. Ching
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

Mr. Anthony J. H. Ching, Executive Officer
State of Hawai'i
Land Use Commission
P.O. Box 2359
Honolulu, Hawai'i 96804-2359

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Ching:

Thank you for your letter dated July 25, 2006. We have reviewed your letter and offer the following responses to your comments:

1. The original intent of the State Land Use District Boundary Amendment was to entitle approximately 1,300 acres of land in East Kapolei, which would be then be sold to private developers. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. Subsequent to the LUC approval of LUC Docket No. A99-728, Hawai'i's economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (makai of Farrington Highway). Since the marketability of the petition area was non-existent, and a site selection study determined that the current site was best suited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were "urbanized" was granted to DHHL. The current owners (UHWO, DHHL, DOT, DLNR) then, are significantly different from those originally envisioned (private residential developers).

As you have learned, UHWO intends to file a motion to amend the Decision and Order in a few months. Of course, at that time, the motion to amend will address the differences between the original plans for the land and the current plans, and their impacts within the context of the applicable conditions.

2. As recommended, approval of a motion to amend the Decision and Order will be included on the list of required permits and approvals that is referenced in the Final EIS. In addition, the status of each identified permit or approval will be described, in accordance with Section 11-200-17(h), Hawai'i Administrative Rules. The table showing the required approvals and permits on page xii and in Section 5.4 of the Draft EIS will be revised as follows:

PERMIT OR APPROVAL	Required Approvals and Permits AUTHORITY	STATUS
Environmental Impact Statement (EIS) in compliance with Chapter 343, HRS	Governor-State of Hawai'i	Motion to be filed at the time the FEIS is submitted.
Motion to Amend Decision and Order	Land Use Commission	Application to be submitted after the acceptance of the FEIS concurrently with the Zone Change application.
Plan Review Use (PRU) Permit	Department of Planning and Permitting / City Council	Application to be submitted after the acceptance of the FEIS concurrently with the PRU Permit application.
Zone Change	Department of Planning and Permitting / City Council	Application to be submitted after the acceptance of the FEIS concurrently with the PRU Permit application.
Subdivision Approval	Department of Planning and Permitting	Application to be submitted after the Zone Change application is approved.
Park Dedication	Department of Planning and Permitting	Application to be submitted with an application for Subdivision Approval.
Building/Grading Permits	Department of Planning and Permitting	Application to be filed after the Zone Change application is approved.
Installation of Power Lines and Substations	State Public Utilities Commission	Currently coordinating with HECO. Will be approved prior to occupancy.
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health	Application to be submitted prior to Grading Permits.

In addition, Section 1.1 Project Profile, Permits/Approvals Required of the FEIS will be revised as follows:

- Permits/Approvals Required:
- Compliance with Chapter 343, Hawaii Revised Statutes (HRS) Motion to Amend the Decision and Order
 - Plan Review Use (PRU) Permit
 - Zone Change
 - Subdivision Approval
 - Park Dedication
 - Building/Grading Permits
 - Public Utilities Commission approval of substations and powerlines
 - National Pollutant Discharge Elimination System (NPDES) Permit

HONOLULU OFFICE
1081 Bishop Street
ASB Tower, Suite 629
Honolulu, Hawaii 96813-1181
Tel: (808) 531-1102
E-mail: systems@pbrhawaii.com

MAILO OFFICE
1101 Leleau Center, Suite 110
Hilo, Hawaii 96720-1502
Tel: (808) 941-2311
Fax: (808) 941-1989

WAILUKU OFFICE
1755 W. H. P. Loop, Suite 1
Wailuku, Hawaii 96791-1271
Tel: (808) 242-3758

3. In response to your comments, we have revised the first paragraph of Section 6.2 Alternative Sites, of the EIS as follows:

In 1967, the UH Board of Regents initiated efforts to establish a four-year college in Central or West O'ahu. Over the years, the Regents approved varying sites: Wai'ava Ridge (1970), Hono'uliuli'eva (1973) and in 1993, Kapolei Makai (the current site). In 1996, it was decided that the West O'ahu campus site would be moved to 991 acres mauka of the H-1 Freeway in Kapolei. This was based on a strategy by the State to entitle approximately 1,300 acres of land in East Kapolei, which would be then be sold to private developers. As a result, the Housing and Community Development Corporation of Hawaii (HCDCH) initiated a master planning effort for 1,300 acres including the UHWO Kapolei Makai site for mostly residential uses. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. On March 5, 1999, HCDCH filed a Petition for Land Use District Boundary Amendment to reclassify approximately 1,300 acres, including the subject 500 acres from Agricultural use to Urban use for the master-planned community known as East Kapolei. By Findings of Fact, Conclusions of Law and Decision and Order filed on September 8, 1999, the State Land Use Commission granted this petition. Subsequently, however, Hawaii's economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (Makai of Farrington Highway).

During the fall of 2001, the UH Administration, the Estate of James Campbell, and the Governor explored the possibility of relocating the UH West O'ahu campus from the 991-acre mauka site to the City of Kapolei.

The University of Hawaii conducted the University of Hawaii West O'ahu Campus Site Selection Study (2002) (Site Selection Study) to assist the Administration and Board of Regents in the selection of a permanent site for the UH West O'ahu campus. Sites considered for a permanent campus included: Based upon the site evaluation criteria, three sites were initially listed: the City of Kapolei, Leeward Community College, and the Kapolei Sports Complex, the City of Kapolei and while the Kapolei Makai (the proposed site) (see Figure 6.1) was added based on community input. A detailed evaluation of these sites included: 1) the compilation of information on the characteristics of each site studied; 2) an evaluation of the physical development potential of each site; 3) order-of-magnitude cost estimates and scheduling; and 4) recommendations on a selected site for the UH West O'ahu campus. Six community meetings were held which indicated strong support for the 500-acre Kapolei Makai site.

- In addition, we have added the following three paragraphs to the end of Section 6.2 Alternative Sites, Preferred Site of the EIS:

Since the petition area was not marketable, and a site selection study determined that the current site was best suited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were "urbanized" was transferred to DHHL.

On September 13, 2002, the UH Board of Regents approved the 500-acre Kapolei Makai site as the permanent location for the new UH West O'ahu campus and requested the transfer of title to the 500 acres from DLNR. The Board of Land and Natural Resources approved the transfer of title of the 500-acre site to the UH in fee simple.

The University of Hawaii still retains the 991-acre site mauka of the H-1 Freeway, but has no current plans for it other than being generally viewed as developable in the future as an expansion area for the UHWO campus.

4. Based on UHWO's and DHHL's discussions with DOE, it was determined that two elementary schools and one middle school (with one elementary school on the UHWO portion of the petition area) were warranted. During the public review period, the DOE wrote that: "...there will be approximately 1,771 public school students living within the project. That would be enough elementary school students to fill one elementary school...the DOE estimates that a fair-share contribution for the UH urban center would include sufficient acreage for an [emphasis added] elementary school and a cash contribution."

The first two paragraphs of Section 4.1.1.1 Educational Facilities, Anticipated Impacts and Mitigating Measures of the EIS will be revised to read as follows:

The UH West O'ahu will likely increase the number of students enrolled in public schools. Based on the table provided by the DOE (Table 4.65), in 2009, three elementary schools (Barbers Point, Iroquois Point, and Kaimiloa) will be under capacity by approximately 867 students, and Kapolei Middle School and Kapolei High School will be over capacity by approximately 328 and 859 students, respectively. During the public review period the DOE wrote that the data provided in the DEIS illustrates the growing enrollment in the schools and the projected number of students that will grow beyond the capacity of the existing schools' classrooms. The DOE estimated that when the UH project is mature, that there will be approximately 1,771 public school students living within the project and that would be enough elementary school students to fill one elementary school.

UH has held preliminary discussions with DOE to address the demand of future school-aged children that would be generated by the proposed project. To help meet the demand for public educational facilities in the area, a 12-acre elementary school is proposed within the southern portion of the UH West O'ahu property (see Figure 2.1). The location of the school would be in close proximity to the proposed residential areas within the property and the planned DHHL residential subdivision directly south of the property. The school is projected to accommodate a typical DOE elementary school for 550 students and 60 faculty and staff. During the public review period, the DOE also wrote that it estimated that a school fair-share contribution for the proposed project would include sufficient acreage for an elementary school and a cash contribution. In addition, DOE wrote that it "recognizes UH's acknowledgement of the need for a contribution to offset the impacts of the proposed project and we look forward to working together.... As such, one possibility is the development of a "Lab School" on the campus site.

RECEIVED

JUL 13 2006

LINDA LUNCLE
GOVERNOR
THEODORE E. LIU
DIRECTOR
MARK K. ANDERSON
DEPUTY DIRECTOR

PBR HAWAII

**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

STRATEGIC INDUSTRIES DIVISION
235 South Beretania Street, Leleopapa A, Kamehameha Bldg., 5th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 497-3807
Fax: (808) 535-2335
Web site: www.hawaii.gov/dbedt



Mr. Anthony J.H. Ching
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 5

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent R. Shigekuni
Vice President

cc: Gene Awakuni/UH West O'ahu

July 12, 2006

PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Attn: Vincent Shigekuni

Re: Draft Environmental Impact Statement (DEIS)
University of Hawaii West Oahu
Tax Map Key: 9-1-016: 120, 127, and 129

In response to your July 3, 2006, notice, thank you for the opportunity to provide comments on the DEIS for the University of Hawaii West Oahu. The project will be a 7,600 student campus, with student housing, workforce/affordable housing, mixed use, residential, elementary school, parks, electrical substations, detention basin, and roads. We note that the first phase of the project will be accomplished through a public/private sector partnership.

We would like to call your attention to: (1) State energy conservation goals; and, (2) energy and resource efficiency and renewable energy and resource development.

1. **State energy conservation goals.** Project buildings, activities, and site grounds should be designed and/or retrofitted with energy saving considerations. The mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226 ("Hawaii State Planning Act"). In particular, we would like to call to your attention HRS 226 18(c) (4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

We recommend that you consult the City & County of Honolulu Energy Code early on in your project. Hawaiian Electric Company, Inc. may also have demand-side management programs that offer rebates for installation of energy efficient technologies.



PBR HAWAII
July 12, 2006
Page 2

December 18, 2006

W FRANK BRANDT/ASIA
Chairman

THOMAS WITTEN/ASIA
President

R STAN DUNCAN/ASIA
Executive Vice-President

RENEE LEE CHUNG/ASIA
Executive Vice-President

VINCENT SHERKINI
Vice President

GRANT TAYLOR/ASIA/ACP
Principal

TOM SCHEINILL/ACP
Senior Associate

RAYMOND L BIGA/ASIA
Senior Associate

KEVIN NISHIKAWA/ASIA
Associate

AMBIKARIYUN/DH/CP
Associate

SCOTT AIKUA/BBDO
Associate

SCOTT AURAKAM/ASIA
Associate

HONOLULU OFFICE
100 Bishop Street
ASB Tower, Suite 610
Honolulu, Hawaii 96813-1341
Tel: (808) 521-1400
Fax: (808) 521-1402
E-mail: ps@pbr.com

HILLO OFFICE
101 Aupua Street
10th Floor, Suite 110
100, Hana, Hawaii 96720-1282
Tel: (808) 963-1333
Fax: (808) 963-1389

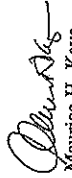
WAIKUKU OFFICE
1577 Kalia Road, Suite 1
Waikuku, Hawaii 96793-1271
Tel: (808) 417-3578

2. **Energy and resource efficiency and renewable energy and resource development.** We refer you to two important directives affecting state agencies. First is Administrative Directive No. 06-01, which is also reflected in Act 96, 2006 SLH, which encourages State agencies and programs to increase their leadership commitment to implement innovative and resource efficient operations and management and to design and construct buildings to meet and receive certification for U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), among others. Second is Act 160, 2006 SLH, relating to the State Budget, which requires that each executive department shall plan for or install energy reduction, energy savings, or energy producing efforts and technologies to lessen electrical consumption or to increase efficiencies in using electrical energy.

We would like to call your attention to our website which provides detailed information on guidelines, directives and statutes, as well as studies and reports on aspects of energy efficiency (<http://www.hawaii.gov/dbedt/info/energy/efficiency/state>). Please also do not hesitate to contact Carlyn Shon, Energy Efficiency Branch Manager, at telephone number 587-3810, for additional information on implementation of Act 96 and the Governor's Administrative Directive.

This is a great opportunity for the University of Hawaii to "Lead by Example!"

Sincerely,


Maurice H. Kaya
Chief Technology Officer

c: OEQC
PBR HAWAII

Mr. Maurice H. Kaya, Chief Technology Officer
State of Hawaii's
Department of Business, Economic Development & Tourism
Strategic Industries Division
P.O. Box 2359
Honolulu, Hawaii 96804

**SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)**

Dear Mr. Kaya:

Thank you for your letter dated July 12, 2006. We have reviewed your letter and offer the following responses to your comments:

1. The following text will be added to the end of Section 2.6 Sustainability of the EIS will be revised as follows:

During the DEIS public review period, the State Department of Business, Economic Development & Tourism (DBEDT), Strategic Industries Division, wrote to call attention to: 1) State energy conservation goals; and 2) energy and resource efficiency and renewable energy and resource development.

DBEDT noted that project buildings, activities, and site grounds should be designed and/or retrofitted with energy saving "considerations." DBEDT further noted that the mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226, HRS ("Hawaii State Planning Act"). In particular, DBEDT noted HRS 226-18(c)(4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

DBEDT noted two important directives affecting State agencies. The first is Administrative Directive No. 06-01, which is also reflected in Act 96, 2006 Session Laws of Hawaii (SLH), which encourages State agencies and programs to increase their leadership commitment to implement innovative and resource efficient operations and management and to design and construct buildings to meet and receive certification for U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), among others. The other directive DBEDT noted was Act 160, 2006 SLH, relating to the State Budget, which requires that each executive department shall plan for or install energy reduction, energy savings or energy-producing efforts and technologies to lessen electrical consumption or to increase efficiencies in using electrical energy. As stated above:

Sustainability guidelines have been established for the UH West O'ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system.

DBEDT recommended that UHWO consult the City and County of Honolulu Energy code early in the project. DBEDT also noted that HECO may also have demand-side management programs that offer rebates for installation of energy-efficient technologies.

Based on DBEDT's recommendations, UHWO's mechanical and electrical consultants, in consultation with UHWO's sustainability consultant, will be directed to review the City and County of Honolulu's Energy code early in the project and to consult with HECO on demand-side management programs that offer rebates for installation of energy-efficient technologies.

2. The following text will be added to the end of Section 4.10.6 Electrical Facilities, Anticipated Impacts and Mitigative Measures of the EIS will be revised as follows:

During the DEIS public review period, the State Department of Business, Economic Development & Tourism (DBEDT), Strategic Industries Division, wrote to call attention to: 1) State energy conservation goals; and 2) energy and resource efficiency and renewable energy and resource development.

DBEDT noted that project buildings, activities, and site grounds should be designed and/or retrofit with energy saving "considerations." DBEDT further noted that the mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226, HRS ("Hawaii State Planning Act"). In particular, DBEDT noted HRS 226 18(c) (4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

DBEDT noted two important directives affecting State agencies. The first is Administrative Directive No. 06-01, which is also reflected in Act 96, 2006 Session Laws of Hawaii (SLH), which encourages State agencies and programs to increase their leadership commitment to implement innovative and resource efficient operations and management and to design and construct buildings to meet and receive certification for U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), among others. The other directive DBEDT noted was Act 160, 2006 SLH, relating to the State Budget, which requires that each executive department shall plan for or install energy reduction, energy savings or energy-producing efforts and technologies to lessen electrical consumption or to increase efficiencies in using electrical energy. As stated in Section 2.6 of the Draft EIS.

Sustainability guidelines have been established for the UH West O'ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system.

DBEDT recommended that UHWO consult the City and County of Honolulu Energy code early in the project. DBEDT also noted that HECO may also have demand-side management programs that offer rebates for installation of energy-efficient technologies.

Based on DBEDT's recommendations, UHWO's mechanical and electrical consultants, in consultation with UHWO's sustainability consultant, will be directed to review the City and County of Honolulu's Energy code early in the project and to consult with HECO on demand-side management programs that offer rebates for installation of energy-efficient technologies.

While current plans for the development of the UHWO campus includes both energy efficient design and the use of electricity developed and sold by HECO, the site is suited for the use of renewable energy technologies such as wind turbines and photovoltaics.

3. Section 5.2.2 State Environmental Policy, Chapter 344, Hawaii Revised Statutes of the EIS will be revised as follows:

ENERGY

- (A) Encourage the efficient use of energy resources.

DISCUSSION: The UH West O'ahu campus will help to conserve existing energy resources by reducing commuting time and distances for students and faculty residing in the 'Iwa region. West O'ahu residents will have better access to higher education facilities, and ultimately, the campus will connect to a transit corridor planned adjacent to the North-South Road. Within the campus, pedestrian walkways facilities for bicycles, and facilities for distance education will encourage non-motorized vehicular forms of transportation and reduce fossil fuel consumption. The use of energy-efficient equipment for lighting systems and hot water heating and cooling will also be encouraged within the campus. The State's Model Energy Code will be considered during the detailed design phases of project development.

Sustainability guidelines have been established for the UH West O'ahu Lands (see Section 2.6). The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system. The Private Development Lands will strive to achieve the applicable design criteria in the UH West O'ahu LRDP and the recommended community performance standards.

4. The following text will be added at the end of the discussion of Section 5.2.5 Hawaii State Plan, Chapter 226, Hawaii Revised Statutes of the EIS will be revised as follows:

During the DEIS public review period, the State Department of Business, Economic Development & Tourism (DBEDT), Strategic Industries Division, wrote to call attention to: 1) State energy conservation goals; and 2) energy and resource efficiency and renewable energy and resource development.

Mr. Maurice H. Kaya
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 4

DBEDT noted that project buildings, activities, and site grounds should be designed and/or retrofitted with energy saving "considerations." DBEDT further noted that the mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226, HRS ("Hawaii State Planning Act"). In particular, DBEDT noted HRS 226 18(c) (4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies. This particular subsection was addressed in the Draft EIS.

DBEDT noted two important directives affecting State agencies. The first is Administrative Directive No. 06-01, which is also reflected in Act 96, 2006 Session Laws of Hawaii (SLH), which encourages State agencies and programs to increase their leadership commitment to implement innovative and resource efficient operations and management and to design and construct buildings to meet and receive certification for U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), among others. The other directive DBEDT noted was Act 160, 2006 SLH, relating to the State Budget, which requires that each executive department shall plan for or install energy reduction, energy savings or energy-producing efforts and technologies to lessen electrical consumption or to increase efficiencies in using electrical energy. As stated in Section 2.6 of the Draft EIS:

Sustainability guidelines have been established for the UH West O'ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system.

DBEDT recommended that UHWO consult the City and County of Honolulu Energy code early in the project. DBEDT also noted that HECO may also have demand-side management programs that offer rebates for installation of energy-efficient technologies.

Based on DBEDT's recommendations, UHWO's mechanical and electrical consultants, in consultation with UHWO's sustainability consultant, will be directed to review the City and County of Honolulu's Energy code early in the project and to consult with HECO on demand-side management programs that offer rebates for installation of energy-efficient technologies.

Thank you very much for calling our attention to your website which provides detailed information on guidelines, directives, and statutes, as well as studies and reports on aspects of energy efficiency (<http://www.hawaii.gov/dbedt/info/energy/efficiency/state>). We will not hesitate to contact Carolyn Shon, Energy Efficiency Branch Manager, for additional information on implementation of Act 96 and the Governor's Administrative Directive.

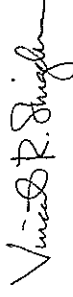
In closing, we concur that this is a great opportunity for the University of Hawai'i to "Lead by Example!"

Mr. Maurice H. Kaya
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 5

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at (808) 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigekuni
Vice President

cc Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

O:\JOB\13\1322.05\EIS\Final EIS\Final Responses to DEIS Comments\BL-01 DBEDT response 11-20.doc

LINDA LINGLE
GOVERNOR



ORLANDO "DAN" DAVIDSON
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-6600

August 10, 2006

Mr. Vincent Shigekuni, Vice President
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

RECEIVED
AUG 17 2006
E. HANAU/AI

IN REPLY REFER TO:
06:DEV/0330



December 18, 2006

W. FRANK BRANDT, FASIA
Chairman
THOMAS WITTEN, ASIA
President
K. STANFORDIAN, ASIA
Executive Vice-President
RUSSELL CHUNG, FASIA
Executive Vice-President

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Davidson:

Thank you for your letter dated August 17, 2006. We have reviewed your letter and offer the following responses to your comments:

Thank you very much for the expression of support of the proposed project. We strongly concur that the UH West O'ahu campus will complement the directed growth of residential housing in Kapolei and provide various educational opportunities for the communities of West O'ahu.

UH West O'ahu shares Hawaii Housing Finance and Development Corporation's concerns regarding maximizing the provision of affordable housing, but must weigh this concern with the goal of having a private partner fund the construction of most of the first phase of the UHWO campus. The private partner will make available a large portion of the non-student housing units to be affordable under the City and County of Honolulu's affordable housing guidelines. In addition, UHWO will eventually include approximately 760 student housing units with approximately 3 beds each. Thus there will be approximately 2,280 less students that would be competing for affordable rentals in the open market.

Thank you again for your participation in the Environmental Impact Statement process. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631. Sincerely,

PBR HAWAII

Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

HONOLULU OFFICE
1001 Bishop Street,
ASB Tower, Suite 650
Honolulu, Hawaii 96813-1501
Tel: (808) 521-5631
Fax: (808) 521-1182
Email: admin@pbrhawaii.com

HILO OFFICE
101 Avenida Street
The Lagoon Center, Suite 110
Hilo, Hawaii 96720
Tel: (808) 961-2123
Fax: (808) 961-1957

WAILUKU OFFICE
1001 Bishop Street,
Wailuku, Hawaii 96793-1211
Tel: (808) 317-2576

Dear Mr. Shigekuni:

Subject: University of Hawaii West Oahu, Ewa, Oahu, Hawaii
Draft Environmental Impact Statement

The Hawaii Housing Finance and Development Corporation (HHFDC) reviewed the Draft Environmental Impact Statement (DEIS) dated July 2006 for the University of Hawaii West Oahu campus (Petition Area). We are very supportive of this project as it will complement the directed growth of residential housing in Kapolei and provide various educational opportunities for the communities of West Oahu.

We note that the Petition Area is projected to provide approximately 3,280 residential units (including 761 student housing units), of which 355 units are earmarked as affordable within the boundary of the university campus, and an undetermined number of affordable units to be distributed throughout the residential parcels within the Petition Area. As an advocate for affordable housing, we recommend that the Petition Area be developed with the intent of producing a maximum number of affordable residential units where feasible.

Thank you for the opportunity to comment.

Sincerely,

Orlando "Dan" Davidson
Executive Director

cc: The Office of Environmental Quality Control



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2390
HONOLULU, HAWAII 96894

OFFICE OF THE SUPERINTENDENT

August 10, 2006

Mr. Vincent Shigekuni, Vice President
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: University of Hawaii Draft Environmental Impact Statement (DEIS) for West Oahu
Campus and Mixed Use Urban Development, East Kapolei, Ewa, Oahu
TMK: 9-1-016-120-127 & 129

The Department of Education (DOE) has reviewed the Draft Environmental Impact Statement (DEIS) for the University of Hawaii's (UH) West Oahu campus and urban development on 500 acres within the former Housing and Community Development Corporation of Hawaii East Kapolei site.

The DEIS provides lists of actual enrollment in most of the Ewa region's public schools in the past several years, enrollment projections, and the facility capacity of those schools. The data illustrates the growing enrollment in the schools and the projected number of students that will grow beyond the capacity of the schools' classrooms.

The DOE estimates that when the UH urban center is mature, there will be approximately 1,771 public school students living within the project. That would be enough elementary school students to fill one elementary school.

To offset the impacts of the UH urban center the DOE requests that the State Land Use Commission (SLUC) impose a school fair-share contribution by using the standard condition language which reads as follows:

"The Applicant shall contribute to the development, funding, and/or construction of school facilities, on a fair-share basis, as determined by, and to the satisfaction of, the Department of Education. Terms of the contribution shall be agreed upon in writing by the Applicant and the Department of Education prior to obtaining zoning approval for any portion of the development."

Mr. Vincent Shigekuni
Page 2
August 10, 2006

Based on the final number of residential units where public school students can reside, the DOE estimates that a school fair-share contribution for the UH urban center would include sufficient acreage for an elementary school and a cash contribution. The DOE recognizes UH's acknowledgement of the need for a contribution to offset the impacts of the proposed project and we look forward to working together.

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 713-4862.

Very truly yours,

Patricia Hamamoto
Superintendent

PH:jmb

- c: Randolph Moore, Acting Assistant Superintendent, OBS
Deane Kashiwai, Public Works Manager, FDB
Mamo Carreira, CAS, Campbell/Kapolei/Wai'anae Complex Areas
Genevieve Salmonson, OEQC
Anthony Ching, SLUC



December 18, 2006

Ms. Patricia Hamamoto,
Chairman

THOMAS WITTEN, ASLA
President

R. STAN DENZAN, ASLA
Executive Vice-President
RUSSELL CHUNG, ASLA
Executive Vice-President
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Vice President

GRANT F. MURAKAMI, AICP
Principal

TOM SCHINTILL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KARAHIKAMI YUN, LEED AP
Associate

SCOTT ALUKA ABERGO
Associate

SCOTT MURAKAMI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street
ASL Tower, Suite 600
Honolulu, Hawaii 96813-1181
Tel: (808) 521-1482
Fax: (808) 521-1482
E-mail: systems@pbrhawaii.com

HILO OFFICE
1011 Aupuni Street
Hilo, Hawaii 96720
Tel: (808) 934-1311
Fax: (808) 968-1099

WAILUKU OFFICE
1000 W. Waialae, Suite A
Wailuku, HI 96793
Tel: (808) 210-7571

Ms. Patricia Hamamoto, Superintendent
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu, Hawai'i 96804

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Ms. Hamamoto:

Thank you for your letter dated August 10, 2006. We have reviewed your letter and offer the following response to your comments:

- 1. We acknowledge your concern regarding the projected increasing enrollment for public schools in the 'Ewa/Kapolei region. We strongly concur that to offset the impact of the proposed project, a school fair-share contribution will be needed to provide sufficient acreage for an elementary school and a cash contribution.

The first two paragraphs of Section 4.11.1 *Educational Facilities, Anticipated Impacts and Mitigating Measures* of the EIS will be revised to read as follows:

The UH West O'ahu will likely increase the number of students enrolled in public schools. Based on the table provided by the DOE (Table 4.65), in 2009, three elementary schools (Barbers Point, Iroquois Point, and Kamiloa) will be under capacity by approximately 867 students, and Kapolei Middle School and Kapolei High School will be over capacity by approximately 328 and 859 students, respectively. During the public review period the DOE wrote that the data provided in the DEIS illustrates the growing enrollment in the schools and the projected number of students that will grow beyond the capacity of the existing schools' classrooms. The DOE estimated that when the UH project is mature, that there will be approximately 1,771 public school students living within the project and that would be enough elementary school students to fill one elementary school.

UH has held preliminary discussions with DOE to address the demand of future school-aged children that would be generated by the proposed project. To help meet the demand for public educational facilities in the area, a 12-acre elementary school is proposed within the southern portion of the UH West O'ahu property (see Figure 2.1). The location of the school would be in close proximity to the proposed residential areas within the property and the planned DHHL residential subdivision directly south of the property. The school is projected to accommodate a typical DOE elementary school for 550 students and 60 faculty and staff. During the public review period, the DOE also wrote that it estimated that a school fair-share contribution for the proposed project would include sufficient acreage for an elementary school and a cash contribution. In addition, DOE wrote that it "recognizes UH's acknowledgement of the need for a contribution to offset the impacts of the proposed project and we look forward to working together." As such, one possibility is the development of a "Lab School" on the campus site.

Ms. Patricia Hamamoto
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

2. In regards to your Department's suggested language for the State Land Use Commission to use as condition of the project, your Department may not be aware that the land underlying this project was amended from Agriculture to Urban and had the following condition regarding schools:

Petitioner shall contribute to the development, funding, and/or construction of public school and University of Hawai'i facilities as determined by and to the satisfaction of the State Department of Education (DOE) and the University of Hawai'i. The Petitioner, the DOE, and the University of Hawai'i shall enter into agreements on this matter prior to the Petitioner obtaining approval for the City and County of Honolulu zoning.

Since the original petition to amend the State Land Use District Boundary did not include UJWO as a prime land use, UH is planning to petition the State Land Use Commission to amend the prior Decision and Order. At that time, we understand that all of the agencies referred to in the Decision and Order would be contacted by the Land Use Commission. The Land Use Commission may decide to: 1) leave the condition as stated above, as is; 2) amend the condition per your Department's recommended language; or 3) develop a different condition that would incorporate the key points of your Department's recommendation. Since the language of the existing condition and those in your letter are very similar and we will not know what will be decided by the Land Use Commission, we will not make any revisions to the EIS regarding this particular topic. However, your letter and this response will be included in their entirety in Section 12.0 of the Final EIS.

Thank you again for your participation in the Environmental Impact Statement process. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HA WAI

Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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LINDA LINGLE
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805
July 13, 2006

MICHAEL A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION
BEN BERENSON
DEPUTY TO THE CHAIRMAN
KAULANA H. PARK
EXECUTIVE ASSISTANT

Mr. Vincent Shigekuni, Vice President
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813

Dear Mr. Shigekuni:

Subject: University of Hawaii West Oahu
Draft Environmental Impact Statement

Thank you for allowing us to review and comment on the subject Draft Environmental Impact Statement (DEIS).

The Department of Hawaiian Home Lands (DHHL) reiterates its support of the proposed project. The West Oahu campus will give our homestead lessees in Kapolei and the Leeward Coast the opportunity to learn and work close to home.

The DHHL shall continue to cooperate with the University in the development of water storage and transmission, and wastewater collection off-site infrastructure.

Our primary concern with the proposed plan is the schedule for implementation of the drainage improvements, in particular, the diversion of Kaloi Gulch and construction of the 11.2-acre detention basin mauka of our property line. Without those improvements we would not be able to develop approximately fifty of our single-family homestead lots - about 12% of our residential subdivision. We are thus encouraged to see that the detention basin is included in Phase I of the development schedule.

Please call Mr. Darrell Ing in our Land Development Division at 587-6451 if you have any questions.

Aloha and mahalo,

Michael A. Kane, Chairman
Hawaiian Homes Commission

RECEIVED
JUL 18 2006

cc: Office of Environmental Quality Control



December 18, 2006

WILFANG BRANDT/FENSLA
Chairman

THOMAS WITTEN/ASIA
President

R. STANDING/ASIA
Executive Vice-President

RENSTLE Y. CHONG/PASIA
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT M. WAKAMAI/AICP
Principal

TOM ECHINILLA/AICP
Senior Associate

RAYMOND T. HIGA/ASIA
Senior Associate

RYUN K. NISHIKAWA/ASIA
Associate

KIMI MIKAMI YUEN/LI/ID/MP
Associate

SCOTT ALKANA/BRGD
Associate

SCOTT MURAKAMI/ASIA
Associate

HONOLULU OFFICE
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813
Tel: (808) 521-3100
Fax: (808) 521-3101
Email: syad@pbr.hawaii.com

HILO OFFICE
311 Alapai Street
Hilo, Hawaii 96720
Tel: (808) 964-1111
Fax: (808) 961-1989

NAIHLUKU OFFICE
1277 Wai'anae Highway
Wai'anae, Hawaii 96791
Tel: (808) 211-2578

PBR HAWAII

Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Kane:

Thank you for your letter dated July 13, 2006. We have reviewed your letter and offer the following responses to your comments:

1. Thank you very much for the expression of support of the proposed project. We strongly concur that the West O'ahu campus will give your homestead lessees (as well as other native Hawaiians) living in Kapolei and the Leeward Coast the opportunity to learn and work close to home.
2. Thank you also for your statement that the DHHL shall continue to cooperate with the University in the development of water storage and transmission and wastewater collection off-site infrastructure.
3. According to the UH West O'ahu, the construction of the 11.2-acre detention basin mauka of the DHHL property line will likely occur in the first phase of the project.

Your letter and this response will be included in Section 12.0 of the Final EIS.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3728
HONOLULU, HAWAII 96814-3728

August 16, 2006

RECEIVED
AUG 23 2006
PBR HAWAII

CHRYDIE L. FURINO, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
EPO-06-121

Mr. Vincent Shigekuni, Vice President
PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

SUBJECT: Draft Environmental Impact Statement for the Proposed University of Hawaii
West Oahu Campus at Kapolei, Oahu, Hawaii
TMFK: (1) 9-1-016: 120, 127 and 129; 500, 327 acres

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have the following comments.

Wastewater Branch

We have reviewed the document on the subject project which proposes to develop a 7,600 student campus, student housing, workforce/affordable housing, mixed use, residential, elementary school, parks, electrical substations, detention basin and roads.

The project is located in the Critical Wastewater Disposal Area (CWDA) as determined by the Oahu Wastewater Advisory Committee where no new cesspools will be allowed. The majority of the parcels lie in the Pass Zone. However, there are parcels in the No Pass Zone.

We note that the wastewater generated from the project will be disposed of through the connection to the City & County Sewer Service System. Areas in the No Pass Zone are usually denied development unless connection can be made. Therefore, due to City and County sewer connection, we do not have any objections to the proposed project. Further, the developer should work with the City and utilize recycled water for irrigation and other non-potable water purposes in the open spaces and for landscaping areas.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

Mr. Shigekuni
August 16, 2006
Page 2

Safe Drinking Water Branch (SDWB)

We have reviewed the Draft EIS for the subject project. We understand that based on discussions with the Board of Water Supply (BWS), potable water is available to serve the proposed new campus and the BWS will construct new facilities to accommodate the East Kapolei developments (including the proposed new campus). We request that further details of these new facilities are discussed in the Final EIS.

The document also mentions that the BWS plans to extend the existing non-potable water system to the North-South Road corridor and the proposed campus will use this non-potable water for irrigation. All projects which propose the use of dual water systems or the use of a non-potable water system in proximity to an existing potable water system to meet irrigation or other needs must be careful in the design and operation of these systems to prevent the cross-connection of these systems and prevent the possibility of backflow of water from the non-potable system to the potable system. The two systems must be clearly labeled and physically separated by air gaps or reduced pressure principle backflow prevention devices to avoid contaminating the potable water supply. In addition backflow devices must be tested periodically to assure their proper operation. Further, all non-potable spigots and irrigated areas should be clearly labeled with warning signs to prevent inadvertent consumption of non-potable water. Compliance with Hawaii Administrative Rules, Title 11, Chapter 11-21 entitled "Cross Connection and Backflow Control" is required.

Should you have any questions, please contact Mr. Kumar Bhagavan of the SDWB's Compliance Section at 586-4258 in Honolulu.

Clean Water Branch (Standard Comments)

The Department of Health (DOH), Clean Water Branch (CWB) has reviewed the limited information contained in the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 for this project. Pursuant to Federal Water Pollution Control Act (commonly known as the "Clean Water Act" (CWA) Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40, Code of Federal Regulations (CFR), Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.
2. In accordance with HAR, Sections 11-55-04 and 11-55-34.05, the Director of Health may require the submittal of an individual permit application or a Notice of Intent (NOI) for

general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).

- a. An application for an NPDES individual permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.
- b. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before the commencement of the respective activity. A separate NOI is needed for coverage under each NPDES general permit. The NOI forms may be picked up at our office or downloaded from our website at: <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.
- i. Storm water associated with industrial activities, as defined in Title 40, CFR, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi). [HAR, Chapter 11-55, Appendix B]
- ii. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the commencement of the construction activities. [HAR, Chapter 11-55, Appendix C]
- iii. Discharges of treated effluent from leaking underground storage tank remedial activities. [HAR, Chapter 11-55, Appendix D]
- iv. Discharges of once through cooling water less than one (1) million gallons per day. [HAR, Chapter 11-55, Appendix E]
- v. Discharges of hydrotesting water. [HAR, Chapter 11-55, Appendix F]
- vi. Discharges of construction dewatering effluent. [HAR, Chapter 11-55, Appendix G]
- vii. Discharges of treated effluent from petroleum bulk stations and terminals. [HAR, Chapter 11-55, Appendix H]
- viii. Discharges of treated effluent from well drilling activities. [HAR, Chapter 11-55, Appendix I]

- ix. Discharges of treated effluent from recycled water distribution systems. [HAR, Chapter 11-55, Appendix J]
 - x. Discharges of storm water from a small municipal separate storm sewer system. [HAR, Chapter 11-55, Appendix K]
 - xi. Discharges of circulation water from decorative ponds or tanks. [HAR, Chapter 11-55, Appendix L]
3. In accordance with HAR, Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. If applicable, please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.
4. Any discharges related to project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

The Hawaii Revised Statutes, Subsection 342D-50(a), requires that "[n]o person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant to enter state waters except in compliance with this chapter, rules adopted pursuant to this Chapter, or a permit or variance issued by the director."

If you have any questions, please contact Mr. Alec Wong, Supervisor of the Engineering Section, CWB, at (808) 586-4309.

Clean Air Branch

A significant potential for fugitive dust emissions exists during all phases of construction and operations. Proposed activities that occur in proximity to existing residences, businesses, public areas or thoroughfares, exacerbate potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. The plan, which does not require the Department of Health (DOH) approval, would help with recognizing and minimizing the dust problems from the proposed project.

Activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance problems.

Mr. Shigekuni
August 16, 2006
Page 5

The contractor should provide adequate measures to control the fugitive dust from the road areas and during the various phases of construction. Examples of measures that can be implemented to control dust include, but are not limited to, the following:

- a) Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Providing an adequate water resource at the site prior to start-up of construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing dust from shoulders and access roads;
- e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Controlling dust from debris being hauled away from the project site.

If you have any questions, please contact the Clean Air Branch at 586-4200

Hazard Evaluation & Emergency Response Office (HEER)

1. Phase I Environmental Site Assessment (ESA) should be conducted for developments or redevelopments. If the investigation shows that a release of petroleum, hazardous substances, pollutants or contaminants occurred at the site, the site should be properly characterized through an approved Hawaii State Department of Health (DOH)/ HEER soil and or groundwater sampling plan. If the site is found to be contaminated, then all removal and remedial actions to clean up hazardous substance or oil releases by past and present owners/tenants must comply with Chapter 128D, Environmental Response Law, HRS, and Title 11, Chapter 451, HAR, State Contingency Plan.
2. All lands formerly in the production of sugarcane should be characterized for arsenic contamination. If arsenic is detected above the US EPA Region 9 preliminary remediation goal (PRG) for non-cancer effects, then a removal and or remedial plan must be submitted to the DOH HEER office for approval. The plan must comply with Chapter 128D, Environmental Response Law, HRS, and Title 11, Chapter 451, HAR, State Contingency Plan.
3. If the land has a history of previous releases of petroleum, hazardous substances, pollutants, or contaminants, we recommend that the applicant request a "no further action" (NFA) letter from the DOH HEER office prior to the approval of the land use change or permit approval.

Mr. Shigekuni
August 16, 2006
Page 6

4. We also note that the Department of Hawaiian Homelands East Kapolei Affordable Housing Brownfield project which surrounds the listed Ewa Sugar Mill/Oahu Sugar Company Pesticide Mixing and Loading Site, was not included on page 53 Table 4.1 Hazardous Waste Sites. A Phase I environmental site assessment was conducted and a Phase II was recommended for the site.

Should you have any questions, please contact HEER office at 586-4250.

We strongly recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landusc.html. Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
WWB
CAB
CWB
SDWB
HEER
OEQC



December 18, 2006

Mr. Kelvin H. Sumada
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS) November 20, 2006 Page 2

W. FRANK IRANDE/FASLA Chairman

THOMAS WITTEN/ASLA President

R. STAN BUNGAN/ASLA Executive Vice-President

RUSSELL Y. CHUNG/ASLA Executive Vice-President

VINCENT SHIGEKUNI Vice President

GRANT M. MAKAMU/ACIP Principal

TOM SCINELL/ACIP Senior Associate

RAYMOND H. HIGA/ASLA Senior Associate

KWINSY ANSHIKAWA/ASLA Associate

KIMI AIKAWA/US/LEHD/AP Associate

SCOTT ALMA/ABRIGO Associate

SCOTT M. MAKAMU/ASLA Associate

HONOLULU OFFICE 1001 Bishop Street, Suite 600 Honolulu, Hawaii 96813-1184 Tel: (808) 241-2600 Fax: (808) 524-1182 E-mail: sy.ashimie@pbrhawaii.com

HILO OFFICE 100 W. Main Street, Suite 100 Hilo, Hawaii 96720-1262 Tel: (808) 961-1111 Fax: (808) 961-1959

WAILUKU OFFICE 1327 Wai La Loop, Suite 3 Wailuku, Hawaii 96791-1271 Tel: (808) 241-2628

Mr. Kelvin H. Sumada, Manager Environmental Planning Office State of Hawaii '1 Department of Health P.O. Box 3378 Honolulu, Hawaii '1 96801-3378

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Sumada:

Thank you for your letter dated August 21, 2006 (your reference: EPO-06-121). We have reviewed your letter and offer the following responses to your comments:

Wastewater Branch

We acknowledge that the wastewater generated from the project will be disposed of through the connection to the City & County Sewer Service System. As recommended, the developer will work with the City and utilize recycled water for irrigation and other non-potable water purposes in the open spaces and for landscaping areas to the extent practicable. All wastewater plans will conform to applicable provisions of Chapter 11-62, HAR "Wastewater Systems," and the DOH Wastewater Branch reserves the right to review the detailed wastewater plans for conformance to applicable rules.

The following text will be added after the first sentence in the last paragraph of Section 4.10.3 Wastewater Facilities, Anticipated Impact and Mitigative Measures, Proposed Improvements of the EIS:

All wastewater plans will conform to applicable provisions of Chapter 11-62, HAR "Wastewater Systems," and the DOH Wastewater Branch reserves the right to review the detailed wastewater plans for conformance to applicable rules. In addition, the University will work with the Board of Water Supply and utilize recycled water for irrigation and other non-potable water purposes in the open spaces and for landscaping areas to the extent practicable.

Safe Drinking Water Branch (SDWB)

As recommended, further detail of the proposed BWS facilities will be included in the Final EIS. Please note that careful consideration will be taken in the design and operation of the proposed water systems to prevent the cross-connection of these systems and prevent the possibility of backflow of water from the non-potable water system to the potable water system. The two water systems will be clearly labeled and physically separated by air gaps or reduced pressure principle backflow prevention devices to avoid contaminating the potable water supply. Backflow devices will be tested periodically to assure their proper operation and all non-potable spigots and irrigated areas will be clearly labeled with warning signs to prevent inadvertent consumption of non-potable water. All water system facilities plans will conform to applicable provision of Chapter 11-21, HAR "Cross Connection and Backflow Control."

The third paragraph of Section 4.10.2 Water Supply Facilities, Anticipated Impacts and Mitigative Measures, Proposed Improvements of the EIS will be revised as follows:

The on-site water system will consist of pipes ranging in size from 8 to 24 inches in diameter, laid out in loops. Loops are designed into water systems to provide more reliable flows and provide adequate pressures. Careful consideration will be taken in the design and operation of the proposed water systems to prevent the cross-connection of these systems and prevent the possibility of backflow of water from the non-potable water system to the potable water system. The two water systems will be clearly labeled and physically separated by air gaps or reduced pressure principle backflow prevention devices to avoid contaminating the potable water supply. Back flow devices will be tested periodically to assure their proper operation and all non-potable spigots and irrigated areas will be clearly labeled with warning signs to prevent inadvertent consumption of non-potable water. All water system facilities plans will conform to applicable provision of Chapter 11-21, HAR "Cross Connection and Backflow Control."

Clean Water Branch

- 1. In their review of the Draft EIS, the Army Corps of Engineers wrote that a Department of Army Permit is not required for the proposed project.
2. A National Pollutant Discharge Elimination System (NPDES) permit is required. The need for this permit is stated in the Final EIS on page xv (Required Approvals and Permits) and Table 5.2 (Required Approvals and Permits).

At the appropriate time during the NPDES permit preparation process, the Clean Water Branch will be contacted, and a Notice of Intent will be submitted at least 30 days before the commencement of activities requiring the NPDES permit.

If it is determined to be required, an individual NPDES permit will be obtained. We understand that an application for an individual NPDES permit must be submitted at least 180 days before commencement of construction activities.

- 3. In response to comments received by the Office of Hawaiian Affairs and the State Historic Preservation Division, UH West Oahu has contracted a professional archaeologist to conduct an archaeological inventory survey. This consultant is currently in the process of conducting field surveys.

- 4. In response to your comments, the first paragraph of Section 4.10.4 Drainage Facilities, Anticipated Impacts and Mitigative Measures of the EIS has been revised as follows:

Design guidelines contained in the City's Storm Drainage Standards were used to evaluate the proposed drainage facilities. The Erosion and Sediment Control Guide for Hawaii and the East Kapelei Drainage Master Plan were used as references. UHWO's civil engineering consultant, Engineering Concepts, Inc., used commonly accepted professional civil engineering methodology in determining existing and proposed runoff characteristics. Per comments received by the State Department of Health, Clean Water Branch, any discharges related to project construction or operation activities shall comply with the applicable State Water Quality Standards as specified in Chapter 11-54, HAR. Further, the DOH Clean Water Branch wrote that the Hawaii Revised Statutes, Subsection 342D-30(a), requires that "Into person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant to enter state waters except in compliance with

Mr. Kelvin H. Sunada
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
November 20, 2006
Page 3

this chapter, rules adopted pursuant to this Chapter, or a permit or variance issued by the director."

Clean Air Branch

We concur that there is a significant potential for fugitive dust emissions during construction and greatly appreciate the information provided. We have revised the third paragraph of Section 3.4 Soils, Anticipated Impacts and Mitigation Measures of the EIS to read as follows:

A watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. Other dust and erosion control measures include cleaning job-site construction equipment and establishing ground cover as quickly as possible after grading. During the public review period, the Department of Health Clean Air Branch recommended that a dust control management be prepared. The DOH CAB also provided additional examples of measures that can be implemented during construction:

- where possible, for areas involving mixed land uses, buffer zones be established to alleviate potential dust nuisance problems;
- planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- providing an adequate water resource and watering program at the site prior to start-up of construction activities;
- landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- minimizing dust from shoulders and access roads;
- providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities, and
- controlling dust from debris being hauled away from the project site.

Hazard Evaluation & Emergency Response Office (HEER)

5. A Phase I Environmental Site Assessment (ESA) will be conducted for development of the proposed project. The following text will be added to the second paragraph of Section 4.6, Man-made Hazards, Existing Conditions:

PBR HAWAII used Environmental Data Resources, Inc. (EDR) to search major Federal, State, and local regulatory agency lists of RECs in January 2003. No hazardous sites were identified on the UH West O'ahu property. During the public review period, the DOH Hazard Evaluation & Emergency Response Office (HEER) recommended that a Phase I ESA be conducted and the property be characterized for arsenic contamination. The UH West O'ahu will conduct a Phase I ESA and soils testing once an agreement with the private developer is reached.

6. As recommended, all lands formerly in the production of sugarcane will be characterized for arsenic contamination. The following text will be added to the second paragraph of Section 4.6, Man-made Hazards, Existing Conditions:

PBR HAWAII used Environmental Data Resources, Inc. (EDR) to search major Federal, State, and local regulatory agency lists of RECs in January 2003. No hazardous sites were identified on the UH West O'ahu property. During the public review period, the DOH Hazard Evaluation & Emergency Response Office (HEER) recommended that a Phase I ESA be conducted and the

Mr. Kelvin H. Sunada
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
November 20, 2006
Page 4

property be characterized for arsenic contamination. The UH West O'ahu will conduct a Phase I ESA and soils testing once an agreement with the private developer is reached.

7. We will notify the applicant that they should check with HEER if the site has a history of previous releases of petroleum, hazardous substances, pollutants and contaminants (which would be discovered during the Phase I ESA) and if so, request a "No Further Action" (NFA) letter from HEER prior to the approval of the land use change or other permit approvals.

8. Table 4.1 has been revised to include as "Hazardous Waste Sites," the Department of Hawaiian Homelands East Kapolei Affordable Housing Brownfield Project which surrounds the 'Ewa Sugar Mill/Oahu Sugar Company Pesticide Mixing and Loading Site (although this latter site is not located within the property).

The following responses are offered to the Standard Comments on your website: <http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.html> for the Environmental Planning Office:

- Waterbody type and class: The proposed project is located within the middle reaches of the Kalo'i Gulch watershed. Kalo'i Gulch and Hunchone Gulch, which converge within the property, are ephemeral, flowing in response to storm events that are significant enough to generate direct runoff. The proposed project does not contain any other wetlands, streams, or known waterbodies onsite.
- National Pollutant Discharge Elimination System (NPDES): A NPDES permit is required for this project. The need for this permit is stated in Section 5.4 of the EIS. The preliminary engineering report includes a drainage master plan and is attached as an appendix to the EIS.
- Water quality management: The drainage master plan for the project is described in the preliminary engineering report and is attached as Appendix I of the EIS. The proposed drainage system calls for detention basins to help mitigate and filter runoff generated onsite. The drainage system is summarized in Section 4.10.4 of the EIS.
- Impaired waters of Hawaii: No water bodies on the current 2004 List of Impaired Waters in Hawaii Prepared under Clean Water Act Section 303 (d) are expected to be impacted by the proposed project.
- We acknowledge your suggestion that we identify and analyze potential project impacts at a watershed scale. Section 4.10.4 *Drainage Facilities, Anticipated Impacts and Mitigation Measures* of the EIS and the preliminary infrastructure report describe the proposed drainage system which include detention basins that are consistent with your recommendation to implement alternative and green engineering solutions to mitigate runoff and improve water quality and the project's potential impact on aquatic and riparian ecosystems.

The Standard Comments for the Hazard Evaluation and Emergency Response Office listed on your website are the same as the comments included in your letter and are answered above.

Mr. Kelvin H. Sumada

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
November 20, 2006
Page 5

We offer the following responses to the Standard Comments for the Clean Air Branch:

- Construction/Demolition Involving Asbestos: Since the majority of the site is currently undeveloped, cultivated for many years for sugarcane, and most recently for diversified agriculture, it is not expected that there may be asbestos on site. However, if asbestos is found, the applicant or subsequent developers will contact the Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch prior to construction/demolition.
- Control of Fugitive Dust: Discussion of this issue and proposed mitigation measures are provided in Section 3.4 Soils, *Anticipated Impacts and Mitigation Measures* of the EIS.

We offer the following responses to the Standard Comments for the Safe Drinking Water Branch:

- Public Water Systems: The Safe Drinking Water Branch directly responded to the DEIS in your August 16, 2006 letter and included comments applicable to the project. The responses to those comments are provided earlier in this letter.
- Underground Injection Control: No underground injection wells are proposed for this project.
- Groundwater Protection Program: No 9- or 18-hole golf courses are proposed for this project.

We offer the following responses to the Standard Comments for the Solid and Hazardous Waste Branch:

- Detailed discussion on solid waste management for the project is provided in Section 4.10.5 of the EIS. In addition, we will include the following paragraphs after the first paragraph in Section 4.10.5 *Solid Waste Disposal Facilities, Anticipated Impacts and Mitigation Measures* of the EIS:

"Per comments received from the State Office of Environmental Quality Control during the Public Review Period, a construction waste recycling plan will be prepared before construction is initiated. All solid waste generated during project construction shall be directed to a Department of Health permitted solid waste disposal or recycling facility. Also, all highway and road construction improvement projects funded by the State or a county or roadways that are to be accepted by the State or a county as public roads shall utilize a minimum of ten percent crushed glass aggregate as specified by the Department of Transportation in all base-course (treated or untreated) and sub-base when the glass is available to the quarry or contractor at a price no greater than that of the equivalent aggregate."

"Recycling shall be encouraged within the project including the reuse and recycling of green waste generated during construction clearing and grubbing activities, the use of recycled construction and demolition wastes and the use of materials made from recycled products, the use of locally produced compost as available for landscaping, and the provision of space for recycling bins in the detailed design of the community."

Mr. Kelvin H. Sumada

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
November 20, 2006
Page 6

The Standard Comments for the Wastewater Branch listed on your website are the same as the comments included in your letter and are answered above.

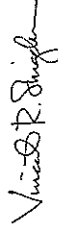
For Noise, Radiation, and Indoor Air Quality Branch Standard Comments, the proposed project will comply with the Administrative Rules of the Department of Health.

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR, HAWAII



Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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LINDA LINGLE
DIRECTOR OF HAWAII



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

155 SOUTH MERIDIAN STREET
HONOLULU, HAWAII 96813
TELEPHONE: (808) 541-1111
FACSIMILE: (808) 541-1112
WWW.DEPHQP.HAWAII.GOV

GENEVIEVE SALMONSON
DIRECTOR

Gene Awakuni
August 21, 2006
Page 2

August 21, 2006

Gene Awakuni, Chancellor
University of Hawaii - West Oahu
96-129 Ala Ike
Pearl City, Hawaii 96782

Dear Mr. Awakuni:

Subject: Draft Environmental Impact Statement (EIS), UH - West Oahu

Include the following in the final EIS:

Permits and approvals: In table 5.1, list the status of each permit or approval. If some applications have not yet been made, indicate the expected dates of application.

Conformance to policies: Section 5.2.2 enumerates elements of HRS 344 but there is no discussion. Add this to the final EIS.

Paving and landscaping: Hawaii Revised Statutes 103D-407 requires the use of recycled glass in paving materials whenever possible, and HRS 103D-408 requires the use of native Hawaiian flora whenever and wherever possible. We also recommend the use of unthirsty plants. In the final EA indicate if you will follow these requirements.

Consultation:

- A. In the community presentations section of chapter 8 include a synopsis of issues raised at these meetings. Transcripts are not required, just a synopsis.
- B. Correct table 8.2 by adding the Department of Design & Construction as a commentator.
- C. Your 6/16/05 response to the Department of Planning & Permitting's letter of 3/14/05 includes the abbreviation WOOD. Add this to your glossary.
- D. In section 8 indicate briefly why the 1998 EIS preparation notice was withdrawn and a new one submitted February 2005.

Visual impacts:

Include drawings or diagrams of proposed buildings and any proposed landscaping that show the final appearance of at least major portions of the campus and the development lands.

Identify public viewpoints of the project site from which visual impacts may occur, especially of mauka and makai viewplanes. Show these impacts by superimposing a rendering of the proposed facilities (or major portions thereof) onto photographs taken from public vantage points. In the final EIS discuss underground placement of utility lines and, if this option has not been selected, the reasons why.

Parks: Will a park dedication be required? In the final EIS discuss the details of this.

Construction impacts: We recommend establishing a construction waste recycling plan.

Campus services:

A. **Lodging:** The 3/14/05 letter from the Department of Planning & Permitting discusses "lodging in Commercial Parcel A" and that currently this type of lodging would only be allowed at Ko Olina and Oaena Pointe marina. Is there provision for any kind of temporary lodging on campus for visiting faculty or conference-goers? That would be a logical accessory service for a university campus.

B. **Transit services:** Will there be a shuttle service on campus for those not wishing to drive, cycle or walk?

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,

Genevieve Salmonson
GENEVIEVE SALMONSON
Director

c: Vinoo Shigekuni



December 18, 2006

Ms. Genevieve Salmonson, Director
 State of Hawai'i
 Office of Environmental Quality Control
 235 South Beretania Street, Suite 702
 Honolulu, Hawai'i 96813

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Ms. Salmonson:

Thank you for your letter dated August 21, 2006. We have reviewed your letter and offer the following responses to your comments:

1. Table 5.2 of the Draft EIS will be updated to include the status of each permit and/or approval. As much as we would like to include the expected dates of the various applications, unfortunately we are reluctant to do so as this project has endured numerous delays to date. Table 5.2 will be revised to read as follows:

Table 5.2 – Required Approvals and Permits

PERMIT OR APPROVAL	AUTHORITY	STATUS
Environmental Impact Statement (EIS) in compliance with Chapter 343-HRS	Governor, State of Hawai'i	
Motion to Amend Decision and Order	Land Use Commission	Motion to be filed at the time the EIS is submitted. Application to be submitted after the acceptance of the EIS concurrently with the Zone Change application.
Plan Review Use (PRU) Permit	Department of Planning and Permitting / City Council	Application to be submitted after the acceptance of the PRU Permit application.
Zone Change	Department of Planning and Permitting / City Council	Application to be submitted after the Zone Change application is approved.
Subdivision Approval	Department of Planning and Permitting	Application to be submitted with an application for subdivision approval.
Park Dedication	Department of Planning and Permitting	Application to be filed after the Zone Change application is approved.
Building/Grading Permits	Department of Planning and Permitting	HECO. Will be approved prior to occupancy.
Installation of Power Lines and Substations	State Public Utilities Commission	Application to be submitted prior to Grading Permits.
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health	

Ms. Genevieve Salmonson
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
 December 18, 2006
 Page 2

2. Section 5.2.2 of the Final EIS will be updated to include an expanded discussion in reference to guidelines of the HRS 344 that are applicable to the development of UH West O'ahu as follows:

Chapter 344, Hawaii Revised Statutes (HRS) establishes a State policy to encourage productive and enjoyable harmony between people and their environment, promote efforts that prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of humanity, and enrich the understanding of ecological systems and natural resources important to the people of Hawai'i. Guidelines of the policy that are applicable to the UH West O'ahu development are discussed below.

LAND, WATER, MINERAL, VISUAL, AIR, AND OTHER NATURAL RESOURCES

- (A) Encourage management practices which conserve and fully utilize all natural resources.
- (B) Promote irrigation and waste water management practices which conserve and fully utilize vital water resources.
- (C) Promote the recycling of waste water.
- (G) Promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling so that all our wastes become utilized.

DISCUSSION: Sustainability guidelines have been established for the UH West O'ahu. The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system. The Private Development Lands will also strive to achieve the applicable design criteria in the UH West O'ahu LNDP and the recommended community performance standards.

FLORA AND FAUNA

- (A) Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard.
- (B) Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.

DISCUSSION: A single plant of endangered *ko'olou'ula* (*Abutilon menziesii*) was found within the property in 1997 flora survey but has since died. In comparison larger plant clusters were found within the alignment of the North-South Road and adjoining DHHI properties. Since the North-South Road was the first project to be constructed which would affect the *Abutilon menziesii* plant clusters DOT prepared a Habitat Conservation Plan. In accordance with both State and Federal regulations, mitigation measures have been identified in the Habitat Conservation Plan for *Abutilon menziesii* at Kapolei (HCP) prepared in consultation with the State DNR. On April 8, 2004, the BNR unanimously approved the HCP and accompanying Incidental Take License and Certificate of Inclusion. The University of Hawai'i is currently working with the DOT to be included in the Certificate of Inclusion for the Incidental Take License. Long term impact on the *Abutilon menziesii*

W. FRANK IRANDELLASIA
 Chairman

THOMAS WITTEKASIA
 President

K. STAN DUNCANASIA
 President Vice-President

RUSSELL CHUNGASIA
 Executive Vice-President

YING CHENGASIA
 Vice-President

GRANT T. MURAKAMIASIA
 Principal

TOM SCHNELLASIA
 Senior Associate

RAYMOND T. HIGAASIA
 Senior Associate

KEVIN K. NISHIKAWAASIA
 Associate

KAMIHIKAMI YENASIA
 Associate

SCOTT A. HARRISASIA
 Associate

SCOTT MURAKAMIASIA
 Associate

HONOLULU OFFICE
 901 Ala Moana Blvd., Suite 1100
 Honolulu, Hawai'i 96813-1881
 Tel: (808) 521-5631
 Fax: (808) 521-1102
 E-mail: info@pbrhawaii.com

HILO OFFICE
 301 Aqueduct Street
 Hilo, Laguna Center, Suite 300
 Hilo, Hawai'i 96720-1182
 Tel: (808) 961-0809

WAILUKU OFFICE
 1250 Wai'aleale Drive, Suite 1
 Wailuku, Hawai'i 96793-1271
 Tel: (808) 241-3708

population in Kapolei will be beneficial, as proposed mitigation measures in the HCP will ensure the future propagation of new plants. If an off-site preserve can be established, some of the plants would remain in situ for many years. Because the protection, propagation, and relocation of the ko'olua'ula plant is a long-term undertaking, final implementation of the HCP will extend well into the project's construction period. Once construction and build-out of the campus is complete, use of the ko'olua'ula in project landscaping and continued use of the ko'olua'ula nursery for propagation will ensure a much larger and vigorous population of the ko'olua'ula than would have occurred without development of the UH West O'ahu property. The HCP also proposes long-term management of the populations to occur concurrently with project development, over a period of approximately 20 years. The successful implementation of the HCP would significantly increase the numbers of new plants on O'ahu and improve the quality of existing populations on adjacent properties.

As noted in Section 2.6 of this Draft EIS, one of the sustainability guidelines for UHWO is to "create habitat that relies on native species, enhances the campus experience and celebrates the region's avian roots."

PARKS, RECREATION, AND OPEN SPACE

- (A) Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses.
- (C) Promote open space in view of its natural beauty not only as a natural resource but as an ennobling, living environment for its people.

DISCUSSION: A hierarchy of open spaces will be provided within the campus and surrounding residential developments. The campus open space elements include a central plaza, informal courtyards, and open spaces. Two pedestrian malls enhanced with lighting (for safety), consistent paving patterns and materials, and site furnishings will also help to define the open space network. The campus will be connected to regional open space systems adjacent to the campus through the Hunehue and Kalo i greenway, which will extend from the campus to the surrounding community. Mānuka-makai views from the property will be enhanced, focusing on views of the Wai'anae and Ko'olau Mountains, and landscape treatments and building design will mitigate visual impacts of the campus.

ECONOMIC DEVELOPMENT

- (B) Promote and foster the agricultural industry of the State, and preserve and conserve productive agricultural lands.
- DISCUSSION: Currently cultivated lands within the property will be withdrawn from agricultural production for the proposed development. This will result in some loss in revenues, jobs, or payroll. However, the State and City have long planned for new development in the project area, and the property is within the Urban State Land Use District. Tenants have been fully aware, for quite some time, that the proposed project area would be used to accommodate for future development in the region.

TRANSPORTATION

- (A) Encourage transportation systems in harmony with the lifestyle of the people and environment of the State.
- (B) Adopt guidelines to alleviate environmental degradation caused by motor vehicles.

DISCUSSION: The plan for UHWO addresses the need to expand and improve the transportation system and close the gap between where people live and work through decentralization, mixed zoning, and related initiatives. The UH West O'ahu will provide education and employment opportunities in the 'Ewa region. The campus is conveniently located near major transportation facilities and residential developments, thus encouraging public transportation and walking or bicycling. West O'ahu residents will be able to live, work, and attend school within this region, alleviating traffic to other universities and workplaces in Honolulu.

The UH West O'ahu campus will help to alleviate environmental degradation by reducing commuting time and distances for students, staff and faculty residing in the 'Ewa region. West O'ahu residents will have better access to higher education facilities, and ultimately the campus will connect to a transit corridor planned adjacent to the North-South Road. Within the campus, pedestrian walkways, facilities for bicycles, and facilities for distance education will encourage non-motorized vehicular forms of transportation and reduce fossil fuel consumption.

ENERGY

- (A) Encourage the efficient use of energy resources.

DISCUSSION: The UH West O'ahu campus will help to conserve existing energy resources by reducing commuting time and distances for students and faculty residing in the 'Ewa region. West O'ahu residents will have better access to higher education facilities, and ultimately the campus will connect to a transit corridor planned adjacent to the North-South Road. Within the campus, pedestrian walkways, facilities for bicycles, and facilities for distance education will encourage non-motorized vehicular forms of transportation and reduce fossil fuel consumption. The use of energy-efficient equipment for lighting systems and hot water heating and cooling will also be encouraged within the campus. The State's Model Energy Code will be considered during the detailed design phases of project development.

Sustainability guidelines have been established for the UH West O'ahu Lands (see Section 2.6). The guidelines strive to achieve a Leadership in Energy and Environmental Design (LEED) NC silver standard for campus development and community performance standards based on the LEED NC v2.2 rating system. The Private Development Lands will strive to achieve the applicable design criteria in the UH West O'ahu LRPD and the recommended community performance standards.

COMMUNITY LIFE AND HOUSING

- (A) Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community.

- (B) *Develop communities which provide a sense of identity and social satisfaction in harmony with the environmental and provide internal opportunities for shopping, employment, education, and recreation.*
- (C) *Encourage the reduction of environmental pollution which may degrade a community.*
- (D) *Foster safe, sanitary, and decent homes.*
- (E) *Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban areas, and preserve and promote mountain-to-ocean vistas.*

DISCUSSION: The proposed project presents a unique opportunity to create a new campus that addresses the need to create more of a resident campus with more student housing opportunities than normally provided by most universities and a "town-sown" campus town lifestyle, as well as housing opportunities to attract the best faculty and staff. The university campus-focus of a residential mixed-use project will attract residents who are interested in not only in their children's education, but in cultural events and life-long learning opportunities that UHWO will present. The project has been designed to provide internal opportunities for shopping, employment, education and recreation.

As noted above, one of the goals of the project is to achieve LEED NC silver standard as a way to reduce environmental pollution. All housing on the project site will be designed to foster safe, sanitary and decent homes.

Kalo'i Greenway and Huneleone Greenway will include a pedestrian/bike path that will connect the campus with residential and mixed-use commercial developments surrounding the campus. The greenway system is also envisioned to link the two proposed transit stations on the eastern portion of the property (adjacent to the North-South Road) with the University and surrounding mixed-use and residential communities. The greenway system, for the most part, will be unimpeded by vehicular traffic.

Plazas, courtyards, other landscaped areas, and the 10-acre detention basin will provide open space within the campus, allowing views towards the Wai'anae and Ko'olau mountain ranges.

EDUCATION AND CULTURE

- (A) *Foster culture and the arts and promote their linkage to the enhancement of the environment.*

DISCUSSION: While the residential population within Kapolei has grown as planned, it lacks much of the culture, and the arts which are available within the Primary Urban Center. The university campus-focus of a residential mixed-use project will attract residents who are interested in not only in their children's education, but in cultural events and life-long learning opportunities that UHWO will present.

CITIZEN PARTICIPATION

- (A) *Encourage all individuals in the State to adopt a moral ethic to respect the natural environment; to reduce waste and excessive consumption; and to fulfill the responsibility as trustees of the environment for the present and succeeding generations.*

DISCUSSION: The University of Hawaii has been a leader in recycling and will continue this effort at its UHWO campus.

- 3. Thank you for referring us to HRS 103D-407. As required, the University will utilize the use of recycled glass in paving materials whenever possible. This information will be provided in a new Section 5.2.7, 103D-407 Hawaii Revised Statutes of the Final EIS and read as follows:

Hawaii Revised Statutes, 103D-407 requires the use of recycled glass in paving materials wherever possible, specifically:

(a) When purchasing roadway materials or other high-value, end-use applications for public projects, state agencies shall, and county agencies may, purchase materials with minimum recycled glass content meeting specifications adopted by the policy board which, at a minimum, shall provide for:

(1) A minimum recycled glass content of ten per cent crushed aggregate in treated or untreated basecourse in paving materials that shall not reduce the quality standards for highway and road construction; and

(2) The use of one hundred per cent aggregate in nonstructural capital improvement applications.

(b) All highway and road construction and improvement projects funded by the State or a county or roadway that are to be accepted by the State or a county as public roads shall utilize a minimum of ten per cent crushed glass aggregate as specified by the department of transportation in all basecourse (treated or untreated) and subbase when the glass is available to the quarry or contractor at a price no greater than that of the equivalent aggregate.

(c) All state and county construction projects calling for nonstructural backfill shall utilize one hundred per cent crushed glass when available at a cost equal to or lower than the equivalent aggregate.

It is the University of Hawaii's intent to comply with the above law.

- 4. Thank you for referring us to HRS 103D-408. As required, the University will landscape the property with native Hawaiian flora whenever and wherever possible. As recommended, the University will consider the use of un-thirsty plants whenever possible. This information will be provided in a new Section 5.2.8, 103D-408 Hawaii Revised Statutes of the Final EIS and read as follows.

Hawaii Revised Statutes 103D-408 requires the use of native Hawaiian flora whenever and wherever possible, specifically:

(a) Whenever and whenever feasible, all plans, designs, and specifications for new or renovated landscaping of any building, complex of buildings, facility, complex of facilities, or housing developed by the State with public moneys shall incorporate indigenous land plant species as defined in section 195D-2, and plant species brought to Hawaii by Polynesians before European contact, such as the kukui, noni, and coconut, provided that:

- (1) Suitable cultivated plants can be made available for this purpose without jeopardizing wild plants in their natural habitat, and
- (2) Whenever and whenever possible, indigenous plants shall be used for landscaping on the island or islands on which the species originated.

(b) Each plant or group of plants used pursuant to subsection (a) shall be clearly identified with signs for the edification of the general public. IL 1999, c. 149, pt of 8.21

It is the University of Hawaii's intent to comply with the above law and to further comply with sustainability principles by: 1) selecting plants suited to the climate of the project site, 2) specifying plant materials that would be irrigated, with similar irrigation requirements; and 3) using non-drinkable water for irrigation, where feasible.

5. Section 8.1.1 Individuals/Organizations Consulted During the Site Selection Process of the EIS will be revised to read as follows:

The University of Hawaii and its consultants made presentations to various community groups, neighborhood boards, community associations, and government agencies as described below:

- University of Hawaii-Board of Regents;
- Makalo/Kapolei/Honokai Hale Neighborhood Board Planning and Zoning Committee (June 6, 2002) – Issues raised during the meeting focused on the positive and negative aspects of each site including concerns related to impacts from surrounding land uses, building heights, traffic, roadways, parcel size, expansion, potential, feasibility of development on other sites, parking on campus, and phasing. Other issues raised included concerns regarding project funding, student housing, and the proposed UH West O'ahu curriculum. The Committee noted that they would like to have a presentation given to the Makalo/Kapolei/Honokai Hale Neighborhood Board.
- Villages of Kapolei Association (June 26, 2002) – Issues raised during the meeting focused on the positive and negative aspects of each site under consideration, including concerns regarding traffic, roadways, pollution impacts, parcel size and development costs. Other issues raised included concerns regarding community input from other areas, the ultimate campus size, and the UH West O'ahu curriculum. Although no vote was taken, the Kapolei/Makai (current) site appeared to be the most popular choice.
- 'Ewa Neighborhood Board (July 11, 2002) – Issues raised during the meeting focused on the positive and negative aspects of each site under consideration, including concerns regarding traffic and roadways, campus growth and expansion, costs, and building heights. Other issues raised included concerns regarding student housing, the ultimate

campus size, and the UH West O'ahu curriculum. The issue was referred to the 'Ewa Neighborhood Board Planning and Zoning Committee.

- 'Ewa Neighborhood Board Planning and Zoning Committee (July 23, 2002) – Issues raised during the meeting focused on the positive and negative aspects of each site under consideration, including concerns regarding traffic, development cost, other sites previously considered, roadways, infrastructure, timing of construction, building heights, and future campus expansion. Other issues raised included concerns regarding the UH West O'ahu curriculum. The Committee voted in support of the Kapolei/Makai (current) site.
- Makalo/Kapolei/Honokai Hale Neighborhood Board (July 31, 2002) – Issues regarding various sites for consideration, including future campus size and expansion, potential, timing of construction, traffic, building heights, endorsed plans, costs, parking, and funding, were raised during the meeting. Other issues raised included concerns regarding community input from other areas, and student housing. At the time, no vote was taken but Board members gave their opinions about the proposed sites, with the majority favoring the Kapolei/Makai (current) site.
- Makalo/Kapolei/Honokai Hale Neighborhood Board (August 28, 2002) – The Board decided to take a position on the location of the UH West O'ahu Campus. The Board voted in support of the Kapolei/Makai (current) site.
- University of Hawaii Board of Regents (September 13, 2002) – The UH Board of Regents approved the designation of the 500-acre Kapolei/Makai (current) site as the location for a permanent UH West O'ahu Campus.
- 'Ewa Neighborhood Board (February 12, 2004) – Issues discussed during the meeting included the feasibility of various sites for the location of the campus. UH West O'ahu curriculum, and funding initiatives for the campus. The Board voted in support of a resolution strongly endorsing the need to immediately commence building a permanent four-year UH West O'ahu Campus.
- University of Hawaii Board of Regents (July 16, 2004) – The UH Board of Regents approved in principle the 2004 Long Range Development Plan (LRDP).
- Makalo/Kapolei/Honokai Hale Neighborhood Board (August 25, 2004) – Issues raised during this meeting included concerns regarding the location of the campus, phasing, project funding, development partnerships, student housing, roadways, infrastructure, and future campus expansion.
- Makalo/Kapolei/Honokai Hale Neighborhood Board (January 1, 2005) – Issues raised during this meeting included concerns regarding roadways, student housing, project funding, the UH West O'ahu curriculum, accreditation, increasing attendance, development partnership, expansion on other UH West O'ahu property, and providing support at the legislature for the campus.
- Wa'ianae Neighborhood Board (March 1, 2005) – Issues raised during the meeting included concerns regarding project-generated traffic, available residential/work force housing, student housing, and the location of the campus.
- University of Hawaii Board of Regents (July 20-21, 2006) – The UH Board of Regents approved an update of the LRDP for the UH West O'ahu Campus.
- Makalo/Kapolei/Honokai Hale Neighborhood Board (July 26, 2006) – The University of Hawaii West O'ahu and its consultants gave a presentation regarding the UH West O'ahu's intent to pursue a Plan Review Use and Zone Change Application. Issues raised during the meeting included concerns regarding roadways, parking on campus, development of other UH West O'ahu property, campus size, campus architecture, open space, and detention areas, project funding, available student/work force housing,

information on public presentations, the proposed DOE school, and the proposed UH West O'ahu curriculum. The Board voted in favor to support the UH West O'ahu Campus, Ewa Neighborhood Board (August 10, 2006) – The University of Hawaii West O'ahu and its consultants gave a presentation regarding the UH West O'ahu's intent to pursue a plan review Use and Zone Change Application. Issues raised during the meeting included concerns regarding roadways, opportunities for community input, and affordable housing.

6. As recommended, Table 8.2 of the Final EIS, Environmental Impact Statement Preparation Notice (EISPN) Comment Letters will be updating to include the Department of Design & Construction as a commenter as follows:

Table 8.2 – EISPN Comment Letters

	AGENCY	EISPN MAIL DATE	DATE OF COMMENTS
1	Department of Business, Economic Development and Tourism	02-01-05	--
2	Department of Business, Economic Development and Tourism – Land Use Commission	02-01-05	--
3	Tourism – Office of Planning	02-01-05	03-07-05
4	Department of Business, Economic Development and Tourism – Strategic Industries Division	02-01-05	--
5	Department of Defense	02-01-05	03-02-05
6	Department of Education	02-01-05	--
7	Department of Health – Environmental Planning Office	02-01-05	--
8	Department of Health – Office of Environmental Quality Control	02-01-05	02-08-05
10	Department of Land and Natural Resources – Historic Preservation Division	02-01-05	02-07-05
12	Department of Transportation – Airports Division	02-01-05	--
13	Office of Hawaiian Affairs	02-01-05	--
14	State Legislature – Representative Mark Moses	02-01-05	--
15	State Legislature – Senator Brian Kanno	02-01-05	--
16	State Legislature – Senator Will Espero	02-01-05	03-04-05
17	University of Hawaii – Environmental Center	02-01-05	--
18	Hawaii State Library	02-01-05	--
19	Ewa Beach Public and School Library	02-01-05	--
20	Kapolei Public Library	02-01-05	--
21	University of Hawaii – Hamilton Library	02-01-05	--
22	Department of Business, Economic Development and Tourism Library	02-01-05	--
23	Legislative Reference Bureau	02-01-05	--
24	City and County of Honolulu Department of Customer Services Library (formerly the Municipal Reference and Records	02-01-05	--

	AGENCY	EISPN MAIL DATE	DATE OF COMMENTS
	Center		
	Federal		
26	Department of the Army – Army Engineer District	02-01-05	03-01-05
27	Department of the Interior – Fish and Wildlife Service	02-01-05	--
28	Department of the Navy	02-01-05	--
	City		
29	Board of Water Supply	02-01-05	02-14-05
30	City Council – Councilmember Todd Apo	02-01-05	--
31	Department of Community Services	02-01-05	02-22-05
32	Department of Design and Construction	02-01-05	03-21-05
33	Department of Environmental Services	02-01-05	--
34	Department of Facility Maintenance	02-01-05	03-21-05
35	Department of Parks and Recreation	02-01-05	02-14-05
36	Department of Planning and Permitting	02-01-05	03-14-05
37	Department of Transportation Services	02-01-05	03-11-05
38	Ewa Neighborhood Board, No. 23	02-01-05	--
39	Fire Department	02-01-05	02-25-05
40	Makahiko/Kapolei Neighborhood Board, No. 34	02-01-05	--
41	Police Department	02-01-05	03-02-05
42	Waianae Neighborhood Board, No. 24	02-01-05	--
	Other Organizations/Individuals		
43	Hawaiian Electric Company, Inc.	02-01-05	--
44	Palehua Community Association	02-01-05	--
45	The Estate of James Campbell	02-01-05	--
46	The Gentry Companies	02-01-05	--

7. West O'ahu Campus Development, LLC (WOCD) will be included in a list of terms, abbreviations, and acronyms in Section 10.0 of the Final EIS as follows:

W	WASC	Western Association of Schools and Colleges
	WKA	Waialua Silty Clay, 0 to 3 percent slopes
	WOCD	West Oahu Campus Development, LLC
	WWTTP	Wastewater Treatment Plant
	WZA	Waipahu Silty Clay, 0 to 2 percent

8. We acknowledge that an EISPN was withdrawn in 1998 and a new EISPN was submitted in February 2005. As recommended, a summary of the events that resulted in the withdrawal and re-submission of the EISPN will be inserted in front of the first paragraph of Section 8.1.1 *Individuals/Organizations Consulted During the Pre-Consultation Process* of the Final EIS as follows:

In 1967, the UH Board of Regents initiated efforts to establish a four-year college in Central or West O'ahu. Over the years, the Regents approved varying sites: Waianua Ridge (1970), Honouliuli/Ewa (1973), and in 1993, Kapolei, Makai (the current site). In 1996, it was

decided that the West O'ahu campus site would be moved to 991 acres mauka of the H-1 Freeway in Kapolei. This was based on a strategy by the State to entice approximately 1,300 acres of land in East Kapolei, which would be then be sold to private developers. As a result, the Housing and Community Development Corporation of Hawaii (HCDCH) initiated a master planning effort for 1,300 acres including the UHWO Kapolei Makai site for mostly residential uses. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. In 1998, an EIS Preparation Notice covering the 991-acre mauka site was published in the Environmental Notice. On March 5, 1999, HCDCH filed a Petition for Land Use District Boundary Amendment to reclassify approximately 1,300 acres including the subject 500 acres from Agricultural use to Urban use for the master-planned community known as East Kapolei. By Findings of Fact, Conclusions of Law and Decision and Order filed on September 8, 1999, the State Land Use Commission granted this petition. Subsequently, however, Hawaii's economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (makai of Farrington Highway). As a result, a Draft EIS for the 991-acre mauka site was not published.

During the fall of 2001, the UH Administration, the Estate of James Campbell, and the Governor explored the possibility of relocating the UH West O'ahu campus from the 991-acre mauka site to the City of Kapolei.

Since the marketability of the petition area was non-existent, and a site selection study determined that the current site was best suited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were "urbanized" was transferred to DHHH.

On September 13, 2002, the UH Board of Regents approved the 500-acre Kapolei Makai site as the permanent location for the new UH West O'ahu campus and requested the transfer of title to the 500 acres from DfNR. The Board of Land and Natural Resources approved the transfer of title of the 500-acre site to the UH in fee simple. As a result, 1998 EIS Preparation Notice was withdrawn and new one submitted in February 2005.

The University of Hawaii's still retains the 991-acre site mauka of the H-1 Freeway but has no current plans for it other than being generally viewed as potentially being developed in the future as an expansion area for the UHWO campus.

9. While a few drawings and/or diagrams of the proposed buildings and landscaping have been prepared that illustrate the possible appearance of portions of the proposed project, these older renderings will not be included in the Final EIS as UHWO's current architect, John Hara & Associates, strongly feels that the inclusion of such graphics would be misleading and will not be representative of the final appearance of even a small portion of the campus. Also, since the agreement with the private developer has not been consummated as of this writing, there are no drawings or diagrams of proposed buildings and any proposed landscaping that would show the final appearance of the development lands.

10. We concur that distant views of the shoreline from mauka and makai view planes may be impacted by the proposed development. In response to your comments, we have taken additional photographs of the project site from both Farrington Highway and the H-1 Freeway and will be including these

panoramic photos on a revised Figure 4.1. As mentioned in the paragraph above, there are no available drawings or diagrams of the proposed buildings and any proposed landscaping that would show the final appearance of even a small portion of the campus and development lands. However, we believe from the additional photographs that we have taken, that the proposed development would have a greater visual impact on makai viewplanes from Farrington Highway, than the H-1 Freeway, because the H-1 Freeway is elevated above the UHWO site. There are no other public roads that abut the project site other than the Kapolei Golf Course entry road, and that road is tree-lined with canopy trees. Please refer to the attached revised Figure 4.1.a

11. The placement of underground utility lines will be discussed in Section 4.7, *Visual Resources and Open Space, Anticipated Impacts and Mitigation Measures* of the Final EIS and the discussion will be revised to read as follows:

The visual appearance of the UH West O'ahu property will change from vacant scrub and cultivated vegetation to a campus and mixed-use community. Distant views of the shoreline from the H-1 Freeway may be impacted by the proposed development; however, the UH West O'ahu will serve as an important visual landmark for the 'Ewa region. Within the property, the siting of buildings will impact mauka and makai views, as the property is relatively flat. The campus will be oriented to capitalize on views of landforms such as Pu'u Kapolei, Pu'u Palanai, Pu'u Makakilo, the Wai'anae Mountain Range, and Central O'ahu. Views from future internal roadways will be considered to the extent possible. Extensive landscaping, campus view corridors, and thoughtful architectural design will add to the visual character of the area. HECO has yet to determine whether power lines to the substations and power lines extending out from the substations will be overhead or underground. Should HECO decide on implementing overhead power lines, there will be possible visual impacts on the project property.

12. Park dedication is required and will be addressed in Sections 4.8.2 and 4.11.5 of the Final EIS. The University and/or the private developer of residential units associated with the project will meet the affected City departments to discuss plans to satisfy the City's Park Dedication Ordinance requirements.

The second paragraph of Section 4.8.2 *Housing, Anticipated Impacts and Mitigative Measures* of the EIS will be revised as follows:

Park areas and open space will be provided throughout the property in compliance with the City's Park Dedication Ordinance. The University and/or the private developer will meet with affected City departments to discuss specific plans to satisfy the park dedication requirements. To meet the City's affordable housing requirements, approximately 355 units, a large portion of which will be affordable housing units, will be provided within the UH West O'ahu Lands. The remainder of the affordable units required for the development will be distributed throughout residential parcels (and not concentrated in one or two areas) in the Private-Development Lands.

The project will address the provision of affordable housing by coordinating with the Department of Planning and Permitting and the Department of Community Services. UHWO is particularly motivated that the project provides attainable housing for faculty and staff as it is difficult to attract the best candidates without it. In addition, UHWO will eventually include approximately 760 student housing units with approximately 3 beds each. Thus there will be approximately 2,280 less students that would be competing for affordable rentals in

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SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 13

Ms. Genevieve Salmonson
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 14

The open market. The University and/or the private developer will meet with affected City departments, including the Department of Community Services to discuss specific plans to satisfy the affordable housing requirements. During public review period, the Department of Planning and Permitting wrote the following regarding the potential of developing "granny flat"-type rental units in proposed housing development: "The DPP considers the potential benefits (i.e. low cost student rentals and increased housing unit affordability) available through this type of housing to be substantial...It appears that an opportunity for this type of unit exists where the "alley loaded" low-density residential development on Parcels C and D where such units could take the form of studio units above the garage...This approach could at least partially fulfill the need for approximately 2,280 beds for the 7,600-student resident population at little or no cost to the University...to construct "granny flats." lots would need to meet underlying residential district standards for two (2) dwellings, or a developer could use the Planned Development Housing (PD-H) option."

The first paragraph of Section 4.11.5 Recreational Facilities, Anticipated Impacts and Mitigation Measures of the EIS will be revised as follows:

The demand for recreational facilities in Ewa will increase as the population grows. The proposed UH West O'ahu development will provide additional recreational facilities in compliance with the City's Park Dedication Ordinance. The University and/or the private developer will meet with affected City departments to discuss specific plans to satisfy the park dedication requirements, as required by Section 22-7. Revised Ordinances of Honolulu. New recreational facilities within the proposed campus are planned for use primarily by students, faculty, and staff. Such facilities could include tennis courts, basketball/volleyball courts, and jogging paths.

13. As recommended, a construction waste recycling plan will be established. The following paragraph will be inserted after the first paragraph of Section 4.10.5 Solid Waste Disposal Facilities, Anticipated Impacts and Mitigation Measures of the Final EIS:

Per comments received from the State Office of Environmental Quality Control during the Public Review Period, a construction waste recycling plan will be prepared before construction is initiated. All solid waste generated during project construction shall be directed to a Department of Health permitted solid waste disposal or recycling facility. Also, all highway and road construction improvement projects funded by the State or a county or roadways that are to be accepted by the State or a county as public roads shall utilize a minimum of ten percent crushed glass aggregate as specified by the Department of Transportation in all base-course (treated or untreated) and sub-base when the glass is available to the quarry or contractor at a price no greater than that of the equivalent aggregate.

14. Per your letter, we have discussed this possible land use with the Department of Planning and Permitting (DPP) and at least preliminary, DPP believes an extended-stay facility is possible within the campus area and permitted with a Plan Review Use approval. This use is necessary in this area as the closest resort-zoned area is Ko Olina, and the type of lodging facilities available in Ko Olina are more expensive than the budget usually allowed visiting professors, conference attendees, vendors and other visitors to the campuses of the University of Hawai'i. The description of *Student Housing or Campus Expansion Parcel B* in Section 2.4.2 UH West O'ahu Lands of the Final EIS will be revised to include the following new paragraph:

During the Draft EIS public review period, the State Office of Environmental Quality Control wrote: "Is there provision for any kind of temporary lodging on campus for visiting faculty or conference-goers? That would be a logical accessory service for a university campus." The possibility of such a land use was discussed with the Department of Planning and Permitting (DPP) and at least preliminary, DPP believes an extended-stay facility is possible within the campus area and permitted with a Plan Review Use approval. As noted by OEOC and UHWO, this use is necessary in this area as the closest resort-zoned area is Ko Olina, and the type of lodging facilities available in Ko Olina are more expensive than the budget usually allowed visiting professors. University conference/seminar attendees, vendors, and other visitors to the campuses of the University of Hawai'i.

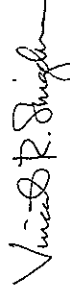
15. When demand warrants it, UHWO will be providing a shuttle service on campus as an alternative form of transportation. The following one-sentence paragraph will be added at the end of Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Public Transit of the Final EIS:

It is likely that UHWO will be providing a shuttle service on campus as an alternative form of transportation, when there is a critical mass of students, faculty and staff.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigeokuni
Vice President

Encl: Figure 4.1a – Visual Resources

cc Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

PETER J. YOUNG
 BOARD OF LAND AND NATURAL RESOURCES
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 HONOLULU, HAWAII 96813



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 STATE HISTORIC PRESERVATION DIVISION
 601 KAMOMEKA BOULEVARD, ROOM 335
 KAPOLEI, HAWAII 96707

LINDA J. SINGLE
 GOVERNOR OF HAWAII



August 8, 2006

Mr. Vincent Shigekuni
 PBR Hawaii'i
 ASB Tower, Suite 650
 1001 Bishop Street
 Honolulu, Hawaii'i 96813

Dear Mr. Shigekuni:

RECEIVED

AUG 10 2006

PBR HAWAII

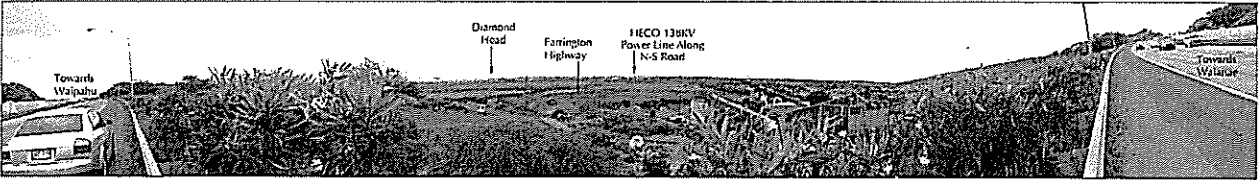
LOG NO: 2006.2659
 DOC NO: 0608A103
 Archaeology

SUBJECT: Chapter 6E-8 Historic Preservation Review [University of Hawai'i]-
 Draft Environmental Impact Statement
 University of Hawai'i - West O'ahu Campus
 Hono'uili'uli Ahupua'a, 'Ewa District, Island of O'ahu
 TMK: (1) 9-1-016:120, 127, and 129

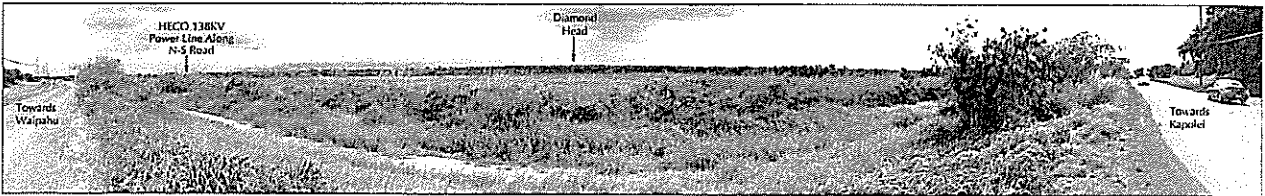
Thank you for the opportunity to review the aforementioned project. We received a copy of the draft Environmental Impact Statement (EIS) and a brief cover letter on July 6, 2006. We apologize for the delay. The proposed undertaking involves the development of the University of Hawai'i, West O'ahu Campus on the 500-acre subject property.

According to information provided in the draft EIS, an archaeological reconnaissance and assessment of the subject property was conducted by Scientific Consultant Services Inc. on October 23, 1996 (Appendix E). However, this assessment (Spears, R.L. 1996. *Archaeological Reconnaissance and Assessment of the AHDC-East Kapolei Development Project*) does not meet the requirements of an archaeological inventory survey pursuant to Hawai'i Administrative Rules (HAR) 13-13-276. Additionally, portions of Hono'uili'uli Ahupua'a have been demonstrated, by various reports on file at the State Historic Preservation Division (SHPD), to contain historically-significant resources, traditional and historic, including human remains/burials. Also, we believe that the area of potential effect (APE) associated with the current undertaking has a moderate to high potential of containing historically-significant remnants of sugar plantation infrastructure (e.g., irrigation systems).

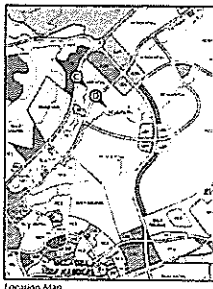
For these reasons, an archaeological inventory survey is warranted prior to the issuance of permits for the proposed undertaking. The Hawai'i State Preservation Division website contains a listing of local firms (<http://www.hawaii.gov/dlnr/hpd/archcon.htm>). We recommend archaeological consultants to contact us, or, alternatively, to prepare a basic inventory survey plan (which can be forwarded to us for review) before starting the work, in order to ensure that the study meets the requirements of HAR Chapter 13-13-276.



C. View looking makai toward the proposed University of Hawai'i West O'ahu Campus site from H-1 Freeway (180 degree panoramic view)



D. View looking makai toward the proposed University of Hawai'i West O'ahu Campus site from Farrington Highway (180 degree panoramic view)



Locality Map

Figure 4.1a
 Visual Resources

University of Hawai'i West O'ahu



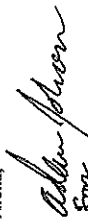
Eni Kapote, GRAH



NOT TO SCALE

Please contact Mr. Adam Johnson at (808) 692-8015 if you have any questions or concerns regarding this letter.

Aloha,


For
Melanie Chinen, Administrator
State Historic Preservation Division

AJ:

cc: Jesse Yorok, Office of Hawaiian Affairs



December 18, 2006

W FRANK IRANDE, ENLA
Chairman

THOMAS WITTEN, ASIA
President

R. STAN DUNCAN, ASIA
Executive Vice-President

RUSSELL CHUNG, ASIA
Executive Vice-President

VINCENT SHIGEKUNI
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GRANT LARAKA, AKC
Principal

TOM SCHNELL, ICP
Senior Associate

RAYMOND T. HIGA, ASIA
Senior Associate

KEVIN K. NISHIKAWA, ASIA
Associate

KIM MURAKI, U.S. LIDP, AP
Associate

SCOTT ALIKA, AIRBGO
Associate

SCOTT MURAKAMI, ASIA
Associate

Ms. Melanie Chinen, Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Boulevard, Room 555
Kapolei, Hawaii 96707

**SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)**

Dear Ms. Chinen:

Thank you for your letter dated August 8, 2006. We have reviewed your letter and offer the following response to your comments:

We acknowledge that an archaeological inventory survey (AIS) is warranted prior to the issuance of permits for the proposed undertaking. UH West O'ahu has contracted an archaeological consultant to conduct an AIS, pursuant to HAR 13-13-276, which will be completed before the issuance of any permits.

The text in Section 4.1 *Archaeological and Historic Resources* of the EIS will be replaced with the following:

Existing Conditions

During the DEIS Public Review Period, the Office of Hawaiian Affairs (OHA) wrote:

A brief search of OHA's records generated the following:

The 'Ewa plain has historically been known to contain sinkholes in which human skeletal and avifaunal remains have been encountered. These sinkholes can continue to exist in areas that have been graded or heavily cultivated for agricultural uses.

According to records at the Bishop Museum pertaining to inventories conducted for compliance with the Native American Graves Protection and Repatriation Act of 1990, buried sites in Honolulu and in 'Ewa in general have been documented in the past including:

In 1938, human remains representing six individuals from Honolulu, 'Ewa, O'ahu were collected by Kenneth P. Emory and William A. Lessa and acquired by the Bishop Museum. Museum documentation indicates these remains were in a shallow crypt burial one mile from the coast.

In 1933, human remains representing three individuals from stone pits at 'Ewa, O'ahu were collected by J.W. Barrington and Edwin H. Bryan.

HONOLULU OFFICE
1041 Bishop Street
ASB Tower, Suite 170
Honolulu, Hawaii 96813-1191
Tel: (808) 521-1171
Fax: (808) 521-1172
Email: ys@ohawaii.com

HILO OFFICE
111 Apunui Street
Suite 110
Hilo, Hawaii 96720-3362
Tel: (808) 961-1311
Fax: (808) 961-1029

WAILUKU OFFICE
257 Waiola Street
Suite 1
Wailuku, Hawaii 96791-1271
Tel: (808) 217-2528

Ms. Melanie Chinen
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

In 1942, human remains representing two individuals from Kualabai, Ewa Beach, O'ahu were donated to the Bishop Museum.

In 1959, human remains representing seven individuals from Ewa, O'ahu were donated to the Bishop Museum by the Anthropology Club of the University of Hawaii (from Standard Oil Refinery land).

In 1980, human remains representing nine individuals from Hanouliuli, O'ahu were collected and donated to the Bishop Museum by Albert, Borithwick and Folk. Donor information indicates these human remains were recovered from coral sinkholes.

In the last decade, unmarked burial sites have been found in the area of St. Francis West, West Loch Estates, Old Fort Weaver Road, Kalaheo, One'ula Beach, Campbell Estate, Ko'Olima and other areas in the vicinity of this project.

The depth of grading activities and the likelihood of adversely impacting any sub-surface cultural sites or deposits is contingent upon understanding the original surface grade as it may have existed prior to agricultural activities such as sugarcane.

Native Hawaiian burial sites have been found just on and under the surface to depths of eight or nine feet depending upon the nature of the terrain. Furthermore, the nature of documented interments in the Ewa area (stone pits, sinkholes, crypts, etc.) could lead to the survival of these sites despite intensive agricultural activities on the surface...

OHA is recommending that the project area undergo an Archaeological Inventory Survey (AIS), as a new study or supplement to the previous, in which all aspects of applicable GE administrative rules and revised statutes are satisfied. It is our recommendation that the AIS include substantial subsurface inventory as much of the surface architecture may have been destroyed during previous commercial agriculture activities.

Also during the DEIS public review period, the State Historic Preservation Division wrote:

"...portions of Honolulu ahupua'a have been demonstrated, by various reports on file at the State Historic Preservation Division (SHPD), to contain historically-significant resources, traditional and historic, including human remains/burials. Also, we believe that the area of potential effect (APE) associated with the current undertaking has a moderate to high potential of containing historically-significant remnants of sugar plantation infrastructure (e.g., irrigation systems)."

For these reasons, an archaeological inventory survey is warranted prior to the issuance of permits for the proposed undertaking.

Ms. Melanie Chinen
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 3

Anticipated Impacts and Mitigation Measures

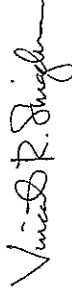
As recommended by OHA and SHPD, an archaeologist has been contracted to conduct an archaeological inventory survey. This AIS will be completed prior to the issuance of grading and building permits for the proposed project.

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

C:\OJB\1311322.05\EIS\Final EIS\Final Responses to DEIS Comments\ABL-13 DLNR response 11-20.doc

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

RECEIVED

06 AUG 23 P2:25

August 22, 2006

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: University of Hawaii West Oahu (UHWO)
Draft Environmental Impact Statement (DEIS)
TMK: 9-1-016: 120, 127, and 129

Thank you for your transmittal requesting our review of the subject project.

Our comments are as follows:

1. The proposed development of the UHWO campus comprised of approximately 500 acres, which will support 7,600 students and 1,040 faculty and staff, will have a significant impact on the roadway facilities under the jurisdiction of the State DOT.
2. If UHWO is intending to allow private entities to develop improvements on UH property they need to coordinate with our Highways Division the responsibility for the provision of any required roadway improvements to mitigate impacts on the State roadways in the area.
3. Our Highways staff indicated that assumptions used in the traffic impact analysis report (TIAR) are incorrect and need to be revised for our review and approval. The applicant will need to contact our Highways Planning Section and coordinate the use of the appropriate assumptions for their review.
4. Our Airports staff indicated that the subject project will experience increased aircraft activity as Kalaeloa Airport becomes fully developed and operational.

We will defer further comments until the revised TIAR is submitted for our review.

Very truly yours,

RODNEY K. HARAGA
Director of Transportation



December 18, 2006

W. FRANK BRANDT, FARSA
Chairman

THOMAS S. WITTEN, ASIA
President

IL STAN DUNCAN, ASIA
Executive Vice-President

BRISSELLI, CHUNG, LYNIA
Executive Vice-President

VINCENTI, SHIKUNI
Vice-President

GRANT, MURAKAMI, AICP
Principal

TOM SCHILLI, AICP
Senior Associate

RAYMOND E. HIGA, ASIA
Vice Associate

KIMIKO NISHIKAWA, ASIA
Associate

KIMI MIKAMI YUTS, LEI P AP
Associate

SCOTT AIKAI, AIRREGO
Associate

SCOTT MURAKAMI, ASIA
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 630
Honolulu, Hawaii 96813-1181
Tel: (808) 521-3641
Fax: (808) 521-1102
E-mail: pbr@pbr.com, pbr.hawaii.com

HILO OFFICE
111 Aupuni Street
Hilo Lagoon Center, Suite 110
Hilo, Hawaii 96720-1302
Tel: (808) 961-2121
Fax: (808) 961-1957

WAILUKU OFFICE
750 Wai'oli Loop, Suite 1
Wailuku, Hawaii 96791-1271
Tel: (808) 242-2528

Mr. Rodney K. Haraga
Director of Transportation
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Haraga:

Thank you for your letter dated August 22, 2006 (your reference number STP 8.2247). The following are our responses to your comments.

1. It is acknowledged that the proposed development of the UHWO campus will have a significant impact on the roadway facilities under the jurisdiction of the State DOT. It is unclear from DOT's letter if DOT views the impact as positive or negative. We would concur that a University facility will generate traffic, gradually, as it is ultimately developed, but we would like to think the siting of UHWO in East Kapolei will have a positive impact on roadway facilities island-wide. Eventually many of those living in Centra and Leeward O'ahu who would have commuted to the UHWO at Leeward Community College and UH Manoa, would be instead attending classes at UHWO (at the proposed site). In addition, the UHWO project will be significantly different from University of Hawaii at Manoa or the other colleges in the University of Hawaii system as it is planned to provide a greater percentage of its student population housing opportunities and housing for faculty and staff, so vehicles trips commuting to and from the campus will be reduced.

2. This is to confirm that it is UHWO's intention to allow private entities to develop improvements on UH property. The last paragraph of Section 2.4.3 Private Development Lands of the Draft EIS will be revised as follows:

Roads C, D, E, F, and G. Roads within the Private Development Lands total 24 acres. Road C will also provide access to the campus from an internal road off of Farrington Highway (Road F). Road D will connect the Private Development Lands with the UH West O'ahu Lands. Road E will provide another access to the campus from North-South Road. Road F will connect Farrington Highway and North-South Road through the Private Development Lands. Road G will provide access to the Private Development Lands from the DHHL residential subdivision to the south. These roadways are further described in Section 4.10.1. Per the State Department of Transportation's comments during the public review period, the developer(s) of the Private Development Lands will be informed that they will need to coordinate with DOT's Highways Division regarding the responsibility for the provision of any required roadway improvements to mitigate impacts on the State roadways in the area.



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD06/2523

July 31, 2006

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AUG 07 2006

Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813

RE: Draft Environmental Assessment for the Proposed University of Hawai'i West O'ahu Campus, 'Ewa, O'ahu, TMK 9-1-016: 120 and 129.

Dear Mr. Shigekuni,

The Office of Hawaiian Affairs (OHA) is in receipt of your July 3, 2006 submission and offers the following comments:

Our staff is concerned that the archaeological field check and literature review (Spears, 1996) will not suffice for a project of this scale and consequence. A brief search of OHA's records generated the following:

The 'Ewa plain has historically been known to contain sinkholes in which human skeletal and avifaunal remains have been encountered. These sinkholes can continue to exist in areas that have been graded or heavily cultivated for agricultural uses.

According to records at the Bishop Museum pertaining to inventories conducted for compliance with the Native American Graves Protection and Repatriation Act of 1990, burial sites in Honouliuli and in 'Ewa in general have been documented in the past including:

In 1938, human remains representing six individuals from Honouliuli, 'Ewa, O'ahu were collected by Kenneth P. Emory and William A. Lessa and acquired by the Bishop Museum. Museum documentation indicates these remains were in a shallow crypt burial one mile from the coast;

In 1933, human remains representing three individuals from stone pits at 'Ewa, O'ahu were collected by J.W. Barrington and Edwin H. Bryan;

In 1942, human remains representing two individuals from Kualakaa, 'Ewa Beach, O'ahu were donated to the Bishop Museum;

In 1959, human remains representing seven individuals from 'Ewa, O'ahu were donated to the Bishop Museum by the Anthropology Club of the University of Hawaii (from Standard Oil Refinery land);

In 1980, human remains representing nine individuals from Honouliuli, O'ahu were collected and donated to the Bishop Museum by Albert, Borthwick and Folk. Donor information indicates these human remains were recovered from coral sinkholes

Mr. Rodney K. Haraga
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)
December 18, 2006
Page 2

- 3. Per your comments, the traffic engineering consultant who prepared the Traffic Impact Analysis Report (TIAR), Parsons Brinckerhoff, is contacting DOT's Highways Planning Section to clarify the assumptions used in the TIAR.
- 4. We thank you for the information provided that the project will experience increased aircraft activity as Kalaheo Airport becomes fully developed and operational. This is consistent with a letter we received from the DOT Airports Administrator on January 17, 2003 (DOT's reference number AIR-P 03.0014).

Thank you again for your participation in the Environmental Impact Statement process for this project. Your letter will be included in the Final EIS under Section 12.0.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu



December 18, 2006

WE FRANK IRANDE/DASIA
Chairman

THOMAS WITTEN/ASLA
President

R. STANDING/ASLA
Executive Vice-President

RUSSELL K. CHUNG/ASLA
Executive Vice-President

VINCENT SHIGEKUNI
Vice President

GRANT MURAKAMI/AICP
Principal

TOM SCHNITZLER/AICP
Senior Associate

RAYMOND T. HIGA/ASLA
Senior Associate

KEVIN K. NIHIKAWA/ASLA
Associate

KENJI KAMIYAMA/LEHD/AP
Associate

SCOTT ALIKA/MBRG
Associate

SCOTT MURAKAMI/ASLA
Associate

HONOLULU OFFICE
1093 Bishop Street
ASST. Emory, Suite 610
Honolulu, Hawaii 96813 3151
Tel: (808) 521-5631
Fax: (808) 521-5101
E-mail: spokane@pbrhawaii.com

HILA OFFICE
1111 Airport Street
1116 Lagoon Center, Suite 110
Honolulu, Hawaii 96813 3152
Tel: (808) 941-3111
Fax: (808) 941-4767

WAILUKU OFFICE
1000 W. Waialeale Ave., #1
Wailuku, Hawaii 96791 1421
Tel: (808) 242-2578

Vincent Shigekuni
July 31, 2006
Page 2

In the last decade, unmarked burial sites have been found in the area of St. Francis West, West Loch Estates, Old Fort Weaver Road, Kalaheala, One'ula Beach, Campbell Estate, Ko'Olima and other areas in the vicinity of this project.

The depth of grading activities and the likelihood of adversely impacting any sub-surface cultural sites or deposits is contingent upon understanding the original surface grade as it may have existed prior to agricultural activities such as sugarcane.

Native Hawaiian burial sites have been found just on and under the surface to depths of eight or nine feet depending upon the nature of the terrain. Furthermore, the nature of documented interments in the 'Ewa area (stone pits, sinkholes, crypts, etc.) could lead to the survival of these sites despite intensive agricultural activities on the surface.

Our staff feels that the project area in question, particularly the historic properties, deserves a higher level of scrutiny than has been afforded. The letter report regarding the archaeological work (Spears, 2006) does not contain a scope of work, methodology, background research or even a bibliography. It is with this in mind that OHA is recommending that the project area undergo an Archaeological Inventory Survey (AIS), as a new study or supplement to the previous, in which all aspects of applicable 6E administrative rules and revised statutes are satisfied. It is our recommendation that the AIS include a substantial subsurface inventory as much of the surface architecture may have been destroyed during previous commercial agriculture activities. Our staff will be happy to review the report as a supplement to the Draft Environmental Assessment (DEA) when completed. Until the aforementioned literature is available, our staff cannot concur with a finding of no significant impact for the DEA.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse York, Native Rights Policy Advocate, at (808) 594-0239 or jessy@ohia.org.

Aloha,

Clyde W. Nāmu'o
Administrator

CC: Genevive Salmonson
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Melanie Chinen
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamehaha Blvd., Room 555
Kapolei, HI 96797

Mr. Clyde W. Nāmu'o, Administrator
State of Hawai'i
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawai'i 96813

**SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)**

Dear Mr. Nāmu'o:

Thank you for your letter dated July 31, 2006. We have reviewed your letter and offer the following response to your comments:

We acknowledge that the project area in question, particularly the historic properties, deserves a higher level of scrutiny than has been afforded. In response to concerns raised by OHA and SHPD, UH West O'ahu has contracted an archaeological consultant to conduct an archaeological inventory study (AIS) that will comply with Chapter 6E, Hawai'i Revised Statutes. As recommended, a substantial subsurface inventory will be included in the AIS.

The text in Section 4.1 *Archaeological and Historic Resources* of the EIS will be replaced with the following:

Existing Conditions

During the DEIS Public Review Period, the Office of Hawaiian Affairs (OHA) wrote:

A brief search of OHA's records generated the following:

The 'Ewa plain has historically been known to contain sinkholes in which human skeletal and avifaunal remains have been encountered. These sinkholes can continue to exist in areas that have been graded or heavily cultivated for agricultural uses.

According to records at the Bishop Museum pertaining to inventories conducted for compliance with the Native American Graves Protection and Repatriation Act of 1990, burial sites in Honolulu and in 'Ewa in general have been documented in the past including:

In 1938, human remains representing six individuals from Honolulu, 'Ewa, O'ahu were collected by Kenneth P. Emory and William A. Lessa and acquired by the Bishop Museum. Museum documentation indicates these remains were in a shallow crypt burial one mile from the coast.

In 1933, human remains representing three individuals from stone pits at 'Ewa, O'ahu were collected by J.W. Barrington and Edwin H. Bryan.

Mr. Clyde W. Nāmu'o
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

In 1942, human remains representing two individuals from Kualakai, 'Ewa Beach, O'ahu were donated to the Bishop Museum.

In 1959, human remains representing seven individuals from 'Ewa, O'ahu were donated to the Bishop Museum by Albert, Borhwick and Folk. Donor information indicates these human remains were recovered from coral sinkholes.

In 1980, human remains representing nine individuals from Honouliuli, O'ahu were collected and donated to the Bishop Museum by Albert, Borhwick and Folk. Donor information indicates these human remains were recovered from coral sinkholes.

In the last decade, unmarked burial sites have been found in the area of St. Francis West, West Loch Estates, Old Fort Weaver Road, Kalaheoa, One'ula Beach, Campbell Estate, Ke'Ohia and other areas in the vicinity of this project.

The depth of grading activities and the likelihood of adversely impacting any sub-surface cultural sites or deposits is contingent upon understanding the original surface grade as it may have existed prior to agricultural activities such as sugarcane.

Native Hawaiian burial sites have been found just on and under the surface to depths of six-to-nine feet depending upon the nature of the terrain. Furthermore, the nature of documented interments in the 'Ewa area (stone pits, sinkholes, crypts, etc.) could lead to the survival of these sites despite intensive agricultural activities on the surface...

OHA is recommending that the project area undergo an Archaeological Inventory Survey (AIS), as a new study or supplement to the previous, in which all aspects of applicable GF administrative rules and revised statutes are satisfied. It is our recommendation that the AIS include substantial subsurface inventory as much of the surface architecture may have been destroyed during previous commercial agriculture activities.

Also during the DEIS public review period, the State Historic Preservation Division wrote:

"...portions of Honouliuli ahupua'a have been demonstrated, by various reports on file at the State Historic Preservation Division (SHPD), to contain historically-significant resources, traditional and historic, including human remains/burials. Also, we believe that the area of potential effect (APE) associated with the current undertaking has a moderate to high potential of containing historically-significant remnants of sugar plantation infrastructure (e.g., irrigation systems)..."

For these reasons, an archaeological inventory survey is warranted prior to the issuance of permits for the proposed undertaking.

Anticipated Impacts and Mitigation Measures

As recommended by OHA and SHPD, an archaeologist has been contracted to conduct an archaeological inventory survey. This AIS will be completed prior to the issuance of grading and building permits for the proposed project.

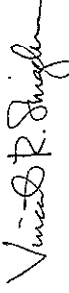
Mr. Clyde W. Nāmu'o
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 3

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigeokuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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December 18, 2006

Senator Will Espero
The Senate
The 23rd Legislature
State of Hawai'i
State Capitol
Honolulu, Hawai'i 96813

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Senator Espero:

Thank you for your letter dated August 31, 2006. We have reviewed your letter and offer the following responses to your comments:

- 1. Thank you for your support of the development of UH West O'ahu.
2. We strongly concur that the UH West O'ahu campus is the missing link to the 'Ewa/Kapolei region which is currently lacking a quality four-year higher education institution.

This letter will be included in the Final EIS under Section 12.0.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent R. Shigekuni (signature)

Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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The Senate
of the
State of Hawaii
STATE CAPITOL
HONOLULU, HAWAII 96813

August 31, 2006
Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni,
RE: UH West Oahu Draft Environmental Impact Statement (Draft EIS)

I am writing in support of a new UHWO campus for the following reasons:

- 1. The existing UH Manoa campus is nearing its capacity.
2. It would accelerate and support the growth of the area as Oahu's New City, as well as foster a college town atmosphere
3. The campus is a priority project of the UH Student Caucus which represents the entire student population of the university system
4. A campus in Ewa/Kapolei would reduce traffic heading to the main Manoa campus and community colleges in downtown Honolulu, as well as ease demand for more parking and housing in Manoa.
5. The university will be a major employer for West Oahu residents, as well as provide construction jobs and income during the building phase.
6. A UHWO campus could offer degree programs in high-demand professions, such as teachers, nurses, and para-professionals.
7. As a legislator from the area, not one constituent has voiced his or her opposition to the project.
8. The new campus is the missing link to this region currently lacking a quality 4 year higher education institution.

If you have any questions, please contact me at 586-6360.

Respectfully,

Will Espero (signature)

Will Espero

- ROBERT BUNDA, PRESIDENT
DONNA MERCADO KIM, VICE PRESIDENT
COLLEEN HANABUSA, MAJORITY LEADER
CLAYTON HEE, MAJORITY FLOOR LEADER
SHARIS TAYLOR, MAJORITY CAUCUS LEADER
FRED LAMARKE, MINORITY LEADER
BOB HOUE, MINORITY FLOOR LEADER
GORDON TRIMBLE, MINORITY POLICY LEADER
FIRST DISTRICT: LORNAKER WOIWIE
SECOND DISTRICT: RUSSELL S. KOPPEL
THIRD DISTRICT: PAUL WIHLEN
FOURTH DISTRICT: SHANE TAYLOR
FIFTH DISTRICT: ROSALENE BAKER
SIXTH DISTRICT: J. VALARKEGICH
SEVENTH DISTRICT: GARY L. KOPPER
EIGHTH DISTRICT: SAM ZUM
NINTH DISTRICT: LES BOWEN JR
TENTH DISTRICT: BRENT TAYLOR
ELEVENTH DISTRICT: CAROL FURUKAWA
TWELFTH DISTRICT: GORDON TRIMBLE
THIRTEENTH DISTRICT: SHARIS TAYLOR
FOURTEENTH DISTRICT: DONNA MERCADO KIM
FIFTEENTH DISTRICT: TORIANN SAKAMOTO
SIXTEENTH DISTRICT: DAVID Y. JEE
SEVENTEENTH DISTRICT: POPULATION
EIGHTEENTH DISTRICT: CLARECK K. NISHIHARA
NINETEENTH DISTRICT: BRYAN HAWO
TWENTIETH DISTRICT: WILL ESPERO
TWENTY-FIRST DISTRICT: COLLEEN HANABUSA
TWENTY-SECOND DISTRICT: FLOREN BAKA
TWENTY-THIRD DISTRICT: CLAYTON HEE
TWENTY-FOURTH DISTRICT: BOB HOUE
TWENTY-FIFTH DISTRICT: FRED LAMARKE
CHIEF CLERK: PAUL T. KAWAGUCHI



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

July 26, 2006

PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear PBR Hawaii,

RE: UNIVERSITY OF HAWAII WEST OAHU
DRAFT ENVIRONMENTAL IMPACT STATEMENT

I have two observations for comment regarding this project:

1. USE OF AREA CANE HAUL ROADS

Suggestion: It is imperative that existing east-west connector roads (privately owned cane roads) that could potentially link the North-South Road to both Ft. Barrette Road and Ft. Weaver Road be constructed as soon as possible before the University of Hawaii West Oahu housing is made available; as well as cane roads that run in a north-south direction that could link Farrington Highway with Renton Road, Roosevelt Boulevard, and Old Ft. Weaver Road.

Concern: A private developer now has ownership over the majority of these connector roads and there is no obligation, commitment, timeline, or otherwise, being provided by the developer as to when these roads would be improved to City and County of Honolulu standards and available for public usage.

Conclusion: The DEIS fails to make reference as to when additional feeder/or arterial roads will be constructed that could serve the campus (excluding the North-South Road). Reliance upon just two roads- Farrington Highway and the North-South Road to serve the campus is ill advised and will prove to be insufficient. The east-west connector road (Mango Tree Road) should be constructed before the campus is open for learning rather than years afterwards.

Page 2

2. HOURS OF OPERATION

Suggestion: Institute hours for classroom instruction to commence after 9:00 a.m.

Concern: The residential matrix of housing units currently in existence from Ewa, Ewa Beach, Makakilo, through Kapolei proper, have exceeded the carrying capacity upon the very roads that are to serve these residential areas.

Conclusion: The State of Hawaii has granted the University of Hawaii the authority to schedule its hours of operations as the University sees fit. The DEIS fails to take into consideration the plausibility of staggering University operations so that during the morning commute rush hours, travel to the campus is minimized.

Many people over the years have opined that if a university were built on the Leeward side, it would resolve our traffic woes. This concept is flawed. A university in Kapolei will undoubtedly lessen traffic flow from the H-1 freeway heading east while yet navigating within Kapolei itself will implode with the additional jobs, housing, and activities a university campus brings.

Therefore, every right-of-way and potential service route to and from the university itself that can be built must be incorporated into the plan now. I fully support UHWO being located in Kapolei. However, I have deduced that the DEIS underestimates traffic patterns that most likely will be emanating from the addition of a four-year institution of higher learning upon a landscape already lacking a network of roads. The addition of the North-South Road alone to serve the campus will not suffice.

Respectfully,


Rida Cabanilla

CC: Office of Environmental Quality Control
Enc: Copy of Letter to Mayor Hanneemann Dated July 26, 2006

State Representative Rida Cabanilla
State Capitol, Room 303 • Honolulu, Hawaii 96813
Telephone: (808) 586-6080 • Fax: (808) 586-6081 • Email: rencabanilla@capitol.hawaii.gov



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

July 26, 2006

Honorable Mayor Mufi Hannemann
530 South King Street
Honolulu, Hawaii 96813

Dear Mayor Hannemann,

RE: UNIVERSITY OF HAWAII WEST OAHU
DRAFT ENVIRONMENTAL IMPACT STATEMENT

&

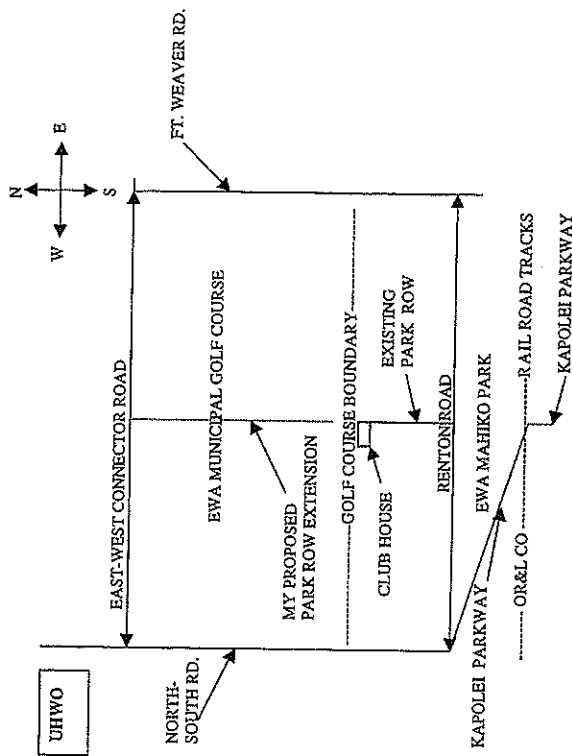
EAH AND ST. FRANCIS DEVELOPMENT
IMPACT ON RENTON ROAD EWA VILLAGES

A constituent concern is after EAH and St. Francis have completed their housing projects and Renton Road is opened to Kapolei Parkway, the aftermath will produce a level of traffic through Renton Road of which Renton Road is not properly designed and definitely not equipped to handle.

I have a solution. The Ewa Development Plan references an east-west connector road (also known as Bill Balfour Drive and/or Mango Tree Road) that is to become a City thoroughfare one-day. It makes perfect sense to connect the east west connector road to Park Row in order to access Renton Road. With the addition of a north-south aligned road through Ewa Villages Municipal Golf Course, increased traffic congestion on Renton Road can be minimized.

The good news is that you own the golf course. It can be easily reconfigured to permit a road across it just like North Road does over the New Ewa Beach Golf Course and Geiger Road over Coral Creek Golf Course. The costs for the new road I am proposing are estimated to be under \$5 million. It is less than an eighth of a mile in distance from Park Row through the golf course to the east-west connector road. In return for such a short road, we get major traffic relief and at minimal costs to boot.

Page 2



The illustration above depicts how the extension of Park Row would connect to the east-west connector road. Proceeding north from the east-west connector road is another cane haul road that would take pedestrians and motorists alike all the way to Farrington Highway. This connection should not take place after all the development that is planned for has been completed. Rather, it should be done now in preparation and prior to the massive influx of development planned for this area.

Having a college campus in one's backyard means accommodating it with an ample and adequate supply of roads to navigate through and around it. As you know, the State is building the North-South Road to serve the campus. The City should be constructing additional tributaries such as in my proposal to augment that road.

Please let me know what I can do to assist you in getting the east-west connector road open for public use and connected with the Park Row extension I am proposing. We need to make certain that the area infrastructure is completed ahead of time in preparation for the anticipated growth- and not afterwards by playing catch up like we are doing now.

Your favorable consideration is appreciated. I can be reached at 586-6080. Thank you.

Respectfully,

Rida Cabanilla



December 18, 2006

W. FRANK BRANDENBACH
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President

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Executive Vice-President

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Executive Vice-President

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TOM SCHINELLAI, AICP
Senior Associate

KAYMOND T. HIGA, ASIA
Senior Associate

KEVIN KISHIKAWA, ASIA
Associate

KIM BIRKMIYUN, PHD, AICP
Associate

SCOTT ALIMA, ABRGG
Associate

NAOTOMI BAKAMIL, ASIA
Associate

Attachment: UHWO Draft Environmental Impact Statement Comment/Letter

HONOLULU OFFICE
1001 Bishop Street
ASH Tower, Suite 1700
Honolulu, Hawaii 96813 1184
Tel: (808) 521-3100
Tel: (808) 521-3101
E-mail: rycabinilla@pbrhawaii.com

HILO OFFICE
1001 Alipua Street
Hilo, Hawaii 96720 2862
Tel: (808) 961-1333
Fax: (808) 961-3957

WAILUKU OFFICE
1755 Waiho Lane, Suite 1
Wailuku, Hawaii 96793 1271
Tel: (808) 247-2828

State Representative Rida Cabanilla
State Capitol, Room 303 • Honolulu, Hawaii 96813
Telephone: (808) 586-6080 • Fax: (808) 586-6081 • Email: rycabinilla@capitol.hawaii.gov

Ms. Rida Cabanilla
State Representative
State Capitol, Room 303
Honolulu, Hawai'i 96813

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Ms. Cabanilla:

Thank you for your letter dated July 26, 2006. We have reviewed your letter and offer the following responses to your comments:

1. We acknowledge your concern that the East-West Connector Road (EWCR) will undoubtedly benefit the 'Ewa/Kapolei region. Since this road has been planned since the original *Ewa Development Plan*, it should have received a higher priority for CIP funding in recent years. This is especially true since many of your constituents need another alternative to Geiger Road/Roosevelt Avenue/Fort Barrette Road/Kapolei Interchange/H-1 Freeway. The description of Road "F" in Section 4.10.1 *Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Roadways* of the EIS will be revised as follows:

Road F will provide access to the property from Farrington Highway and North-South Road. It will service the regional roadway network, providing access within the approximately 500-acre property as well as to the surrounding 'Ewa/Kapolei region. Road F will have a right-of-way width of 104 feet, with four travel lanes (two in each direction), a 16-foot-wide median, bike lanes, 10-foot-wide planting strips, and 6-foot-wide sidewalks. This road is seen as the western end of the planned "East-West Connector" connecting Farrington Highway and Fort Weaver Road.

Construction of the EWCR and a "north-south connector road" will require land acquisition from various parties including the City and County of Honolulu (Ewa Villages Golf Course, DHHL, D.R. Horton and possibly others), an Environmental Assessment or Environmental Impact Statement, and the design of the road itself, and we would be very supportive of your efforts to secure CIP funding for these roads. You may be interested to know that we will be requesting that the EWCR be included in an updated list of projects to be funded under Ewa Highway Master Plan (Section 33A-1.6(b) of the Revised Ordinances of Honolulu, when it undergoes its scheduled five-year review in 2007.

You are correct that we failed to make reference to other regional roadway improvements that would serve the campus (besides North-South Road). Also planned are the completion of Kapolei Parkway and Road G. The following will be added at the end of the first paragraph of Section 4.10.1 *Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Roadways* of the EIS:



Ms. Rida Cabanilla
 SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
 ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
 December 18, 2006
 Page 2

December 18, 2006

The roadway network in the vicinity of the UH West O'ahu property is expected to change significantly in the future. Phase 1 of North-South Road and its interchange with the H-1 Freeway will be constructed by late 2008. Consistent with the ORTP, the H-1 Freeway and Farrington Highway will be widened. The DOT and DTS have been consulted in the timing of these projects. It is assumed that the portion of Kapolei Parkway between Kapolei Middle School and the North-South Road will be timed to be completed by the Department of Hawaiian Home Lands with the completion of the first phase of North-South Road. Similarly, it is assumed that the segment of Kapolei Parkway through Ewa Villages will be completed which will allow Ewa residents an alternate (to Geiger Road/Roosevelt Avenue) route to Fort Barrette Road.

The description of Road "G" in Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Roadways of the EIS will be revised as follows:

Road G will provide access to the property from the DHHL residential subdivision to the south. Road G will be a collector roadway with parking lanes. This road will provide an alternative north-south route connecting the campus with Kapolei Parkway.

- Your recommendation to start is instruction no earlier than 9:00 am each work week is creative and UHWO will study its merit and impact of academic scheduling and operations. Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Roadways of the EIS will be revised to include a new subsection as follows:

Traffic Demand Management

During the DEIS public review period, State Representative Rida Cabanilla suggested that classes do not commence until after 9:00. The University of Hawai'i will study this suggested change in operation and assess the impact it might have on its operations.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at (808) 521-5631.

Sincerely,

PBR HAWAII

Vincent R. Shigekuni
 Vice President

cc: Office of Environmental Quality Control
 Gene Awakuni/UH West O'ahu

03/08/13/1322.05/DEIS/Final EIS/Response to DEIS Comments/BL_02_State_Rep_Cabanilla_response_11-20.doc

W. FRANK BRANSDALE, FASLA
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R. STAN DUNCAN, ASLA
 Executive Vice-President

RUSSELL Y. CHUNG, PASLA
 Executive Vice-President

VINCENT SHIGEKUNI
 Vice President

GRANT T. MURKAKAMLA, AICP
 Principal

TOM SCHELL, AICP
 Senior Associate

RAYMOND THIGA, ASLA
 Senior Associate

KEVIN K. NISHIKAWA, ASLA
 Associate

KIMIKAWA YUTKA, LEED® AP
 Associate

SCOTT ALINA ABERGO
 Associate

SCOTT MURKAKAMLA, ASLA
 Associate

HONOLULU OFFICE
 1001 Bishop Street
 45th Floor, Suite 400
 Honolulu, Hawaii 96813-1187
 Tel: (808) 943-1111
 Fax: (808) 521-3107
 E-mail: arc@pbr.com; phd@pbr.com

HILO OFFICE
 1111 Commercial
 11th Floor, Suite 410
 Hilo, Hawaii 96720-1262
 Tel: (808) 943-1111
 Fax: (808) 943-1199

WAILUKU OFFICE
 1757 Wai'oli Loop, Suite 1
 Wailuku, Hawaii 96793-1271
 Tel: (808) 212-2578

**SUBJECT: YOUR LETTER TO MAYOR HANNEMANN
 DATED JULY 26, 2006**

Dear Ms. Cabanilla:

We were asked to comment on your letter addressed to Mayor Hannemann dated July 26, 2006, which was attached to your comments on the University of Hawai'i West O'ahu (UHWO) Draft Environmental Impact Statement (dated July 26, 2006, which we will be replying to in a separate letter). We have reviewed your letter to the Mayor and offer the following responses to your comments:

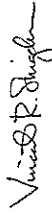
1. Since your first five paragraphs were directed toward the Mayor, we will not comment on the possible addition of a north-south aligned road through the Ewa Villages Municipal Golf Course as it is City property.
2. In regards to the diagram on page 2 of your letter, please be assured that the opening of UHWO will occur (2009) after the planned completion of the North-South Road (2008), and the initial phase of the campus will be accessed via Farrington Highway. In addition, the proposed campus roadway system incorporates the western end of the proposed East-West Connector Road (EWCR) into the roadway system.
3. The University is actively addressing regional traffic-related concerns by coordinating with various landowners in the East Kapolei region. Construction of the EWCR (a new east-west road that will extend from Farrington Highway through the UHWO site and beyond, eventually connecting with Fort Weaver Road) and a "north-south connector road" will require land acquisition from various parties including the City and County of Honolulu (Ewa Villages Golf Course, DHHL, D.R. Horton and possibly others), an Environmental Assessment or Environmental Impact Statement, and the design and construction of the road itself. We would be very supportive of your efforts to secure CIP funding for these roads. In addition, the University will be requesting that the EWCR be included in an updated list of projects to be funded under the Ewa Highway Master Plan (Section 33A-1.6(h) of the Revised Ordinances of Honolulu, when it undergoes its scheduled five-year review in 2007).

Ms. Rida Cabanilla
SUBJECT: YOUR LETTER TO MAYOR HANNEMANN DATED JULY 26, 2006
December 18, 2006
Page 2

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at (808) 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu
Mayor Mufi Hannemann/City and County of Honolulu

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FAX TRANSMITTAL SHEET

ENVIRONMENTAL CENTER
University of Hawaii
2500 Dole Street, Krauss Annex 19, Honolulu, HI 96822
Telephone: (808) 956-7361 Fax: (808) 956-3980

DATE: 8/21/2006
FROM: Peter Reppa *PR*
Environmental Review Coordinator
TO: Vincent Shigekuni, PBR Hawaii (52B-1402)
Chancellor Gene Awakuni, UH West Oahu (453-6078)
OEQC (586-4186)
SUBJECT: Review Comments
Draft Environmental Impact Statement
UH West Oahu

No. of Pages: including cover sheet: 7

August 21, 2006
Page 2 of 6

General Comments

Our reviewers felt that the DEIS was very professionally prepared and most of the important issues were well covered. There were, however, three general areas which we felt were not adequately addressed, including justification for building the West Oahu Campus, the funding of the construction of the new campus, and the treatment of cumulative impacts.

Need for the West Oahu Campus. It is not clear from the text that there is a need to develop a campus in West Oahu. The DEIS does not cite any projection indicating an increase in demand for students seeking to attend the University of Hawaii. Indeed, there seems to be a lack of any data on number of students at UH and projections into the future. Reference is made to a long-range development plan on page 6 of the DEIS, but there are no supporting statistics showing that there is a demand for a campus in West Oahu. There are approximately 850 students now attending West Oahu. The proposed new campus will accommodate 7,600 when fully built, an almost ten-fold increase in the student body. An analysis of where these students will come from is warranted.

Funding. Funding the development of UHWO seems to be dependent on the construction and sale of private housing on the site. At the moment, final agreements for this private construction have not been concluded and, therefore, the financial viability of the project seems uncertain.

Cumulative Impacts. The other area we felt needed a more thorough analysis is the cumulative impacts of all the proposed new development in the Kapolei area. We understand that there may be no legal requirement that UH or PBR prepare such an analysis, but such an assessment of the cumulative impacts to which this project contributes is surely needed. We note the following:

- **Traffic.** The DEIS indicates that if needed interchanges are built and widening of Farrington occurs, the traffic from the project would result in service level "D" (p. 66). But what if all the traffic from proposed projects is included? The analysis doesn't indicate what the cumulative impacts are.
- **Water.** The DEIS indicates that new water demand would result in the need for upgraded storage and distribution lines. However, as clearly as we can tell, there is no reference to water supply. Rather the DEIS refers to the "Water Use and Development Plan" and the "State Water Projects Plan" which, we assume, indicate water sources and distribution. In our search through the agency letters at the end of the DEIS, we could not find the BWS statement on water supply.
- **Wastewater.** This project alone would, according to the DEIS, more than exhaust the capacity of the Honolulu treatment plant. Again, what is the total wastewater discharge associated with planned Kapolei build out—and to what extent are planned expansions of Honolulu's adequate to meet the treatment needs?

UNIVERSITY OF HAWAII AT MANOA
Environmental Center

August 21, 2006
RE:0752

Mr. Vincent Shigetani
Vice-President
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813

Dear Mr. Shigetani:

Draft Environmental Impact Statement
University of Hawaii, West Oahu
Kapolei, Oahu

The University of Hawaii West Oahu (UHWO) property comprises approximately 500 acres of land in the Ewa district of Oahu. The property is bordered by Farrington Highway to the north, the future North-South Road to the east, a future Department of Hawaiian Home Lands residential subdivision to the south, and the Kapolei Golf Course to the west. The University selected a development partner to purchase approximately 287 acres of land within the proposed UHWO campus will be a four-year university offering a broad array of educational opportunities. The campus will support 7,600 students (and 1,040 faculty and staff) and will provide much needed higher education opportunities and employment opportunities for the growing college-aged population of West Oahu.

The Private Development Lands will serve as revenue-producing lands and the profits (sale income) from these lands will be used to construct the first phase of the campus. The UHWO lands will include a 7,600-student campus, University Village, mixed-use parcels, student housing or campus expansion, work force/affordable housing, an electrical substation site, and roadways. The Private Development Lands will include residential parcels, mixed-use parcels, parks, an elementary school, a detention basin, and an electrical substation site. In total, the UHWO development will provide approximately 4,041 residential units (including 761 student housing units) and approximately 842,900 square feet of commercial space.

This review was prepared with the assistance of Kern Lowry, UHWM Urban and Regional Planning; Stephen Mark Merritt, UHWM Botany; and Lynn Hodgson, UHWO Natural Science.

2600 Dale Street, Krauss Annex 10, Honolulu, Hawaii 96822-2313
Telephone: (808) 956-7331 • Facsimile: (808) 956-3680

An Equal Opportunity/Affirmative Action Institution

August 21, 2006
Page 4 of 6

- **Solid waste.** Something like 40 tons a day of solid waste is forecast (p. 76). Waste collection assumes that Waimanalo Gulch landfill can be expanded to accommodate additional solid waste. That's technically true, but politically dubious. The commitment to project recycling is laudable, but doesn't diminish the issue about where additional wastes will go.

In addition to our general comments, we note some specific issues:

Water Supply and Distribution (Section 2.5.2.2, p. 16-17)

In this section, the DEIS states that the 215-foot Kapelei water supply system is for potable water on page 16 and for non-potable water on page 17. Are there two 215-foot water supply systems or is one of the statements in error?

Sustainability (Section 2.6, p. 17)

In this section under the bullet point on Water Management, your guideline is to "Reduce overall potable water consumption ... storm water." You should consider the use of permeable surfaces as a guideline where possible. The use of permeable surfaces on parking lots, walkways and courtyard can assist in the management of storm water runoff while increasing infiltration of rain water into the water table. The use of permeable surfaces is gaining popularity in construction on the mainland and interest in growing in Hawaii as evidenced by a well-attended Sea Grant workshop on the topic held in Maui earlier this year.

Topography (Section 3.2, p. 22)

In the first line in Existing Conditions, the DEIS states that "The island of Oahu originated as a volcano ... flows." The island of Oahu originated from two volcanoes, the Waianae and Koolau volcanoes.

Drainage (pp.23-24 & 74-75)

We are pleased that the planners have decided to encourage or utilize the Kaioi and Hunehue gulches on the property as a feature of the campus, rather than trying to make them disappear. Even if small in area, those features and nearby landscaping may serve as refugia for a surprising number of plants and animals.

Habitat Conservation Plan (p. 31-32)

Our botanist reviewers were actually surprised and encouraged at how many native plants and animals were found in the surveys, considering the many years of sugar cane agriculture. They suggest that UHWO make places for displaced native plants, especially *Abutilon menziesii*, in the planned botanical garden section of the new campus, around the edges of the campus, or even in the

August 21, 2006
Page 4 of 6

landscaped sections. As sugar cane agriculture continues to disappear on the island, perhaps you will see other displaced plant species make a come-back. They also suggest that in addition to removing the populations to the *Abutilon menziesii* to the three nursery sites that an attempt is made to leave some plants integrated with other native plants around the campus.

Our reviewers also felt that native plant species should be used for landscaping where appropriate and that the xeriphytic plants be used. The Honolulu Board of Water Supply has a Xeriscape Garden in Haleawa and might be a good source for finding appropriate plants.

Agricultural Impact (Section 4.3, p. 40-41)

In this section on Anticipated Impacts and Mitigation Measures, the DEIS state that "cultivated lands within the property will be withdrawn from agricultural production for the proposed development." The DEIS further states that the lost of agricultural production will not significantly impact agricultural production statewide since there is sufficient lands elsewhere for farming. However, the DEIS fails to mention the fate of the farmer's working the land. How many farmers are there and what are the impacts of the project on them? Will they be compensated for their loss? Will they be relocated to other suitable lands? The final DEIS should contain some reference to the farmers and their ultimate fate.

Noise (Section 4.4, p. 41-42)

In this section, there is a discussion of three locations labeled S1, L1, and L2. While the results of the testing are detailed for sites L1 and L2, there is no result stated for site S1. What were the results for the test at this site?

Construction Noise (p. 42)

In the section on the Anticipated Impacts and Mitigation Measures of construction noise, the DEIS states that the "Construction activities will comply with State DOI noise regulations." How will anyone know if the contractors will or won't comply unless there is an on-site monitor or at least some provision for occasional monitoring? It is hard for us to believe that the construction company will report a violation in the noise regulations and apply for a permit. The University should be out there monitoring the construction site to make sure that contractors comply with applicable noise standards.

Air Quality (p.49)

In the section on the Long-term Impacts and Mitigation of air quality impacts, the DEIS states that "the UHWO will encourage public transit, as it is located near planned transit nodes." How will UHWO encourage the use of public transit? Are they contemplating any programs such as free bus passes for faculty and staff to take the bus or any other programs? The use of public transit is a very important component of reducing congestion in the Ewa plain. Saying that it will be encouraged is not enough. The University should be working on plans and programs now that

August 22, 2006
Page 5 of 6

can be put into place as the new campus opens. A good place to start would be the UFM Department of Urban and Regional Planning which has been looking at traffic congestions for some time.

Electrical Demand and Solid Waste Generation (p. 50)

The DEIS states in this section the UHWO will strive to incorporate energy conservation design features and promote conservation and recycling programs to mitigate ... impact. What exactly will administrators at UHWO do to encourage the use of energy conservation design features? Is there some type of report or manual on what is available in terms of energy savings design? Will someone at UHWO be assign the task of being the energy conservation design reviewer. The UH system has a poor record of incorporating energy saving designs into their new buildings. UHWO administrators should be weighing design feature that will save energy now. Are they?

Housing (p. 56-57)

The last section on page 56 is unclear with regards to affordable housing. How many affordable units are required? If its 355 then won't all of them rather than "a large portion" of them be affordable?

Roadways and Traffic (p. 64-65)

The discussion on the Anticipated Impacts and Mitigation Measures of roadways and traffic could have been improved by providing a map of the proposed roadway in question. It was difficult to shuffle back and forth to Figure 2-1 between pages 8 and 9 and the discussion on pages 64 and 65 on the roadways proposed for construction in the hard copy. It was probably more difficult to do so in the DVD version. Putting a new figure between pages 64 and 65 showing all the roadways would be helpful in the final EIS.

Parking (p. 70)

What are the number of stalls that would be required under the City and County's LUO? What is the number of stalls suggested by the Institute of Transportation Engineers? How is the final number of stalls arrived at since the DEIS states that a ratio of one parking stall for every two students was utilized for the initial 1,520-student campus, but a one stall for approximately three students for the ultimate 7,600-student campus. This section needs some clarification in the final EIS.

Electrical Facilities (p. 78)

In the section on Anticipated Impacts and Mitigation for electrical facilities, the DEIS states that EIECO is planning to build a 110-megawatt generator that will take care of the demand for power at UHWO. What happens if EIECO cannot build the facility, how will UHWO meet it

August 21, 2006
Page 6 of 6

energy demand? Is there any consideration of alternative energy sources? What about photovoltaic or wind derived energy? Since UHWO is committed to sustainability, why are alternative sources of energy not even considered in the plan?

Educational Facilities (p.78-81)

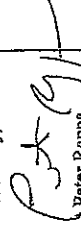
The DOE has raised issues about the availability and funding of new schools. The DEIS notes that regulatory authorities are demanding that projects be accountable for their "fair share" of new classrooms, but no commitment to provide them. In one place, the DEIS identifies DHELL lands and other sites as potential school sites. Later, the DEIS indicates that a site for a school has been identified. The DOE response raises the issue of project-provided classrooms, and the DEIS indicates that the developer will provide sufficient classrooms, but it appears some of these issues are unresolved.

Alternatives to the Proposed Action (p. 123)

At the risk of repeating ourselves, it very difficult to discuss alternatives in the absence of any data on the number of students anticipated for the UH system as a whole, where West Oahu students will come from, what the impacts is on the other schools in the UH system, etc. We believe that this discussion must have gone on somewhere within the University and it should be presented in the DEIS.

Thank you for the opportunity to review this DEIS

Sincerely,


Peter Rappa
Environmental Review Coordinator

cc: OEQC
Chancellor Gene Awakuni, UHWO
James Moneur
Ken Lowry
Mark Merlin
Lynn Hodgson



December 18, 2006

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KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI, AIA, LEED AP
Associate

SCOTT ALKA, BRIGGO
Associate

SCOTT MICHAEL, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street
ASB Tower, Suite 670
Honolulu, Hawaii 96813-1181
Tel: (808) 531-1100
Fax: (808) 943-1133
E-mail: info@pbr.com; pbrhawaii.com

HILO OFFICE
101 Airport Street
Hilo, Hawaii, Suite 110
Tel: (808) 931-1100
Fax: (808) 961-1059

WAILUKU OFFICE
1100, Suite 1
Wailuku, HI 96791-1711
Tel: (808) 243-3578

Mr. Peter Rappa, Environmental Review Coordinator
Environmental Center
University of Hawaii
2500 Dole Street, Krauss Annex 19
Honolulu, Hawaii 96822

**SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)**

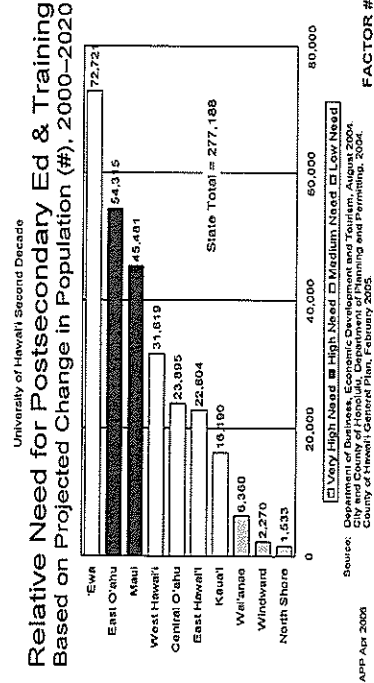
Dear Mr. Rappa:

Thank you for your letter dated August 21, 2006. We have reviewed your letter and offer the following responses to your comments:

1. **Need for the West O'ahu Campus.** The following text and tables will be added before the last paragraph in Section 2.2 *Need for the Project* of the EIS:

With the expected population increase in the 'Ewa region, the proposed UH West O'ahu campus is expected to target students in the surrounding regions to alleviate the burden on the UH Mānoa campus. The relative need for postsecondary education based on projected changes in population from the year 2000-2020, are shown in Tables 2.1 and 2.2.

Table 2.1 Relative Need for Postsecondary Education (Based on Projected Change in Population (#), 2000-2020)

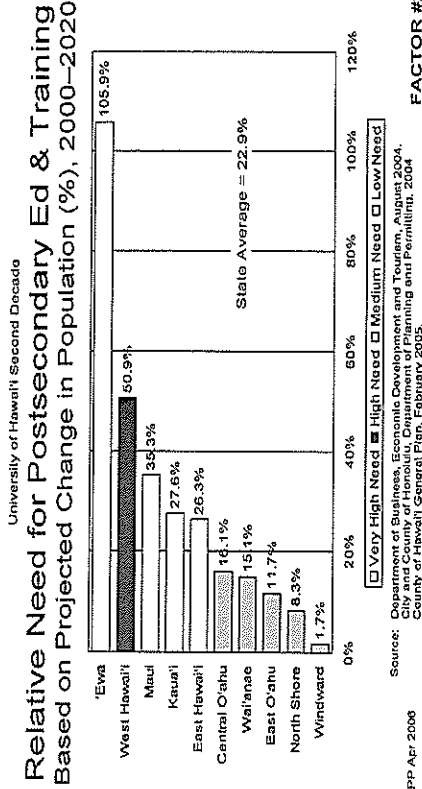


Source: Department of Planning and Information, City and County of Honolulu, Department of Planning and Information, 2006.
APP Apr 2006

FACTOR #1

Mr. Peter Rappa
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

Table 2.2 Relative Need for Postsecondary Education (Based on Projected Change in Population (%), 2000-2020)



Source: Department of Business, Economic Development and Tourism, August 2004.
City and County of Honolulu, Department of Planning and Information, 2006.
APP Apr 2006

FACTOR #2

2. **Funding.** The University is currently entertaining a number of options available for the initial development of the campus, including the sale of land to a private developer. It is acknowledged that final agreements for the sale of the land have not been finalized (as of this writing). In addition to the monies expected from the land sale, UHWO will seek funding from the upcoming 2007 Legislative Session. Also, the University is seeking any opportunity to share the costs of infrastructure development with surrounding landowners such as DHHL and D.R. Horton. Section 2.8 *Order of Magnitude Cost* of the FEIS will be revised as follows:

The current estimated cost for Phase 1, including earthwork; landscaping; internal roadways; sewer, potable water, non-potable water, and drainage facilities; and improvements to Farrington Highway for access is approximately \$150 million.

Due to limited State resources, a private developer was sought out to alleviate the financial burden on the University. Final agreements for private construction have not been finalized, however, the University and the private developer are taking the necessary steps to ensure that the projected phasing of the project remain on schedule.

3. **Cumulative Impacts - Traffic.** Please be assured that the cumulative impacts of surrounding projects were included in developing the scenario of future traffic without the project. As stated in Section 4.10.1 *Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Background Traffic*, of the Draft EIS:

Background Traffic. Background traffic volumes are not directly associated with the proposed development. They include sub-regional traffic on Farrington Highway and the future North-South Road, future trips associated with the DHHL East Kapolei developments makai and east of the UH West O'ahu property, and future trips associated with D.R. Horion's proposed Ho'opili mixed-use development. The projected background traffic volumes for the year 2015 are shown in Figure 8 of the traffic study (see Appendix H).

4. **Cumulative Impacts - Water.** A reference to the water supply to the UH West O'ahu campus is illustrated in Section 4.10.2 *Water Supply Facilities, Existing Conditions, Potable Water* of the EIS as follows:

The UH West O'ahu campus lies over the Pearl Harbor Aquifer and the 'Ewa Caprock Aquifer, and is within the BWS' 440- and 215-foot elevation service zones. Based on discussions with the BWS, water is available to both service zones from the existing 215-foot Kapolei potable water system. Two major water transmission mains (30- and 36-inch) in Farrington Highway provide water to the 215-foot Kapolei and Barbers Point reservoirs via the Honouliuli line booster and Kapolei line booster. A 4-million gallon (MG) reservoir for the 215-foot potable water system is planned to accommodate East Kapolei developments (including portions of the UH West O'ahu property). Currently, there are no existing 440-foot potable water system facilities in the project area and a new system will need to be constructed. Water will be conveyed from the 215-foot system to a proposed 440-foot system reservoir through booster pumps. The UH West O'ahu water system will be part of the East Kapolei regional water system, which will accommodate East Kapolei and the future demand of the Kalaheoa area. The water master plan for East Kapolei has been submitted to and approved by the BWS.

5. **Cumulative Impacts - Wastewater.** The Honouliuli Wastewater Treatment Plant is expected to increase solids treatment capacity which would accommodate for future build-out in the region. The first paragraph of Section 4.10.3 *Wastewater Facilities, Existing Conditions* of the EIS will be revised as follows:

The UH West O'ahu property is within the service area of the Honouliuli Wastewater Treatment Plant (WWTP), which has a treatment capacity of 38 MGD. There are future plans to expand the plant's capacity to 51 MGD. The Makakilo Interceptor Sewer and the recently completed Kapolei Interceptor Sewer currently transport wastewater from existing developments west of the UH West O'ahu property to the WWTP. According to the City DPP, the capacity of the WWTP is limited by the capacity of the solids handling treatment units, which have a current capacity of approximately 27 to 29 MGD average flow (see Section 8.2). A planned project to add anaerobic digesters, which will increase the solids treatment capacity, is tentatively scheduled to be completed by early 2007. After completion of this project, the overall WWTP solids handling capacity will be 38 MGD.

During the DEIS Public Review Period, the Department of Planning, Site Development Division, Wastewater Branch wrote that the "...projected average flow of 1.68 mgd is included in the approved Wastewater Master Plan for East Kapolei, dated June 2006."

6. **Cumulative Impacts - Solid Waste.** We acknowledge your concern regarding the additional solid waste that would be generated by the UH West O'ahu. The second paragraph of Section 4.10.5 *Solid Waste Facilities, Anticipated Impacts and Mitigative Measures* of the EIS will be revised as follows:

At full build-out, the solid waste generated by the project is estimated to average approximately 80,976 pounds per day. It should be noted that this estimate does not account for solid waste that would be recycled, which would be a considerable amount. Sustainability guidelines have been established for the UH West O'ahu Lands (see Section 2.6). The goal for waste management is to appropriately reduce, reuse and recycle materials, to minimize generation of solid waste and achieve diversion from landfills. The Private Development Lands will strive to achieve the applicable design criteria and the recommended LEED community performance standards. Therefore, the increase in solid waste generated by the UH West O'ahu is expected to be accommodated by existing solid waste disposal facilities. UH West O'ahu will promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling with the goal that all wastes are utilized pursuant to Chapter 344-4.2, HRS.

7. **Water Supply and Distribution.** A dual potable and non-potable water system, to be completed by the Board of Water Supply, is planned to run along North-South Road. Section 2.5.2.2 *Water Supply and Distribution* of the EIS will be revised as follows:

To accommodate the planned developments in East Kapolei, the existing 215-foot Kapolei potable water system will be upgraded and a new 440-foot potable water system will be constructed. For the 215-foot potable water system, a 4.0-million gallon (MG) reservoir and a transmission main in North-South Road will be completed with ongoing developments in the area. For the 440-foot potable water system, one 5.0-MG reservoir or two 2.5-MG reservoirs and a transmission main in North-South Road will be constructed concurrently with the development of the UH West O'ahu.

A dual potable and non-potable water system is planned for the 215-foot elevation service zone. The 215-foot non-potable water system is expected to be completed by the Board of Water Supply (BWS) before completion of the UH West O'ahu development.

8. **Sustainability.** We appreciate your low impact design suggestion and please be assured that UHWO will consider the installation of permeable paving surfaces on parking lots, walkways and courtyards. The second paragraph of Section 4.10.4 *Drainage Facilities, Anticipated Impacts and Mitigative Measures, Proposed Improvements* of the EIS will be revised as follows:

The proposed drainage system for the campus will consist of grate inlets in parking lots and landscaped areas, curb inlets along roadways, underground pipe/box drains, and a 10-acre detention/water quality basin with a flow control structure. In addition, as suggested by the UH Environmental Center during the Public Review period,

UHWO will consider the installation of permeable paving surfaces on parking lots, walkways and courtyards to assist in the management of storm water runoff while increasing infiltration of rain water into the water table. A release structure will be designed to control the discharge rates to the existing peak flows for the 10- and 100-year storm events. A perforated pipe riser will be designed to meet the City-specified releasing time period for water quality control.

9. **Topography.** We greatly appreciate the information provided. The first paragraph of Section 3.2 Topography, Existing Conditions of the EIS will be revised as follows:

The island of O'ahu originated as a volcano from two volcanoes: Wai'anae and Ko'elea, and is characterized by underlying basaltic flows. The Ewa Plain is an emerged coral reef formed during the Pleistocene Period, when the ocean level was at a higher elevation. For the most part, the Ewa Plain is flat with a few isolated bluffs eroded by Honouliuli Stream. The plain is underlain by material that has been modified over the millennia and is hard but extremely permeable. This hard, permeable caprock of sedimentary deposits forms a wedge that retards the seaward movement of fresh groundwater from the inland basaltic aquifer. At higher elevations, the ground surface is made of alluvium and sedimentary deposits that washed down over the millennia.

10. **Drainage.** We concur that the utilization of portions of Kalo'i Gulch will serve as an open space feature within the campus. In addition, this open space element could serve as a refuge for a number of plants and animals. While plans for Hunehune Gulch have not been finalized, it may have to be channelized or put into a box culvert.

11. **Habitat Conservation Plan.** We strongly concur that native plant species be used for landscaping, where appropriate, and that xeriphytic plants be used. We also recognize your suggestion that in addition to removing the populations to the Abutition menziesii (ko'oloa'ula) to the three nursery sites that an attempt is made to leave some plants integrated with other native plants around campus. As stated in Section 3.7 Flora, Anticipated Impacts and Mitigative Measures of the EIS:

Seeds that may be present in the soils and the few individual plants along the southeastern boundary of the property will be removed. However, the long-term impact on the ko'oloa'ula population in Kapolei would be beneficial, as proposed mitigation measures in the HCP will ensure the future propagation of new plants.

Under DLNR's interim management program, three new populations of ko'oloa'ula have been initiated at Koko Crater Botanical Garden, Ka'ena Point State Park, and the Honouliuli Unit of the Pearl Harbor National Wildlife Refuge. The Ka'ena Point State Park and Pearl Harbor National Wildlife Refuge are wild sites, and additional sites will continue to be pursued to yield three successful wild sites for propagation of ko'oloa'ula.

If an off-site preserve can be established, some of the plants would remain in situ for many years. Because the protection, propagation, and relocation of the ko'oloa'ula plant is a long-term undertaking, final implementation of the HCP will extend well

into the project's construction period. Once construction and build-out of the campus is complete, use of the ko'oloa'ula in project landscaping and continued use of the ko'oloa'ula nursery for propagation will ensure a much larger and vigorous population of the ko'oloa'ula than would have occurred without development of the UH West O'ahu property. The HCP also proposes long-term management of the populations to occur concurrently with project development, over a period of approximately 20 years. The successful implementation of the HCP would significantly increase the numbers of new plants on O'ahu and improve the quality of existing populations on adjacent properties.

Also stated in Section 2.4.2 UH West O'ahu Lands of the EIS:

LANDSCAPE

As part of the outdoor learning environment, the campus will incorporate xeriscape techniques aimed at creating a sustainable landscape that complements the dry climate, pays tribute to the region's agricultural past, and incorporates planting of native vegetation...

12. **Agricultural Impact.** In response to your comments, the first paragraph of Section 4.3 Agricultural Impact, Anticipated Impacts and Mitigative Measures of the EIS will be revised as follows:

Portions of the currently cultivated lands within the property will be withdrawn from agricultural production as portions of the project site are developed for the proposed development, which would have a negative impact on the above listed agricultural leases. This will result in some loss in revenues, jobs, and payroll generated by agricultural activities. However, the State and City have long planned for new development in the project area, and the property is within the Urban State Land Use District. Tenants have been fully aware, for quite some time, that the proposed project area would be used to accommodate for future development in the region. It is our understanding with the closure of the Del Monte Fresh Produce, there are 3,100 acres of vacant lands in Kunita available for cultivation.

13. **Noise.** Location S1 measured current noise measurements which were then used to calculate the projected long-term noise levels for Locations L1 and L2. In response to your question, the following paragraph will be added after the first paragraph of Section 4.4 Noise, Existing Conditions, Noise Measurement of the Final EIS:

Location S1. An approximate 30 minute ambient noise level measurement was conducted in the morning at 8 am and in the evening at 5 pm. The daytime (8:00 am to 8:30 am) short-term noise measurement resulted in a 71.4 A-weighted decibel (dBA). The nighttime (5:00 pm to 5:30 pm) short-term noise measurement resulted in a 64.9 dBA. Simultaneous traffic counts were also conducted. These figures were to be used in calculating the long-term noise levels for Locations L1 and L2.

14. **Construction Noise.** The Environmental Center raises a good point, and we believe that while the State DOH establishes noise level guidelines, which contractors must abide by, the reality is that if nearby residents are adversely impacted by construction noise, they will complain to the DOH, and DOH will send its own, unbiased staff to monitor the alleged excessive noise. If the noise standards are exceeded, then the contractor will be forced to apply for a permit and/or take measures to reduce construction noise.

15. **Air Quality.** Per the Environmental Center's comments, the second paragraph of Section 4.5 *Air Quality, Anticipated Impacts and Mitigative Measures, Long-Term Impacts and Mitigation* of the EIS will be revised to read as follows:

Measures to mitigate long-term, traffic-related air pollution include improvements to roadways, reduction of traffic, and reduction of individual vehicular emissions. Given that the more stringent State standards would likely be met during worst-case conditions, implementing any air quality mitigation measures for long-term traffic-related impacts is probably unnecessary and unwarranted. Nevertheless, the UH West O'ahu will encourage incorporate public transit into the design of its campus as it is located near planned rail transit nodes. The addition of buffer zones between walkways and roadways can help mitigate potential air quality impacts, and the UH West O'ahu will include acres of parks and open space. In addition, all internal roads are currently planned to include planting strips or tree wells.

A comprehensive transportation master plan, which incorporates various modes of travel, including transit, vehicle, bicycle and pedestrian will be developed for inclusion in upcoming zone change and PRU applications. Part of the goal of preparing this plan is to reduce traffic congestion in the 'Ewa plain and to reduce air pollution. A new paragraph will be added to Section 4.10.1 *Roadways and Traffic, Anticipated Impacts and Mitigation Measures* of the EIS to read as follows:

As requested by the Department of Planning and Permitting (DPP) Traffic Review Branch, a comprehensive transportation master plan, which incorporates various modes of travel, including transit, vehicle, bicycle and pedestrian will be developed and included with zone change and PRU applications to DPP. This plan will be designed to establish and promote a safe and efficient balance between the various modes of travel, such as grade separated bicycle and pedestrian facilities, convenient and centrally located transit stops and terminals, traffic calming devices and other methods, as necessary.

16. **Electrical Demand and Solid Waste Generation.** As noted on page 50 of the Draft EIS, sustainability guidelines (including energy conservation) have been established for the proposed UHWO campus. To that end, UHWO has hired John Hara & Associates, Inc. (the architectural designer of the Punahou Case Middle School, which achieved a LEED Gold standard) and they in turn have hired Arup, an engineering firm who's acknowledged as a leader in LEED and who have developed their own tool in incorporating sustainability features. In addition, the Department of Business, Economic Development, and Tourism (DBEDT) has released a RFP entitled "Technical Assistance for Green Buildings, Solicitation No. RFP-07-04-SID." Apparently, the scope of this project consists of providing

technical assistance to the Energy Branch, SID, DBEDT, to enable it to provide assistance to State facilities (including presumably the University of Hawai'i) to assist in meeting the Leadership in Energy and Environmental Design (LEED) silver or two green globes rating system or another comparable state-approved, nationally recognized, and consensus-based guideline, standard or "green building rating system."

17. **Housing.** Subsequent to the publication of the Draft EIS, there has been a change in the project and the 355 affordable housing units proposed within the UHWO campus is no longer being proposed. As a result, the second to the last paragraph of Section 4.8.2 *Housing, Existing Conditions* of the EIS will be revised as follows:

Park areas and open space will be provided throughout the property in compliance with the City's Park Dedication Ordinance. The University and/or the private developer will meet with affected City departments to discuss specific plans to satisfy the park dedication requirements. To meet the City's affordable housing requirements, approximately 355 units, a large portion of which will be affordable housing units, will be provided within the UH West O'ahu Lands. The remainder of the affordable units required for the development will be distributed throughout residential parcels (and not concentrated in one or two areas) in the Private Development Lands.

The project will address the provision of affordable housing by coordinating with the Department of Planning and Permitting and the Department of Community Services. UHWO is particularly motivated that the project provides attainable housing for faculty and staff as it is difficult to attract the best candidates without it. In addition, UHWO will eventually include approximately 760 student housing units with approximately 3 beds each. Thus there will be approximately 2,280 less students that would be competing for affordable rentals in the open market. The University and/or the private developer will meet with affected City departments, including the Department of Community Services to discuss specific plans to satisfy the affordable housing requirements. During the public review period, the Department of Planning and Permitting wrote the following regarding the potential of developing "granny flat"-type rental units in proposed housing development: "The DPP considers the potential benefits (i.e. low cost student rentals and increased housing unit affordability) available through this type of housing to be substantial...It appears then an opportunity for this type of unit exists where the "alley loaded" low-density residential development on Parcels C and D where such units could take the form of studio units above the garage. This approach could at least partially fulfill the need for approximately 2,280 beds for the 7,600 student resident population at little or no cost to the University...to construct "granny flats," lots would need to meet underlying residential district standards for two (2) dwellings, or a developer could use the Planned Development Housing (PD-H) option."

18. **Roadways and Traffic.** We concur that the discussion on the Anticipated Impacts and Mitigation Measures of roadways and traffic could have been improved by providing a map of the proposed roadways. As such, Figure 4.2 will be provided after Section 4.10.1 *Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Roadways* in the Final EIS.

parking standards for the ultimate development of the campus could be reduced should transit access to the area be enhanced through the City's proposed HHCTP. The University will continue to work with the City during the Plan Review Use (PRU) permitting process to ensure that the design of future parking facilities adequately meets future needs.

Table 4.4 shows the initial phase student population and the ultimate student population and the proposed number of parking stalls that is being proposed for each phase of campus development. Table 4.4 also provides the estimated number of parking stalls using methodology provided by the Institute of Traffic Engineers and if one were to compare with the number of stalls provided for a comparable number of students at the UH Mānoa Campus.

Table 4.4 - Proposed UH West O'ahu Parking Stalls

Year	Student Population (Students)	UHWO Stalls Provided (Stalls)	ITE (Stalls)	UH Mānoa based on Head Count (Stalls)
2009	1,520	760	562	464
2015	7,600	2,812	2,812	2,318

It is possible that the proposed UHWO campus is more likely to have impacts on on-street parking on existing residential neighborhoods nearby. For the initial 1,520 student campus, the project site has adequate land available if each of the students were to take their own cars. In the longer term, the ultimate 7,600-student campus is expected to include 2,812 parking stalls (at 0.37 per student head count). The proposed number of parking stalls equals the number of stalls suggested by the Institute of Transportation Engineers (at 0.37 per student head count). Since the nearest existing residential neighborhoods are located in the Villages of Kapolei and the Villages of Kapolei is separated from UHWO by the Kapolei Golf Course, without any connecting streets, any students who park in the Villages of Kapolei would have to either walk, bike or moped onto either Kapolei Parkway or Farrington Highway to access the campus. The closest proposed residential neighborhoods are the private development lands surrounding the campus and it is hoped that students from these areas will either walk or bike to the campus. It is possible that in the long-term future, if there is inadequate parking provided on the UHWO campus, commuting students will park on-street in the private development lands or on surrounding proposed projects (DHHL East Kapolei 1 - which is immediately makai of the 500 acre UHWO site, and DHHL East Kapolei 2 and the Ho'opi'i project - which are both across the proposed North-South Road from UHWO).

Development of the UH West O'ahu Campus Lands will comply with the City's requirements for off-street loading, pursuant to Section 21-6-100, LUO.

20. Electrical Facilities. The Environmental Center raises important points, and we believe that UHWO's architectural designer, John Hara & Associates, Inc. and its sustainability

19. Parking. The City's LUO does not have off-street parking requirement for colleges and universities. A ratio of one parking stall for every two students was utilized by UH West O'ahu to accommodate the parking needs of students, faculty, and administrative staff. For the initial 1,520-student campus, 760 parking stalls (at 0.5 per student head count) are estimated to be included. The ultimate 7,600-student campus is expected to include 2,850 parking stalls (at 0.375 per student head count). The traffic engineering consultant compared these ratios with the Institute of Transportation Engineers average rates for parking generations (at 0.37 per student head count). The proposed number of parking stalls exceeds the number of stalls suggested by the Institute of Transportation Engineers.

Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative Measures, Parking of the EIS will be revised as follows:

The City's Land Use Ordinance (LUO) establishes a minimum of one parking stall for every ten students, plus one stall for every 400 square feet of office space. Based on this standard, a ratio of one parking stall for every two students was utilized to accommodate the parking needs of students, faculty, and administrative staff. For the initial 1,520 student campus, 760 parking stalls (at 0.5 per student head count) are estimated to be required. The ultimate 7,600 student campus is expected to require 2,850 parking stalls (at 0.375 per student head count). The proposed number of parking stalls exceeds the LUO requirement and the number of stalls suggested by the Institute of Transportation Engineers. The University will continue to work with the City during the Plan Review Use (PRU) permitting process to ensure that the design of future parking facilities adequately meets future needs. Future factors that may offset parking demand are: 1) plans to provide student housing equivalent to 30 percent of the ultimate full-time equivalent student population, and 2) plans for rail and bus transit.

For the initial 1,520-student campus, 760 parking stalls (at .5 per student head count) are estimated to be required. This requirement is higher than both the Institute for Traffic Engineers (ITE) standard and the ratio utilized for the ultimate 7,600 student campus. This higher parking requirement was utilized to compensate for the lack of development of alternative modes of transportation and lack of student housing in the immediate vicinity of the campus, which would result in higher automobile use during the initial phase. For the ultimate 7,600 student campus approximately 2,812 parking stalls (at .37 per student headcount) will be provided. This number is equal to the Institute of Traffic Engineers (ITE) suggested parking requirement of 2,812 stalls.

Factors that may impact the estimated parking requirement for the 7,600 student campus include: 1) the level of transit service to the UH West O'ahu campus (less parking required if a significant portion of the UHWO students, faculty and staff use transit), 2) the percentage of distance learning students, 3) the percentage of students enrolled in non-daytime courses, and 4) the amount of nearby and on-campus student housing which is projected to be equal to 30 percent of the total student population. Parking standards could be adjusted, as necessary, to accommodate for any of the factors identified above. For example,

Mr. Peter Rappa
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 11

consultant, Arup, will consider both photovoltaic and wind-derived as alternative energy sources. The University of Hawaii is already studying such technology at its Coconut Island marine research facility. HECO is partnering with the Hawaii Institute of Marine Biology (HIMB) to develop energy efficiency and renewable energy applications for the island. Apparently renewable energy technologies such as wind turbines and photovoltaics will be explored. Per the Environmental Center's comments we are revising Section 4.10.6 *Electrical Facilities, Anticipated Impacts and Mitigative Measures* of the EIS by adding the following paragraph at the end of this section:

While current plans for the development of the UHWO campus includes both energy efficient design and the use of electricity developed and sold by HECO, the site is suited for the use of renewable energy technologies such as wind turbines and photovoltaics.

21. **Educational Facilities.** Please be assured that the University of Hawaii is proposing a minimum of one DOE elementary school site on its site, but that the burden of providing DOE school sites for UHWO (or DHHL) does not fall on either entity alone. To address the cumulative impacts of school-aged children being generated by the residential components of both entities, we mentioned that DHHL is proposing an elementary school and a separate middle school site on its property immediately east of the UH West O'ahu and that DOE is contemplating a high school on DHHL land immediately north of the UH West O'ahu. During the public review period, the DOE provided comments which will be incorporated into the first two paragraphs of Section 4.11.1 *Educational Facilities, Anticipated Improvements and Mitigative Measures* of the EIS as follows:

The UH West O'ahu will likely increase the number of students enrolled in public schools. Based on the table provided by the DOE (Table 4.65), in 2009, three elementary schools (Barbers Point, Troquois Point, and Kaimiloa) will be under capacity by approximately 867 students, and Kapolei Middle School and Kapolei High School will be over capacity by approximately 328 and 859 students, respectively. During the public review period, the DOE wrote that the data provided in the DEIS illustrates the growing enrollment in the schools and the projected number of students that will grow beyond the capacity of the existing schools' classrooms. The DOE estimated that when the UH project is mature, that there will be approximately 1,771 public school students living within the project and that would be enough elementary school students to fill one elementary school.

UH has held preliminary discussions with DOE to address the demand of future school-aged children that would be generated by the proposed project. To help meet the demand for public educational facilities in the area, a 12-acre elementary school is proposed within the southern portion of the UH West O'ahu property (see Figure 2.1). The location of the school would be in close proximity to the proposed residential areas within the property and the planned DHHL residential subdivision directly south of the property. The school is projected to accommodate a typical DOE elementary school for 550 students and 60 faculty and staff. During the public review period, the DOE also wrote that it estimated

Mr. Peter Rappa
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 12

that a school fair-share contribution for the proposed project would include sufficient acreage for an elementary school and a cash contribution. In addition, DOE wrote that it "recognizes UH's acknowledgement of the need for a contribution to offset the impacts of the proposed project and we look forward to working together." As such, one possibility is the development of a "Lab School" on the campus site.

22. **Alternatives to the Proposed Action.** An analysis of the University of Hawaii's system will be included in the Final EIS, highlighting the need to develop a UH West O'ahu campus. Section 6.3 "No-Action" Alternative of the EIS will be revised as follows:

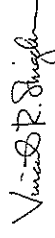
The "no-action" alternative would not attain the objectives of the proposed action. As discussed in Section 2.2, Need for the Project, with the expected population increase in the Ewa region, the proposed UH West O'ahu campus is expected to target students in the surrounding regions to alleviate the burden on the UH Manoa campus. The relative need for postsecondary education based on projected changes in population from the year 2000-2020, are shown in Tables 2.1 and 2.2. The "no-action" alternative would not be consistent with stated governmental policies of directing future growth toward the Ewa Plain (as in the Ewa Development Plan). It would also be inconsistent with the University of Hawaii - West O'ahu Strategic Plan 1997-2007, which seeks to establish new higher education and employment opportunities in the region. Under this alternative, the property would remain as agricultural and vacant land, surrounded by planned urban developments in the area. After weighing the socio-economic benefits of the campus against the loss of actively cultivated land on portions of the property, the "no-action" alternative was rejected.

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigeokuni
Vice President

enci: Figure 4.2 -- Conceptual Land Use Plan

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96859-5440

REPLY TO
ATTENTION OF

Regulatory Branch

February 16, 2006

File No. POH-2005-89

Naomi U. Kuwaye
Imanaka Kudo & Fujimoto
TOPA Financial Center
Fort Street Tower
745 Fort Street, 17th Floor
Honolulu, HI 96813

Subject: Request for review of Department of the Army (DA) jurisdictional determination for Kaloi Gulch, Ewa, Oahu, Hawaii

Dear Ms. Kuwaye:

This office has reviewed the materials you submitted on behalf of the University of Hawaii (UH), including a report by Wayne Wright of GeoEngineers dated November 7, 2005, in support of your request that the Corps re-evaluate its assertion of DA jurisdiction over the Kaloi Gulch in the vicinity of the proposed UH West Oahu Campus.

In support of your request, a file review was conducted by Ms. Stephanie Uechi of your staff on November 4, 2005, and, on November 8, 2005, the Corps provided copies of the documents she requested (copy of transmittal letter attached). The files presented to Ms. Uechi for her review were intended to provide a starting point and were not represented as or intended to be an exhaustive file review. Much of this material had already been reviewed by my staff in making our original determination of jurisdiction.

As part of its reevaluation of its jurisdictional determination (JD), this office reviewed your report, the files referenced in your letter as well as others pertaining to the Kaloi Gulch drainage basin, additional reports associated with the Haseko Ocean Pointe Marina development, aerial photographs, additional site inspections, and applicable case law.

While the Corps does not concur with the rationale behind your conclusion, we agree with your conclusion that the upper reaches of Kaloi Gulch do not have a regulated tributary connection to waters of the U.S. Therefore, a DA permit pursuant to Section 404 of the Clean Water Act (CWA) will not be required for the proposed fill associated with the UH West Campus or the North-South Road.

As a result of our re-examination of the facts associated with Kaloi Gulch, we have found that although an emergency overflow channel was constructed in 2000 to allow overflows from a very large, infrequent storm event to bypass the detention/retention basins of the Coral Creek golf course and proceed towards the Pacific Ocean in the vicinity of Oneula Beach Park (see details below), a site inspection revealed there are no physical indications that storm flows have

ever in fact overtopped the Coral Creek system and discharged to the Pacific Ocean. The storm water management systems associated with developments within the lower reaches of the Kaloi Gulch watershed have been engineered such that the upper reaches of the gulch have been, on a practical scale, effectively isolated from the Pacific Ocean.

For the record, we would like to clarify several misleading statements made in your November 28, 2005 letter and in Mr. Wright's report that we feel result from a misunderstanding of the Corps' regulatory program and a selective interpretation of the information in Corps files.

L. Absence of an historical, natural hydrological connection between Kaloi Gulch and Pacific

Under I(A)(1) of your letter you reference a 1997 report by PBR Hawaii and Tom Nance Water Resource Engineering and conclude that "research into the history of the Gulch reveals there has never been a natural outlet connecting the Gulch to the ocean." While the Corps does not dispute this conclusion, it should be noted that a man-made water conveyance can establish a tributary connection to a water of the U.S. This is supported by case law (United States v. Newburn, 344 F.3d 407 (4th Cir. Sept. 10, 2003)). The report itself goes on to describe how the gulch had been modified by sugar plantations in the early to mid-twentieth century. According to the authors, the modifications consisted of constructing parallel levees to direct flows within the gulch onto makai lands, ending approximately one mile from shore at a sump for the shallow caprock well known as EP-27.

An earlier report, however, describes a continuation of the so-called Kaloi ditch from this sump to an ocean outlet. According to the "Drainage and Soil Erosion Control Report for Haseko (Ewa), Inc. Golf Course" by Wilson Okamoto & Associates, Inc., September 1994, P.10:

The Kaloi irrigation ditch empties onto an existing sump area in a kiawe forest before it outlets to the Pacific Ocean via a very small drainage ditch near the City and County of Honolulu's Oneula Beach Park.

The existing Kaloi Gulch irrigation ditch is used for delivery of irrigation water. It does not generally function as a drainage channel since the channel invert is higher than the adjoining topography.

The irrigation ditch in the Haseko (Ewa), Inc. golf course site will remain as it exists until sugar cultivation in the region is terminated and the need of the irrigation facility ceases. The irrigation ditch will be removed eventually as properties upstream are developed.

Also, the "Final Report, Phase II - Data Recovery, Archaeological Mitigation Program, Ewa Marina Community Project, Volume I" by Paul H. Rosendahl, Ph.D., Inc., December 1995, P. 12, states that "A drainage ditch runs from the cane fields through the project area terminating at the ocean within One'ula Park. This trench is lined with the terrigenous soils from the sugar cane fields."

The existence of this small remnant drainage ditch was confirmed by Connie Ramsey and Farley Watanabe of my staff during a site inspection on November 1, 2005. Further, it is

depicted on a map in the "Final Report, Phase II - Data Recovery, Archaeological Mitigation Program, Ewa Marina Community Project, Volume III: Illustrations" by Paul H. Rosendahl, Ph.D., Inc., December 1995, Figure 3.4, "Historic Impacts to Project Area" (attached).

Therefore, the statement in the 1997 PBR Hawaii/Tom Nance report that "no channel, man-made or natural, has ever existed as a continuous conveyance all the way to the shoreline" appears to be incorrect. In his report, Mr. Wright states that "No evidence was found that Kalo'i Gulch is connected to the Pacific Ocean at any time." An Environmental Impact Statement Preparation Notice (EISP/N) for the Kalo'i Gulch Drainageway Improvement at Oneula Beach Park, prepared for Haseko (Ewa), Inc. by R.M. Towill Corporation, May 2004, (Corps. File No. 200400353) states that "the Kalo'i Gulch drainage outlet is located at the easternmost portion of the existing Oneula Beach Park" (p.11). The EISP/N further explains that "the portion of Kalo'i Gulch which now connects to the project site, is the result of the construction of an emergency relief channel construction in June 2000" (p.23).

The stated purpose of the proposed drainageway improvements at Oneula Beach Park is to complete the interim measures of the initial emergency relief channel constructed to avoid recurrence of the flooding event that impacted Ewa Villages in November 1996, and, ultimately, to meet the City & County of Honolulu's drainage standard for a 100-year flow.

As further clarification, the "Kalo'i Gulch Drainageway Improvements at Oneula Beach Park, Draft Environmental Impact Statement" by R.M. Towill, December 2004 (P. 4-7), states:

As the Ewa Plan has undergone development over the past quarter century, conversion from agriculture to urban has both increased and concentrated stormwater runoff within the watershed. Developers in the Kalo'i Gulch Watershed have installed basins for retention and detention to contain and store large amounts of storm water within their developments where it infiltrates into the ground. Runoff during periods of prolonged heavy rainfall, however, can exceed the retention capacity of these features and overflow onto makai lands, including Ocean Pointe and Oneula Beach Park. To accommodate this overflow and to provide flood relief for upland communities, HASEKO in June 2000 constructed an overflow emergency channel through the Ocean Pointe site.

This emergency channel can clearly be seen in the aerial photographs (Figure 2) in Mr. Wright's report. Thus, the Corps acknowledges that the downstream reaches of the Kalo'i are usually dry, but the possibility remains for the upstream retention basins to be breached and for storm waters to move downstream within this wide, shallow drainageway to the Pacific Ocean.

As additional background, the 1997 PBR Hawaii/Tom Nance report also describes the separation of Kalo'i's irrigation and drainage functions in the early 1990's as the City's re-development of Ewa Villages removed the levees in the project vicinity to direct stormwater into on-site retention-detention areas within what is now known as the Ewa Villages golf course. The irrigation function for plantation operations was maintained by a newly constructed

irrigation ditch that ended as described in Page 2 above. The stormwater flows were to be impounded within the Ewa Villages golf course with no outlet makai, which resulted in significant flooding of Ewa Villages from two major storms in November, 1996. As a result of these flooding events, the City and County of Honolulu initiated a task force to focus on the drainage issues within the Kalo'i Gulch Watershed basin. As a result of regional planning, in the late 1990's, a bridge was constructed under the OR&L railroad right-of-way, which, until that point, had acted as a berm to concentrate floodwaters in the Ewa Villages. The bridge construction included the re-alignment of the Kalo'i channel, connecting it downstream to Ewa by Gentry's Coral Creek golf course, which had incorporated retention basins within its design to accommodate storm flows.

It should be noted that since the date of the 1997 PBR Hawaii/Tom Nance report, further modifications to the Kalo'i alignment have occurred (including those described above) as a result of continuing development of the Ewa plain as a major suburban region. This is also relevant to your discussion of the US Geological Survey topographic map "blue line" depiction of Kalo'i Gulch, which indicates there is no surface connection to the Pacific Ocean. The USGS topographic map in Mr. Wright's report (Figure 1) is dated 1998, and since then changes have occurred within the watershed, which is why the USGS topographic maps are generally used by this District primarily as a guideline and not as conclusive records as to the extent of waters of the United States.

2. Corps jurisdictional determinations are inconsistent

Section III of your letter asserts that Corps' jurisdiction calls are inconsistent because we have allegedly not asserted jurisdiction over lower reaches and yet have asserted over upper reaches of the gulch. You support your point with a summary of jurisdictional determinations for areas downstream of the project location only. However, in reviewing these files, the situations vary and we believe it inappropriate to represent these as being inconsistent.

To further explain, I would like to note that there are essentially two aspects to Corps jurisdictional determinations: 1) the geographic determination of the presence and extent of waters of the United States; and 2) whether the proposed work involves the discharge of dredged or fill material below the Ordinary High Water Mark (OHWM). It would be easy to misconstrue a determination that no permit is required for a proposed project to mean the subject water body is not regulated, when, in fact, the waterbody is determined to be a "water of the U.S." however, the actual project area would remain above the OHWM. The OHWM represents the lateral limit of Corps jurisdiction. Jurisdictional decisions are associated with the specific location and project scope and are necessarily case-by-case. Below are the cases you reference in your letter, with more specific information regarding each circumstance:

Corps File No. 99000285: The Corps letter dated May 10, 1999 addresses jurisdictional requirements for the construction of a channel for the relocated Kalo'i Gulch to connect an existing retention pond (Ewa Villages Golf Course) to the Coral Creek Golf Course pond. The letter states that "connection to the jurisdictional portion of Kalo'i Gulch will involve excavation

only. There will be no discharge of dredged or fill material to the existing gulch." A subsequent letter dated July 13, 1999 states that "all work will take place above the ordinary high water mark in Kaloi Gulch. Therefore a Department of the Army permit will not be required." Therefore, the Corps did not require a DA permit based on the nature and location of the work in relation to a water of the U.S., not because the discharge of fill material below the OHWM within Kaloi Gulch would not have been regulated.

Corps File No. 990000316 A Corps letter dated January 23, 1998 states that "the upper reaches of Kaloi Gulch are considered jurisdictional waters of the U.S. However, Kaloi Gulch in the vicinity of the Coral Creek Golf Course project site does not exhibit an ordinary high water mark, and therefore, is not considered a [jurisdictional] water of the United States at this location. We reaffirm our initial determination that a DA permit will not be required for this project."

Corps File No. 200400466 The Corps letter dated November 22, 2004 states that "The Corps considers Kaloi Gulch to be a water of the U.S. based on its tributary connection to the Pacific Ocean; however, a site inspection conducted by a member of my staff on November 19, 2004 revealed the absence of an Ordinary High Water Mark (OHWM) by which to establish a jurisdictional line for this section of the gulch. Any discharge of dredged material or fill into this portion of the gulch will not be subject to jurisdiction under Section 404 of the CWA, and no DA permit will be required."

Further, a particular aquatic feature may provide a tributary connection to a water of the U.S. without itself being regulated. An aquatic feature, such as downstream Kaloi Gulch, does not necessarily need to have a defined bed and bank or an OHWM to act as a hydrological connection. Therefore, what you interpret from our jurisdictional calls to indicate a severance in connection and represent inconsistencies is in fact neither. Your assertion that the Corps' declining jurisdiction over the downstream portions of Kaloi severs the tributary connection to upstream portions is erroneous.

In response to Mr. Wright's statement that, "A recent review of the Corps' files indicated that, in fact, this is the first instance where the Corps has asserted jurisdiction over Kaloi Gulch despite an extensive history of various project that involved the Gulch," the Corps would like to refer you to the below Corps jurisdictional determinations for which the records were reviewed by your firm, but were not mentioned in your letter. The records do in fact show consistency over time in our jurisdictional determinations for Kaloi Gulch in the UH West Oahu campus project area:

Corps File No. 970000161 The August 12, 1997 Corps letter in this file addresses the East Kapolei Master Plan, which is where the proposed UH West Oahu campus is located, and states, "Kaloi Gulch at the subject area is considered a jurisdictional water of the U.S. This determination was based on the identification of Kaloi Gulch as an intermittent stream on the U.S. Geological Survey map and the presence of an ordinary high water mark. The determination was also based upon the condition of the gulch at the project site. Previous

determinations along other sections of the gulch have no bearing on this decision." Granted, this JD pre-dates the SWANCC decision, but that is irrelevant to the point of this discussion.

Corps File No. 990000173 Corps letter dated February 23, 1999 providing comments on a draft Environmental Assessment for the proposed North-South Road state "a DA permit will be required for work done in Kaloi Gulch at the road crossings."

Corps File No. 980000294 Corps letter dated September 2, 1998 providing comments on an EISPN for the UH West Oahu Campus state that "any impact to Kaloi or Honouliuli Gulches may require a DA permit."

I would like to note that all these files were reviewed by Ms. Uechi of your firm, with the exception of the Wilson Okamoto & Associates "Drainage and Soil Erosion Control Report for Haseko (Ewa), Inc. Golf Course," September 1994, and the two archaeological reports referenced in our letter, which are actually part of the Ocean Pointe/Ewa Marina administrative record and subsequently located during our effort to respond to your November 28th request.

We appreciate your patience during our re-examination of this jurisdictional determination. This revised determination is valid for a period of five (5) years from the date of this letter, unless new information warrants revision of the determination before the expiration date. This letter contains an approved jurisdictional determination for the UH West Oahu Campus project. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the Pacific Ocean Division Office at the following address:

Administrative Appeals Officer
c/o Michael T. Lee, Regulatory Program Manager
U.S. Army Corps of Engineers
Pacific Ocean Division
Building 525
Ft. Shafter, Hawaii 96858-5440


In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by April 17, 2006.

If you do not object to this jurisdictional determination, there is no need to submit the RFA form to the Pacific Ocean Division.



December 18, 2006

For more information on our regulatory program, please visit our web site at <http://www.poh.usace.army.mil/regulatory.asp>. If you need further assistance, please contact Ms. Ramsey by phone at 438-2039, by facsimile at 438-4060, or by electronic mail at Connie.L.Ramsey@usace.army.mil. Please refer to file number above for further inquiries regarding this project. Thank you for your cooperation with our regulatory program.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch

W. FRANK BRANDT, ASIA
Chairman

THOMAS WITTEB, ASIA
President

R. STAN DUNCAN, ASIA
Executive Vice-President

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Vice President

GRANT MURAKAMI, ACEP
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TONI SCHNEIDER, ACEP
Senior Associate

RAYMOND HIGA, ASIA
Senior Associate

KEVIN NISHIKAWA, ASIA
Associate

KIMI MURAKAMI YUEN, CEFP, AP
Associate

SCOTT ALUKA, BRBGD
Associate

SCOTT MURAKAMI, ASIA
Associate

HONOLULU OFFICE
1041 Kalia Street
ASB Tower, Suite 700
Honolulu, Hawaii 96811-1884
Tel: (808) 521-5631
Fax: (808) 523-1107
E-mail: ysub@pbrhawaii.com

HILO OFFICE
300 Airport Street
Hilo Legal Center, Suite 300
Hilo, Hawaii 96720-1262
Tel: (808) 933-1111
Fax: (808) 933-1184

WAILUKU OFFICE
1000 Wailuku Loop, Suite 1
Wailuku, Hawaii 96791-1171
Tel: (808) 241-7628

Mr. George P. Young, P.E.
Chief, Regulatory Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858-5440

**SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)**

Dear Mr. Young:

Thank you for your letter dated July 27, 2006. We have reviewed your letter and offer the following response to your comments:

Thank you for the information that a DA permit will not be required for the proposed project. We understand that this determination does not relieve UH West O'ahu of the responsibility to obtain all other applicable federal, state or local permits. We are confirming that this project also involves the development of off-site infrastructure, including potable water, wastewater and drainage facilities to accommodate the primary development activities, and this work has been the subject of other environmental reviews, and, as such, it is not addressed by your correspondence (File No. POH-2005-89).

Your letter and this response will be included in Section 12.0 of the Final EIS.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

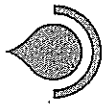
Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



July 24, 2006

Mr. Vincent Shigekuni, Vice President
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Your Letter Dated July 3, 2006 Regarding the Draft Environmental Impact Statement for University of Hawaii West Oahu, TMK: 9-1-016: 120, 127 & 129

Thank you for the opportunity to comment on the proposed project.

We have the following comments to offer:

1. The developer will be required to install the necessary water system improvements to serve the proposed development.
2. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development and transmission.

If you have any questions, please contact Robert Chun at 748-5440.

Very truly yours,

KEITH S. SHIDA
Principal Executive
Customer Care Division

RECEIVED

JUL 27 2006

PBR HAWAII

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UNIVERSITY OF HAWAII, Ex-Officio

CLIFFORD P. LUU
Manager and Chief Engineer
DONNA FAY K. KUYOSAKI
Deputy Manager and Chief Engineer



**PBR HAWAII
& ASSOCIATES, INC.**

December 18, 2006

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Senior Associate

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Senior Associate

KEVIN NISHIKAWA, ASLA
Associate

KIMI ARAKAWA YUEN, LEED AP
Associate

SCOTT ALMA, AICP
Associate

MATT YAMAKAWA, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813-1181
Tel: (808) 524-1100
Fax: (808) 524-1105
E-mail: vcs@pbr-hawaii.com

HILO OFFICE
1001 Airport Street
Suite 310
Hilo, Hawaii 96720-1262
Tel: (808) 941-1117
Fax: (808) 941-1199

WAILUKU OFFICE
1250 Waiolu Lane, Suite 1
Wailuku, Hawaii 96791-1271
Tel: (808) 219-2828

Mr. Keith S. Shida, Principal Executive
Customer Care Division
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Shida:

Thank you for your letter dated July 24, 2006. We have reviewed your letter and offer the following responses to your comments:

1. We acknowledge that UH West O'ahu and/or private developer will be required to install the necessary water system improvements to serve the proposed development.
 2. We acknowledge that UH West O'ahu will be required to pay the BWS Water System Facilities Charges for resource development and transmission.
- The second paragraph of Section 4.10.2 *Water Supply Facilities, Anticipated Impacts and Mitigation Measures, Proposed Improvements* of the EIS will be revised as follows:

Upgrades to the 215-foot potable water system include the installation of a 4.0-MG reservoir and transmission main in North-South Road. These upgrades will be completed with ongoing developments in the area. The new 440-foot elevation system will include a 5.0-MG reservoir or two 2.5-MG reservoirs and a transmission main in North-South Road. These facilities will be completed concurrently with development of the UH West O'ahu. Construction of the 215-foot non-potable water system to the UH West O'ahu property is expected to be completed by the BWS before completion of the UH West O'ahu. UH West O'ahu and/or a private developer will be required to pay the BWS Water System Facilities Charges for resource development and transmission.

The fourth paragraph of Section 4.10.2 *Water Supply Facilities, Anticipated Impacts and Mitigation Measures, Proposed Improvements* of the EIS will be revised as follows:

Mr. Keith S. Shida
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

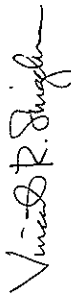
UH West O'ahu and/or a private developer will be required to install the necessary water system improvements to serve the proposed development. Water lines within dedicated roads are planned to be dedicated to the BWS where practicable. Water lines within the campus will not be dedicated to the BWS, unless water line easements are established for such purposes. The campus is intended to be metered by several master water meters, which will be able to provide the adequate fire flow. A backflow prevention device will be required by the BWS at all meter locations.

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
719 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 527-5311 • FAX: 527-5488



MUFI HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR
DANILO "DANNY" AGSALOG
SENIOR ADVISOR

August 2, 2006

Mr. Vincent Shigekuni, Principal
PBR
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: University of Hawaii West Oahu (UH West Oahu)
Draft Environmental Impact Statement (DEIS)

RECEIVED
AUG 04 2006
PBR HAWAII

Thank you for the opportunity to review the Draft Environmental Impact Statement for the University of Hawaii West Oahu. The Department of Community Services is principally concerned with affordable housing for low to moderate income families and persons with special needs. We actively encourage the development of housing opportunities for these populations.

An institution the size of the University of Hawaii West Oahu will generate a demand for housing to support faculty and staff, as well as student housing. Oahu's current housing market can be characterized by low vacancy rates, high demand, high rental rates, and sales prices. The UH West Oahu will have an impact on the local housing market in the Ewa/Kapolei region but this impact is not described in the DEIS. Since the DEIS does not include a detailed housing study or market study, it is not possible to fully assess what the impacts of UH West Oahu will be on the cost and availability of housing in the area. This represents a material weakness in the DEIS.

We strongly recommend that the DEIS include a detailed housing study that would identify the specific impacts of UH West Oahu on the housing market in the Ewa/Kapolei region. The study should indicate the housing demand to be generated by UH West Oahu in terms of quantity and cost. The housing study should more fully describe the housing program to be undertaken as part of the UH West Oahu project in terms of housing mix (single family versus multifamily, number of bedrooms, and tenancy-sales versus rentals), prices and target markets (affordable, market, elderly, special needs), and how this mix will meet the demand for housing generated by UH West Oahu. The housing study should also include a phasing plan or schedule to demonstrate that the housing will be constructed in time



Mr. Vincent Shigekuni
August 2, 2006
Page 2

to meet the demand generated by UH West Oahu. The study should also demonstrate how the student housing proposed for the project will be sufficient to meet the need and demand for student housing to be generated by UH West Oahu and should be based on the experience of UH Manoa or other objective and reliable data.

We would also like to see that the housing developed provide a mix of unit types and prices to provide a broad range of housing opportunities for special needs populations such as the elderly and persons with disabilities. These are issues of concern to our department as we strive to facilitate the continued development of affordable and special needs housing on Oahu.

Thank you for providing us the opportunity to comment on the University of Hawaii West Oahu Draft Environmental Impact Statement. Please contact Mr. Keith Ishida at 527-5092 or Mr. Stephen Karel at 523-4690 should you have any questions regarding this matter.

Sincerely,

Deborah Kim Morikawa
Deborah Kim Morikawa
Director

DKM:sk

December 18, 2006

Ms. Deborah Kim Morikawa, Director
City & County of Honolulu
Department of Community Services
715 South King Street, Suite 311
Honolulu, Hawaii 196813

W. FRANK BRANDT, FASLA
Chairman

THOMAS W. WITTEK, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. CHUNG, FASLA
Executive Vice-President

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Vice-President

GRANT T. MURAKAMI, AICP
Principal

TOM KENNEL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMIKAWA YUTSUJI, AICP
Associate

SCOTT ALIKA ABRIGO
Associate

SCOTT MURAKAMI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street
10th Floor, Suite 1000
Honolulu, Hawaii 96813-3181
Tel: (808) 521-5031
Fax: (808) 523-1107
E-mail: scad@pbrhawaii.com

HIO OFFICE
101 Aupuni Street
Hilo, Hawaii Center, Suite 110
Hilo, Hawaii 96720-1262
Tel: (808) 941-3111
Tel: (808) 941-3100

WAILUKU OFFICE
1757 Wahi Pt. Loop, Suite 1
Wailuku, Hawaii 96791-1271
Tel: (808) 251-2578

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Ms. Morikawa:

Thank you for your letter dated August 2, 2006. We have reviewed your letter and offer the following responses to your comments:

1. UH West O'ahu shares the Department of Community Services' (DCS) concerns regarding maximizing the provision of affordable housing opportunities for most housing needs sectors, but we hope your Department can understand that UHWO must weigh the need to address affordable housing needs with the goal of having a private partner fund the construction of most of the first phase of the UHWO campus. DCS might not be aware that the original land use plan for the non-campus land was primarily focused towards commercial development (with very little housing). While commercial development would provide needed employment opportunities in the 'Ewa region (and reduce traffic to/from Downtown Honolulu) and provide a source of long-term income to fund operations and maintenance and pay down construction debt, UH decided to seek a solution where a private residential developer would be able to provide a significant amount of immediate cash to help offset the cost of constructing the first phase of the campus. As a result, the plan now reflects significantly more residential than commercial. In that regard, there should be significantly less impact on the housing inventory in the 'Ewa region, than if UHWO implemented its original land use plan. Finally, UHWO is particularly motivated that the project provides workforce housing for faculty and staff as it is difficult to attract the best candidates without it.

The following paragraph will be added to Section 6.4 Alternatives Related to Different Designs or Details of the Proposed Actions Which Would Present Different Environmental Impacts of the EIS:

One alternative to the proposed action list would represent a different design or detail is an alternative land use emphasis of the non-campus lands from residential to commercial. The original land use plan for the non-campus land was primarily focused towards commercial development (with very little housing). While commercial development would provide needed employment opportunities in the 'Ewa region (and reduce traffic to/from Downtown Honolulu) and provide a source of long-term income to fund operations and maintenance and pay down construction debt, UH decided to seek a solution where a private residential developer would be able to provide a significant amount of immediate cash to help offset the cost of constructing the first phase of the campus. As a result, the plan now reflects significantly more residential than commercial. In that regard, there should be significantly less impact on the housing inventory in the 'Ewa region, than if UHWO implemented its original land use plan. UHWO is particularly motivated that the project provides workforce housing for faculty and staff as it is difficult to attract the best candidates without it.

Ms. Deborah Kim Morikawa
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
December 18, 2006
Page 2

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 522-4514 • Fax: (808) 923-4097
Web site: www.honolulu.gov



DONALD C. LEE, P.E.
DIRECTOR
CIVIL ENGINEER, P.E.
SENIOR PROFESSIONAL

MUR HANSENBAHN
JANIS

August 22, 2006

Mr. Vincent Shigekuni, Vice President
PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Draft Environmental Impact Statement
University of Hawaii West Oahu
TMK: 9-1-016: 120, 127 and 129

Thank you for giving us the opportunity to comment on the subject Draft Environmental Impact Statement (DEIS).

The following are our comments:

- The Department of Design and Construction (DDC) encourages the developer of residential units associated with the project to meet with the affected City departments at an early date to discuss their plans to satisfy the City's Park Dedication Ordinance requirements. The DEIS is presently not clear as to how those requirements will be met.
- Section 4.10.1. Roadways and Traffic anticipates project generated traffic. All surrounding City roadways affected should be analyzed for adequacy of street lighting illumination per the Illuminating Engineering Society of North America standards for roadway lighting.
- The design of Farrington Highway frontage improvements and access intersections should be coordinated with DDC.

2. We regret to inform you that we disagree with DCS recommendation that the EIS include a detailed housing study. As one who is personally involved in the County of Hawaii's 1,000+ unit Waikoloa Employee Housing project, I have learned that the type of study that DCS is recommending is very time-sensitive and should probably not be undertaken until after this project is farther along in the entitlement process (the project still needs rezoning and Plan Review Use approval). As discussed with one member of the DCS staff (upon receipt of your letter), UHWO looks forward to working with DCS in addressing the concerns expressed in your letter. The following paragraph will be added before the last paragraph of Section 4.8.2 Housing, Anticipated Impacts and Mitigation:

The project will address the provision of affordable housing by coordinating with the Department of Planning and Permitting and the Department of Community Services. UHWO is particularly motivated that the project provides workforce housing for faculty and staff as it is difficult to attract the best candidates without it. In addition, UHWO will eventually include approximately 760 student housing units with approximately 3 beds each. Thus, there will be approximately 2,280 less students that would be competing for affordable rentals in the open market. The University and/or the private developer will meet with affected City departments including the Department of Community Services to discuss specific plans to satisfy the affordable housing requirements. During public review period, the Department of Planning and Permitting wrote the following regarding the potential of developing "granny flat"-type rental units in proposed housing development: "The DPP considers the potential benefits (i.e. low cost student rentals and increased housing unit affordability) available through this type of housing to be substantial. It appears that an opportunity for this type of unit exists where the "alley loaded" low-density residential development on Parcels C and D where such units could take the form of studio units above the garage. This approach could at least partially fulfill the need for approximately 2,280 beds for the 7,600-student resident population at little or no cost to the University...to construct "granny flats," lots would need to meet underlying residential district standards for two (2) dwellings or a developer could use the Planned Development Housing (PD-H) option."

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent R. Shigekuni
Vice President

cc Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu



December 18, 2006

Mr. Vincent Shigekuni
Page 2
August 22, 2006

Should you have any questions, please call Craig Nishitaura, Deputy Director, at 523-4716.

Very truly yours,

Eugene C. Lee, P.E.
Director

ECL:it (162172)

c: DDC Facilities Division
DDC Mechanical/Electrical Division
DDC Civil Division

W. FRANK BRANDE, ASLA
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Executive Vice-President

VINCENT SHIGEKUNI
Vice President

GRANT MURAKAMI, AICP
Principal

TOM SCHINELL, AICP
Senior Associate

RAYMOND T. IJIGA, ASLA
Senior Associate

KEVIN S. NISHIKAWA, ASLA
Associate

KIMIKAMI YUN, PHD, PMP
Associate

SCOTT AIKKA ABRIGO
Associate

SCOTT MURAKAMI, ASLA
Associate

HONOLULU OFFICE
1607 Bishop Street
ASH Tower, Suite 500
Honolulu, Hawaii 96813-1181
Tel: (808) 521-2411
Fax: (808) 521-1107
E-mail: vshigekuni@pbhawaii.com

HIOO OFFICE
301 Kamehameha Street
Hilo, Hawaii 96720-1302
Tel: (808) 961-2333
Fax: (808) 961-3939

WAILUKU OFFICE
1707 W. H. P. Loop, Suite 1
Wailuku, Hawaii 96791-1271
Tel: (808) 241-3578

Mr. Eugene C. Lee, P.E., Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Dear Mr. Lee:
Thank you for your letter dated August 22, 2006. We have reviewed your letter and offer the following responses to your comments:

- 1. As recommended, the University and/or the private developer of residential units associated with the project will meet the affected City departments to discuss plans to satisfy the City's Park Dedication Ordinance requirements.

The second paragraph of Section 4.8.2 Housing, Anticipated Impacts and Mitigative Measures of the EIS will be revised as follows:

Park areas and open space will be provided throughout the property in compliance with the City's Park Dedication Ordinance. The University and/or the private developer will meet with affected City departments to discuss specific plans to satisfy the park dedication requirements. To meet the City's affordable housing requirements approximately 355 units—a large portion of which will be affordable housing units—will be provided within the UH West Oahu lands. The remainder of the affordable units required for the development will be distributed throughout residential parcels and not concentrated in one or two areas in the Private Development Lands.

The project will address the provision of affordable housing by coordinating with the Department of Planning and Permitting and the Department of Community Services. UHWO is particularly motivated that the project provides workforce housing for faculty and staff as it is difficult to attract the best candidates without it. In addition, UHWO will eventually include approximately 760 student housing units with approximately 3 beds each. Thus, there will be approximately 2,280 less students that would be competing for affordable rentals in the open market. The University and/or the private developer will meet with affected City departments, including the Department of Community Services to discuss specific plans to satisfy the affordable housing requirements. During the public review period, the Department of Planning and Permitting, wrote the following regarding the potential of developing "granny flat" type rental units in proposed housing development: "The DPP considers the potential benefits (i.e. low cost student rentals and increased housing unit affordability) available through this type of housing to be substantial. It appears that an opportunity for this type of unit exists where the "alley loaded" low-density residential development on Parcels C and D where such units could take the form of studio units above the garage. This approach could at least partially fulfill the need for approximately 2,280 beds for the 7,600-student resident population at little or no cost to the University...to construct "granny flats." Units would need to meet underlying residential district standards for two (2) dwellings, or a developer could use the Planned Development Housing (PD-H) option."

Mr. Eugene C. Lee
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

The first paragraph of Section 4.10.1.5 *Recreational Facilities, Anticipated Impacts and Mitigative Measures* of the EIS will be revised as follows:

The demand for recreational facilities in 'Ewa will increase as the population grows. The proposed UH West O'ahu development will provide additional recreational facilities in compliance with the City's Park Dedication Ordinance. The University and/or the private developer will meet with affected City departments to discuss specific plans to satisfy the Park dedication requirements, as required by Section 22-7. Revised Ordinances of Honolulu. New recreational facilities within the proposed campus are planned for use primarily by students, faculty, and staff. Such facilities could include tennis courts, basketball/volleyball courts, and jogging paths.

2. As recommended, City roadways affected by the proposed development will be analyzed for adequacy of street lighting illumination per the Illuminating Engineering Society of North America standards for roadway lighting.

The first paragraph of Section 4.10.1 *Roadways and Traffic, Anticipated Impacts and Mitigative, Roadways* of the EIS will be revised as follows:

The roadway network in the vicinity of the UH West O'ahu property is expected to change significantly in the future. Phase I of North-South Road and its interchange with the H-1 Freeway will be constructed by late 2008. Consistent with the ORTP, the H-1 Freeway and Farrington Highway will be widened. The DOT and DTS have been consulted in the timing of these projects. It is assumed that the portion of Kapiolai Parkway between Kapiolai Middle School and the North-South Road will be timed to be completed by the Department of Hawaiian Home Lands with the completion of the first phase of North-South Road. Similarly, it is assumed that the segment of Kapiolai Parkway through 'Ewa Villages will be completed which will allow 'Ewa residents an alternate (to Geiger Road/Roosevelt Avenue) route to Fort Barrette Road. A description of project improvements at particular corridors and a timeframe as to when the anticipated improvements are scheduled to occur will be included in the zone change and PRU applications. UH West O'ahu and its private development partner will be requesting an amendment to Ordinance 02-52 to include widening and improvements of Farrington Highway from two to four lanes between Fort Weaver Road and the Kapiolai Golf Course Access Road (including additional street lighting, if warranted), and the construction of the "East-West Connector" (Road F, a new east-west road that extends from Farrington Highway through the UHWO site and beyond, eventually connecting with Fort Weaver Road) when Ordinance 02-52 undergoes its five-year review in 2007.

All surrounding roadways controlled by the City affected by the proposed project will be analyzed for adequacy of street lighting illumination per Illuminated Engineering Society of North America standards for roadway lighting.

3. As recommended, the design of Farrington Highway frontage improvements and access intersections will be coordinated with DDC.

The paragraph describing Farrington Highway in Section 4.10.1 *Roadways and Traffic, Anticipated Impacts and Mitigative, Roadways* of the EIS will be revised as follows:

Farrington Highway, between the Kapiolai Golf Course access road and Fort Weaver Road, is planned to be widened from a 2-lane, undivided roadway to a 4-lane, divided roadway. This road widening would make Farrington Highway a continuous 4-lane,

Mr. Eugene C. Lee
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 3

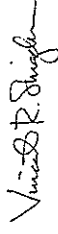
divided roadway between Kamohika Boulevard and the Wai'awa Interchange. Approximately 5.5 acres of land within the property will be used for improvements to Farrington Highway. The design of Farrington Highway frontage improvements and access intersections will be coordinated with DDC, and has undergone preliminary review by the DPP Traffic Review and Subdivision Branches.

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigeokuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

CAJ08131122.05EIS\Final EIS\Final Responses to DEIS Comments\BL-21 DDC response 11-20.doc

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU
1000 Ulukoua Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 692-5054 • Fax: (808) 692-5857
Website: www.honolulu.gov



MUFI HANEMANN
Mayor

LAVERNE HIGA, P.E.
DIRECTOR AND CHIEF ENGINEER
GEORGE "KEONI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
OR# 06-648

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AUG 28 2006

FOR HAWAII

August 21, 2006

Mr. Vincent Shigekuni, Vice President
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Draft Environmental Impact Statement (DEIS)
University of Hawaii West Oahu

Thank you for giving us the opportunity to comment on the subject DEIS.

Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility.

Should you need any further information, please contact Larry Leopardi, Chief of the Division of Road Maintenance, at 484-7600.

Sincerely,

Laverne Higa, P.E.
Director and Chief Engineer



December 18, 2006

W. ERANK BRANDT, ASLA
Chairman

THOMAS WITTEN, ASLA
President

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Executive Vice-President

RUSSELL L. CHUNG, ASLA
Executive Vice-President

WING-STE CHENG, CIVIL
Vice-President

GRANT MURAKAMI, AICP
Principal

TOM SCINELL, AICP
Senior Associate

RAMOND T. HIGA, ASLA
Young Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI, CIVIL, LEED AP
Associate

SCOTT ALKA ABRIGO
Associate

SCOTT MURAKAMI, ASLA
Associate

HONOLULU OFFICE
100 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Tel: (808) 241-5633
Fax: (808) 241-1102
E-mail: rvs@hawaii.pbrhawaii.com

HILO OFFICE
101 Argonaut Street
Hilo, Hilo-gov Center, Suite 110
Hilo, Hawaii 96720-1302
Tel: (808) 934-4929
Fax: (808) 934-4929

WAILUKU OFFICE
1750 Wilikilua Loop, Suite 3
Wailuku, Hawaii 96791-1271
Tel: (808) 241-7578

Ms. Laverne Higa, P.E.
Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
1000 Ulukoua Street, Suite 215
Kapolei, Hawaii 96707

Attn: Mr. Larry Leopardi

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Ms. Higa:

Thank you for your letter dated August 21, 2006. We have reviewed your letter and offer the following responses to your comments:

The University of Hawaii's current plans are to dedicate nearly all the roads shown on Figure 2.1 *Conceptual Land Use Plan* of the Draft EIS. Besides the usual concerns about liability, this decision can be attributed to: 1) the Department of Planning and Permitting specifying revisions to the roadway alignments within the 500-acre project and new intersections with bordering roads to provide regional connectivity; and 2) the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu (thus, it is felt that the non-campus roads should be allowed to be dedicated to the County).

Based on your comments, the last two sentences of Section 2.5.1.1 *Roadways and Traffic* of the EIS will be revised as follows:

Roads within the UH West O'ahu Lands will either be controlled by the University or dedicated to the City. Roads within the Private Development Lands project will be dedicated to the City as determined during the entitlement phase of the project. It is proposed that all roads (and water, sewer and drainage systems) within the project site will be dedicated to the City and County of Honolulu, except Road "A", and the portion of Road "B" westward of the intersection with Road "D". During the public review period, the City and County of Honolulu Department of Facility Maintenance wrote: "Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility." This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

Ms. Laverne Higa, P.E.
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

The last paragraph of Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Roadways of the EIS will be revised as follows:

Roads within the UH West Oahu Lands will be controlled by the University and roads within the Private Development Lands will be dedicated to the City and County of Honolulu. It is proposed that all roads (and water, sewer and drainage systems) within the project site will be dedicated to the City and County of Honolulu, except Road "A" and the portion of Road "B" westward of the intersection with Road "D". During the public review period, the City and County of Honolulu Department of Facility Maintenance wrote: "Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility." This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

A paragraph will be added to the third to the last paragraph of Section 7.4.2 Unresolved Issues to read as follows:

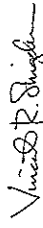
Dedication of Roads, Drainage Facilities and Their Related Infrastructure. During the public review period, the City and County of Honolulu Department of Facility Maintenance wrote: "Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility." This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

Thank you again for your participation in the Environmental Impact Statement process for this project.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigeekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

C:\JOB\311322.05\BIS\Final Responses to DBIS Comments\DFM response 11-20.doc

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
KAPOLEI HALE • 1000 ULIOHA STREET, SUITE 309 • KAPOE, HI, HAWAII 96707
TELEPHONE: (808) 592-5561 • FAX: (808) 592-5131 • INTERNET: www.hawaii.gov



HUFTI MAHELEHAI
MAYOR

LESTER K.C. CHANG
DIRECTOR
DAVE TAKAHASHI
DEPUTY DIRECTOR

July 14, 2006

Mr. Vincent Shigeekuni, Vice President
PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigeekuni:

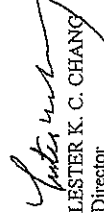
Subject: Draft Environmental Impact Statement
University of Hawaii, West Oahu

Thank you for the opportunity to review and comment on the Draft Environmental Impact Statement relating to the development of the University of Hawaii West Oahu.

The Department of Parks and Recreation has no comment.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,



LESTER K. C. CHANG
Director

LKCC:mk
(162619)

cc: Office of Environmental Quality Control

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JUL 19 2006

PBR HAWAII



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
 650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
 TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743
 DEPT. INTERNET: www.hawaii.gov • INTERNET: www.honolulu.gov

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 PBR HAWAII



HENRY ENG, FICP
 DIRECTOR
 DAVID K. TANOUE
 DEPUTY DIRECTOR

2006/ELOG-1620 (NA)
 2006/ELOG-1629

August 21, 2006

MUFT MAHEDHANI
 MAYOR

W FRANK BRANDT, JASLA
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 GRANT MURAKAMI, AICP
 Principal
 TONISHIYU, AICP
 Senior Associate
 RAYMOND T IIGA, ASLA
 Senior Associate
 KEVINE ASHIRAWA, ASLA
 Associate
 KIMUAIKAMIYUN, LITD, P
 Associate
 SCOTT TAKAABRIGO
 Associate
 SCOTT MURAKAMI, ASLA
 Associate

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU DRAFT (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Chang:
 Thank you for your letter dated July 14, 2006. We acknowledge that the Department of Parks and Recreation has no comments to offer at this time.

Thank you again for your participation in the Environmental Impact Statement process for this project. Your letter will be included in the Final EIS under Section 12.0.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,
 PBR HAWAII

Vincent R. Shigekuni

Vincent R. Shigekuni
 Vice President

cc: Office of Environmental Quality Control
 Gene Awakuni/UH West O'ahu

HONOLULU OFFICE:
 1001 Bishop Street
 ASL Tower, Suite 204
 Honolulu, Hawaii 96811-1181
 Tel: (808) 521-5631
 Fax: (808) 521-1102
 E-mail: vcs@hawaii.gov

HILO OFFICE:
 1011 Airport Street
 Hilo Laguna Center, Suite 310
 Hilo, Hawaii 96720-4262
 Tel: (808) 961-3331
 Fax: (808) 961-3793

WAILUKU OFFICE:
 1782 W. H. Pa Laysan, Suite 4
 Wailuku, Hawaii 96791-1271
 Tel: (808) 242-2578

ON:061341322.05/EIS/Final EIS/Response to DBIS Comments/BL-04 DPR response 11-20.doc

Re: Draft Environmental Impact Statement for the University of Hawaii West Oahu
Tax Map Keys 9-1-16:120, 127, 129

The following are comments of the Department of Planning and Permitting relating to the Draft Environmental Impact Statement (DEIS) for the above-referenced project.

Land Use Permits Division

Zoning, Regulations and Permits Branch

1. Please note that the site is subject to impact fees pursuant to Ordinance 02-52.
2. Tax Map Keys (TMKs) 9-1-16:120 and 127 are not subject to setbacks for street/road widening. Tax Map Key 9-1-16:129 is subject to varying street/road-widening setbacks along Farrington Highway. Please contact our Traffic Review Branch at 527-6270 for more information about these setbacks.
3. We confirm that the portion of the project that consists of a university in the AG-1 Restricted Agricultural District (the "campus lands") will need a Plan Review Use (PRU) approval from the Honolulu City Council. Please note that the PRU approval will only apply to the university and uses directly related to the university.
4. The campus lands should also be rezoned to a district other than the agricultural districts; this rezoning may be processed concurrently with the PRU application.

Please note that the Honolulu City Council has decision-making authority over zone changes.

5. Rezoning approval will be required for the portion of the project that will be developed privately, and which is not related to the university (the "non-campus lands").

The Final EIS should include a proposed zoning map that shows the zoning districts and corresponding acres for the approximately 500-acre U.H. West Oahu property. An estimate of the number of proposed housing units also should be included.

6. The Final Environmental Impact Statement (FEIS) should identify, list and discuss the zoning districts to which both the campus and the non-campus lands are proposed to be rezoned.

7. The FEIS should contain figures that clearly depict the areas, and delineate the boundaries, of the project site that are subject to PRU approval and rezoning approval, respectively.

8. Section 21-2.120-2 of the Land Use Ordinance (LUO) requires an applicant for a PRU to submit a proposed master plan spanning at least five (5) years. The FEIS should discuss the Five (5)-Year Master Plan for the University of Hawaii West Oahu that will be submitted with the PRU application. This discussion should include a description of how the development of the campus lands will be phased, and the timelines in which such sequential development will occur.

9. The FEIS should discuss how development of the campus lands will or will not comply with LUO development standards, such as for height, setbacks and density, for the proposed underlying zoning districts in which the university and university-related uses will be located.

10. The LUO does not have a parking standard for colleges and universities. The discussion of parking requirements should be expanded to explain how the standard of one (1) stall for every ten (10) students, plus one (1) stall for every 400 square feet of office space, was obtained. The FEIS should list the number of stalls suggested by the Institute of Transportation Engineers and discuss how, and why, the proposed 2,850 parking stalls for the campus lands exceeds that standard. The FEIS should also contain a table that depicts parking calculations for the campus lands by use, floor area (square feet), the applicable parking standard and the number of recommended parking stalls. There should also be a discussion of how the parking to be provided relates to transit use.

11. The FEIS should discuss how development of the campus lands will comply with LUO requirements for off-street loading.

Interim Planning Division

Community Action Plans Branch

1. On page 57, the DEIS should explain the basis for the statement "if more executive housing were available, business owners buying executive housing in Ewa would likely relocate their businesses to Ewa." This appears to be speculative than supported by the current housing market, which has at least 30 homes in the Ewa area, including Ko Olina, Makakilo, Ewa Beach (Gentry Homes), with prices of \$1 million or more.
2. On page 60, Agricultural impacts, please discuss what alternatives are available to the existing lessees to replace lands being used for pasture or crop production and whether the loss of the subject area would have a negative impact on existing farming operations.
3. On pages 63 and 64, the DEIS considers Level of Service (LOS) E as acceptable. However, in the footnote, LOS E is described as traffic experiencing very long delays. The DEIS should explain why LOS D cannot be achieved given that the entire Kapolei area is a developing planned community and funding for traffic improvements is, in part, based on participating developers' contributions.
4. On page 86, regarding expected improvements to traffic into Honolulu, the DEIS should provide a description of projected improvements at particular corridors and a timeframe as to when the anticipated improvements are to occur.
5. The DEIS should expand on the anticipated impacts, short-term and long-term, the West Oahu Campus would have on on-street parking in the local residential neighborhoods, if any. The DEIS should also discuss whether existing or proposed affordable housing units would be adequate to support the anticipated demand generated by the West Oahu Campus, in both short- and longer-term scenarios.

Development Plan and Zone Change Branch

1. **Initial Development Phase** – (Ref. Para 1 of consultant's response letter to the Environmental Impact Statement Preparation Notice (EISP/N)) – Phasing plan shown in the EISP/N has been revised and is included in the DEIS. The consultant's response of June 16 to the EISP/N states that the University of Hawaii West Oahu (UHWO) will be constructed in eight (8) phases. The DEIS, however, indicates only two (2) phases; Initial Phase and Build Out Phase. The FEIS should address this discrepancy and clarify the development phasing. The inclusion of an implementation timeline including infrastructure (even if preliminary) would be useful in providing such clarification.

2. **Dormitory Development** – (Ref. Para 3 of consultant's response letter) - Student housing is planned for Phase 4 (Year 2011), however no details have been provided for the components of Phase 4 since Phase 4 was not mentioned in the DEIS.
3. **Student Housing Development** – (Ref. Para 4 of consultant's response letter) – Consultant has stated that no "granny flat" type rental units will be included in proposed housing development. The DPP considers the potential benefits (i.e. low cost student rentals and increased housing unit affordability) available through this type of housing to be substantial and would like to know why this form of housing unit has been excluded. It appears that an opportunity for this type of unit exists with the "alley loaded" low-density residential development on Parcels C and D where such units could take the form of studio units above the garage. This approach could at least partially fulfill the need for approximately 2,280 beds for the 7,600-student resident population at little or no cost to the University. Please note that to construct "granny flats," lots would need to meet underlying residential district standards for two (2) dwellings, or a developer could use the Planned Development Housing (PD-H) option.
4. **Transit Nodes** – (Ref. Para 6 & 7 of consultant's response letter) – The DEIS has given consideration to the two (2) transit nodes indicated in the Ewa Development Plan (DP) and proposes to link the campus to one (1) of these nodes with housing linked to the second. As recently discussed, consideration should be given to having a transit station on campus.
5. **Alternatives to Auto Use** – (Ref. Para 11 of consultant's response letter) – The University Village is intended as a transit-oriented development (TOD) near the transit node that will serve the campus. Pedestrian/bike pathways were not completely discussed in the DEIS, but should extend throughout the project and be included in the PRU application support materials.
6. **Connectivity** – (Ref. Para 8 of consultant's response letter) – The Draft EIS indicates linkage with key roads and developments surrounding the site. An internal ring road appears to provide a suitable level of internal connectivity. Details of pedestrian and bikeway connectivity should be included in the PRU application and in requests for zone changes.
7. **Scope of Commercial Development** – (Ref. Para 10 of consultant's response letter) – Given the proximity of the high density residential uses on Parcels A and F (925 units) to the University Village, it is likely that residents may do much of their shopping there and possibly at Mixed Use Parcels A & B instead of driving to the Mixed Use Parcel C on the west side of the campus. This possibility should therefore include and accommodate easy pedestrian/bike linkage between these parcels.

Policy Planning Branch

1. Page 115, Other Community Facilities. This section should disclose why the former mauka site is no longer the preferred site.
2. Page 120, Land Use Map, 1st sentence. We suggest the following revision: "The currently proposed U.H. West Oahu property is designated for Low and Medium Density Residential, and High Density Residential uses by the Ewa Development Plan Urban Land Use Map (see Figure 5.1)."
3. Page 105, Section 5.3.1, General Plan. Please discuss the potential residential population of the project and the impact and consistency with the General Plan residential population distribution policy.
4. Page 137, Section 7.4.2, Unresolved Issues. The DEIS indicates three (3) unresolved issues and lists Funding and Public/Private Partnership. Only two (2) are discussed. Please clarify the number of unresolved issues.
5. Page 3, Section 1.6, Surrounding Land Uses. Please provide more detail on the surrounding land uses, including a map, and any potential compatibility issues. Because the development plans of adjacent owners may not yet be final, please indicate their current plans.
6. Page 92, Section 5.2.3, State Land Use Law, Chapter 205, Hawaii Revised Statutes. Please elaborate on any substantive conditions of approval associated with the boundary reclassification to Urban. Also, if any amendment is contemplated, this should also be discussed.

Site Development Division

Civil Engineering Branch:

1. The documents listed under Section 4.10.4 (Drainage Facilities--Anticipated Impacts and Mitigation Measures) should be listed under Section 11.0 (References).
 2. Drainage: Should provide/include a reference for the referenced material under "Anticipated Impacts and Mitigation Measures" (p. 74).
- Subdivision Branch
1. Under Permits Required, park dedication should be listed, as required by Section 22-7, Revised Ordinances of Honolulu.



December 18, 2006

WFRANKBRANDT,FASLA
Chairman

THOMAS.WITTEN,ASLA
President

S.STANBINCAN,ASLA
Executive Vice-President

RUSSELL.Y.LI,CHING FASLA
Executive Vice-President

VINCENT SHIGEKUNI
Vice President

GRANT.T.M.HAKAMALA, AICP
Principal

TOM.SCHINELLA, AICP
Senior Associate

RAYMOND.T.HIGA, ASLA
Senior Associate

KEVIN.K.NISHIKAWA, ASLA
Associate

KIM.HAKAMI.YUN, LITD, AICP
Associate

SCOTT.ALIKA, AMRICO
Associate

SCOTT.MURAMAMU, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street
ASR Tower, Suite 620
Honolulu, Hawaii 96813 1841
Tel: (808) 251 5031
Fax: (808) 251 1102
E-mail: info@pbrhawaii.com

HILO OFFICE
101 Argonne Street
10th Legend Center, Suite 301
Hilo, Hawaii 96720 1172
Tel: (808) 961 3333
Fax: (808) 961 1889

WAILUKU OFFICE
1527 Kalia Road, Suite 1
Wailuku, Hawaii 96793 1271
Tel: (808) 242 2828

Mr. Vincent Shigekuni
August 21, 2006
Page 6

Wastewater Branch

1. The project's DEIS's projected average flow of 1.68 mgd is included in the approved Wastewater Master Plan for East Kapolei, dated June 2006. A Site Development Master Application for Sewer Connection is required. This project may also be liable for payment of a Wastewater System Facility Charge.

Please contact Nelson Armitage (527-6274) or Matthew Higashida (527-6056) of our staff if you have any questions.

Very truly yours,

Henry Eng, AICP, Director
Department of Planning and Permitting

HE:cs

cc: Governor, State of Hawaii

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Mr. Henry Eng, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawai'i 96813

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Eng:

Thank you for your letter dated August 21, 2006. We have reviewed your letter and offer the following responses to your comments:

Land Use Permits Division

Zoning Regulations and Permits Branch

1. We recognize that the UH West O'ahu and/or private developer will be subject to pay impact fees, pursuant to Ordinance 02-52. As such, UH West O'ahu and its private development partner will be requesting an amendment to Ordinance 02-52 (Section 33A-1.6 (h) of the Revised Ordinances of Honolulu) to include widening and improvements of Farrington Highway from two to four lanes between Fort Weaver Road and the Kapolei Golf Course Access Road (including additional street lighting, if warranted), and the construction of a new east-west road (between Fort Weaver Road and Farrington Highway) when Ordinance 02-52 undergoes its five-year review in 2007.

The first paragraph of Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative Measures, Roadways of the EIS will be revised as follows:

The roadway network in the vicinity of the UH West O'ahu property is expected to change significantly in the future. Phase 1 of North-South Road and its interchange with the H-1 Freeway will be constructed by late 2008. Consistent with the ORTP, the H-1 Freeway and Farrington Highway will be widened. The DOT and DTS have been consulted in the timing of these projects. It is assumed that the portion of Kapolei Parkway between Kapolei Middle School and the North-South Road will be timed to be completed by the Department of Hawaiian Home Lands with the completion of the first phase of North-South Road. Similarly, it is assumed that the segment of Kapolei Parkway through 'Ewa Villages' will be completed which will allow 'Ewa residents an alternate (to Geiser Road/Roosevelt Avenue) route to Fort Berreite Road. A description of project improvements at particular corridors and a timeframe as to when the anticipated improvements are scheduled to occur will be included in the zone change and PRU applications. UH West O'ahu and its private development partner will be requesting an amendment to Ordinance 02-52 to include widening and improvements of Farrington Highway from two to four lanes between Fort Weaver Road and the Kapolei Golf Course Access Road (including additional street lighting, if warranted), and the construction of the "East-West Connector" (Road F, a new east-west road that extends from Farrington Highway through the UHWO site and beyond, eventually connecting with Fort Weaver Road) when Ordinance 02-52 undergoes its five-year review in 2007.

2. We acknowledge that Tax Map Key 9-1-16:129 will be subject to varying street/road widening setbacks along Farrington Highway. During the Public Review Branch, the DPP Site Development Division Traffic Review Branch wrote: "The Department of Design and Construction is currently working on the roadway cross-section for Farrington Highway fronting the Campus property." UHWO has set aside 5.5 acres along Farrington Highway for its widening. We also note that Tax Map Keys (TMKs) 9-1-16:120 and 127 are not subject to setbacks for street/road widening.
3. We recognize your confirmation that the portion of the project that consists of a university in AG-1 Restricted Agricultural district (the "campus lands") will need a Plan Review Use (PRU) approval from the Honolulu City Council. The last two paragraphs of Section 5.3.3 *Land Use Ordinance* of the EIS will be consolidated and revised as follows:

The UH West Oahu campus is permitted as a public use and structure and is consistent with the existing zoning classification for the property upon approval of the PRU permit applications. However, a change in zoning will be required for development of the non-campus lands within the property.

Under the City's EUC, the UH West Oahu property is currently zoned AG-1, Restricted Agriculture (see Figure 5.2). Universities and colleges are permitted with a Plan Review Use (PRU) approval for any zoning district. The University will seek a PRU permit for the campus and student housing; however, a zone change will be required for the remaining lands within the property.

Under the City's LUC, the UH West Oahu property is currently zoned AG-1, Restricted Agriculture (see Figure 5.2). The University will seek a PRU permit for the campus and student housing lands. PRU approval from the Honolulu City Council will only apply to the University and uses directly related to the university. Additionally, DPP requires that the "campus lands" be rezoned to a district other than the currently zoned AG-1, and as such, a zone change will be required to be processed concurrently with the PRU. Rezoning approval will also be needed for the portion of the project that will be developed privately, and which is not related to the university.

4. As noted above, the Final EIS will mention that the UH West O'ahu campus lands will be rezoned to a district other than the agricultural district; and will be processed concurrently with a PRU application.
5. As noted above, the Final EIS will mention that rezoning approval will be required for the portion of the project that will be developed privately, and which is not related to the university.

The following paragraph will be inserted at the end of Section 5.3.3 *Land Use Ordinance* of the EIS:

Figure 5.3 is a proposed zoning map that shows the proposed zoning districts and corresponding acres for the approximately 500-acre UHWO property. Table 5.0 identifies, lists and discusses the zoning districts to which both the campus and the non-campus lands are proposed to be rezoned. With rezoning and PRU approval and at full development, the proposed project will include 4,041 housing units.

A copy of the proposed zoning map is attached.

6. As requested, a new Table 5.1, *Proposed Plan Review Use Permit/Zone Change Land Use* has been included in the Final EIS which identifies, lists and discusses the zoning districts to which both the campus and the non-campus lands are proposed to be rezoned.

Table 5.1 -- Proposed Plan Review Use Permit/Zone Change Land Use Acreage

LAND USE	ACREAGE	UNITS/ACRE	RESIDENTIAL UNITS (approximate)	COMMERCIAL SQUARE FOOTAGE
UH WEST O'AHU LANDS				
<i>Lands Covered Under the Plan Review Use Permit (to be Zoned R-5)</i>				
7,600 Student Campus (including 10-acre detention basin and possible "Lab School")	103.5	-	-	-
Student Housing or Campus Expansion Parcel B	12.1	19	230	-
Roads	3.7	-	-	-
Subtotal for PRU (Zoned R-5)	119.3	-	230	-
Business Mixed Use District (BMX-3)				
Mixed Use (Retail, Office, Residential)	15.1	10	151	164,439
Campus Expansion/Multi-Family Housing/Mixed Use	22.2	16	355	-
Student Housing/Mixed Use or Campus Expansion Parcel A (531 student housing units, 115 residential units)	38.0	17	646	331,056
Mixed Use Parcel C	10.2	10	102	111,078
HECO Substation	1.0	-	-	-
Roads	8.0	-	-	-
Subtotal for BMX-3 District	94.5	-	1,254	606,573
Total for UH West O'ahu Lands	213.8	-	1,484	606,573
PRIVATE DEVELOPMENT LANDS				
Business Mixed Use Community District (BMX-3)				
Mixed Use Parcel A	10.5	10	105	114,345
Mixed Use Parcel B	11.2	10	112	121,968
Detention Basin	11.2	-	-	-
HECO Substation	1.0	-	-	-
Roads	3.9	-	-	-
Subtotal for BMX-3 District	37.8	-	217	236,313

LAND USE	ACREAGE	UNITS/ ACRE	RESIDENTIAL UNITS (approximate)	COMMERCIAL SQUARE FOOTAGE
Apartment Medium Density District (A-2)				
Residential Parcel A (High Density, Multi-Family)	33.1	16	530	-
Residential Parcel B (Medium Density, Multi-Family)	20.1	12	241	-
Residential Parcel F (High Density, Multi-Family)	24.7	16	395	-
Residential Parcel G (Medium Density, Multi-Family)	20.7	12	248	-
Roads	9.9	-	-	-
Subtotal for A-2 District	108.5	-	1,414	-
Residential District (R-5)				
Residential Parcel C (Low Density, Single-Family)	30.5	6	183	-
Residential Parcel D (Low Density, Single-Family)	30.3	6	182	-
Elementary School	12.0	-	-	-
Roads	4.3	-	-	-
Subtotal for R-5 District	77.1	-	365	-
Residential District (R-3.5)				
Residential Parcel E (Medium-Low Density, Multi-Family)	56.1	10	561	-
Roads	7.0	-	-	-
Subtotal for R-3.5 District	63.1	-	561	-
Total Private Development Lands	286.5	-	2,557	236,313
GRAND TOTAL	500.3	-	4,041	642,686

7. As noted above, a new Figure 5.3 Proposed Zoning Map, has been prepared to clearly depict the areas, and delineate the boundaries, of the project site that are subject to PRU and rezoning approval. Please note, however, that since the agreement with the selected private developer has not been consummated, the boundary line between the PRU and non-PRU land is subject to change.

8. We acknowledge that a Five-Year Master Plan for the UH West O'ahu will be submitted with the PRU application, pursuant to Section 21-2.120-2, Land Use Ordinance (LUO). The Draft EIS included Figure 2.6 which depicts the first initial phase to be developed, and Table 2.4 which includes a description of how the development of the campus lands will be phased. The last two paragraphs of Section 2.7 Phasing and Timing of Action will be revised to read as follows:

Initial Phase. Phase I development of the UH West O'ahu Lands includes construction of a 1,520-student campus (including a 5-acre detention basin); a portion of University Village; a HECCO substation; Roads A and B, and a portion of Road D; and the expansion of Farrington Highway (see Figure 2.6). Phase I development of the Private Development Lands includes construction of portions of Residential Parcels D, E, F, and G; an 11.2-acre detention basin; portions of Roads C, D, and E; and the expansion of improvements at intersections with Farrington Highway. Approximately 110.5 acres of

the 500-acre property will be developed in Phase I, providing 616 residential units. The current estimated date for opening of the campus is Fall 2009.

Build-Out Phase. Ultimately, the UH West O'ahu Lands will include a 7,600-student campus (including a 10-acre detention basin); University Village (student housing/mixed use or campus expansion); work-force/affordable multi-family housing; a HECCO substation; and roads. The Private Development Lands will include single- and multi-family residential uses; mixed-use areas; a detention basin; an elementary school; a HECCO substation; and roads. The current estimated year for completion of the project is 2015.

9. The FEIS will discuss how development of the campus lands will or will not comply with LUO development standards, such as for height, setbacks, and density, for the proposed underlying zoning districts in which the university and university-related uses will be located. The following three paragraphs will be added at the end of Section 5.3.3 Land Use Ordinance:

During the public review period, the Department of Planning and Permits, Land Use Permits Division, Zoning Regulations and Permits Branch wrote: "The FEIS should discuss how development of the campus lands will or will not comply with LUO development standards, such as for height, setbacks and density, for the proposed underlying zoning districts in which the university and university-related uses will be located." While the exact "exemptions" and "variances" are not known at this time, UHWO's architect, John Hara & Associates, Inc. has provided the following preliminary opinion on how the campus design may or may not comply with LUO development standards for R-5 zoning. Building heights on campus will vary, but will typically exceed the 25-30 foot maximum height required by R-5 zoning. Buildings in the first phase will be approximately 60 feet high at the ridge, with the campus tower reaching approximately 85 feet above finish grade. Setbacks of buildings will meet R-5 zoning requirements. The buildings will be set back more than 30 feet at the front and more than 15 feet at the side and rear property lines.

The height setbacks will also be met. Any portion of a structure exceeding 15 feet will be set back from every side and rear buildable area boundary line at least one foot for each two feet of additional height over 15 feet. Any portion of a structure exceeding 20 feet will be set back from the front buildable area boundary line at least one foot for every two feet of additional height over 20 feet.

Density of the site will meet R-5 zoning requirements. The maximum building areas will not exceed 50 percent of the zoning lot.

10. We recognize that the LUO does not have a parking standard for colleges and universities. Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Parking will be revised to read as follows:

The City's Land Use Ordinance (LUO) establishes a minimum of one parking stall for every ten students plus one stall for every 400 square feet of office space. Based on this standard, a ratio of one parking stall for every two students was utilized to accommodate the parking needs of students, faculty, and administrative staff. For the initial 1,520 student campus, 760 parking stalls (at 0.5 per student head count) are estimated to be required. The ultimate 7,600 student campus is expected to require 2,850 parking stalls (at 0.375 per student head count). The proposed number of parking stalls exceeds the LUO requirement and the number of stalls suggested by the Institute of Transportation Engineers. The University will continue to work with the City during the Plan Review

Use (PRU) permitting process to ensure that the design of future parking facilities adequately meets future needs. Future factors that may affect parking demand are: 1) plans to provide student housing equivalent to 30 percent of the ultimate full-time equivalent student population, and 2) plans for rail and bus transit.

For the initial 1,520 student campus, 760 parking stalls (at .5 per student head count) are estimated to be required. This requirement is higher than both the Institute for Traffic Engineers (ITE) standard and the ratio utilized for the ultimate 7,600 student campus. This higher parking requirement was utilized to compensate for the lack of development of alternative modes of transportation and lack of student housing in the immediate vicinity of the campus, which would result in higher automobile use during the initial phase. For the ultimate 7,600 student campus approximately 2,872 parking stalls (at .37 per student headcount) will be provided. This number is equal to the Institute of Traffic Engineers (ITE) suggested parking requirement of 2,812 stalls.

Factors that may impact the estimated parking requirement for the 7,600 student campus include: 1) the level of transit service to the UH West O'ahu campus (less parking required if a significant portion of the UHWO students, faculty and staff use transit); 2) the percentage of distance learning students; 3) the percentage of students enrolled in non-daytime courses; and 4) the amount of nearby and on-campus student housing which is projected to be equal to 30 percent of the total student population. Parking standards could be adjusted, as necessary, to accommodate for any of the factors identified above. For example, parking standards for the ultimate development of the campus could be reduced should transit access to the area be enhanced through the City's proposed HHCTP. The University will continue to work with the City during the Plan Review Use (PRU) permitting process to ensure that the design of future parking facilities adequately meets future needs.

We are not able to provide the requested table that would depict parking calculations for the campus lands by use, floor area (square feet), the applicable parking standard and the number of recommended parking stalls. As the campus design is in its very preliminary stage, the floor area is presently not available. However, to address your request, a new table (Table 4.4) showing initial phase student population and the ultimate student population and the proposed number of parking stalls that is being proposed for each phase of campus development will be provided in the Final EIS. Table 4.4 will also provide the estimated number of parking stalls using methodology provided by the Institute of Traffic Engineers and if one were to compare with the number of stalls provided for a comparable number of students at the UH Mānoa Campus. The following text and Table will be added to the end of Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Parking:

Table 4.4 shows the initial phase student population and the ultimate student population and the proposed number of parking stalls that is being proposed for each phase of campus development. Table 4.4 also provides the estimated number of parking stalls using methodology provided by the Institute of Traffic Engineers and if one were to compare with the number of stalls provided for a comparable number of students at the UH Mānoa Campus.

Table 4.4 – Proposed UH West O'ahu Parking Stalls

Year	Student Population (Students)	UHWO Proposed Parking (# of Stalls)	ITE Suggested Parking (# of Stalls)	UH Mānoa Parking based on Head Count (# of Stalls)
2009	7,520	760	562	464
2015	7,600	2,812	2,812	2,318

11. The development of the campus lands will comply with off-street loading requirements, pursuant to Section 21-6-100, LUO. The following text has been added at the end of Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative Measures, Parking of the EIS:

Development of the UH West O'ahu campus lands will comply with the City's requirements for off-street loading, pursuant to Section 21-6-100, LUO.

Interim Planning Division

Community Action Plans Branch

1. The statement: "if more executive housing were available, business owners buying executive housing in 'Ewa would likely relocate their businesses to 'Ewa.'" is taken out of context (the previous sentence read: "One challenge to attracting businesses to 'Ewa has been that most of the housing inventory provided has been affordably- and moderately-priced housing, rather than executive housing...") is intended to illustrate the potential positive impacts of executive housing can play in siting of businesses. While we concur that there may be 30 homes in the 'Ewa area with prices of \$1 million or more, this statement is based on an observation that the defacto center of employment on O'ahu is the Central Business District and Waikiki and not surprisingly, many business owners live east of the Central Business District.

2. Regrettably, as portions of the project site are developed, there will be corresponding loss of land available on the project site for existing farming operations. Fortunately for existing lessees there is an adequate amount of lands available on O'ahu and other islands that may be used for pasture or crop production. The first paragraph of Section 4.3 Agricultural Impact, Anticipated Impact and Mitigative Measures of the EIS will be revised as follows:

Portions of the currently cultivated lands within the property will be withdrawn from agricultural production as portions of the project site are developed for the proposed development, which would have a negative impact on the above listed agricultural lessees. This will result in some loss in revenues, jobs, and payroll generated by agricultural activities. However, the State and City have long planned for new development in the project area, and the property is within the Urban State Land Use District. Tenants have been fully aware, for quite some time, that the proposed project area would be used to accommodate for future development in the region. It is our understanding with the closure of the Del Monte Fresh Produce, there are 3,100 acres of vacant lands in Kūia available for cultivation.

3. The discussion on pages 63 and 64 focuses on existing traffic conditions. The LOS E reported within the discussion pertains to the existing, two-way undivided highway LOS. There is no existing intersection at this location. In this case, LOS is determined as a function of "percent time following" and "average travel speed." Because Farrington Highway in the vicinity of the UH West O'ahu site is mainly a "no passing zone," the "percent time following" is relatively

Mr. Henry Eng, FAICP

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006

Page 8

high, therefore translating into an LOS E condition during the peak hours. Under these conditions, LOS E is considered acceptable. Future traffic conditions will involve an intersection at this location and improvements strive to achieve LOS D at intersections for major movements.

The footnote on page 69 will be moved to the appropriate page that discusses future intersection level of service.

4. The Oahu Metropolitan Planning Organization (OMPO) Oahu Regional Transportation Plan (ORTP) describes fiscally-constrained long-range transportation improvements that are projected to be completed by year 2030. The timing of these projects between now and 2030 are not identified. The Transportation Improvement Program (TIP) lists projects that are programmed for federal Fiscal Years 2006 through 2008. Projects on the TIP in the UH West O'ahu area include:

- North-South Road between Kapolei Parkway and H-1 Freeway;
- Kapolei Parkway between Renton Road and North-South Road;
- Fort Barrett Road widening right-of-way (ROW) acquisition;
- Kapolei Interchange complex between Makakilo and Palatui Interchanges;
- Freeway Management System Phases 1A and 1B;
- H-1 Freeway Eastbound Widening design between Waiau and Hālawa Interchanges;
- Oahu Intra-Island Ferry Design planning and design.

Additionally, projects recently completed or already in implementation include the H-1 Freeway Waimalei Viaduct widening, AM Zipper Lane Extension, and Fort Weaver Road widening between Lantuaunui and Greiger Road.

Implementation of these projects will help to manage the growth in vehicular travel in the future and, in that way, would result in better traffic conditions than if they are not implemented. Similarly, the partial reorientation of university trips toward UH West O'ahu from UH Mānoa would also help to manage the growth in vehicular travel and would result in better traffic conditions than if it does not occur.

Therefore, the last paragraph of Section 4.11.6 *Public Transit, Anticipated Impacts and Mitigation Measures* will be rewritten as follows:

The UH West O'ahu campus will be a higher education facility and major employment center. West O'ahu residents will have the opportunity to enroll in University courses and work near their homes. As such, traffic conditions into and within Honolulu are also expected to improve, as fewer people would commute to the UH Mānoa, other UH Community Colleges, and workplaces outside of West O'ahu. This opportunity will help to re-orient travel to private Universities, UH Mānoa, and workplaces outside of West O'ahu to UH West O'ahu. As such, UH West O'ahu would help to manage the growth in vehicular travel on routes into and within Honolulu and would result in better traffic conditions than if it did not occur.

5. As suggested, the anticipated impacts of UHWO on on-street parking will be addressed by adding the following text to the end of Section 4.10.1 *Roadways and Traffic, Anticipated Impacts and Mitigation Measures, Parking*:

It is possible that the proposed UHWO campus is more likely to have impacts on on-street parking on existing residential neighborhoods nearby. For the initial 1,520 student campus, the project site has adequate land available if each of the students were to take

Mr. Henry Eng, FAICP

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006

Page 9

their own cars. In the longer term, the ultimate, 7,600-student campus is expected to include 2,812 parking stalls (at 0.37 per student head count). The proposed number of parking stalls equals the number of stalls suggested by the Institute of Transportation Engineers (at 0.37 per student head count). Since the nearest existing residential neighborhoods are located in the Villages of Kapolei and the Villages of Kapolei is separated from UHWO by the Kapolei Golf Course, without any connecting streets, any students who park in the Villages of Kapolei would have to either walk, bike or moped onto either Kapolei Parkway or Farrington Highway to access the campus. The closest proposed residential neighborhoods are the private development lands surrounding the campus and it is hoped that students from these areas will either walk or bike to the campus. It is possible that in the long-term future, if there is inadequate parking provided on the UHWO campus, commuting students will park on-street in the private development lands or on surrounding proposed projects (DHHH East Kapolei 1 - which is immediately makai of the 500-acre UHWO site, and DHHH East Kapolei 2 and the Ho'opi'i project - which are both across the proposed North-South Road from UHWO).

We can understand the Interim Planning Division's Community Action Plans Branch's comments whether proposed affordable housing units would be adequate to support the anticipated demand generated by the West O'ahu Campus, but we hope the Branch can understand that UHWO must weigh the need to address affordable housing needs with the goal of having a private partner fund the construction of the UHWO campus. The Interim Planning Division's Community Action Plans Branch might not be aware that the original land use plan for the non-campus land was primarily focused towards commercial development (with very little housing). While commercial development would provide needed employment opportunities in the 'Ewa region (and reduce traffic to/from Downtown Honolulu) and provide a source of long-term income to fund operations and maintenance and pay down construction debt, UH decided to seek a solution where a private residential developer would be able to provide a significant amount of immediate cash to help offset the cost of constructing the first phase of the campus. As a result, the plan now reflects significantly more residential than commercial. In that regard, there should be significantly less impact on the housing inventory in the 'Ewa region, than if UHWO implemented its original land use plan. Finally, UHWO is particularly motivated that the project provides workforce housing for faculty and staff as it is difficult to attract the best candidates without it. The second to the last paragraph of Section 4.8.2 *Housing, Anticipated Impacts and Mitigative Measures* of the EIS will be revised to read as follows:

Park areas and open space will be provided throughout the property in compliance with the City's Park Dedication Ordinance. The University and/or the private developer will meet with affected City departments to discuss specific plans to satisfy the park dedication requirements. To meet the City's affordable-housing requirements, approximately 355 units, a large portion of which will be affordable-housing units, will be provided within the UH West O'ahu lands. The remainder of the affordable-units required for the development will be distributed throughout residential parcels and not concentrated in one or two areas in the Private Development Lands.

The project will address the provision of affordable housing by coordinating with the Department of Planning and Permitting and the Department of Community Services. UHWO is particularly motivated that the project provides workforce housing for faculty and staff as it is difficult to attract the best candidates without it. In addition, UHWO will eventually include approximately 760 student housing units with approximately 3 beds each. Thus, there will be approximately 2,280 less students that would be competing for affordable rentals in the open market. The University and/or the private developer will meet with affected City departments, including the Department of Community Services to discuss specific plans to satisfy the affordable housing

Mr. Henry Eng, FAICP
SUBJECT: UNIVERSITY OF HAWAII WEST OAHU (UH WEST OAHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 11

requirements. During the public review period, the Department of Planning and Permitting wrote the following regarding the potential of developing "granny flat"-type rental units in proposed housing development: "The DPP considers the potential benefits (i.e. low cost student rentals and increased housing unit affordability) available through this type of housing to be substantial. It appears there is an opportunity for this type of unit exists where the "alley loaded" low-density residential development on Parcels C and D where such units could take the form of studio units above the garage. This approach could at least partially fulfill the need for approximately 2,280 beds for the 7,600-student resident population at little or no cost to the University...to construct "granny flats," lots would need to meet underlying residential district standards for two (2) dwellings, or a developer could use the Planned Development Housing (PD-H) option."

Development Plan and Zone Change Branch

1. My apologies for the confusion on phasing. The phasing described in the Draft EIS best describes the phasing of the project. The initial phase of the campus includes the development of a 1,520 student campus by Fall of 2009 and some of the development of the private development lands. The Build-Out Phase includes the remainder of the proposed project, with a tentative completion year of 2015. The last two paragraphs of Section 2.7 Phasing and Timing of Action of the EIS has been revised as follows:

Initial Phase. Phase 1 development of the UH West Oahu Lands includes construction of a 1,520-student campus (including a 5-acre detention basin); a portion of University Village; a HECO substation; Roads A and B, and a portion of Road D; and the expansion of Farrington Highway (see Figure 2.6). Phase 1 development of the Private Development Lands includes construction of portions of Residential Parcels D, E, F, and G; an 11.2-acre detention basin; portions of Roads C, D, and E; and the expansion-of-improvements at intersections with Farrington Highway. Approximately 110.5 acres of the 500-acre property will be developed in Phase 1, providing 616 residential units. The current estimated date for opening of the campus is Fall 2009.

Build-Out Phase. Ultimately, the UH West Oahu Lands will include a 7,600-student campus (including a 10-acre detention basin); University Village (student housing/mixed use or campus expansion); work-force/affordable multi-family housings; a HECO substation; and roads. The Private Development Lands will include single- and multi-family residential uses; mixed-use areas; a detention basin; an elementary school; a HECO substation; and roads. The current estimated year for completion of the project is 2015.

2. As noted above (and will be in the Final EIS) student housing is planned for the Build-Out Phase.

3. We appreciate the Development Plan and Zone Change Branch's encouragement of the potential development of "granny flat"-type rental units within the project. We concur that there may be potential benefits and will revisit the potentials of this use and encourage the private developer to seriously consider such units in their portion of the project. As noted in our response above, the second to the last paragraph of Section 4.8.2 Housing, Anticipated Impacts and Mitigative Measures of the EIS will be revised to include the following text:

...During the public review period, the Department of Planning and Permitting wrote the following regarding the potential of developing "granny flat"-type rental units in proposed housing development: "The DPP considers the potential benefits (i.e. low cost student rentals and increased housing unit affordability) available through this type of housing to be substantial...It appears there is an opportunity for this type of unit exists

where the "alley loaded" low-density residential development on Parcels C and D where such units could take the form of studio units above the garage. This approach could at least partially fulfill the need for approximately 2,280 beds for the 7,600-student resident population at little or no cost to the University...to construct "granny flats," lots would need to meet underlying residential district standards for two (2) dwellings, or a developer could use the Planned Development Housing (PD-H) option."

4. UH West Oahu will study the implications of including a transit station on campus. The following will be added to the end of the second paragraph of Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative Measures, Public Transit of the EIS:

During the public review period, the Department of Planning and Permitting, Development Plan and Zoning Branch wrote: "consideration should be given to having a transit station on campus."

5. The University Village is intended as a transit-oriented development (TOD) near the mauka-most transit node (that will primarily serve the campus). Pedestrian/bike pathways will extend throughout the project and as requested, a discussion of such a network will be included in the PRU application.

6. We appreciate your comments that the Draft EIS reflects linkages with key roads and development surrounding the UHWO site. Subsequent to your Department's letter we have met with DPP staff and have studied various changes to the master plan roads to further increase connectivity. Details of pedestrian and bikeway connectivity will be included in the PRU application and in requests for zone changes. Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative Measures of the EIS will be revised as follows:

As requested by the Department of Planning and Permitting (DPP) Traffic Review Branch, a comprehensive transportation master plan, which incorporates various modes of travel, including transit, vehicle, bicycle and pedestrian, will be developed and included with the zone change and PRU applications to DPP. This plan will be designed to establish and promote a safe and efficient balance between the various modes of travel, such as grade separated bicycle and pedestrian facilities, convenient and centrally located transit stops and terminals, traffic calming devices and other methods, as necessary.

7. We concur with your statement that given the proximity of the high density residential uses on Parcels A and F (925 units) to the University Village, it is likely that residents may do much of their shopping there and possibly at Mixed Use, Parcels A & B instead of driving to the Mixed Use Parcel C on the west side of the campus. As such, we will include and accommodate easy pedestrian/bike linkage between these parcels. Details of pedestrian and bikeway connectivity will be included in the PRU and zone change applications, and will be mentioned in Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative Measures of the EIS as stated in response to your previous comment (see above).

Policy Planning Branch

1. As requested, Section 5.3.2 Ewa Development Plan, Other Community Facilities, Discussion of the EIS has been revised to include the following text:

Discussion: In 1967, the UH Board of Regents initiated efforts to establish a four-year college in Central or West Oahu. Over the years, the Regents approved varying sites.

Wai'awa Ridge (1970), Honolulu/Hiwa I (1973) and in 1993, Kapolei Makai (the current site). In 1996, it was decided that the West O'ahu campus site would be moved to 991 acres mauka of the H-1 Freeway in Kapolei. This was based on a strategy by the State to entice approximately 1,300 acres of land in East Kapolei, which would then be sold to private developers. As a result, the Housing and Community Development Corporation of Hawaii (HCDC) initiated a master planning effort for 1,300 acres, including the UHWO Kapolei Makai site for mostly residential uses. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. On March 5, 1999, HCDC filed a Petition for Land Use District Boundary Amendment to reclassify approximately 1,300 acres, including the subject 500 acres, from Agricultural use to Urban use for the master-planned community known as East Kapolei. By Findings of Fact, Conclusions of Law and Decision and Order filed on September 8, 1999, the State Land Use Commission granted this petition. (This mauka campus location is reflected in the current Ewa DP Land Use Map.) Subsequently, however, Hawaii's economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (makai of Farrington Highway).

During the fall of 2001, the UH Administration, the Estate of James Campbell, and the Governor explored the possibility of relocating the UH West O'ahu campus from the 991-acre mauka site to the City of Kapolei.

Since the marketability of the petition area was non-existent, and a site selection study determined that the current site was best suited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were "urbanized" was transferred to DHH.

On September 13, 2002, the UH Board of Regents approved the 500-acre Kapolei Makai site as the permanent location for the new UH West O'ahu campus and requested the transfer of title to the 500 acres from DLNR. The Board of Land and Natural Resources approved the transfer of title of the 500-acre site to the UH in fee simple.

The University of Hawaii still retains the 991-acre site mauka of the H-1 Freeway, but has no current plans for it other than being generally viewed as potentially being developed in the future as an expansion area for the UHWO campus.

2. As suggested, Section 5.3.2 Ewa Development Plan, Public Facility Investment Priorities, Land Use Map, of the EIS has been revised as follows:

Land Use Map. The currently proposed UH West O'ahu property is designated for Low and Medium Density Residential and High Density Residential uses by the Ewa Development Plan Urban Land Use Map (see Figure 5.1). A symbol for the UH West O'ahu campus is shown mauka of the H-1 Freeway, reflecting a previously proposed campus site. Currently, it is believed that the Ewa DP Five-Year Review will show the UH West O'ahu at the currently proposed site.

3. Discussion of the potential residential population of the proposed project and the impact and consistency with the General Plan residential population distribution policy will be included after the first paragraph in Section 5.3.1 General Plan of the EIS as follows:

POPULATION

Objective C, Policy 2: Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

Objective C, Policy 4: Seek a near 2010 distribution of O'ahu's residential population...

Discussion: According to the DPP, the population of the Ewa Development Plan Area (Ewa DPA) grew from 42,931 in 1990 to 68,718 in 2000, representing an increase of 60.1 percent (DPP, 2004). In comparison, the population for the City as a whole increased only 4.8 percent from 336,231 in 1990 to 376,136 in 2000. Residential development in the Ewa region continues to increase in population, and the City expects the population of the Ewa DPA to reach 141,864 and 164,462 by 2020 and 2025 as the secondary urban center, respectively. The City's population is expected to reach 1,037,250 and 1,078,050 in 2020 and 2025, respectively.

All full build-out, the UH West O'ahu development will introduce new residents to the Ewa region and will provide approximately 4,041 residential units (including 761 student housing units). Using an estimate of 2.9 persons per household, the 3,280 residential units (not including student housing units) will provide homes to approximately 9,512 people. This population increase is consistent with stated governmental policies of directing future growth toward the Ewa Plain. Within the property, the proposed elementary school and UH West O'ahu campus will provide for the educational needs of students residing within the property and the surrounding area.

4. We have clarified the number of unresolved issues. Section 7.4.2 Unresolved Issues of the EIS has been revised as follows:

In compliance with Section 11-200-17(n), HAR, this chapter describes the unresolved issues associated with the UH West O'ahu development. These unresolved issues primarily deal with future actions and decisions of governmental bodies that cannot be determined at this time. The following sections discuss how such issues will be resolved and what overriding reasons exist for proceeding with the project.

There are three currently unresolved issues for the proposed project. Each issue is in the process of being resolved by the University of Hawaii or other agencies with jurisdiction. None of the unresolved issues require acceptance of the EIS prior to permit approval or construction.

Funding. The University is currently entertaining a number of funding strategies for the initial 1,520 student campus. These strategies include a development partnership, land sale and/or legislative funding, or a combination of these options. Funding for campus development beyond the initial phase is currently an unresolved issue. The initial campus for 1,520 students will be developed by the University's development partner. Construction of the campus beyond the initial phase will occur on an as-needed basis through a public-private partnership and/or funding from the State.

Public/Private Partnership. The University and its private development partner are currently working on an agreement for the UH West O'ahu development. The exact acreage allocated to the Private Developer shown in this EIS is approximate and will not be known until the agreement with the private development partner is finalized. In any

case, adequate land area will be set aside for a campus that can eventually accommodate up to 7,600 students in the future.

Completion of Archaeological Inventory Survey Report. OHA recommends that the project area undergo an Archaeological Inventory Survey (AIS), as a new study or supplement to the previous, in which all aspects of applicable 6E administrative rules and revised statutes are satisfied. The AIS will include a substantial subsurface inventory as much of the surface architecture may have been destroyed during previous commercial agriculture activities. UH West O'ahu has contracted a professional archaeological firm and the firm is currently conducting its field survey.

Dedication of Roads, Drainage Facilities and Their Related Infrastructure. During the public review period, the City and County of Honolulu, Department of Facility Maintenance wrote: "Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility." This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

Plan Review Use (PRU) Permit. Pursuant to Section 3.1.60-1, LUO, the University will seek a PRU Permit for the campus and student housing lands. As required by DPP, the University will submit a PRU Permit application concurrently with the Zone Change application.

Zone Change. The UH West O'ahu property is currently zoned AG-1, Restricted Agriculture. The Department of Planning and Permitting requires that the "campus lands" be rezoned to a district other than the currently zoned AG-1, and as such, a zone change will be required to be processed concurrently with the PRU. Rezoning approval will also be needed for the portion of the project that will be developed privately, and which is not related to the university.

5. As suggested, a map of surrounding land uses (see attached) will be included as Figure 1.7. UHWO is surrounded by the Kapolei Golf Course, Farrington Highway, the proposed North-South Road and DHHL East Kapolei I (mostly residential), with no existing adjoining residences. Since the fall of 2005, UHWO has been meeting monthly with DHHL, HCDA and D.R. Horton to ensure roadway connectivity, the sharing of infrastructure development, alternative transit rail alignments and other issues. As such, there are no known potential compatibility issues with surrounding land uses.

6. The original intent of the State Land Use District Boundary Amendment was to entitle approximately 1,300 acres of land in East Kapolei, which would then be sold to private developers. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. Subsequent to the LUC approval of LUC Docket No. A99-728, Hawaii's economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (makai of Farrington Highway). Since the marketability of the petition area was non-existent, and a site selection study determined that the current site was best

sited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were "urbanized" was granted to DHHL. The current owners (UHWO, DHHL, DOT, DLNR) then, are significantly different from those originally envisioned (private residential developers).

As recommended, a discussion of the proposed uses of the UH West O'ahu lands and their potential impacts within the context of the applicable conditions is attached and will be included in Section 5.2.3 of the Final EIS. In addition, the following text will be added to the paragraph in Section 5.2.3:

Chapter 205, HRS establishes the State Land Use Commission (LUC) and classifies all lands in the State into four districts: Urban, Rural, Agricultural, and Conservation. Ongoing urbanization of the Ewa region conforms to the official policies established by the LUC. The UH West O'ahu property is located within the Urban District and the proposed land uses are permitted (see Figure 1.6). During the public review period, the Land Use Commission wrote: "...the Land Use Commission (LUC) urbanized the protect site under LUC Docket No. A99-728/Housing and Community Development Corporation of Hawaii (HCDCH). The LUC imposed 27 conditions upon the reclassification pursuant to Findings of Fact, Conclusions of Law, and Decision and Order (Decision and Order) dated September 8, 1999. Given that the conditions run with the land and are binding upon the HCDCH and each and every subsequent owner, lessee, sub-lessee, transferee, grantee, assignee, or developer, the development of the University of Hawaii-West Oahu lands and the Private Development Lands is subject to these conditions. As such, we request that there be discussion of the proposed uses on these lands and their impacts within the context of applicable conditions."

The original intent of the State Land Use District Boundary Amendment was to entitle approximately 1,300 acres of land in East Kapolei, which would then be sold to private developers. It was intended that the proceeds of the land sales would be used to fund the construction of a UHWO campus site mauka of the H-1 Freeway. Subsequent to the LUC approval of LUC Docket No. A99-728, Hawaii's economy suffered a serious downturn, and there was little or no market demand for new residential development. During this period, it was determined that the construction of a new campus mauka of the H-1 Freeway would be more expensive than the current site (makai of Farrington Highway). Since the marketability of the petition area was non-existent, and a site selection study determined that the current site was best suited for a new UHWO campus, UHWO was allocated 500 acres and most of the remainder of the 1,300 acres which were "urbanized" was granted to DHHL. The subsequent owners (UHWO, DHHL, DOT, DLNR and eventually DOE) then, are significantly different from those originally envisioned (private residential developers).

UH West O'ahu intends to request an amendment to the Decision and Order within a few months.

Site Development Division
Civil Engineering Branch

1. Unfortunately we were unable to find all of the references mentioned on pages 74 and 75 of the Draft EIS. The first two sentences of Section 4.10.4 Drainage Facilities, Anticipated Impacts and Mitigation Measures will be revised to read as follows:

Mr. Henry Eng, FAICP
 SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
 ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
 December 18, 2006
 Page 16

Design guidelines contained in the City's Storm Drainage Standards were used to evaluate the proposed drainage facilities. The Erosion and Sediment Control Guide for Hawaii and the East-Kapehu Drainage Master Plan were used as references. UHKO's civil engineering consultant, Engineering Concepts, Inc., used commonly accepted professional civil engineering methodology in determining existing and proposed runoff characteristics.

- As suggested, Section 11.0 References, will be revised to include the following reference:
City and County of Honolulu, Department of Public Works. (1986) Storm Drainage Standards. Honolulu, Hawaii.

Subdivision Branch

- As suggested, "Park Dedication Requirement," pursuant to Section 22-7, Revised Ordinances of Honolulu (ROH), will be included in a revised Table 5.2 - Required Approvals and Permits.

Table 5.2 - Required Approvals and Permits

PERMIT OR APPROVAL	AUTHORITY	STATUS
<u>Environmental Impact Statement (EIS) in compliance with Chapter 343-HRS</u>	<u>Government, State of Hawaii</u>	
<u>Motion to Amend Decision and Order</u>	<u>Land Use Commission</u>	<u>Motion to be filed at the time the FEIS is submitted.</u>
<u>Plan Review Use (PRU) Permit</u>	<u>Department of Planning and Permitting / City Council</u>	<u>Application to be submitted after the acceptance of the FEIS concurrently with the Zone Change application.</u>
<u>Zone Change</u>	<u>Department of Planning and Permitting / City Council</u>	<u>Application to be submitted after the acceptance of the FEIS concurrently with the PRU Permit application.</u>
<u>Subdivision Approval</u>	<u>Department of Planning and Permitting</u>	<u>Application to be submitted after the Zone Change application is approved.</u>
<u>Park Dedication</u>	<u>Department of Planning and Permitting</u>	<u>Application to be submitted with an application for Subdivision Approval.</u>
<u>Building/Grading Permits</u>	<u>Department of Planning and Permitting</u>	<u>Application to be filed after the Zone Change application is approved.</u>
<u>Installation of Power Lines and Substations</u>	<u>State Public Utilities Commission</u>	<u>Currently coordinating with HECO. Will be approved prior to occupancy.</u>
<u>National Pollutant Discharge Elimination System (NPDES) Permit</u>	<u>State Department of Health</u>	<u>Application to be submitted prior to Grading Permits.</u>

Mr. Henry Eng, FAICP
 SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
 ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
 December 18, 2006
 Page 17

Wastewater Branch

- We appreciate the information provided and will revise Section 4.10.3 Wastewater Facilities, by adding the following text to the end of the last paragraph in this section:

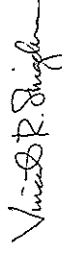
During the DEIS Public Review Period, the Department of Planning, Site Development Division, Wastewater Branch wrote that the "...protected average flow of 1.68 mgd is included in the approved Wastewater Master Plan for East Kapehu, dated June 2006. A Site Development Master Application for Sewer Connection is required. This project may also be liable for payment of a Wastewater System Facility Charge."

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigekuni
 Vice President

encl: Figure 1.7 - Surrounding Land Uses
 Figure 5.3 - Proposed Zoning Map

cc: Office of Environmental Quality Control
 Gene Awakuni/UH West O'ahu

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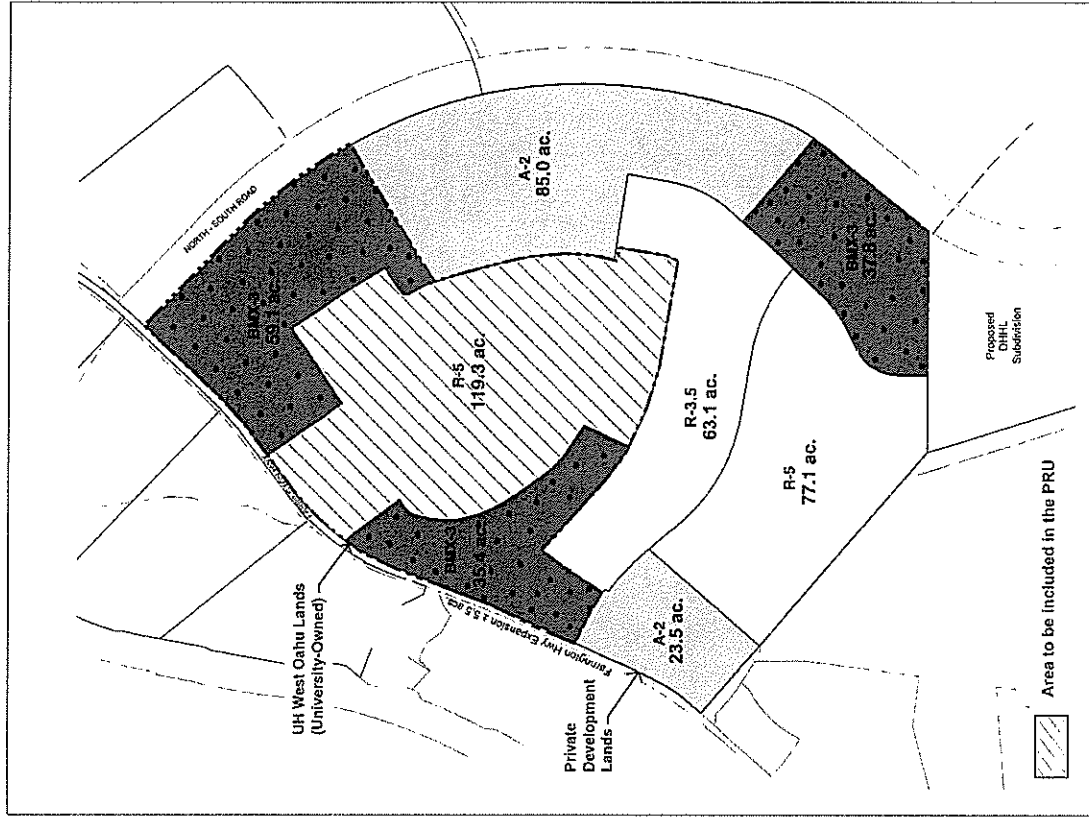


Figure 5.3
Proposed Zoning Map
University of Hawai'i West O'ahu
NORTH
LINEAL SCALE (FEET)
0 1,200
PBR
P.L.L.C.

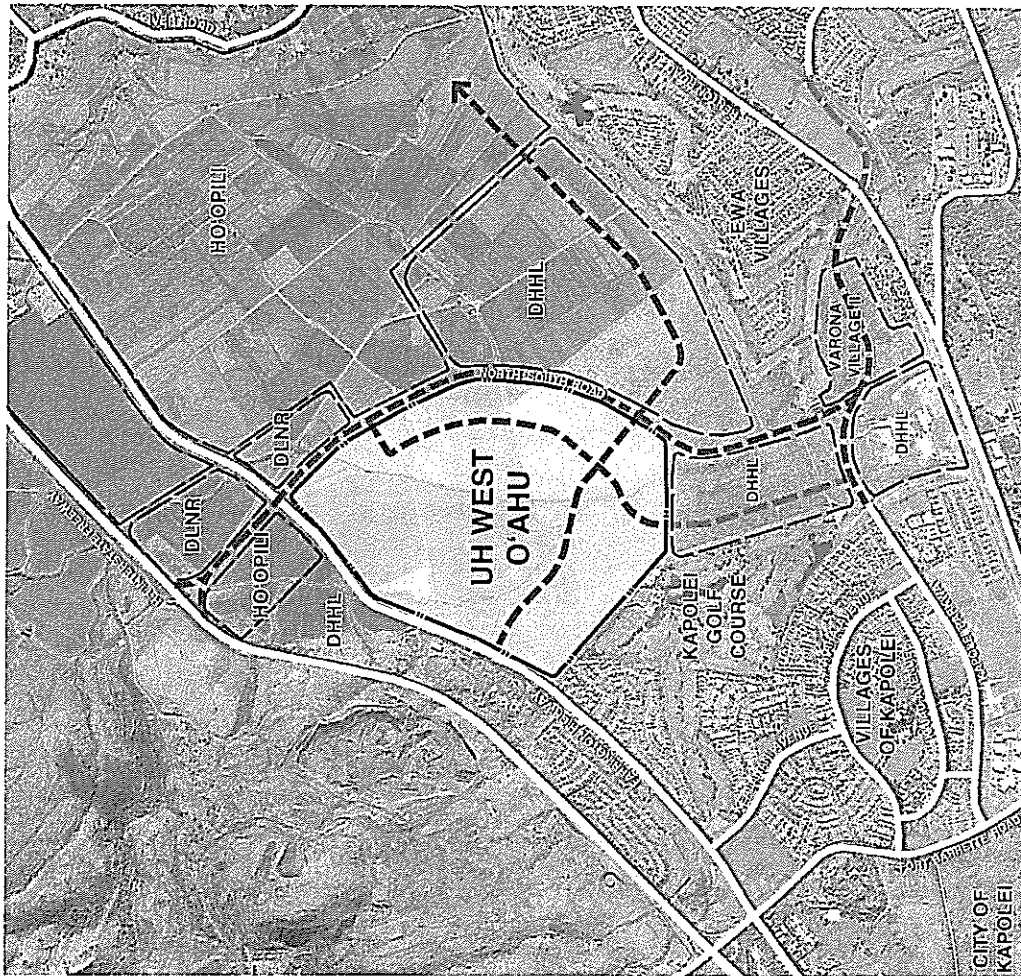
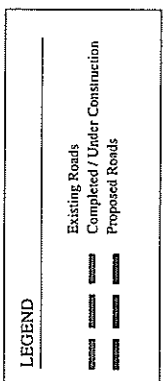


Figure 1.7
Surrounding Land Uses
University of Hawai'i West O'ahu
East Kapolei, O'ahu
NORTH
LINEAL SCALE (FEET)
0 2000 4000
PBR
P.L.L.C.





December 18, 2006

WE FRANK BRANDETTASLA
Chairman

THOMAS WITTEN, ASLA
President

R. STAN RUNCAN, ASLA
Executive Vice-President

RUSSELL S. CHUNG, USLA
Executive Vice-President

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GRANT T. AU'AKAMILAKI
Principal

TONY SCHELL, AICP
Senior Assoc. Staff

RAYMOND THIGA, ASLA
Senior Assoc. Staff

KEVIN K. NISHIKAWA, ASLA
Associate

KARIMAKAWA YUVA, LEFP, AP
Associate

SCOTT AIKUA BRIBGO
Associate

SCOTT AU'AKAMILAKI, ASLA
Associate

HONOLULU OFFICE
1001 Bishop Street
ASLE Tower, Suite 620
Honolulu, Hawaii 96811-1161
Tel: (808) 521-2511
Fax: (808) 521-3101
E-mail: planning@pbr.com

HIO OFFICE
101 Airport Street
10th, 12th and 14th Floors
Honolulu, Hawaii 96814-1271
Tel: (808) 412-2528

WAIKUKU OFFICE
1010 Kalia Road, 4th Floor
Honolulu, Hawaii 96814-1271
Tel: (808) 412-2528

Mr. Henry Eng
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

Section 2.5.1.1 Roadways and Traffic of the Draft EIS will be revised as follows:

The only existing public roadway providing access to property is Farrington Highway. During the public review period, the Department of Planning and Permitting, Traffic Review Branch wrote that the Department of Design and Construction is currently working on the roadway cross-section for the widening of Farrington Highway fronting the Campus property. Approximately 5.5 acres of land within the property has been set aside for improvements to Farrington Highway. A loop road will provide the major access to various areas of the campus. A loop road encircling the major University buildings will provide access throughout the campus. The campus loop road will have a right-of-way width of 56 feet. Seven other internal roadways are planned within the property, with right-of-way widths varying from 66 feet to 104 feet. Roads within the UH West Oahu Lands will either be controlled by the University or dedicated to the City. Roads within the Private Development Lands will be dedicated to the City as determined during the entitlement phase of the project. It is proposed that all roads (land, water, sewer and drainage systems) within the project site will be dedicated to the City and County of Honolulu, except Road "A" and the portion of Road "B" westward of the intersection with Road "D". During the public review period, the City and County of Honolulu Department of Facility Maintenance wrote: "Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility." This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

3. The UHWO and its consultants have been meeting with various City and County of Honolulu agencies including DPP and the Department of Transportation Services (DTS) in developing a roadway master plan that incorporates "smart growth" and "connectivity" concepts. We acknowledge that a roadway master plan is being developed in concert with the DPP and the DTS prior to processing the zone change and PRU. A copy of the requested roadway master plan reflecting coordination with your Department and others will be submitted with the applications for a zone change and PRU. The roadway master plan will define the hierarchy of streets as it relates to a typical "grid" pattern of roadways. The zone change and PRU applications will include proposed roadway sections that follow the City's Subdivision Rules and Regulations to the greatest extent practical. UHWO's traffic engineering consultant will determine the need and estimated length of left and right turn auxiliary lanes along major roads and coordinate with DPP and other appropriate City agencies prior to submitting applications for a zone change and PRU.

4. We acknowledge that the Department of Design and Construction is currently working on the roadway cross-section for Farrington Highway fronting the Campus property. The second to the last paragraph of Section 2.4.2 UH West Oahu Lands of the EIS has been revised as follows:

Farrington Highway Expansion. Farrington Highway is a major arterial roadway that provides regional and sub-regional mobility. The highway runs in an east-west direction adjacent to the UH West O'ahu property. During the public review period, the Department of Planning and Permitting, Traffic Review Branch wrote that the Department of Design and Construction is currently working on the roadway cross-section for the widening of Farrington Highway fronting the Campus property. Approximately 4.4 acres within the northern portion of the property will be used for improvements to Farrington Highway.

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Eng:

Thank you for your letter dated August 22, 2006. We have reviewed your letter and offer the following responses to your comments:

1. As recommended, a comprehensive transportation master plan will be developed prior to processing the zone change and the Plan Review Use (PRU).

A new paragraph will be added to Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative Measures of the EIS as follows:

As requested by the Department of Planning and Permitting (DPP), Traffic Review Branch, a comprehensive transportation master plan, which incorporates various modes of travel, including transit, vehicle, bicycle and pedestrian will be developed and included with the zone change and PRU applications to DPP. This plan will be designed to establish and promote a safe and efficient balance between the various modes of travel, such as grade separated bicycle and pedestrian facilities, convenient and centrally located transit stops and terminals, traffic calming devices and other methods, as necessary.

2. As recommended, jurisdiction over roadways will be discussed in the Final EIS.

The second to the last paragraph of Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative, Roadways of the Draft EIS will be revised as follows:

Roads within the UH West Oahu Lands will be controlled by the University and roads within the Private Development Lands will be dedicated to the City and County of Honolulu. It is proposed that all roads (land, water, sewer and drainage systems) within the project site will be dedicated to the City and County of Honolulu, except Road "A" and the portion of Road "B" westward of the intersection with Road "D". During the public review period, the City and County of Honolulu, Department of Facility Maintenance wrote: "Roads, drainage facilities and their related infrastructure should be owned and maintained by the State of Hawaii for this State facility, similarly to that at the Manoa Campus. The City and County of Honolulu will not accept the dedication or maintenance of this facility." This will be identified as an unresolved issue since the Department of Planning and Permitting is specifying roads within the 500-acre project to provide regional connectivity, and the non-campus lands will include residential and commercial uses that will generate property tax revenue to the City and County of Honolulu, it is felt that the non-campus roads should be allowed to be dedicated to the County.

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4529 • Fax: (808) 523-4730 • Internet: www.honolulu.gov



MUFT HANNEMANN
MAYOR

RECEIVED

AUG 30 2006
PBR PAKU PUA

MELVIN N. KAKU
DIRECTOR

TP7/06-162181R

August 28, 2006

Mr. Vincent Shigekuni, Vice President
PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: University of Hawaii West Oahu

Thank you for the July 3, 2006 letter from PBR HAWAII, requesting our review of and comments on the draft environmental impact statement for the subject project. We have the following comments regarding the document:

1. The location of Road F shown in Figure 2.1 is better than previously proposed.
2. The proposed elementary school site is discussed on Page 14. The school should be situated where potential pedestrian conflicts with vehicles will be minimized. We would prefer pathways and/or sidewalks that do not traverse major roadways. Planning for school access should be done early so that an access plan that is agreeable to all parties can be formulated.
3. On Page 16, the first sentence in Section 2.5.2.1 Roadways should be revised to state that the City Department of Design and Construction (DDC), not the City DTS, plans to widen Farrington Highway.
4. On Page 64, the third paragraph in the discussion on Roadways should be corrected to state that the HOV lanes on the H-1 Freeway are planned for extension.

Mr. Vincent Shigekuni, Vice President
Page 2
August 28, 2006

5. Pages 64 and 65 discuss the anticipated impacts of the project on Roadways. The design of the project should ensure that TheHandi-Van vehicles have access to the project buildings. Presently, the tallest vehicle is 127 inches high. In addition to facilitating TheHandi-Van vehicle circulation, mobility features should be integrated into the design of public spaces on campus and among the private development land areas to promote accessibility for persons with disabilities. The "blank slate" of the project site affords the University a unique opportunity to take a proactive approach to developing an accessible community.

6. On Page 66, the first sentence in the second paragraph should be revised to state that three of the four possible alignments in the Kapolei/Ewa section of the fixed guideway alternative would be located immediately adjacent to the proposed project. The following sentence should reflect this change and should state that the three possible alignments would each include two stations adjacent to the project site.

7. Section 4.1.1.6 **Public Transit** (Pages 85-86) includes a discussion of the Honolulu High-Capacity Transit Corridor Project. As related in Comment 6, three of the four alignment options in Section 1 - Kapolei/Ewa will be adjacent to the project site; one on Farrington Highway and the other two on North-South Road. All three options include two stations adjacent to the project site.

8. The discussion on Pages 86 and 87 is titled **Anticipated Impacts and Mitigation Measures on Public Transit**. This section should discuss the impacts of the project on the public transportation systems, rather than presenting public transportation systems as mitigation for traffic impacts.

9. Appendix H is the traffic study prepared for the project. The following comments relate to this study:

- a. Some of the project roads shown in Figure 7 (Page 18) are mislabeled.



December 18, 2006

WE FRANK IRANDI, ASLA
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Executive Vice-President

RUSSELL A. CHUNG, ASLA
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Principal

TOM SCHINLE, AICP
Senior Associate

RAMON T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMI AIKAMI YUKI, LEED AP
Associate

SCOTT AIKAI ABRIGO
Associate

SCOTT MURAKAMI, ASLA
Associate

HONOLULU OFFICE
408 Bishop Street
Honolulu, Hawaii 96813-3184
Tel: (808) 523-5633
Fax: (808) 523-1102
E-mail: info@pbrhawaii.com

HILO OFFICE
391 Aupuni Street
Hilo 1, Hawaii 96720
Tel: (808) 943-1362
Fax: (808) 943-4955

WAILUKU OFFICE
1700 Wai Ola Loop, Suite 3
Wailuku, Hawaii 96793-1271
Tel: (808) 242-2528

Mr. Vincent Shigekumi, Vice President
Page 3
August 28, 2006

- b. Figure 8 (Page 20) shows Road "E" as part of the background roadway system in East Kapolei. This is not consistent with its description on Page 12.
- c. Figure 9 (Page 21) also shows Road "E" as described in Comment 9b above.
- d. Figures 17 (Page 39), 18 (Page 40) and 19 (Page 41) are not consistent with the Phase 1 roadway system described on Page 37.

Should you have any questions regarding these comments, please contact Ms. Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

MELVIN N. KAKU
Director

cc: Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control

Mr. Melvin N. Kaku, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Kaku:

Thank you for your letter dated August 28, 2006. We have reviewed your letter and offer the following responses to your comments:

1. We acknowledge that the location of Road F, shown in Figure 2.1, is better than locations illustrated in previous proposals.

2. We strongly concur that the proposed elementary school should be situated where potential pedestrian conflicts with vehicles will be minimized. The description of the elementary school site in Section 2.4.3 Private Development Lands of the EIS will be revised as follows:

Elementary School. A 12-acre elementary school site will be located adjacent to low-density residential parcels and near the DHHL residential subdivision. The school will help to address the demand for public educational facilities in the region and will be set behind the commercial area to buffer it from North-South Road, while making it directly accessible to the community. The school is within walking or biking distance of residences and accessible via an internal pedestrian path. During the public review period, the Department of Transportation Services (DTS) wrote: "The school should be situated where potential pedestrian conflicts with vehicles will be minimized. We would prefer pathways and/or sidewalks that do not traverse major roadways. Planning for school access should be done early so that an access plan that is agreeable to all parties can be formulated." The Draft EIS did not mention/emphasize that the siting of the elementary school was driven by two important factors: 1) it was intended that the elementary school site was sited as close as possible to the makai boundary of the UHWO site in order to better serve the adjoining DHHL East Kapolei 1 residential development immediately makai; 2) siting of the school at the makai boundary is constrained by an air installation compatible use zone (AICUZ) emanating from the former Barbers Point Naval Air Station (NAS). While there are efforts to remove the AICUZ (and efforts by some parties to retain the AICUZ), until the issue of the AICUZ is resolved, the siting of the school is not final. UHWO has coordinated with DOE on the siting of the elementary school as currently shown, and assumes that DOE was comfortable with the location of the elementary school in terms of the potential for pedestrian and vehicular conflicts. UHWO has met with City and County of Honolulu agencies on a number of occasions, including at least one with DTS present, and to date, there had been no concerns raised about the location of the elementary school site. It is possible that a "Lab School" may be developed on the campus lands in order to address DOE requirements.

The following new paragraph will be inserted after the first two paragraphs in Section 4.11.1 Educational Facilities, Anticipated Impacts and Mitigative Measures of the Final EIS:

During the public review period, the DTS wrote that the proposed elementary school should be situated where potential pedestrian conflicts with vehicles will be minimized. DTS stated a preference that pathways and/or sidewalks do not traverse major roadways. As such, UHWO will continue to coordinate with DOE, DTS, DPP and other appropriate agencies so that an agreeable access plan can be formulated.

3. As recommended, the first sentence in Section 2.5.2.1 Roadways of the EIS has been revised as follows:

The City and County of Honolulu Department of Design and Construction (DHS&C) plans to widen Farrington Highway to two lanes in each direction with a right-of-way width of 100 feet between the Kapolei Golf Course and Fort Weaver Road, taking land along the UH West O'ahu property frontage.

4. As recommended, the third paragraph in Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative Measures, Roadways of the EIS has been revised as follows:

HOV lanes on the H-1 Freeway are planned to be extended from the Wai'anae Interchange to the Makaloa Interchange, according to the Oahu Regional Transportation Plan (2025).

5. We recognize that the design of applicable roadways and drop-off/pick-up areas should ensure campus and among the private development land areas be integrated to promote accessibility for persons with disabilities. As such, the following new paragraph will be added at the end of Section 4.10.1 Roadways and Traffic, Anticipated Impacts and Mitigative Measures, Roadways of the EIS:

During the public review period the Department of Transportation Services wrote: "The design of the project should ensure that TheHandi-Van vehicles have access to the project buildings. Presently, the tallest vehicle is 127 inches high. In addition to facilitating TheHandi-Van vehicle circulation, mobility features should be integrated into the design of public spaces on campus and among the private development land areas to promote accessibility for persons with disabilities..." As TheHandi-Van provides para-transit service for semi-ambulatory and non-ambulatory persons with disabilities, the campus is relatively flat, the campus will be designed to accommodate fire engines within 150 feet of all buildings, and all campus parking areas will include wheelchair accessible parking stalls, the design of applicable roadways will ensure TheHandi-Van vehicle accessibility and ADA accessibility to project buildings.

Section 5.1 Federal, Americans with Disabilities Act of the EIS will be revised as follows:

The Americans with Disabilities Act (ADA) of 1990 establishes guidelines for accessibility to buildings and facilities by individuals with disabilities. To the extent required by regulations issued by federal agencies, these guidelines will be applied to the UH West O'ahu Lands during the design and construction of new facilities covered by the ADA. It should be noted that the site is relatively flat and thus is naturally conducive to accessibility. The design of public spaces on campus and among the private development land areas will be integrated to promote accessibility for persons with disabilities.

6. As recommended, the second paragraph of Section 4.10.1 Roadways, Anticipated Impacts and Mitigative Measures, Public Transit of the EIS has been revised as follows:

At this time, two three of the four possible alignments in the Kapolei/Ewa section of the HHCTCP Fixed Guideway Alternative would be located immediately adjacent to the proposed UH West O'ahu, either on Farrington Highway or on North-South Road. Both All three alignments include one two stations at adjacent to the UH West O'ahu campus proposed project site. The alignments that are adjacent to the UH West O'ahu would either be at-grade with limited grade crossings or on elevated structures. The University's preferred option includes an alignment that travels along Farrington Highway and down the North-South Road, next to the UH West O'ahu property. If this alignment is selected, the DTS has indicated that in the vicinity of the University property, the transit corridor would be elevated and located within the median of the North-South Road right-of-way. The DTS has also indicated that two transit stops may be considered for the UH West O'ahu property, one located near the intersection of Farrington Highway and the North-South Road, and the other in the southern portion of the property, near the southern access from the North-South Road.

7. As recommended, the third to the last paragraph of Section 4.11.6 Public Transit, Existing Conditions of the EIS has been revised as follows:

At this time, two three of the four possible alignments in the Kapolei/Ewa section of the HHCTCP Fixed Guideway Alternative would be located immediately adjacent to the proposed UH West O'ahu, either on Farrington Highway or on North-South Road. Both All three alignments include one two stations at adjacent to the UH West O'ahu campus proposed project site.

8. We appreciate your suggested revisions to Section 4.11.6 Public Transit, Anticipated Impacts and Mitigative Measures of the EIS. As a result, the first two paragraphs have been revised as follows:

As a result of the UH West O'ahu development, traffic on local, collector, and regional transportation systems will increase as students, faculty, and staff commute to the proposed campus on a daily basis. However, the UH West O'ahu property is bounded to the north by Farrington Highway and to the east by the proposed North-South Road, near planned transit nodes and corridors. As such, the campus is being planned to be transit-ready and the use of public transportation systems will be encouraged. With current plans to include UH Mānoa and UHWO at or near the end of each rail transit alignment alternative, the development of the UH West O'ahu campus is expected to provide greater ridership numbers than if the site was developed as originally planned (moderately lower-density residential). Ridership is not expected just from students, but from faculty and staff living outside of the project area. In addition, traffic conditions in the project vicinity are expected to improve with the future completion of Kapolei Parkway and construction of North-South Road, which will connect the areas between the Kapolei Parkway and Farrington Highway to the H-1 Freeway.

Proposed residential units and bicycle facilities within the approximately 500-acre property will encourage walking and bicycling within the area. This will help to reduce vehicular traffic in the vicinity of the campus. Ridership on rail transit would be especially attractive if the mode of transit could accommodate temporary bicycle storage, allowing riders to carry their bicycles with them.

9. We have reviewed your comments for the traffic study, Appendix H. The traffic engineering consultant has been contacted to address the discrepancies that you have noted and a revised TIAR

Ms. Melvin N. Kaku
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 4

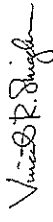
addressing your comments will be included in the FEIS. The revised TIAR has also been sent to you under a separate cover letter.

This letter will be included in the Final EIS under Section 12.0.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
636 SOUTH STREET • HONOLULU, HAWAII 96813
TEL:PHONE: (808) 725-9125 • FAX: (808) 725-7111 • INTERNET: www.honolulu.gov



MUFT HANNEMANN
GAVIN

KENNETH S. SUIA
FIRE CHIEF
ALVIN K. TOMITA
DEPUTY FIRE CHIEF

July 18, 2006

Mr. Vincent Shigekuni, Vice President
PBR Hawaii
Suite 650, American Savings Bank Tower
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Draft Environmental Impact Statement
University of Hawaii West Oahu
Ewa, Oahu, Hawaii
Tax Map Keys: 9-1-016; 120, 127, and 129

In response to your letter of July 3, 2006, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be completed with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of the 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

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JUL 21 2006

JR HAWAII



Mr. Vincent Shigekuni, Vice President
Page 2
July 18, 2006

3. Submit civil drawings to the HPD for review and approval.

In addition, please note that our new address is:

Honolulu Fire Department
636 South Street
Honolulu, Hawaii 96813-5007

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 723-7151.

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SK:bh

cc: The Honorable Linda Lingle, Governor
c/o Office of Environmental Quality Control

December 18, 2006

W. FRANK BRANDT, EMLA
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TOM SCHNELL, AICP
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RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. AMIRIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LUDFAP
Associate

SCOTT TALUKA ABRIGO
Associate

SCOTT MURAKAMI, ASLA
Associate

HONOLULU OFFICE
1041 Bishop Street
ASB Tower, Suite 520
Honolulu, Hawaii 96813-1181
Tel: (808) 523-3633
Fax: (808) 523-1102
E-mail: svsilva@pbrhawaii.com

HILO OFFICE
381 Aupuni Street
Hilo, Hawaii 96720
Hilo, Hawaii 96720-1302
Tel: (808) 935-1111
Fax: (808) 935-1800

WAIAUKU OFFICE
1735 Wahi Dr, Suite 101
Waiauku, Hawaii 96791-1271
Tel: (808) 437-2078

Mr. Kenneth G. Silva, Fire Chief
Honolulu Fire Department
City and County of Honolulu
636 South King Street
Honolulu, Hawaii 96813-5007

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Silva:

Thank you for your letter dated July 18, 2006. We have reviewed your letter and offer the following response to your comments:

1. Fire apparatus access roads shall be designed and constructed in accordance with the Uniform Fire Code, Section 902.2.1.
2. Water infrastructure shall be designed and installed in accordance with the Uniform Fire Code, Section 903.2, as amended.
3. As noted in the Draft EIS, civil drawings will be submitted to your Department for your review and approval.

Section 4.10.2 *Water Supply Facilities, Anticipated Impacts and Mitigation Measures, Fire Protection* of the EIS will be revised as follows:

In compliance with Honolulu Fire Department (HFD) requirements, a water system in which all appearances, hydrant spacing, and fire flow requirements meet the BWS standards will be provided. Water infrastructure shall be designed and installed in accordance with the Uniform Fire Code, Section 903.2, as amended. Fire hydrants will be spaced throughout the campus within 150 feet of all sides of unsprinklered buildings and 150 feet of the face of sprinklered buildings. All multi-story buildings are assumed to be sprinklered.

Section 4.11.3 *Fire Protection, Anticipated Impacts and Mitigation Measures* of the EIS will be revised as follows:

Urban structures and landscaping for the UH West O'ahu will eliminate the potential fire hazard posed by the existing scrub vegetation. Although all buildings will be equipped with modern fire control devices and access for fire apparatus, water supply, and building construction will conform to existing codes and standards, an occasional and unavoidable increase in demand for fire protection services is likely to result. According to the Ewa Development Plan, to meet the projected population and economic growth in Ewa by 2020, three fire stations are planned at Ewa Villages, Ko Olina, and Makena Hills, but service dates have not been determined. The UH West O'ahu would be serviced by the proposed Ewa Villages Fire Station in Tenney Village. As the population of Ewa grows and the planned fire stations are established, the UH West O'ahu development will be adequately protected from the unavoidable occurrence of fire and as such, no significant impacts to fire protection facilities or services are expected to result from the development.

Mr. Kenneth G. Silva
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

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AUG 24 2006

PBR HAWAII



August 22, 2006

Mr. Vincent Shigekuni
Vice President
PBR Hawaii
ASB Tower - Suite 650
1001 Bishop Street
Honolulu, HI 96813

Dear Mr. Shigekuni:

Re: University of Hawaii West Oahu (UHWO)
Draft Environmental Impact Statement

Thank you for the opportunity to comment on the above-referenced project. Hawaiian Electric Company, Inc. (HECO) has no objections at this time.

To serve the UHWO development and surrounding electrical loads, there will be power lines bringing power to the substations, and power lines extending out from the substations. Installation of the power lines and substations will require the approval of the State Public Utilities Commission, as well as other applicable state and city approvals and permits.

Should HECO have existing facilities/easements on the subject property, we will need continued access for maintenance purposes. In addition, we reserve the opportunity to further comment on the protection of existing power lines and electric power facilities that may be affected by the project.

As the project develops and construction plans are finalized, please continue to keep us informed so that we may be better able to evaluate any effects on our system facilities. Our point of contact for this project, and the originator of these comments, is Kathy Yonamine, Project Manager, Engineering Department (543-7194). I suggest dealing directly with her to coordinate HECO's continuing input in this project.

Sincerely,

Kirk S. Tomita
Senior Environmental Scientist

cc: Ms. Genevieve K.Y. Salmonson (OEQC)
K. Yonamine

As required by the HFD, a private water system in which all appurtenances, hydrant spacing, and fire flow requirements meet BWS standards will be provided. Water infrastructure shall be designed and installed in accordance with the Uniform Fire Code, Section 903.2, as amended. A fire department access road within 150 feet of the first floor of the most remote structure will also be provided. Fire apparatus access roads shall be designed and constructed in accordance with the Uniform Fire Code, Section 902.2.1. This access will have a minimum vertical clearance of 13 feet and 6 inches, be constructed of an all-weather driving surface that complies with the City DTS standards, be capable of supporting the minimum 60,000-pound weight of fire apparatus, and be of a gradient not exceeding 20 percent. The unobstructed width of the access road will meet City requirements, and all dead-end fire apparatus access roads in excess of 150 feet in length will be provided with an approved turnaround having a radius complying with DTS standards. Fire hydrants will be spaced throughout the campus within 150 feet of all sides of unsprinklered buildings and 150 feet of the face of sprinklered buildings. All multi-story buildings are assumed to be sprinklered. In addition, civil drawings will be submitted to the HFD for review and approval.

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene AwaKuni/UH West O'ahu

O:\NOB\1311322-05EIS\Final EIS\Final Responses to DEIS Comments\BL-05 HFD 11-20 response.doc



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December 18, 2006

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Executive Vice-President

RUSSELL Y. CHUNG/PAN-
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Executive Vice-President

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GRANT T. M. WAKAMAI/AICP
Principal

TOM SCHIRRELL/AICP
Senior Associate

RAYMOND T. HIGA/ASIA
Senior Associate

KEVIN K. NISHIKAWA/ASIA
Associate

KIM ARAKAWA/US, LTD./AP
Associate

SCOTT TALUKA ABRIGO
Associate

SCOTT M. WAKAMAI/ASIA
Associate

HONOLULU OFFICE
300 Bishop Street
ASB Tower, Suite 640
Honolulu, Hawaii 96813-1353
Tel: (808) 591-1111
Fax: (808) 524-1102
E-mail: info@pbrhawaii.com

HILLO OFFICE
1000 Ala Moana Blvd.
Hilo, Hawaii 96720-1302
Tel: (808) 961-1111
Fax: (808) 961-1959

WAILUKU OFFICE
1750 Vaihala Loop, Suite 1
Wailuku, Hawaii 96791-1271
Tel: (808) 242-2578

Mr. Kirk S. Tomita
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

Section 1.1. Project Profile, Permits/Approvals Required of the EIS will be revised as follows:

- Permits/Approvals Required:**
- Compliance with Chapter 343, Hawaii-Reviewed Statutes (HRS)
 - Motion to Amend the Decision and Order
 - Plan Review Use (PRU) Permit
 - Zone Change
 - Subdivision Approval
 - Park Dedication
 - Building/Grading Permits
 - Public Utilities Commission approval of substations and power lines
 - National Pollutant Discharge Elimination System (NPDES) Permit

Table 5.2 Required Approvals and Permits of the EIS will be revised as follows:

Table 5.2 - Required Approvals and Permits

PERMIT OR APPROVAL	AUTHORITY	STATUS
Environmental-Impact Statement (EIS) in compliance with Chapter 343-HRS	Governor, State of Hawaii	Motion to be filed at the time the FEIS is submitted.
Motion to Amend Decision and Order	Land Use Commission	Application to be submitted after the acceptance of the FEIS concurrently with the Zone Change application.
Plan Review Use (PRU) Permit	Department of Planning and Permitting / City Council	Application to be submitted after the acceptance of the FEIS concurrently with the PRU Permit application.
Zone Change	Department of Planning and Permitting / City Council	Application to be submitted after the Zone Change application is approved.
Subdivision Approval	Department of Planning and Permitting	Application to be submitted with an application for Subdivision Approval.
Park Dedication	Department of Planning and Permitting	Application to be filed after the Zone Change application is approved.
Building/Grading Permits	Department of Planning and Permitting	Currently coordinating with HECO. Will be approved prior to occupancy.
Installation of Power Lines and Substations	State Public Utilities Commission	Application to be submitted prior to Grading Permits.
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health	

Mr. Kirk S. Tomita, Senior Environmental Scientist
Hawaiian Electric Company, Inc.
P.O. Box 2750
Honolulu, Hawaii 'i 96840-0001

Attn: Ms. Kathy Yonamine, Project Manager

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Tomita:

Thank you for your letter dated August 22, 2006. We have reviewed your letter and offer the following responses to your comments:

1. We acknowledge that the installation of power lines and substations will require the approval of the State Public Utilities Commission, as well as other applicable state and city approvals and permits. The last page of the Executive Summary of the EIS will be revised as follows:

Required Approvals and Permits

PERMIT OR APPROVAL	AUTHORITY	STATUS
Environmental-Impact Statement (EIS) in compliance with Chapter 343-HRS	Governor, State of Hawaii	Motion to be filed at the time the FEIS is submitted.
Motion to Amend Decision and Order	Land Use Commission	Application to be submitted after the acceptance of the FEIS concurrently with the Zone Change application.
Plan Review Use (PRU) Permit	Department of Planning and Permitting / City Council	Application to be submitted after the acceptance of the FEIS concurrently with the PRU Permit application.
Zone Change	Department of Planning and Permitting / City Council	Application to be submitted after the Zone Change application is approved.
Subdivision Approval	Department of Planning and Permitting	Application to be submitted with an application for Subdivision Approval.
Park Dedication	Department of Planning and Permitting	Application to be filed after the Zone Change application is approved.
Building/Grading Permits	Department of Planning and Permitting	Currently coordinating with HECO. Will be approved prior to occupancy.
Installation of Power Lines and Substations	State Public Utilities Commission	Application to be submitted prior to Grading Permits.
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health	



August 22, 2006

Mr. Vincent Shigeekuni
Vice President
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813

Dear Mr. Shigeekuni

University of Hawaii, West Oahu

Thank you for the opportunity to comment on the Draft Environmental Impact Statement (DEIS) for the University of Hawaii West Oahu (UHWO).

We continue to believe that the UHWO will be a positive effect on the community and are supportive of its development.

There are two conditions in our agreement with the State of Hawaii which was made as part of our contribution of 200 acres for the UHWO that should be considered.

Condition I: UH must designate at least 200 acres of the mauka property ("University Parcel") for use solely for University Purposes by the earlier to occur of December 31, 2005, or the date of any conveyance of any portion of the mauka property to any third party.

This condition was met.

Condition II: The State shall have secured funding, entered into contracts and commenced the construction of all of the administration, classroom and related support facilities necessary to accommodate an enrollment of 2,750 students ("Campus"), provided that such commencement date shall be extended to December 31, 2011, if the State Legislature appropriates funds for the planning and design of the University of Hawaii-West Oahu Campus on the University Parcel by December 31, 2006.

The Legislature did fund planning and design. The deadline for construction is through December 31, 2011.

Mr. Kirk S. Tomita
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 3

The first paragraph of Section 4.10.6 Electrical Facilities, Anticipated Impacts and Mitigative Measures of the EIS will be revised as follows:

Phase 1 of the development is expected to generate an electrical demand of 18 megavolt amperes (MVA) for conventional development (without Energy Star appliances and other energy-saving design measures). At full build-out, the estimated electrical demand is estimated to be 55 MVA. HECO calculations indicate that there is insufficient capacity from the existing 'Eva Nui, Kamohila, and Fort Weaver substations to serve the projected load. To accommodate a portion of this increase in load, HECO is proposing to construct two new system distribution substations on the UH West O'ahu property. Land for a 1-acre substation site has been set aside at the northern boundary of the property, and another 1-acre substation site will be sited near the southern boundary of the property. To serve the UHWO development and surrounding electrical loads, there will be power lines bringing power to the substations, and power lines extending out from the substations. HECO has yet to determine whether the power lines to the substations will be overhead or underground. UHWO's preference is for the power lines to be installed underground, subject to PUC approval. The installation of power lines and substations will require approval by the State Public Utilities Commission, as well as other applicable state and city approvals and permits.

2. As the project develops and construction plans are finalized, UHWO, the private developer and/or its consultants will continue to keep HECO informed so that HECO may be better able to evaluate any effects on its system facilities.

Thank you again for your participation in the Environmental Impact Statement process for this project.

If you have any questions regarding this project, please do not hesitate to contact Grant Murakami or myself at 521-5631.

Sincerely,

PBR HAWAII

Vincent R. Shigeekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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Mr. Vicent Shigetkumi
August 22, 2006
Page 2

December 18, 2006

If construction of the Campus is not commenced by December 31, 2006, or by December 31, 2011, as appropriate, then the State, at its election shall:

Convey to Campbell Estate a single, agreed upon parcel of land that is located makai of H-1, zoned for agriculture with urban potential, and that has value equal to the 1994 value of the 200 acres of land conveyed to the State in 1994;

Or

Pay the Estate the current fair market value of the 200 acres of land conveyed to the State in 1994.

Thank you.

Sincerely,

David W. Rae
Vice President, Public Affairs

W. BRANK BRANDT, FASIA
Chairman

THOMAS WITTEN, ASIA
President

R. STAN DUNCAN, ASIA
Executive Vice-President

RUSSELL L. CHUNG, FASIA
Executive Vice-President

VINCENT SHIGEKUMI
Vice-President

GRANT E. AUWAKAMU, AICP
Principal

TOM SCHNEEL, AICP
Senior Associate

RAYMOND T. HIGA, ASIA
Senior Associate

KEVIN K. NISHIKAWA, ASIA
Associate

KIMI MIA, MSU/UNL/UD/UP
Associate

SCOTT ALMA, ARBICO
Associate

SCOTT AUWAKAMU, ASIA
Associate

HONOLULU OFFICE
104 Bishop Street
ASH Tower, Suite 720
Honolulu, Hawaii 96813-1391
Tel: (808) 521-5441
Fax: (808) 521-3131
Email: rae@dwbinc.com

HILO OFFICE
101 Aquinas Street
Hilo, Hawaii 96720-3362
Tel: (808) 941-3131
Fax: (808) 941-3883

WAILUKU OFFICE
1302 Kihuna Road, Suite 1
Wailuku, Hawaii 96791-3171
Tel: (808) 242-2578

cc: The Honorable Linda Lingle

9a-00001300/K10032

Mr. David W. Rae, Vice President
Public Affairs
James Campbell Company, LLC
1001 Kamokila Boulevard
Kapolei, Hawaii 96707

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Rae:

Thank you for your letter dated August 22, 2006. We have reviewed your letter and offer the following responses to your comments:

1. Thank you very much for the expression of support of the proposed project. We strongly concur that the UH West O'ahu campus will have a positive effect on the community.
2. We acknowledge the two conditions set forth in your agreement with the State of Hawaii as part of your generous contribution of 200 acres for UH West O'ahu.
3. We concur that the University has met the first of two conditions of the agreement between the Estate of James Campbell and the State of Hawaii by designating at least 200 acres of the mauka property for use solely for University Purposes.
4. We acknowledge that the State Legislature has appropriated funds for the planning and design of the UH West O'ahu Campus on the University Parcel, and recognize that the deadline for construction of the proposed project is through December 31, 2011.

The following text will be added to Section 6.3 No Action Alternative of the EIS:

Under one of the conditions and terms of agreement set forth between the James Campbell Company, LLC, and the State of Hawaii, in regards to the acquisition of land for the proposed UH West O'ahu campus, the State shall have secured funding, entered into contracts and commenced the construction of all of the administration, classroom and related support facilities necessary to accommodate an enrollment of 2,750 students, provided that such commencement date shall be extended to December 31, 2011, if the State Legislature appropriates funds for the planning and design of the UH West O'ahu campus on the mauka property by December 31, 2006.

The State has appropriated funds for the planning and design of the property for the UH West O'ahu campus. However, if construction of the UH West O'ahu campus is not commenced by December 31, 2011, then the State, at its election shall either:

1. Convey to Campbell Estate a single, agreed upon parcel of land that is located makai of H-1, zoned for agriculture with urban potential, and that has value equal to the 1994 value of the 200 acres of land conveyed to the State in 1994; or

Mr. David W. Rae
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT
ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

2. Pay the Campbell Estate the current fair market value of the 200 acres of land conveyed to the State in 1994.

The following text will be added at the end of Section 6.6 Alternative of Postponing Action Pending Further Study of the EIS:

Under conditions and terms of agreement set forth between James Campbell Company, LLC, and the State of Hawaii, in regards to the acquisition of land for the proposed UH West O'ahu campus: 1) UH must designate at least 200 acres of the mauka property for use solely for University Purposes by the earlier to occur of December 31, 2005, or the date of any conveyance of any portion of the mauka property to any third party, and 2) the State shall have secured funding, entered into contracts and commenced the construction of all of the administration, classroom and related support facilities necessary to accommodate an enrollment of 2,730 students, provided that such commencement date shall be extended to December 31, 2011, if the State Legislature appropriates funds for the planning and design of the UH West O'ahu campus on the mauka property by December 31, 2006.

The State has appropriated funds for the planning and design of the property for the UH West O'ahu campus. However, if construction of the UH West O'ahu campus is not commenced by December 31, 2011, then the State, at its election shall either:

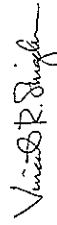
1. Convey to Campbell Estate a single, agreed upon parcel of land that is located makai of H-1, zoned for agriculture with urban potential, and that has value equal to the 1994 value of the 200 acres of land conveyed to the State in 1994; or
2. Pay the Campbell Estate the current fair market value of the 200 acres of land conveyed to the State in 1994.

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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August 7, 2006

RECEIVED

AUG 09 2006

PBR HAWAII

Mr. Vincent Shigekuni, Vice President
PBR Hawaii
ASB Tower - Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni,

Subject: University of Hawaii West Oahu (UHWO)
Draft Environmental Impact Statement (DEIS)

We appreciate this opportunity to provide our comments on the UHWO DEIS.

D.R. Horton has long been a supporter of Kapolei as Oahu's planned second city and we believe that UHWO will complete the Estate of James Campbell's long-term vision for Kapolei, allowing Ewa Plain residents to truly live, work, play, shop and study within Kapolei, without traveling outside of the area.

As an adjoining property owner and developer, we have been meeting almost monthly for a year with representatives from UHWO, DHHL and HCDA (Kalaheo) to discuss regional planning issues (such as the Ewa Development Plan and the Honolulu High Capacity Transit Corridor project), and potentials for joint development of necessary infrastructure (such as water, sewer, drainage, connecting roads) and I am sure I am not speaking out of turn when I say that all of us who attend those meetings are very supportive of the development of UHWO and are looking forward to its first opening day.

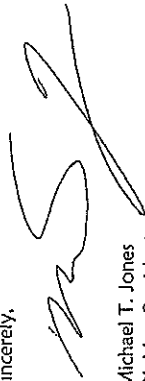
As modest as the initial student population planned to be served in UHWO's first phase is, we believe that UHWO will not only benefit Kapolei, Makakilo, Ewa Beach, Waipahu, Waianae Coast and Central Oahu university students, but it will eventually play a greater role in reducing traffic from those areas to UH Manoa, Kapiolani Community College, Honolulu Community College and Leeward Community College. The (traffic demand management) benefit will not only be regional, but island-wide.

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If you have any questions, please do not hesitate to call Bob Bruhl or myself.

Sincerely,



Michael T. Jones
Division President
D.R. Horton – Schuler Division

cc: Office of Environmental Quality Control



December 18, 2006

W. FRANK BRANDT/ASIA
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Executive Vice-President

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GRANT T. MURAKAMI/ACIP
Principal

TOM SCHINILLI/ACIP
Senior Associate

RAYMOND T. HIGA/ASIA
Senior Associate

KEVIN S. NISHIKAWA/ASIA
Associate

KIMBAKAMI YUJI/THIP/AP
Associate

SCOTT ALIKA/ARRIGO
Associate

SCOTT MURAKAMI/ASIA
Associate

Mr. Michael T. Jones, Division President
D.R. Horton – Schuler Division
828 Fort Street Mall, Fourth Floor
Honolulu, Hawaii 1 96813

**SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU)
DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)**

Dear Mr. Jones:

Thank you for your letter dated August 7, 2006. We have reviewed your letter and offer the following responses to your comments:

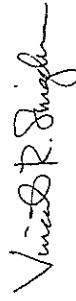
1. Thank you for your support of the development of UH West O'ahu.
2. We strongly concur that UH West O'ahu will not only benefit Kapolei, Makakilo, 'Ewa Beach, Waipahu, Wai'anae Coast and Central O'ahu university students, but it will eventually play a greater role in reducing traffic from those areas to UH Mānoa, Kapiolani Community College, Honolulu Community College and Leeward Community College.

This letter will be included in the Final EIS under Section 12.0.

Thank you again for your participation in the Environmental Impact Statement process. If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

HONOLULU OFFICE
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813 184
Phone: (808) 533-1191
Fax: (808) 533-1192
E-mail: ays@pbr.com

HILO OFFICE
1111 Kilauea Avenue
Pine Japantown Center, Suite 310
Hilo, Hawaii 96720 1562
Tel: (808) 961-1131
Fax: (808) 961-1987

WAILUKU OFFICE
P.O. Box 10, Suite 1
Wailuku, Hawaii 96791 1271
Tel: (808) 241-2578

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HASEKO (Ewa), Inc.

RECEIVED

AUG 23 2006

PBR HAWAII

August 21, 2006

Mr. Gene Awakuni
University of Hawaii West Oahu
96-129 Ala Ike
Pearl City, Hawaii 96782

Re: University of Hawaii West Oahu Draft Environmental Impact Statement

Dear Mr. Awakuni:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Statement (DEIS) for the University of Hawaii West Oahu (UHWO) dated July 2006.

HASEKO fully support efforts to construct the long-awaited UHWO campus. As an active member of the West Oahu community of Ewa Beach, we view the campus as playing an important role in providing much-needed relief to the traffic woes of the area, new job opportunities in the region, and increased access to higher education and lifestyle learning.

As our Ocean Pointe Project (formerly known as Ewa Marina) lies makai of the proposed UHWO project site and at the terminus of the Kaloi Gulch Watershed, we are particularly interested in the impacts from potential increased surface runoff from all mauka projects that are part of the ongoing urbanization of the Watershed.

We are pleased your agency recognizes the current drainage limitations of the Kaloi Gulch Watershed, and are planning to retain any increase in storm runoff caused by the UHWO development within the UHWO property, and maintain the amount of downstream storm water flow at predevelopment levels as described in Appendix I, *Infrastructure Study*, by Engineering Concepts, Inc. The DEIS describes detention basins to which runoff will be conveyed "until a downstream drainage connection to the Pacific Ocean is established at Oneula Beach Park."

Plans for this connection to the Pacific Ocean have changed multiple times over the last 16 years due to factors beyond our control. Currently, an ocean outlet at Oneula Beach Park appears to be the City's preferred regional drainage solution for the Kaloi Gulch

Mr. Gene Awakuni
August 21, 2006
Page Two

Watershed, and HASEKO has agreed to process the permits required for this outlet to the ocean with City and State agencies. In this regard, in December of last year, the City accepted a Final Environmental Impact Statement describing a proposed surface channel over Oneula Beach Park.

HASEKO believes this effort is for the benefit for all the landowners and developers in the Kaloi Regional Drainage Basin, and solicits your support and input to permitting this outlet to the ocean. Issues regarding equitable participation in park restoration following major storm events needs to be addressed, and upland retention/detention basins to protect offshore water quality will be encountered in applications dealing with State waters. Resolution of these issues and conditions to approvals to these permits may be important to the future planning of your projects, and it is our intent to provide you with updates of our progress.

We welcome continued open communication with you on UHWO's future plans, especially as it relates to regional drainage and the myriad of opportunities the campus and surrounding Private Development Lands will create for the benefit of all of West Oahu.

Again, thank you for the opportunity to comment on your Draft Environmental Impact Statement.

Sincerely,

HASEKO (Ewa), Inc.

Nelson W. G. Lee
Executive Vice President

cc: Office of Environmental Quality Control
PBR Hawaii (Vincent Shigetani)



December 18, 2006

Mr. Nelson W. G. Lee
SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)
December 18, 2006
Page 2

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Senior Associate

RAYMOND T. HIGA, ASIA
Senior Associate

KEVIN K. NISHIKAWA, ASIA
Associate

KIMIKAWA MIYUN, LIU, P.A.P.
Associate

SCOTT AIKAKA, BRGO
Associate

SCOTT MURAKAMI, ASIA
Associate

HONOLULU OFFICE
1001 Bishop Street
ASB Tower, Suite 670
Honolulu, Hawaii 96813-1384
Tel: (808) 521-1100
E-mail: readm@pbrhawaii.com

HILO OFFICE
1100 Lelekae Center, Suite 110
1116, Hawaii 96720-1102
Tel: (808) 961-3333
Fax: (808) 961-4899

WAHAIU OFFICE
1757 Wai Pa Loop, Suite 1
Wahaiu, Hawaii 96793-1271
Tel: (808) 241-2378

Mr. Nelson W.G. Lee, Executive Vice President
HASEKO (Ewa), Inc.
91-1001 Kaimaie Street, Suite 205
Ewa Beach, Hawai'i 96706

SUBJECT: UNIVERSITY OF HAWAII WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Lee:

Thank you for your letter dated August 21, 2006. We have reviewed your letter and offer the following responses to your comments:

1. Thank you very much for the expression of support of the long-awaited UH West O'ahu campus. We strongly concur that the UH West O'ahu campus will play an important role in providing much-needed relief to the traffic woes of the area, new job opportunities in the region, and increased access to higher education and lifestyle learning.
2. We acknowledge that the Kalo'i Gulch Watershed experiences current drainage limitations, and the UH West O'ahu is planning to retain any increase in storm runoff caused by the UH West O'ahu development within the UH West O'ahu property, and maintain the amount of downstream storm water flow at predevelopment levels until a downstream drainage connection to the Pacific Ocean is established at Oneula Beach Park.
3. We support your efforts to process the permits required for the drainage outlet at Oneula Beach Park. We recognize that issues need to be addressed, regarding equitable participation in park restoration following major storm events needs to be addressed, and upland retention/detention basins to protect offshore water quality will be encountered in applications dealing with State waters.

The fourth paragraph of Section 4.10.4 *Drainage Facilities, Proposed Improvements* of the EIS will be revised as follows:

Flood control detention areas will be required until a downstream drainage connection to the Pacific Ocean is established at Oneula Beach Park. According to comments received by Haseko (Ewa), Inc. (HASEKO), an ocean outlet at Oneula Beach Park appears to be the City's preferred regional drainage solution for the Kalo'i Gulch Watershed. HASEKO has agreed to process the permits required for this outlet to the ocean with City and State agencies. In this regard, a Final Environmental Impact Statement describing a proposed surface channel over Oneula Beach Park has been accepted by the City (December 2005).

Thank you again for your participation in the Environmental Impact Statement process for this project. Your comments will be included in the Final EIS.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII

Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

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