DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR

GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2013/ELOG-1944 (ts)

October 10, 2013

FILE COPY

OCT 23 2013

Ms. Genevieve Salmonson, Interim Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Under the provisions of Act 172(12), the Department of Planning and Permitting (DPP) of the City and County of Honolulu has determined that an environmental impact statement should be prepared for Haseko's proposed zone change and other proposed actions subject to Hawaii Revised Statutes (HRS), Chapter 343. The actions relate to portions of its Hoakalei Project in Ewa. A completed Bulletin Publication Form and Environmental Impact Statement Preparation Notice (EISPN) are attached. The EISPN includes a description of the requested zone change and brief consideration of potential environmental impacts to be analyzed. We have sent a copy of this letter and the attachments via electronic mail to oeqc@doh.hawaii.gov.

Pursuant to the requirements of Section 11-200-3, Hawaii Administrative Rules, and Section 11-200-15, Hawaii Administrative Rules, we request that you publish this determination and notification in the next available periodic bulletin (*The Environmental Notice*) for the public to submit comments to the DPP during the statutory thirty-day consultation period.

If there are any questions, please contact Tim Streitz of our staff at 768-8042 or tstreitz@honolulu.gov.

Very truly yours,

for George I. Atta, FAICP
Director

RECEIVED
'13 OCT 11 P12:44
OFC. OF ENVIRONMENTAL QUALITY CONTROL

cc: Haseko
Planning Solutions, Inc.

Attachments:
(1) Completed Bulletin Publication Form
(2) EISPN

RECEIVED
'13 OCT 11 P12:44
OEQC OFFICE OF ENVIRONMENTAL QUALITY CONTROL

APPLICANT ACTIONS
SECTION 343-5(C), HRS
PUBLICATION FORM (JANUARY 2013 REVISION)

Project Name: Hoakalei Master Plan Update
Island: Oahu
District: 'Ewa
TMK: 9-1-134: Parcels 007, 022(por.), 025, 026, 027, 028 (por.), and 029
Permits: Zone Change, SMA Boundary Modification, SMP, SSV, NPDES (NOI-C), Grading & Building permits
Approving Agency:
City & County of Honolulu Department of Planning and Permitting
650 South King Street, 7th Floor, Honolulu, HI 96813. Contact: Timothy Streitz, 768-8042
Applicant:
Haseko (Ewa), Inc. 91-1001 Kaimālie Street Suite 205, 'Ewa Beach, HI 96706
Contact: Raymond Kanna, 689-7772, x 242
Consultant:
Planning Solutions, Inc. 210 Ward Avenue, Suite 330, Honolulu, HI 96814
Contact: Perry White; 550-4483
Status (check one only):

_DEA-AFNSI	**Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day comment period ensues upon publication in the periodic bulletin.**
_FEA-FONSI	**Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqchawaii@doh.hawaii.gov; no comment period ensues upon publication in the periodic bulletin.**
_FEA-EISPN	**Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day consultation period ensues upon publication in the periodic bulletin.**
X Act 172-12 EISPN	**Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqchawaii@doh.hawaii.gov. NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.**
_DEIS	**The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.**
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_ Section 11-200-23 Determination	**The approving agency simultaneous transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the**

	applicant. No comment period ensues upon publication in the periodic bulletin.
_Statutory hammer	
Acceptance	**The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.**
_Section 11-200-27	
Determination	**The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.**
_Withdrawal (explain)	

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

Haseko (Ewa) Inc. proposes zone changes for a portion of its Hoakalei Project in Ewa, Oahu. The City rezoned the 1,100 acres for the master-planned Ewa Marina/Hoakalei Resort/Ocean Pointe project in 1985 and 1993. The project included a man-made marina with a maritime commercial complex, waterfront industrial, commercial, and retail facilities. It also included a golf course, a district park, 950 resort units, and a maximum of 4,850 residential units. The proposed zone change involves approximately 244 acres, including land within the Special Management Area (SMA), which both trigger an EA/EIS. The rezoning would accommodate an updated master plan calling for the existing basin to be used as a recreational lagoon rather than as a boat marina. Haseko also proposes to amend the SMA boundary to run parallel to the shoreline since the marina is no longer part of Haseko's current plans. The owner has concluded that a marina would not currently constitute a sustainable use for the property, although a marina could still be a future option. Build-out for the proposed recreational lagoon, including a swimming cove, is anticipated to be completed before the end of 2015.

Notice of Intent to Prepare an Environmental Impact Statement for the Hoakalei Master Plan Update

APPLICANT:
Haseko (Ewa), Inc. (hereinafter referred to as "Haseko")
91-1001 Kaimalie Street, Suite 205
Ewa Beach, HI 96706
Contact: Raymond Kanna (808) 689-7772, X 242

ACCEPTING AUTHORITY:
Director, Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96913

DATES:
All comments on this notice will be considered if received between October 23, 2013 and November 23, 2013.

All comments received are a part of the public record. All personal identifying information (for example, name, address, etc.) voluntarily submitted by the commenter may be publicly accessible. Do not submit confidential business information or otherwise sensitive or protected information. Attachments to electronic comments will be accepted in Microsoft Word, Excel, WordPerfect, or Adobe PDF file formats only.

ADDRESSES:
Please provide your email address with your electronic and written comments if possible. Electronic inquiries and comments are preferred and may be sent to: pwhite@psi-hi.com with copies to tstreitz@honolulu.gov.

All written inquiries and comments may be sent to:
Attn: Perry J. White, Planning Solutions, Inc., 210 Ward Avenue, Suite 330, Honolulu, HI 96814 with copies to the City and County of Honolulu, Department of Planning and Permitting (address above), Attn: Tim Streitz.

FOR FURTHER INFORMATION CONTACT:
Julia Ham Tashima of Planning Solutions, Inc. at julia@psi-hi.com or (808) 550-2423, or alternatively, Tim Streitz of the City and County of Honolulu, Department of Planning and Permitting at tstreitz@honolulu.gov or (808) 768-8042.

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Contact: Raymond Kanna (808) 689-7772, X 242

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BRIEF DESCRIPTION OF PROPOSED ACTION:

Haseko is seeking a zone change (see 'Ewa Development Plan §5.4.1) for a portion of its Hoakalei Project (Figure 1) to accommodate an update to its project master plan. The existing zoning for this area (Figure 2) was last modified on July 20, 2007 in anticipation of the existing basin being completed as a small boat marina. The lack of sustainable market demand in the foreseeable future for the boat slips and other marina facilities, together with ongoing and possible future legal challenges to governmental approvals for the marina entrance channel, make it impractical for Haseko to pursue development of a small boat marina for the foreseeable future. Accordingly, it is now requesting rezoning of the land surrounding the existing basin (Figure 3) consistent with its use as a recreational lagoon that would have no direct connection to the ocean. The updated master plan would not increase the total number of planned dwelling units or visitor accommodation units specified in Haseko's Unilateral Agreement with the City (Ord. 93-94). There will be some adjustments to the proposed zoning boundaries that may affect the sizes and locations of individual zoning districts as a result of consultations with the City Department of Planning and Permitting (DPP).

Anticipated permits that require environmental assessment compliant with HRS Chapter 343 include the zone change, and potentially a Special Management Area (SMA) Use Permit and a Shoreline Setback Variance. Haseko will seek a change of the SMA boundary. The marina would have connected directly to the ocean, essentially functioning as part of the modified shoreline. Current plans do not connect the existing basin to the ocean. The proposed boundary adjustment would remove the existing basin from the SMA.

If these approvals are granted, Haseko will continue development of the same kinds of resort, residential, and commercial retail/office/restaurant uses that had previously been approved for the area. In addition, lighter industrial mixed uses will replace the more intensive waterfront industrial uses previously planned in connection with a marina development. By providing for these uses, the updated master plan for the area covered by this request will continue to create employment and business opportunities as envisioned when the zoning was originally granted. In addition, the plan includes a public swimming cove that would provide a protected swimming area; facilities that would collect and treat storm water runoff, minimizing the amount that flows into the proposed lagoon; and pedestrian pathways and other amenities that were not included in the previous plan.

The comparison between the existing zoning and preliminarily proposed zoning acreages under the updated master plan are listed in Table 1. The proposed zoning district boundaries would accommodate a land use plan that is better suited to a recreational lagoon than the present, marina-focused plan.

Haseko will continue to have primary responsibility for constructing the proposed facilities, including possible residential and/or resort units; commercial and lighter industrial-mixed use structures; infrastructure; public facilities and amenities such as the swimming cove, activity center, comfort station, parking lot, cultural center; and for further enhancing the existing Wetland Preservation Area (see Figure 2 or Figure 3). It is seeking development partners for some of the resort, commercial, and light industrial uses. A combination of parking and user fees for recreational activities and resort and residential owner assessments would provide the necessary funds for maintenance and capital improvements to ensure the long-term sustainability of the recreational lagoon, public swimming cove, and other public amenities envisioned in the plan.

The updated master plan calls for Haseko to forego construction of a number of previously planned facilities that were directly related to the basin's use as a small boat marina (e.g., the harbor master's facility, a seven-lane boat launch ramp, approximately 600 small boat slips, a fuel pier, etc.).

Table 1 Existing and Preliminary Proposed Zoning

Zoning District	*Existing Acreage*	*Proposed Acreage*	*Change in Acreage*
A-2 Apartment, Medium Density	45.9	59.2	13.3
B-1 Business, Neighborhood	0	4.2	4.2
BMX-3 Business-Community Mixed Use	45.3	33.1	-12.2
I-3 Industrial-Waterfront	26	0	-26
IMX-1 Industrial-Commercial Mixed Use	0	11.9	11.9
P-2 Preservation, General	89	89.8	0.8
Resort	38.4	46.4	8
Totals	**244.6**	**244.6**	**0**

Source: [1]City and County of Honolulu GIS; load date November 30, 2012.
[2]Compiled by Planning Solutions, Inc. using information from Haseko ('Ewa), Inc.

Unlike a small boat marina, the recreational lagoon does not require a break in the shoreline that would interfere with lateral shoreline movement and public access. Similarly, it does not require construction of the 3,000-foot-long entrance channel that is needed for a small boat marina.

The rezoning being requested is consistent with the 'Ewa Development Plan (EDP) and the City & County of Honolulu General Plan, and Haseko believes that it will provide substantially greater public benefits than would have been realized through completion of a small boat marina. While the marina project would have largely benefitted a comparatively small (boating) community, the lagoon project, with its unprecedented amount of open space and proposed recreational opportunities that appeal to a broader spectrum of the community, has the potential to provide community benefits that exceed the previously planned marina. These benefits include an extensive, uninterrupted shoreline pathway, a swimming cove, and opportunities for a greater number of people to engage in recreational water activities, such as calm-water sailing, stand-up paddle boarding, canoeing, and kayaking. Therefore, it is expected that the rezoning and change to the master plan will have a positive effect on area residents, community organizations, and Oahu residents in general.

Because the updated Project Master Plan entails the development and operation of land uses that are very similar to those in the previously approved master plan, many of the potential effects are similar as well. For example, the impacts on public infrastructure (e.g., roads, water supply, sanitary wastewater collection and disposal, electrical power system, etc.) and public services (e.g., educational facilities, police, fire, and emergency health care services) are comparable to those of a marina project. In some cases, such as the general prohibition of motorized water craft in the lagoon and the elimination of the boat launch ramps, fuel pier and other industrial-waterfront type uses, the revised plan would substantially decrease impact-causing activities. Additionally, the deletion of the long entrance channel eliminates the potential impacts associated with its construction and maintenance.

The EIS will examine these potential impacts as well as others, including the changes in land use that would accompany the proposed zone changes and the differences in water quality that would result from the plans to keep the lagoon isolated from ocean waters and changes in the management of storm water runoff.

DETERMINATION & REASONS SUPPORTING DETERMINATION:

In the early 1980s when the master plan for the 1,100 acres was first formulated, the City approved a programmatic EIS for the project (February 20, 1981). Subsequently, the City has accepted several supplemental Chapter 343 documents for components of this long-range master planned community, all of them with a small boat marina and entrance channel. Most of the land development that would occur under the updated master plan for this portion of Haseko's overall development is similar to that which has long been planned. However, to accommodate the updated plan, a zone change which qualifies as a "significant" zone change under the EDP is necessary to allow for different spatial distribution of land uses.

Therefore, pursuant to the requirements of Section 5.4 of the EDP, Haseko will prepare an EIS for the proposed project to assess the updated Hoakalei Project Master Plan and its impacts. The DPP will be the accepting agency, and the EIS is being prepared in conformance with the provisions of HRS, Chapter 343, Hawaii Administrative Rules, Section 11-200.

In addition to the proposed action (Alternative 1, Proposed Zoning without Marina), the EIS will evaluate two additional alternatives. The second Alternative (Alternative 2, Existing Zoning with Marina) will address the completion of the basin as a small boat marina in accordance with the plan on which the existing zoning was based. The discussion of this Alternative will describe the impacts that would result from development of the area covered by the rezoning application if it were to proceed as currently zoned. The reason for including this Alternative in the EIS is to provide a specific comparison of the economic, social, physical, and biological impacts anticipated for the planned recreational lagoon with those expected from the development of a marina instead. As discussed above, Haseko has concluded that it cannot complete the basin as a marina for the foreseeable future. It recognizes, however, that some other developer may be able to construct a marina at some future date, and its revised plans do not preclude such a possibility.

The third Alternative (Alternative 3, Existing Zoning without Marina), the No Action Alternative, examines the development that is likely to occur if the proposed zone change is not granted and Haseko must proceed with the existing zoning designations as well as the current state of the unfinished marina. Under this Alternative, Haseko would develop the lands adjacent to the existing golf course and leave for future developers the task of making productive use of the existing basin (e.g., as a lagoon or other use). Consideration of this Alternative is required by State law and will permit a direct comparison of the effects to be expected with and without the proposed zone change.

GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS:

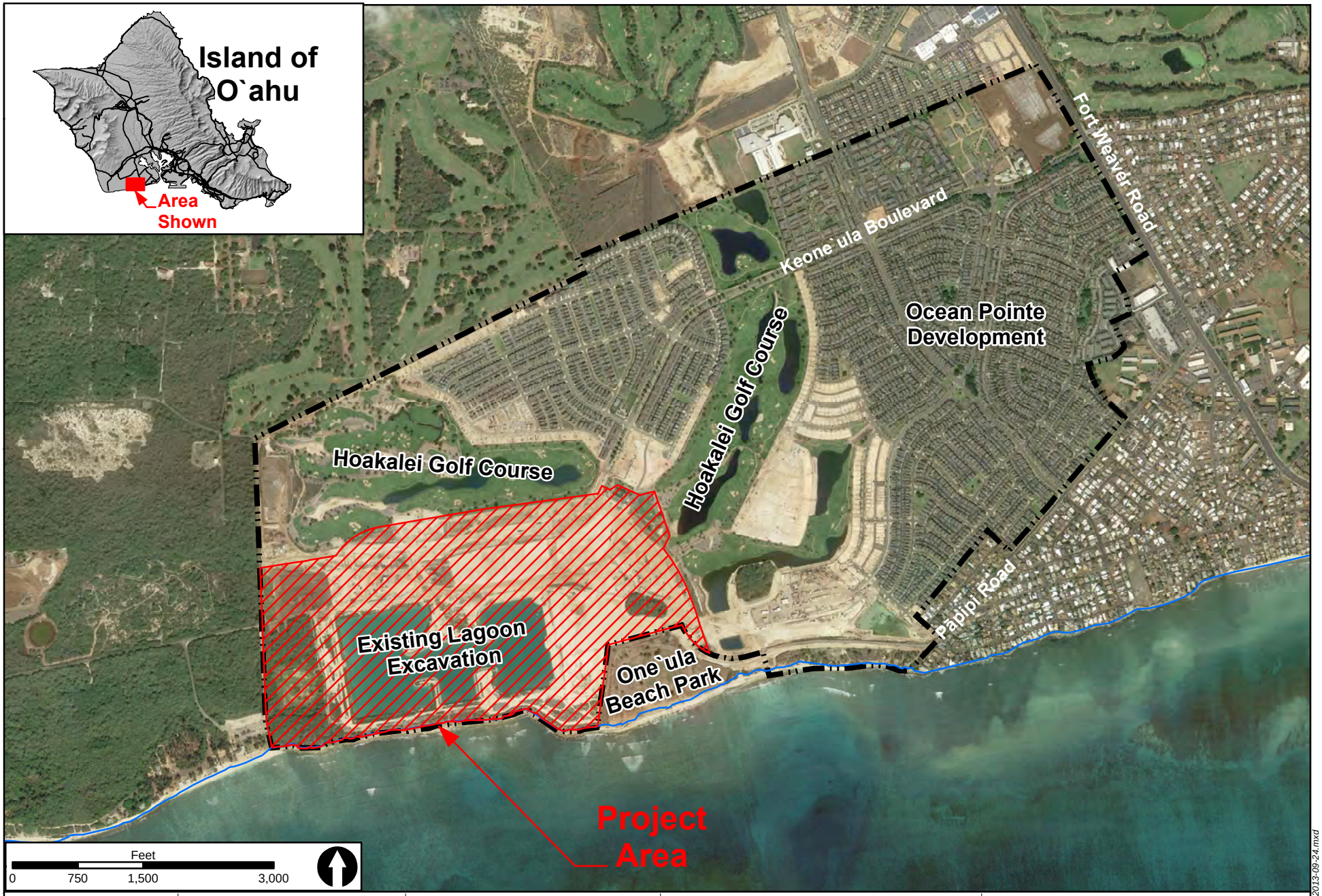
U.S. Army Corps of Engineers (compliance with existing Dept. of the Army permit)

State of Hawaii Department of Health (NPDES permitting for storm water runoff)

State of Hawaii Historic Preservation Division (approval of Ahu Preserve Implementation Plan)

State of Hawaii Office of Planning (modification of SMA Boundary)

City & County of Honolulu Department of Planning & Permitting (Zone Change, modification of SMA Boundary, potentially SSV and SMP, grading, drain connection, and building permits)



Prepared For: HASEKO

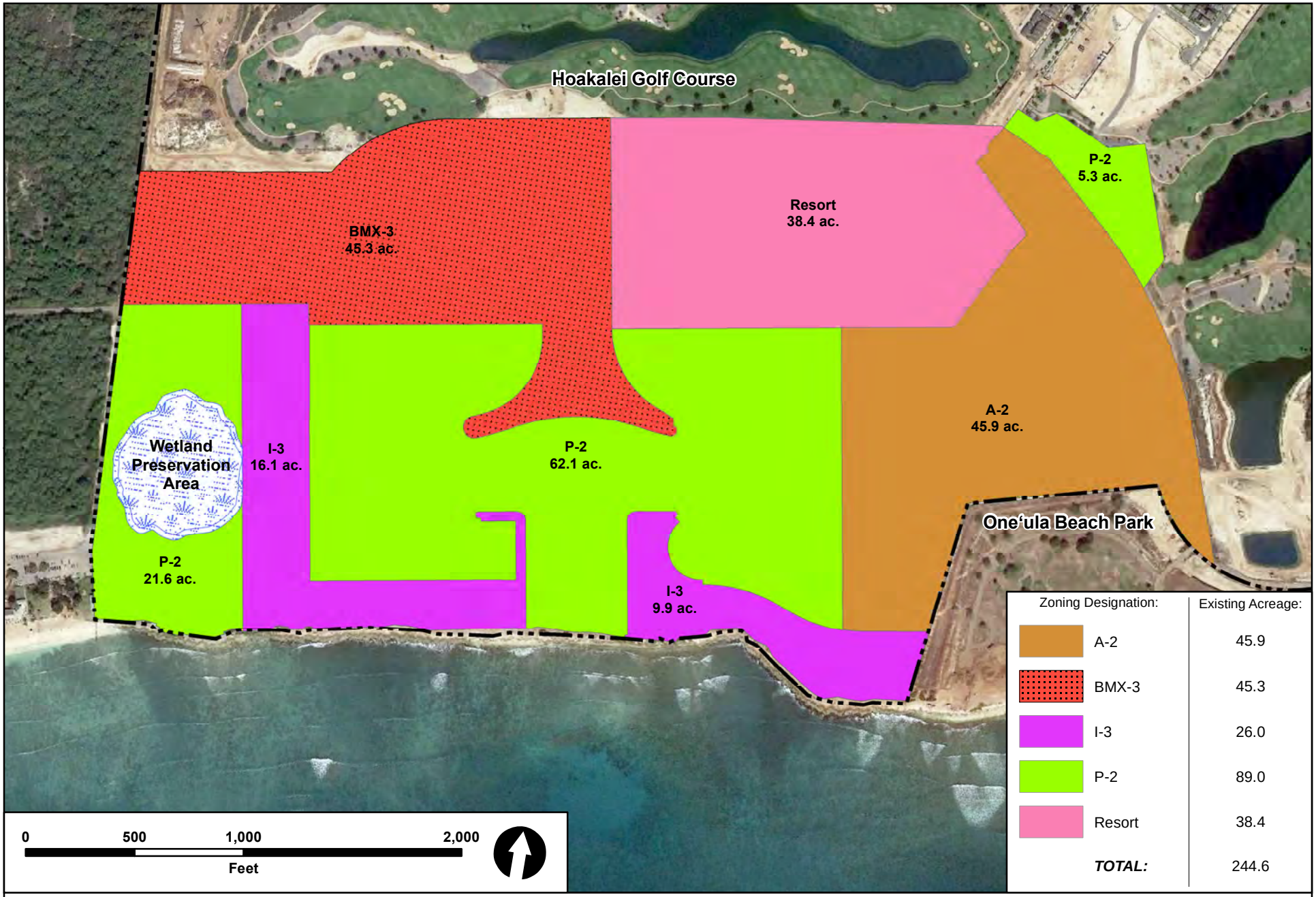
Prepared By: PLANNING SOLUTIONS

Sources:
-Haseko
-Google Earth (Jan. 29, 2013)
-C&C Honolulu GIS

Project: Hoakalei Master Plan Update Project EISPN

Figure 1: **Vicinity Map**

Figure 1 Vicinity Map 2013-09-24.mxd



Zoning Designation:	Existing Acreage:
A-2	45.9
BMX-3	45.3
I-3	26.0
P-2	89.0
Resort	38.4
TOTAL:	244.6

Prepared For: HASEKO

Prepared By: PLANNING SOLUTIONS

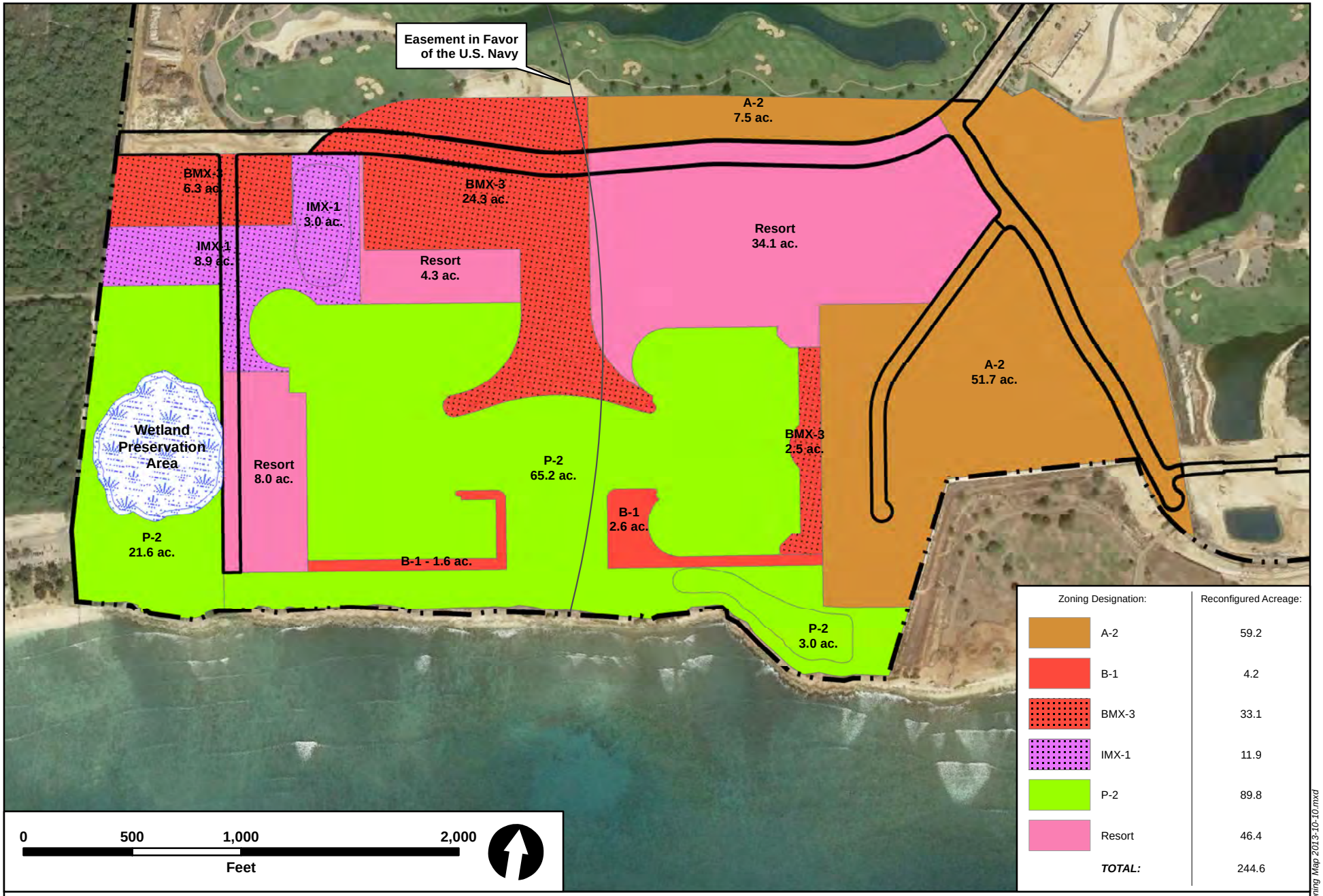
Sources:
-City & County of Honolulu GIS
-Google Earth (January 29, 2013)

Project:
Hoakalei Master Plan Update Project EISPN

Figure 2:

Current Zoning

Figure 2 Current Zoning Map 2013-09-30.mxd



Zoning Designation:	Reconfigured Acreage:
A-2	59.2
B-1	4.2
BMX-3	33.1
IMX-1	11.9
P-2	89.8
Resort	46.4
TOTAL:	244.6

Prepared For: HASEKO

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Project: Hoakalei Master Plan Update Project EISPN

Figure 3:

Proposed Zoning

Figure 3 Proposed Zoning Map 2013-10-10.mxd