

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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FILE COPY

SEP 23 2016

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2016/ELOG-2376(JY)
2016/ED-8

September 13, 2016

Mr. Scott Glenn
Office of Environmental Quality Control
Department of Health, State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Glenn:

SUBJECT: Chapter 343, Hawaii Revised Statutes
Act 172-12 Environmental Impact Statement Preparation Notice (EISPN)

Project: Dillingham Ranch Agricultural Subdivision
Applicant: Dillingham Ranch, Aina, LLC (Dave Eadie)
Agent: HHF Planners (Scott Ezer)
Location: 68-540 Farrington Highway - Waialua
Tax Map Key: 6-8-2: 6, 6-8-3: 5, 6, 15, 19, 30, 31, 33, 35, and 40
Proposal: The Applicant proposes to consolidate and re-subdivide the former Dillingham Ranch into agricultural lots. Support facilities, i.e. a wastewater treatment plant, for the proposed subdivision trigger Hawaii Environmental Policy Act, Chapter 343, Hawaii Revised Statutes.

We respectfully request publication of the Act 172-12 EISPN in the next edition of The Environmental Notice on **September 23, 2016**. One hard copy of the Act 172-12 EISPN and the Publication Form and one disc containing both aforementioned documents are enclosed.

Should you have any further questions on this matter, please contact Joette Yago of our Urban Design Branch at 768-8034 or jyago@honolulu.gov.

Very truly yours,


George I. Atta, FAICP
Director

Enclosure: One hard copy of Act 172-12 EISPN
One hard copy of OEQC Publication Form
One disc containing OEQC Publication Form and Act 172-12 EISPN

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APPLICANT
PUBLICATION FORM

FILE COPY

SEP 23 2016

Project Name:	Dillingham Ranch Agricultural Subdivision
Project Short Name:	(please use no more than five succinct words; count not to include document status, e.g., EA)
HRS §343-5 Trigger(s):	Wastewater Treatment Plant; use of State lands (intersection improvements)
Island(s):	Oahu
Judicial District(s):	Waialua
TMK(s):	(1) 6-8-003: 005, 006, 015, 019, 030, 031, 033, 035, 040, and (1) 6-8-002: 006
Permit(s)/Approval(s):	Section 404 Permit; 401 Water Quality Certification; Public Water System approval; Wastewater System approval; National Pollutant Discharge Elimination System Permit; Community Noise Permit; Historic Resources Review; Stream Channel Alteration Permit; Well Drilling and Pump Installation Permits; approval of Work-to-Perform in the State Highway Right-of-Way; Grubbing, Grading, and Stockpiling Permits; Construction Plans approval; Final Subdivision approval; Building, Driveway, Electrical, and Plumbing Permits; Certificates of Occupancy
Approving Agency:	City and County of Honolulu, Department of Planning and Permitting
Contact Name, Email, Telephone, Address	Contact: Joette Yago; E-mail: jyago@honolulu.gov ; Phone: (808) 768-8034 Address: 650 South King Street; Honolulu, HI 96813
Applicant:	Dillingham Ranch Aina, LLC
Contact Name, Email, Telephone, Address	Contact: Dave Eadie; E-mail: deadie@kennedywilson.com ; Phone: (714) 619-7877 Address: 3200 Bristol Street, Suite 640; Costa Mesa, CA 92626
Consultant:	HHF Planners
Contact Name, Email, Telephone, Address	Contact: Glenn Tadaki; E-mail: gtadaki@hhf.com ; Phone: (808) 457-3179 Address: 733 Bishop Street, Suite 2590; Honolulu, HI 96813

Status (select one) DEA-AFNSI**Submittal Requirements**

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12 EISPN
("Direct to EIS")

Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

 FEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

 FEIS Acceptance
Determination

The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.

 FEIS Statutory
Acceptance

The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS

under Section 343-5(c), HRS, and therefore the applicant’s FEIS is deemed accepted as a matter of law.

Supplemental EIS 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 or is not required; no EA is required and no comment period ensues upon publication in the Notice.

Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.

Other Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

Dillingham Ranch ‘Aina, LLC proposes to consolidate and re-subdivide approximately 2,721 acres of land at Dillingham Ranch in Mokolē‘ia.

Dillingham Ranch has been involved in agriculture since the 1880s when the land was used for ranching and rice cultivation. Agricultural uses today include equestrian activities and facilities for recreational riders and polo players, a palm tree plantation, and limited cattle grazing. The Dillingham Lodge is used commercially for weddings, retreats, and other special events.

Under the proposed action, the palm tree and Lodge operations will continue; equestrian facilities will be expanded; and areas for diversified agriculture, Ranch employee dwellings, and 70 agricultural lots will be provided. Existing infrastructure and utility systems will be upgraded to support the additional uses. The proposed action represents a low-intensity use of agricultural land that is consistent with the historic uses that have occurred at the Ranch. In addition to maintaining existing agricultural land uses and the rural, open space character of Dillingham Ranch, the proposed project is consistent with State land use law, the North Shore Sustainable Communities Plan, and the City and County of Honolulu’s agricultural zoning for the property. Supporting facilities (i.e., wastewater treatment plan) for the agricultural subdivision trigger Chapter 343, Hawai‘i Revised Statutes.

DILLINGHAM RANCH AGRICULTURAL SUBDIVISION

ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE



Mokulē'ia, O'ahu, Hawai'i / August 2016

DILLINGHAM RANCH AINA, LLC



DILLINGHAM RANCH
HAWAI'I

DILLINGHAM RANCH AGRICULTURAL SUBDIVISION

ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE



Mokulē'ia, O'ahu, Hawai'i / August 2016
DILLINGHAM RANCH AINA, LLC



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Prepared by HHF Planners
733 Bishop Street, Suite 2590
Honolulu, HI 96813

NOTICE OF INTENT TO PREPARE AN ENVIRONMENTAL IMPACT STATEMENT FOR THE DILLINGHAM RANCH AGRICULTURAL SUBDIVISION

BRIEF DESCRIPTION OF THE PROPOSED ACTION

The applicant, Dillingham Ranch 'Aina, LLC (DRA), proposes to develop an agricultural subdivision at Mokulē'ia, O'ahu, Hawai'i. See Figure 1 (Regional Map), Figure 2 (Project Vicinity Map), Figure 3 (Site Photos), and Figure 4 (TMK Parcel Map).

The proposed action (the "project" or "proposed project") will involve the consolidation and resubdivision of approximately 2,721 acres of agriculturally-zoned land *mauka* (south) of Farrington Highway. Presently known as the Dillingham Ranch (also referred to herein as the "Ranch" or "Property"), the Ranch has been utilized for agriculture since the 1880s when it was used for ranching and rice cultivation. Agricultural land uses on the Property today include equestrian activities and facilities for recreational riders and polo players, a palm tree plantation, and limited cattle grazing. As allowed by a Special Use Permit and a zoning variance approved by the City and County of Honolulu ("City and County"), the Dillingham Lodge is used commercially for weddings, retreats, and other special events. Under the proposed project, existing palm tree and Dillingham Lodge operations will continue at their current locations; existing equestrian facilities will be expanded; and areas for diversified agriculture, Ranch employee dwellings; and 70 agricultural lots will be provided. Farm dwellings on agricultural lots are permitted under City and County agricultural district zoning. Existing infrastructure and utility systems will also be upgraded to support the additional uses. See Figure 5 (Conceptual Land Use Plan).

COMPLIANCE WITH STATE OF HAWAI'I ENVIRONMENTAL LAWS

This document has been prepared in accordance with Chapter 343, Hawai'i Revised Statutes, (HRS) entitled "Environmental Impact Statements" and Chapter 11-200, Hawai'i Administrative Rules (HAR) of the Department of Health (DOH) entitled "Environmental Impact Statement Rules." Section 343-5, HRS, identifies nine actions that "trigger" the preparation of an environmental assessment (EA) or an environmental impact statement (EIS). The actions triggering the preparation of an EIS for the proposed project include the use of State lands for improvements at the intersection of Farrington Highway and Crowbar Ranch Road (the project driveway) and the development of a private wastewater treatment plant that would service the project.

Based on the provisions of Section 343-5(b), HRS, and its review of the significance criteria established under Section 11-200-12, HAR, the City and County Department of Planning and Permitting (DPP) has determined, through its judgment and experience, that an EIS is required for the proposed project. Act 172, Session Laws of Hawai'i (2012), allows an agency or applicant to determine that an EIS is required for a proposed action, and, therefore, choose not to prepare an environmental assessment and instead proceed directly to the preparation of an environmental impact statement preparation notice (EISPN), the first step in preparing a Draft EIS (also referred to herein as "DEIS"). Therefore, the applicant has chosen to proceed directly to preparing an EIS that begins with the preparation of this EISPN in accordance with Chapter 343, HRS and Chapter 11-200, HAR.

ACCEPTING AUTHORITY

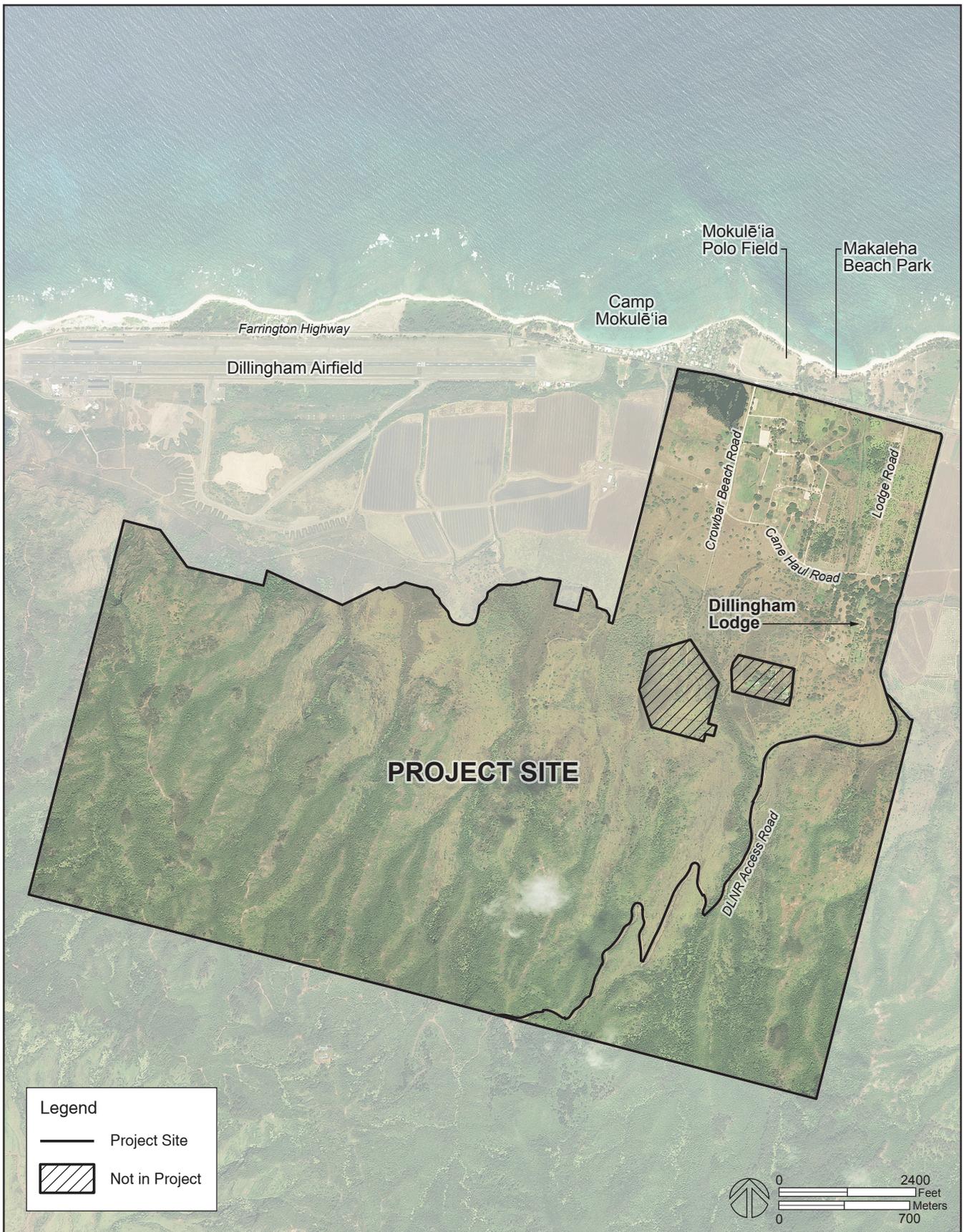
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, HI 96813



DILLINGHAM RANCH AINA, LLC

Figure 1: Regional Map





DILLINGHAM RANCH AINA, LLC
Figure 2: Project Vicinity Map





1: East View of property frontage along Farrington Highway



2: Mauka view from Crowbar Ranch Road



3: West View of Makai Pond



4: View of Ranch Office



5: West view of mauka pond



6: East view along Cane Haul Road



7: Mauka view toward farm dwelling lots



8: Mauka view from Cane Haul Road toward horse paddocks



9: Makai view from Cane Haul Road toward horse paddocks (2)



10: Mauka view of Dillingham Lodge



11: Makai View of Gaspar Silva Residence



12: Makai View of Lodge Road



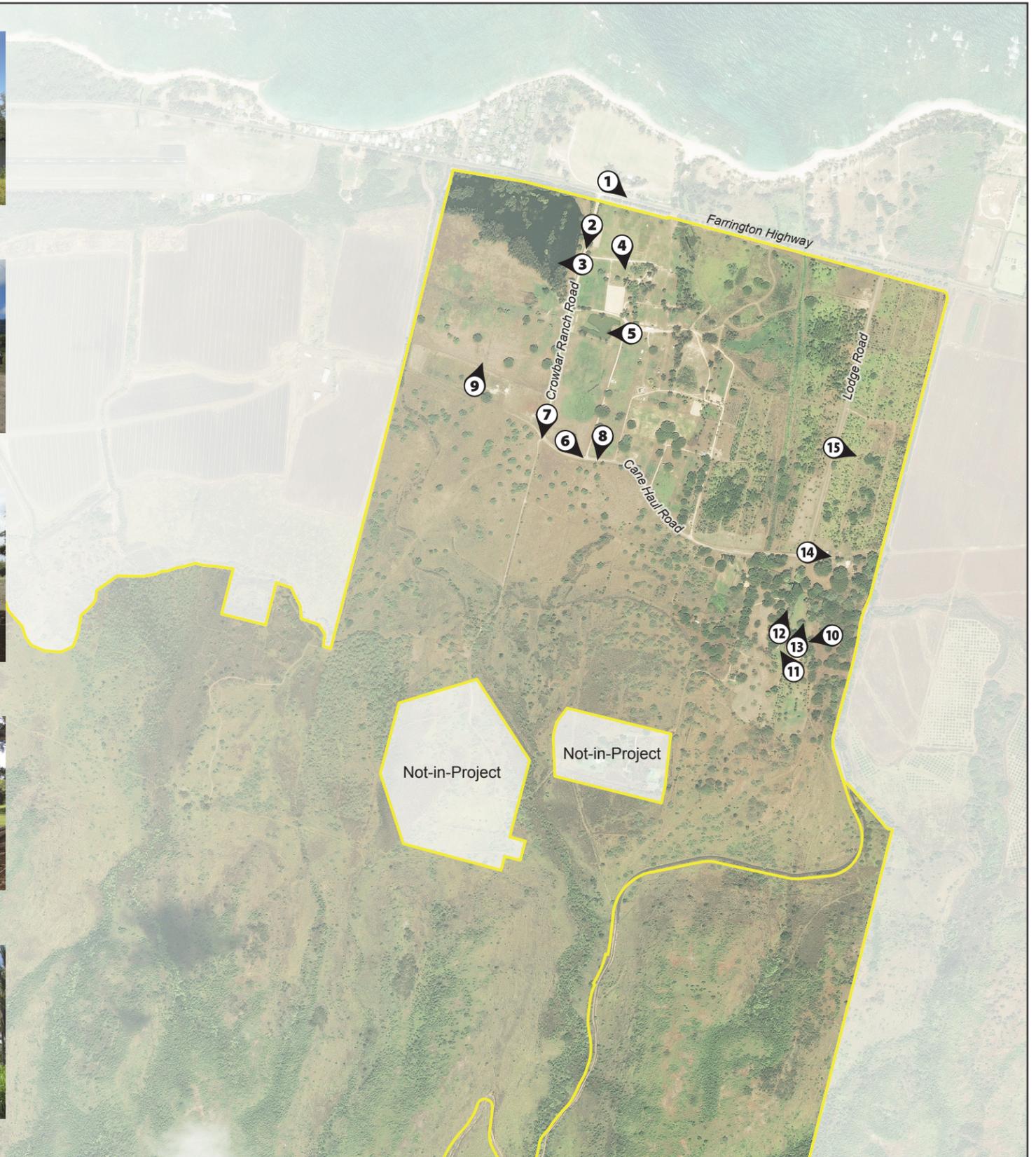
13: Makai View in front of Dillingham Lodge



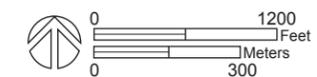
14: East View of Maintenance Area

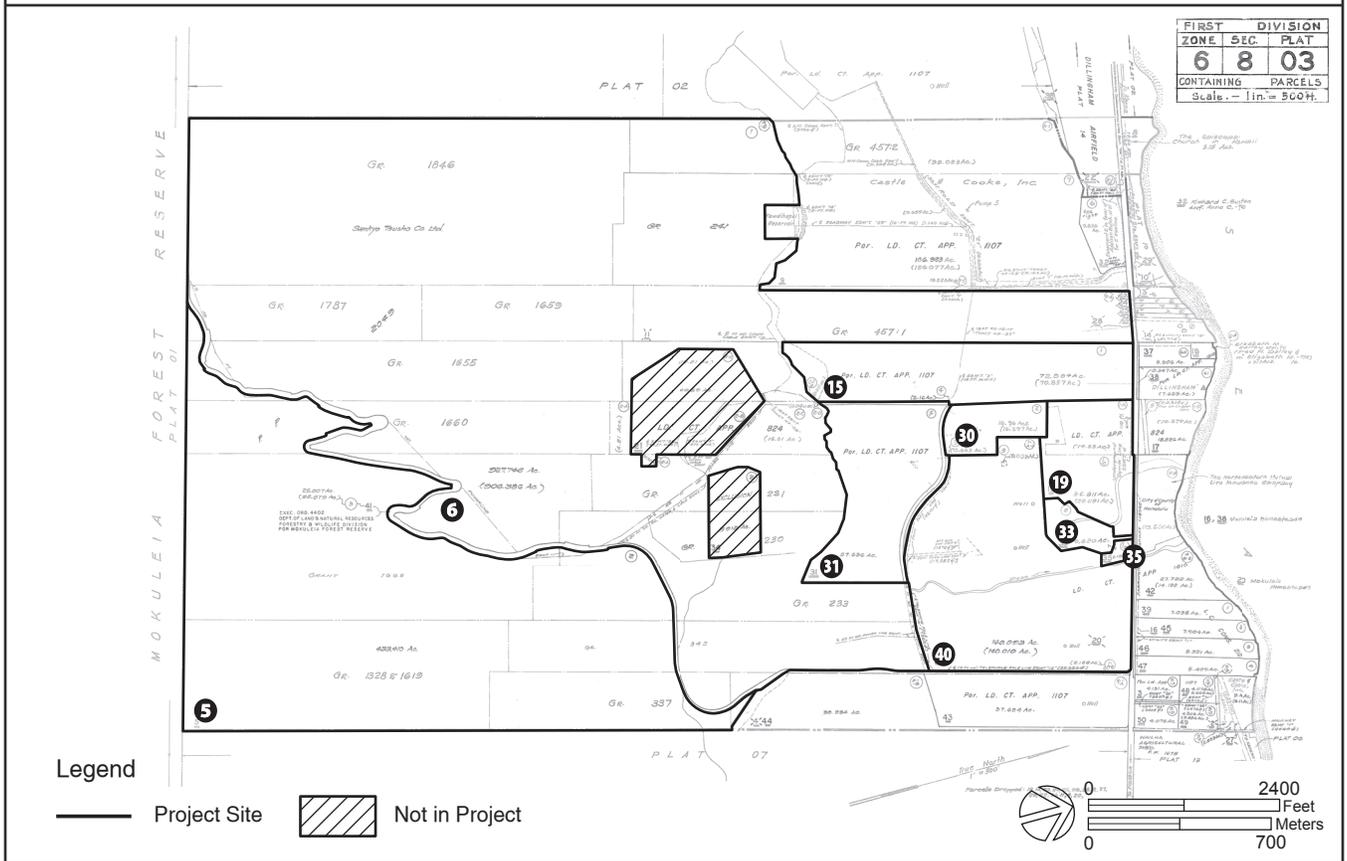
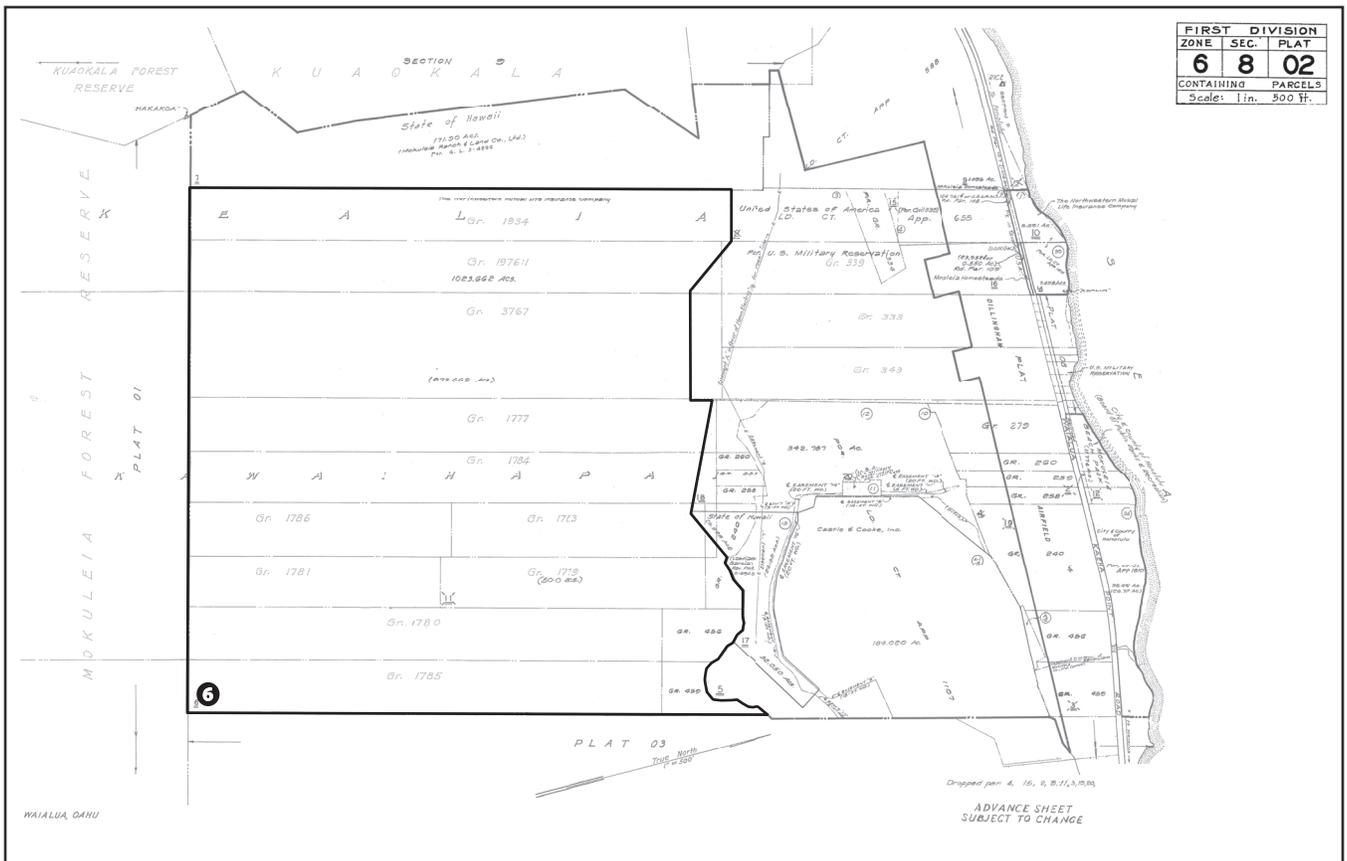


15: View of Coconut Farm



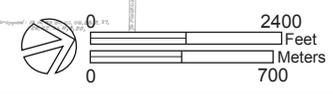
DILLINGHAM RANCH AINA, LLC
Figure 3: Site Photos





Legend

— Project Site  Not in Project



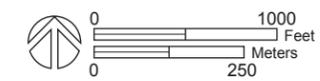
DILLINGHAM RANCH AINA, LLC
Figure 4: TMK Parcel Map





- Legend**
- ① Office/Facilities
 - ② Premier Polo Field
 - ③ Equestrian Field
 - ④ Polo Barns
 - ⑤ Practice Polo Fields
 - ⑥ Paddocks
 - ⑦ Employee Housing
 - ⑧ Polo Parking
 - ⑨ Pasture
 - ⑩ Employee Housing & Maintenance
 - ⑪ Archeological Sites to be Preserved

DILLINGHAM RANCH AINA, LLC
Figure 5: Conceptual Land Use Plan



APPLICANT/CONSULTANT CONTACT INFORMATION

Applicant

Dillingham Ranch 'Aina, LLC
 Dave Eadie, Vice President
 3200 Bristol Street, Suite 640
 Costa Mesa, CA 92626
 Phone: (714) 619-7877
 E-mail: deadie@kennedywilson.com

Environmental Consultant

Scott Ezer, Vice President
 HHF Planners
 733 Bishop Street, Suite 2590
 Honolulu, HI 96813
 Phone: (808) 457-3158
 E-mail: sezer@hhf.com

1.0 INTRODUCTION AND BACKGROUND

1.1 PROJECT SUMMARY

Project Name:	Dillingham Ranch Agricultural Subdivision
Project Location:	Waialua District, Island of O'ahu, Hawai'i (See Figures 1, 2, and 3)
Applicant/Landowner:	Dillingham Ranch 'Aina, LLC 3200 Bristol Street, Suite 640 Costa Mesa, CA 92626
Accepting Authority:	Department of Planning and Permitting City and County of Honolulu 650 S. King Street, 7 th Floor Honolulu, HI 96813
Tax Map Key (TMK) Parcels and Acreage:	(1) 6-8-003: 005 (433.410 ac.), 006 (927.746 ac.), 015 (72.984 ac.), 019 (36.811 ac.), 030 (16.960 ac.), 031 (57.636 ac.), 033 (9.620 ac.), 035 (2.101 ac.), 040 (140.093 ac.), and (1) 6-8-002: 006 (1,023.662 ac.) Total: 2,721.023 acres (See Figure 4)
Existing Use:	Equestrian activities and facilities, private/community event hosting, commercial (wholesale) palm tree plantation, horse pasturing and boarding, and limited cattle grazing.
Proposed Use:	Continue existing land use (except for cattle grazing) and provide additional equestrian facilities and areas for diversified agriculture, employee housing, and 70 agricultural lots as well as related infrastructure and utility system upgrades. (See Figure 5)
Land Use Designations:	State Land Use District: Agricultural (See Figure 6) North Shore Sustainable Communities Plan (SCP): Agriculture (See Figure 7) Special Management Area (SMA): Not in SMA. City and County Zoning: AG-1, Restricted Agricultural District; AG-2, General Agricultural District (See Figure 8)

<p>Flood Insurance Rate Map, Panel 15003C0095F (September 30, 2004) and Federal Emergency Management Agency, Letter of Map Revision (March 21, 2011):</p>	<p>Some portions of the Ranch lie within Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. These portions are in Zone A, no base flood elevation (BFE) determined; Zone AE, BFE determined; and Zone AEF, floodway areas in Zone AE. Other portions of the Property lie within Non-Special Flood Hazard Areas (low-to-moderate risk flood zones). These portions are in Zone XS, areas of 0.2% annual chance flood and Zone X, areas outside the 0.2% annual chance floodplain. Remaining portions of the Ranch lie within Zone D, unstudied areas where flood hazards are undetermined but flooding is possible (See Figure 9).</p>
<p>Determination:</p>	<p>Under the provisions of Act 172 (12), the DPP has determined at the outset that the proposed action requires the preparation of an EIS, based on the significance criteria set forth in Chapter 11-200, HAR.</p>
<p>Required Permits and Approvals:</p>	<p><u>Federal</u></p> <ul style="list-style-type: none"> • Section 404 Permit from the U.S. Army Corps of Engineers <p><u>State of Hawai'i</u></p> <p>Department of Health</p> <ul style="list-style-type: none"> • 401 Water Quality Certification from the Clean Water Branch • Public Water System approval from the Safe Drinking Water Branch • Wastewater System approval from the Wastewater Branch • National Pollutant Discharge Elimination System (NPDES) Permit from the Clean Water Branch • Community Noise Permit from the Indoor and Radiological Health Branch <p>Department of Land and Natural Resources</p> <ul style="list-style-type: none"> • Historic Resources Review by the State Historic Preservation Division • Stream Channel Alteration Permit and Well Drilling and Pump Installation Permits from the Commission on Water Resources Management <p>Department of Transportation</p> <ul style="list-style-type: none"> • Work-to-Perform in the State Highway Right-of-Way from the Highways Division. <p><u>City and County of Honolulu</u></p> <ul style="list-style-type: none"> • Grubbing, Grading, and Stockpiling Permits from the DPP • Construction Plans approval from the DPP • Final Subdivision approval from the DPP • Building, Driveway, Electrical, and Plumbing Permits from the DPP • Certificates of Occupancy from the DPP

1.2 PROJECT LOCATION

The Dillingham Ranch is located along the *mauka* side of Farrington Highway in the Mokulē'ia area of the Waialua district on the northwest coast of O'ahu. (See Figure 1). The Property is made up of ten TMK parcels totaling 2,721.023 acres. The Ranch, which includes portions of the Mokulē'ia, Auku'u, Kikihai, Kawaihāpai, and Keālia *ahupua'a* (land divisions), ranges in elevation from approximately 15 feet above

mean sea level (amsl) along the Highway to about 1,600 feet amsl along its *mauka* extent. The terrain of the Property rises from gently sloping land along its northern boundary to steeply sloping mountainous land along the southern border. See Figure 1 (Regional Map), Figure 2 (Project Vicinity Map), Figure 3 (Site Photos), and Figure 4 (TMK Parcel Map).

The Mokulē'ia area is primarily rural in nature and is characterized by agricultural activities on the *mauka* side (toward the mountains) of Farrington Highway and residential and recreational land uses on the *makai* side (toward the ocean) of the Highway.

1.3 EXISTING SITE IMPROVEMENTS

Structures situated on the Ranch include four dwellings for ranch employees; two vacant farm dwellings that are in significant disrepair; an administration/office building; a feed barn for horses; various sheds, stables, and fences for horses and cattle; a mechanic's shop and shed; a fuel storage tank; pump houses and related water wells and storage tanks; as well as various unpaved roadways including the Dillingham Lodge Road ("Lodge Road"), Crowbar Ranch Road, and Cane Haul Road.

1.4 HISTORICAL OVERVIEW OF DILLINGHAM RANCH

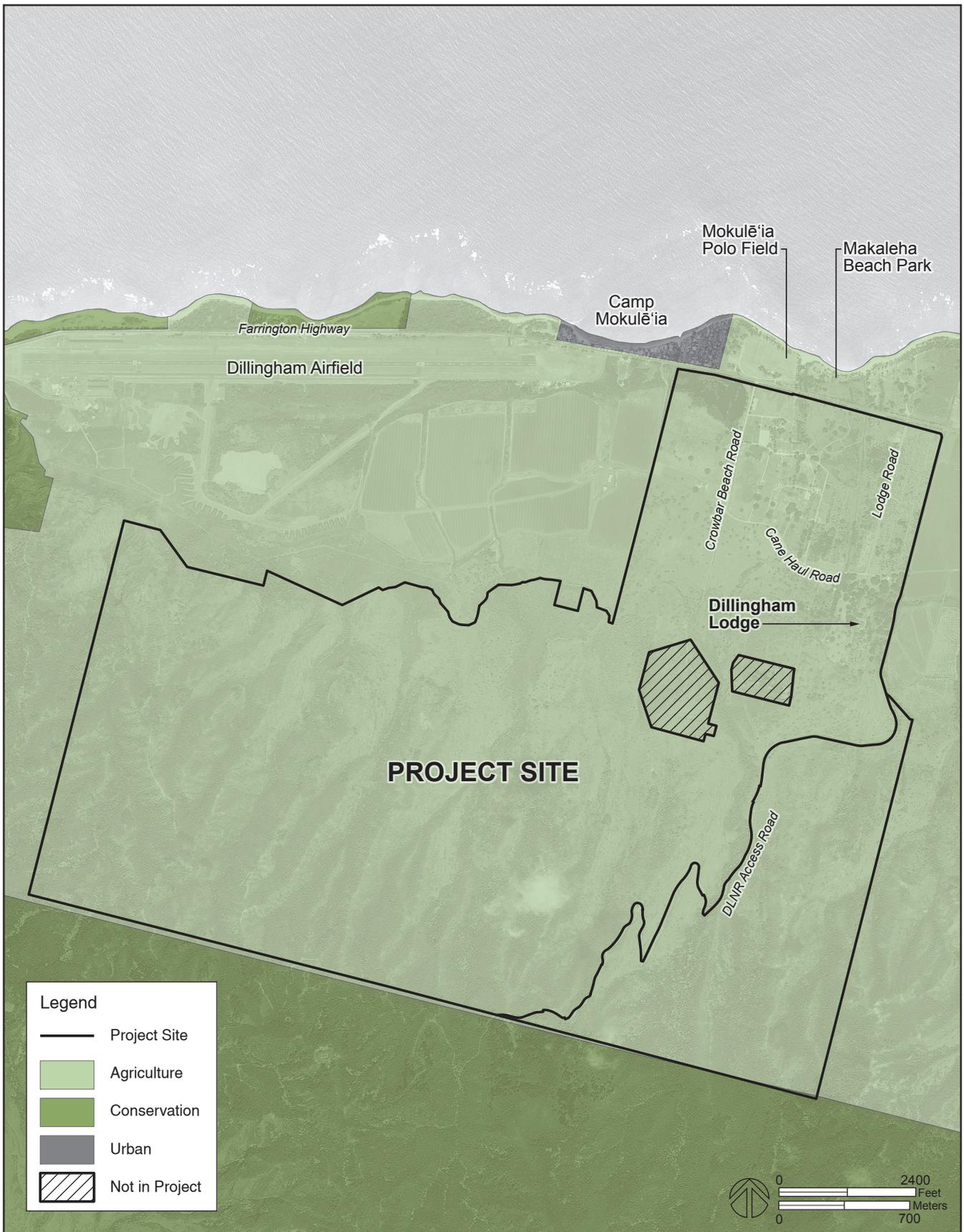
The Ranch was previously known as Mokulē'ia Ranch. Benjamin Dillingham purchased the Ranch from Gaspar Silva in 1897. Dillingham was the founder of the O'ahu Railway & Land Co. as well as the 'Ewa Plantation Co. and the O'ahu Sugar Co. A portion of the Ranch became the country estate and retreat of the Dillingham Family. In 1900, Walter Dillingham, Ben's son, began to serve as manager of the Ranch. The Ranch would become a center of the Dillingham family's leisure time together. Mokulē'ia Ranch was incorporated as Mokulē'ia Ranch and Land Co. in 1926. By 1907, Walter was a leading polo enthusiast in Hawai'i, and in 1915 he secured a polo club lease for the Hawai'i Polo Club at Kapiolani Park. In 1931 he added a stable complex to the Ranch, which he called "Crowbar Ranch." In 1963, when polo was discontinued at Kapiolani Park, the Hawai'i Polo Club was moved to a site at the Ranch *makai* of Farrington Highway.

Today, the Ranch encompasses four primary activities: (1) equestrian boarding (including paddocks, exercise areas, arenas, jumping areas); (2) a palm tree farm; (3) limited cattle grazing; and (4) rental of the Dillingham Lodge for weddings and other celebrations/activities. The equestrian activities and facilities primarily serve recreational riders and polo participants.

2.0 PURPOSE AND NEED FOR ACTION

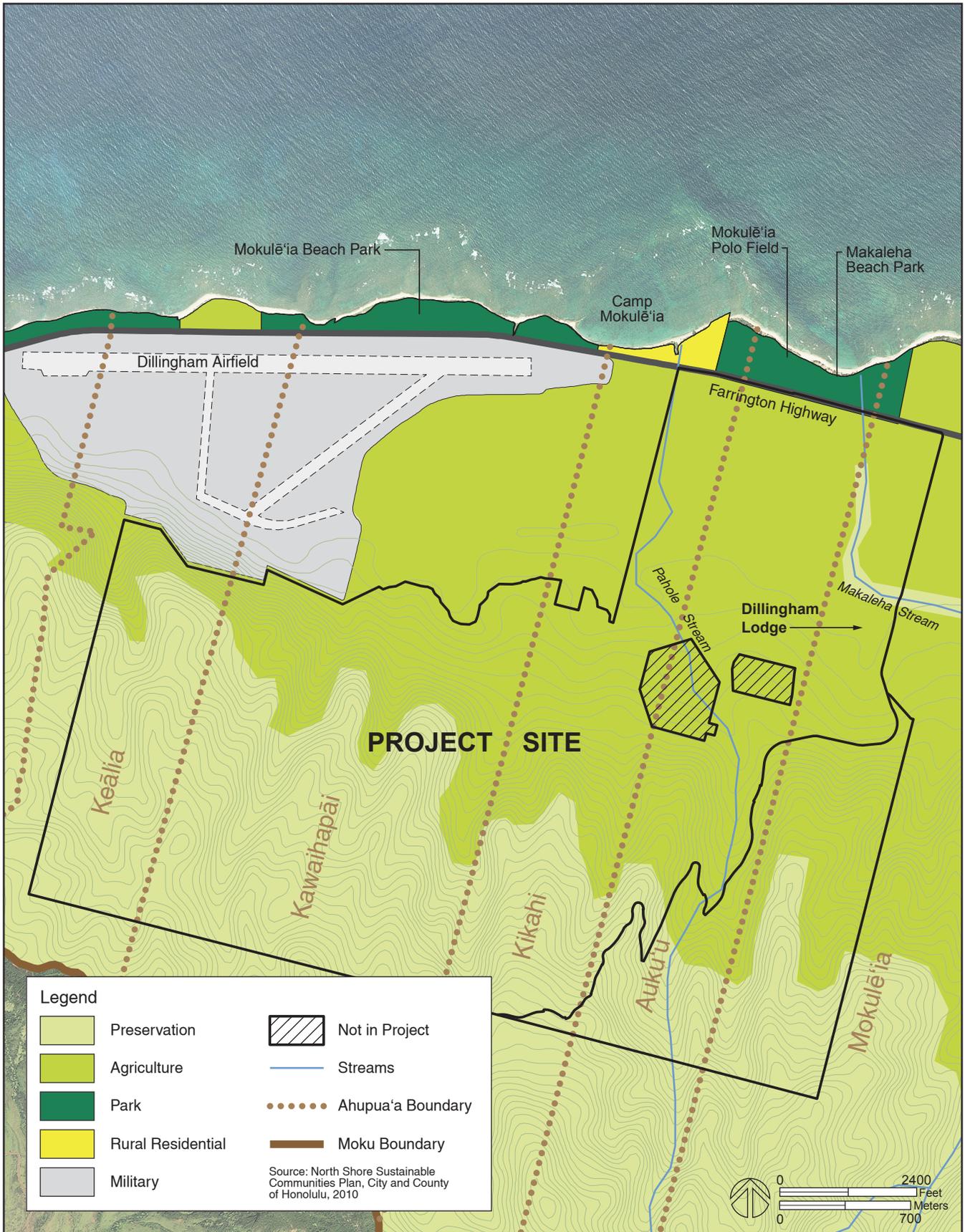
Dillingham Ranch is located in the State Agricultural District (see Figure 6) and is designated "Agriculture" by the North Shore SCP (see Figure 7). The Property is zoned for AG-1, Restricted Agricultural District and AG-2, General Agricultural District uses by the City and County of Honolulu (see Figure 8). The lands underlying the Ranch have been utilized for agricultural purposes since the late 19th century. Most of these uses – such as equestrian, cattle grazing, horse pasturing, and palm tree propagation activities – have been passive and low intensity in nature as opposed to more dynamic agricultural uses such as large-scale commercial ranching or crop cultivation.

The proposed action represents a low-intensity use of agricultural lands that is consistent with the historic uses that have occurred on the Property. In addition to maintaining existing agricultural land uses (except for cattle grazing), the proposed project would expand existing equestrian and horse pasturing uses and would also provide new facilities to support those activities.



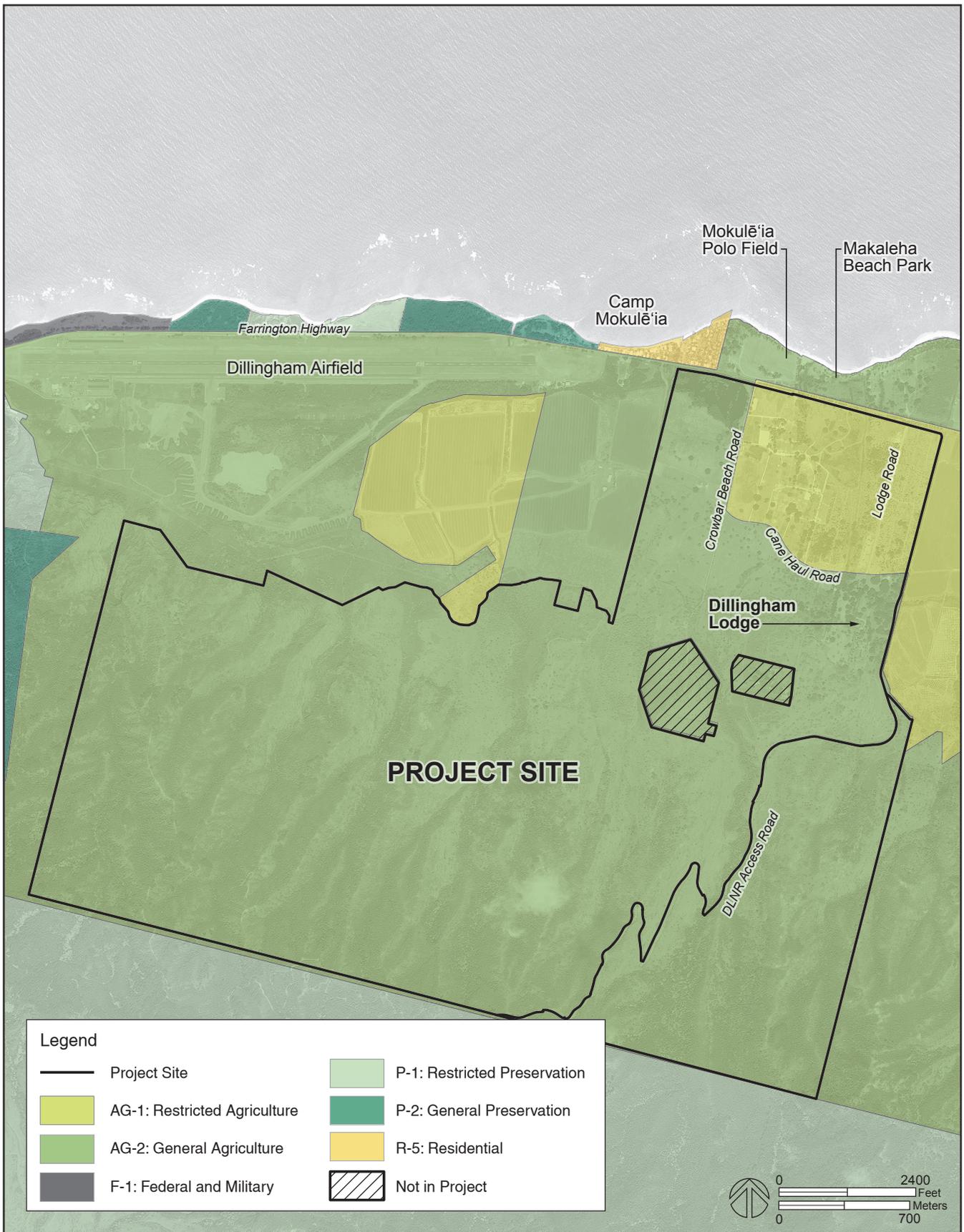
DILLINGHAM RANCH AINA, LLC
Figure 6: State Land Use Districts Map





DILLINGHAM RANCH AINA, LLC
**Figure 7: North Shore Sustainable Communities Plan
 Land Use Map**





DILLINGHAM RANCH AINA, LLC
Figure 8: City and County Zoning Map



The proposed agricultural lots are consistent with the rural, open space character of the Ranch and surrounding area. The developable land area on each lot (building envelope) cannot exceed 5,000 square feet. Because a farm dwelling and any accessory structures (e.g., garage) or improvements must be built within this 5,000 square foot envelope, the vast majority of each agricultural lot will be kept as open land or used for other permissible agricultural purposes. To minimize any visual impacts from Kaukonahua Road and Farrington Highway, respectively, landscape plantings and earth tone building colors will be used to integrate farm dwellings and accessory structures with their surroundings.

All agricultural lot owners will be required to comply with Design Guidelines for the subdivision and a recorded Declaration of Covenants, Conditions, and Restrictions (CC&Rs), a coordinated set of documents that will enforce the design, development, and land use standards for the Dillingham Ranch Agricultural Subdivision. A more detailed description of these considerations will be provided in the DEIS.

In addition to maintaining existing agricultural land uses and the rural, open space character of Dillingham Ranch, the proposed project is consistent with State land use, North Shore SCP, and City and County zoning classifications for the Property.

3.0 DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

3.1 PROPOSED ACTION

Existing agricultural land uses at Dillingham Ranch include equestrian activities and facilities for recreational riders and polo players, a palm tree plantation, and limited cattle grazing. As allowed by the City and County Special Use Permit (2000/SUP-3) and the zoning variance (2000/VAR 39), the Dillingham Lodge is available for weddings, retreats, and other special events. The proposed project will continue these existing uses (with the exception of cattle grazing) and will add the following uses which are consistent with the current equestrian and agricultural use of the Property: (a) several acres in the vicinity of the Dillingham Lodge will be reserved for farm-to-table agricultural production; and (b) 70 agricultural lots ranging in size from 2 to 77 acres will be provided. See Figure 5 (Conceptual Land Use Plan).

Equestrian activities and facilities at the Ranch will be improved to include four employee dwellings, a premier polo field, up to four practice polo fields, exercise trails and barns, and additional horse paddocks. See Figure 5 (Conceptual Land Use Plan). The following table below identifies the various uses proposed for the Property and the approximate acreage proposed for each use.

Table 1. Dillingham Ranch – Proposed Land Use Distribution

<i>Land Use</i>	<i>Approx. Land Area</i>
Dillingham Lodge	41.0 acres
Palm Tree Plantation	46.0 acres
Equestrian and Polo Facilities	187.0 acres
Ranch Employee Housing	6.0 acres
Existing Ponds	21.0 acres
Agricultural Lots	489.0 acres
Archaeological/Cultural Areas	19.0 acres
Roadways/Utilities	24.0 acres
Informal Horse Grazing/Recreation	1,888.0 acres
Total	2,721.0 acres (Rnd)

The following infrastructure and utility system upgrades are proposed to support the project (see Figure 5):

- Private roadway system designed to meet City and County subdivision approval requirements.
- Private wastewater treatment plant for processing wastewater generated on the site.
- Private water distribution system (including potable and agricultural wells) that will be a component of the North Shore Water Company.

The proposed project will also provide a maintenance complex for storing and repairing Ranch machinery and vehicles. The conceptual land use plan for the project also provides for the protection of identified archaeological and cultural sites on the Property and provides for horse grazing and trail riding on the *mauka* portions of the agricultural lots. See Figure 5 (Conceptual Land Use Plan).

As previously stated, each of the agricultural lots will accommodate a single-family farm dwelling within a developable footprint no larger than 5,000 square feet. For example, on the smallest agricultural lot (two acres), this footprint would comprise only 5.7 percent of the lot's total area of 87,120 square feet. The remaining portion of the lot (82,120 square feet) would be set aside for open space and agricultural uses. For an agricultural lot of two acres, this would mean that 94.3 percent of the total surface area of the lot would be dedicated to open space and agricultural uses.

All agricultural lot owners will be subject to recorded CC&Rs that will prohibit any land uses and activities that are inconsistent with the uses described above or other permissible uses under zoning and regulatory requirements. The CC&Rs will be enforceable by the association of agricultural lot owners, the homeowners' association that will be formed for the agricultural subdivision.

The area beyond the building envelopes on each of the agricultural lots, and other project-related components such as the Dillingham Lodge, palm tree plantation, equestrian-support facilities, and farm-to-table production area – collectively referred to as “Common Areas” – will be owned and/or maintained by an association of the agricultural lot owners. The association will hire a property management firm (with experience in handling these types of facilities) to control the Common Areas. The cost of maintaining the Common Areas will be borne by the agricultural lot owners.

3.2 ALTERNATIVES

Pursuant to Chapter 343, HRS, the Draft EIS will present various development alternatives including the no-action alternative. The document will also evaluate the environmental consequences of each alternative, as well as appropriate mitigation measures.

4.0 RESOURCES TO BE EVALUATED IN THE EIS

The Draft EIS will describe the existing natural and manmade environment in the project area, identify resources that could be potentially affected by the proposed project, provide measures to minimize harm to affected resources, and include a discussion of primary/direct, indirect/secondary, and cumulative impacts of the project.¹

¹ **Primary/Direct Impacts** = Those caused by the action and occurring at the same time and place; **Indirect/Secondary Impacts** = Effects caused by the action and are later in time or farther removed in distance, including growth inducing effects; **Cumulative impacts** = The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

Resources that will be evaluated in greater detail in the DEIS are briefly discussed in the following section. Technical studies for botanical, archaeological, cultural, and historic resources are currently being prepared or updated and will be included in the Draft EIS. Civil, traffic, and wastewater engineering reports are also being prepared for the DEIS.

4.1 NATURAL AND MANMADE ENVIRONMENT

Climate, Topography, and Soils

The annual and daily variation of temperature in Hawai'i depends to a large degree on elevation above sea level, location and distance inland, and exposure to the trade winds. Average temperatures at locations near sea level generally are warmer than those at higher elevations. Areas exposed to the trade winds tend to have the least temperature variation, while inland and leeward areas often have the most. The mean annual temperature recorded at Waialua, O'ahu, ranges from the mid-60s to the high 80s, and occasionally surpasses 90 degrees Fahrenheit (F). Rainfall in the area exceeds 35 inches per year and is usually greater during the wet winter months and lesser during the dry summer months. Trade winds are generally from the northeast, except when storms are accompanied by southerly or westerly winds (DRA, October 2014).

The Dillingham Ranch extends *mauka* from Farrington Highway to the Mokulē'ia Forest Reserve in the Wai'anae Mountain Range. The Range is about 22 miles in length and is characterized by narrow ridges and very steep slopes. It rises to 4,025 feet amsl and includes Mount Ka'ala, the highest point on the island (USDA, August 1972). The terrain of the Ranch is characterized by low-lying coastal plains in the north to steep slopes and ridges in the south. The coastal plains have gradual slopes ranging from 0 to 5 percent and extend from Farrington Highway to Cane Haul Road about 0.5 mile *mauka* of the highway. The landform south of Cane Haul Road transitions to steeper terrain with 10 to 20 percent slopes that become very irregular on the *mauka* reaches of the Property with 20 to 50 percent slopes (DRA, October 2014).

The U.S. Department of Agriculture's Soil Conservation Service, "Soil Survey of the Islands of Kauai, O'ahu, Maui, Molokai and Lanai, State of Hawai'i", classifies the near surface soils on the Island of O'ahu. As indicated in this survey, the following soil series underlie Dillingham Ranch:

- 'Ewa silty clay loam, 6 to 12 percent slopes (EaC)
- 'Ewa stony silty clay, 6 to 12 percent slopes (EwC)
- Hale'iwa silty clay, 0 to 2 percent slopes (HeA)
- Jaucas sand, 0 to 13 percent slopes (JaC)
- Ka'ena clay, 2 to 6 percent slopes (KaB)
- Ka'ena stony clay, 2 to 6 percent slopes (KaeB) Ka'ena stony clay, 6 to 12 percent slopes (KaeC)
- Ka'ena very stony clay, 10 to 35 percent slopes (KanE)
- Kawaihāpai clay loam, 0 to 2 percent slopes (KIA) Kawaihāpai stony clay loam, 0 to 2 percent slopes (KlaA) Kawaihāpai stony clay loam, 2 to 6 percent slopes (KlaB)
- Mokulē'ia clay loam (Mt)
- Pearl Harbor clay (Ph)
- Pulehu clay loam, 0 to 3 percent slopes (PsA)
- Pulehu stony clay loam, 2 to 6 percent slopes (PuB)

The Draft EIS will provide additional information about existing topographic conditions and discuss potential impacts to the landform and measures to minimize these effects. The DEIS will also identify the locations and characteristics of the soil series that underlie the Property. The proposed project will utilize appropriate Best Management Practices (BMPs) and erosion control measures during construction and comply with applicable regulatory requirements for minimizing soil loss and stormwater runoff. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the Draft EIS.

Natural Hazards

Natural hazards affecting the Hawaiian Islands include hurricanes, tsunamis, volcanic eruptions, earthquakes, and riverine and coastal flooding.

Hurricanes have devastated Hawai`i twice since 1980: Hurricane Iwa in 1982 and Hurricane Iniki in 1992. Although it is difficult to predict exactly when hurricanes will occur, or where they will impact, it is reasonable to assume that future events will occur.

About 50 tsunamis have been reported in the Hawaiian Islands since the early 1800s. Seven of them have caused major damage and two of them were locally generated. The vast majority of the Property that lies between Farrington Highway and Cane Haul Road is located within the Tsunami Evacuation Zone for this part of O`ahu. The Tsunami Evacuation Zone is an area that should be evacuated during an imminent tsunami threat.

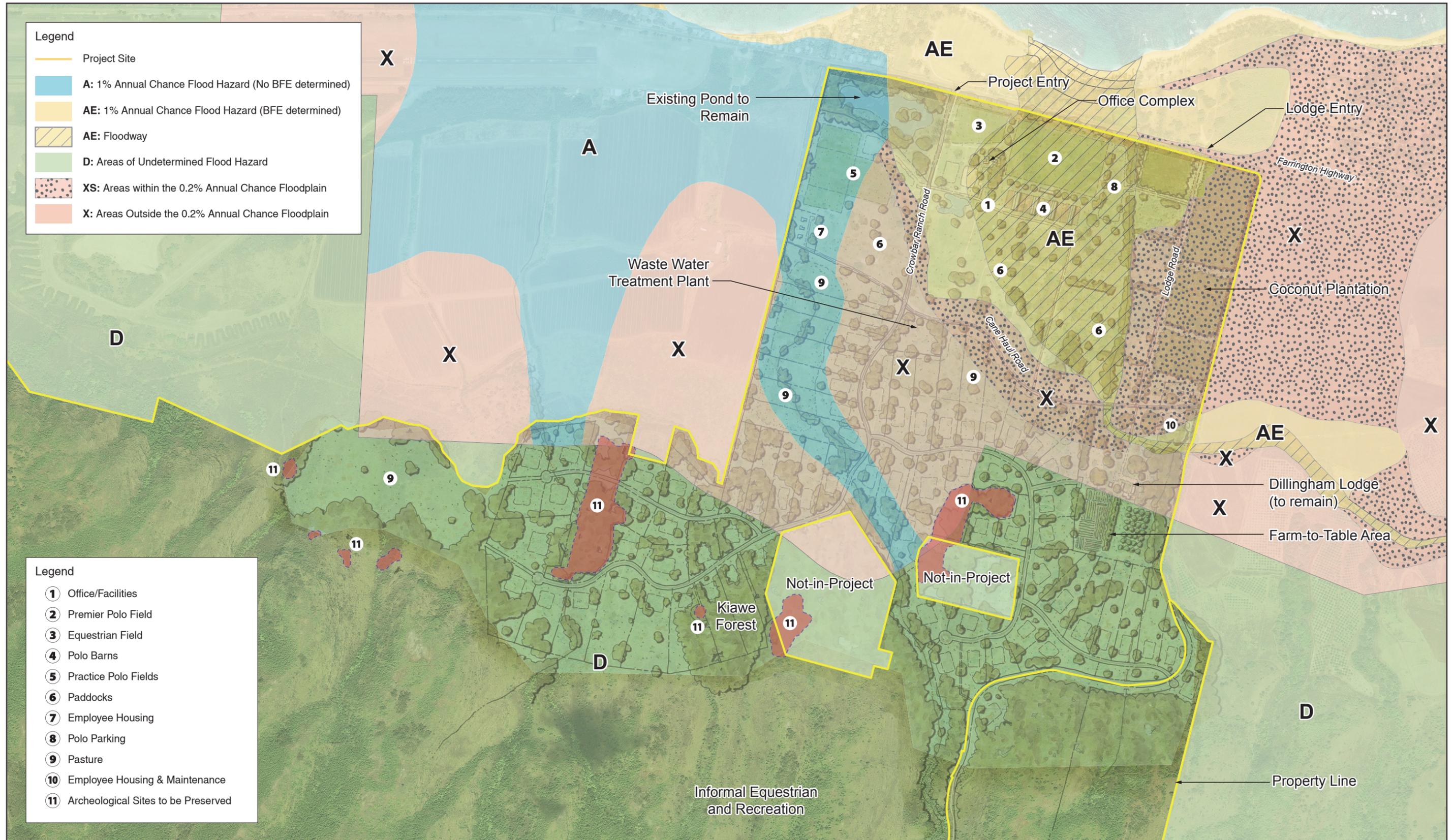
Volcanic hazards are not a major concern on O`ahu due to the dormant status of the Ko`olau and Wai`anae Mountain Ranges.

Most earthquakes in Hawai`i are linked to volcanic activity. Although numerous earthquakes have occurred in the State, the vast majority of them are detectable only with highly sensitive instruments.

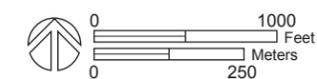
Flood hazard areas are identified by Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA). As identified by FIRM Panel Number 15003C0085F (September 30, 2004), parts of the Ranch lie within Special Flood Hazard Areas that are subject to inundation by the 1% annual chance flood. These areas lie in Zone A, no base flood elevation (BFE) determined; Zone AE, BFE determined; and Zone AEF, floodway areas in Zone AE. Other portions of the Property lie within Non-Special Flood Hazard Areas (low-to-moderate risk flood zones). These areas lie in Zone XS, areas of 0.2% annual chance flood and Zone X, areas outside the 0.2% annual chance floodplain. Remaining portions of the Ranch lie within Zone D, unstudied areas where flood hazards are undetermined but flooding is possible. See Figure 9 (Flood Hazard Areas Map). In the project area, a FEMA Letter of Map Revision (LOMR) revised the floodplain in the area from the Pacific Ocean to just downstream of Cane Haul Road. This change resulted in a decrease in the BFEs, flood boundaries, and floodway limits in this area, which also encompassed a portion of the Property (FEMA, March 21, 2011).

The Draft EIS will provide more information about natural hazards and include a discussion of probable impacts and appropriate mitigation measures. The proposed project will comply with building code requirements for withstanding seismic and hurricane events, as well as with government regulations, for constructing buildings and improvements within Special Flood Hazard Areas. At the direction of DPP², the DEIS will include a re-evaluation of flood hazards based on modeling the *mauka* areas of the property.

² Notification of Subdivision Deferral from DPP, November 7, 2014



DILLINGHAM RANCH AINA, LLC
Figure 9: Flood Hazard Areas Map



Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Ground and Surface Water Resources

The Dillingham Ranch watershed is bounded on the south by the uppermost ridgeline of the Mokulē'ia Forest Reserve in the Wai'anae Mountain Range. There are seven intermittent stream channels that begin in the Wai'anae Range, drain through the Property, and outlet into the ocean. The largest of these is Makaleha Stream, the only named channel. Another drainageway comprised of three channels converging into a single stream runs through the middle of the Ranch and meanders across the coastal plain and crosses beneath Farrington Highway until it reaches the ocean (DRA, October 2014).

The three remaining channels cross the southwestern part of the Property and then flow onto adjacent agricultural parcels between the north end of the Ranch and Dillingham Airfield. The channels converge on a culvert beneath the east end the airfield's runway and then pass through a second culvert under Farrington Highway before draining into the ocean (DRA, October 2014).

Two water features on the Ranch are designated "Freshwater Ponds" by the U.S. Fish and Wildlife Services' National Wetlands Inventory. Located between Farrington Highway and Cane Haul Road the ponds are former borrow pits from previous sand mining operations (Northwestern Mutual Life Insurance Co., February 1987). The larger of the two ponds (approx. 15 acres) lies between Crowbar Ranch Road, Farrington Highway, and the western boundary of the Ranch, while the much smaller second pond (approx. 1.25 acres) lies about 500 feet to the southeast. Both ponds will be kept "as is" and will not be affected by the proposed project.

The Draft EIS will include additional information about ground and surface water resources, identify potential impacts, and discuss measures to minimize impacts to these resources. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Botanical and Biological Resources

Dillingham Ranch has been surveyed for botanical (flora) and biological (faunal) resources a number of times in the past with the most recent flora and faunal surveys occurring in 2014.

A limited botanical survey of the Ranch in 2014 covered the lands from Farrington Highway up to the 400-foot elevation. A total of 170 plant species were observed including six species of native origin and over 97 percent of alien origin. An overgrown forest of invasive tree species with a weedy understory dominates most of the area. Pastures are dominated by grassy fields and scattered tree species. The palm tree plantation is dominated by coconut and ornamental palm species. Grasslands dominate the natural areas outside the pastures, while *kiawe* trees dominate the upper western part of the Property. Existing water features on the Ranch consist of manmade ponds in the area between Farrington Highway and Cane Haul Road (DRA, October 2014).

A 2014 biological survey of the Ranch observed that the site has been altered from its natural state by years of agricultural and ranching activity. Four endangered native waterbirds (Hawaiian Coot, Common Moorhen, Hawaiian Duck, and Black-necked Stilt) were observed in the manmade ponds created by previous sand mining operations. No native land birds were observed on the field survey. The endangered Hawaiian Owl was not seen but could occur in this area. The endangered Hawai'ian Hoary Bat was not observed and is not frequently seen on O'ahu. Important habitats on the Property are the

manmade ponds that provide habitat for the four endangered waterbirds observed on the Ranch (DRA, October 2014).

In addition to updating the 2014 botanical survey to encompass the entire Property, the Draft EIS will include additional information from the 2014 biological survey. The DEIS will also discuss potential impacts to botanical and biological resources and include measures to minimize impacts to affected resources. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the Draft EIS.

4.2 HUMAN ENVIRONMENT

Archaeological and Historic Resources

A number of archaeological investigations of the Ranch have been undertaken over the years. Three inventory surveys have been conducted on the Property since 1990, with the most recent survey occurring in 2014. Collectively, these three surveys provide a complete archaeological record of the Ranch.

A Reconnaissance Level Survey (RLS) has been conducted to evaluate the historic significance of all permanent buildings on the Ranch located *mauka* of Farrington Highway. In order to be eligible for listing on the National Register of Historic Places (NRHP), a site, building, or feature must meet at least one of the four following criteria:

- "A. be associated with events that have made a significant contribution to the broad patterns of our history
- B. be associated with the lives of persons significant in our past; or
- C. embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. has yielded, or may be likely to yield, information important in prehistory or history."

A property must also retain its historic integrity and generally be at least 50 years old in order to be eligible for the NRHP. The integrity of a building, structure, or feature conveys its significance through its location, design, setting, materials, workmanship, feeling, and association.

The Draft EIS will contain a report documenting the findings of the archaeological investigations on the Property. In addition to a land use history of the Ranch, the report will discuss archaeological sites that have been recorded on or near the Property and provide recommendations to minimize potential impacts to affected sites. The DEIS will also include the findings of the RLS and recommend mitigation measures for the buildings that are deemed eligible for listing on the NRHP. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the Draft EIS.

Cultural Resources

Act 50, Session Laws of Hawaii (2000) amended Chapter 343, HRS by clarifying the definition of "environmental impact statement" to include effects on the cultural practices of the community and the State. It also amended the definition of "significant effect" to include adverse effects on cultural practices. Act 50 also states that Articles IX and XII of the State constitution calls for government agencies

“to promote and protect the cultural beliefs, practices, and resources of native Hawaiians as well as other ethnic groups”.

A cultural impact assessment (CIA) is being prepared and will be included in the Draft EIS. The CIA will identify cultural resources on or near the Ranch and include appropriate measures to minimize impacts to affected resources. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Agriculture

The island of O‘ahu has a land area of 386,188 acres, or 9.4 percent of the 4,112,388 acres in the State of Hawai‘i. The lands comprising Dillingham Ranch lie in the State Agricultural District which encompass 127,698 acres or 33.1 percent of O‘ahu’s land area. The 2,721 acres that comprise Dillingham Ranch represents 0.013 percent of the lands in the State Agricultural District (DBEDT, August 2015). About 100 acres of land in the central and eastern portions of the Ranch are zoned for AG-1 Restricted Agricultural District use by the City and County, while the remaining land is zoned for AG-2 General Agricultural District use.

Since 1881, Dillingham Ranch has been engaged in various agricultural activities including cattle ranching; rice and ornamental tree farming; and horse boarding, breeding, and pasturing. Current agricultural land uses encompass equestrian activities and facilities for recreational riders and polo players, a commercial palm tree plantation, and limited cattle grazing.

The Draft EIS will discuss other agricultural land classifications and productivity rating systems, as well as permissible uses and zoning standards for lands in the AG-1 and AG-2 agricultural districts. The DEIS will also examine agriculture activities on adjacent parcels, evaluate the potential for impacts to those activities, and recommend appropriate mitigation measures if warranted. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Air Quality

Air quality throughout Hawai‘i is generally good as the State is in attainment of National Ambient Air Quality Standards. Factors affecting air quality in the project area include exhaust emissions from vehicles traveling along Farrington Highway and dust generated by ground-altering farm activities such as plowing. Volcanic emissions from distant volcanic activity on Hawai‘i Island affects air quality during *kona* (southerly) wind conditions. Carbon monoxide generated by any wildfires in the area would adversely affect ambient air quality.

Project-related construction activities will have short-term, localized impacts on air quality. Measures to minimize the effects of fugitive dust and other non-point source pollutants during construction will be discussed in the Draft EIS. The proposed project will comply with all applicable regulations for the control of air pollution, including Chapter 11-60, HAR (Air Pollution Control). Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Noise

Ambient noise in the project area is attributable to surf; wind blowing through trees; vehicles traveling along Farrington Highway; aircraft taking off or landing at nearby Dillingham Airfield; and equestrian, pasturing, grazing, and grounds-keeping activities at Dillingham Ranch. The nearest residences in the

area are located on the *makai* side of Farrington Highway and are approximately 60 feet away from the Project's property line at their closest point.

Construction machinery, vehicles, and equipment, such as tractor-trailers, front-end loaders, excavators, bulldozers, dump trucks, graders, generators, jackhammers, and power tools are expected to be dominant noise sources during construction of the project. Recommendations for mitigating the effects of construction-related noise will be discussed in the Draft EIS. The proposed project will comply with all applicable regulations pertaining to noise including Chapter 11-46, HAR (*Community Noise Control*). Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Hazardous Materials

Phase I Environmental Site Assessments (ESA) were conducted to evaluate "recognized environmental conditions" on the Ranch. This term is defined by the American Society for Testing and Materials as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term also includes hazardous substances or petroleum products even under conditions of regulatory compliance.

The Draft EIS will include the findings and conclusions of the Phase I ESA. Measures to mitigate potential impacts will also be included in the DEIS if warranted. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Scenic Resources and Views

Scenic resources within the project area are characterized by open space, beach and shoreline areas, and the Wai'anae Mountain Range. Scenic views within the project area include views of the Pacific Ocean and shoreline, *mauka* views of the Mountain Range from Farrington Highway and Crozier Drive, and lateral views along the shoreline between Ka'ena Point and Makaleha Beach.

The Draft EIS will include a discussion of existing scenic resources and views. The DEIS will also evaluate these scenic resources and views, identify any potential impacts, and recommend measures to minimize any adverse effects if warranted. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Socio-Economic Conditions

According to U.S. Census data, the City and County of Honolulu had a population of 953,207 in 2010 which is projected to grow to 1,086,710 in 2040. The Waialua Census County Division (CCD) approximates the boundaries of the North Shore SCP region and was home to 13,046 individuals in 2010. On a smaller scale, the Mokulē'ia Census Designated Place (CDP), which includes Dillingham Ranch, was home to 1,811 individuals and 755 households in 2010. The average household size in this CDP was 2.40 persons compared to 2.95 persons for O'ahu (DBEDT, August 2015).

The Draft EIS will assess any short- and long-term effects the project may have on population, economy, and employment. For example, the proposed project is expected to have a beneficial impact on the local economy during the short term due to construction-related employment and spending. Copies of this

EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Public Services

The Honolulu Police Department divides the island of O'ahu into eight patrol districts. The North Shore SCP area, which includes Dillingham Ranch, is part of District 2 which is headquartered in Wahiawa and includes Waiialua, Hale'iwa, and various Central O'ahu and North Shore communities. District 2 is divided into 13 patrol beats of which four beats are assigned to the North Shore (DPP, April 2011).

The Honolulu Fire Department (HFD) divides O'ahu into five battalions containing 44 fire stations. In the North Shore SCP area, the HFD operates fire stations at Sunset Beach and Waiialua-Hale'iwa (DPP, April 2011).

The City and County's Department of Parks and Recreation (DPR) and the Hawai'i Department of Land and Natural Resources' (DLNR) State Parks Division are responsible for a number of parks and recreational facilities on the North Shore. DPR parks in the area include Moku'e'ia Beach Park, Makaleha Beach Park, and 'Aweoweo Beach Park. The Ka'ena Point State Park falls under the jurisdiction of the DLNR. Hale'iwa Boat Harbor, the only recreational boat harbor serving the North Shore is managed by the DLNR's Division of Boating and Ocean Recreation. Several private and quasi-public organizations in the area also provide recreational opportunities for North Shore residents and visitors (DPP, April 2011). The nearby Dillingham Airfield is leased from the U.S. Army and is managed by the Hawai'i Department of Transportation (DOT), Airports Division. The airfield serves as a training and recreational facility for the island's general aviation community, and is also used for military night-training operations (DOT-Airports, September 2000).

Public schools throughout the State are under the jurisdiction of the Hawai'i Department of Education (DOE). DOE schools in the North Shore SCP area include Waiialua High and Intermediate School (7-12) and Waiialua, Hale'iwa, and Sunset Elementary Schools (K-6). Private schools in the region include St. Michael's School (Preschool-8), Sunset Beach Christian School (K-8), and the proposed Aloha Ke Akua High School (DPP, April 2014).

Solid waste disposal for the North Shore SCP area is provided by a City and County-operated solid waste transfer station about 1 mile northeast of Hale'iwa. The Kawailoa Refuse Transfer Station is an intermediate disposal site which accepts trash from City and County collection vehicles, some private haulers, and small businesses. It also serves as a convenience center for residential solid waste disposal. Refuse from non-household sources is collected by private haulers and transported to the H-POWER waste-to-energy facility at Kapolei where it is processed or recycled. The Waimānalo Gulch Sanitary Landfill at Kahe Point accepts non-combustible wastes and is the only active landfill on O'ahu (DPP, April 2011).

The Draft EIS will include additional information about parks, schools, police and fire protection, and solid waste disposal in the area. The DEIS will also discuss potential impacts to public services and facilities and recommend appropriate mitigation measures if warranted. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Roadways and Traffic

Access from Farrington Highway to Dillingham Ranch is provided by Crowbar Ranch Road and the Dillingham Lodge Road. Farrington Highway is a two-lane, minor arterial highway that has a posted speed

limit of 35 miles an hour in the vicinity of the Ranch. The only major arterial serving the North Shore SCP area is Kamehameha Highway, a two-lane thoroughfare linking the North Shore with Central O'ahu and Ko'olau Loa. Another minor arterial serving the North Shore is Kaukonahua Road, a narrow two-lane roadway which extends northward from Wahiawa to its junction with Farrington Highway at Thompson Corner. From this point, Farrington Highway heads westward past Waialua and Mokulē'ia toward its terminus at Ka'ena Point. A number of local streets, including Crozier Drive, Goodale Avenue, and Waialua Beach Road, serve the rural residential communities in the project area. Farrington Highway, and Kaukonahua Road from Thompson Corner to Weed Junction, on the northern outskirts of Wahiawa, are under the control of the DOT, Highways Division. Except for former haul-cane roads, most of the remaining streets in the North Shore SCP area fall under the jurisdiction of the City and County (DPP, April 2011).

The Draft EIS will include a traffic study which will analyze traffic count data based on weekday and weekend peak-hour traffic. The study will also establish baseline traffic conditions and project future traffic volumes based on the traffic count data; estimate vehicle trips generated by the project; provide recommendations for minimizing construction-related traffic impacts; and recommend appropriate measures to minimize adverse impacts on traffic circulation. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the DEIS.

Infrastructure and Utilities

The Honolulu Board of Water Supply (BWS), a semi-autonomous agency of the City and County, provides public water service to most of the North Shore. Water for the Dillingham Ranch and select residential lots in the Mokulē'ia area is provided by the North Shore Water Company (NSWC), a privately-owned water utility regulated by the State Public Utilities Commission (DPP, April 2011). Six of the ten wells located on the Property lie in the lowlands, while the remainder are *mauka* of Cane Haul Road. Two of the wells are currently used for potable and non-potable use, respectively, while the remaining wells are either sealed or not permitted for use (DRA, October 2014).

There are no public wastewater systems in the project area. The majority of homes in the North Shore SCP area are served by individual cesspools or septic tanks with leach fields. The Pa'ala'a Kai Wastewater Treatment Plant (WWTP), the only municipal facility in the area, was constructed in 1980 to serve homes in the Pa'ala'a Kai Subdivision in Waialua (DPP, April 2011). The wells, pumps, and the majority of infrastructure for the NSWC is located on Ranch property. There are no underground injection wells on the Ranch. Wastewater disposal at Dillingham Ranch is currently provided by a DOH-permitted aerobic treatment unit and subsurface disposal facility for Dillingham Lodge and individual wastewater treatment systems for the farm dwellings and the administration/office building (DRA, October 2014). A portion of the Ranch, roughly coterminous with Cane Haul Road establishes a "No-Pass Zone" under regulations of the Honolulu BWS. By definition, "No-Pass Zone means areas in which the installation of waste disposal facilities, which may contaminate groundwater resources used or expected to be used for domestic water supplies, shall be prohibited."

Runoff from the mountainous *mauka* extent of Dillingham Ranch is conveyed through the Property by stream channels and natural drainageways and ultimately discharges into the ocean. Runoff from the western end of the site flows onto adjacent agricultural parcels to the north (DRA, October 2014). As noted in the North Shore SCP, open space areas and undeveloped lands generally enhance stormwater management by providing large areas of highly permeable surfaces that support infiltration and the natural absorption of water (DPP, April 2011).

Hawaiian Electric Company (HECO) provides electrical power to Dillingham Ranch and communities throughout O'ahu through a system of sub-transmission and distribution lines, as well as distribution substations. Hawaiian Telcom provides local and long-distance telephone service for the Ranch and O'ahu, as well as high-speed internet and online cable television (CATV) service. Oceanic Time Warner Cable provides CATV service throughout the State of Hawai'i, including the project area. Power, phone, and CATV lines in the project area are typically placed on utility poles within roadway rights-of-way and are extended overhead to serve properties in the area (DPP, April 2011). Pole-mounted street lights are typically placed in residential areas along Farrington Highway and along residential side streets.

The Draft EIS will include additional information about infrastructure and utilities. The DEIS will also discuss potential impacts to these systems and recommend appropriate mitigation measures if warranted. Copies of this EISPN have been provided to the appropriate government agencies for review and comment as part of the early consultation process for the preparation of the Draft EIS.

5.0 CONSISTENCY WITH LAND USE PLANS, POLICIES AND CONTROLS

The Draft EIS will assess the relationship of the proposed action to relevant land use plans, policies, and controls for the project area, including the following:

- Chapter 205, HRS, State Land Use Law
- Chapter 344, HRS, State Environmental Policy
- Hawai'i State Plan
- State Functional Plans
- Hawai'i Coastal Zone Management Program
- O'ahu General Plan
- North Shore Sustainable Communities Plan
- City and County Zoning

6.0 CONSULTATION

Early Consultation

Prior to the preparation of this EISPN, DRA representatives consulted the following parties to discuss the proposed project:

- Hawai'i Department of Agriculture
- City and County Department of Planning and Permitting
- City and County Board of Water Supply
- The Honorable Gil Riviere, Senate District 23
- The Honorable Ernest Y. Martin, Council District 2
- Mokulē'ia Community Association
- North Shore Neighborhood Board No. 27

EISPN Distribution

The following government agencies, utility companies, elected officials, and community organizations are being consulted for the preparation of the Draft EIS. Comments that are received on this EISPN will be included in the Draft EIS.

Federal Agencies

- U.S. Department of the Army, Corps of Engineers
- U.S. Department of the Interior, Fish and Wildlife Service
- U.S. Department of Agriculture, Natural Resources Conservation Service

State Agencies

- Department of Accounting and General Services
- Department of Agriculture
- Department of Business, Economic Development and Tourism, Office of Planning
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health (DOH), Clean Air Branch
- DOH, Clean Water Branch
- DOH, Indoor Radiological and Health Branch
- DOH, Safe Drinking Water Branch
- DOH, Solid and Hazardous Waste Branch
- DOH, Wastewater Branch
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
- DLNR, State Historic Preservation Division
- Department of Transportation, Highways Division
- DOT, Airports Division
- Hawai'i Emergency Management Agency (Civil Defense)
- Office of Hawai'ian Affairs
- University of Hawai'i Environmental Center

City and County Agencies

- Board of Water Supply
- Department of Design and Construction
- Department of Environmental Services
- Department of Facility Maintenance
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Honolulu Fire Department
- Honolulu Police Department

Utility Companies

- Hawaiian Electric Company, Inc.
- Hawaiian Telcom
- Oceanic Time Warner Cable

Elected Officials

- The Honorable Gil Riviere, Senate District 23
- The Honorable Feki Pouha, House District 47
- The Honorable Ernest Y. Martin, Council District 2

Community Organizations

- Mokulē'ia Community Association
- North Shore Neighborhood Board No. 27

Individuals

- Moana Bjur
- Fredric Chuckovich and Mary Morton
- Greg Jones
- Kenneth Martyn
- Siri Masterson
- Blake Elheny
- Judith Nelson
- Chris Peterson
- Bryan Phillips
- Maxx Elizabeth Phillips
- Rebecca Quigley

7.0: REFERENCES

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Federal Emergency Management Agency, “Flood Insurance Rate Map Panel 15003C0085F” (September 30, 2004).

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Hawai'i Department of Health, “Annual Summary 2013 Air Quality Data” (July 2014).

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