

University of Hawaii West Oahu Campus land Copy rec'd 10/28/96
exchange

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT S. COLOMA-AGARAN

Ref.: PB:SL

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

'96 OCT 29 8:38

P.O. BOX 621
HONOLULU, HAWAII 96809

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

OCT 25 1996

MEMORANDUM

To: Gary Gill, Director
Office of Environmental Quality Control

From: ~~For~~ Michael D. Wilson, Chairperson *Gilbert S. Coloma-Agaran*
Department of Land and Natural Resources

Subject: Finding of No Significant Impact (FONSI) for a Land
Exchange Between the State of Hawaii and Campbell Estate
to Allow for the Development of the University of Hawaii
West Oahu Campus at Kapolei, Oahu, Hawaii

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period which began on August 23, 1996. We have determined that this project will not have significant environmental effect and have issued a negative declaration determination. Please publish this notice as soon as possible in the OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. Please contact Sam Lemmo of our Land Divisions's Planning and Technical Services Branch, at 587-0367 should you have any questions.

Attachments

cc: Governor
Oahu Board Member
Jan Burns
Brian Goto
Randall Young
City and County of Honolulu
Planning Department
Department of Land Utilization
Department of Public Works
Department of Parks and Recreation
Board of Water Supply
Department of Business, Economic
Development and Tourism (Abe Mitsuda)
Department of Agriculture
Department of Transportation

University of Hawaii West Oahu Campus land exchange

NOV 8 1996

OEQC BULLETIN PUBLICATION FORM

FILE COPY

TITLE OF PROJECT: State Land Exchange to Allow the Development of the University of Hawaii West Oahu Campus

RECEIVED

LOCATION: ISLAND Oahu DISTRICT: Ewa

'96 OCT 29 A8:39

TAX MAP KEYS : 9-1-75:44, 9-2-01:01, 9-2-02:01, 9-2-04:05; 9-1-17:72, 9-1-16:08, 9-1-17:04, 9-1-18:01

UFC OF THE QUALITY COMM.

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY [X] APPLICANT

Applicable State or Federal Statute:

[X] Chapter 343, HRS [] Chapter 205A, HRS [] NEPA (Federal Actions Only)

Type of Document:

[] Draft Environmental Assessment (Negative Declaration anticipated) [] Draft EIS [] NEPA NOP

[X] Final Environmental Assessment (Finding of No Significant Impact) [] Final EIS [] NEPA Draft EIS

[] Final Environmental Assessment (EIS Preparation Notice) [] NEPA FONSI [] NEPA Final EIS

Type of Revision (if applicable):

[] Revised [] Supplemental [] Addendum [] Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

APPROVING AGENCY OR ACCEPTING

AUTHORITY: Department of Land and Natural Resources

Office of the Chairperson ADDRESS: 1151 Punchbowl St., Room 130 Honolulu, Hawaii 96813

CONTACT: Sam Lemmo PHONE: 587-0386

PROPOSING AGENCY OR Department of Land and Natural Resources, Land Division

ADDRESS: 1151 Punchbowl St., Room 220 Honolulu, Hawaii 96813

APPLICANT:

CONTACT: Same as Above

COMMENT PERIOD END DATE: September 23, 1996

CONDITIONS WHICH TRIGGERED THE EIS LAW: PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

Use of State or County land or funds
HRS 343-5(a)(1)

Use of lands in the Waikiki Special District
HRS 343-5(a)(5)

Use of Conservation District Lands
HRS 343-5(a)(2)

Amendment to a County General Plan
HRS 343-5(a)(6)

Use of Shoreline Setback Area
HRS 343-5(a)(3)

Reclassification of Conservation Lands
HRS 343-5(a)(7)

Use of Historic Site or District
HRS 343-5(a)(4)

Construction or modification of helicopter facilities
HRS 343-5(a)(8)

OTHER CONDITIONS:

Use of Special Management Area (City & County of Honolulu)

Other* _____

* If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

3.0 GENERAL PROJECT DESCRIPTION

3.1 Description and Purpose of the Proposed action

The State plans to enter into a land exchange with Campbell Estate involving lands at Kapolei, Oahu. The purpose of the land exchange is to provide the State with a much larger land area for the proposed University of Hawaii West Oahu Campus (UHWOC) and to provide superior access to the H-1 Freeway for the UHWOC. The land exchange will also provide the State with additional land in Kapolei that will afford the State greater flexibility in the sequencing and rate of development in Kapolei.

The land exchange was approved by the State Legislature and approved by the Governor on June 25, 1996 under Acts 294 and 295, SLH 1996, subject to the execution of an exchange deed between the two parties. Through Act 295, the Legislature approved the exchange involving Campbell Estate lands at East Kapolei and the approximately 183 acres owned by the State at East Kapolei. The Legislature, through Act 294, also approved the exchange of lands owned by the State of Hawaii at the Hawaii Raceway Park located within the Kapolei Business Park, with lands owned by Campbell Estate located above the H-1 Freeway and extending to the foot of the Waianae mountain range.

The land exchange involves two parcels of land currently owned by the State of Hawaii, and portions of six (6) Campbell Estate parcels (Exhibits 1-2).

- A. 58.8 acres owned by the State of Hawaii (TMK: 9-1-75:44) are to be exchanged for 941 acres (portions of TMKs: 9-2-01:01, 9-2-02:01, and 9-2-04:05) owned by Campbell Estate. The 941 acres are to be used as the site of the UHWOC (Exhibits 3-7).
- B. Approximately 183 acres owned by the State of Hawaii (TMK: 9-1-17:72) are to be exchanged for land of equal or greater area and equivalent value owned by Campbell Estate, including but not limited to portions of TMKs: 9-1-16:08, 9-1-17:04, and 9-1-18:01 (Exhibits 8-11).

The land exchange would allow the State to begin planning for the U.H. West Oahu Campus. The 941 acre site would provide a larger land area for the proposed campus with superior access to the H-1 freeway.

3.2 Project Location

Exchange A involves 58.811 acres of State land located in the Kapolei Business Park which is located in the Ewa Plains area, Island of Oahu (See Exhibit 3). The Campbell Estate lands (941 acres) to be exchanged for this parcel are located on the mauka side of the H-1 Freeway on the lower slopes of the southern Waianae range, island of Oahu (See Exhibit 1).

Exchange B involves 182.8 acres of State land located in the Kapolei area (See Exhibit 8). This land will be exchanged with Campbell Estate lands which are also in the Kapolei area on the makai side of the H-1 Freeway, and that are of equal or greater area (See Exhibit 1).

NOTE: Since the deadline for EIS submittal is so close to the publication date for the OEQC Bulletin, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.

FINAL
ENVIRONMENTAL ASSESSMENT

State Land Exchange
to Allow the Development
of the University of Hawaii
West Oahu Campus

This document was prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS), and Title 11, Chapter 200 of the Department of Health Administrative Rules. This Environmental Assessment was triggered due to the inclusion of State-owned lands in a proposed land exchange with Campbell Estate. It is anticipated that a negative declaration will be determined for the land exchange since no land use is being proposed by this action.

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EXHIBIT A

AGENCY COMMENTS

SUMMARY SHEET

1. Applicant: State of Hawaii
Department of Land and Natural Resources

- 2a. Property Locations/EXCHANGE A
 - State of Hawaii Lands: Kapolei Business Park, Honouliuli,
Ewa, Oahu

 - Campbell Estate Lands: Ewa

- 3a. Parcel Exchange Identification/
 - State of Hawaii: TMK: 9-1-75: 44 (58.811 acres)

 - Campbell Estate: Portions of TMKs: 9-2-01:1, 9-2-
02:01, and 9-2-04:05 (941 acres)

- 4a. Existing Use/
 - State of Hawaii Lands: Motor Sports Facility

 - Campbell Estate Lands: Fallow Sugar

- 5a. State Land Use District/
 - State of Hawaii Lands: Urban

 - Campbell Estate Lands: Agriculture

- 6a. County Zoning/
 - State of Hawaii Lands: I-2, Intensive Industrial District

 - Campbell Estate Lands: Agriculture

1b. Property Locations/EXCHANGE B

State of Hawaii Lands: Kapolei, Honouliuli, Ewa, Oahu

Campbell Estate Lands: Kapolei, Honouliuli, Ewa, Oahu

2b. Parcel Exchange Identification/

State of Hawaii: TMK: 9-1-17: 72 (182.80 acres)
(per TMK map revision, date stamped
March 27, 1996)

Campbell Estate: Portions of TMKs: 9-1-17:04, 9-1-
16:8, and 9-1-18:01, of equal or
greater area and equivalent value
now owned by Campbell Estate.

3b. Existing Use/

State of Hawaii Lands: Agricultural land - fallow sugar,
cane fields

Campbell Estate Lands: Agricultural land - fallow sugar,
cane fields

4b. State Land Use District/

State of Hawaii Lands: Agriculture

Campbell Estate Lands: Agriculture

5b. County Zoning/

State of Hawaii Lands: Agriculture (AG-1, Restricted
Agricultural District)

Campbell Estate Lands: Agriculture (AG-1, Restricted
Agricultural District)

6b. EIS Required:

No

1.0 IDENTIFICATION OF PROPOSING AND APPROVING AGENCY

Department of Land and Natural Resources
Office of the Chairperson
1151 Punchbowl Street
Kalanimoku Building, Room 130
Honolulu, Hawaii 96813

Mailing Address:

P. O. Box 621
Honolulu, Hawaii 96809

2.0 IDENTIFICATION OF AGENCIES CONSULTED

State Agencies

Department of Transportation
Department of Land and Natural Resources
Historic Preservation Division
Department of Accounting and General Services
Department of Agriculture
Department of the Attorney General
Department of Business, Economic Development and Tourism
Land Use Commission
Office of Planning
Department of Health: Office of Environmental Quality
Control

City and County of Honolulu

Department of Land Utilization
Department of Planning
Department of Public Works
Department of Land Utilization
Department of Parks and Recreation
Board of Water Supply

Other Agencies, Organizations and Individuals

Estate of James Campbell
Helber Hastert and Fee, Planners

3.0 GENERAL PROJECT DESCRIPTION

3.1 Description and Purpose of the Proposed action

The State plans to enter into a land exchange with Campbell Estate involving lands at Kapolei, Oahu. The purpose of the land exchange is to provide the State with a much larger land area for the proposed University of Hawaii West Oahu Campus (UHWOC) and to provide superior access to the H-1 Freeway for the UHWOC. The land exchange will also provide the State with additional land in Kapolei that will afford the State greater flexibility in the sequencing and rate of development in Kapolei.

The land exchange was approved by the State Legislature and approved by the Governor on June 25, 1996 under Acts 294 and 295, SLH 1996, subject to the execution of an exchange deed between the two parties. Through Act 295, the Legislature approved the exchange involving Campbell Estate lands at East Kapolei and the approximately 183 acres owned by the State at East Kapolei. The Legislature, through Act 294, also approved the exchange of lands owned by the State of Hawaii at the Hawaii Raceway Park located within the Kapolei Business Park, with lands owned by Campbell Estate located above the H-1 Freeway and extending to the foot of the Waianae mountain range.

The land exchange involves two parcels of land currently owned by the State of Hawaii, and portions of six (6) Campbell Estate parcels (Exhibits 1-2).

- A. 58.8 acres owned by the State of Hawaii (TMK: 9-1-75:44) are to be exchanged for 941 acres (portions of TMKs: 9-2-01:01, 9-2-02:01, and 9-2-04:05) owned by Campbell Estate. The 941 acres are to be used as the site of the UHWOC (Exhibits 3-7).
- B. Approximately 183 acres owned by the State of Hawaii (TMK: 9-1-17:72) are to be exchanged for land of equal or greater area and equivalent value owned by Campbell Estate, including but not limited to portions of TMKs: 9-1-16:08, 9-1-17:04, and 9-1-18:01 (Exhibits 8-11).

The land exchange would allow the State to begin planning for the U.H. West Oahu Campus. The 941 acre site would provide a larger land area for the proposed campus with superior access to the H-1 freeway.

3.2 Project Location

Exchange A involves 58.811 acres of State land located in the Kapolei Business Park which is located in the Ewa Plains area, Island of Oahu (See Exhibit 3). The Campbell Estate lands (941 acres) to be exchanged for this parcel are located on the mauka side of the H-1 Freeway on the lower slopes of the southern Waianae range, island of Oahu (See Exhibit 1).

Exchange B involves 182.8 acres of State land located in the Kapolei area (See Exhibit 8). This land will be exchanged with Campbell Estate lands which are also in the Kapolei area on the makai side of the H-1 Freeway, and that are of equal or greater area (See Exhibit 1).

3.3 Existing and Surrounding Land Uses

Hawaii Raceway Park

The 59-acre Raceway Park lands site at TMK: 9-1-75: 44, was previously owned by the Estate of James Campbell, and was in 1991 leased to the City and County of Honolulu for use as a motor sports facility known as Hawaii Raceway Park.

The raceway was established in 1964, and originally included about 114 acres identified by Tax Map Key: 9-1-15: 14 and 15. Initially, improvements included a paved road course and paved drag strip. The road course was used by sports cars and motorcyclists. A dirt oval track was added in the early 1970's. For a variety of reasons, pavement and other fixed improvements were not well maintained.

In Spring 1979, Campbell Estate excavated a deep 90-foot wide drainage canal along the eastern edge of property leased for Hawaii Raceway Park. The canal cut across the eastern tip of the drag strip and the eastern end of the former road course. The rest of the drag strip and parts of the road course continued in use. In February 1980, the Navy acquired the 47.5-acre parcel identified by Tax Map Key: 9-1-15: 14 because it was within the Barbers Point Naval Station aircraft Accident Potential Zone (ADZ). The eastern end of the drag strip and road course were located on this property. The Navy allowed but did not officially lease Navy property for continued use of the drag strip.

About this time, use of the road course by sports cars ended. This may have been due to disagreements between local sports car racers and Hawaii Raceway Park operators over necessary repairs and alterations to the road course.

After the original lease ended in 1983, Campbell Estate granted the lease to Mr. Clay Miller for about 66 acres identified by Tax Map Key: 9-1-15: 15. This lease expired at the end of 1991, but could be canceled by the Estate after 180-day notice. Mr. Miller assigned his lease to Mr. Donald Nakano in September 1985, who in turn subleased the parcel to various vendors and racing operators.

Following a catastrophic injury to a dirt motorcycle racer in the oval track in 1986, Campbell Estate became concerned about the risk of Estate liability if there were unpaid damage claims against

Hawaii Raceway Park. Campbell Estate required progressively higher insurance coverage of their lessee. Hawaii Raceway Park closed in December 1988 when the operator was unable to purchase the level of insurance required by Campbell Estate.

The insurance issue was resolved in Summer 1989 by the City assuming the remainder of the Campbell Estate lease for the raceway site. The former \$90,000/year lease rent was renegotiated to \$72,000/year. The City and former lessee signed an operating agreement under which the latter ran Hawaii Raceway Park as the salaried employee of a non-profit organization. The organization paid all costs of operating Hawaii Raceway Park including insurance and lease rent. Since the City rather than Campbell Estate will be the "deep pocket" to cover future unpaid catastrophic damage claims stemming from racing accidents, the City in 1991 was actively supervising safety improvements and practices at Hawaii Raceway Park.

In 1991, about 3,000 participants and spectators attended Hawaii Raceway Park activities each Saturday. Other racing activities held throughout the State have drawn as many as 55,000 attendees.

There are six concessions which operate on the property. They are the Hawaii International Racing School, Stock Car Operations, Hawaii Raceway Park Drag Strip, Sports Car Club of America (SCCA), Motorcycle Road Racing and an abandoned vehicle operation. The Hawaii International Racing School and the abandoned vehicle operation are the only businesses operating on the weekdays. The Drag Strip will operate once a month on Friday night.

There are basically four areas of activities on the site. The first area is the paved drag strip. The Hawaii International Racing School, Hawaii Raceway Park Drag Strip, Motorcycle Road Racing, and the other Sports Car Club of America (SCCA) operate primarily in this area. The basic facilities in this area are a tent shelter for the cars and equipment, a mobile office building, a small bathroom facility, the control tower and the paved drag strip. The Hawaii International Racing School that uses the drag strip for their activities operates from Monday through Saturday from 7:30 a.m. to 6:30 p.m. The average number of participants is about 100 people a week.

Motorcycle Road racing has a class once a month on the drag strip with about 30 students. Races are held once a month with about 60 participants and 300 to 500 spectators. Once every three months, they hold a special event with about 60 participants and 1,000 spectators.

The Sports Car Club of America (SCCA) operates at the drag strip on Saturday and Sunday from 8:00 a.m. to 5:00 p.m. The SCCA holds classes on Saturday about 3 times a year. Races held on Sundays approximately six times a year. Prior to this year, the SCCA had

not been authorized by the National Association to allow spectators to view the races. However, this year the SCCA has received approval to allow spectators, and this event may begin to attract spectators from June of this year.

The Hawaii Raceway Park Drag Strip operates every Saturday from 7:00 p.m. to 2:00 a.m. The gates open at 4:00 p.m. Access to the drag strip is off Kalaeloa Boulevard. Parking for the events at the drag strip is located off the entrance around the drag strip. The average number of participants range from 30 to 100 people with approximately 750 spectators. Once a month, the drag strip will have a 3-day event on Friday, Saturday, and Sunday from 7:00 p.m. to 2:00 a.m. with the gates opening at 4:00 p.m. For this longer event, the average number of participants is about 120 to 150, and the number of spectators may vary from 3,500 to 4,000 people.

The drag strip pavement extends beyond the property line. However, the lessee does not allow the drag cars to run beyond the property line. The cars use a return lane to proceed back to the starting area.

The second area is the stock car race track. The stock car track is a doughnut-shaped dirt track with bleachers on the Makakilo side of the track. There is also a small entrance ticket booth and a small bathroom building. The access to this area is from Malakole Street. Unpaved parking is available. The stock car operation runs on Saturday from 7:00 pm to 2:00 am, with gates open from 4:00 pm. The average number of participants ranges from 30 to 100, with approximately 750 spectators. Once a month, the stock car track will have a Mud Bog event, a Demolition Derby and "Figure 8" events. Twice a month, the track will have a Tourist Trophy event (motorcycle) and an off-road motorcycle event. The abandoned vehicle operation has a contract with the City and County of Honolulu to tow and store abandoned vehicles. This operation is on the third area of the site, adjacent to the Barbers Point Naval Air Station. Those vehicles that are not sold are taken to the Hawaii Metal Recycling Co. at Campbell Industrial Park. The number of vehicles stored on site ranges from 50 to 200.

The fourth area is an off-road race track for dune buggies. This area is near the corner of Kalaeloa Boulevard and Malakole Street. This area operates on Sunday from 8:00 am to 4:00 pm.

183-Acre State Property/Campbell Estate Lands Makai of the H-1 Freeway:

The City Real Property Tax Office has recently released a revised TMK map identifying the 183-acre subject parcel within the project area, (formerly part of Parcel 4) as TMK: 9-1-17: 72 (See Exhibit 8). The new TMK parcel number was assigned by the Real Property Tax Office due to a recent reconsolidation and resubdivision of several parcels in the area.

The project area was described in the Final Environmental Impact Statement (FEIS) for the East Kapolei Project, April 1996. The State Land Use Zoning is Agricultural. The majority of the lands within the East Kapolei area are owned by the Estate of James Campbell, with the exception of the 183 acres (TMK: 9-1-17: 72) owned by the State of Hawaii. It is these lands that the State intends to exchange equal or greater acreage with Campbell Estate to obtain land closer to the H-1 Freeway and Farrington Highway (See Exhibit 1).

The FEIS was submitted to the City and County of Honolulu Planning Department in support of the Schuler Homes, Inc. petition to amend the Ewa Development Plan (DP). However, the petition was withdrawn by Schuler Homes.

Campbell Estate Lands Mauka of the H-1 Freeway:

The area that has been identified as the proposed 941 acre U.H, West Oahu Campus site is presently comprised of portions of three parcels including TMKs: 9-2-01:01, 9-2-02:01, and 9-2-04:05 (See Exhibits 1 and 4-7). Existing land uses consists of fallow cane fields on the lower slopes of the project area. Surrounding land uses consist of the H-1 Freeway and the Kapolei areas to the east and the Honouliuli Forest Reserve to the West. The town of Makikilo lies to the south. Lands to the north of the 941 acre site also consist of fallow cane fields.

4.0 DESCRIPTION OF THE ENVIRONMENT AND POTENTIAL IMPACTS AND MITIGATION MEASURES

A separate EA and EIS will be required to support the necessary Development Plan and State Land Use amendments and the development of the University of Hawaii West Oahu Campus.

4.1 Environmental Conditions for the Hawaii Raceway Park Lands:

Topography:

The natural topography of the subject site is level, with small areas which have been artificially raised about 2 feet for the motorcycle track and a parking area adjacent to the stock car track. However, the topography in the abandoned vehicle storage area is sloped down toward the Naval Air Station, and is slightly lower than the remainder of the lot. The elevation at the corner of Kalaeloa Boulevard and Malakole Street is approximately 5 feet above mean sea level.

Soils:

According to the U.S. Department of Agriculture, Soil Conservation Service (SCS), Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (Exhibit 12), the soil on the

site is Coral outcrop (CR) which consists of coral or cemented calcareous sand. The coral reefs formed in shallow ocean water during the time when the ocean stand was a higher level. Small areas of coral outcrop are exposed on the ocean shore, on the coastal plains, and at the foot of the uplands. Elevations range from sea level to approximately 100 feet. The annual rainfall in this area may range from 18 to 40 inches. Coral outcrop makes up about 80 to 90 percent of the acreage. The remaining 10 to 20 percent consists of a thin layer of friable, red soil material in cracks, crevices, and depressions within the coral outcrop. This soil material is similar to that of the Mamala series. This land type is used for military installations, quarries, and urban development. Vegetation is sparse and may consist of kiawe, koa haole, and fingergrass. Capability classification is VIIIs, non-irrigated. VIIIs soils have very severe limitations that restrict their use for wildlife habitat or recreation. These are areas of cinderland, outcrops, or coastal beaches.

Agricultural Resources:

The subject site has negligible agricultural value. According to the Detailed Land Classification -- Island of Oahu, 1972 (Exhibit 13) the entire land area has been in urban use. Further, the site has not been classified as lands suitable for agricultural use within the Agricultural Lands of Importance to the State of Hawaii (ALISH), (Exhibit 14).

Water Resources:

The Property contains a brackish water well. The water from this well is used to prepare the stock car race track for the weekend racing. The track is wet down during the week and regraded and reformed. The well water is not suitable for human consumption.

Drainage and Flooding:

Drainage for the Property is by overland flow towards Malakole Street and the east side of the site. In the conveyance of the property to the State of Hawaii, the Estate of James Campbell has retained drainage easements for the development of their properties. According to the Federal Flood Insurance Rate Map, the Property is within Flood Zone D, or areas in which flood hazards are undetermined.

Flora and Fauna:

The site was surveyed for botanical and fauna resources as part of the Kapolei Business-Industrial Park Environmental Impact Statement done for the Development Plan amendment for the Estate of James Campbell, April 1990. Prior to State acquisition, this parcel was part of the proposed Kapolei Business-Industrial Park. No plants considered threatened or endangered by the Federal and State

governments were found on the proposed project site. Similarly, there were no endemic land birds recorded at the site. The area may be occasionally used as a foraging area by the Hawaiian Owl or Pueo and the Hawaiian Stilt. There were no resident indigenous land birds noted in the survey. The Black Crowned Night Heron may forage in flooded ditches and other temporary wet areas on the Property. The Pacific Golden Plover was recorded, but no other migratory species were found on the site. Other birds on the site were exotic and introduced birds. The survey also noted cats and mongoose on the site. There should be no adverse impacts on flora or fauna due to the proposed land exchange.

Air Quality:

The Raceway Park operates primarily on weekends and Friday nights. According to the air quality study done for the Kapolei Business-Industrial Park, the area is currently meeting the State and Federal air quality standards, except for the morning peak hours at the corner of Kalaeloa Boulevard and Malakole Street. The Raceway Park operates during off-peak hours and should not affect air quality in the area.

The Stock Car Race Track is a dirt track and must be regraded every week to prepare for the next race. The track is regraded with a bulldozer and watered down to reduce fugitive dust problems.

Noise:

The Noise Impact Assessment for the proposed Kapolei Business-Industrial Park completed by Darby and Associates indicates that the existing raceway operations may exceed the State Department of Health standards for noise. The study suggests that noise mitigation measures for the raceway park may involve either relocating the raceway or restricting night racing activities. The City and County of Honolulu Development Plan Land Use Map for Ewa indicates some noise sensitive land uses, such as residential uses within the Barbers Point Naval Air Station and new low and medium density apartment uses about 1 mile north of the site. According to the study, raceway noise may be the dominant noise source. Also, night racing activities may be more noticeable to nearby noise sensitive uses. The raceway activities may also appear more noticeable with Kona weather conditions. Since the winds would originate from the southeast and blow inland, noise would likewise be carried inland to residential areas. The study indicates that there have been noise complaints from residents at Nanakai Gardens, which is approximately 2 miles north of the site.

However, there have been no complaints of excessive noise from the residential areas located within the Naval Air Station. The study attributes this to a relatively thick vegetation buffer between the uses, and because the uses are at the same elevation. The residential units at Nanakai Gardens are located at a higher

elevation and there is no buffer to retard noise. The study indicates that the proposed new residential areas are similarly placed; at the higher elevation with no buffer areas. Thus, there may be some adverse noise impacts to the new residents. Noise mitigation measures may be necessary if noise complaints persist or if new complaints arise from other areas.

Scenic Resources:

The site is about 1.5 miles from H-1 Freeway, on land which slopes gently down from the freeway. There are a few relatively low structures within the site with the various race tracks being the most noticeable features on the land. The main track areas are relatively flat with bleachers around the stock car track and a small bleacher structure along the drag strip. The ocean cannot be seen from the site, and the area is not visible from H-1 Freeway. Therefore, there are no impacts on visual resources.

Archaeological Resources:

The Kapolei Business-Industrial Park includes an archaeological assessment of the Hawaii Raceway Park site. The assessment indicates that the site did not have any archaeological or paleontological sites.

Hazardous Waste:

Hawaii Raceway Park was identified as a potential hazardous waste site in January 1992 due to information that it was used for improper disposal of mercury-contaminated waste solvent wash from the Pearl Harbor Shipyard. In June 1992, the Office of Hazard Evaluation and Emergency Response located in the State Department of Health completed a preliminary assessment of Hawaii Raceway Park pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA). The preliminary assessment reviews existing information of the site to assess the threats, if any, to the environment as well as to public health, safety, and welfare.

During 1983, the Department of Defense (DOD), Defense Property Disposal Service (DPDS) awarded a contract to Pepper Industries Inc. for the transport and disposal of waste from DOD facilities. In the same year, Pepper

Industries Inc. disposed of 85,065 gallons of "bilge water" at Hawaii Raceway Park. Analysis of the "bilge water" determined that it contained between 1 and 10 parts per million (ppm) of mercury, exceeding EP Toxicity Test for mercury. Further dumping occurred in 1984 by Pepper Industries Inc. Of 79,326 gallons of waste water contaminated with Gamlen Cold Wash, which is classified as "Hazardous Waste Liquid N.O.S." Gamlen Cold Wash is contaminated

with hydrocarbon petroleum distillates and possibly contaminated with heavy metals, organic compounds, and/or other hazardous wastes.

Based upon the information obtained and analyzed in the preliminary assessment, no further investigation is planned for Hawaii Raceway Park. DOH notes that further investigation may be warranted under the Hawaii Environmental Response Law (HERL). They advise soil sampling and analysis at Hawaii Raceway Park prior to any new development.

Social Assessment:

The Hawaii Raceway Park employs about 110 to 118 full-time and part-time employees. This number may vary, as it depends on the events and the number of spectators expected at the events. Table 1 summarizes the number of employees associated with the existing businesses operating at Hawaii Raceway Park.

Table 1

| BUSINESS | AREA | NO. OF EMPLOYEES |
|------------------------------------|-----------------|------------------|
| Hawaii International Racing School | Drag Strip | 6 to 10 |
| Hawaii Raceway Drag Strip | Drag Strip | 25 |
| Motorcycle Road Racing | Drag Strip | 8 to 10 |
| Sports Car Club of America (SCCA) | Drag Strip | 20 |
| Abandoned Vehicle Operations | Area 3 | 8 to 10 |
| Stock Car Operations | Stock Car Track | 25 |
| Stock Car Food Concessions | Stock Car Track | 8 |
| Motorcross Racing | Stock Car Track | 10 |

Public Facilities and Services:

Traffic:

As an outdoor amusement facility, the Hawaii Raceway Park operates during non-peak hours on weekdays and weekends. The activities on site draw people to the park after working hours, thus traffic flows in the opposite direction of normal peak hour traffic. For the most part, there are no adverse impacts to roadways within the region. However, once a year, the lessee has a major event, which may bring up to 15,000 people to the site. During this event, the Park hires police officers to assist with traffic control.

Water Supply:

According to the City and County Board of Water Supply, the site is connected to the municipal water system. Over a billing period of 24 months, the site has used an average of 50,000 gallons of water per month.

In the Declaration of Covenants Regarding Water Consumption and Development, Kapolei Business restricts the amount of domestic water which can be consumed on the Property. Hawaii Raceway Park can consume 2,500 gallons per acre per day for a total of approximately 147,000 gallons per day.

Wastewater:

According to the lessee, the site is not connected to the municipal wastewater treatment system. The site utilizes cesspools for wastewater disposal. The site is not within the Board of Water Supply no-pass line for cesspool use. The State Department of Health indicates that if the structures are renovated or the uses on the site are intensified, the wastewater system should be upgraded, in conformance with the Department of Health's Administrative Rules Chapter 11-62, for Wastewater Systems. Additionally, in the conveyance of the property, the landowner will be required to either construct a septic system or pay its pro rata share of a new sewer line if required in connection with any development on the property.

Electrical and Communications:

The site contains a perpetual grant of right and easement, 50 feet wide, to Hawaiian Electric Company, Inc. for electrical power lines to traverse the site.

The site currently has access to the GTE Hawaiian Telephone system.

Police, Fire and Emergency Services:

The site is currently adequately serviced by the Pearl City Police Station. As the Ewa and Kapolei areas are developed, the City and County of Honolulu may build another police station in the Kapolei area, which would also service the site.

The site is serviced by the fire station in Makakilo, which is a single engine company with five firefighters on a shift.

There are several hospitals within the region which would service the site. The closest is the St. Francis Hospital-West located east of the site. The Kapiolani Hospital at Pali Momi Medical Center is located at the Pearlridge Shopping Center. Lastly, the Kaiser Hospital is located in Moanalua.

Solid Waste Disposal:

The solid waste generated by the uses on the site is disposed of by a private refuse contractor. According to the lessee, the solid waste is typically taken away as necessary, because they do not have a regularly scheduled pick-up.

Nighttime Lighting:

Most of the spectator activities on the site take place on weekends and during the evening and nighttime hours. The lessee must use lighting on site for spectator and participant safety. The lessee has not received any complaints from the surrounding land uses to date. Thus, since no changes to the uses are proposed at this time, adverse impacts are not anticipated.

Recreational Facilities:

The current use of the site is an outdoor amusement facility. The Hawaii Raceway Park is the only one on the island of Oahu. According to the lessee, there are drag strip facilities on each major island. However, only the Hawaii Raceway Park has a Stock Car Race Track.

4.2 Environmental Conditions for the 183-acre East Kapolei Property and Portions of Campbell Estate Lands to be Exchanged Makai of the H-1 Freeway:

Climate:

The Ewa area is semi-arid and one of the sunniest areas on Oahu. Rainfall averages just slightly over 20 inches per year. Average low temperatures range from about 60 degrees Fahrenheit in the winter to about 70 degrees in the summer. Average high temperature ranges from just under 80 degrees in winter to just under 90 degrees in the summer. Surface winds are dominated by the northeast tradewinds. Low velocities (less than 10 mph) occur frequently, and the trades tend to break down in the fall, giving way to more light, variable wind conditions through the winter and into the early spring.

Evaporation rates on the Ewa plains have therefore only been significant for the purposes of monitoring and estimating water needs for sugarcane crops. Evaporation rates on the Ewa plain are high and primarily driven by wind energy. Due to the fact that the tradewinds will continue to be the primary influence on the climate in the area, it is not anticipated that development of the site will significantly impact regional climatic conditions.

Geology and Topography:

The two major land forms in the Ewa region are the Ewa Plain and the Makakilo upland. The H-1 Freeway and Farrington Highway are the general boundaries of the two land areas. The cinder cones, or pu'u along the Waianae Mountain Range form the peaks of that region: Manawahua, Kapuai, Makakilo, Palailai and Kapolei.

The Ewa Plain is an elevated coral reef covered by alluvium. Elevations vary from about 50 feet above mean sea level (MSL) at Puu Manawahua, the highest peak in the Ewa region.

The topography occurring in the area of the lands to be exchanged is relatively flat to gently sloping.

Soils:

U.S. Soil Conservation Service:

According to the U.S. Department of Agriculture, Soil Conservation Service, soils within the area include Kunia silty clay (KyA); Honouliuli clay (HxA and HxB); Waipahu silty clay (WzA and WzB); Ewa silty clay loam (EaB); and Molokai silty clay loam (MuB and MuC). The most extensive soil type is HxA (approximately 60 percent) followed by KyA (approximately 20 percent). The major soil types are described below and are shown in Exhibits 15-16.

Kunia silty clay, 0-3% slopes (KyA):

The Kunia series consists of well-drained soils on upland terraces and fans on the island of Oahu. These soils developed in old alluvium. Kunia silty clay, 0-3% slopes occurs on broad smooth slopes.

In a representative profile the surface layer is dark reddish-brown silty clay about 22 inches thick. The sub-soil, 40-71 inches thick, is dark reddish-brown silty clay and silty clay loam that has subangular blocky structure. The substratum is dark reddish-brown gravelly silty clay. Permeability is moderate, runoff is slow and erosion hazard no more than slight.

Honouliuli clay, 0-2% slopes (HxA) and 2-6% slopes HxB:

This soil series consists of well-drained soils on coastal plains in the Ewa area of Oahu. This type of soil comprises the majority of the project area. Honouliuli clay soils developed in alluvium derived from basic igneous material. Permeability is moderately slow, runoff is slow and the erosion hazard no more than slight. Workability is slightly difficult because of the very sticky and very plastic clay. The shrink-well potential is high.

Waipahu silty clay. 0-2% slopes (WzA) and 2-6% slopes (WzB):

This soil series consists of well-drained soils on marine terraces on Oahu. WzA occurs on dissected terraces adjacent to the ocean. Permeability is moderately slow, runoff is slow to very slow and the erosion hazard is none to slight.

Ewa silty clay loam. 3-6% slopes (EaB):

This soil occurs on alluvial fans and terraces. Permeability is moderate, runoff is slow and the erosion hazard slight.

Molokai silty clay loam. 3-7% slopes (MuB) and 7-15% slopes (MuC):

These are well drained soils on upland areas. On this soil, runoff is slow to medium and the erosion hazard is slight to moderate.

U.H. Land Study Bureau Detailed Land Classification:

The University of Hawaii Land Study Bureau's (LSB) Detailed Land Classification classifies soils by land type in which classifications are provided for an overall crop productivity rating, with and without irrigation, and for selected crop productivity ratings for seven crops. LSB overall ratings range from A to E, with A being the best. According to the classification, most of the State-owned property is Class B or prime agricultural lands, with some Class A land near the western and eastern portions of the project area. There are patches of Class C lands within gully areas. The LSB classifications are shown in Exhibits 17-18.

The Campbell Estate lands to be exchanged are classified as A, B, and C with a small patch of E.

Agricultural Lands of Importance to the State of Hawaii (ALISH)

The Agricultural Lands of Importance to the State of Hawaii (ALISH) land classification system was developed by the State Department of Agriculture (1977). The ALISH system identifies three broad classes of lands, including "Prime Agricultural Land," "Unique Agricultural Land" and "Other Important Agricultural Land." As shown in Exhibits 19-20, the State-owned parcel is designated "Prime Agricultural Land," defined as land best suited for the production of food, feed, forage and fiber crops...Prime agricultural land gives the highest yields with the lowest inputs of energy or money and with the least damage to the environment."

The Campbell Estate lands are identified as "Prime Lands" with some patches of "Other Lands".

Flooding:

Existing Conditions:

According to the Flood Insurance Rate Maps (Federal Emergency Management Agency 1990), the area is designated Zone D, areas in which flood hazard is undetermined.

Water Resources:

In 1987, the State enacted the State Water Code in order to protect, control and regulate the use of the State's water resources. The State Commission on Water Resource Management (CWRM) is responsible for the administration of the State Water Code, and has designated water management areas (WMAs) in those areas where water resources may be threatened by existing or proposed withdrawals or diversion. The East Kapolei area is located within the Pearl Harbor Water Management Area (WMA), the largest groundwater body on Oahu, which supplies over 50 percent of Oahu's municipal water demand. Groundwater withdrawals within the Pearl Harbor WMA are regulated by the CWRM. The City and County Board of Water Supply (BWS) coordinates the development and allocation of potable water for urban use on Oahu.

Current City and State policies encourage the conservation of potable water resources and require the establishment of dual water systems in the Ewa area, to allow the use of non-potable water for irrigation and other appropriate uses. Non-potable systems in single family residential areas are not encouraged due to potential health and liability issues. However, current City policies require development of an adequate non-potable water supply for the project's schools, parks, commercial areas and for irrigation along major roadways. Water efficient landscaping should be used whenever and wherever possible to reduce irrigation demand. BWS has also noted that installation of a dual water system may be an option within multi-family residential areas, to further decrease potable water demand.

Potable Water:

There are two primary potential sources of potable water for development of the Kapolei area: 1) aquifers within the Pearl Harbor Water Management Area (WMA) and 2) other ground water sources.

Pearl Harbor Water Management Area (WMA):

The Pearl Harbor WMA is comprised of 3 aquifers: Waimalu, Waipahu/Waiawa, and Ewa/Kunia. These aquifers are all nearly fully allocated to existing uses with little excess capacity for new development. However, the Honolulu Board of Water Supply (BWS) has noted that excess allocation is potentially available because of

the closure of Oahu Sugar Company (OSCo), formerly a major water user in the Ewa area.

OSCo's former basal groundwater allocation could now be available for diversified agriculture or municipal use. However, because of the substantial reduction of agricultural activity and its associated recharge to the underlying basal aquifer, the Pearl Harbor sustainable yield is expected to decrease from its current level of 184 mgd. A reduction in basal allocation is necessary and this will affect the amount of OSCo's allocation that will be made available to other users. The availability of this excess allocation for municipal use depends on a number of factors, including whether Waiahole Ditch water continues to be available for diversified agriculture in the Ewa plain, and CWRM approval for the water's reallocation to urban use.

If a portion of OSCo's freed-up allocation becomes available for municipal use, BWS has identified new well sites in the Pearl Harbor WMA that could utilize over 30 mgd. These municipal and private well sites include, from east to west, Mililani IV, Waiawa I-III, Waipahu III and IV, Kunia III and IV and the Ewa Shaft.

Non-Potable Water:

There are several sources of non-potable water which are being investigated to meet East Kapolei's irrigation requirements. They include: 1) use of treated wastewater effluent; 2) Ewa caprock aquifer; and 3) brackish basal aquifer.

Use of Treated Effluent from Honouliuli WWTP:

The City Department of Wastewater Management is currently planning to reclaim and make available 10 mgd of treated effluent from the Honouliuli Wastewater Treatment Plant for non-potable water requirements by the year 2001. The City's recently completed Non-Potable Water Master Plan for Central Oahu has proposed a 13 mgd secondary treatment facility and a transmission ditch 12,000 feet in length, extending from the Honouliuli WWTP along Geiger Road. A 12,000-foot long backup system is also proposed. The transmission system would provide water to recharge the Ewa caprock aquifer. In fiscal year 1997-98, the City will initiate a year-long pilot project to study the potential for aquifer recharge with reclaimed water, and to evaluate the resulting nearshore water quality impacts. The pilot project will have a capacity of 5 to 6 mgd. If the pilot project indicates the water quality of the Ewa caprock can be improved with effluent recharge with no detrimental effects to nearshore waters, the project will be expanded to provide 13 mgd of recharge, provided that customers can be found to pay for the capital costs of the distribution system and the cost of operating and maintaining the facility and distribution system.

Ewa Caprock and Basal Aquifer:

Other potential sources of non-potable water include the Ewa caprock and the brackish basal aquifer. On-site wells would be utilized to tap these sources of non-potable water.

The BWS has indicated that at present, the Ewa caprock is over utilized and that salinity levels of caprock water have risen, primarily due to a reduction in recharge following the closure of OSCo, as well as over commitments of the caprock resource. The methods by which the caprock aquifer may be recharged include rainfall, irrigation and basalt leakage. Researchers such as T. Giambellucca, University of Hawaii Water Resources Research Center, have studied Central Oahu and the Ewa Plain and suggested that recharge through residential and commercial irrigation can be significant in dry areas. In particular, recharge potential was measurable as compared to areas where no irrigation was occurring (i.e., fallow sugarcane fields). The proposed use of reclaimed wastewater for irrigation discussed above provides significant potential for recharge of the caprock aquifer. Pending the results of the city's proposed year-long pilot project, the caprock could receive recharge of up to 13 mgd, restoring it as a source of non-potable water for East Kapolei.

Use of the brackish basal aquifer is also another option for non-potable water, subject to approval by the CWRM. Potential sources of brackish basal water include OSCo wells in lower Honouliuli EP 3, 4, 5, 6, and 7 and 8; and State No. 2102-02; 04 to 22; 2202-03 to 14; and 2202-15 to 20. However, the commitment of basal water for non-potable uses will directly compete with basal allocation for potable needs. The utilization of a non-potable basal resource will also require an extensive regional dual water system.

Flora:

Existing Conditions:

A biological survey of the project area was conducted by Evangeline Funk, Ph.D. (July, 1994). An addendum to that study was conducted in November 1995 to include the new areas (mauka residential area and upper water tank site). No proposed or listed, threatened or endangered species were found during field surveys of the site. Three vegetation types can be found in the study area: 1) ruderal or wayside vegetation, 2) Koa haole/grass, and 3) (now fallow) agricultural fields. None of these vegetation types contained endemic (native only to Hawaii) or indigenous (native to Hawaii and other places) plant species in great numbers. The three indigenous plants found on site, Ilima (*Sida fallax* L.), Popolo (*Solanum americanum* Mill.) and Akulikuli (*Sesuvium portulacastrum* L.) are still very common in the coastal lowlands of most of the Hawaiian Islands.

Probable Impacts:

The land exchange or development of the site will not have a significant impact on the flora of the area. The project area has been undercultivation for many years, and as a result, the native plant community has disappeared. The type of vegetation found on the site is common throughout the islands.

Terrestrial Fauna:

Existing Conditions:

Only one species of mammal was found during the field survey, a Mongoose (*Herpestes auropunctatus*). During the second (1995) field survey, the tracks of a single, small pig (*Sus scrofa*) were identified in the mauka residential site, although no pig was seen. During the initial field survey, fourteen species of birds were found on and around the study site. No threatened or endangered species were found. The identified birds included White-eyes (*Zosterops japonicus*), house sparrow (*Passer domesticus*), common waxbill (*Estrilda astrild*), chestnut mannikin (*Lonchura malacca*), nutmeg mannikin (*Lonchura punctulata*), red crested cardinal (*Paroariacoronata*), northern cardinal (*Cardinalis cardinalis*), bulbul (*Pycnonotus cafer*), cattle egret (*Bubulcus ibis*), house finch (*Carpodacus mexicanus*), spotted dove (*Streptopelia chinensis*), zebra dove (*Geopelia striata*), rock dove (*Columba livia*) and common myna (*Acridotheres tristis*). On the second field survey, a single lesser golden plover (*Pluvialis dominica*) was also noted; but no other plovers were seen.

Because the entire site has been extensively modified by agricultural activities, it has almost no value as native bird habitat. However, it does support a variety of non-native species. In the 1994 report, Dr. Funk noted that the two most important bird observation areas were along the flumes and water ways and in the Koa haole/grass vegetation type found along Kaloi Gulch.

Probable Impacts:

The land exchange will not have an impact on threatened or endangered species of terrestrial fauna.

Air Quality:

An analysis of potential air quality impacts was conducted by J. W. Morrow, Environmental Management Consultant (October 1994) and updated in December 1995 for the current concept plan. The purpose of the study was to assess the impact of the proposed development on air quality on a local and regional scale; particularly, the project's ability to generate traffic and the resultant impact on air quality. In the 1995 study, air quality was evaluated for the year 2010 with and without the project.

Existing Conditions:

There are no State Department of Health air monitoring sites in the immediate vicinity of the project site. The nearest monitoring stations are at Pearl City and Barbers Point, which measure particulate matter. Particulate matter levels are well below the State standard levels. Likewise, monitoring results from the Department of Health building in downtown Honolulu indicates compliance with all other standards.

Noise:

Existing Conditions:

An Environmental Noise Assessment was completed for the project by Darby and Associates (September 1994), and updated in December 1995 for the current concept plan. The Noise Assessment found that the project site is currently exposed to low ambient noise levels of approximately 48 dBA, which is typical of rural areas. The dominant noise sources include traffic, wind in foliage and occasional distant aircraft flyovers.

Aircraft. The land exchange parcels are within approximately four to eight miles of Honolulu International Airport/Hickam AFB and Barbers Point Naval Air Station. Due to the distance from the site, the overall day-night average sound level due to air traffic will be less than 55 dBA, which is compatible with State Department of Transportation residential guidelines. However, infrequent aircraft flyovers may at times be audible in the area.

Sugarcane Agriculture. All sugarcane operations in the area terminated in 1995.

Historic, Cultural and Archaeological Resources:

Existing Conditions:

The Kapolei area is part of the Honouliuli ahupua'a purchased by James Campbell in 1877. The area has been under intensive and continuous sugar cultivation since the late 1890's. No archaeological, cultural or historic resources are known to exist within the project area.

The earliest detailed map of the area shows no habitation closer than the western edge of West Loch in the vicinity of Papapahu Point (Hoaeae Peninsula). The Monsarrat survey map of 1878 documents substantial settlement at the "Honouliuli Taro Lands" in the Papapahu Point area, and it seems clear that in early historic times, that was the focus of the population of the Honouliuli ahupua'a. The amenities of that area, such as fishponds, taro lo'i, shellfish collecting and salt drying would have focused population there in prehistoric times, and the name of

that place must have secondarily come to apply to the entire ahupua'a. (Cultural Surveys Hawaii, 1990).

The earliest archaeological study in Honouliuli by McAllister (1933) noted, "The Ewa coral plains contain many sites throughout the area. The greatest extent of old stone walls, particularly near the Puuloa Salt Works, belongs to the ranching period of about 75 years ago [circa 1858]. The only other early documented site in the vicinity was a heiau on Puu Kapolei.

The Oahu Railway and Land (OR&L) right-of-way (ROW) is an historic resource in the general vicinity of the land exchange parcels. The 40-foot wide ROW was constructed in the late nineteenth century and extends for 15 miles from near Kahe Point to just mauka of NAS Barbers Point, and then follows Renton Road to Honouliuli. Most of the ROW is owned by the State Department of Transportation.

Socio-Economic Environment:

Agricultural Impacts:

An agricultural impact study (September 1994) and update (December 1995) was conducted for the subject area by Decision Analysts Hawaii, Inc.

Existing Conditions:

The soils within State and Campbell estate lands are well suited for agricultural activities. In addition, the area is serviced by high quality dirt roads, a drip irrigation system and electrical power to drive large-volume pumps used for irrigation. The area is in a highly desirable location, with relative proximity to consumer markets and suppliers. Historically, the central Ewa plain was referred to as the "golden triangle," due to its relatively high sugarcane yields and low farming costs. (Decision Analysts Hawaii, Inc., September 1994).

Probable Impacts:

Sugarcane Operations. Because OSCo closed for reasons unrelated to the proposed future project (Urban land uses), the land exchange will have no impact on sugar operations.

Growth of Diversified Agriculture. The land exchange will not have an adverse impact on the growth of diversified agriculture. Ample prime agricultural land and water is available to accommodate diversified agriculture, as much land on Oahu and Statewide has been recently freed from sugar and pineapple production. Moreover, the limiting factor in the growth of diversified agriculture is not land supply but the size of the market for those crops that can be grown profitably in Hawaii. The land exchange involves far too little land to impact the diversified agriculture industry.

4.3 Environmental conditions within the proposed 941 acre Campbell Estate Lands:

The 941 acre area of the proposed U.H. West Oahu Campus, is located near the convergence of the central Oahu plateau and the southeastern edge of the Waianae Range. The Waianae Range was built by lavas from the Waianae volcano. The more recent Koolau Range, which was built by the Koolau volcano, was a major factor in the development of the Schofield (central) plateau. The central plateau was formed by the overlap of the Koolau volcano lava flows over the Waianae flank. The plateau was elevated by successive lava flows from the Koolau shield volcano. The coastal plain, which was built after the cessation of major volcanic activity, is underlain by terrestrial and marine sedimentary deposits and by lava flows and pyroclastic deposits of late volcanic activity.

Hydrology:

The island of Oahu depends upon three types of ground water sources for most of its potable drinking water. Basal water sources are the largest of the three, and underlie most of the southern and northern portions of the island. The second largest source is high-level dike water, which is found between impermeable vertical rock structures along the Koolau and Waianae Ranges. The third type of water source is perched water, which is held up on horizontal impermeable lava flows or volcanic ash. Dike and perched water, both of which occur in mountainous regions, are of excellent quality and, unlike basal water, are not subject to saline contamination.

The 941 acres sits on the northern boundary of the Pearl Harbor basal aquifer which is recharged by precipitation originating from the Koolau Range and the Schofield high-level aquifer. The Pearl Harbor aquifer consists of extensive permeable lavas and is contained by a sedimentary caprock consisting of coral reefs and terrestrial and marine alluvial sediments in the coastal area.

Water from the Pearl Harbor basal aquifer has traditionally been used for irrigation of sugarcane fields. However, with the phasing-out of the sugar industry on Oahu and urbanization of the Ewa plain, domestic water needs are increasing rapidly.

Topography:

The proposed 941 acre site is located at an elevation of between 200 and 1,000 feet above mean sea level. The terrain in the area next to the H-1 Freeway rises steadily at first then steeply on the lower reaches of the Waianae Range. In the lower portions of the 941 acre area, slopes ranging from 7 to 30 percent, but are much steeper on the upper slopes near the base of Waianae Range (Exhibit 21). Honouliuli Gulch traverse the subject area.

Climate:

The average daily temperature in the Honolulu area ranges from 72 degrees Fahrenheit during January and February to a high of 78.5 degrees Fahrenheit during the month of August. The decrease in temperature with altitude is approximately 3 degrees Fahrenheit per thousand feet. The temperature in the project area is consistent with areas of medium to higher elevations on Oahu and is influenced by the cooling effects of the prevailing north by northeast trade winds.

Rainfall in the area ranges from about 20 to 30 inches annually. Most of this precipitation occurs during the months of October through April.

Soils:

Soil in the vicinity of the proposed well site is classified by the U.S. Department of Agriculture Natural Resources Conservation Service as Molokai silty clay loam (MuC), with slopes of 7-15 percent (See Exhibit 16). The MuC series consist of well-drained soils formed by the weathering of igneous rock. These soils have developed mostly on lava flows and on upland deposits of terrestrial alluvium. Runoff is slow to medium and the erosion hazard is slight to moderate. These soils are commonly used for sugarcane and pineapple cultivation, pasture, wildlife habitat and homesites. This soil type has a severe erosion hazard potential if cultivated and not protected.

The upper slopes of the 941 acre area is classified as Mahana Silty Clay Loam (MCE2), 20 to 35 percent slopes and Helemano Silty Clay (HLMC), 30 to 90 percent slopes.

Natural Hazards:

According to the Flood Insurance Program Flood Insurance Rate Map (FIRM), the proposed well site is within zone D, an area in which flood hazards are undetermined. Given the elevation of the land, the risk of flooding can be considered negligible.

The island of Oahu is classified as a seismic Zone 1, an area in which damage would be minor in the event of an earthquake (Uniform Building Code, 1988)

Flora and Fauna:

The area has been under agricultural cultivation since the early 1900's when the original vegetation was removed. The majority of the land consist of abandoned canefields. The remaining vegetation consists mostly of alien or noxious species of grasses, shrubs and trees. No endangered, rare, or threatened species of fauna or flora are expected in the vicinity of this site.

The animals populating the land are mainly insects, and introduced birds and mammals. Common bird species which may frequent the area are the barred dove, the laced-neck dove, the Japanese White-eye and the red-crested cardinals. The area may also be frequented by house mice, the Polynesian rat and the Indian mongoose.

Archaeology:

It is very unlikely that any evidence of significant archeological or historic sites is present in the vicinity of the land exchange. The 941 acres is located in an area which was previously used for extensive agricultural.

U.H. Land Study Bureau Detailed Land Classification:

According to U.H. Land Study Bureau classification, much of the lower elevation lands are of the 941 acres is Class A or prime agricultural lands, with some Class B and D. The upper slopes are Class B, D, and E. The LSB classifications are shown in Exhibit 18.

Agricultural Lands of Importance to the State of Hawaii (ALISH)

The lower slopes, next to the H-1 Freeway, of the 941 acres of Campbell Estate lands are identified as "Prime Lands" with some patches of "Other Lands" located at higher elevations. (See Exhibit 20).

Wells:

There are several existing production wells located within the 941 acre parcel.

Socio-Economic Environment:

The 941 is not located in the immediate vicinity of any residential, commercial, public, or industrial development. The town of Waipahu is located approximately 1 and ½ miles southeast of the project site. The City of Kapolei is located south of the H-1 Freeway.

Conclusion:

Chapter 200 of Title 11, Environmental Impact Statement Rules [11-200-17(I)] requires a discussion of the interrelationships and cumulative impacts of the proposed action and other related projects, and of the project's secondary effects. This EA is for the land exchange only and will have no immediate environmental effects. A separate EA and EIS will be prepared as part of the development of the proposed UHWOC.

5.0 RELATIONSHIP TO LAND USE PLANS AND POLICIES

5.1 Hawaii Raceway Park Lands:

The Hawaii Raceway Park Lands are currently zoned I-2, Intensive Industrial District and within the Kapolei Business Park.

The Kapolei Business Park (KBP) is located on 800 acres between the James Campbell Industrial Park and the City of Kapolei. Development of this new facility will be limited to light industrial uses. The park is zoned I-2, and the first increment includes 135 acres. The KBP is expected to generate about 6,090 jobs by the year 2010.

Conformance with the Hawaii State Plan:

With the current Urban District zoning, the Hawaii Raceway Park lands are in conformance with the following objectives and policies of Chapter 226, HRS, of the Hawaii State Plan:

§226-6, HRS: Objectives and policies for the economy --in general:

§226-6(a)(1): Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people.

§226-6(a)(2): A steadily growing and diversified economic base that is not overly dependent on a few industries.

§226-13, HRS: Objectives and policies for the physical environment--land, air, and water quality:

§226-13(b)(7): Encourage urban development in close proximity to existing services and facilities

§226-23, HRS: Objectives and policies for socio-cultural advancement--leisure:

§226-23(a) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.

§226-23(b)(2): Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.

Priority Guidelines of the Hawaii State Plan:

The urban classification is in conformance with the following priority guidelines of Chapter 226, HRS, of the Hawaii State Plan:

§226-104(b)(1): Encourage urban growth primarily to existing urban areas where adequate public facilities are readily 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 lifestyle.

§226-104(b)(2): Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.

Conformance with Chapter 205, HRS, State Land Use Law:

The classification is consistent with §205-2, HRS, in that it designates an Urban District classification for lands in current urban use. Additionally, the classification is consistent with the Land Use Commission decision-making criteria set forth in §205-17.

Section 15-15-18 of Hawaii Administrative Rules, Hawaii Land Use Commission Rules, defines the standards which the Land Use Commission uses in determining the boundaries for the Urban District. The classification of the Hawaii Raceway Park site satisfies the following standards:

§15-15-18(1): It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related land uses.

§15-15-18(2) It shall take into consideration the following specific factors:

(A): Proximity to centers of trading and employment except where the development would generate new centers of trading and employment.

(C): Proximity to basic services such as sewers, transportation systems, water, sanitation, schools, parks, and police and fire protection.

(D): Sufficient reserve areas for urban growth in appropriate locations based on a ten-year projection.

§15-15-18(3): It shall include lands with satisfactory topography and drainage and reasonably free from the danger of floods, tsunamis, unstable soil conditions, and other adverse environmental effects;

§15-15-18(4): In determining urban growth for the next ten years, or in amending the boundary, land contiguous with existing urban areas shall be given more consideration than non-contiguous land, and particularly when indicated for future urban use on State or County general plans:

15-15-18(5): It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the State and County general plans:

15-15-18(7): It shall not include land, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services.

The Raceway Park Land is already in urban use and is contiguous on two sides with Urban District lands. Additionally, the residential and employment centers of Kapolei will be located nearby. There will be no additional impacts to public agencies or services.

City and County of Honolulu Development Plan/Zoning:

The Development Plans for the City and County of Honolulu provide guidelines for the physical development of Oahu. They implement the objectives and policies of the General Plan through land use and public facilities planning. The subject site is located in the Ewa Development Plan (DP) region. According to the City and County of Honolulu Development Plan Land Use Map for Ewa, the site is designated Industrial. The Hawaii Raceway Park is considered to be a non-conforming use under this land use designation.

Coastal Zone Management:

The urban classification is generally consistent with objectives and policies of the Coastal Zone Management Program. The subject site is outside of the Special Management Area as defined by the City and County of Honolulu and is not subject to the Special Management Area provisions of §205A Part II, HRS.

Environmental Impact Statement Requirements:

Chapter 343, Hawaii Revised Statutes, describes actions in which the preparation of an Environmental Assessment (EA) or Environmental Impact Statement (EIS) is required. The proposed land exchange includes State-owned lands. However, as there is no proposed change in use, the preparation of an EIS is not required.

5.2 183-Acre East Kapolei Property and Campbell Estate Lands Makai of the H-1 Freeway:

Federal:

The Naval Air Station (NAS) Barbers Point is located about two miles southwest of the project site. NAS Barbers Point has been identified for closure by 1999 by the federal Base Realignment and Closure Commission. Presently, a Barbers Point Reuse Committee is investigating alternative uses for the station, including a State general aviation reliever airport, continued use by the U. S. Coast Guard, and a City and County regional park. The proposed land exchange not expected to have an impact on plans for reuse of NAS Barbers Point. However, development of regional, recreational or community support facilities at the former air station could have a positive impact on the project, expanding regional amenities available to project residents.

State of Hawaii:

Hawaii State Plan:

The Hawaii State Plan (Chapter 226, HRS, as amended) establishes a set of guidelines for the statewide planning system, and provides the overall theme, goals, objectives, policies and priority guidelines. The following describes 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 for the State; provide a basis for determining priorities and human resources, land, energy, water and other resources; improve coordination of federal, 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 goals, objectives, policies and guidelines of the Hawaii State Plan are, on occasion, in competition with one another. As a result, the proposed land exchange in East Kapolei supports some of the goals, while it is inconsistent with others. The following analyzes the project's impacts with respect to relevant State Plan goals, objectives, policies and priority guidelines:

Section 226-5 Objectives and policies for population:

Section 226-5(b)(1) *Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.*

Section 226-5(b)(3) *Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations.*

Section 226-5(b)(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.

The proposed site for the land exchange is located in the Ewa-Kapolei region of west Oahu, designated in State and City and County policies as Oahu's "second city." The second city concept encourages future population growth and the development of employment centers within this region. In support of further urban development in Ewa-Kapolei, the City and County of Honolulu is planning a major County facility at the Kapolei Civic Center and the provision of regional municipal services such as police and fire stations. The State of Hawaii has plans for major highway improvements, including construction of the North-South Road; and has jointly constructed over 4,000 residential housing units at Kapolei.

Section 226-7 Objectives and policies for the economy - agriculture.

Section 226-7(a)(1) Continued viability in Hawaii's sugar and pineapple industries.

Section 226-7(a)(2) Continued growth and development of diversified agriculture throughout the State.

Section 226-7(b)(6) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.

The subject lands were until recently used by Oahu Sugar Company (OSCo) for sugarcane cultivation. However, in 1995, OSCo ceased operations for reasons unrelated to the project, and therefore, the land exchange will have no impact on plantation agriculture. Over the longer term, the exchange will not limit the growth of diversified agriculture, since far more agricultural land has been released from plantation agriculture than has been absorbed by other activities. Ample prime agricultural land and water is available on Oahu and Statewide.

Section 226-15 Objectives and policies for facility systems - solid and liquid wastes and Section 226-16 Objectives and policies for facility systems - water.

Section 226-15(b)(1) Encourage the adequate development of sewerage facilities that complement planned growth.

The City and County Department of Wastewater Management is master-planning the wastewater system for a region which includes the subject lands, bounded by Kapolei to the west, West Loch Estates to the east, H-1 Freeway to the north and the Ewa Villages.

Section 226-16(b)(1) Coordinate development of land use activities with existing and potential water supply.

As with the wastewater system, a water master plan, encompassing the project region was prepared and reviewed by the Honolulu Board of Water Supply in 1995. A December 1995 addendum report has been prepared specifically for the East Kapolei project, to identify the potable water system components that would be required to serve the development. That report is being reviewed by the Board of Water Supply.

Section 226-19 Objectives and policies of socio-cultural advancement--housing.

Section 226-19(a)(1) Greater opportunities for Hawaii's people to secure reasonably priced safe, sanitary, livable homes located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals.

Section 226-19(a)(2) The orderly development of residential areas sensitive to community needs and other land uses.

Section 226-19(b)(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style and size of housing.

The land exchange will not have any immediate effects on housing. Future development of the exchanged lands either by the State or Campbell estate will have an impact on housing in the area.

Section 226-21 Objective and policies for socio-cultural advancement--education.

Section 226-21(b)(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.

Section 226-21(b)(5) Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.

The land exchange will not have any immediate effects on educational services and facilities, although any future development of the Campbell Estate lands for educational purposes will have an impact on educational services.

State Functional Plans:

The Hawaii State Plan directs the appropriate State agencies to prepare functional plans for their respective program areas, including: agriculture, transportation, conservation lands, housing, tourism, historic preservation, energy, recreation,

education, higher education and health. The State Functional Plans serve as the primary implementing vehicle for the goals, objectives and policies of the Hawaii State Plan.

The plans set forth "...the policies, statewide guidelines, and priorities within a specific field of activity, when such activity or program is proposed, administered, or funded by an agency of the State" (Section 226-2 [10] Hawaii Revised Statute). Each functional plan contains objectives to be achieved and policies to be pursued within the specified areas. ". . . Such policies shall address major programs and the locations of major facilities" (Section 226-57 (b) HRS).

The State Functional Plans have been adopted by the Hawaii State Legislature. The State Plan mandates that these plans "...shall be taken into consideration in amending the county general plans" (Section 226-52 (a)(3) HRS). The project generally supports the objectives and policies of the following State Functional Plans:

State Housing Functional Plan

The Housing Finance and Development Corporation coordinated the preparation of this functional plan. The Plan includes homeownership, rental housing and rental housing for the elderly and other special need groups as issue areas.

Issue area: Homeownership

Policy A(2): *Encourage increased private sector participation in the development of affordable for-sale housing units.*

Policy A(3): *Ensure that (1) housing projects and (2) projects which impact housing provide a fair share/adequate amount of affordable homeownership opportunities.*

The land exchange will have no immediate effect on housing, although future development of the exchange parcels would affect housing.

State Transportation Functional Plan

The preparation of the Transportation Functional Plan was coordinated by the State Department of Transportation.

Issue Area I. Congestion

Policy I.B.1.: *Close the gap between where people live and work through decentralization, mixed zoning and related initiatives.*

Implementing Action I.B.1.a.: *Promote the development of the Ewa Second City to provide jobs near homes.*

Implementing Action I.B.1.c.: *Promote the development of homes near jobs.*

The land exchange will have no immediate impact on transportation although future development of the exchange parcels will impact transportation.

State Land Use Law:

All lands in the State have been classified in one of four land use districts (Urban, Rural, Agricultural and Conservation) by the State Land Use Commission (LUC), pursuant to Chapter 205, HRS. The majority of exchange lands are in the Agricultural district, with the exception of a small, triangular-shaped "notch" along the southern boundary of the project area (Exhibit 22). This 0.5-acre parcel, adjacent to Ewa Villages, is in the Urban District.

Development of the exchange parcels for educational or other urban oriented uses will require the appropriate boundary amendments through the State Land Use Commission.

The State Land Use Commission Rules, adopted October 1986 and now in the process of revision, require that an application for a boundary amendment show that it is "reasonable not violative of Section 205-2[HRS] and consistent with the policies and criteria established pursuant to Sections 205-16, 205-17 and 205A-2, HRS." (Hawaii Land Use Commission Rules, Section 15-15-77). In reviewing petitions for reclassification of district boundaries, the Commission must specifically consider four criteria. The criteria are presented below, in italics, followed by a brief discussion of each criterion.

- (1) *The extent to which the proposed reclassification conforms to the applicable goals, objectives and policies of the Hawaii State Plan and relates to the applicable priority guidelines of the Hawaii State Plan and the adopted functional plans;*
- (2) *The extent to which the proposed reclassification conforms to the applicable district standards.*

The area is indicated for future urban use by the Governor's Office of State Planning (August 1995) and proposed revisions of the City & County of Honolulu's Ewa Development Plan (Planning Department June 1995). The Ewa-Kapolei region has been designated as a primary future urban growth center on State and County General Plans.

Development of the exchange parcels for educational or other urban oriented uses will require the appropriate Development plan and Zoning re-designations through the City and County of Honolulu Planning Department.

(3) *Impact on Areas of Statewide Concern:*

Preservation or maintenance of important natural systems and habitats;

Maintenance of valued cultural, historical, or natural resources;

Maintenance of other natural resources relevant to Hawaii's economy including, but not limited to agricultural resources;

Commitment of state funds and resources;

Provision of employment opportunities and economic development; and,

There are no threatened or endangered species, or significant historic or archaeological resources within the land exchange parcels. The Department of Land and Natural Resources, State Historic Preservation Division has concurred that the land exchange will have "no effect" on historic sites. Although the land exchange parcels are on prime agricultural land or other lands, former sugar cultivation was terminated for reasons unrelated to the exchange. As such, the exchange will have no impact on sugar operations, nor will it have an adverse impact on the growth of diversified agriculture.

(4) *In establishing the boundaries of the districts in each County, the commission shall give consideration to the General Plan of the County in which the land is located.*

The Honolulu General Plan provides a general population distribution for the year 2010 for each of the Development Plan areas on Oahu. A population policy of the General Plan is to encourage development within the secondary urban center at Kapolei and to meet housing needs not readily provided in the primary urban center. According to the City and County of Honolulu, Planning Department, the proposed revised Development Plan includes the development of a University of Hawaii West Oahu campus as part of the secondary urban center.

Governor's Office of State Planning's Five-Year Boundary Review

The Governor's Office of State Planning (OSP) has recently completed an update of its 1991-92 Boundary Review entitled *2020 Growth Scenarios for Oahu* (OSP August 1995). The new study examines urban land requirements to the year 2020, ten years beyond the 1991-92 review, and reiterates State policy to direct future growth toward Ewa and Central Oahu. The Ewa District is identified as a priority area for urbanization for a number of reasons:

Its proximity to Honolulu and surrounding employment centers (Campbell Industrial Park, Kapolei, Ko Olina) makes it a logical extension of growth from the Primary Urban Center.

The Ewa Plain's subterranean caprock would protect groundwater supplies from being contaminated by urban-related uses.

The City and County of Honolulu encourages development in Ewa and Central Oahu to relieve urbanization pressure from urban fringe and rural areas.

The updated study projected the need for urban land under two scenarios: "high urban" and "moderate urban." In light of the identified need for a additional urban lands, and the appropriateness of the project, the study specifically recommends the urbanization of the project area under both projection scenarios.

City and County of Honolulu

General Plan

The Plan is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The plan is also a statement of broad policies which facilitate the attainment of the objectives of the plan.

County Zoning:

The current zoning under the City and County of Honolulu Development Plan is Agriculture (AG-1, Restricted Agricultural District). Zoning amendments would be required for the exchanged lands if urban type uses are proposed (Exhibit 23).

Population

A population policy of the General Plan is to "encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas...to meet housing needs not readily provided in the primary urban center." The proposed land exchange will allow the UHWOC and East Kapolei project to be fully implemented in conformance with the General Plan.

5.3 941 acre Campbell Estate Land:

The proposed revised Ewa Development Plan includes the development of a University of Hawaii West Oahu Campus as part of the secondary urban center. The subject land exchange will have no immediate impact on State, Federal or County land use plans and policies since this action does not seek to change existing land use designations or existing land uses. An environmental assessment

will be prepared for any proposed land use changes that result from this land exchange transaction.

5.4 Mitigation Measures:

No mitigation measures are required as a result of the land exchange for the Hawaii Raceway Park lands at TMK: 9-1-75: 44, because no new land uses are proposed for the property. If the landowner proposes other uses on the property in the future, these other uses will need to be consistent with conditions, covenants, and restrictions which run with the property and are tailored for industrial type uses. As the Hawaii Raceway Park is considered a non-conforming use in the County industrial zone, any changes or expansions in land use will have to be considered in light of the existing zoning regime. Also, new proposed land uses will need to comply with Chapter 343, HRS, requirements.

No mitigation measures are required as a result of the State acquiring 941 acres from Campbell Estate for the UHWOC as this represents only a title transfer. An environmental assessment will be prepared by the State when development plans are completed for the UHWOC.

No mitigation measures are required as a result of the land exchange of Campbell Estate lands for the State's 183-acre East Kapolei property, as the exchange represents only a title transfer and does not involve a change in land use designations nor a new land use.

6.0 MAJOR SOCIAL, ECONOMIC AND ENVIRONMENTAL IMPACTS AND ALTERNATIVES CONSIDERED

6.1 Impacts:

The proposed land exchange between the State of Hawaii and Campbell Estate will not result in any immediate social, economic and environmental impacts, because the action does not propose any changes in land use designations or land uses. An environmental assessment will be prepared when the development plans for the exchange parcels is developed.

6.2 Alternatives

No Action:

The "no action" alternative means that a land exchange between the State Hawaii and Campbell Estate would not occur with these lands, thus, resulting in a delay to develop a plan for the development of a University of Hawaii West Oahu Campus within the 941 acre site.

7.0 DETERMINATION

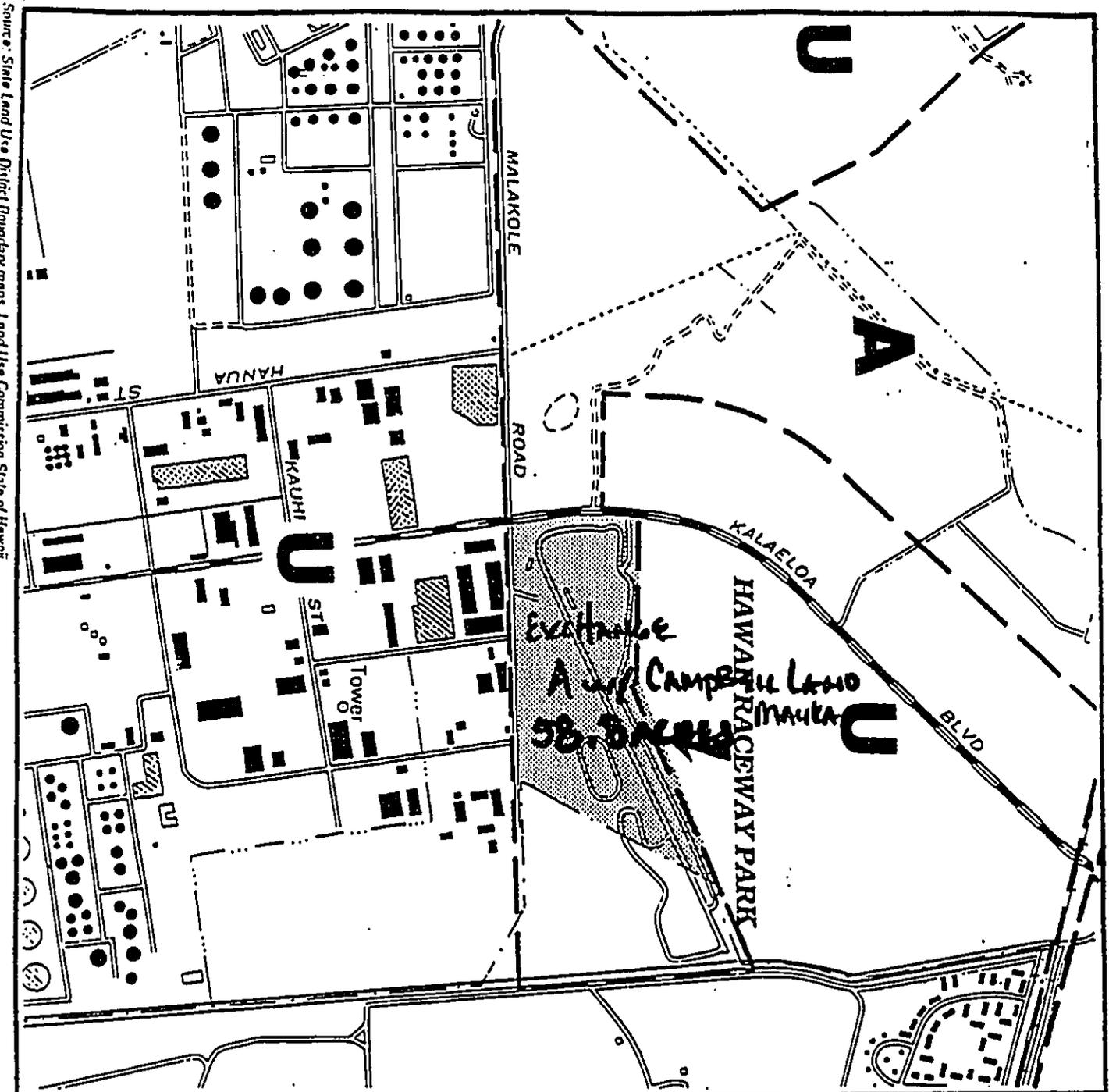
It is determined that the proposed land exchange will not have any physical and socio-economic impacts in the surrounding area.

8.0 FINDINGS AND REASONS SUPPORTING THE DETERMINATION

Pursuant to Section 11-200-12, Hawaii Administrative Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

- > Involves a loss or destruction of any natural or cultural resource;
- > Curtails the range of beneficial uses of the environment;
- > Conflicts with the State's long-term goals or guidelines as expressed in Chapter 344, Hawaii Revised Statutes;
- > Substantially affects the economic or social welfare of the community or state;
- > Substantially affects public health;
- > Involves substantial secondary effects, such as population changes or infrastructure demands;
- > Involves a substantial degradation of environmental quality;
- > Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment to larger action;
- > Substantially affects a rare, threatened or endangered species or its habitat;
- > Detrimentally affects air or water quality or ambient noise levels; or
- > Affects an environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, freshwater area, or coastal waters.

The proposed land exchange does not meet any of the aforementioned criteria and thus will have no significant environmental impacts.



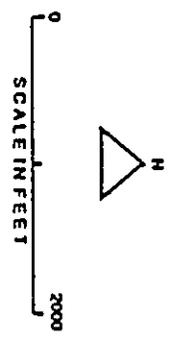
Source: State Land Use District Boundary maps and Use Commission, State of Hawaii.

Figure 2

HAWAII RACEWAY PARK
STATE LAND USE T

A AGRICULT
U URBAN

EXHIBIT 2



PREPARED BY OFFICE OF STATE PLANNING
1994

EXHIBIT NO. 1 B

DOCUMENT CAPTURED AS RECEIVED

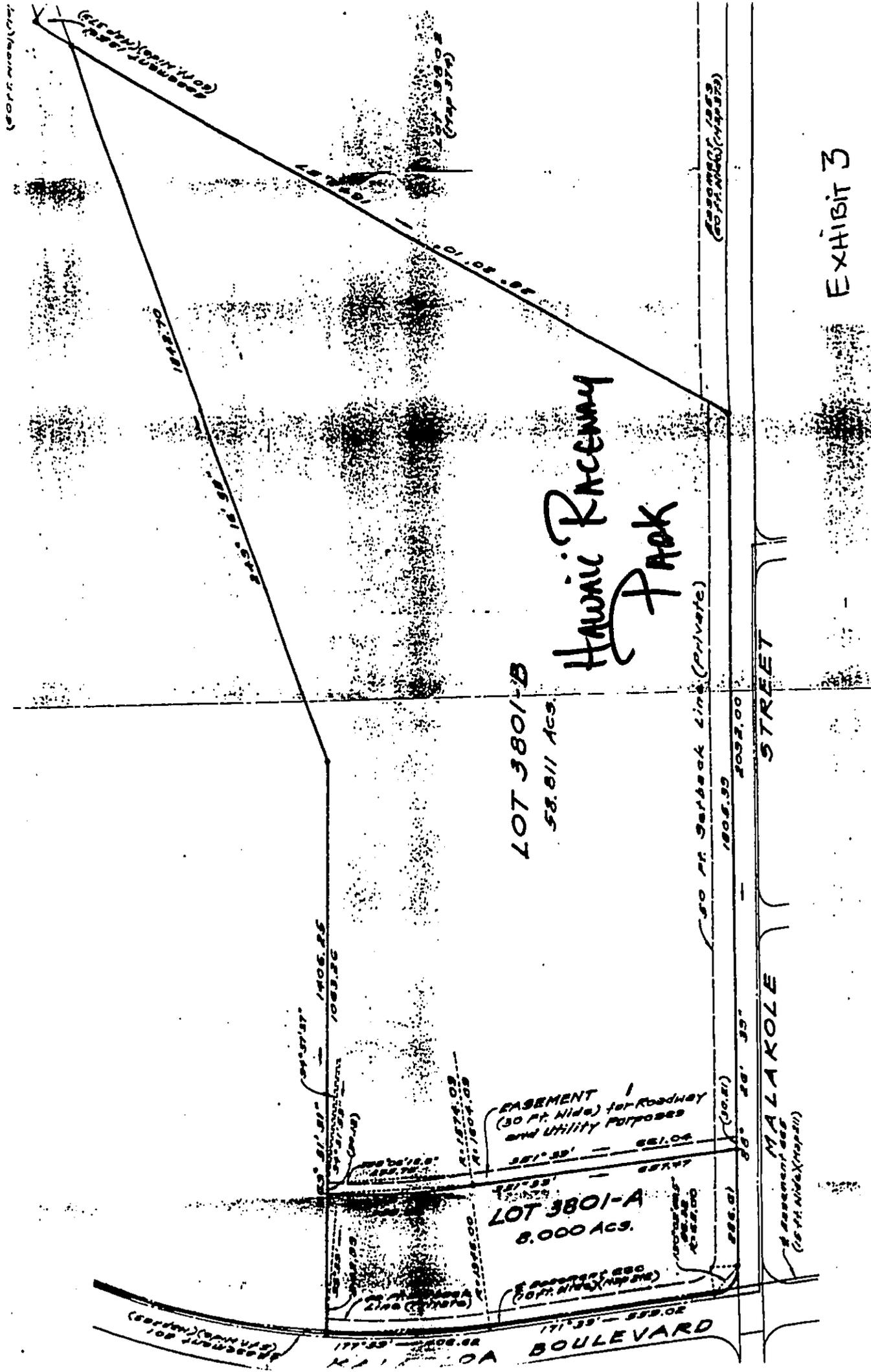


EXHIBIT 3

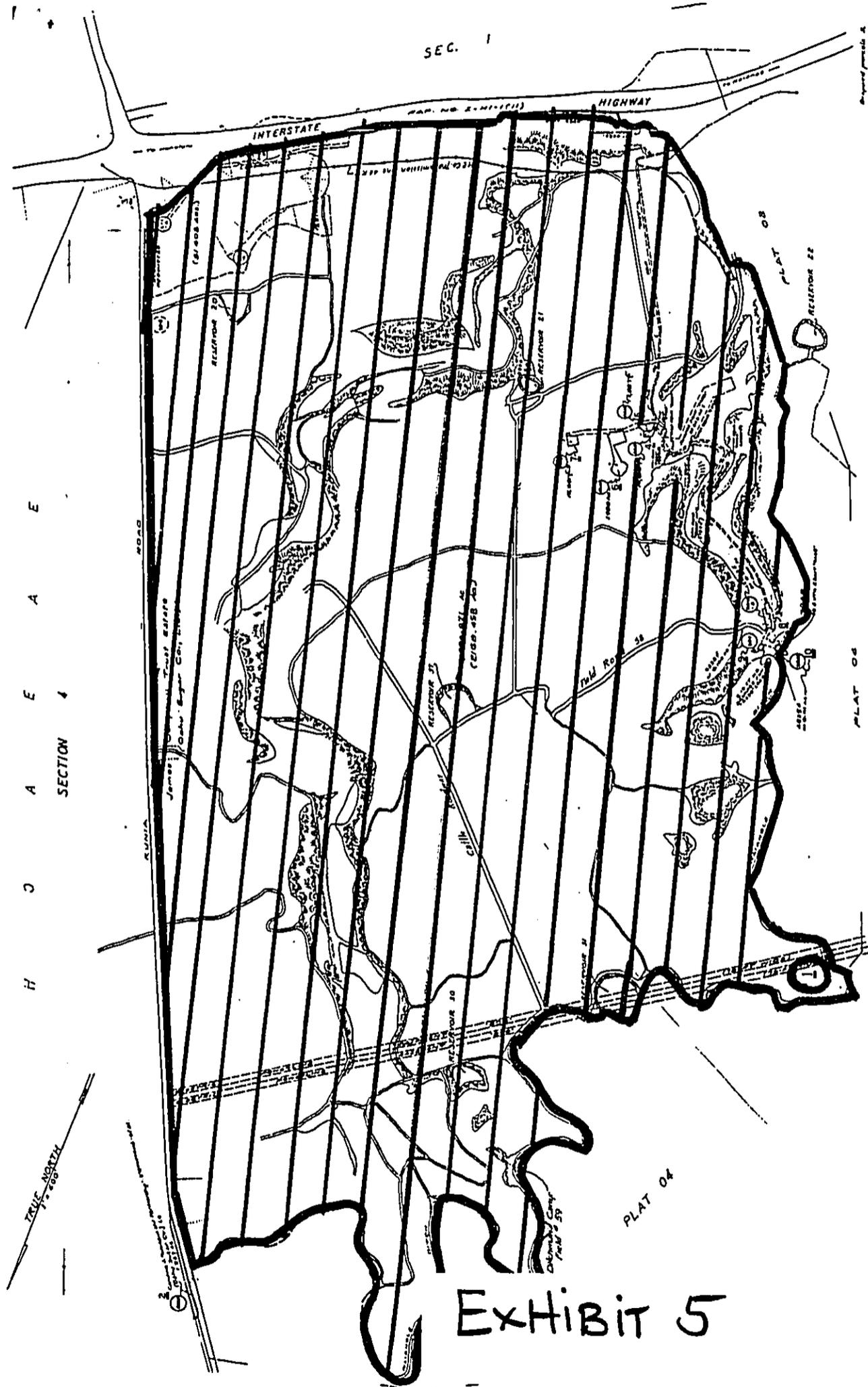
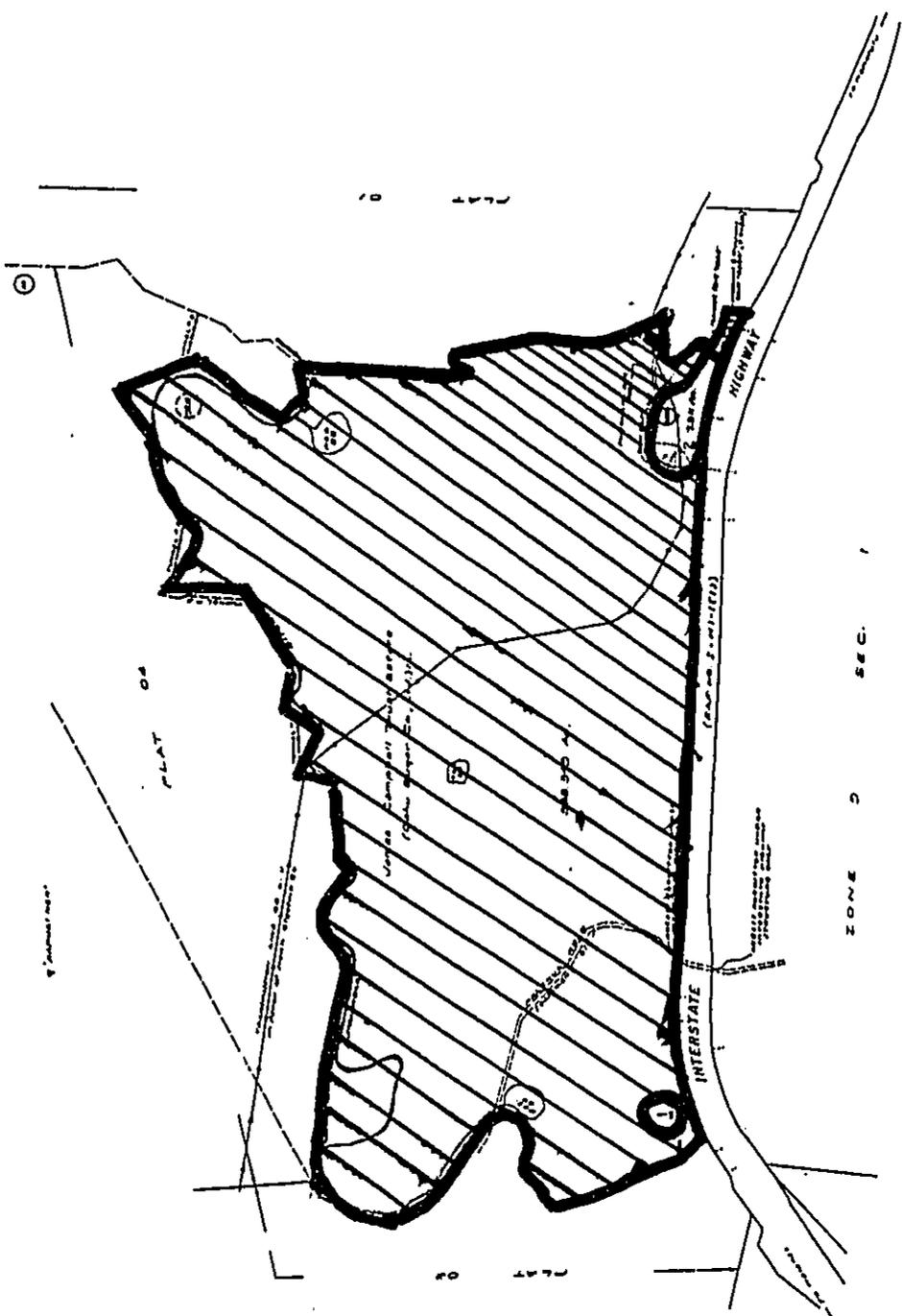


EXHIBIT 5

| | |
|--------------------------|-----|
| FIRST DIVISION | |
| ZONE | SEC |
| 9 | 201 |
| CONTAINING PARCELS | |
| SCALE: 1 INCH = 100 FEET | |

ADVANCE SHEET
SUBJECT TO CHANGE

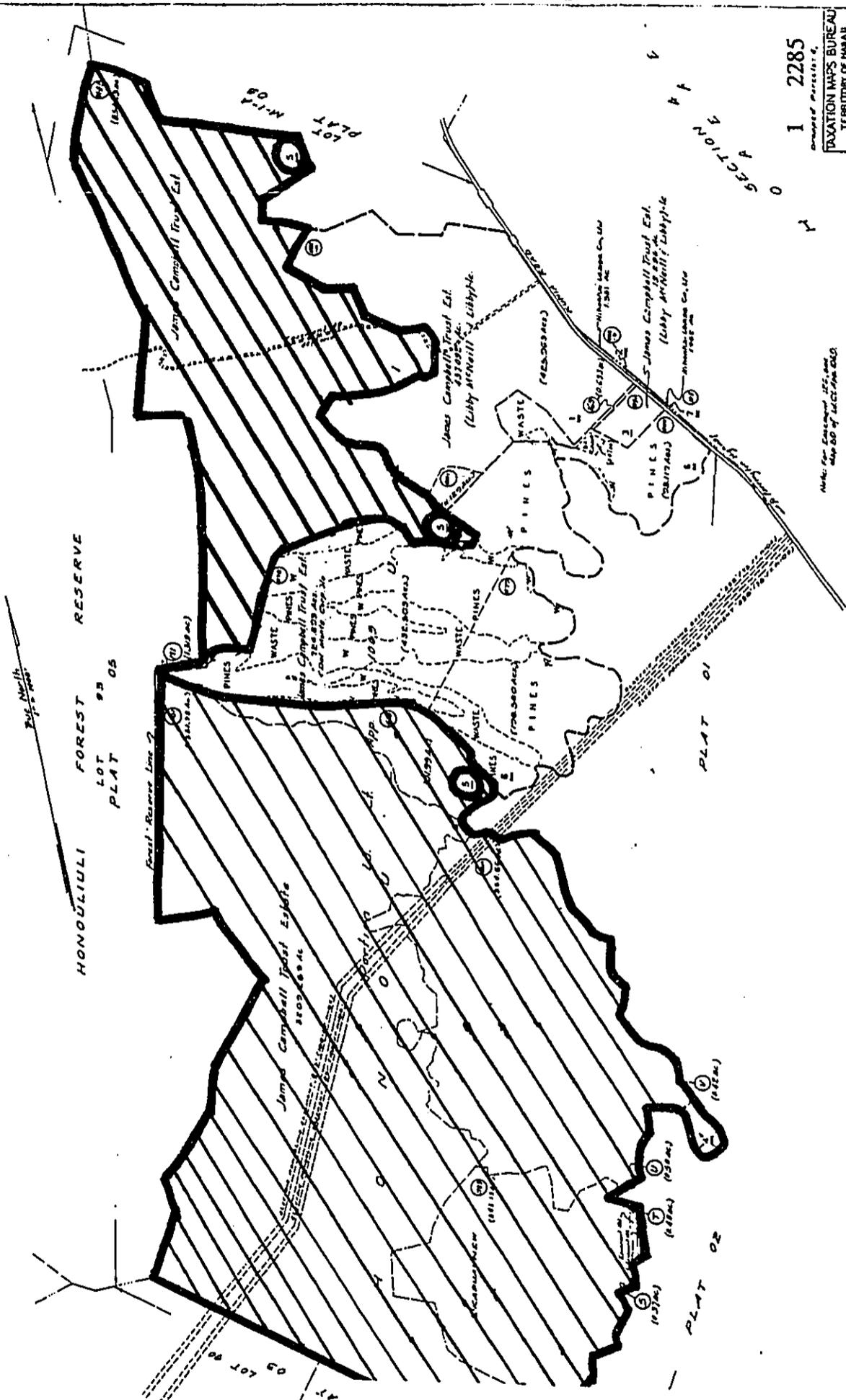


1 2283

| | |
|--|----|
| DEPARTMENT OF TAXATION PROPERTY TAX MAPS SECTION TAX MAPS BRANCH STATE OF HAWAII TAX MAP | |
| ZONE | 9 |
| FIRST TAXATION SECTION | 2 |
| PLAT | 02 |
| SCALE 1" = 600 FT | |

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

EXHIBIT 6



1 2285

| | |
|----------------------|--------------------|
| TAXATION MAPS BUREAU | |
| TERRITORY OF HAWAII | |
| TAX MAP | |
| FIRST DIVISION | 9 2 04 |
| ZONE SEC. PLAT | CONTAINING PARCELS |

EXHIBIT 7

See W.

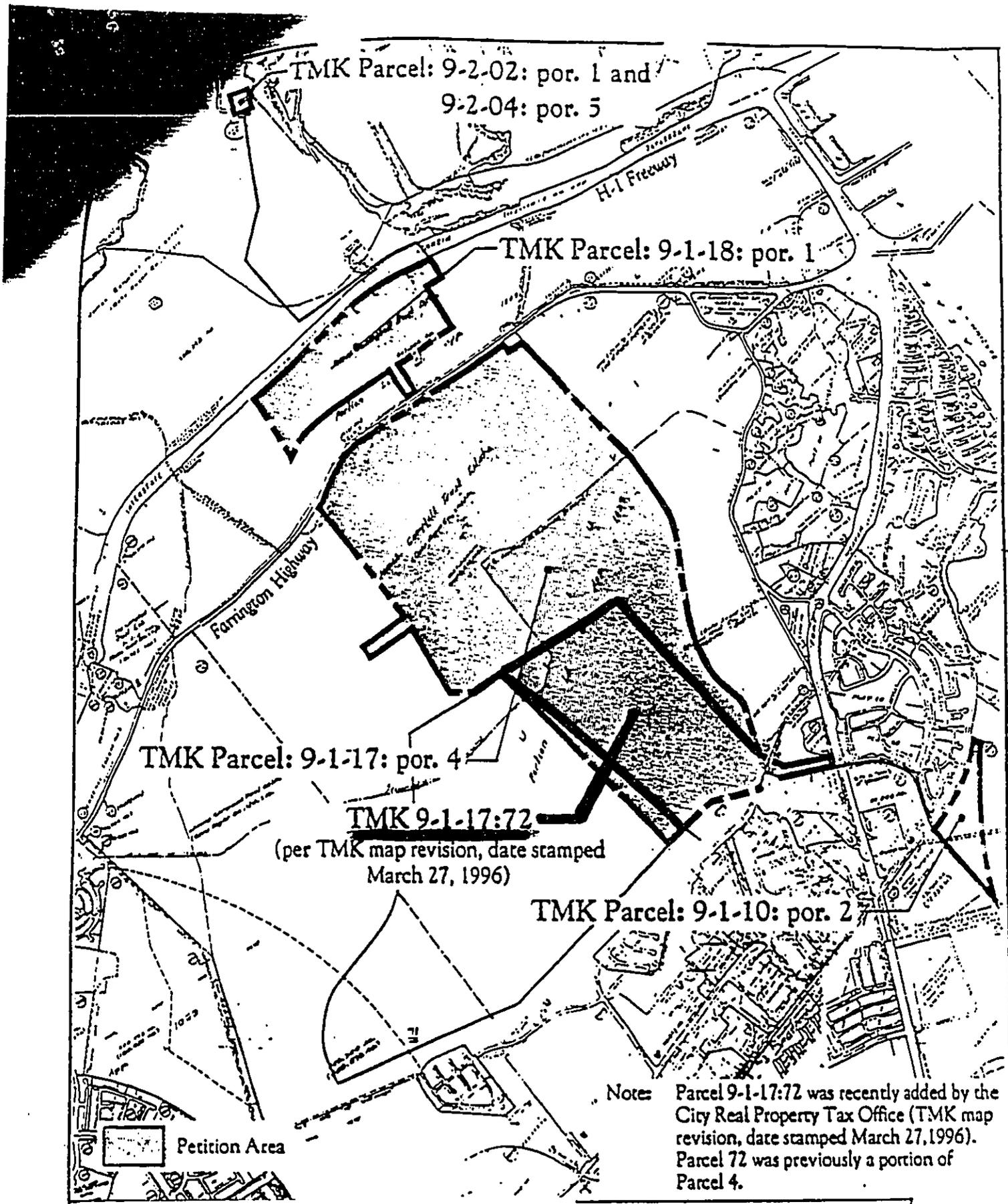
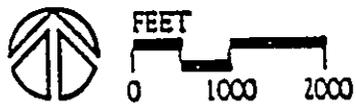


EXHIBIT 8



Helber Hastert & Fee, Planners

EXHIBIT NO.

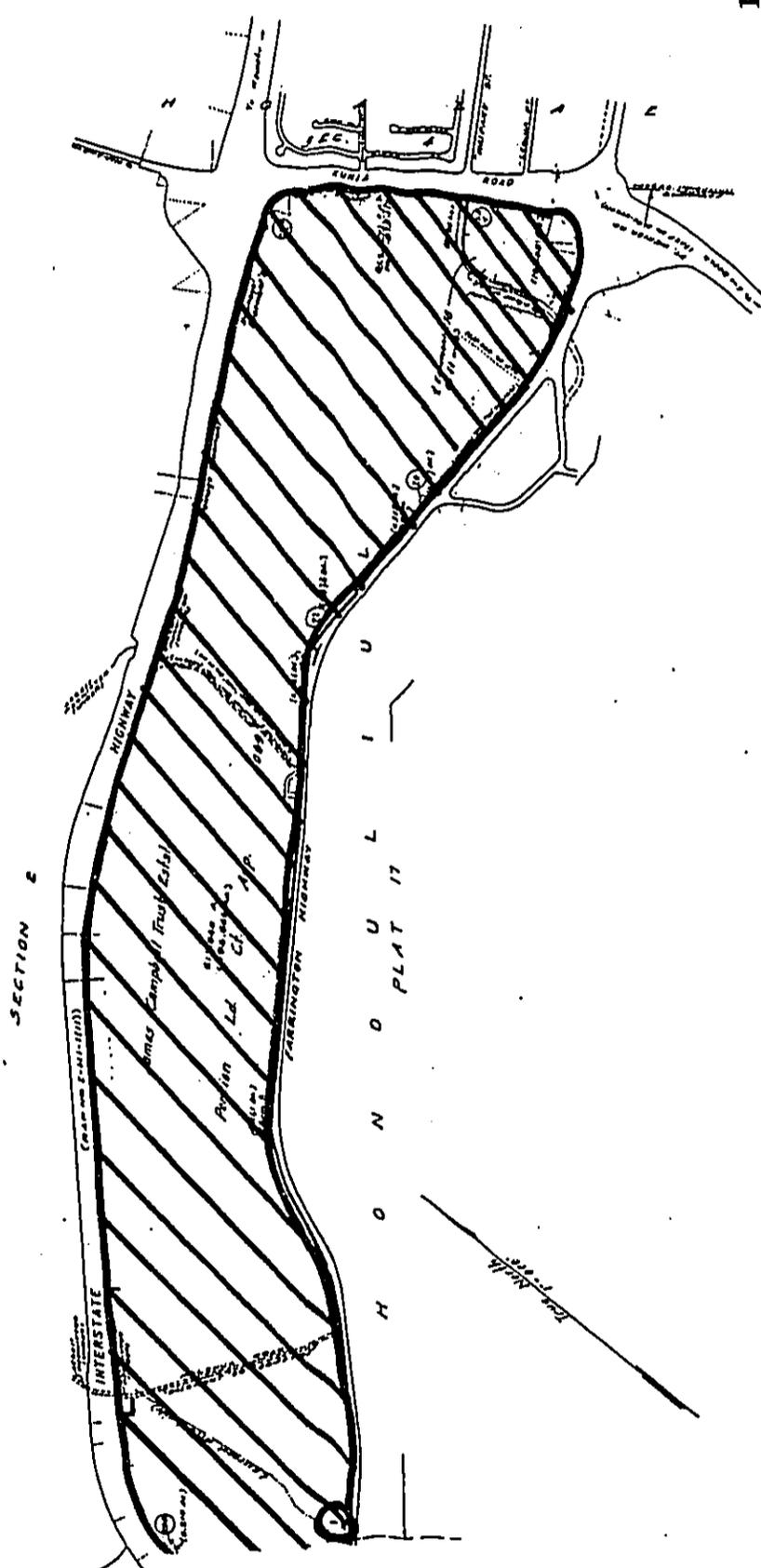


EXHIBIT 9

1 2215

| | |
|---------------------|-------|
| TAXATION MAPS BEREA | |
| TAX MAP | |
| FIRST DIVISION | 91118 |
| ZONE SEC. PLAT | |
| CONTAINING PARCELS | |

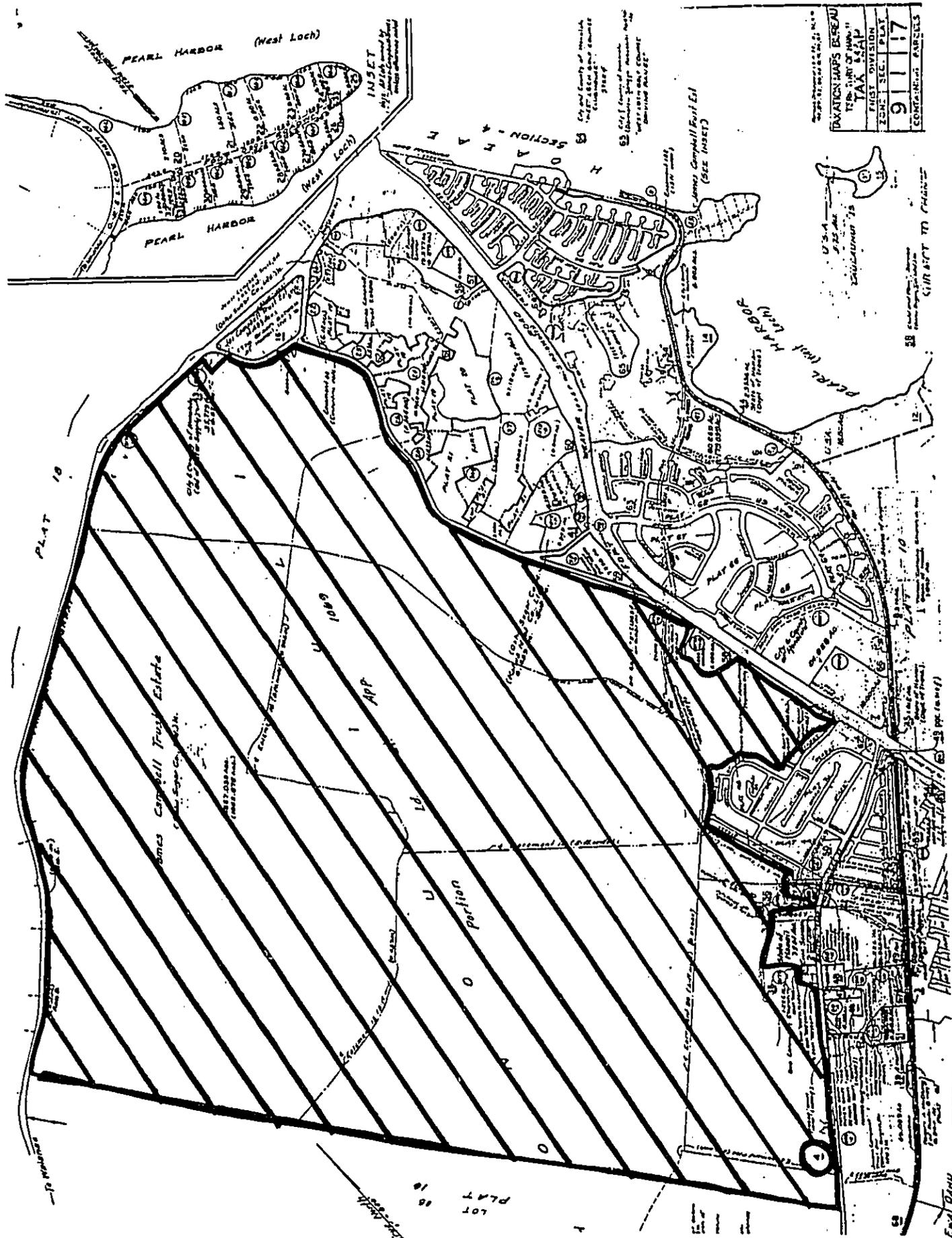
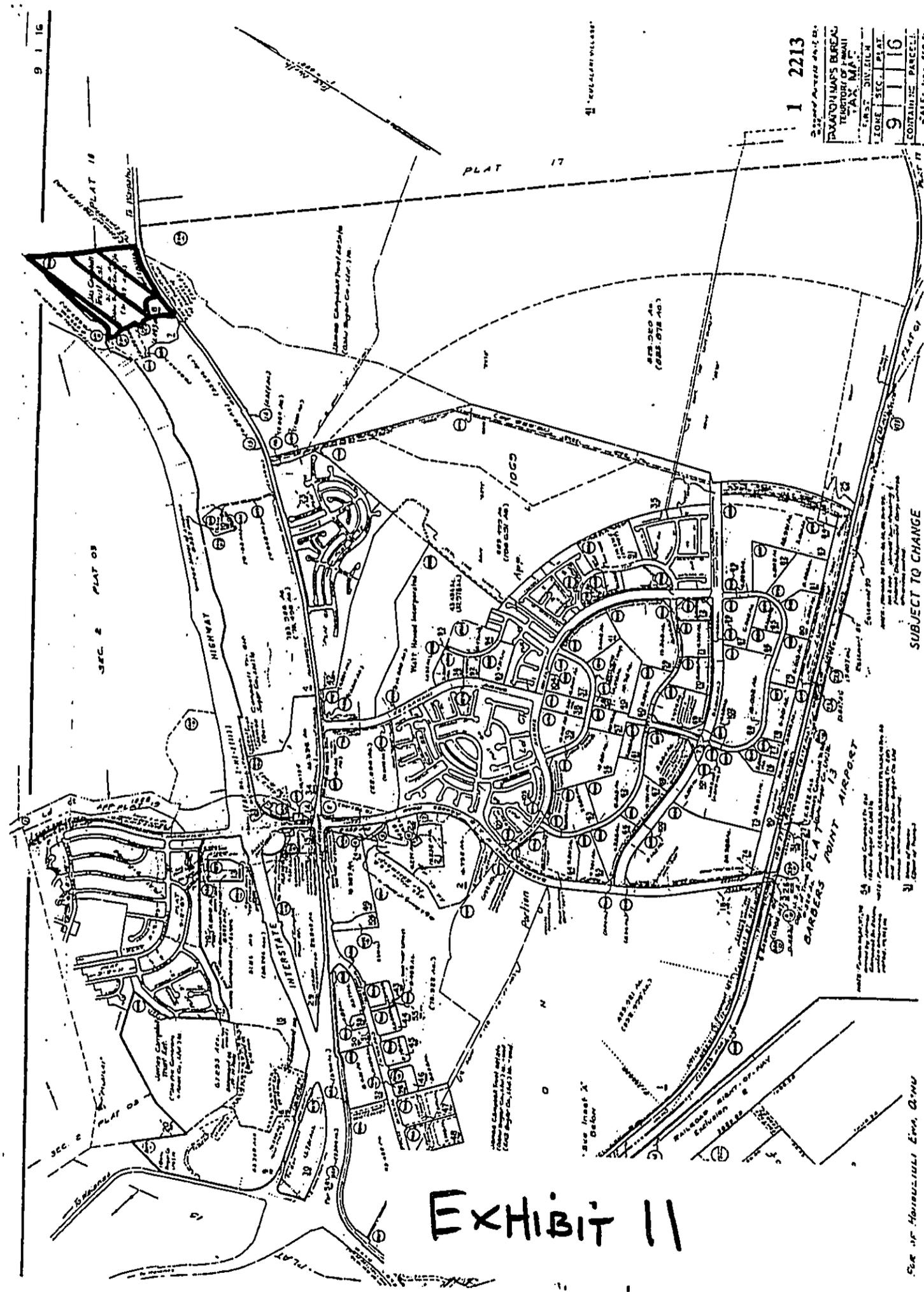


EXHIBIT 10

1 2214
Per. Honolulu East. 10/10



1 2213

DAKOTA'S BUREAU
 REGION OF LAND
 T.A. M.P.

| | | |
|------|------|------|
| LINE | SEC. | PLAT |
| 9 | 1 | 16 |

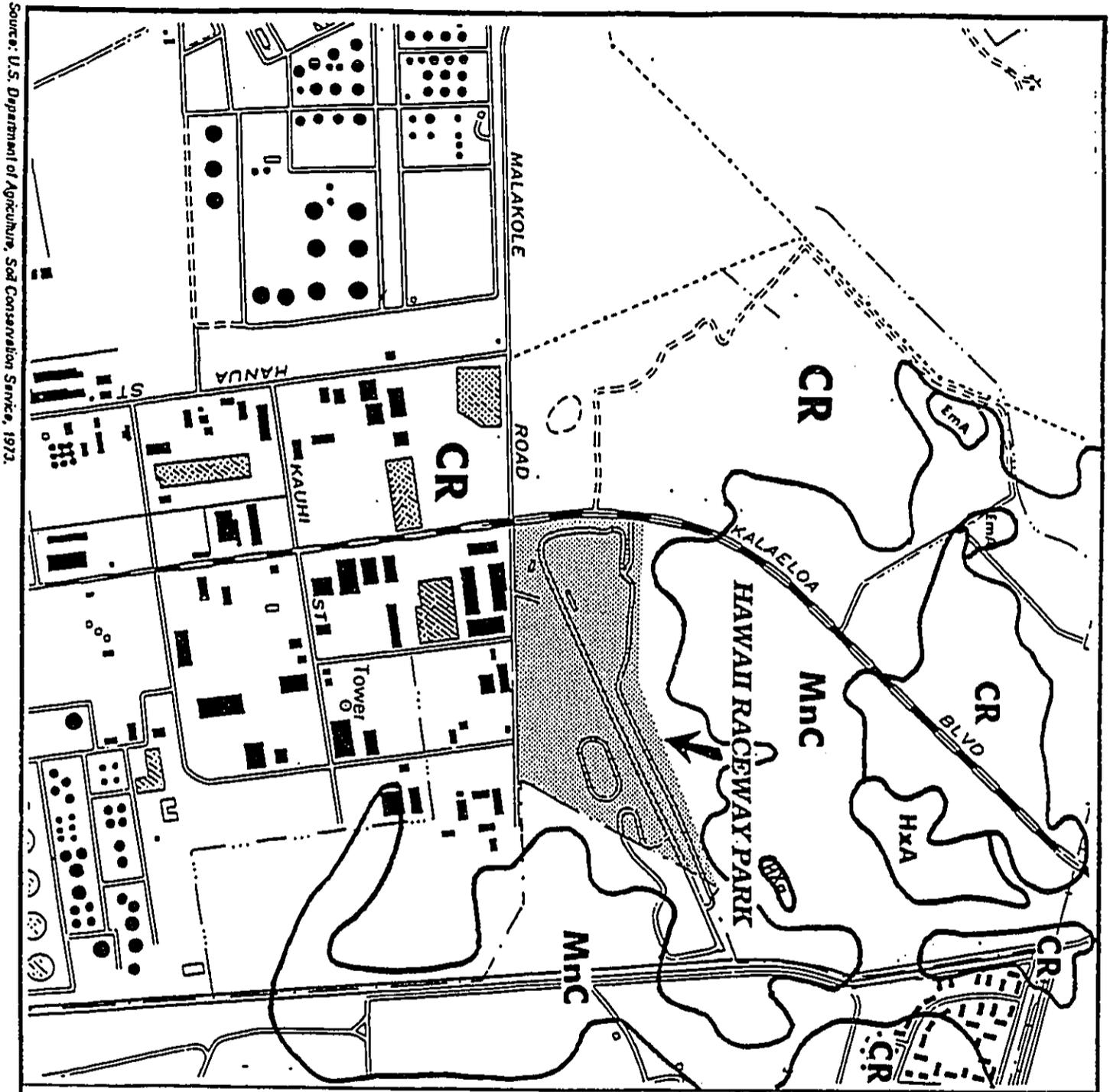
CONTAINS PARCELS

EXHIBIT 11

See of Horizontal Elev. Q.M.U

SUBJECT TO CHANGE

1/2" EQUALS 1 MILE



Source: U.S. Department of Agriculture, Soil Conservation Service, 1973.

Figure 5

HAWAII RACEWAY PAR
 U.S. SOIL CONSERVATION SERVICE
 SOIL TYPE^c

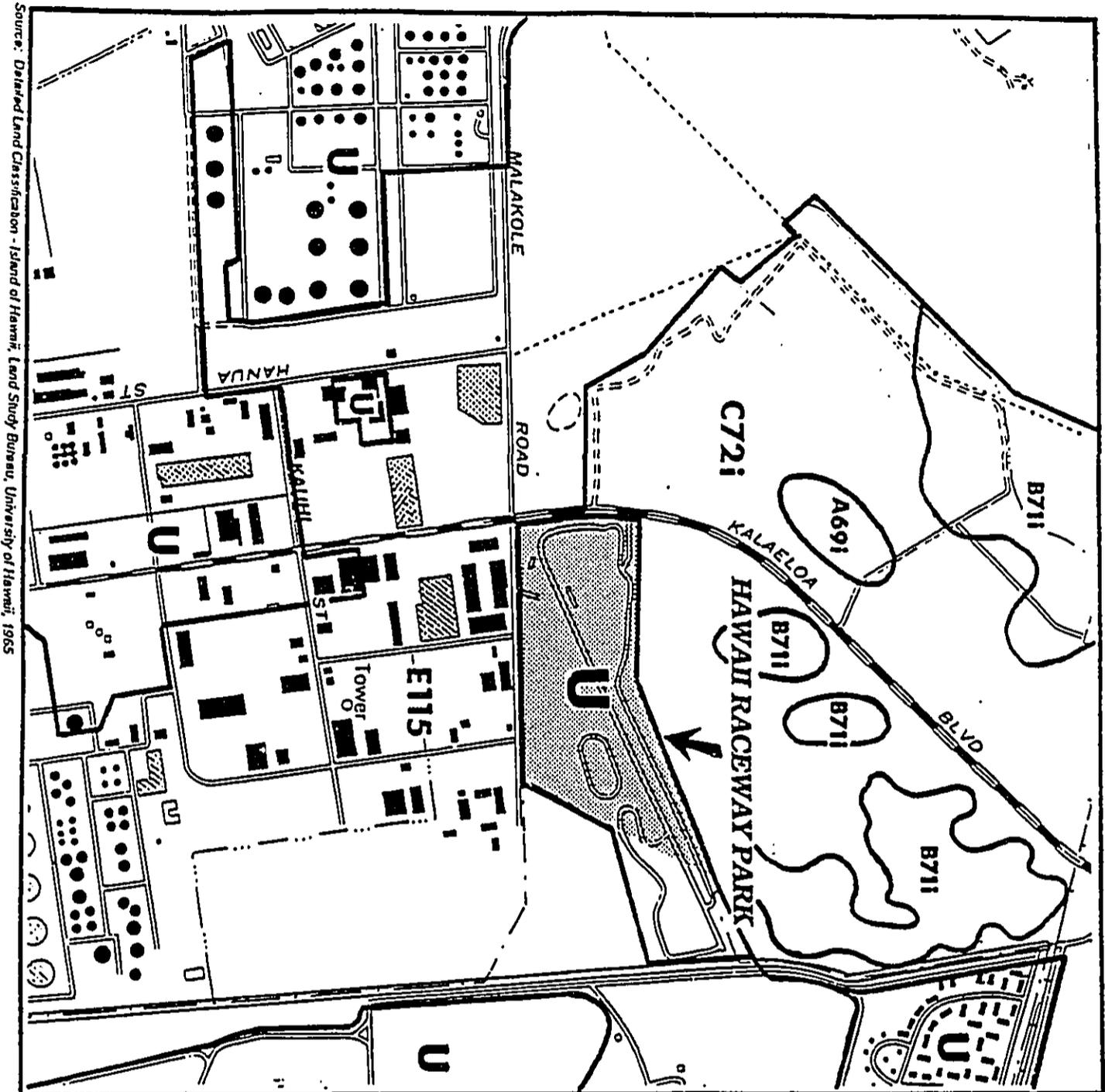
CR Coral Ou

Exhibit 1a

SCALE IN FEET

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1994

EXHIBIT NO. 



Source: Detailed Land Classification - Island of Hawaii, Land Study Bureau, University of Hawaii, 1965

Figure 3

HAWAII RACEWAY PARK
 U.H. LAND STUDY BUREAU
 DETAILED LAND CLASSIFICATION

U URBAN

EXHIBIT 13



SCALE IN FEET

PREPARED BY OFFICE OF STATE PLANNING
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EXHIBIT NO. 

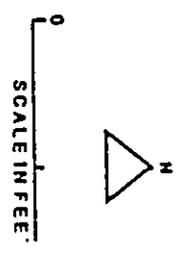


Source: State of Hawaii Department of Agriculture, Agricultural Lands of Importance to the State of Hawaii map, January 1977.

Figure 4

HAWAII RACEWAY PARK
AGRICULTURAL LANDS
OF IMPORTANCE TO
THE STATE OF HAWAII
(ALISH)

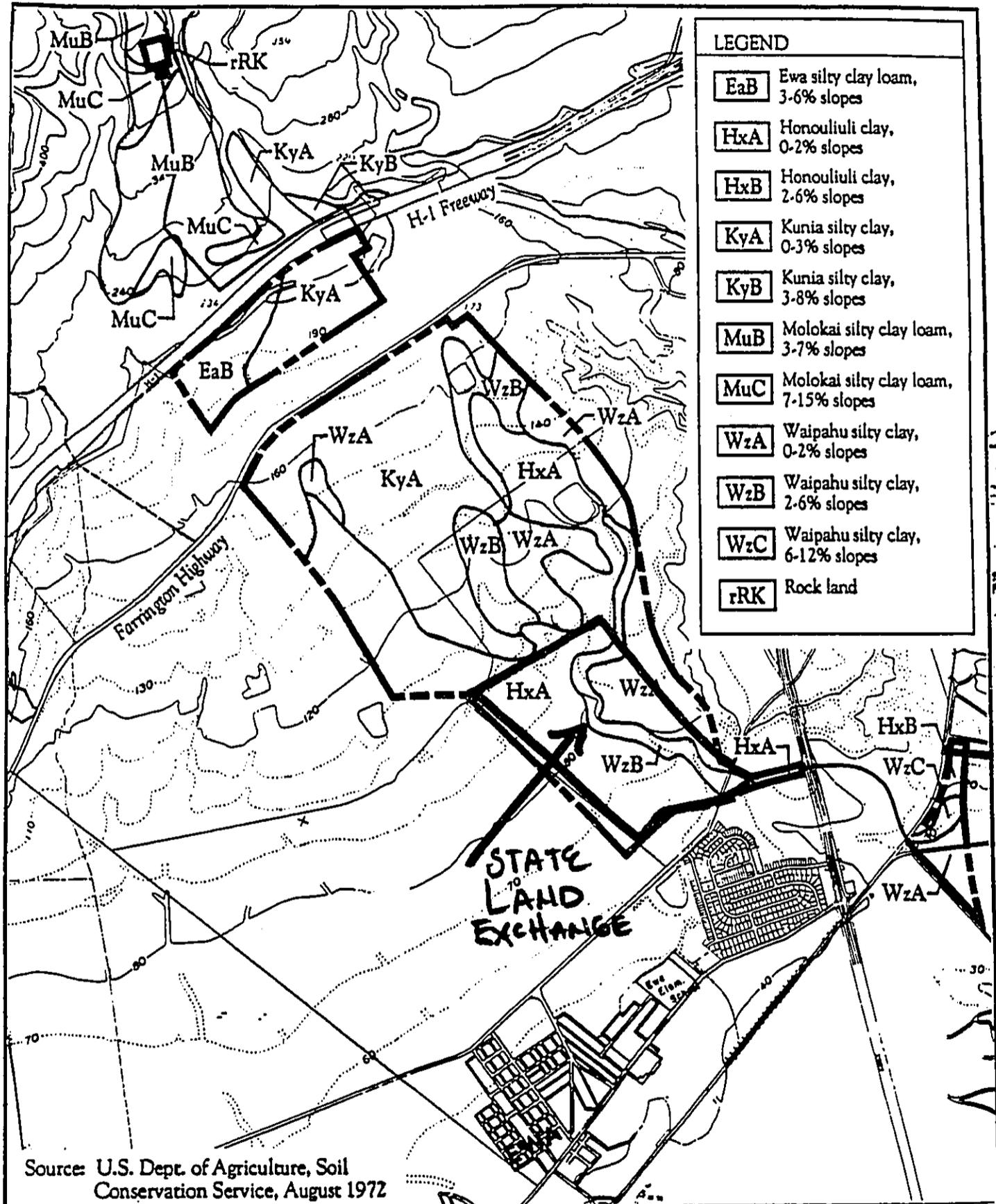
-  PRIME AGRICULTURAL LAND
-  OTHER IMPORTANT AGRICULTURAL



PREPARED BY OFFICE OF ST.
1994

EXHIBIT NO. 

Exhibit 1A



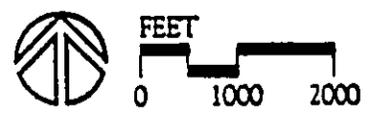
LEGEND

| | |
|------------|--|
| EaB | Ewa silty clay loam, 3-6% slopes |
| HxA | Honouliuli clay, 0-2% slopes |
| HxB | Honouliuli clay, 2-6% slopes |
| KyA | Kunia silty clay, 0-3% slopes |
| KyB | Kunia silty clay, 3-8% slopes |
| MuB | Molokai silty clay loam, 3-7% slopes |
| MuC | Molokai silty clay loam, 7-15% slopes |
| WzA | Waipahu silty clay, 0-2% slopes |
| WzB | Waipahu silty clay, 2-6% slopes |
| WzC | Waipahu silty clay, 6-12% slopes |
| rRK | Rock land |

Source: U.S. Dept. of Agriculture, Soil Conservation Service, August 1972

SCS Soil Survey Map

EXHIBIT 15

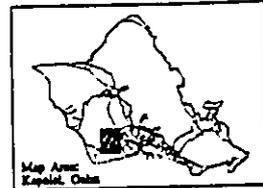
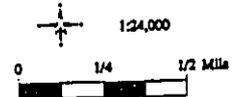


Helber Hastert & Fee, Planners

IT NO.

**Soil Conservation Service -
Land Capability Classification Rating**

| | |
|----------------------------|-----------------------------|
| BaB - 77.90 acres, 3.40% | McC2 - 66.17 acres, 2.89% |
| BwC - 8.64 acres, 0.38% | McD2 - 96.54 acres, 4.22% |
| HLMG - 136.16 acres, 5.95% | McE2 - 271.23 acres, 11.86% |
| HxA - 902.16 acres, 39.44% | McE - 29.90 acres, 1.31% |
| HxB - 108.41 acres, 4.74% | MuB - 135.55 acres, 5.93% |
| KIA - 34.94 acres, 1.53% | MuC - 95.70 acres, 4.18% |
| KIB - 22.78 acres, 0.99% | MuD - 58.85 acres, 2.57% |
| KIaB - 26.86 acres, 1.17% | rRK - 10.43 acres, 0.46% |
| KIbC - 7.36 acres, 0.32% | rSY - 3.98 acres, 0.18% |
| KyA - 35.94 acres, 1.57% | WKA - 115.14 acres, 5.03% |
| KyB - 1.06 acres, 0.05% | WZA - 14.56 acres, 0.64% |
| MBL - 10.07 acres, 0.44% | WATER - 7.26 acres, 0.32% |



This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding completion dates and accuracy of the data presented can be obtained from OP.

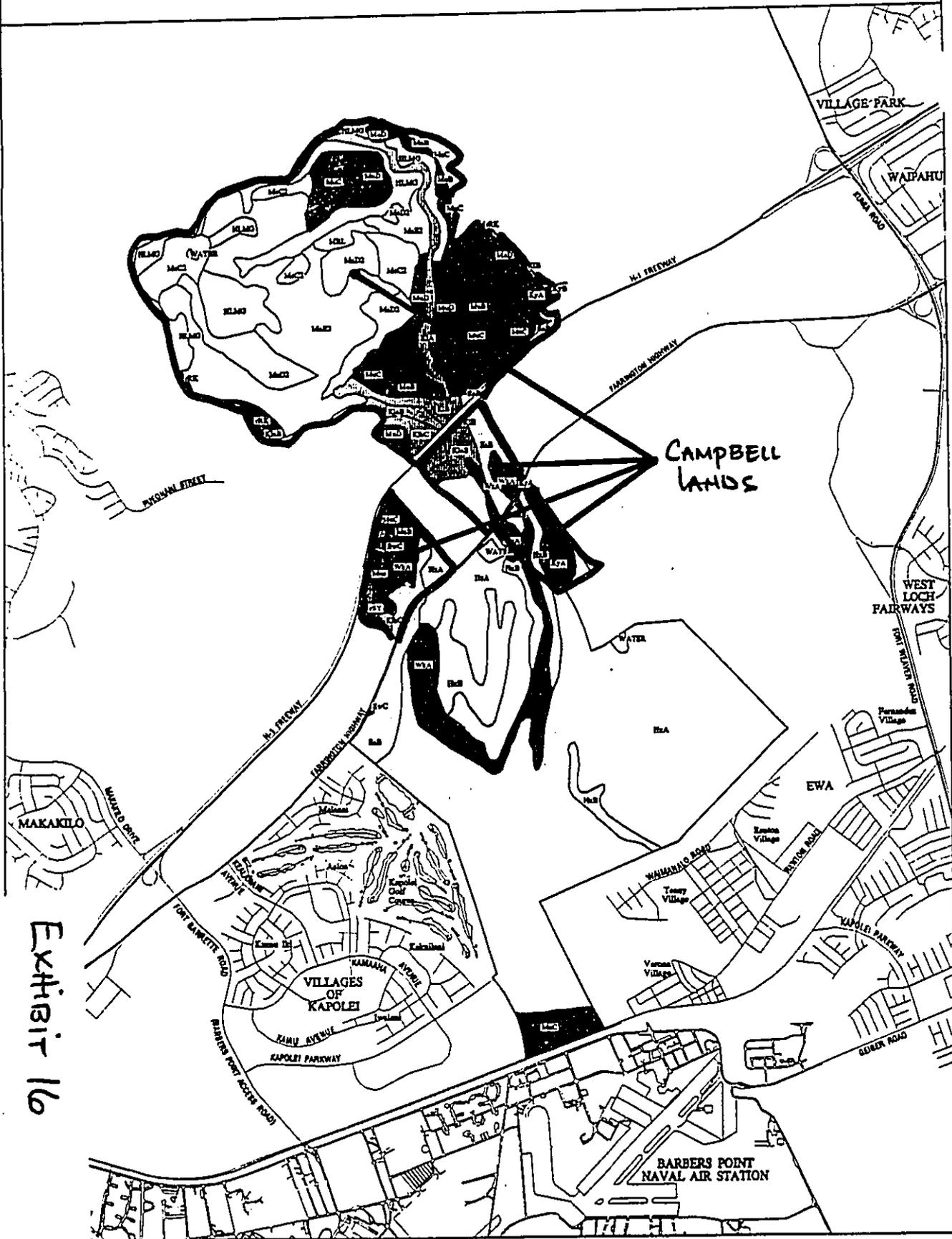
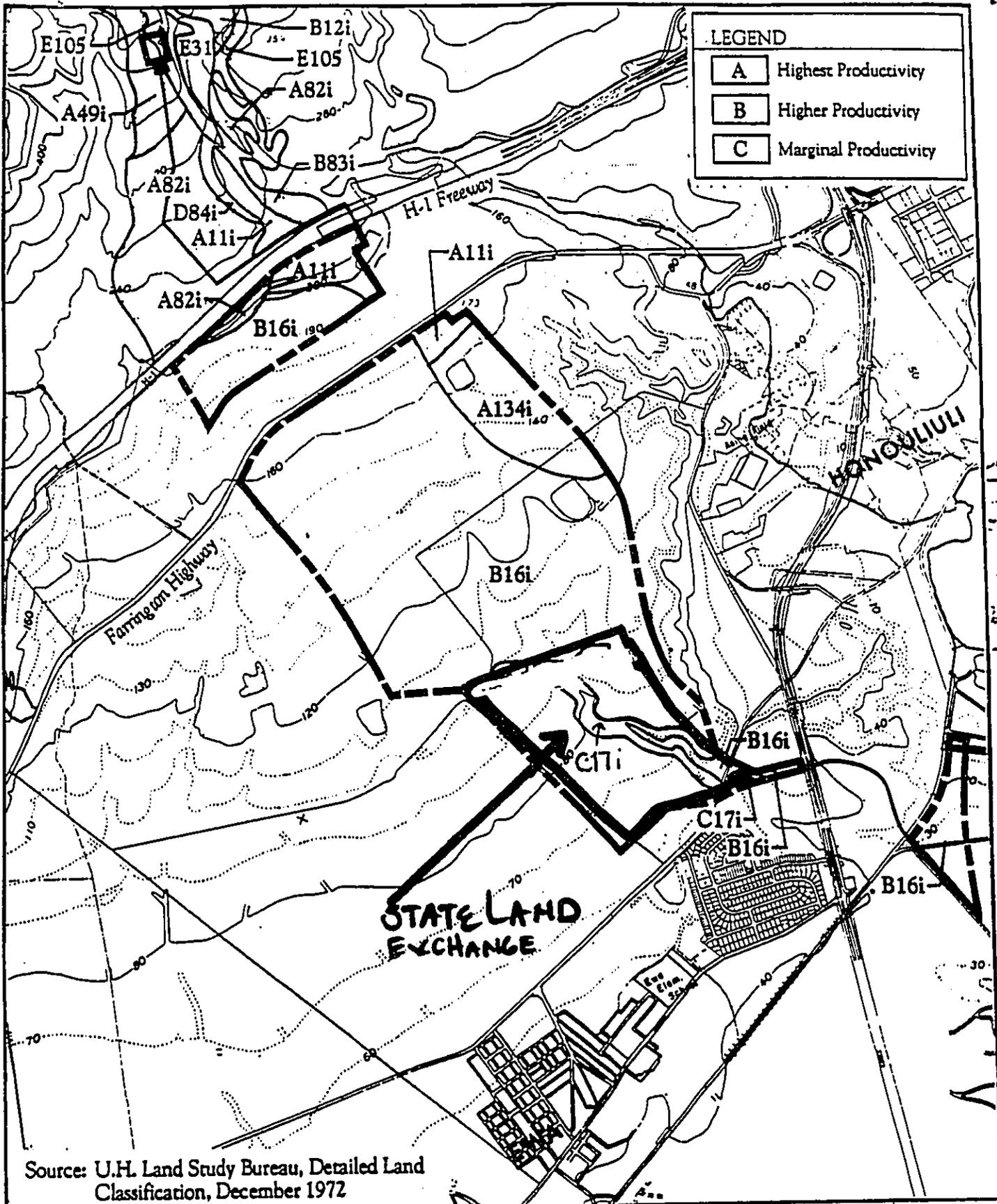


Exhibit 16



Source: U.H. Land Study Bureau, Detailed Land Classification, December 1972

UH LSB Soil Productivity Ratings



Helber Hastert & Fee, Planners

EXHIBIT 17

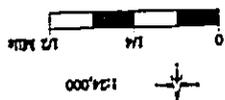
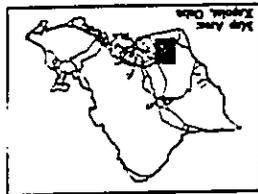
NO.

Exhibit 18



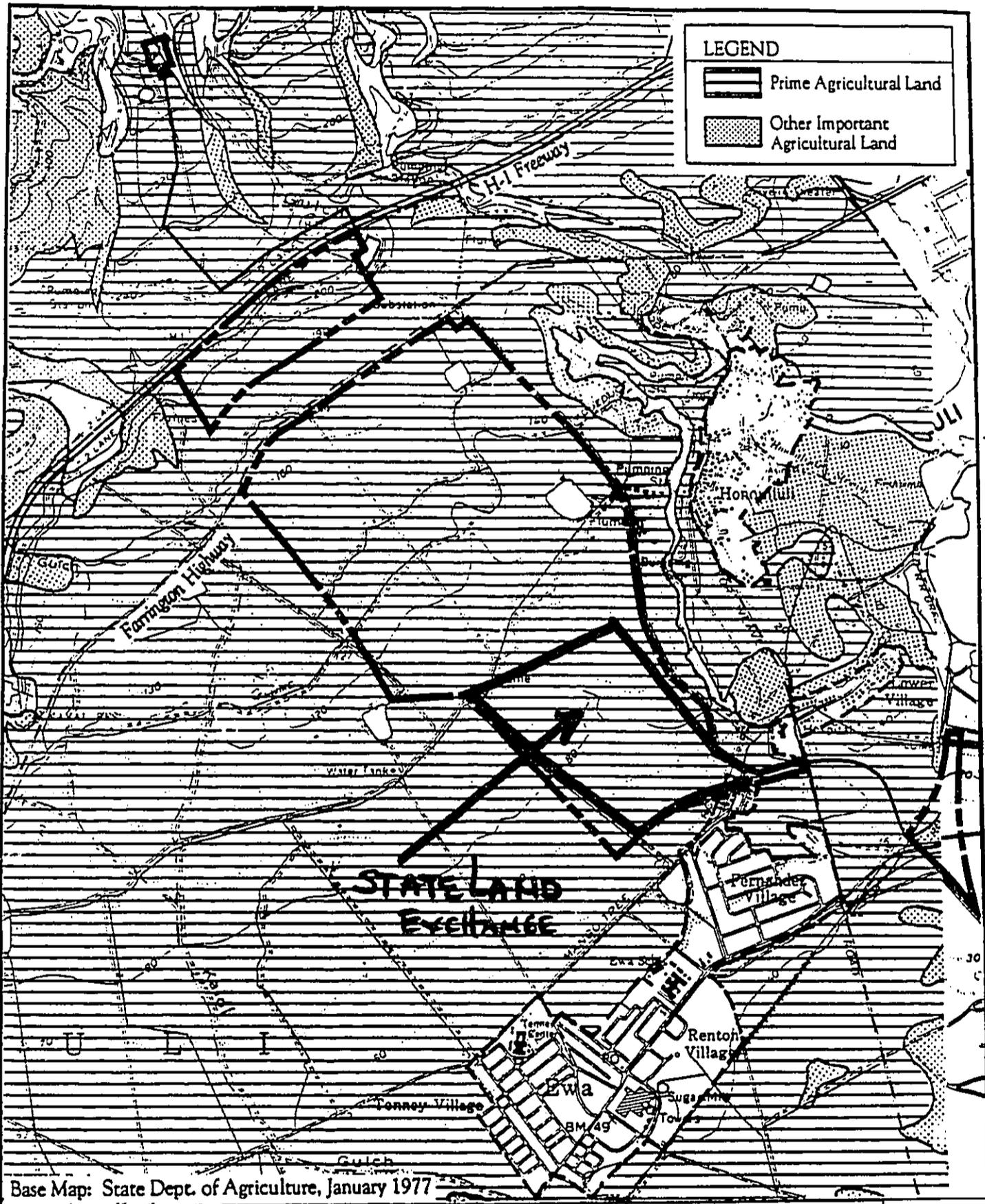
| Category | Area (Acres) | Percentage |
|-----------------------|--------------|------------|
| A | 576.99 | 25.22% |
| B | 1,034.18 | 45.21% |
| C | 81.91 | 3.58% |
| D | 220.28 | 9.63% |
| E | 331.68 | 14.50% |
| F | 6.59 | 0.29% |
| G | 35.97 | 1.57% |
| Outside of Study Area | | |

Land Study Bureau



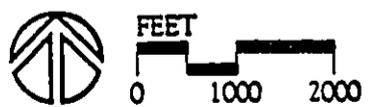
This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary determination or other special analysis beyond the limitations of the data. Information regarding compilation date and accuracy of the data presented can be obtained from OP.

Map Area
Kapolei, Oahu



Base Map: State Dept. of Agriculture, January 1977

ALISH Map



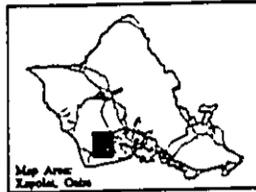
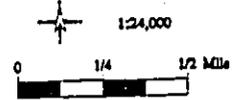
Felber Hastert & Fee, Planners

EXHIBIT 19

NO. 

Agricultural Lands of Importance to the State of Hawaii (ALISH)

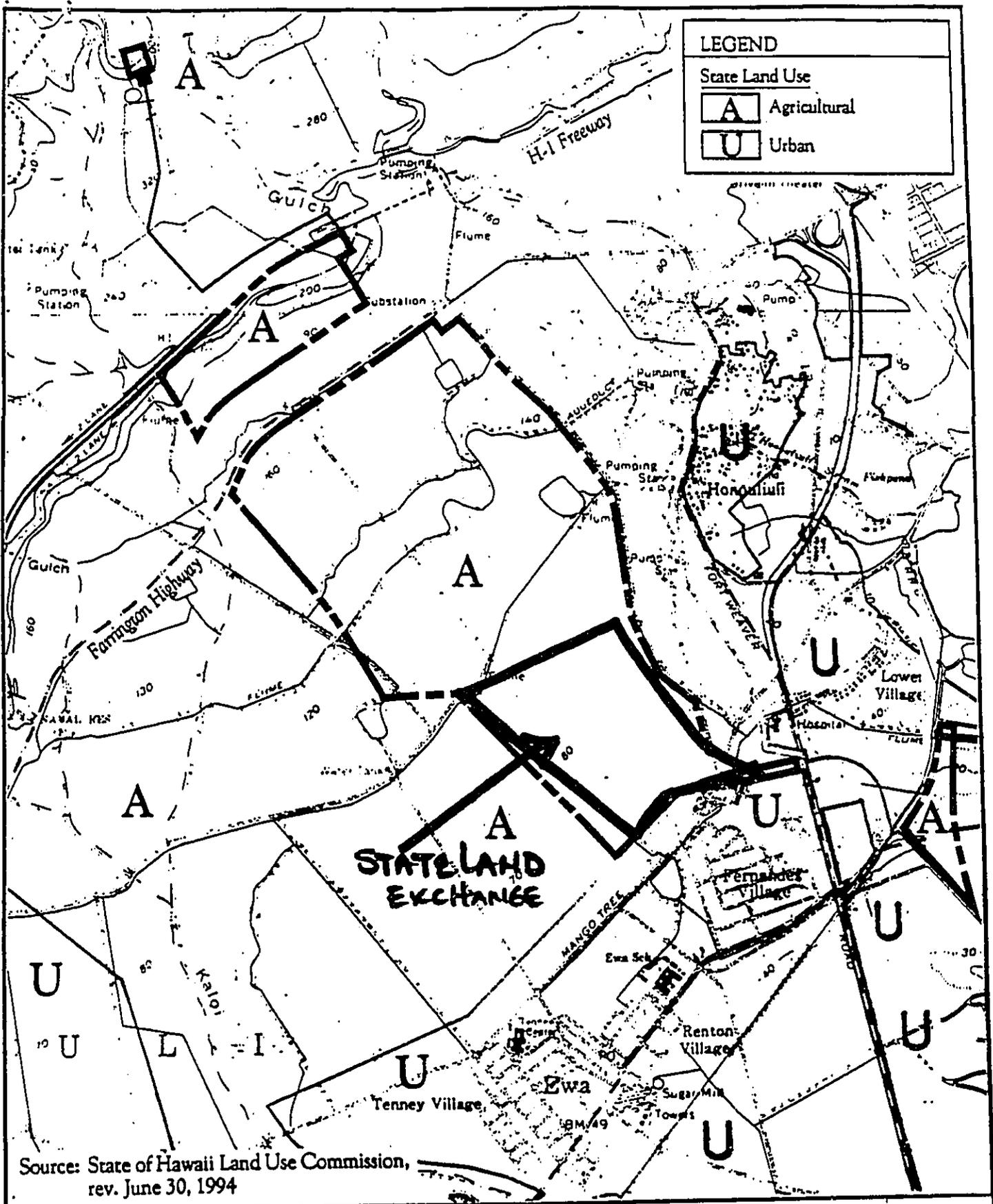
- Prime Lands - 1,536.34 acres, 67.16%
 - Prime Lands out of Study Area
 - Other Lands - 574.14 acres, 25.10%
 - Other Lands out of Study Area
 - * (no unique ALISH lands in map area)
- Urban Land Use District



This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.



Exhibit 20



State Land Use District Boundary Map



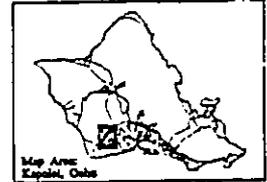
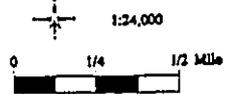
EXHIBIT 22

Helber Hastert & Fee, Planners

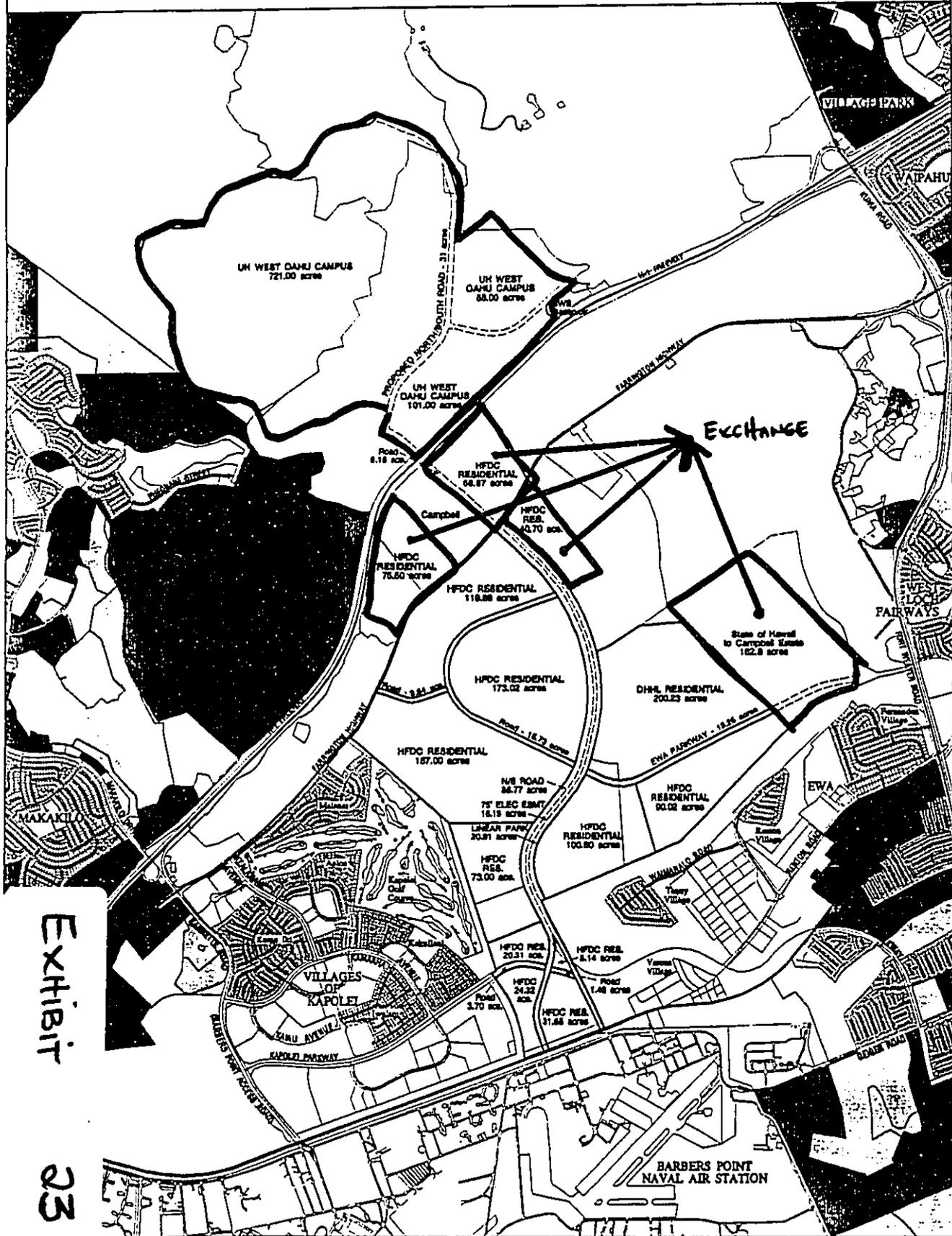
EXHIBIT NO. 

County Zoning

- R-5 Residential
- A-1 Apartment
- A-2 Apartment
- B-1 Neighborhood Business
- B-2 Community Business
- AG-1 Restricted Agricultural Zone
- AG-2 Restricted Agricultural Zone
- P-1 Restricted Preservation Zone
- P-2 General Preservation Zone
- P-1 Military & Federal Preservation Zone



This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.



Exhibit

23

EXHIBIT A
AGENCY COMMENTS

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

September 20, 1996

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
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CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

MEMORANDUM

LOG NO: 18104 ✓
DOC NO: 9609TD04

TO: Dean Y. Uchida, Administrator
Land Division

FROM: Don Hibbard, Administrator
Historic Preservation Division 

SUBJECT: Chapter 6E-8 Review--Draft Environmental Assessment for the Land
Exchange for the University of Hawaii West Oahu Campus (UHWOC)
Project
Honuliuli, `Ewa, O`ahu
TMK: 9-1-17:72 and 9-1-75:44

A review of our records shows that there are no known historic sites at these parcels. Parcel 72 in plat 17 is an old sugar cane field, parcel 44 in plat 75 is the Hawaii Raceway Park. Both parcels have been extensively altered and it is unlikely that any historic sites will be found. Therefore, we believe that the proposed land exchange and any subsequent development of these parcels will have "no effect" on historic sites.

TD:jk

RECEIVED
DIVISION OF
LAND MANAGEMENT
SEP 26 11 38 AM '96

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
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CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

Ref.:PB:SL

OCT 23 1996

MEMORANDUM:

TO: Don Hibbard, Administrator
Historic Preservation Division

FROM: Dean Y. Uchida, Administrator *[Signature]*
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for a Land Exchange
Between the State of Hawaii and Campbell Estate to Allow
Development of the University of Hawaii West Oahu Campus
at Kapolei, Oahu, Hawaii

Thank you for your letter of September 20, 1996. We acknowledge
your "no effect" determination for the land exchange.

Should you have any further questions on this matter, please feel
free to contact Sam Lemmo of our Planning and Technical Services
Branch at 587-0386.

cc: Chairman's Office
Oahu Board Member

LE
BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

September 16, 1996

13
KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
JERRY M. MATSUDA
GLENN M. OKIMOTO

IN REPLY REFER TO:
STP 8.7542

TO: THE HONORABLE MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPARTMENT OF LAND AND NATURAL RESOURCES

FROM: KAZU HAYASHIDA *K.H.*
DIRECTOR OF TRANSPORTATION

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA)
FOR THE LAND EXCHANGE FOR THE UNIVERSITY OF HAWAII
WEST OAHU CAMPUS (UHWOC)

DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

36 SEP 19 4 9: 31

RECEIVED

Thank you for your memorandum of August 22, 1996, requesting our comments on the subject Draft EA.

The proposed land exchange is consistent with our efforts. We have been in coordination with both the private and public sectors to assure that our transportation planning efforts will be flexible enough to accommodate the impacts created by the subject land exchange.

We appreciate the opportunity to provide comments.

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
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HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

Ref.:PB:SL

OCT 23 1996

MEMORANDUM:

TO: The Honorable Kazu Hayashida,
Director of Transportation

FROM: Dean Y. Uchida, Administrator *[Signature]*
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for a Land Exchange
Between the State of Hawaii and Campbell Estate to Allow
Development of the University of Hawaii West Oahu Campus
at Kapolei, Oahu, Hawaii

Thank you for your letter of September 16, 1996. We are pleased to learn that the proposed land exchange is consistent with your planning efforts.

Should you have any further questions on this matter, please feel free to contact Sam Lemmo of our Planning and Technical Services Branch at 587-0386.

cc: Chairman's Office
Oahu Board Member

BENJAMIN J. CAYETANO
Governor



State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814-2512

September 13, 1996

JAMES J. NAKATANI
Chairperson, Board of Agriculture

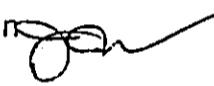
LETITIA N. UYEHARA
Deputy to the Chairperson

Mailing Address:
P. O. Box 22159
Honolulu, Hawaii 96823-2159

FAX: (808) 973-9613

RECEIVED
DIVISION OF
LAND MANAGEMENT
SEP 17 2 35 PM '96

To: Dean Y. Uchida, Administrator
Land Division
Department of Land and Natural Resources

From: James J. Nakatani, Chairperson 
Board of Agriculture

Subject: Draft Environmental Assessment for the Land Exchange for the
University of Hawaii West Oahu Campus (UHWOC) Project

The Department of Agriculture has reviewed the subject report, has no comments on its content, and concurs that seeking a negative declaration is appropriate.

Should you have any questions, please call Earl Yamamoto at 973-9466.

uhwoc.e51



BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
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CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

Ref.:PB:SL

OCT 23 1996

MEMORANDUM:

TO: The Honorable James J. Nakatani, Chairperson
Board of Agriculture

FROM: Dean Y. Uchida, Administrator *[Signature]*
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for a Land Exchange
Between the State of Hawaii and Campbell Estate to Allow
Development of the University of Hawaii West Oahu Campus
at Kapolei, Oahu, Hawaii

Thank you for your letter of September 13, 1996, whereby you concur
with our negative declaration determination for the proposed land
exchange.

Should you have any further questions on this matter, please feel
free to contact Sam Lemmo of our Planning and Technical Services
Branch at 587-0386.

cc: Chairman's Office
Oahu Board Member

BENJAMIN J. CAYETANO
GOVERNOR

ED



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SAM CALLEJO
COMPTROLLER

MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

96 SEP 16 A 8: 32

LETTER NO. (P) 1550.6

DIV. OF WATER &
LAND DEVELOPMENT

SEP 11 1996

RECEIVED
DIVISION OF
LAND MANAGEMENT
SEP 16 1 39 PM '96

Mr. Dean Y. Uchida
Administrator
Land Division
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Uchida:

Subject: University of Hawaii West Oahu Campus
Draft Environmental Assessment for Land Exchange

Thank you for the opportunity to review the subject document. We have no comments on or objections to the project.

If there are any questions regarding the above, please have your staff call Mr. Ralph Yukumoto of the Planning Branch at 586-0488.

Very truly yours

GORDON MATSUOKA
State Public Works Division

RY:jk

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
PROGRAM
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

Ref.:PB:SL

OCT 23 1996

MEMORANDUM:

TO: Mr. Gordon Matsuoka
State Public Works Division, Department of Accounting and
General Services

FROM: Dean Y. Uchida, Administrator *[Signature]*
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for a Land Exchange
Between the State of Hawaii and Campbell Estate to Allow
Development of the University of Hawaii West Oahu Campus
at Kapolei, Oahu, Hawaii

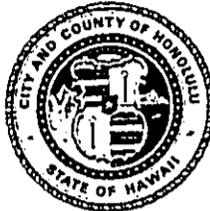
Thank you for your letter of September 11, 1996 regarding the proposed land exchange. The purpose of the EA is for the land exchange only. No development is being proposed as part of this action. Your input will be solicited when development plans for the West Oahu Campus are completed.

Should you have any further questions on this matter, please feel free to contact Sam Lemmo of our Planning and Technical Services Branch at 587-0386.

cc: Chairman's Office
Oahu Board Member

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

JH

KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

ENV 96-218

September 12, 1996

Mr. Dean Uchida, Administrator
Land Division
Department of Land & Natural Resources
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

RECEIVED
DIVISION OF
LAND MANAGEMENT
SEP 16 9 36 AM '96

Dear Mr. Uchida:

Subject: Draft Environmental Assessment (DEA)
Land Exchange for the University of Hawaii
West Oahu Campus (UHWOC) Project
TMK: 9-1-17: 72; 9-1-75: 44

We have reviewed the subject DEA and have the following comments:

1. A drainage master plan for the subject project should be submitted for review and approval.
2. Provide narrative for storm water quality including compliance with City Ordinance 96-34 for controlling peak runoff.
3. Address best management practices (BMPs) to be employed during and post construction to mitigate pollution from erosion and urban watershed pollutants.

Should you have any questions, please contact Mr. Alex Ho,
Environmental Engineer, at 523-4150.

Very truly yours,


KENNETH E. SPRAGUE
Director and Chief Engineer

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
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CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

Ref.:PB:SL

OCT 23 1996

The Honorable Kenneth E. Sprague
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Sprague:

Subject: Draft Environmental Assessment (DEA) for a Land Exchange
Between the State of Hawaii and Campbell Estate to Allow
Development of the University of Hawaii West Oahu Campus
at Kapolei, Oahu, Hawaii

Thank you for your letter of September 12, 1996 regarding the
proposed land exchange. The purpose of the EA is for the land
exchange only. No development is being proposed as part of this
action. Drainage plans, storm water quality analysis and Best
Management Practices (BMPs) will be addressed in the development
plans for the West Oahu Campus.

Should you have any further questions on this matter, please feel
free to contact Sam Lemmo of our Planning and Technical Services
Branch at 587-0386.

Aloha,

A handwritten signature in black ink, appearing to read "Y. Uchida".

Dean Y. Uchida, Administrator
Land Division

cc: Chairman's Office
Oahu Board Member

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



September 18, 1996

JEREMY HARRIS, Mayor
WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
KAZU HAYASHIDA
MELISSA Y.J. LUM
FORREST C. MURPHY
KENNETH E. SPRAGUE
BARBARA KIM STANTON

RAYMOND H. SATO
Manager and Chief Engineer

RECEIVED
DIVISION OF
LAND MANAGEMENT
SEP 24 10 13 AM '96

Mr. Dean Uchida, Administrator
Land Division
Department of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Uchida:

Subject: Your Letter of August 22, 1996 Regarding the Draft Environmental Assessment for the Land Exchange for the University of Hawaii West Oahu Campus Project

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the land exchange for the University of Hawaii West Oahu Campus (UHWOC) project.

We have no objections to the proposed State land exchange with Campbell Estate involving lands in Kapolei, Oahu. We understand the State lands being exchanged for the UHWOC include a 182.8 acre East Kapolei parcel and a 58.8 acre parcel in the Kapolei Business Park.

We reserve further comment on the specific projects until development plans are formalized and water master plans are submitted for our review and approval.

If there are any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,


RAYMOND H. SATO
Manager and Chief Engineer

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

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STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

Ref.: PB:SL

The Honorable Raymond H. Sato
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

OCT 23 1996

Dear Mr. Sato:

Subject: Draft Environmental Assessment (DEA) for a Land Exchange
Between the State of Hawaii and Campbell Estate to Allow
Development of the University of Hawaii West Oahu Campus
at Kapolei, Oahu, Hawaii

Thank you for your letter of September 18, 1996 regarding the
proposed land exchange. The purpose of the EA is for the land
exchange only. No development is being proposed as part of this
action. Your input will be solicited when development plans for
the West Oahu Campus are completed.

Should you have any further questions on this matter, please feel
free to contact Sam Lemmo of our Planning and Technical Services
Branch at 587-0386.

Aloha,

Dean Y. Uchida, Administrator
Land Division

cc: Chairman's Office
Oahu Board Member

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

FE write →
Intro.

JEREMY HARRIS
MAYOR



PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

96-05561 (JP)

September 26, 1996

RECEIVED
DIVISION OF
LAND MANAGEMENT
SEP 30 10 36 AM '96

Mr. Dean Uchida, Administrator
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Uchida:

**Draft Environmental Assessment
for the University of Hawaii West Oahu Campus (UHWOC)
Land Exchange Project**

This responds to your request dated August 22, 1996 for comments concerning the Draft Environmental Assessment (DEA) for the above project. We have the following comments:

- Summary Sheet (page 1), re: County Zoning - The correct zoning designation for the motor sports facility property is "I-2 Intensive Industrial District". Please note that there is no county zoning designation called "Business Park"; this connotation merely refers to a common name for the area.

The correct zoning designation for the 183-acre proposed residential development site is "AG-1 Restricted Agricultural District".

- Re: DEA Sec. 3.1, Description and Purpose of the Proposed Action - This section should be rewritten. It fails to adequately describe the overall scope of the proposed action. Rather than clearly and concisely summarizing the proposed action, this section seems to have been utilized in the draft document merely to enumerate the department's position: a recommendation for a negative declaration.
- Re: DEA Sec. 3.2 and Exhibits 1 and 2, Project Location - The exhibits provided in the document to illustrate the location of affected properties are of poor quality. We would like to see a quality, single exhibit clearly showing all affected locations in relation to the overall Ewa Plain region within any final document. The proposed UHWOC site mauka of the H-1

Mr. Dean Uchida, Administrator
Page 2
September 26, 1996

Freeway should also be identified on this exhibit as one of the project's locations.

- Re: DEA Sec. 3.3, Existing and Surrounding Land Uses - The proposed UHWOC site mauka of the H-1 Freeway is part of the proposed action and therefore should be included in this discussion.
- Re: DEA Sec. 4.0, et. seq., Description of the Environment and Potential Impacts and Mitigation Measures - The proposed UHWOC site mauka of the H-1 Freeway is part of the proposed action and therefore should be included in this discussion. We are particularly concerned about the following issues related to the planned UHWOC site, which should be discussed as part of this environmental assessment: Urbanization mauka of the H-1 Freeway; slopes, and related drainage and erosion impacts; and transportation, traffic and related accessibility impacts.
- Re: DEA Sec. 5.1, Relationship to Land Use Plans and Policies: Hawaii Raceway Park Lands - The related discussion involving City and County planning and zoning requirements is incomplete and inaccurate:
 - Development Plans: The land is designated as Industrial. However, it should be mentioned that the existing use is not consistent with the purpose and intent of this type of land use designation.
 - Zoning: The DEA mentions only that the Urban District is the appropriate zoning district for the Hawaii Raceway Park. However, the Urban District classification is the State's zoning designation, not the City's. It should be stated that the land is located in the I-2 Intensive Industrial District. The raceway park is considered to be an "outdoor amusement facility" for zoning purposes; a type of use not permitted in the I-2 District. The existing use is therefore nonconforming.

The situation should be accurately described in the document.

- Re: DEA Sec. 5.2, Relationship to Land Use Plans and Policies: 183-Acre East Kapolei Property - The DEA fails to enumerate current planning and zoning requirements for the land under this appropriate section. The affected land is designated as Agricultural on the Development Plan and is zoned AG-1 Restricted Agricultural District. Residential development is not permitted under current City planning and zoning classifications. Amendments to both the Ewa Development Plan

Mr. Dean Uchida, Administrator
Page 3
September 26, 1996

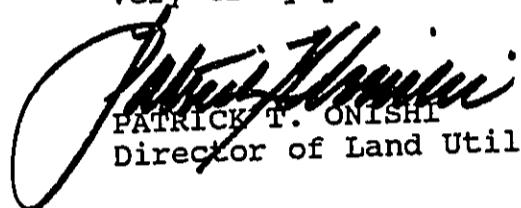
Land Use Map and respective zoning map must be approved by the City Council prior to any development of the site as envisioned under the proposed project's scheme. No decision has yet been made by the City Council regarding applicable land use policy (development plan) changes, let alone necessary zoning amendments. It is, therefore, premature to suggest, as the DEA does, that residential development of the property is sanctioned. This situation should be accurately described in the document.

- Re DEA Sec. 5.0, Relationship to Land Use Plans and Policies: 183-Acre East Kapolei Property - The DEA should include a germane discussion of the proposed UHWOC site.
- Re: DEA Sec. 5.3, Mitigation Measures - It should be mentioned that, as a nonconforming use, the raceway park is subject to severe restrictions on future modifications even if the current use is continued. It should be mentioned that the planned residential development of the East Kapolei property requires Development Plan and zoning map amendments. Also, it should be mentioned that the proposed UHWOC site will require a Plan Review Use approval by the City Council prior to processing building permits for its construction.
- Re: DEA Sec. 6.0, Determination - We object to the recommendation for a negative declaration.
- Re DEA Sec. 7.0, Finding and Reasons Supporting the Determination - The proposed action covered by the DEA involves: Residential development of 183 acres of land currently planned and zoned for agricultural use and construction of a new university campus. Therefore, the proposed action does, in fact, "substantially affect the economic or social welfare of the community"; and involves "substantial secondary effects, such as population changes or infrastructure demands". Further, the proposed action, although by itself is merely a "paper" action, is clearly "cumulative" with respect to the "commitment to larger action" directly associated with the purpose of the land swap. Therefore, under the provisions of Chapter 343, Hawaii Revised Statutes, this action does not qualify for a negative declaration, and an environmental impact statement should be required.
- The document should include a section discussing alternatives to the proposed action (the land swap) e.g., development of the UHWOC at the original site (makai of the H-1 Freeway).

Mr. Dean Uchida, Administrator
Page 4
September 26, 1996

Thank you for the opportunity to review and comment on this DEA.
Please contact Jamie Peirson of our staff at 527-5754 for any
follow-up.

Very truly yours,


PATRICK T. ONISHI
Director of Land Utilization

PTO:fm
cc: Planning Department

ppd\ewadea.jhp

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
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CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

Ref.: PB:SL

OCT 23 1996

The Honorable Partrick T. Onishi
Director of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Draft Environmental Assessment (DEA) for a Land Exchange
Between the State of Hawaii and Campbell Estate to Allow
Development of the University of Hawaii West Oahu Campus
at Kapolei, Oahu, Hawaii

Thank you for your letter of September 26, 1996 regarding the proposed land exchange. The purpose of the EA is for the land exchange only. No development is being proposed as part of this action. However, we have incorporated many of your concerns into the Final EA.

1. Project Summary/Location:

The land exchange has been more thoroughly described in the project summary. Maps have been included in the Final Environmental Assessment (FEA) showing all of the lands to be exchanged. The correct County zoning has been included in the FEA.

2. Discussion of Campbell Estate Lands:

A discussion of the Campbell Estate lands to be included in the land exchange has been included in the FEA.

3. Description of the Environment and Potential Impacts and Mitigation Measures:

The FEA was revised to include a summary discussion of the Campbell Estate lands mauka of the H-1 Freeway. A more detailed discussion of the potential environmental impacts resulting from the development of the University of Hawaii West Oahu Campus (UHWOC) will be prepared when the State is ready to apply for the necessary State and County zoning re-designations and the development of the campus. This EA was prepared solely for the purpose of the proposed land exchange transaction.

4. Relationship to Land Use Plans and Policies:

The EA was amended to include the proper County zoning as well as the fact the Hawaii Raceway Park is considered to be a non-conforming use by the City and County Department of Land Utilization.

References to residential development, as proposed in the Final EIS for the Schuler Homes petition have been deleted from the EA document. The subject EA is for a land exchange between the State of Hawaii and Campbell Estate. References to residential development of East Kapolei, as proposed and then withdrawn by Schuler Homes, Inc., should not have been included in the DEA. However, prior to development of any of the parcels included in the land exchange, the necessary State and County zoning amendments will be required.

The FEA mentions that the proposed revised Development Plan includes the development of a University of Hawaii West Oahu Campus as part of the secondary urban center.

5. Mitigation Measures:

We acknowledge your comments under this section. The Hawaii Raceway Park is considered to be a non-conforming use under the County zoning regime.

6. Findings and Reasons Supporting the Determination:

Although the subject land exchange would allow the State to commit resources towards the development of the UHWOC, located within the 941 acre site, a paper transaction/title exchange does not trigger an EIS. A new EA and EIS will be processed to support the necessary zoning amendments and development proposals for the UHWOC.

7. Alternatives:

A "no action" alternative was included on page 33 of the FEA.

We have enclosed an FEA for your information an use.

Should you have any further questions on this matter, please feel free to contact Sam Lemmo of our Planning and Technical Services Branch at 587-0386.

Aloha,



Dean Y. Uchida, Administrator
Land Division

Enclosure

cc: Chairman's Office
Oahu Board Member

Ed/Chadler

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR



CHERYL D. SOON
CHIEF PLANNING OFFICER
CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

TH 8/96-1771

October 4, 1996

The Honorable Michael D. Wilson, Chairperson
Board of Land and Natural Resources
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Attn: Mr. Dean Uchida, Administrator
Land Division

Dear Mr. Wilson:

Draft Environmental Assessment (EA) for the
Land Exchange for the University of Hawaii
West Oahu Campus Project

In response to your letter of August 22, 1996, we have reviewed the subject draft EA and offer the following comments to facilitate your environmental assessment.

1. The final EA's Summary Sheet, text and exhibits need to be revised to clearly explain and identify all aspects of the proposed land exchange.

Under the proposed land exchange described in the draft EA, the State will receive a 941-acre site located above H-1 Freeway (Tax Map Keys: 9-2-02 and a portion of Plat 04) currently owned by Campbell Estate. In exchange, Campbell Estate will receive two small parcels of land in Kapolei (Tax Map Keys: 9-1-75: 44 and 9-1-17: 72) amounting to approximately 58.811 and 182.8 acres, respectively. However, the draft EA does not mention or identify in the exhibits the 941-acre site for the proposed UHWOC. Also, Exhibits 2, 2B, 6, 7, 8, 9 and 10 do not accurately identify the boundaries of the 183.8-acre state owned site referred to as the "East Kapolei Project."

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The Honorable Michael D. Wilson, Chairperson
Board of Land and Natural Resources
Department of Land and Natural Resources
October 4, 1996
Page 2

2. The land use and zoning information in the draft EA is incomplete. The draft EA does not list the Tax Map Key locations and DP land use designations for the 941-acre site above the H-1 Freeway which is a major component of the proposed land exchange.

The TMK information for the 941-acre site above the H-1 Freeway is listed in item 2; and its current DP land use designation is "Agriculture" on the current Ewa DP Land Use Map. The 183.8-acre East Kapolei and the 58.811-acre Hawaii Raceway Park sites are designated as "Agriculture" and "Industrial" respectively on the existing Ewa DP Land Use Map. The draft EA's Summary Sheet (page 1) incorrectly identifies the Hawaii Raceway Park site's zoning as "I-2 Business Park." The raceway park's correct zoning district is "I-2 Intensive Industrial District."

The final EA needs to be revised beginning with the Summary Sheet to include the necessary City and County land use and zoning information.

3. The proposed revised Ewa Development Plan (DP) includes the development of a University of Hawaii West Oahu Campus (UHWOC) as part of the secondary urban center. The new 941-acre site above the H-1 Freeway for the campus and development of adjacent state lands to fund the campus will have a major impact on transportation including but not limited to the "north-south road." There will also be major impacts on drainage in the Kaloii Gulch.
4. The draft EA lacks a separate section to identify and summarize potential major social, economic and environmental impacts and alternatives considered, in accordance with Section 11-200-10 (Title 11, Chapter 200 Environmental Impact Statement Rules, Hawaii Administrative Rules).

Therefore, the final EA needs to include this information including a "no action" alternative.

5. Information in paragraph 2, page 7 regarding the application to amend both the City's Ewa DP Land Use Map and Ewa DP Special Provisions; and a petition to amend the State's Land Use District Boundary (Docket No. A96-718) submitted by Schuler Homes, Inc. needs to be updated.

The Honorable Michael D. Wilson, Chairperson
Board of Land and Natural Resources
Department of Land and Natural Resources
October 4, 1996
Page 3

Schuler Homes, Inc., wrote to the City's Planning Commission on September 17, 1996 requesting withdrawal of their amendments (96/E-1 and 96/E-SP-1) for the East Kapolei Project. The Planning Commission received the request at its meeting on September 18, 1996, and the City Council has been notified of the request. On September 4, 1996, Schuler Homes, Inc., filed a motion with the State Land Use Commission to withdraw their petition to amend the Land Use District Boundary consisting of approximately 754 acres of land from the "Agricultural District" to the "Urban District." The Land Use Commission held a hearing on this matter on September 12, 1996 and the order granting this motion was approved on September 18, 1996.

6. Section 5.3, page 37 (Mitigation Measures) of the draft EA states that Schuler Homes, Inc., submitted a final Environmental Impact Statement (EIS) to the City's Planning Department for the East Kapolei Project. Although this statement is correct, the final EIS was for the East Kapolei Project which is a separate land use and development proposal not directly related to the proposed land exchange.

Therefore, the final EA needs to state very clearly that the EA only deals with the land exchange intended to facilitate development of the proposed UHWOC. References to the final EIS submitted by Schuler Homes, Inc., should be discussed in the context of Schuler Homes' East Kapolei Project. The final EA should state that a separate EA and EIS will be required as part of the development process for the UHWOC.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Sincerely,



CHERYL D. SOON
Chief Planning Officer

CDS:ft

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

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WATER RESOURCE MANAGEMENT

Ref.:PB:SL

OCT 23 1996

The Honorable Cheryl D. Soon,
Chief Planning Officer
Planning Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: Draft Environmental Assessment (DEA) for a Land Exchange
Between the State of Hawaii and Campbell Estate to Allow
Development of the University of Hawaii West Oahu Campus
at Kapolei, Oahu, Hawaii

Thank you for your letter of September 26, 1996 regarding the
proposed land exchange. The purpose of the EA is for the land
exchange only. No development is being proposed as part of this
action. However, we have incorporated many of your concerns into
the Final Environmental Assessment (FEA).

1. Project Summary/Location:

The land exchange has been more thoroughly described in the
project summary. Maps have been included in the FEA showing
all of the lands to be exchanged. The correct County zoning
has been included in the FEA.

2. Discussion of Campbell Estate Lands:

The FEA was revised to include a summary discussion of the
Campbell Estate lands mauka of the H-1 Freeway. A more
detailed discussion of the potential environmental impacts
resulting from the development of the University of Hawaii
West Oahu Campus (UHWOC) will be prepared when the State is
ready to apply for the necessary State and County zoning re-
designations and the development of the campus. This EA was
prepared solely for the purpose of the proposed land exchange
transaction.

3. Potential Major Social, Economic and Environmental Impacts:

The land exchange is a merely a paper transaction. The transaction will not have any immediate social, economic or environmental impacts. However, we have included a section in the FEA covering this subject area on page 33.

A "no action" alternative was included on page 33 of the FEA.

4. East Kapolei Project:

References to the entire East Kapolei Project have been deleted. The EA was revised to reflect only the land exchange between the State of Hawaii and Campbell Estate. We did use information from the Schuler EIS that was germane to the 183.8 acre State property which is included within the area that was being considered for re-designation. Page 5 of the FEA notes that the petition was withdrawn by Schuler Homes, Inc.

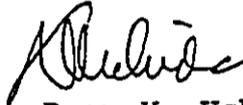
5. Mitigation Measures:

We acknowledge your comments under this section. The Hawaii Raceway Park is considered to be a non-conforming use under the County zoning regime.

We have enclosed an FEA for you information and use.

Should you have any further questions on this matter, please feel free to contact Sam Lemmo of our Planning and Technical Services Branch at 587-0386.

Aloha,



Dean Y. Uchida, Administrator
Land Division

Enclosure

cc: Chairman's Office
Oahu Board Member



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

No. 1 Capitol District Building, 250 South Hotel Street, 4th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 3540, Honolulu, Hawaii 96811-3540

BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAYA
DIRECTOR
RICK EGGED
DIRECTOR, OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2848

Ref. No. P-6296

September 20, 1996

MEMORANDUM

TO: Dean Y. Uchida, Administrator
Land Division
Department of Land and Natural Resources

FROM: Rick Egged *RE/ll*
Director, Office of Planning

SUBJECT: Draft Environmental Assessment for the Land Exchange for the University of
Hawaii West Oahu Campus (UHWOC) Project

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We have reviewed the Draft Environmental Assessment (DEA) for the UHWOC land exchange. We have taken the liberty of providing specific comments on the DEA document. These comments are to help clarify the information being presented in the DEA. We have the following additional comments.

1. Page 3 of the DEA should more completely describe the land exchange, specifically:
 - Approximately 183 acres owned by the State of Hawaii (TMK No. (1) 9-1-17:72) are to be exchanged for land of equal or greater area and equivalent value now owned by Campbell Estate, including but not limited to portions of TMK Nos. (1) 9-1-17:04, (1) 9-1-16:08, and (1) 9-1-18:01. The State desires to own lands which are closer to the H-1 Freeway and the proposed UHWOC.
 - 58.811 acres owned by the State of Hawaii (TMK (1) 9-1-75:44) are to be exchanged for 941 acres (portions of TMK Nos. (1) 9-2-01:1, (1) 9-2-02:1, and (1) 9-2-04:5) owned by Campbell Estate. The 941 acres are to be used as the site of UHWOC.

The DEA should include a graphic showing the location of State and Campbell Estate lands to be exchanged. We have attached a copy of a graphic.

2. We have attached a copy of the legislation approving the land exchanges. The DEA should make reference to Acts 294 and 295, SLH 1996, and state that through Act 295, SLH 1996, the Legislature approved the exchange involving Campbell Estate lands at Kapolei and the approximately 183 acres owned by the State at Kapolei. It should also indicate that through Act 294, SLH 1996, the Legislature approved the exchange of lands owned by the State of Hawaii at

Dean Y. Uchida
Page 2
September 20, 1996

Hawaii Raceway Park in Kapolei for lands owned by Campbell Estate above the H-1 Freeway.

3. The DEA describes the land uses, environmental conditions and public facilities and services related to the State-owned lands. The DEA should include a similar description of the Campbell Estate lands that the State is to receive in the exchange. We have attached information that we have available on the parcels.
4. The description of the 183-acre East Kapolei land draws heavily from information prepared for the 753.573-acre Schuler petition. Portions of this section, 4.4, refer to the larger site rather than the land exchange area. Information which refers to the larger area rather than the land exchange area should be deleted from the text. For example, page 14, last paragraph, refers to the project site as including an upper water tank site at 440 feet above MSL. The exchange area does not go up to that elevation.

Exhibits 6 through 10 should show where the 183 acres are located.

5. The discussion under Section 5.0, Relationship to Land Use Plans and Policies, does not appear to be appropriate. It appears to be addressing why urban classification for the Hawaii Raceway Park lands and the East Kapolei lands is consistent with the Hawaii State Plan, State Land Use Law, County Development Plan, County Zoning and Coastal Zone Management Law. Since the DEA relates to a land exchange, this section should more appropriately discuss how the proposed land exchange is consistent with these statutes. However, a review of environmental assessment content requirements in the Department of Health rules indicates that a discussion of State Land Use Districts, County General and Development Plans and County Zoning designations may be sufficient here.
6. The DEA should include a section assessing alternatives to the proposed action. This includes a No Action Alternative. The No Action Alternative would result in an indefinite delay in the construction of UHWOC. Because of the State's financial condition, general funds are not available to construct UHWOC. The proposed land exchange and the sale of improved lands at the former 500-acre UHWOC site will provide the initial financing for construction of UHWOC. The net proceeds of the sale of the 500 acres are to be used to finance the initial construction of UHWOC.
7. Regarding the Hawaii Raceway Park land exchange, the DEA needs to clarify the ownership of the 66.811-acre Hawaii Raceway Park property, also identified as TMK:9-1-75:44. This particular parcel is partially owned by the State of Hawaii (58.511 acres) and the Estate of James Campbell (8 acres).
8. The subdivision of this parcel was approved by the Department of Land Utilization in 1994, however, this subdivision has not been incorporated into the revised TMKs. We are providing a copy of a letter and attached map dated February 25, 1994, from the Department of Land Utilization to Walter P. Thompson, Inc., regarding this matter. These documents were submitted as

Dean Y. Uchida
Page 3
September 20, 1996

evidence by our office to the State Land Use Commission (LUC) in the State Land Use District Boundary Amendment Petition Docket No. BR 94-711/ Hawaii Raceway Park.

9. We are also providing a copy of the Declaration of Conditions filed by our office with the Bureau of Conveyances in both the Land Court and Regular System to help clarify the division of TMK:9-1-75:44. Consequently, the maps depicting the Hawaii Raceway Park property in the DEA need to be revised to reflect the State-owned portion of the parcel.

Should you have any questions, please contact Abe Mitsuda at 587-2885.

Attachments

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



Ref.:PB:SL

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
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WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

OCT 23 1996

MEMORANDUM:

TO: Mr. Rick Egged, Director
Office of Planning, Department of Business, Economic
Development and Tourism

FROM: Dean Y. Uchida, Administrator *[Signature]*
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for a Land Exchange
Between the State of Hawaii and Campbell Estate to Allow
Development of the University of Hawaii West Oahu Campus
at Kapolei, Oahu, Hawaii

Thank you for your letter of September 20, 1996 regarding the proposed land exchange. We will incorporate your comments and exhibits into the Final Environmental Assessment (FEA).

1. Project Summary:

The land exchange has been more thoroughly described in the project summary. Maps have been included in the FEA showing all of the lands to be exchanged.

2. Legislation:

A discussion of the legislation approving the land exchanges has been included in the project summary.

3. Discussion of Campbell Estate Lands:

A discussion of the Campbell Estate lands to be included in the land exchange has been included in the FEA.

4. East Kapolei Project:

References to the entire East Kapolei Project have been deleted. We did use information from the EIS that was germane to the 183.8 acre State property which is included in the land area that was being considered for re-designation. Page 5 of the FEA notes that the petition was withdrawn by Schuler Homes, Inc.

5. Alternatives:

A "no action" alternative was included on page 33 of the FEA.

6. Ownership of Hawaii Raceway Park:

We have included a copy of a map you provided from the Department of Land Utilization regarding the status of parcel TMK: 9-1-75:44, owned by the State of Hawaii.

We have enclosed an FEA for your information an use.

Thank you for providing this information. Should you have any further questions on this matter, please feel free to contact Sam Lemmo of our Planning and Technical Services Branch at 587-0386.

Enclosure

cc: Chairman's Office
Oahu Board Member

END

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2004

DATE

Erin A. Nakamura

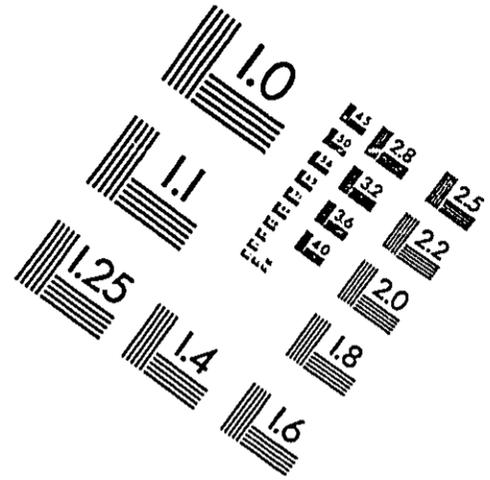
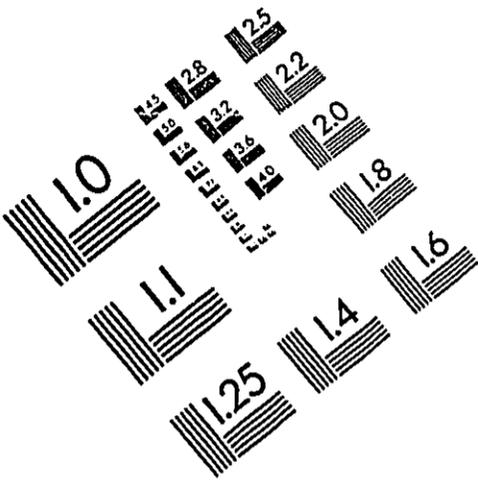
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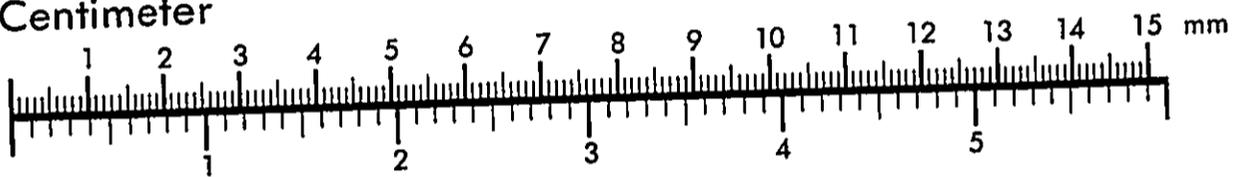
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Association for Information and Image Management

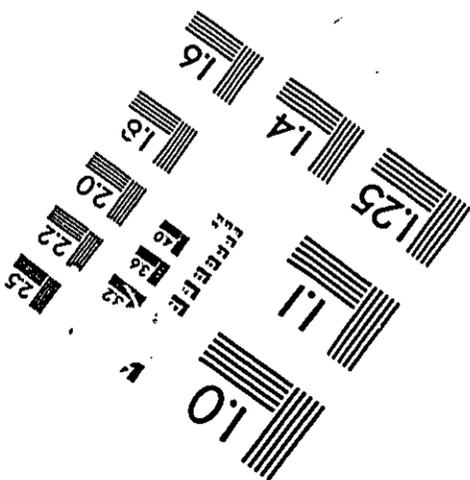
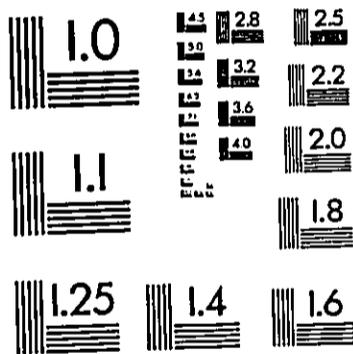
1100 Wayne Avenue, Suite 1100
Silver Spring, Maryland 20910
301/587-8202



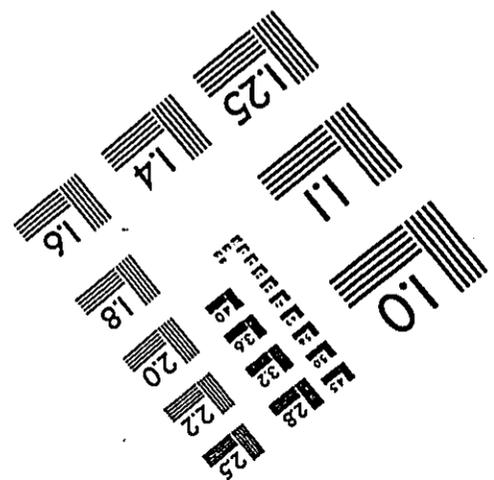
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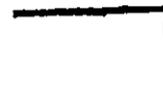
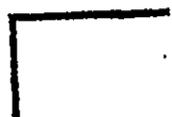
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