

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 821
HONOLULU, HAWAII 96809

Ref: LM-SS (ACQ)

APR -9

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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AQUACULTURE DEVELOPMENT PROGRAM
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CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
DN 4173F

Refer to:
ACQ-90: .329

Dr. Bruce Anderson, Acting Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Sir:

SUBJECT: Negative Declaration for Proposed Acquisition of Campbell Estate Lands, East Kapolei, Honouliuli, Ewa, Oahu, TMK: 9-1-16: por 25 and TMK: 9-1-17: por 4

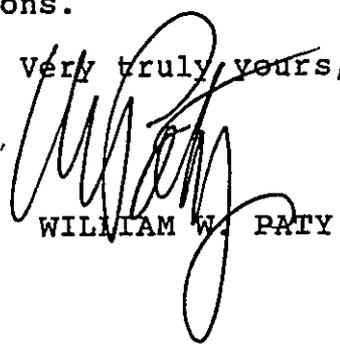
Enclosed are four (4) copies of an Environmental Assessment for the State of Hawaii's proposed acquisition of the Campbell Estate lands located at East Kapolei, Honouliuli, Ewa, Oahu.

Based on the assessment, we have concluded that the proposed acquisition will not have any significant environmental effects and therefore does not require the preparation of an environmental impact statement.

We also enclose a copy of the OEQC form for publication in the OEQC Bulletin.

Please call Sojin Serikaku of our Land Management office at 8-6460 if there are any questions.

Very truly yours,


WILLIAM W. PATY

Enclosure

183

1990-08-23-0A-FAA

FILE COPY

ENVIRONMENTAL ASSESSMENT

*EAST KAPOLEI
Honouliuli, Ewa, Oahu

AUGUST 1990

PREPARED FOR:

Board of Land and Natural Resources
State of Hawaii

RMTC

R. M. Towill Corporation

420 Waiakamilo Rd., Suite 411
Honolulu, Hawaii 96817-4941
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ENVIRONMENTAL ASSESSMENT

EAST KAPOLEI
Honouliuli, Ewa, Oahu

PREPARED FOR:

Board of Land and Natural Resources
State of Hawaii

PREPARED BY:

R.M. Towill Corporation
420 Waiakamilo Rd., Suite 411
Honolulu, Hawaii 96817

AUGUST 1990

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SECTION 1
PROJECT DESCRIPTION

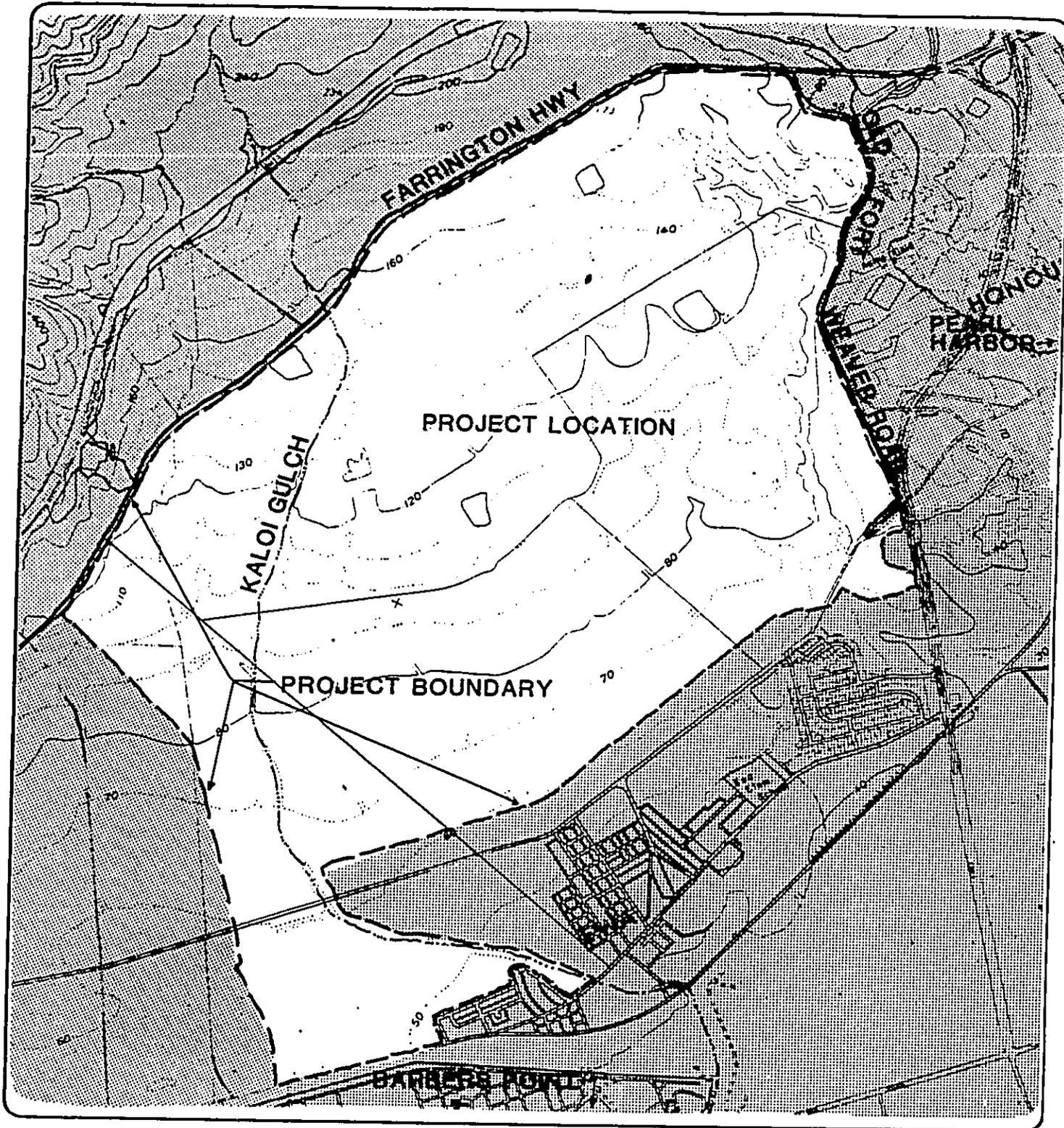
1.1 PURPOSE OF PROPOSED ACTION

The State of Hawaii, by its Board of Land and Natural Resources, hereinafter referred to as the "State", is proposing to acquire 2,284.236 acres of land. This land is located on the Ewa Plain and is represented by Tax Map Key (TMK) 9-1-16: portion of 25 and 9-1-17: portion of 4. This land acquisition, designated the East Kapolei project, will be undertaken pursuant to the State's Land Banking authority cited in Article XI, Section 4 of the State Constitution. The provision of Section 4 states: "The State shall have the power to acquire interests in real property to control future growth, development and land use within the State. The exercise of such power is deemed to be for a public use and purpose." The East Kapolei project is designed to set aside land for future development by the State. Development of this land could be for residential, commercial, parks, and various other land uses. The East Kapolei project is a planning tool that will allow controlled, planned development. The land in this study is presently owned by Campbell Estate and is used for the cultivation of sugar cane. After the State purchases the land, it will be leased back to Oahu Sugar Company for the continued cultivation of sugar cane until a decision is reached as to the future use of the land.

An Environmental Assessment (EA) is required when State funds or State Lands are used. This EA has been prepared pursuant to Chapter 343 of the Hawaii Revised Statutes.

1.2 PROJECT LOCATION

The proposed land is situated at Honouliuli, Ewa, Oahu as shown in Figures 1 and 2. The Villages of Kapolei is southwest of the project site and borders the site. The West Loch Estates development borders the project site to the southeast. The proposed West Loch Bluffs development borders the site to the northeast and the Lusk development project borders Farrington Highway, which borders the site, on the northwest end. Access to the site is via Farrington Highway and/or Old Fort Weaver Road. The existing urban areas in



<p>Land Acquisition, East Kapolei Project Honouliuli, Ewa, Oahu State of Hawaii Department of Land and Natural Resources Division of Land Management</p>	<p>0 1,000 2,000 4,000 SCALE IN FEET</p>	<p>FIGURE 2</p> <p>VICINITY MAP</p> <p>R.M. TOWILL CORPORATION</p>
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the area include Tenny Village, Renton Village, Fernandez Village and Barbers Point Naval Air Station to the southeast. The residential areas of Honouliuli lie along the east boundary of the project.

1.3 PROJECT DESCRIPTION

The State of Hawaii, through the Board of Land and Natural Resources, is acquiring the land with funds appropriated under Act 216, SLH 1987, Item K-6A and Act 390, SLH 1988, Item K-6A. The land will be acquired from the Estate of James Campbell and is situated at Honouliuli, Ewa, Oahu and identified as Tax Map Key 9-1-16:portion of 25 and Tax Map Key 9-1-17:portion of 4. The land consists of 2,284.236 acres and is presently being used for agricultural purposes (sugar cane cultivation). Upon acquisition of the land the State will Land Bank the acquired land and decide later how it can best be utilized. Since development of the land is slated for a future date the State will lease the land back to Oahu Sugar Company to allow continued sugar cane cultivation. The main concept is to preserve as much land as possible for future use. Changes will not be made to the existing land uses at this time, therefore no environmental impacts are anticipated.

The lands to be acquired are located on the Southwest side of the Island of Oahu, 22 miles from Honolulu, and are situated on part of the Ewa Plain. Barbers Point Naval Air Station is located southeast of the proposed land bank site. The project site perimeter is surrounded by new developments. These developments include The Villages of Kapolei to the southwest, West Loch Estates to the southeast, and the Lusk development to the northwest.

1.4 ALTERNATIVES

One of the alternatives is to retain the existing conditions. This could be considered as a "no action alternative". The Land Bank concept will allow existing conditions to remain the same.

Another alternative would be for the State to purchase land at another location, whether

it be on Oahu or another Island. Characteristics that make this land a prime candidate for acquisition are: 1) it is surrounded by planned developments, 2) all the land is owned by a single landowner, and 3) all the land is considered prime agricultural lands. Finding another piece of land that is over 2,000 acres with these characteristics limits the choices to a few areas on Oahu and a few on the Big Island, Maui, and Kauai.

SECTION 2
DESCRIPTION OF THE ENVIRONMENT AND POTENTIAL
IMPACTS AND MITIGATION MEASURES

2.1 PHYSICAL ENVIRONMENT

2.1.1 Air Quality

As early as the 1970's the State's air quality standards have been more stringent than their Federal counterparts. In 1986, the Department of Health amended these standards making total suspended particulates (TSP) and sulfur dioxide (SO₂) values the same as the Federal standards and permitting one exceedance per year. The primary standards are to protect the public health with a safety buffer zone, the secondary standards are to protect public welfare by preventing damage to soils, water, vegetation, man-made materials, animals, visibility, climate and economic values.

Existing conditions in the vicinity of the project site pose no threat or impact to the public health because of the lack of any substantial population. Cane field burning is the main air pollutant in the area. Cane fires emit particles of debris, carbon monoxide, and small amounts of other organics. The project site will remain as sugar cane fields while development proceeds around its perimeter. As urban growth expands the cane field fires may become hazardous to the population, although cane harvesting fires are infrequent and only last a few hours.

Air quality will not be impacted by this action because no changes to the existing land are contemplated. The only change that is occurring is the ownership of the land.

2.1.2 Climate

The project area's climate is mostly dry with prevailing winds out of the northeast (tradewinds). Tradewinds blow 85 percent of the time with an average velocity of

9 knots. Southwesterly (kona) winds blow for most of the remainder of the time. The project site is geographically located on the Ewa Plains which receives 20 inches of precipitation a year. This area's temperatures range from 69 degrees F to 91 degrees F, the warmest monthly average is 80.7 degrees F and coolest monthly average is 72.3 degrees F. The record high temperature is 93 degrees F, and record low is 53 degrees F.

The proposed acquisition will have no impact on the climate of the region.

2.1.3 Flora and Wildlife

The flora in the area consists mostly of sugar cane fields with weedy species interspersed. These weedy species associated with sugar cane cultivation include nutgrass (*Cyperus rotundus*), swollen fingergrass (*Chloris inflata*), red pualele (*Emilia fosbergii*), snowthistle (*Sonchus oleraceus*), and hairy spurge (*Euphorbia hirta*). Wild bitter melon (*Momordica charantia* var. *pavel*) and little bell (*Ipomoea triloba*) are locally common vines found along the margins of the fields. Scrub vegetation can be found along perimeter boundaries of cane fields.

A wildlife refuge is located to the east of the project site along the West Loch waters. There is no evidence of an endemic ecosystem in the vicinity of the project area.

No impacts to the flora and wildlife are expected from this project.

2.1.4 Noise

Noise generators in the area include: aircraft operations associated with the Honolulu International Airport (HIA) and NASBP, sugar cane operations, and vehicular traffic. Aircraft pose the greatest impact, but with future growth of the Ewa Plains noise from vehicular traffic will eventually become more significant.

Aircraft operations from NASBP and HIA combine to produce noise in the range of 55 to 60 Ldn across the project area, according to the latest Air Installation Compatible Use Zone (AICUZ) 1989. These noise levels are compatible with the local and federal land compatibility use guidelines. Movement of the TACAMO (Take Charge and Move Out) mission from NASBP and improved aircraft utilizing HIA are expected to result in lower noise levels in the future.

The major noise generators in sugar cane operations are harvesting and land preparation equipment. At the time of harvest the harvesting equipment will operate 24 hours a day, and this causes noise impacts for several days, however, harvesting does not pose a significant impact because each cane field is only harvested once every two years. Land preparation for planting or rotating occurs once every six years. The land preparation process covers about 13 acres a day in two shifts and typically lasts for several days. The State Department of Health (DOH) noise regulations, enforced by the City and County of Honolulu, allows sugar cane operations to generate 70 dBA at the property line for ten percent of each 20 minutes.

The land acquisition will result in no change in the noise that already impacts the surrounding area.

2.1.5 Scenic and Visual Resources

The Waianae mountain range provides a panoramic view to the northwest and is the dominant land feature; it is approximately three miles away. Honolulu (Central Business District) and Diamond Head are visible approximately 25 miles to the east. The coastal waters lie approximately two miles to the south with Barbers Point Naval Air Station in between the project site and the Pacific Ocean.

The existing land use will remain unchanged and therefore impacts on the scenic and visual resources are not anticipated.

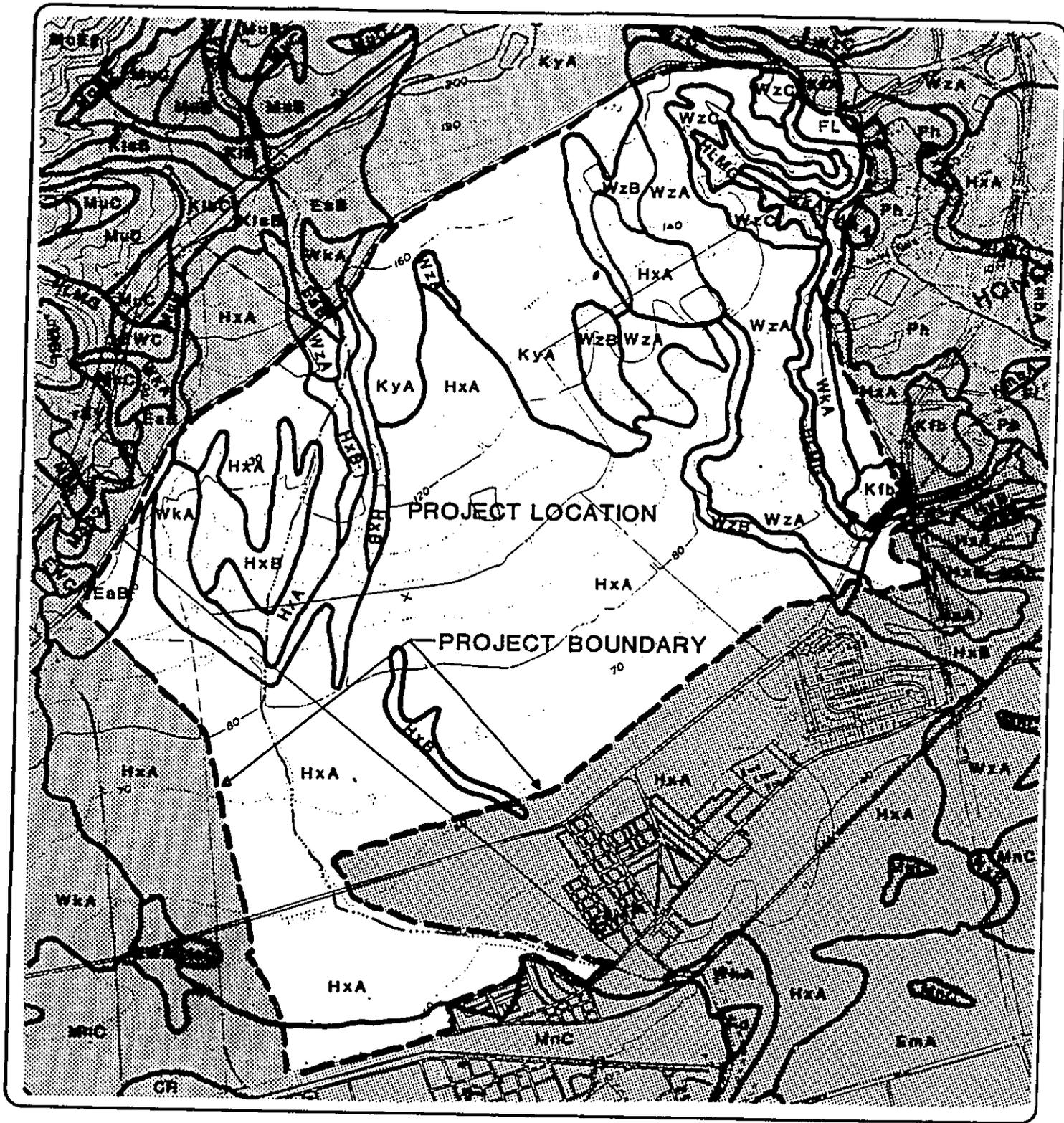
2.1.6 Topography, Soils, Geography

Geographically the project site is located on the Ewa Plain south of the Waianae Mountain Range. The Waianae Range is the older of the two volcanoes that make up Oahu and has experienced much erosion. To the east is the Pearl Harbor Plain which includes Pearl Harbor and the Honolulu International Airport. Barbers Point is located to the south and takes up a portion of the sedimentary coast. Makakilo lies on a slightly dissected upland and is located to the north.

Topographically the area is nearly flat with little or no relief (50 feet to 170 feet). The Ewa Plains is an alluvial fan or flood plain and contains several intermittent streams/gulches. Kaloi Ditch and Honouliuli Stream are the primary streams and drainage outlets that run through the project site.

According to the Soil Conservation Service Soil Survey (U.S. Department of Agriculture Soil Conservation Service and University of Hawaii Agricultural Experiment Station), the soils concentrated in this area developed in alluvium derived from basic igneous material, transported by one intermittent stream (Kaloi Ditch) to this project site. Honouliuli soil series is the dominant soil throughout this site: it is well drained, has slow runoff, and moderately slow permeability. There is a total of 12 soil types on this site (refer to Figure 3), most have slow permeability and slow runoff. The average soil temperatures are 73 degrees F and all the soils are good for growing sugar cane except for Helemano soil (HLMG). The soils are level to gently sloping, are well drained, and have a slight erosion hazard.

The Detailed Land Classification (Land Study Bureau, University of Hawaii), and the Agricultural Lands of Importance to the State of Hawaii (ALISH) system, are two methods used to rate and classify the productivity of the soils in an area. The Detailed Land Classification reported that the land within the project site was found to have overall productivity ratings BBi and A2i. These findings indicate that most of the project site has good to very good productivity potential for most agricultural



<p>Land Acquisition, East Kapolei Project Honouliuli, Ewa, Oahu State of Hawaii Department of Land and Natural Resources Division of Land Management</p>	<p>LEGEND:</p> <table border="0"> <tr> <td>Ewa Series</td> <td>Krb</td> <td>Kaloka Series</td> </tr> <tr> <td>Honouliuli Series</td> <td>Kzba</td> <td>Kesau Series</td> </tr> <tr> <td>Kawabapei Series</td> <td>Kya</td> <td>Kunua Series</td> </tr> <tr> <td>Mokuia Series</td> <td>Mrc</td> <td>Mazala Series</td> </tr> <tr> <td>Mabana Series</td> <td>Fd, Fl</td> <td>Fill land</td> </tr> <tr> <td>Pearl Harbor Series</td> <td>CR</td> <td>Coral Outcrop</td> </tr> <tr> <td>Stony Steep Land</td> <td>HLMG</td> <td>Helemano Series</td> </tr> <tr> <td>Waialua Series</td> <td></td> <td></td> </tr> <tr> <td>Waipahu Series</td> <td></td> <td></td> </tr> </table>	Ewa Series	Krb	Kaloka Series	Honouliuli Series	Kzba	Kesau Series	Kawabapei Series	Kya	Kunua Series	Mokuia Series	Mrc	Mazala Series	Mabana Series	Fd, Fl	Fill land	Pearl Harbor Series	CR	Coral Outcrop	Stony Steep Land	HLMG	Helemano Series	Waialua Series			Waipahu Series			<p>FIGURE 3</p> <p>SOILS MAP</p> <p>R.M. TOWILL CORPORATION</p>
	Ewa Series	Krb	Kaloka Series																										
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Waipahu Series																													
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activities, if irrigated. The ALISH system identifies agricultural lands into three broad classifications of agricultural land. These classifications are (1) Prime, (2) Other Important, and (3) Unique. Lands giving the highest yields with the lowest amount of energy input of money with the least amount of damage to the environment are considered to be Prime agricultural lands. The project site is located on Prime agricultural land with the exception of two small areas of Other Important agricultural lands (refer to Figure 6).

The existing land use will remain unchanged and therefore impacts on topography and soils are not anticipated.

2.1.7 Ownership and Existing Land Use

The project site is 2,284.236 acres of cane fields that are owned by the Estate of James Campbell and leased to Oahu Sugar Company (OSCo). The project site is part of two Tax Map Keys as follows: 9-1-16: and a portion of lot 25, and 9-1-17: and a portion of lot 4. Campbell Estate owns most of the surrounding land except for Barbers Point Naval Air Station and the City and State owned roads as shown in Figure 4.

The existing land is used for sugar cane cultivation and is designated "Agriculture" under the State is land classification system.

Surrounding land use includes the following developments: Makakilo, Honokai Hale/Nanakai Gardens, James Campbell Industrial Park, Deep Draft Harbor, Ko' Olina, Tenny Village, Renton Village, Varona Village, the Villages of Kapolei, and Naval Air Station, Barbers Point (refer to Figure 5).

The Makakilo development has been in existence for 22 years. It consists of midpriced single and multifamily units and is located on the lower slopes of the Waianae Range. This residential development north of the project site has 5,100

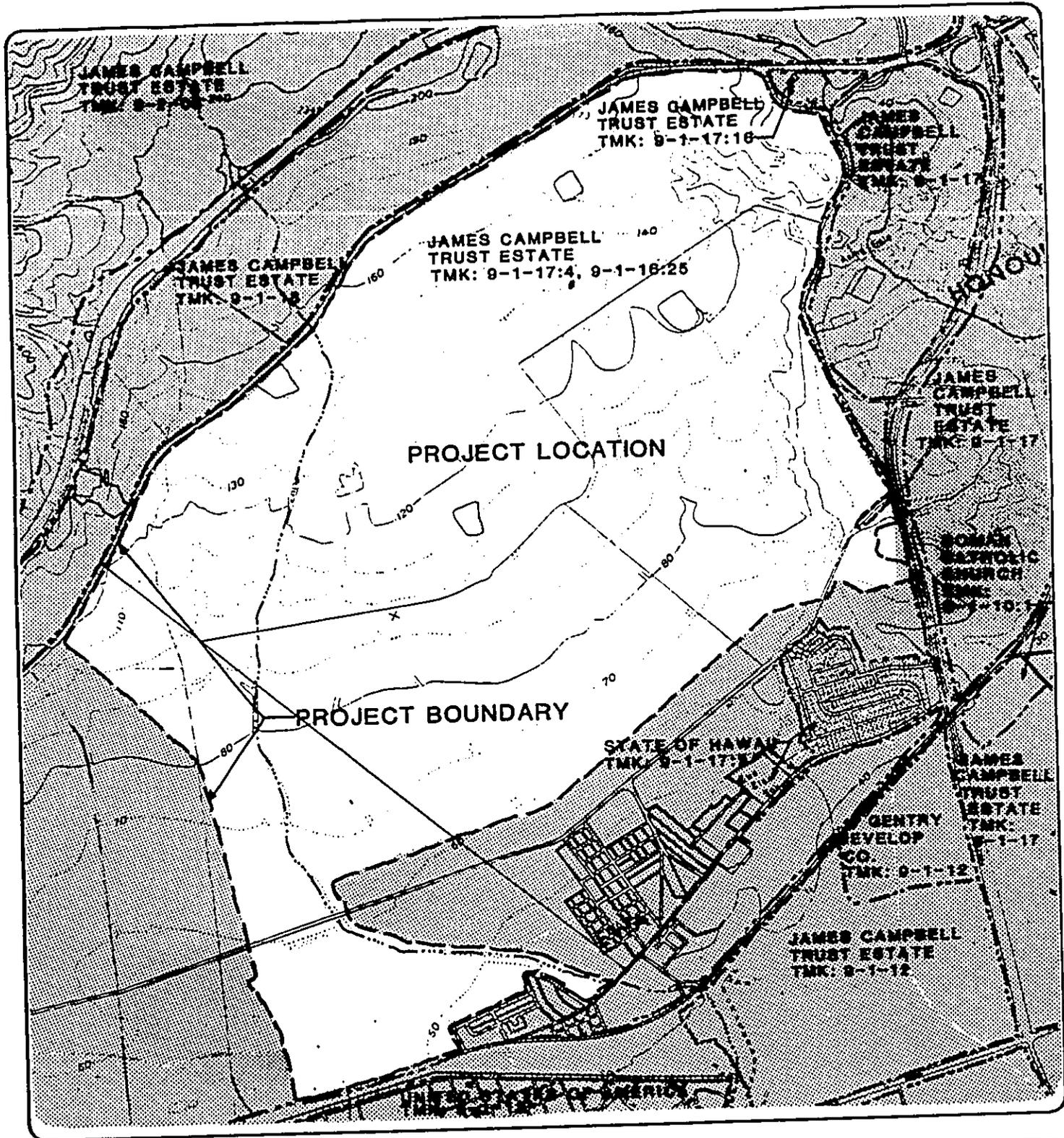


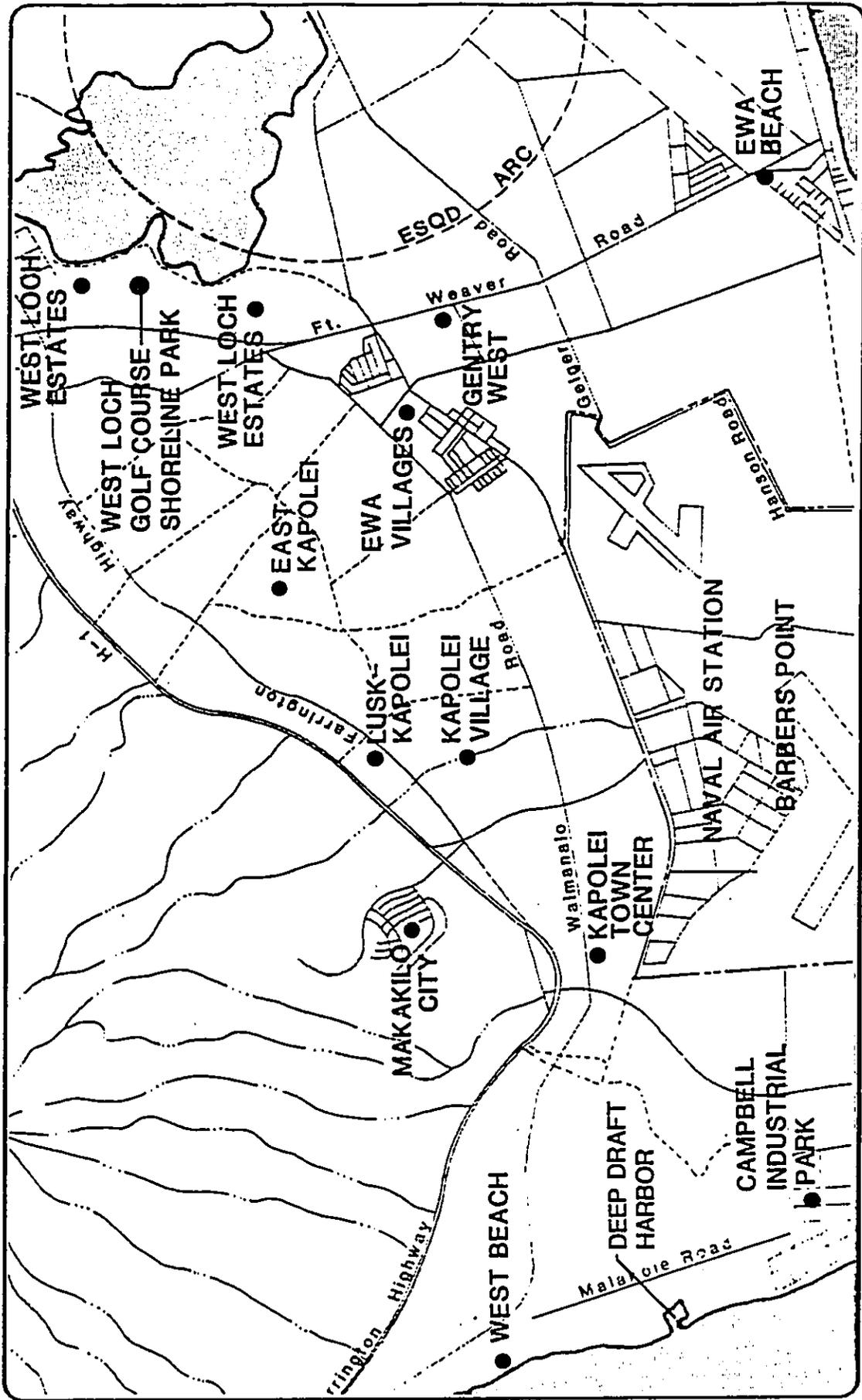
FIGURE 4

OWNERSHIP MAP

**Land Acquisition,
East Kapolei Project**
Honouliuli, Ewa, Oahu
State of Hawaii
Department of Land and Natural Resources
Division of Land Management

0 1,000 2,000 4,000
SCALE IN FEET

R.M. TOWILL CORPORATION



<p>Land Acquisition, East Kapolei Project Honouliuli, Ewa, Oahu State of Hawaii Department of Land and Natural Resources Division of Land Management</p>	<p>0 2,250 4,500 9,000 SCALE IN FEET</p>	<p>FIGURE 5</p> <p>EXISTING/PLANNED DEVELOPMENTS MAP</p> <p>R.M. TOWILL CORPORATION</p>
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units and expects a future population of 16,700.

Honokai Hale/Nanakai Gardens is located west of the site and is an older residential community. There are 500 moderately priced units and in 1985 there were approximately 2,000 residents located here.

James Campbell Industrial Park lies Southwest of the site and covers approximately 2,400 acres, all of which are not being used. Most of the businesses located here are either heavy or light industrial users and these businesses employed approximately 2,500 people in 1985.

The Deep Draft Harbor is located west of the project site. The primary basin is completed and the rest should be completed by about 1995. The harbor will provide safe passage for deep draft ships and could provide four high capacity containerized cargo terminals.

Ko' Olina is a planned residential/resort community development project that covers 640 acres. There will be a total of 9,000 units, of which 5,000 units will be for high-rise apartment/condominium development. The 4,000 other units will be for visitors and will either be in the form of hotel rooms or resort condominiums.

Ownership of the project site will change but OSCo will still lease the land and sugar cane cultivation will continue to take place, until a decision is reached as to the future use of the land, with no significant impact on this project site.

2.1.8 Water

This site is located within the Board of Water Supply (BWS) Ewa-Waianae District. The site is presently serviced by an agricultural water system maintained by the Oahu Sugar Company. This proposed acquisition will have no impact on the water in this region.

2.2 SOCIAL, ECONOMIC, AGRICULTURAL CHARACTERISTICS

2.2.1 Population Characteristics

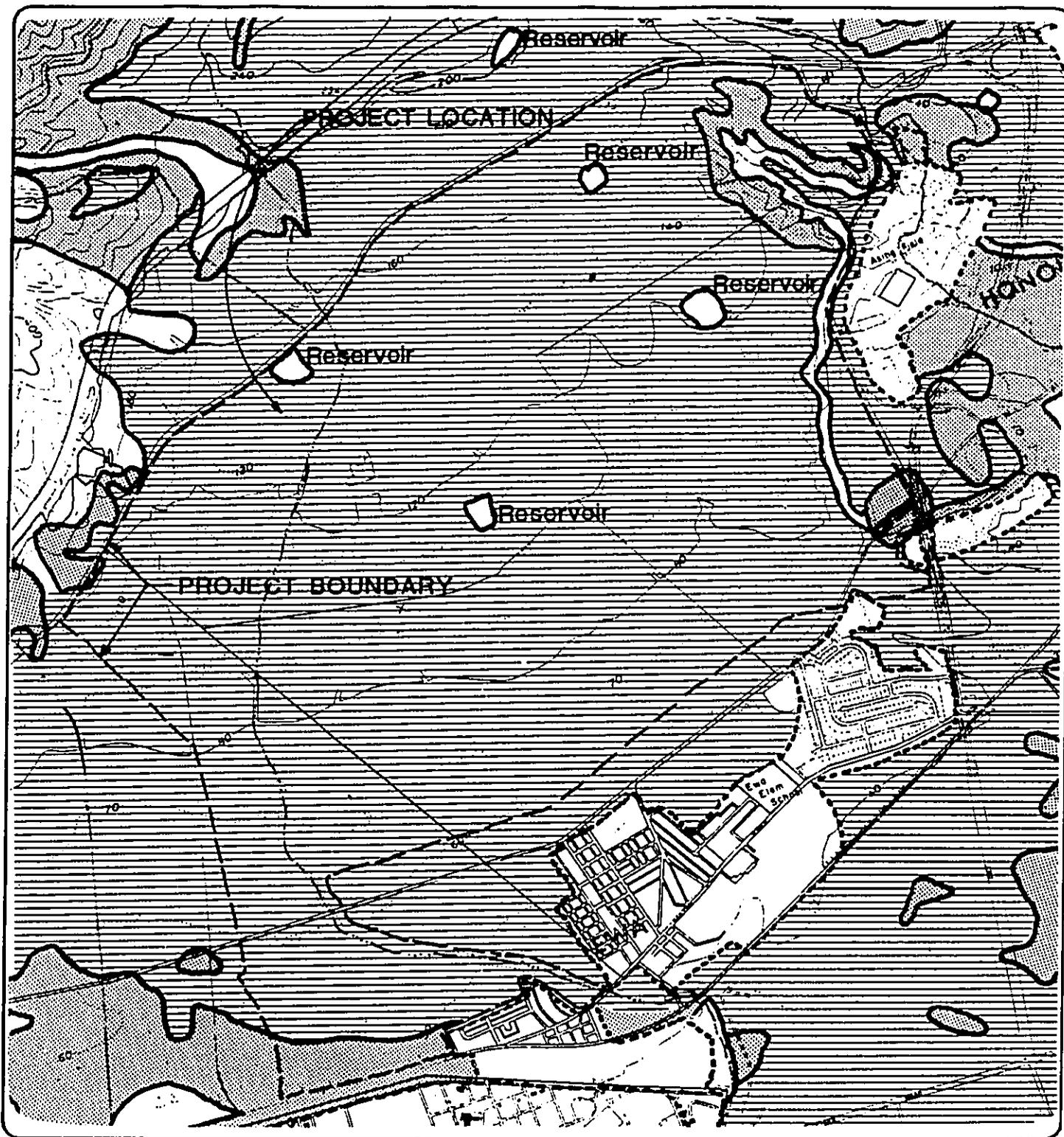
The population of the City and County of Honolulu was estimated at 838,500 people in July 1988. The 1989 State Data Book divided the overall population by districts as follows: Honolulu = 379,300 and Ewa = 232,500. Ewa includes Makakilo, Mililani, Pearl City, Halawa Heights, Barbers Point, and Pearl Harbor. This area had the highest population increase from 1980-1988 which equalled 21.7%. Most of this growth (42.2%) is attributed to in-migration from the Philippines (Environmental Assessment, Villages of Kapolei Golf Course Extension). Looking at the area's demographics, we find the median age to be 31.9 in 1988 and the ethnicity distributed as follows: Caucasians (23%), Japanese (23%), Mixed (31%), and Filipino's (11%).

There were approximately 36,000 people in Ewa town in 1980 and this population is expected to be 83,000 by the year 2005 - an increase of more than 130% over 25 years. The City and County of Honolulu has designated the Ewa area as a future Secondary Urban Center (SUC).

Population will not be impacted by the proposed land banking project and will neither increase nor decrease but will remain the same.

2.2.2 Economic Characteristics

The Ewa district has typically been a middle to low income area with a large portion of the labor force employed by the Armed Services. Unemployment in Ewa was nearly twice as high as the general population in 1980, Ewa had a 8% rate and the general population had a 4.6% rate of unemployment. The majority of the work force was blue collar (service, farm, craft, repair etc.). The two major areas of employment are the U.S. Military and the agricultural industry, both of which employ a large number of blue collar workers. Currently there are relatively few white collar workers. This situation, however, will change with the decrease in agricultural lands



<p>Land Acquisition, East Kapolei Project Honouliuli, Ewa, Oahu State of Hawaii Department of Land and Natural Resources Division of Land Management</p>	<p>LEGEND:</p> <ul style="list-style-type: none">  PRIME AGRICULTURAL LAND  OTHER IMPORTANT AGRICULTURAL LAND  EXISTING URBAN DEVELOPMENT <p>0 1,000 2,000 4,000 SCALE IN FEET</p>	<p>FIGURE 6</p> <p>ALISH MAP</p> <p>R.M. TOWILL CORPORATION</p>
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and the increase in residential and commercial development. Areas in which employment is and will be concentrated are the Campbell Industrial Park, Ko' Olina Resort, Kapolei Town Center, and Villages of Kapolei.

This project will not have any impact on the economic characteristics of this area.

2.2.3 Agricultural Characteristics

Agriculture is dependent on many elements such as climate, topography, soil, and the availability of water. The Ewa Plain is suitable for agricultural cultivation because of the soil characteristics, there are certain crops that will do better in this area than others such as: sugar cane, pineapple, orchards, truck crops, and pastures.

Within this project site the dominant soil is Hönouliuli Clay (HxA) which is sticky and plastic. HxA covers large areas of the site. There are eleven other soil types found in the area. According to the ALISH map the site is located on Prime agricultural lands. Prime being "land which has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods"(refer to Figure 6).

No impact to the agricultural characteristics is expected from this project.

2.2.4 Other Proposed Developments

The Plains of Ewa are being pressured by new developments as a result of the secondary urban center concept which was initiated as early as 1955 by the Estate of James Campbell. This Second City concept is now coming to fruition in various developments such as: City of Kapolei, Villages of Kapolei, Kapolei Shopping Center, Ko 'Olina, Barbers Point Harbor, James Campbell Industrial Park, and West Loch Estates. These development projects are near or adjacent to the land bank project site.

West Loch Estates borders the site to the south and is situated on land that was bought from the Campbell Estates and will feature 1,500 residential units. These units will be developed in two phases, the first phase consisting of 593 single-family units. Phase one is bordered on the north by the Waipahu Industrial Park and Farrington Highway, to the south is a proposed 18 hole golf course.

Phase two features 1,000 units that are broken down into 150 elderly rental units and 850 single-family and multi-family homes. A shore line park separates the residential development from the waters of West Loch.

The City and County has proposed to purchase 525 acres of land from Campbell Estate to develop its West Loch Bluffs project. This land is leased to the Oahu Sugar Company for sugar cane cultivation. This development borders the project site to the east and is a planned residential community. Various amenities are proposed such as: greenbelts, pedestrian paths, bikeways, neighborhood commercial areas, public elementary school, 18 hole golf course, and neighborhood park. The planned housing mix is 60% affordable and 40% market with a total of 1,650 units.

Land for the Villages of Kapolei was also purchased from Campbell Estate and consists of 888 acres which was all agricultural land. The Villages of Kapolei is situated to the west of the land bank site and is 22 miles west of the Primary Urban Center. It is near the center of the Ewa Plain and north of Barbers Point. The Villages of Kapolei consists of residential housing, commercial/retail areas, community facilities, and recreational facilities. An 18-hole golf course will be situated on a portion of the 888 acres. The planned housing mix is 60% affordable and 40% Market.

No impact to proposed developments is expected from the project.

2.3 PUBLIC FACILITIES

2.3.1 Traffic circulation

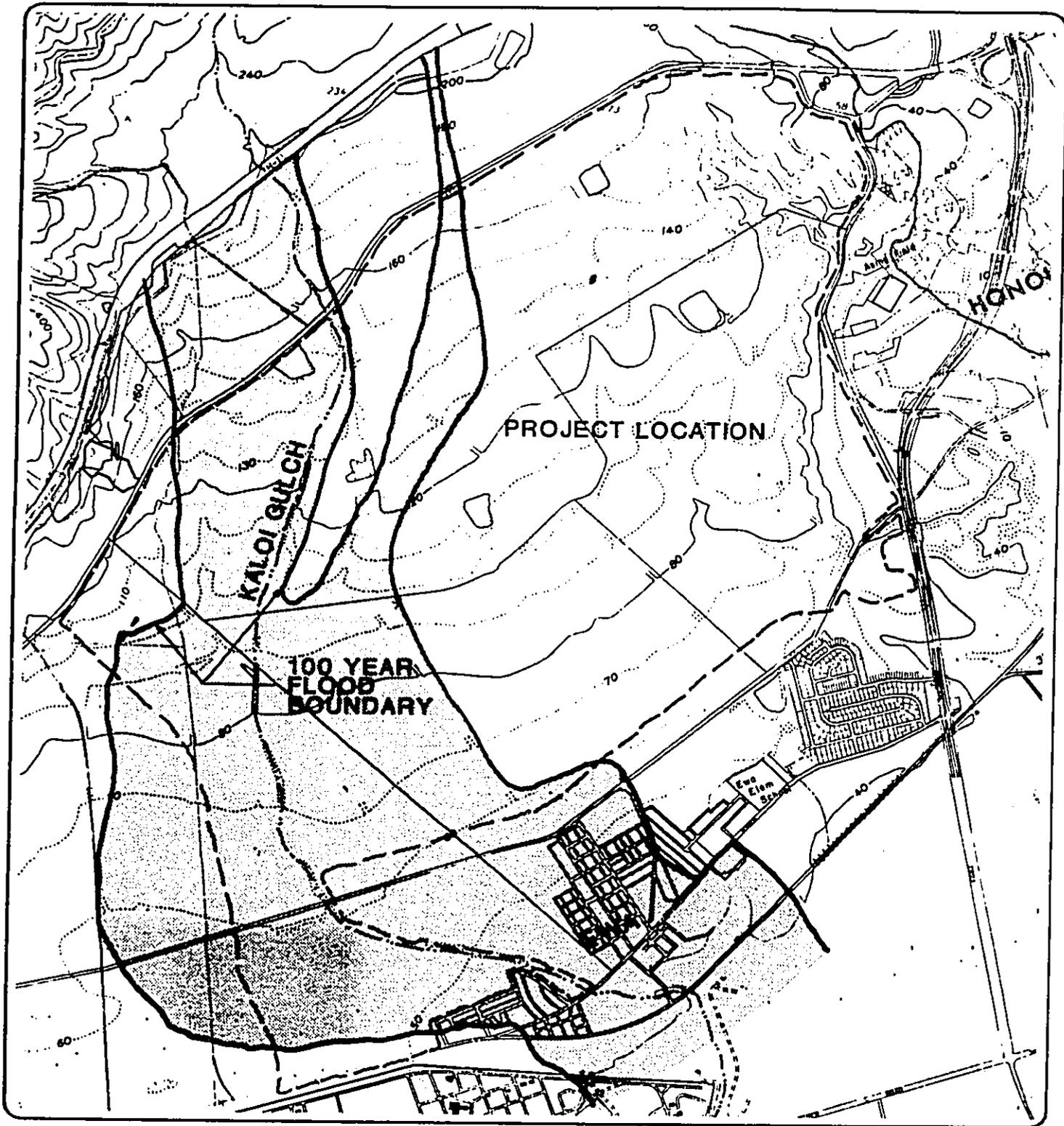
The primary road that services this site is Farrington Highway, located along the north border. The primary highway is the H-1 and it runs parallel to Farrington Highway and the north border of the project site. Old Fort Weaver Road is located along the east border.

The land acquisition will result in no change to the vehicular activity that now uses the roadways and highways.

2.3.2 Flood and Drainage

There are no constructed drainage systems, only cane field ditches and Kaloi Ditch. Kaloi Ditch traverses the west end of the project site and flows into the ocean. The west portion of the property is in the 100-year flood plain (see Figure 7).

The proposed acquisition will have no impact on existing drainage systems, nor will it change the existing flooding patterns.



<p>Land Acquisition, East Kapolei Project Honouliuli, Ewa, Oahu State of Hawaii Department of Land and Natural Resources Division of Land Management</p>	<p>LEGEND:</p> <p> 100 year Flood Plain</p> <p>0 1,000 2,000 4,000 SCALE IN FEET </p>	<p>FIGURE 7</p> <p>FLOOD MAP</p> <p>R.M. TOWILL CORPORATION</p>
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SECTION 3

RELATIONSHIP TO LAND USE PLANS AND POLICIES

3.1 HAWAII STATE PLAN

The Hawaii State Plan serves as a guide for future development in Hawaii. Chapter 226, Hawaii Revised Statutes (as amended, 1986) states the purpose of the state plan:

"[it] shall serve as a guide for the future long-range development of the state; identify the goals, objectives, policies, and priorities and allocating limited resources, such as public funds, services, manpower, land, energy water, and other resources; improve coordination of state and county plans, policies, programs, projects, and regulatory activities; and to establish a system for plan. formulation and program coordination to provide for an integration of all major state and county activities." (Chapter 226-1: Findings and Purpose, HRS)

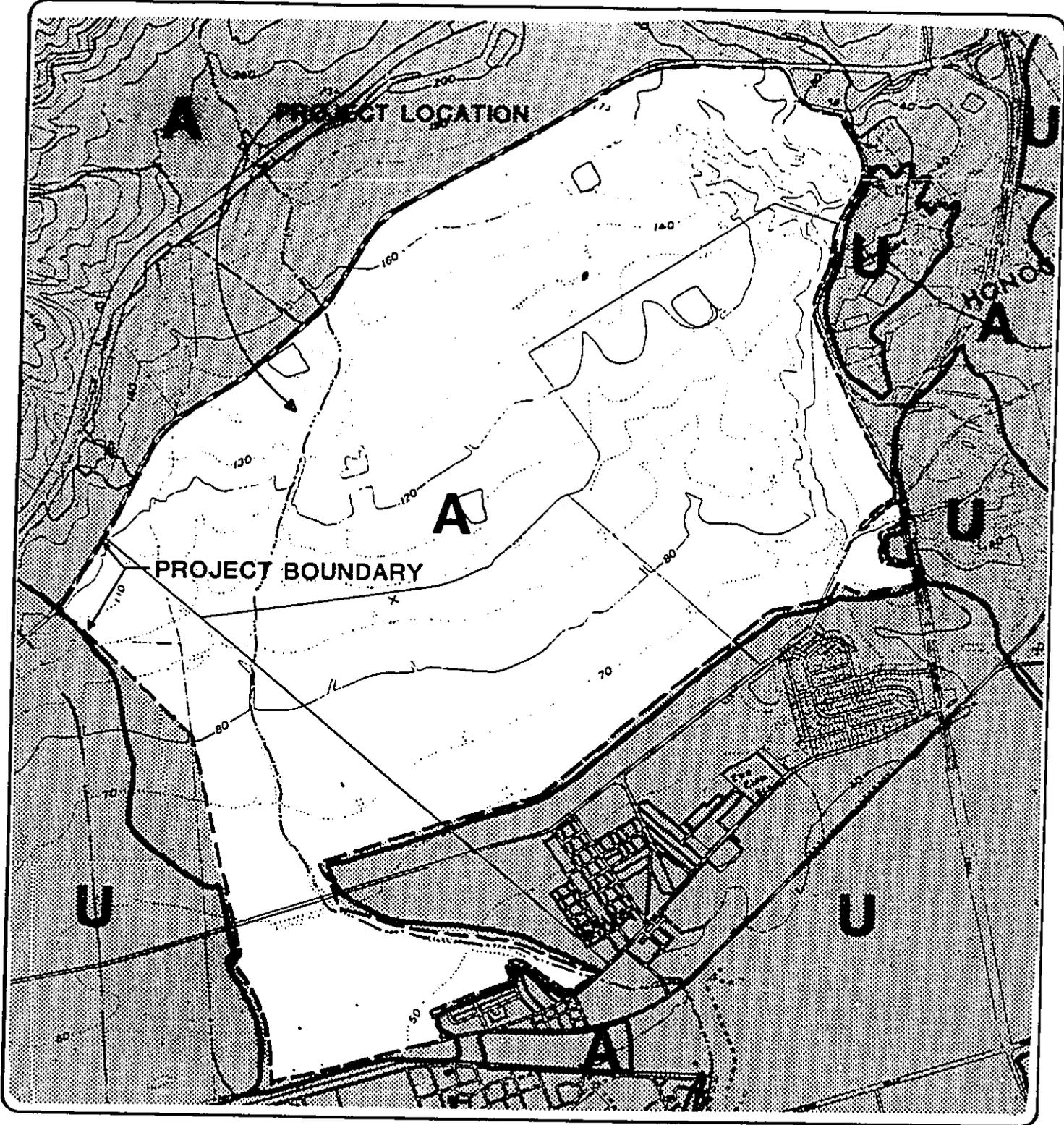
The East Kapolei project is consistent with the objectives of the Hawaii State Plan and is conserving agricultural lands.

3.2 STATE LAND USE LAW

There are four classifications into which the State Land Use system classifies all land in the State of Hawaii: Urban, Rural, Agricultural, and Conservation. All of the land in this project site is classified as Agriculture as shown in Figure 8, and there will be no need for a classification change since sugar cane cultivation will continue after acquisition of the land by the State.

3.3 COUNTY ZONING

The land within the proposed project site is zoned for agricultural use (AG-1 Restricted). There will be no need for a change in the zoning designation since the land will remain in agriculture.



<p>Land Acquisition, East Kapolei Project Honouliuli, Ewa, Oahu State of Hawaii Department of Land and Natural Resources Division of Land Management</p>	<p>LEGEND: A AGRICULTURAL U URBAN</p> <p>0 1,000 2,000 4,000 SCALE IN FEET</p>	<p>FIGURE 8 STATE LAND USE MAP</p> <p>R.M. TOWILL CORPORATION</p>
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SECTION 4
REQUIRED PERMITS AND APPROVALS

The land acquisition process by the State is as follows:

- 1) The Legislature appropriates funds for the purchase of land.
- 2) The Governor releases the funds to purchase the land.
- 3) The Department of Land and Natural Resources (DLNR) prepares an environmental assessment or environmental impact statement (if needed) and determines if the impacts are significant or non-significant.
- 4) The Board of Land and Natural Resources authorizes the land acquisition.

SECTION 5
DETERMINATION

The objective of the East Kapolei project is land banking of the acquired land. This acquisition is deemed to be for public use and purpose at some future date. The acquisition will not impact the physical, social, or economic resources of the site. Existing land uses will remain the same. Long term beneficial impacts include the controlled, planned development of the project area.

Therefore, it has been concluded that there is no need for an environmental impact statement.

SECTION 6

LIST OF INDIVIDUALS, ORGANIZATIONS, AND AGENCIES CONSULTED

6.1 FEDERAL

U.S. Naval Air Station Barbers Point

6.2 STATE

Department of Land and Natural Resources

Office of Environmental Quality Control

Office of State Planning

6.3 INDIVIDUALS AND ORGANIZATIONS

Estate of James Campbell

Oahu Sugar Company

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