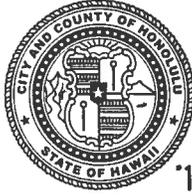


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

PETER B. CARLISLE
MAYOR



RECEIVED

DAVID K. TANOUÉ
DIRECTOR
JIRO A. SUMADA
DEPUTY DIRECTOR

'11 APR 26 10:49

2011/ELOG-814 (mw)

April 25, 2011 OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary L. Hooser, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Hooser:

Subject: EIS Preparation Notice for the 'Aiea Zone Change Involving the Former
Kamehameha Drive-In Site, Aiea, Ewa, Oahu, TMK 9-8-13: 13 and 15

Please publish a notice for this project in your next issue of The Environmental Notice.

We are the accepting authority for this project. This Environmental Impact Statement
Preparation Notice (EISPN) is being issued in anticipation of the submission of a zone change
for this project, a 14-acre project which qualifies as a "significant zone change".

A hard copy and a CD of the EISPN for the above project are attached. A hard copy of the
amended OEQC Publication Form is also attached. We will also send an electronic amended
OEQC Publication Form by separate email.

Should you have any questions, please contact Mike Watkins of our staff at 768-8044.

Very truly yours,

A handwritten signature in black ink, appearing to read "David K. Tanoue", is written over a horizontal line.

David K. Tanoue, Director
Department of Planning and Permitting

DKT:js

cc: Dean Minakami, PBR Hawaii

Enclosures: 1 hard copy of the EISPN and OEQC Publication Form (amended)
1 CD of the EISPN and the OEQC Publication Form (not amended)

Transm'l to OEQC

'AIEA ZONE CHANGE

FINAL ENVIRONMENTAL ASSESSMENT /
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Prepared for:

CP KAM PROPERTIES LLC

Accepting Authority:

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING & PERMITTING



April 2011

'AIEA ZONE CHANGE

FINAL ENVIRONMENTAL ASSESSMENT /
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Prepared by:

PBR HAWAII

Prepared for:

CP KAM PROPERTIES LLC

Accepting Authority:

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING & PERMITTING

April 2011

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

PREFACE

The proposed action involves a change in zoning to allow the creation of a mixed-use commercial and residential development on the site of the former Kamehameha Drive-In in ‘Aiea, Oahu. Preparation of an Environmental Impact Statement (EIS) is being undertaken to address requirements of Revised Ordinances of Honolulu, Chapter 24, Article 2, Section 24-2.7 (the City and County of Honolulu Primary Urban Center Development Plan) and Chapter 343, Hawai‘i Revised Statutes (HRS) and Title 11, Department of Health, Chapter 200, Environmental Impact Rules Hawai‘i Administrative Rules (HAR).

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

TABLE OF CONTENTS

PREFACE	i
1.0 SUMMARY	1
1.1 LOCATION.....	2
1.2 LAND OWNERSHIP.....	2
1.3 IDENTIFICATION OF THE APPLICANT.....	2
1.4 IDENTIFICATION OF ENVIRONMENTAL CONSULTANT.....	2
1.5 IDENTIFICATION OF ACCEPTING AUTHORITY.....	2
1.6 COMPLIANCE WITH STATE OF HAWAII AND CITY AND COUNTY OF HONOLULU ENVIRONMENTAL LAW.....	3
1.7 STUDIES TO BE CONDUCTED AND INCLUDED IN THE DRAFT EIS.....	3
2.0 DESCRIPTION OF THE PROJECT	5
2.1 LOCATION.....	5
2.2 EXISTING USES.....	5
2.3 SURROUNDING USES.....	5
2.4 PROJECT DESCRIPTION.....	6
2.5 PROJECT PURPOSE AND NEED.....	6
2.5.1 PROJECT PURPOSE.....	6
2.5.2 Project Need.....	7
2.5.3 Statement of Objectives.....	7
2.6 DEVELOPMENT TIMETABLE AND PRELIMINARY COSTS.....	8
2.6.1 Proposed Phasing Plan.....	8
2.6.2 Cost Estimates.....	8
3.0 DESCRIPTION OF THE AFFECTED NATURAL ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATION MEASURES	9
3.1 CLIMATE.....	9
3.2 GEOLOGY AND TOPOGRAPHY.....	9
3.3 SOILS.....	10
3.3.1 NRCS Soil Survey.....	10
3.3.2 Land Study Bureau Detailed Land Classification.....	10
3.3.3 Agricultural Lands of Importance to the State of Hawai‘i.....	10
3.4 GROUNDWATER AND SURFACE WATER RESOURCES.....	11
3.4.1 Groundwater Resources.....	11
3.4.2 Surface Water Resources.....	11
3.5 NATURAL HAZARDS.....	12
3.6 FLORA.....	13
3.7 FAUNA.....	13
4.0 ASSESSMENT OF EXISTING HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES	15
4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES.....	15
4.2 CULTURAL RESOURCES.....	15
4.3 NOISE.....	16
4.4 AIR QUALITY.....	17
4.5 VISUAL RESOURCES.....	17
4.6 SOCIO-ECONOMIC CHARACTERISTICS.....	18
4.6.1 Population and Housing.....	18
4.6.2 Economy.....	18

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

4.6.3	Employment	19
4.7	INFRASTRUCTURE AND UTILITIES	20
4.7.1	Roadways and Traffic.....	20
4.7.2	Water System.....	21
4.7.3	Wastewater System	22
4.7.4	Drainage System.....	22
4.7.5	Electrical and Communications Systems	22
4.7.6	Solid Waste.....	23
4.8	PUBLIC SERVICES AND FACILITIES	23
4.8.1	Police	23
4.8.2	Fire.....	23
4.8.3	Medical Services	24
4.8.4	Recreational Facilities	24
4.8.5	Schools	25
5.0	LAND USE CONFORMANCE	27
5.1	STATE OF HAWAI‘I	27
5.1.1	Chapter 343, Hawai‘i Revised Statutes	27
5.1.2	State Land Use Law, Chapter 205, Hawai‘i Revised Statutes.....	27
5.1.3	Hawaii Coastal Zone Management Program, Chapter 205A, Hawaii Revised Statutes	27
5.1.4	Hawai‘i State Plan, Chapter 226, Hawai‘i Revised Statutes	27
5.1.5	State Functional Plans	28
5.2	CITY AND COUNTY OF HONOLULU	28
5.2.1	City and County of Honolulu General Plan.....	28
5.2.2	City and County of Honolulu Primary Urban Center Development Plan	28
5.2.3	Aiea-Pearl City Livable Communities Plan	28
5.2.4	Aiea-Pearl City Neighborhood TOD Plan.....	29
5.2.5	City and County of Honolulu Land Use Ordinance	29
5.3	APPROVALS AND PERMITS	30
6.0	ALTERNATIVES TO THE PROPOSED ACTION	31
6.1	NO ACTION ALTERNATIVE	31
6.2	ALTERNATE MIXED-USE CONCEPTS	31
6.3	POSTPONING ACTION PENDING FURTHER STUDY ALTERNATIVE	31
7.0	FINDINGS AND DETERMINATION	33
7.1	SIGNIFICANCE CRITERIA	33
7.2	DETERMINATION	34
8.0	CONSULTATION	35
8.1	PRE-ASSESSMENT CONSULTATION	35
8.2	EIS CONSULTATION	36
9.0	REFERENCES	37
10.0	PRE-ASSESSMENT CONSULTATION COMMENT LETTERS & RESPONSES	39

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

LIST OF FIGURES

<u>Figure No.</u>	<u>Description</u>	<u>Follows Page</u>
Figure 1:	Regional Location Map.....	2
Figure 2:	Aerial Photo	2
Figure 3:	Tax Map Key	2
Figure 4:	Conceptual Site Plan	6
Figure 5:	Soil Survey.....	10
Figure 6:	Land Study Bureau Land Classification	10
Figure 7	Agricultural Lands of Importance to the State of Hawai‘i (ALISH).....	11
Figure 8:	Flood Insurance Rate Map.....	12
Figure 9:	State Land Use Districts.....	27
Figure 10:	Zoning Map.....	29

LIST OF TABLES

<u>Table No.</u>	<u>Description</u>	<u>Page</u>
Table 1:	Demographic Characteristics 2000.....	19
Table 2:	Capacity and Enrollment for Public Schools.....	25
Table 3:	List of Anticipated Permits and Approvals.....	30

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

LIST OF ACRONYMS AND ABBREVIATIONS

ALISH	Agricultural Lands of Importance to the State of Hawai‘i
BWS	Board of Water Supply
CZM	Coastal Zone Management
CWRM	Commission on Water Resource Management
DLNR	Department of Land and Natural Resources
DOH	Department of Health
DP	Development Plan
DPP	Department of Planning and Permitting
EA	Environmental Assessment
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
FAR	Floor Area Ratio
FIRM	Flood Insurance Rate Map
HAR	Hawai‘i Administrative Rules
HRS	Hawai‘i Revised Statutes
LUO	Land Use Ordinance
NGPC	Notice of General Permit Coverage
NPDES	National Pollutant Discharge Elimination Systems
NRCS	U.S. Department of Agriculture Natural Resources Conservation Services
PUC	Primary Urban Center
ROW	Right-of-Way
SMA	Special Management Area
TIAR	Traffic Impact Analysis Report
TMK	Tax Map Keys
TOD	Transit-Oriented Development

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

1.0 SUMMARY

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared in accordance with the City and County of Honolulu’s Primary Urban Center Development Plan and Chapter 343, HRS, for a zone change associated with a 13.995-acre Site in ‘Aiea, O‘ahu, State of Hawai‘i.

Name: ‘Aiea Zone Change

Location: ‘Aiea, O‘ahu, Hawai‘i

Judicial District: Ewa

Applicant: CP Kam Properties LLC

Tax Map Keys: TMK (1) 9-8-013:013 and
TMK (1) 9-8-013:015 (remnant State parcel)

Recorded Fee Owner: CP Kam Properties LLC (TMK (1) 9-8-013:013)
State of Hawaii: (TMK(1) 9-8-013:015 (remnant State parcel))

Land Area: 13.981 acres (TMK (1) 9-8-013:013)
617 sq. ft. (TMK(1) 9-8-013:015 (remnant State parcel))

Existing Use: The site was formerly used for the Kamehameha Drive-In Theatre, which closed in 1998. The site is currently used for the Kam Super Swap Meet which operates on Wednesday, Saturday and Sunday from 5:00 a.m. to 1:00 p.m. and on Friday from 6:00 a.m. to 1:00 p.m.

Proposed Action: Change in zoning from the B-2 Community Business district to the BMX-3 Community Business Mixed-Use district for the 13.995 acre Site.

Land Use Designations: State Land Use District: Urban
Primary Urban Center DP Land Use Map: District Commercial
County Zoning: B-2, Community Business District
Special Management Area (SMA): Not in the SMA

Major Approvals Required: Zone Change
Subdivision Approval
NPDES Permit
Grading/Building Permits

Accepting Authority: City and County of Honolulu, Department of Planning and Permitting (DPP)

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

1.1 LOCATION

The project site, hereafter referred to as “Site”, is located in ‘Aiea on the island of O‘ahu. The 13.995-acre Site encompasses two parcels, TMK 9-8-013:013, owned by CP Kam Properties LLC, popularly known as the former Kamehameha Drive-In, and TMK 9-8-013:015, a 617 sq. ft. remnant parcel owned by the State of Hawaii. The Site is bound by Moanalua Road to the north, Ka‘ōnohi Street to the east, the Westridge Shopping Center to the south, and the Harbor Pointe condominium project and St. Timothy’s Episcopal Church to the West. See Figures 1, 2, and 3.

1.2 LAND OWNERSHIP

The 13.981-acre former Kamehameha Drive-In parcel, TMK 9-8-013:013, is owned in fee by CP Kam Properties LLC. CP Kam Properties LLC presently leases TMK 9-8-013:015 from the State of Hawaii and is considering acquisition of the remnant parcel.

1.3 IDENTIFICATION OF THE APPLICANT

The applicant is CP Kam Properties LLC. Contact information is as follows:

CP Kam Properties LLC
Attn: Mr. John Manavian
120 N. Robertson Boulevard
Los Angeles, CA 90048

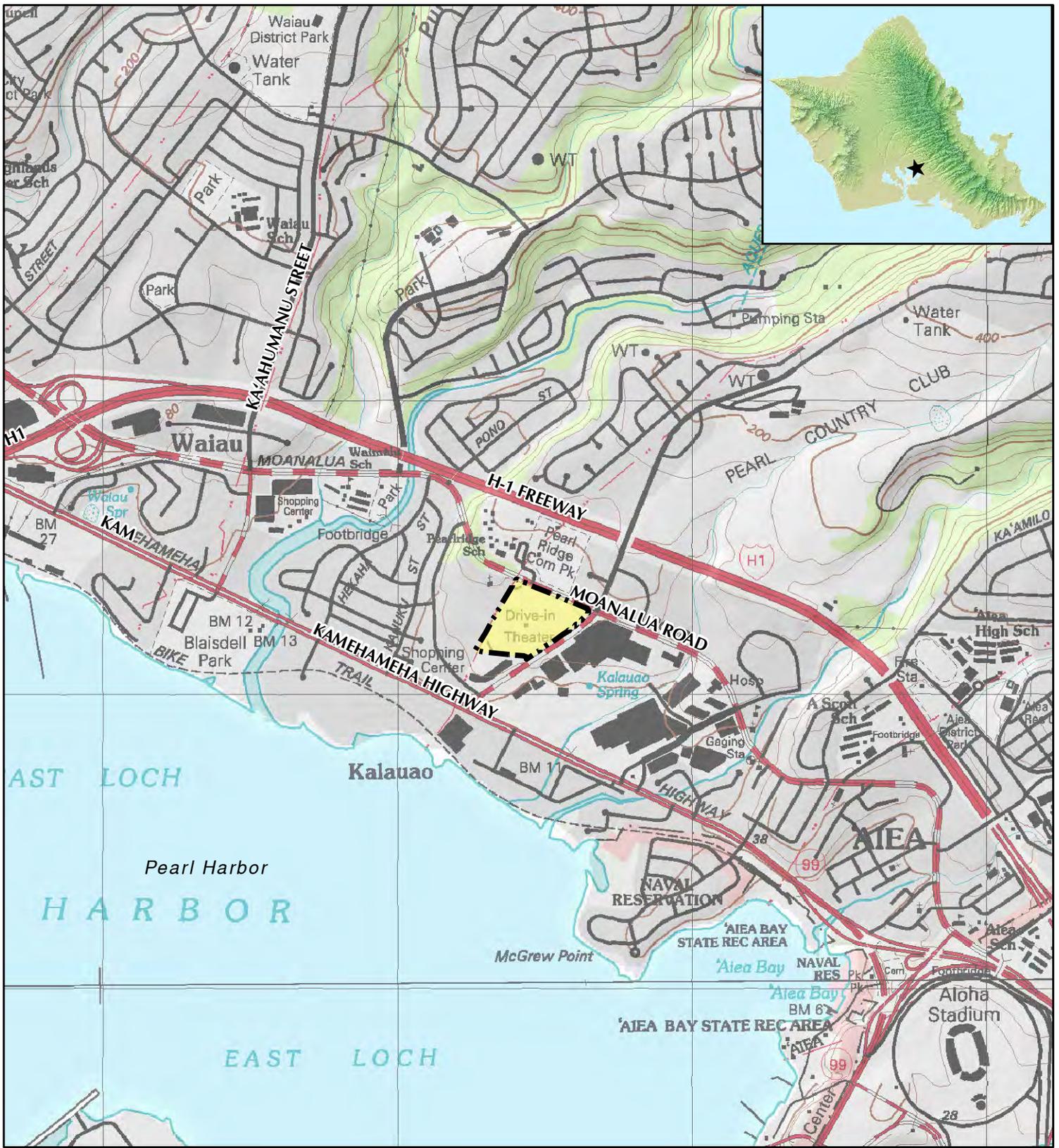
1.4 IDENTIFICATION OF ENVIRONMENTAL CONSULTANT

CP Kam Properties LLC’s environmental planning consultant for the project is PBR HAWAII.

Contact: Tom Schnell, AICP
Senior Associate
PBR HAWAII
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai‘i 96813
Telephone: (808) 521-5631
Fax: (808) 523-1402

1.5 IDENTIFICATION OF ACCEPTING AUTHORITY

In accordance with Chapter 343, HRS, privately initiated EIS documents must be accepted by the government agency empowered to issue a permit or approval for the project. In this instance, the City and County of Honolulu is anticipated to be the accepting authority, since a zone change is the first discretionary approval being sought for the project.



LEGEND

 Project Location

Figure 1

Regional Location Map

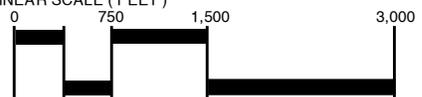
'Aiea Zone Change

CP Kam Properties, LLC.

ISLAND OF O'AHU

NORTH

LINEAR SCALE (FEET)



Source: U.S. Geological Survey (1983)
 Disclaimer: This map has been prepared for general planning purposes only.
 Path: Q:\Oahu\The Pearl (Kam Drive In)\GIS\Project\Regional Location 2010.mxd



LEGEND

 Project Location

Figure 2

Aerial Photograph

'Aiea Zone Change

CP Kam Properties, LLC.

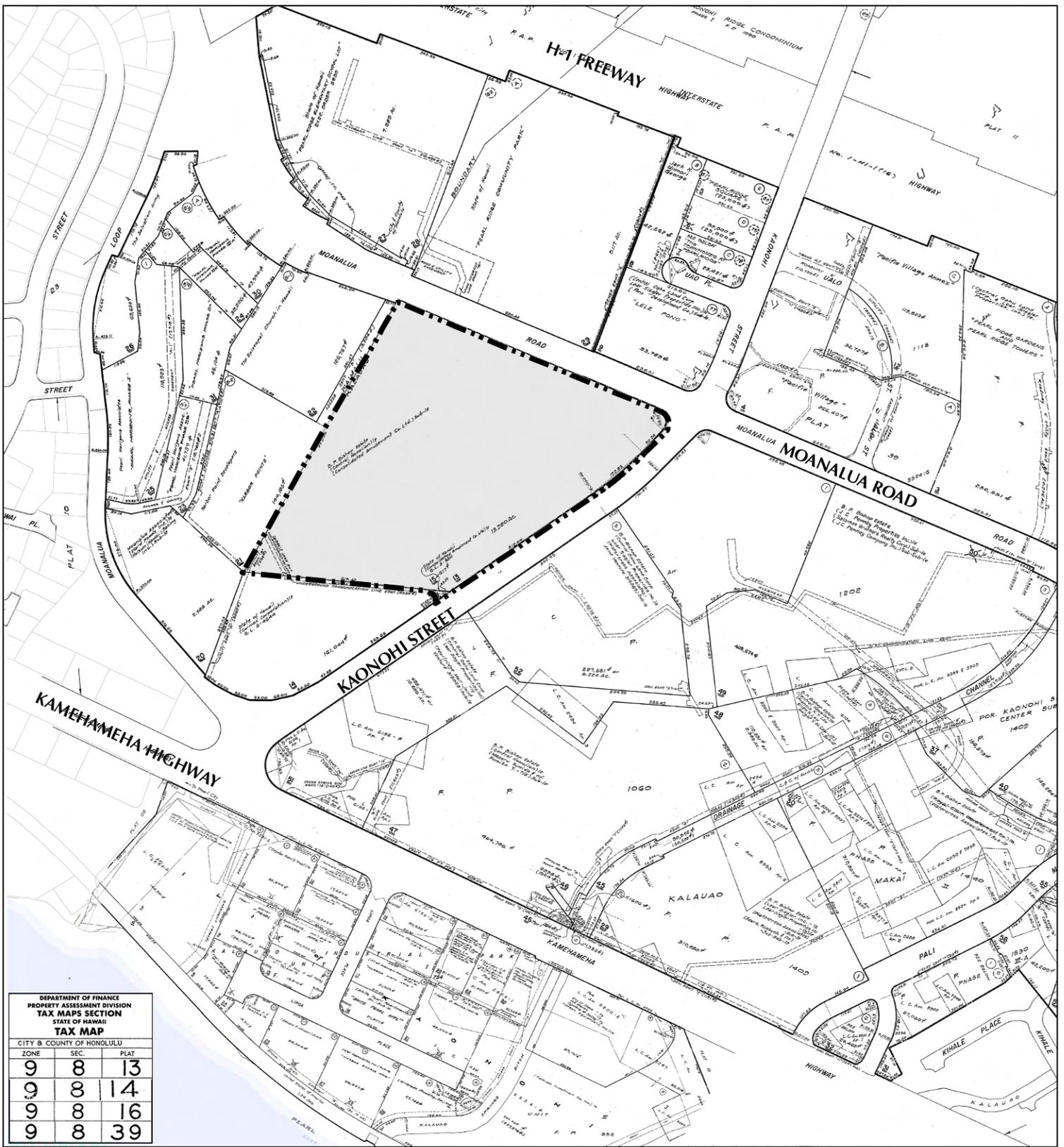
ISLAND OF O'AHU

NORTH

LINEAR SCALE (FEET)



Source: U.S. Geological Survey Hawaii Data Clearinghouse (2004)
 Disclaimer: This map has been prepared for general planning purposes only.
 Path: Q:\Oahu\The Pearl (Kam Drive In)\GIS\Project\Aerial.mxd



DEPARTMENT OF FINANCE
PROPERTY ASSESSMENT DIVISION
TAX MAPS SECTION
STATE OF HAWAII
TAX MAP

CITY & COUNTY OF HONOLULU		
ZONE	SEC.	PLAT
9	8	13
9	8	14
9	8	16
9	8	39

LEGEND

 Project Location

Figure 3

Tax Map Key

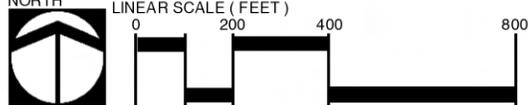
'Aiea Zone Change

CP Kam Properties, LLC. ISLAND OF O'AHU

NORTH

LINEAR SCALE (FEET)

0 200 400 800




Source: City and County of Honolulu hcentral.com (2004)
Disclaimer: This map has been prepared for general planning purposes only.
Path: Q:\Oahu\The Pearl (Kam Drive In)\GIS\Project\Tax Map Key Template.mxd

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Contact: Mr. David Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawai‘i 96813
Telephone: (808) 768-8000

1.6 COMPLIANCE WITH STATE OF HAWAII AND CITY AND COUNTY OF HONOLULU ENVIRONMENTAL LAW

Preparation of an EIS is being undertaken to address requirements of Revised Ordinances of Honolulu, Chapter 24, Article 2, Section 24-2.7 (the City and County of Honolulu Primary Urban Center Development Plan) and Chapter 343, HRS and Title 11, Department of Health, Chapter 200, Environmental Impact Rules, HAR.

The City and County of Honolulu Primary Urban Center Development Plan requires the preparation of an EA or EIS for a “significant zone change.” Relative to the project, a significant zone change includes any change in zoning of five acres or more to a mixed use zoning district from a less-intensive zoning district. An EIS, therefore, is required as the Site is proposed to be rezoned from the B-2 Community Business District to the BMX-3 Community Business Mixed Use District and significant impacts may be associated with the proposed zone change.

Section 343-5, HRS, establishes nine “triggers” that require compliance with the State’s EIS law. The triggers for the project include, without limitation, the following:

- Proposed roadway and roadway improvements on adjacent or nearby roads owned by the State or City and County of Honolulu; and
- Possible purchase of a 617 sq. ft. State-owned right-of-way (ROW) remnant parcel.

In addition, creation of the project may involve or impact State and/or County lands or funds relating to infrastructure improvements for public facilities, roadways, water, sewer, utility, drainage, or other facilities. While the specific nature of each improvement is not known at this time, the EIS is intended to address all current and future instances involving the use of State and/or County lands and funds relating to the project.

1.7 STUDIES TO BE CONDUCTED AND INCLUDED IN THE DRAFT EIS

A preliminary description of the environment, alternatives considered, and potential impacts are discussed in this EISPN. The information contained in this report has been developed from master planning efforts, site visits, and technical studies of the Site and surrounding area. Consultant reports referenced in this document will be appended to the Draft EIS.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Technical studies to assess the existing natural and physical site conditions and potential impacts to the Site and surrounding area are being prepared and will be included in the Draft EIS. The studies include:

- Botanical Survey;
- Fauna Survey;
- Archaeological Literature Review and Field Check
- Cultural Impact Assessment;
- Traffic Impact Analysis Report;
- Acoustic Study;
- Air Quality Study;
- Phase I Environmental Site Assessment;
- Soils Investigation;
- Market Study, Economic Impact Analysis, and Public Costs/Benefits Assessment;
- Preliminary Engineering Report(civil and infrastructure); and,
- Visual Impact Analysis.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

2.0 DESCRIPTION OF THE PROJECT

This section includes background information and a general description of the proposed action.

2.1 LOCATION

The project site, hereafter referred to as “Site”, is located in ‘Aiea on the island of O‘ahu. The 13.995-acre Site encompasses two parcels, TMK 9-8-013:013, owned by CP Kam Properties LLC and popularly known as the site of the former Kamehameha Drive-In, and TMK 9-8-013:015, a 617 sq. ft. remnant parcel owned by the State of Hawai‘i. The Site is bound by Moanalua Road to the north, Ka‘ōnohi Street to the east, the Westridge Shopping Center to the south, and the Harbor Pointe condominium project and St. Timothy’s Episcopal Church to the West.

2.2 EXISTING USES

The Site is the former location of the Kamehameha Drive-In, a twin-screen outdoor theater that opened in January 1962 and remained in operation until 1998. Today, the Site is primarily used for the Kam Super Swap Meet, which operates on Wednesday, Saturday, and Sunday from 5:00 a.m. to 1:00 p.m. and on Friday from 6:00 a.m. to 1:00 p.m.

2.3 SURROUNDING USES

Uses in the vicinity of the Site include the following:

North: Moanalua Road is located immediately north of the Site. Uses across of Moanalua Road include Pearl Ridge Elementary School, Pearl Ridge Community Park, and a higher-density residential district consisting of several high-rises and town home complexes including the 34-story Lelepono condominium high-rise immediately across the Site.

East: Ka‘ōnohi Street and the Pearlridge Shopping Center are located east of the Site. The Pearlridge Shopping Center is Hawai‘i’s second-largest mall behind Ala Moana Shopping Center and is home to more than 170 stores, restaurants, and services. Major anchors include Macy’s, Sears, Ross Dress for Less, and Toys R Us.

South: The Westridge Shopping Center is adjacent to and immediately south of the Site and sits upon land leased from the State of Hawaii. The shopping center has about 58,000 square feet of gross leasable area and is home to a number of restaurants, retail stores, and offices.

West: Adjacent to and immediately west of the Site are the St. Timothy’s Episcopal Church and the Harbor Pointe condominium project. The Harbor Pointe project consists of a total 87 townhome units in 18 three-story structures.

In addition, the Honolulu Rapid Transit Project’s Pearlridge Station is currently planned to be located near the intersection of Ka‘ōnohi Street and Kamehameha Highway, about 1/4-mile south of the Site. The public review draft of the Aiea-Pearl City Neighborhood Transit-Oriented Development Plan (November 2010) envisions the Pearlridge Station area as a “major urban center and regional shopping destination.”

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

2.4 PROJECT DESCRIPTION

Proposed Action

The proposed action involves a change in zoning from the B-2 Community Business District to the BMX-3 Community Business Mixed-Use District. The B-2 zoning district allows for a wide range of retail, office, food establishment and other commercial uses, however, residential uses are not permitted. The BMX-3 zoning district allows for similar commercial uses as the B-2 zoning district but also permits residential uses.

Description of The Development

The Development, located on the site of the former Kamehameha Drive-In, is envisioned to be a mixed use development that combines residential, retail, office, and public spaces, as well as a possible suburban hotel. At full build-out, The Development is anticipated to have up to 220,000 square feet of commercial retail and office space and up to 1,500 residential units. In addition, a portion of the project may be developed as a suburban hotel with up to 150 units.

A “Main Street” traversing through the Site from Moanalua Road to Ka’onohi Street will be the catalyst and heart of The Development. The Main Street will combine ground floor retail and restaurants, upper floor residential units and/or offices, a possible suburban hotel, and public gathering areas. Figure 4 contains a conceptual site plan for The Development.

The residential units will be in three high-rise buildings up to 350-feet tall and two mid-rise buildings. In addition, two low rise building are proposed with either office space and/or up to 150 suburban hotel units. A number of residential unit types at various price points are planned to accommodate a diverse range of buyers in accordance with the City and County of Honolulu’s Affordable Housing Rules.

The Site is about a ¼mile from the Honolulu Rail Transit Project’s planned Pearlridge Station. Although the viability of The Development is not dependent on the rail transit project, The Development is being designed to be “transit-ready” by incorporating design elements that will encourage walking and bicycling within the Site and to/from the Site.

2.5 PROJECT PURPOSE AND NEED

2.5.1 PROJECT PURPOSE

The purpose of the project and proposed zone change is to create a mixed-use development that is consistent with the City and County of Honolulu’s land use plans and growth management policies, and with the existing pattern of development in the area. Foremost in the City’s planning process is the General Plan, which sets forth long-range aspirations of O’ahu’s residents and is the focal point of a comprehensive planning process. Creation of the project is consistent with the General Plan’s policy of facilitating full development of the primary urban center and with the Plan’s distribution of residential population. Further discussion of the project’s consistency with the General Plan is provided in Section 5.2.1 of this EISPN.

The City’s Primary Urban Center Development Plan establishes policies to shape the growth and development of the Primary Urban Center area. Section 3.4.2.5 of the Primary Urban Center

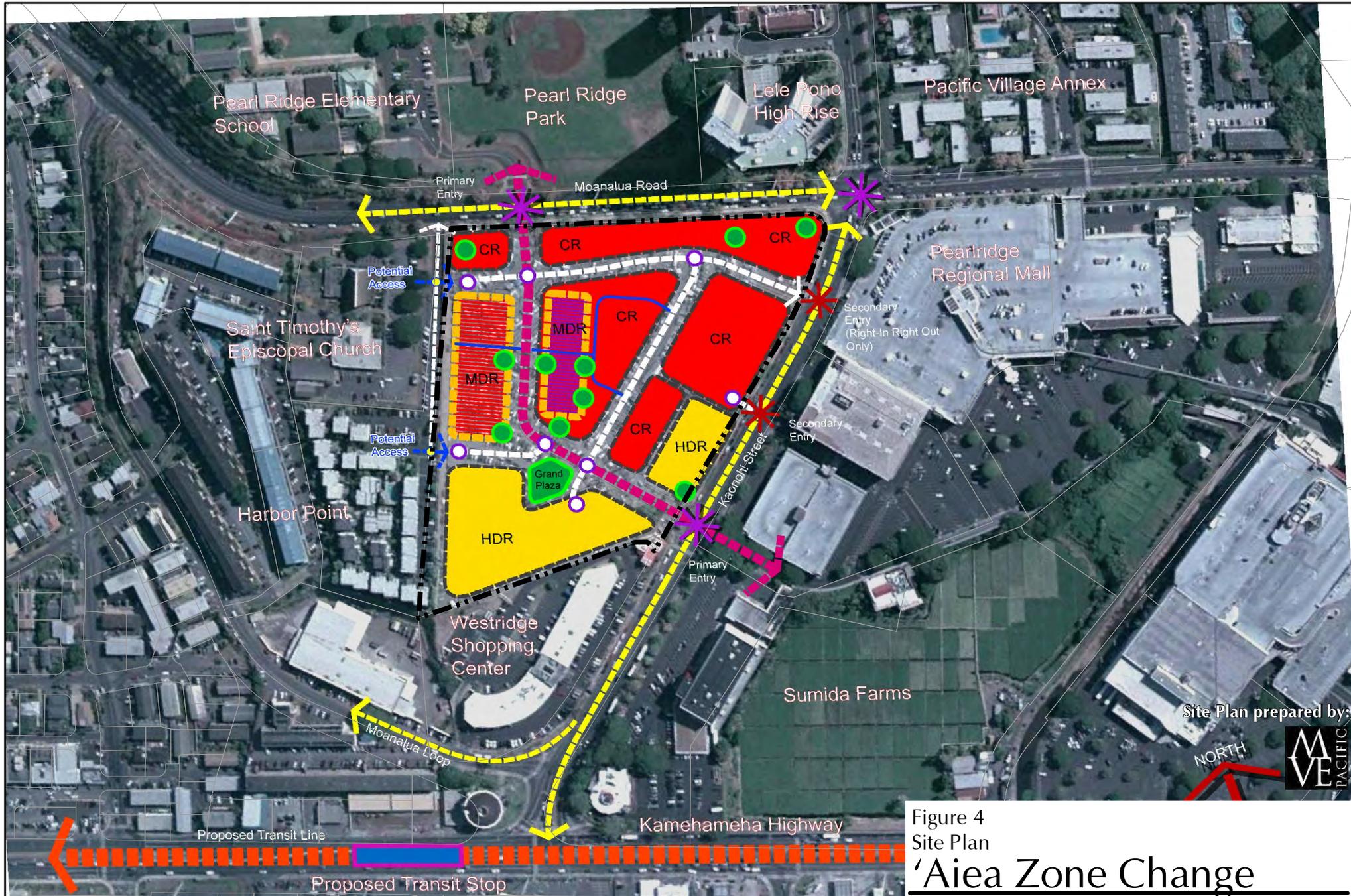


Figure 4
Site Plan
'Aiea Zone Change

LEGEND

Commercial / Retail (CR)	High Density Residential (HDR)	Signalized Lighted Intersection
Medium Density Residential (MDR) Over Retail	Office or Potential Suburban Hotel Over Retail	Secondary Access
Major Lane (Theme Drive)	Secondary Lane	Secondary Lane Connection
		Public Open Space

CP Kam Properties, LLC. ISLAND OF O'AHU

NORTH LINEAR SCALE (FEET)

0 150 300 600

Site Plan prepared by:

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Development Plan calls for establishing the Pearlridge area as the Pearl Harbor Regional Town Center and to promote mixed-land uses in the area. This section further provides that “The Pearl Harbor Regional Town Center should be designated for a greater diversity of uses than the other town centers, emphasizing an integration of high density residential and commercial development.” Further discussion of the project’s consistency with the Primary Urban Center Development Plan is provided in Section 5.2.2 of this EISPN.

The project is also consistent with the desired pattern of land use sought through development of the City’s Honolulu Rail Transit Project, referred to as Transit-Oriented Development (TOD). The November 2010 public review draft of the Aiea-Pearl City Neighborhood TOD Plan identifies the Site as being within the Pearlridge Station TOD district and designates lands at the site for Mixed-Use, Retail, and Park uses. Further discussion of the project’s consistency with the Aiea-Pearl City Neighborhood TOD Plan will be provided in the forthcoming Draft EIS.

Finally, the project is consistent with the pattern of development in the vicinity. Land uses in the area include retail centers (Pearlridge Center, Westridge Center, Pearl Kai Center) and high density residential housing, including high-rise towers mauka of Moanalua Road. The project’s proposed commercial uses are consistent in context of the existing commercial centers and the proposed residential high-rise structures will be similar in height to the nearby residential high-rise towers.

2.5.2 Project Need

The project fulfills a need for housing, creates an economic stimulus for the area, and increases tax revenues to the County and State. According to the Hawai‘i Housing Policy Study, 2006, an additional 18,013 residential units were needed on O‘ahu between 2007 and 2011 to address pent-up demand and new household formation. The 18,013 units are in addition to units produced under normal market conditions. A market study assessing the demand for residential units is presently being prepared and will be summarized in the forthcoming Draft EIS.

The project will provide an economic stimulus to the area by creating new opportunities for commercial activity and a large number of construction, real estate, legal, engineering, insurance, retail and other long-term employment opportunities. Presently, the Kam Super Swap Meet is the primary commercial use of the Site. As described in section 2.4, about 220,000 sq. ft. of retail, office and other commercial space will be developed at the Site. An Economic Impact Analysis quantifying the project’s anticipated economic effects is presently being prepared and findings of the analysis will be summarized in the forthcoming Draft EIS.

Further, the project will provide additional revenue to the City and County of Honolulu and State of Hawai‘i through increased property, general excise, income and other taxes. A Public Costs/Benefits Assessment analyzing the long-term net benefit to State and City is being prepared and will be summarized in the forthcoming Draft EIS.

2.5.3 Statement of Objectives

There are several objectives for creation of the project. First, the project facilitates the development of complementary land uses, which is consistent with the City’s growth management objectives. The Site is presently zoned B-2, Community Business, and has a height limit of 60-feet. The B-2 zoning district allows for a range of commercial uses such as retail

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

shops, offices, and restaurants. The existing allowable Floor Area Ratio (FAR) is 2.5 (3.5 with open space FAR bonus) allowing 1.52 million square feet of commercial floor area (2.13 million square feet with open space FAR bonus). While a strictly commercial project could be developed at the Site, a mixed-use residential and commercial development has several benefits. First, integrating residential and commercial uses is complementary and enhances both uses. For project residents, integrating commercial uses provides easy access to retail, dining, and commercial services and promotes a “village” character and sense of a neighborhood. For commercial establishments, the close proximity of residents provides a customer base that enhances the viability for a broader spectrum of businesses. The integration of uses in a pedestrian friendly design, as is being proposed, also reduces automobile dependence since residents are able to walk and/or bike to shops, restaurants, and places of employment. Further discussion of the proposed zone change consistency with the City’s growth management objectives will be provided in the Draft EIS.

A second objective is to fulfill a need for housing, for which there is a shortage on O‘ahu, particularly affordable and workforce housing. If the zone change is approved, a range of residential units at varying price points are proposed, including units priced in accordance with the City and County of Honolulu’s Affordable Housing Rules. A market study quantifying the need for housing is being prepared and findings of the study will be included in the Draft EIS.

A third objective is to create a pattern of land use that is consistent with principles of TOD. TOD encourages the development of higher density residential and commercial uses within walking and/or bicycling distance to transit stations to increase transit accessibility to residents and increase transit ridership. Although the project is designed not to be dependent (no variance is being requested), on the Honolulu Rail Transit Project, the rail project will be an amenity for residents of the project and favorable for businesses by increasing mobility and transportation options both to and from the project.

2.6 DEVELOPMENT TIMETABLE AND PRELIMINARY COSTS

2.6.1 Proposed Phasing Plan

Implementation of the project is anticipated to begin as soon as all entitlement and permitting approvals have been received. The phasing of residential and commercial uses will consider the findings of the project’s Market Study, which is presently being prepared. More information regarding the phasing of commercial and residential development will be provided in the Draft EIS.

2.6.2 Cost Estimates

Cost studies relating to onsite infrastructure and vertical construction costs, as well as any required offsite improvements are underway and will be discussed in the Draft EIS.

3.0 DESCRIPTION OF THE AFFECTED NATURAL ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATION MEASURES

This section describes the existing conditions of the physical or natural environment, potential impacts on the environment from the proposed zone change and creation of the project.

3.1 CLIMATE

Existing Conditions

The climate of the region, similar to other parts of Hawai‘i, can be characterized as mild, subtropical. Average temperatures range from about 70 degrees Fahrenheit in the coolest month to about 84 degrees Fahrenheit in the warmest month. Average annual rainfall is about 35 inches per year, with December typically being the wettest month and June being the driest month. The prevailing wind throughout the year is the northeasterly trade wind, although southerly or southwesterly winds are not uncommon between October and April.

Potential Impacts

The project is not anticipated to have any effect on regional climate.

3.2 GEOLOGY AND TOPOGRAPHY

Existing Conditions

The island of O‘ahu is comprised of two greatly eroded shield volcanoes, the Wai‘anae and Ko‘olau mountains. The geologic features of the Site and vicinity emerged from the period of quiescence following the formation of the Ko‘olau volcanic dome. During this period of quiescence, erosion carved great valleys that were subsequently filled with sediments as sea level rose.

Lands in the vicinity of the Site have been altered by past urban land uses. The entire Site was graded during prior development. Elevations at the Site range from about 45 feet to 85 feet with lands sloping downward from Moanalua Road toward the ocean at an average slope of approximately 5.5 percent.

Potential Impacts

Earthwork and grading will be necessary for construction of the project. Appropriate engineering, design and construction measures will be undertaken to minimize potential erosion of soils during construction. All ground-altering activity will be conducted in accordance with the State Department of Health’s and City and County of Honolulu’s regulations relating to erosion and sedimentation control. Grading plans will attempt to balance excavation and embankment quantities to the extent practicable. Significant adverse impacts to topography and landforms attributable to grading activity are not anticipated.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

3.3 SOILS

There are three soil suitability studies prepared for lands in Hawai‘i whose principal focus has been to describe the physical attributes of land and the relative productivity of different land types for agricultural production; these are: 1) the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Soil Survey; 2) the University of Hawai‘i Land Study Bureau (LSB) Detailed Land Classification; and 3) the State Department of Agriculture’s Agricultural Lands of Importance to the State of Hawai‘i (ALISH).

Existing Conditions

3.3.1 NRCS Soil Survey

According to the NRCS soil survey, there are three soil types from two soil series underlying the Site. Soils from the Lahaina Series can be found on the western half of the Site, while soils from the Waipahu Series are generally found on the eastern half. See Figure 5. A description of the soil types are as follows:

Lahaina silty clay, 3 to 7 percent slopes (LaB) – This soil is found on smooth uplands. Cobblestones are common on the surface in a few places. Near the coastal plains, the profile may contain fragments of coral, stones, gravel, or sand. In a representative profile, the surface layer is dark reddish-brown silty clay about 15 inches thick. The sub-soil is about 45 inches thick and consists of dusky-red and dark reddish brown subangular blocky silty clay and silty clay loam. The substratum is soft weathered basic igneous rock. Permeability is moderate, runoff is slow and the erosion hazard is slight.

Lahaina silty clay, 7 to 15 percent slopes (LaC) – This soil type, found on the northeast tip of the Site, has similar characteristics and profile to the LaB soil type. Runoff is medium and the erosion hazard is moderate.

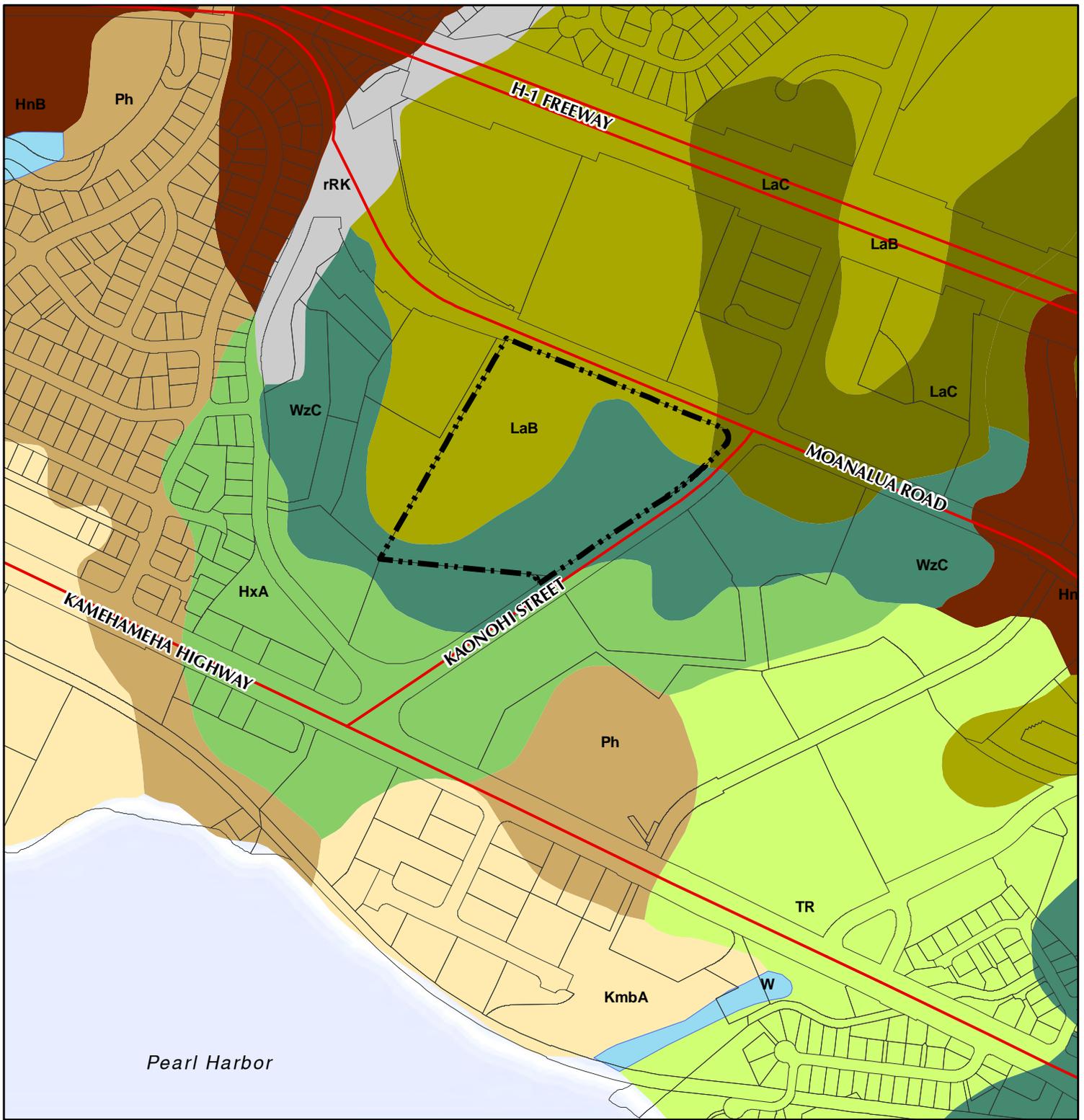
Waipahu silty clay, 6 to 12 percent slopes (WzC) – This soil is found on dissected terraces adjacent to the ocean. In a representative profile, the surface layer is dark grayish-brown silty clay about 12 inches thick. The subsoil is about 58 inches thick and is a dark-brown silty clay that has a prismatic structure. The substratum is clayey alluvium. Runoff is slow and the erosion hazard is slight.

3.3.2 Land Study Bureau Detailed Land Classification

The University of Hawai‘i Land Study Bureau (LSB) document titled *Detailed Land Classification, Island of Hawai‘i* classifies non-urban land by a five-class productivity rating system, using the letters A, B, C, D and E, where “A” represents the highest class of productivity and “E” the lowest. Soils at the Site are not classified by the LSB. See Figure 6.

3.3.3 Agricultural Lands of Importance to the State of Hawai‘i

The State of Hawai‘i Department of Agriculture’s Agricultural Lands of Importance to the State of Hawai‘i (ALISH) system rates agricultural land as “Prime,” “Unique” or “Other” lands. The remaining land is not classified.



LEGEND

-  Project Location
-  Major Roads

Figure 5
Soil Survey

'Aiea Zone Change

CP Kam Properties, LLC.

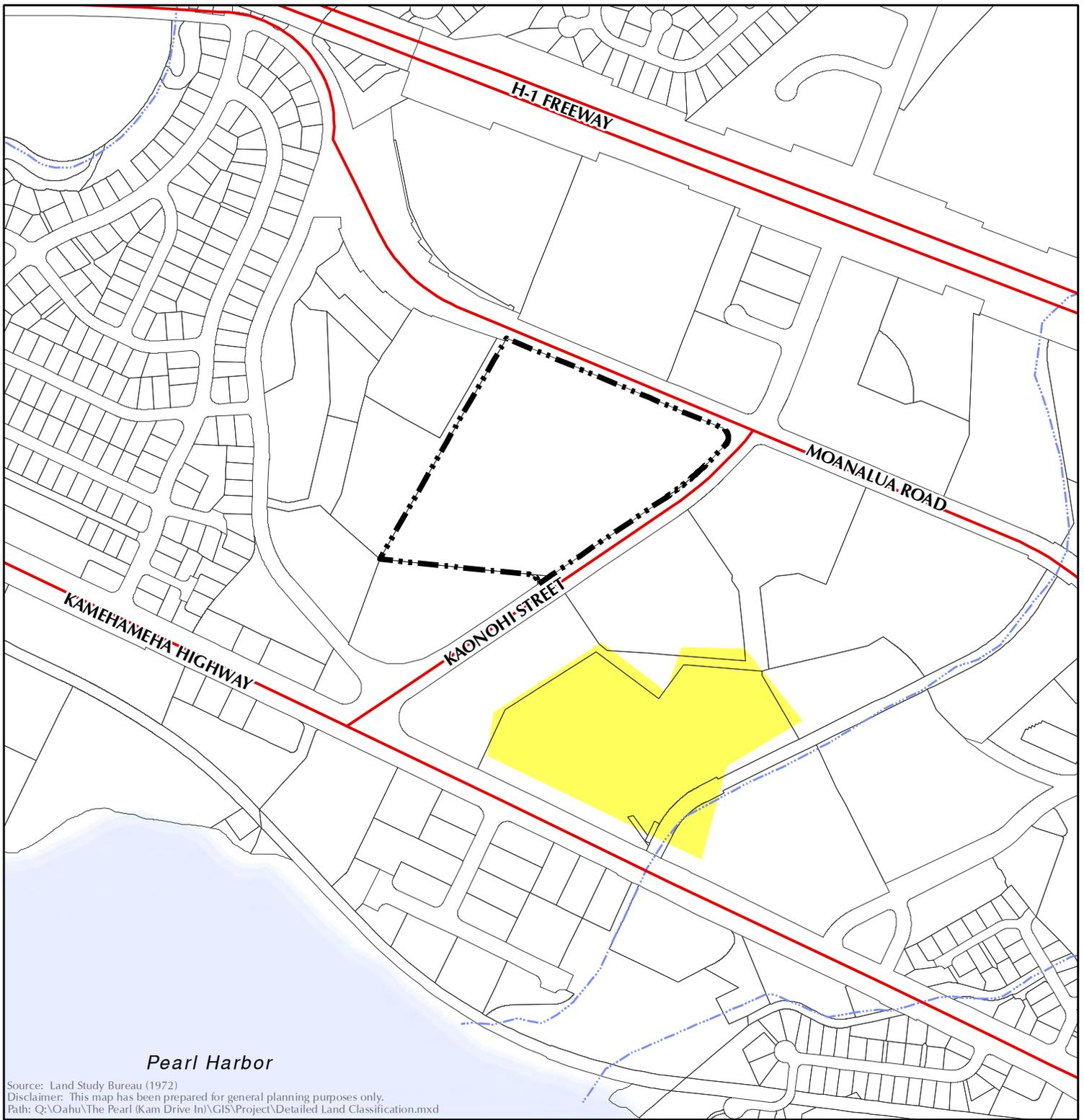
ISLAND OF O'AHU



LINEAR SCALE (FEET)



Source: Natural Resources Conservation Service (2007)
Disclaimer: This map has been prepared for general planning purposes only.
Path: Q:\Oahu\The Pearl (Kam Drive In)\GIS\Project\Soils.mxd



LEGEND

-  Project Location
-  Major Roads

- Type**
-  A: Excellent
 -  B: Good
 -  C: Fair
 -  D: Poor
 -  E: Very Poor

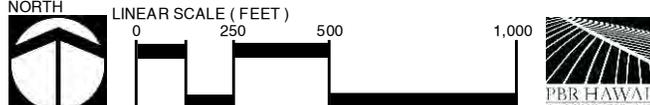
Figure 6
 Land Study Bureau Land Classification
 'Aiea Zone Change

CP Kam Properties, LLC. ISLAND OF O'AHU

NORTH

LINEAR SCALE (FEET)

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Final Environmental Assessment/Environmental Impact Statement Preparation Notice

The Site is not classified by the ALISH system and therefore is not considered important agricultural land (See Figure 7).

Potential Impacts

Impacts to the soils of the Site include the potential for soil erosion and the generation of dust during construction. Creation of the project will require land-disturbance, including mass grading.

As typically required for projects greater than one acre in size, a National Pollutant Discharge Elimination System (NPDES) Notice of General Permit Coverage (NGPC) for Storm Water Associated with Construction Activity will be necessary.

During site grading and all other construction activities involving soil disturbance, Best Management Practices, which may include use of silt fences, sediment traps, and diversion swales will be utilized to minimize erosion of soil and the discharge of other pollutants, associated with development. After construction, landscaping will provide long-term erosion control.

3.4 GROUNDWATER AND SURFACE WATER RESOURCES

3.4.1 Groundwater Resources

There are two aquifer coding systems in Hawai‘i used to characterize groundwater resources; the State Commission on Water Resource Management’s (CWRM’s) coding system which is administrative in nature and the State Department of Health’s (DOH) system which is resource-oriented. Based on the CWRM’s coding system, the Site overlies the Waimalu Aquifer System of the Pearl Harbor Aquifer Sector. The Waimalu Aquifer System is one of four aquifer systems that comprise the Pearl Harbor Groundwater Management Area. Water development and groundwater use within the Pearl Harbor Groundwater Management Area is regulated by the CWRM through the issuance of water use permits, well construction permits, and pump installation permits.

The DOH coding system also classifies the underlying aquifer as the Waimalu Aquifer Sector of the Pearl Harbor Aquifer Sector. The Waimalu Aquifer Sector is characterized as a basal unconfined aquifer within horizontally extensive lavas. The aquifer is currently used for potable uses, has chloride concentrations of less than 250 milligrams per liter, is irreplaceable, and has a high vulnerability to contamination.

3.4.2 Surface Water Resources

Streams in the vicinity of the Site include Waimalu Stream about ¼-mile west of Site and Kalauao Stream about ¼-mile east of the Site, both of which are perennial streams. The Hawai‘i Stream Assessment ranks Waimalu and Kalauao Streams as having “Substantial” Recreational resources and both are unranked for Aquatic, Riparian, and Cultural Resources.

Wetlands in the vicinity of the Site include the tidal area associated with Waimalu Stream, the Sumida watercress farm site near Pearlridge Shopping Center, and the Pearl Harbor basin.



LEGEND

-  Project Location
-  Major Roads

Definition

-  Prime ALISH Land
-  Unique ALISH Land
-  Other ALISH Land
-  Unclassified Land

Source: State Department of Agriculture (1977)
 Disclaimer: This map has been prepared for general planning purposes only.
 Path: Q:\Oahu\The Pearl (Kam Drive In)\GIS\Project\ALISH.mxd

Figure 7
 Agricultural Lands of Importance
 to the State of Hawai'i (ALISH)

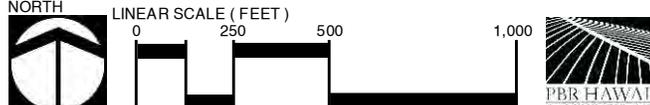
'Aiea Zone Change

CP Kam Properties, LLC. ISLAND OF O'AHU

NORTH

LINEAR SCALE (FEET)

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Final Environmental Assessment/Environmental Impact Statement Preparation Notice

The State DOH Water Quality Standards Map classifies Waimalu and Kalauao Streams as Class 2 Inland Waters and the Pearl Harbor basin as a Class 2 estuary. The objective of Class 2 waters is to protect their use for recreational purposes, the support and propagation of aquatic life, agricultural and industrial water supplies, shipping, and navigation. Discharges into Class 2 waters must receive the best degree of treatment or control compatible with the criteria established for this class.

Waimalu Stream, Kalauao Stream, and the Pearl Harbor estuary are identified as Water Quality Limited Segments by the State DOH pursuant to section 303(d) of the Clean Water Act. Water Quality Limited Segments are waterbodies that are not expected to meet state water quality standards, even after application of technology-based effluent limitations.

Potential Impacts

The project is not anticipated to have any significant adverse impact on groundwater resources. No uses that could contaminate ground water are expected to be developed as part of the project. Potable water will be supplied by the Honolulu Board of Water Supply (BWS), which draws water from a network of groundwater wells. The BWS has also indicated it plans to develop a nonpotable water system to service the area, the Kalauao system, in the future. The feasibility of designing the project’s landscape irrigation system to connect to the BWS’ planned Kalauao non-potable water system will be explored. Further information regarding the project’s anticipated water demand and water system improvements will be discussed in the Draft EIS.

Wetlands and surface water resources are not anticipated to be adversely impacted by the project. Construction related water quality impacts will be mitigated by complying with the requirements of the NPDES permit. Mitigation measures that may be implemented include phasing grading activities, installing silt fences and other structural controls, directing runoff to retention/detention basins, and installing temporary groundcover.

Austin Tsutsumi & Associates Inc., is preparing a preliminary engineering report assessing stormwater runoff quantities, required drainage improvements, and water quality protection measures. The Draft EIS will include a summary of the report and the complete report will be included as an appendix to the Draft EIS.

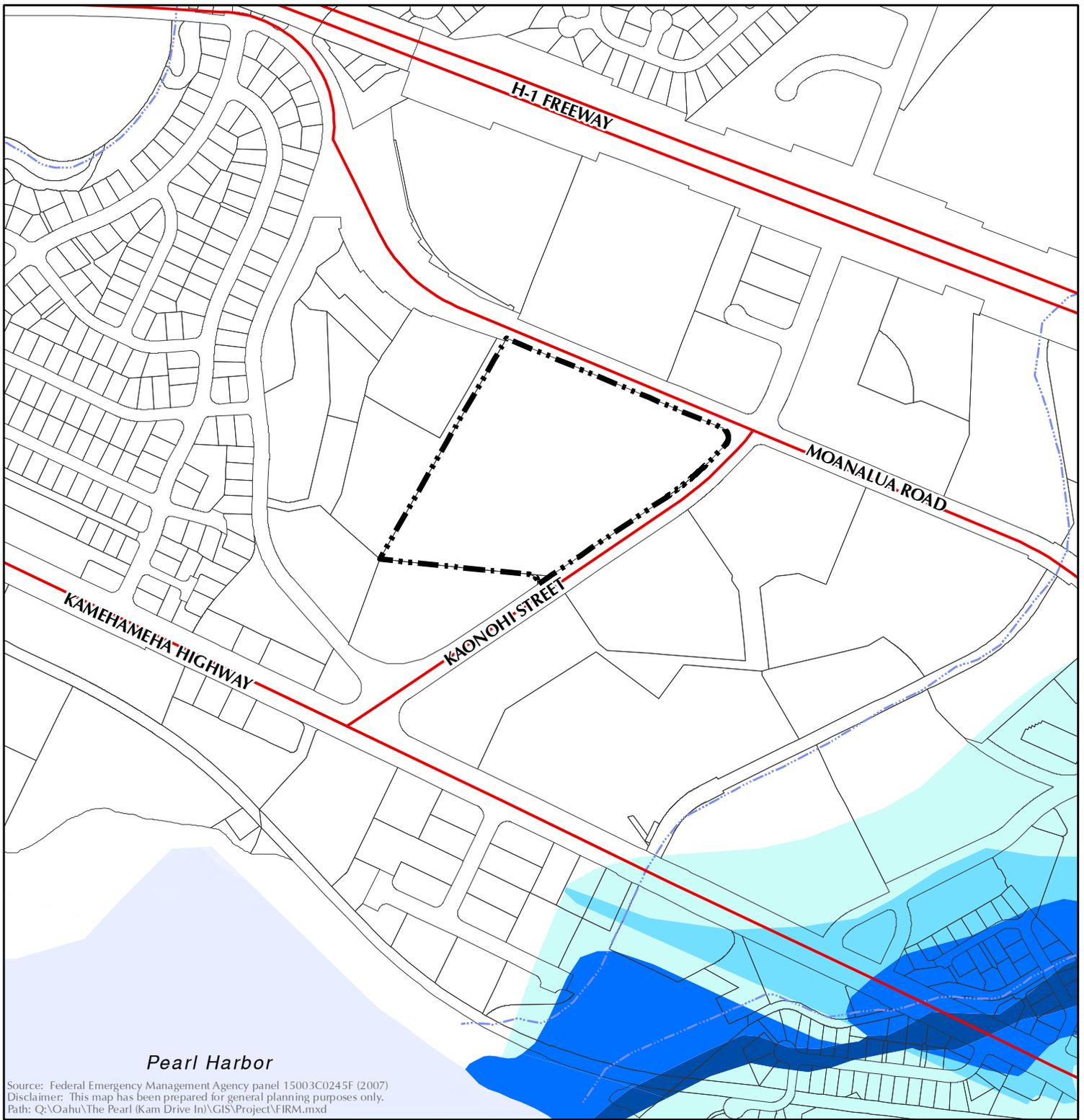
3.5 NATURAL HAZARDS

The Hawaiian Islands are susceptible to potential natural hazards, such as flooding, tsunami inundation, hurricanes, and earthquakes. The Site’s vulnerability to such hazards is provided in the following section.

Existing Conditions

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, the Site is designated as zone D, a zone of undetermined flood hazard. See Figure 8.

Since the early 1800s, approximately 50 tsunamis were reported in Hawai‘i. Seven caused major damage and two were generated locally. The Site is not within the tsunami evacuation zone designated by the Hawai‘i State Civil Defense.



LEGEND

-  Project Location
-  Major Roads
- Definition**
-  Floodway
-  100-Year Floodplain
-  500-Year Floodplain
-  Outside Floodplain/Minimal Flooding
-  Undetermined Flood Hazards

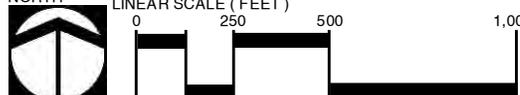
Figure 8
 Flood Insurance Rate Map
 'Aiea Zone Change

CP Kam Properties, LLC. ISLAND OF O'AHU

NORTH

LINEAR SCALE (FEET)

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Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Since 1980, two hurricanes have had a devastating effect on Hawai‘i. They were Hurricane ‘Iwa in 1982 and Hurricane ‘Iniki in 1992. While it is difficult to predict such natural occurrences, it is reasonable to assume that future incidents are likely, given historical events.

In Hawai‘i, most earthquakes are linked to volcanic activity, unlike other areas where a shift in tectonic plates is the cause of an earthquake. Each year, thousands of earthquakes occur in Hawai‘i, primarily on the island of Hawai‘i, although the vast majority are so small they are detectable only with highly sensitive instruments.

Potential Impacts

The project will not exacerbate any natural hazard conditions. The Site is not in a designated flood hazard or tsunami evacuation area and in the event of a hurricane, the potential impact of destructive winds, torrential rainfall, and earthquakes will be mitigated through designing all structures in compliance with the City and County of Honolulu’s building code.

3.6 FLORA

Existing Conditions

The majority of the Site is paved and provides little habitat for plant species. A botanical survey of the Site is being conducted. The Draft EIS will include a summary of the findings of the survey and the complete survey report will be included as an appendix to the Draft EIS.

Potential Impacts

The project is not anticipated to have any significant impact to existing flora onsite as no threatened or endangered plants or significant trees are known to exist on site. Findings of the botanical survey presently being prepared will be included in the Draft EIS.

3.7 FAUNA

Existing Conditions

The Site presently provides little habitat for faunal species due to its lack of vegetation and long history of urban use. A faunal survey of the Site is being conducted. The Draft EIS will include a summary of the findings of the survey and the complete survey report will be included as an appendix to the Draft EIS.

Potential Impacts

The project’s landscaping is anticipated to improve the habitat for faunal and avifaunal species over existing conditions and is expected to have a beneficial impact. Findings and recommendations of the faunal survey will be discussed in the Draft EIS.

'AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

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

This section describes the existing conditions of the human environment, potential impacts of the proposed zone change and development of the project, and mitigation measures to minimize any impacts.

4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

Existing Conditions

Cultural Surveys Hawaii prepared an Archaeological Literature Review and Field Check for the Site in September 2006. According to the study, relatively few burials have been reported near the Site and there is no clear pattern of traditional Hawaiian burial locations in the vicinity.

The study concluded that it is unlikely that any significant subsurface cultural deposits related to habitation or significant paleoenvironmental data exist on the project or in the area. Anything of cultural interest would likely have been destroyed during the Site’s use for sugar cane cultivation or grading associated with prior development.

Potential Impacts

No impacts to archaeological or historic resources are anticipated as none are likely to be present. Although buildings onsite such as the snack shop may be nearly 50 years old, they are not considered significant historic structures.

CP Kam Properties LLC and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal be inadvertently encountered during the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor shall immediately contact the State Historic Preservation Division, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

4.2 CULTURAL RESOURCES

Existing Conditions

The aforementioned Archaeological Literature Review and Field Check prepared by Cultural Surveys Hawaii found that the area southeast of the Site, near the existing watercress farm, was the locus of a major Hawaiian community focused on ponded taro fields with interspersed residences; however the study found no evidence of land use on the Site except for sugar cane cultivation following 1899, the presence of a road through the northern portion of the Site circa 1954, and the establishment of the Kamehameha Drive-In in 1961.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Potential Impacts

Scientific Consultant Services, Inc. is preparing a cultural impact assessment to identify traditional customary practices associated with the Site and vicinity. The cultural assessment will include archival research and interviews from people knowledgeable of the area to obtain information relating to practices and beliefs of indigenous Hawaiians within and surrounding the subject area. Information and conclusions from the assessment will be included in the Draft EIS and the complete assessment will be included as an appendix.

4.3 NOISE

Existing Conditions

Y. Ebisu & Associates is preparing a noise assessment study for the project to: 1) describe the existing and future noise environment in the environs of the project; and 2) analyze potential impacts from roadway traffic noise; and 3) provide recommendations for minimizing noise. The Draft EIS will contain conclusions from the study and the complete assessment will be included as an appendix.

Potential Impacts

Potential impacts on the ambient noise quality of the site and surrounding area due to the creation of the project are anticipated to be limited to short-term construction activity and, in the long-term, human activity within the community and increases in traffic.

During the construction phase, there will likely be noise impacts associated with the operation of heavy construction machinery, paving equipment, pile driving and material transport vehicles. However, the impact will only be temporary. Proper mitigation measures will be employed to minimize construction-related noise impacts and comply with all Federal and State noise control regulations. Increased noise activity due to construction will be limited to daytime hours and persist only during the construction period. Noise from construction activities will be short-term and will comply with State DOH noise regulations (HAR, Chapter 11-46, Community Noise Control). When construction noise exceeds, or is expected to exceed, the DOH's allowable limits, a permit must be obtained from the DOH. Specific permit restrictions for construction activities are:

- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 7:00 a.m. and after 6:00 p.m. of the same day, Monday through Friday;
- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 9:00 a.m. and after 6:00 p.m. on Saturday; and
- No permit shall allow any construction activities that would emit noise in excess of the maximum permissible sound levels on Sundays and holidays.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

4.4 AIR QUALITY

Existing Conditions

Air quality at the Site is generally considered to be good due to the presence of northeasterly trade winds that tend to disperse pollutants seaward. Vehicular traffic on nearby roadways is anticipated to be the primary source of air pollutants in the vicinity of the Site. The State DOH operates several air monitoring stations throughout the State. The closest air monitoring station is the Pearl City station located at 860 4th Street, about 1.4 miles west of the Site. The Pearl City station measures for concentrations of PM₁₀ (particulate matter that is 10 microns or less in diameter), PM_{2.5} (particulate matter that is 2.5 microns or less in diameter), speciation, and air toxics.

According to the State of Hawai‘i Annual Summary 2008 Air Quality Data, measured levels of PM₁₀ and PM_{2.5} were well within State and Federal ambient air quality standards. There are no ambient air quality standards for air toxics.

B.D. Neal & Associates is preparing an air quality study to: 1) describe existing air quality in the area; 2) assess the potential short- and long-term direct and indirect air quality impacts that could result from the project and its construction; and 3) recommend measures to mitigate possible impacts where possible and appropriate. The Draft EIS will contain conclusions from the study and the complete study will be included as an appendix.

Potential Impacts

Emissions from construction vehicles and equipment may temporarily affect ambient air quality in the immediate vicinity. Temporary adverse air quality impacts may also occur during grading and other land disturbing activities. Impacts will be minimized through proper maintenance of construction equipment and vehicles and through development and implementation of a dust control plan. Dust control measures may include watering loose soils, erecting dust screens, phasing land disturbing activities to minimize open soils, or establishing temporary groundcover. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust.

In the long term, increased motor vehicle traffic may affect ambient air quality in the vicinity. Motor vehicles are sources of carbon monoxide, nitrogen oxides and other contaminants. The Draft EIS will contain more detailed discussion of short- and long-term impacts to air quality.

4.5 VISUAL RESOURCES

Existing Conditions

The Site affords views of Pearl Harbor, Ford Island, and distant views of Diamond Head. Portions of the site also possess views of the Waianae and Koolau mountains, although views are partially obstructed by adjacent buildings.

The Primary Urban Center Development Plan identifies significant panoramic views in the region. The only significant view depicted on the Primary Urban Center Development Plan’s

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

“Significant Panoramic Views” map are views of Pearl Harbor’s East Loch from the shoreline near Rainbow Bay Marina.

Potential Impacts

Creation of the project is not anticipated to significantly alter panoramic views identified in the Primary Urban Center Development Plan. Construction of the residential towers, which may be up to 350 feet tall, will alter viewplanes for some residences and high-rise/low-rise buildings located mauka of the Site. The Draft EIS will include a view analysis and further discussion regarding visual impacts of the project.

4.6 SOCIO-ECONOMIC CHARACTERISTICS

The Hallstrom Group is preparing a market, economic impact analysis, and public costs/benefits assessment for the project. The Draft EIS will include information and conclusions from the assessment and the complete assessment will be included as an appendix.

Existing Conditions

4.6.1 Population and Housing

According to census data, the population in the vicinity of the Site has been fairly stable in recent years. The Waimalu Census Designated Place (CDP), the CDP in which the Site is located, had a population of 29,371 according to the 2000 census. Population decreased very slightly to 29,333 according to the 2005-2009 American Community Survey (ACS) 5-Year Estimate. The ACS 5-year estimate represents the average characteristics of population and housing between January 2005 and December 2009, rather than a single point in time. During the same period, Oahu’s total population increased from 876,156 to 902,564, an increase of about 3.0 percent. General demographic characteristics of the Waimalu Census Designated Place and O’ahu are presented in Table 1.

The City and County of Honolulu’s General Plan seeks to distribute between 45.1 to 49.8 percent of O’ahu’s population within the Primary Urban Center Development Plan area. In 2000, the Primary Urban Center had a population of 419,333, or 47.9 percent of O’ahu’s population. Based on projections by the City DPP, O’ahu’s population is projected to increase to 969,467 by 2020. This corresponds to a desired population of 437,230 to 487,794 within the Primary Urban Center area.

4.6.2 Economy

In terms of income, the largest contributors to the State of Hawai‘i’s Gross Domestic Product (GDP) are “Government”, followed by “Real Estate, Rental, & Leasing”, and the “Accommodation & Food Services” industries. Combined, these industries account for about 50 percent of the State’s GDP. Retail/commercial establishments are the major economic generators in the vicinity of the project. Pearlridge Shopping Center, the State’s second largest shopping center, and an array of smaller shopping centers with local and national retailers attract residents and visitors. Other major economic attractions in the area include the Aloha Stadium, USS Arizona Memorial, and Battleship Missouri Memorial, which are among the most popular visitor destinations on O’ahu.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Table 1: Demographic Characteristics of the Waimalu CDP and Oahu

	Waimalu Census Designated Place				Oahu	
	2000 Census		2005-2009 Census Estimate		2005-2009 Census Estimate	
	Number	Percent	Number	Percent	Number	Percent
Total Population	29,371	100%	29,333	100%	902,564	100%
Age						
Under 5 years	1,581	5%	1,940	7%	61,904	7%
18 years and over	23,084	79%	23,740	81%	701,373	78%
65 years and over	2,979	10%	3,898	13%	130,951	15%
Median age	37.8	--	40.7	--	36.9	--
Household (By type)						
Total Households	10,533	100%	10,702	100%	304,202	100%
Average household size	2.78	--	2.72	--	2.87	--
Average family size	3.26	--	3.16	--	3.42	--
Housing						
Total housing units	10,999	100%	11,351	100%	334,469	100%
Owner occupied	6,536	59%	6,551	58%	170,135	51%
Renter occupied	3,988	36%	4,144	37%	133,659	40%
Vacant units	475	4%	656	6%	30,675	9%

Source: U.S. Census Bureau

4.6.3 Employment

O‘ahu had a total of 439,100 jobs in 2009. “Government”, “Leisure & Hospitality”, and “Trade, Transportation & Utilities” were the largest industries, providing about 54 percent of O‘ahu’s jobs (2009 Data Book). The Statewide unemployment rate was 6.8 percent in 2009, up from 4.1 percent in 2008. Unemployment is projected to gradually decline in the coming years and drop to 5.6 percent in 2012 (University of Hawai‘i Research Organization, 2010). A number of establishments in the vicinity of the project provide a range of professional services, industrial, retail, and healthcare employment opportunities including Pearlridge Shopping Center, Kapiolani Medical Center at Pali Momi, Pearl Highlands Center, Harbor Center, Pearl Kai Shopping Center, Pearl City Industrial Park, and Halawa Industrial Park.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Potential Impacts

The development of the project’s residential units is intended to address the shortage of housing on O‘ahu, including affordable and workforce housing in particular. The demand for housing, absorption rates, and potential unit pricing will be assessed in the market study and summarized in the Draft EIS.

Economic and fiscal impacts associated with the project will include the creation of a large number of construction, real estate, legal, engineering, insurance, retail and other long-term employment opportunities. The project will also increase property tax revenue to the City and County and general excise tax revenue to the State. The project’s housing units and commercial uses, however, will impact government supported services such as utilities, schools, public safety, and transportation systems. Fiscal impacts associated with the project will be analyzed in the economic impact assessment and discussed in the Draft EIS. Impacts and mitigation measures to government supported services will also be discussed in detail in the Draft EIS.

4.7 INFRASTRUCTURE AND UTILITIES

4.7.1 Roadways and Traffic

Existing Conditions

Roadways in the vicinity of the Site include Moanalua Road, Ka‘ōnohi Street, Kamehameha Highway, and the H-1 Freeway. Moanalua Road, Kamehameha Highway, and the H-1 Freeway provide east-west access while Ka‘ōnohi Street provides *mauka-makai* access.

Kamehameha Highway is a major roadway providing access between ‘Aiea and Pearl City in the vicinity of the Site. Kamehameha Highway has three travel lanes in each direction with pocket left- and right-turn lanes. Moanalua Road forms the northern boundary of the Site and generally runs parallel to Kamehameha Highway. Moanalua Road has two travel lanes in each direction with pocket left- and right-turn lanes. The H-1 Freeway is a major highway that connects east and west O‘ahu. The nearest on- and off-ramps to the H-1 Freeway are at the Pearl City interchange, approximately 1-mile east of the Site. Ka‘ōnohi Street is a four-lane roadway with pocket left- and right-turn lanes that connects Kamehameha Highway, Moanalua Road and the residential community north of Moanalua Road.

The City and County of Honolulu operates several TheBus routes in the vicinity of the Site. Routes 11, 20, 32, and 71 run on Ka‘ōnohi Street and route 54 runs on Moanalua Road. Bus stops are located on both sides of Ka‘ōnohi Street and Moanalua Road in the vicinity of the Site. The Site is also approximately ¼-mile from the planned Pearl Ridge Station of the proposed Honolulu Rail Transit Project, which is planned to be located near the intersection of Kamehameha Highway and Ka‘ōnohi Street. The public review draft of the Aiea-Pearl City Neighborhood Transit-Oriented Development Plan (November 2010) envisions the Pearlridge Station area as a “major urban center and regional shopping destination.” The Site is within the planned Pearlridge Station’s TOD district.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Potential Impacts

One signalized intersection connection to Moanalua Road and three connections (1 signalized) to Ka‘ōnohi Street are proposed to provide ingress and egress to the Site. Austin Tsutsumi & Associates Inc., is preparing a Traffic Impact Analysis Report (TIAR) for the project. Information and conclusions from the TIAR will be included in the Draft EIS. The complete TIAR will be included as an appendix. The TIAR will include an analysis of existing traffic conditions, potential long-term and construction impacts expected as a result of the project, and recommendations for mitigation measures to reduce or eliminate adverse impacts. The Draft EIS will also contain suggestions to improve bicycle and pedestrian connections between the Site and the surrounding neighborhood.

The project is anticipated to have a beneficial impact for the City’s rail transit project. One of the desired outcomes of the rail transit project is to transform land uses in the vicinity of rail transit stations in a manner consistent with the principles of TOD. Principles of TOD include developing higher density housing and a range of commercial services within walking and/or biking distance to transit stations to boost ridership. The project’s compact, pedestrian friendly design, and connectivity with surrounding uses are consistent with TOD design.

4.7.2 Water System

Existing Conditions

The Honolulu BWS is responsible for the management, control and operation of O‘ahu’s municipal water system. The BWS presently provides water service to the Site. Presently only a limited quantity of water is used at the Site for landscape irrigation and operation of the swap meet.

Potential Impacts

Creation of the project will increase water demand over existing conditions. Water efficient fixtures will be installed and water efficient measures will be implemented where practicable to reduce demand on water resources. The project will require an allocation of water from the BWS and be required to pay the BWS’ water system facilities charges. The project will also be subject to BWS Cross-Connection Control and Backflow Prevention requirements. On-site fire-prevention requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department. The feasibility of designing the project’s landscape irrigation system to connect to the BWS’ planned Kalauao non-potable water system will be explored in anticipation of non-potable service becoming available to the site.

Austin Tsutsumi & Associates Inc., is preparing a preliminary engineering report for the project which will include calculations of projected water demand. Conclusions and recommendations of the report will be summarized in the Draft EIS and the complete report will be included as an appendix.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

4.7.3 Wastewater System

Existing Conditions

Wastewater service to the Site is provided by the City and County of Honolulu Department of Environmental Services. Wastewater flows are conveyed to the City’s Honouliuli Wastewater Treatment Plant, which provides secondary treatment of effluent.

Potential Impacts

Creation of the project will increase wastewater flows from the Site over existing conditions. Austin Tsutsumi & Associates Inc., is preparing a preliminary engineering report for the project, which will include calculations of projected wastewater flows. Conclusions and recommendations of the report will be summarized in the Draft EIS and the complete report will be included as an appendix.

4.7.4 Drainage System

Existing Conditions

Stormwater runoff at the site generally flows toward the southeast corner of the Site, the lowest elevation. Presently, stormwater runoff is collected by a system of drain inlets and catch basins and eventually discharged into Pearl Harbor.

Potential Impacts

Creation of the project is not expected to increase stormwater flows from existing conditions as nearly the entire site is already paved. Austin Tsutsumi & Associates Inc., is preparing a preliminary engineering report for the project, which will assess stormwater flows from the Site and necessary drainage system improvements to accommodate flows. Conclusions and recommendations of the report will be summarized in the Draft EIS and the complete report will be included as an appendix.

Stormwater runoff during construction will be mitigated by complying with conditions of the project’s NPDES General Permit for Stormwater Associated with Construction Activity. Mitigation measures may include installing silt fences, directing stormwater runoff towards temporary detention or retention basins, phasing development to minimize exposed soils, implementing controls to prevent sediment from entering drain inlets, or establishing temporary ground cover.

4.7.5 Electrical and Communications Systems

Existing Conditions

Electrical service to the Site is provided by Hawaiian Electric Company, Inc. Cable television, phone and internet service to the Site is available from Oceanic Time Warner Cable. Hawaiian Telcom also provides phone and Internet service to the site.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Potential Impacts

Austin Tsutsumi & Associates Inc., is preparing a preliminary engineering report for the project, which will include assessments of electrical power and communication system requirements. Conclusions and recommendations of the report will be summarized in the Draft EIS and the complete report will be included as an appendix.

4.7.6 Solid Waste

Existing Conditions

Solid waste collection service for single-family residences on O‘ahu is provided by the City Department of Environmental Services. Solid waste disposal for multi-family and commercial properties is typically provided by a private hauler. Solid waste collected is hauled to the Campbell Industrial Park H-POWER (Honolulu Program of Waste Energy Recovery) Plant. Residual ash and non-combustible waste is disposed of at the Waimanalo Gulch Sanitary Landfill.

Potential Impacts

The Draft EIS will include information regarding the projected waste generated from the project and proposed mitigation measures. Solid waste collection services for residential and commercial properties will likely be provided by a private hauler. Waste will be transported to the City’s H-POWER Plant or the Waimanalo Gulch Sanitary Landfill for disposal.

4.8 PUBLIC SERVICES AND FACILITIES

4.8.1 Police

Existing Conditions

The Site is located within the jurisdiction of the City and County of Honolulu Police Department’s District 2 (Pearl City). The Pearl City Police Station is located about 1.7 miles west of the Site near the intersection of Kamehameha Highway and Waimano Home Road.

Potential Impacts

The Draft EIS will include discussion regarding any impact of the project on police protection services.

4.8.2 Fire

Existing Conditions

Fire protection in the vicinity of the Site is provided by the Honolulu Fire Department’s ‘Aiea and Waiau Fire Stations, located approximately 0.9 miles east and 1.3 miles west of the Site, respectively.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Potential Impacts

The Draft EIS will include discussion regarding any impact of the project on the fire protection services. In addition, the project will comply with Honolulu Fire Department regulations

4.8.3 Medical Services

Existing Conditions

Medical facilities in the vicinity of the Site include the Kapi‘olani Medical Center at Pali Momi, approximately 0.4 miles to the east, and Kaiser Permanente Moanalua Medical Center and Clinic, approximately three miles to the east. Emergency medical service is provided by the City’s Department of Emergency Medical Services. The nearest Emergency Medical Service unit is located at the Kapi‘olani Medical Center at Pali Momi.

Potential Impacts

The project’s residents and customers at some time may require health care and emergency medical services.

The project’s commercial areas will provide the opportunity for medical services, such as doctors’ offices and/or medical clinics, to serve the community and neighboring areas. Under the proposed BMX-3 Community Business Mixed-Use zoning, medical office and clinics are a permitted use. The potential for medical office space and clinics is being assessed in the project’s market study.

4.8.4 Recreational Facilities

Existing Conditions

The City and County of Honolulu Department of Parks and Recreation maintains an islandwide system of parks on O‘ahu. The nearest public park is Pearl Ridge Community Park, located directly across of Moanalua Road from the Site. The nine-acre park has a baseball field, basketball courts, tennis courts, and a comfort station. Other public parks in the vicinity include Waimalu Neighborhood Park, Newtown Neighborhood Park, Pearl City District Park, and the Manana Community Park and Youth Facility.

The City and County of Honolulu’s Park Dedication Ordinance requires new residential projects to either dedicate land in perpetuity for park facilities or to pay a fee in-lieu of dedication.

Potential Impacts

The project will include on-site park and recreation facilities. The Draft EIS will include discussion regarding area recreation facilities, a description of park and recreational facilities to be provided on-site, and the proposed method of satisfying the City’s park dedication requirement.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

4.8.5 Schools

Existing Conditions

The project is located in the Department of Education’s ‘Aiea Complex Area. The capacity, present enrollment, and projected enrollment for schools in the vicinity of the project are shown in Table 2.

Potential Impacts

CP Kam Properties LLC will meet with the State Department of Education to discuss impacts to area public schools. The Draft EIS will contain additional information regarding impacts and possible mitigation measures to public schools.

Table 2: Capacity and Enrollment for Public Schools

‘Aiea Complex			
School	Capacity for 2010-2011 School Year	Enrollment in 2010-2011 School Year	Projected Enrollment 2015
Elementary Schools			
Waimalu Elementary School	781	521	546
Pearlridge Elementary School	544	591	608
Alvah Scott Elementary School	631	453	475
‘Aiea Elementary School	527	312	314
Webling Elementary School	550	455	463
Intermediate Schools			
‘Aiea Intermediate School	734	605	581
High Schools			
‘Aiea High School	1284	1172	1044

Source: State of Hawai‘i Department of Education, 2010.

'AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

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5.0 LAND USE CONFORMANCE

The processing of various permits and approvals are prerequisites to the creation of the project. Relevant State of Hawai‘i and City and County of Honolulu land use plans, policies, and ordinances are described below.

5.1 STATE OF HAWAI‘I

5.1.1 Chapter 343, Hawai‘i Revised Statutes

Compliance with Chapter 343, HRS is required as described in Section 1.6.

5.1.2 State Land Use Law, Chapter 205, Hawai‘i Revised Statutes

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission and authorizes this body to designate all lands in the State into one of four (4) Districts: “Urban,” “Rural,” “Agricultural,” or “Conservation.”

The Site is within the State Land Use Urban District. See Figure 9. The proposed residential and commercial uses are consistent with the Urban designation.

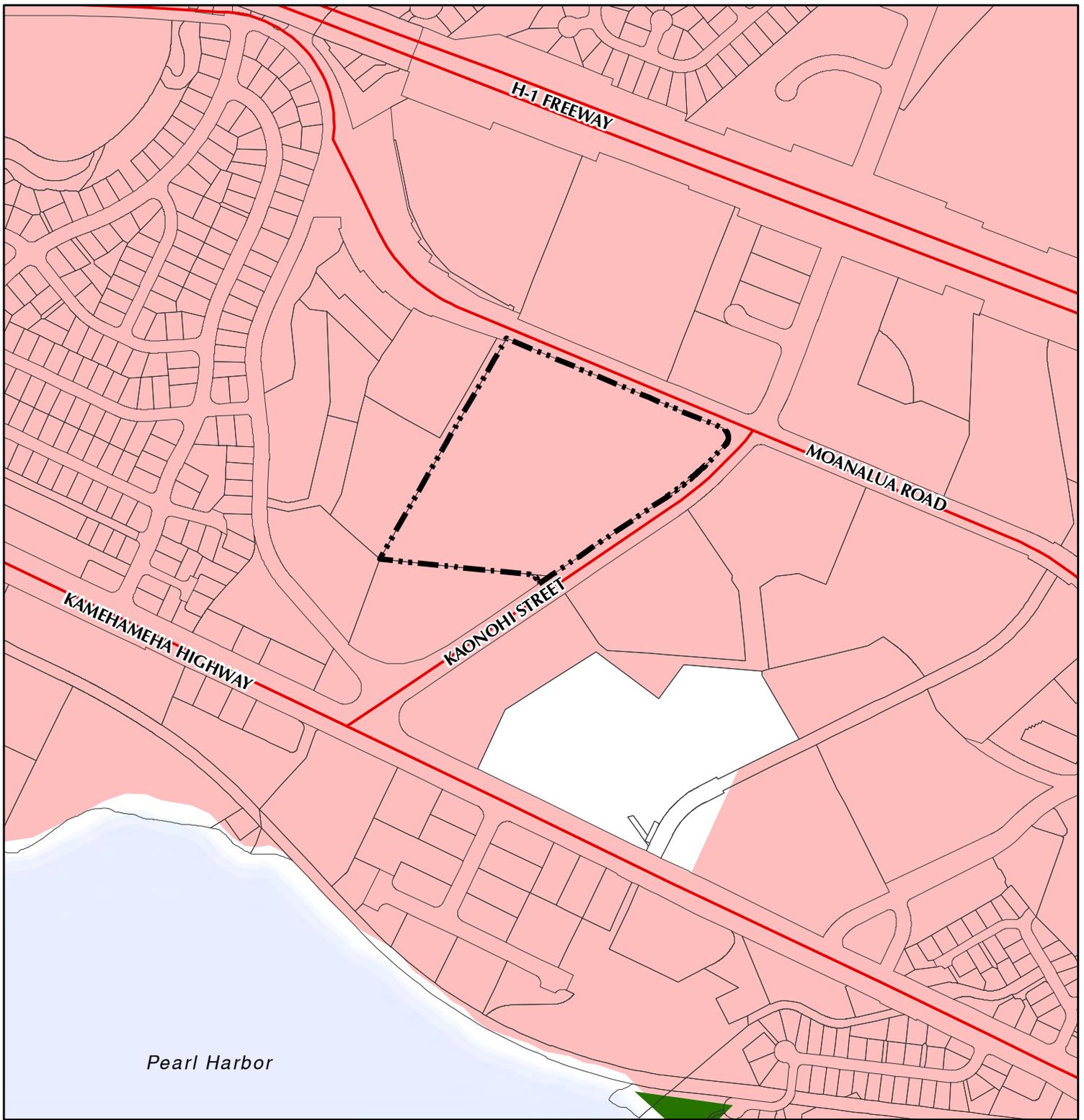
5.1.3 Hawaii Coastal Zone Management Program, Chapter 205A, Hawaii Revised Statutes

The National Coastal Zone Management Program was created through passage of the Coastal Zone Management Act of 1972. Hawai‘i’s Coastal Zone Management Program, adopted as Chapter 205A, HRS, provides a basis for protecting, restoring and responsibly developing coastal communities and resources. The objectives and policies of the CZM Program encompass broad concerns such as impact on recreational resources, historic and archaeological resources, coastal scenic resources and open space, coastal ecosystems, coastal hazards, and the management of development. The Coastal Zone Management Area as defined in Chapter 205A, HRS, includes all the lands of the State. As such, the project lies within the Coastal Zone Management Area.

The Draft EIS will contain discussion of the project’s consistency with objectives and policies of the CZM Program.

5.1.4 Hawai‘i State Plan, Chapter 226, Hawai‘i Revised Statutes

The Hawai‘i State Plan (Chapter 226, HRS), establishes a set of goals, objectives and policies that serve as long-range guidelines for the growth and development of the State. The Plan is divided into three parts: Part I (Overall Theme, Goals, Objectives and Policies); Part II (Planning, Coordination and Implementation); and Part III (Priority Guidelines). Part II elements of the State Plan pertain primarily to the administrative structure and implementation process of the Plan. As such, comments regarding the applicability of Part II to the project are not appropriate. The Draft EIS will contain discussion of the project’s consistency with the Hawai‘i State Plan.



LEGEND

-  Project Location
-  Major Roads
- District**
-  Urban
-  Agriculture
-  Conservation

Figure 9

State Land Use Districts

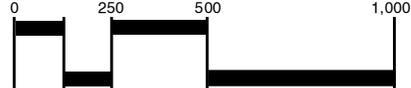
'Aiea Zone Change

CP Kam Properties, LLC.

ISLAND OF O'AHU



LINEAR SCALE (FEET)



Source: State Land Use Commission (2010)
 Disclaimer: This map has been prepared for general planning purposes only.
 Path: Q:\Oahu\The Pearl (Kam Drive In)\GIS\Project\State Land Use Districts.mxd

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

5.1.5 State Functional Plans

The Hawai‘i State Plan directs State agencies to prepare functional plans for their respective program areas. There are 14 State Functional Plans that serve as the primary implementing vehicle for the goals, objectives, and policies of the Hawai‘i State Plan. The Draft EIS will contain discussion of the functional plans applicable to the project, along with each plan’s applicable objectives, policies, and actions.

5.2 CITY AND COUNTY OF HONOLULU

5.2.1 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu is a statement of long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. The General Plan is also a statement of broad policies that facilitate the attainment of the objectives of the Plan. The Draft EIS will contain discussion of the project’s consistency with objectives and policies of the Honolulu General Plan.

5.2.2 City and County of Honolulu Primary Urban Center Development Plan

The City and County of Honolulu Development Plan program set forth conceptual schemes for implementing and accomplishing the objectives and policies of the General Plan. Extending from Waiālae Kahala and west to Pearl City, the Primary Urban Center Development Plan area is one of eight geographical DP areas that have been established on O‘ahu.

Adopted in June 2004, the Primary Urban Center Development Plan is intended to shape the growth and development of the Primary Urban Center over a 20-year time period. The Primary Urban Center Development Plan presents a vision for the region’s future development, presenting policies, guidelines and conceptual schemes intended to guide policy for the preparation of more detailed zoning maps, land use regulations, and public and private sector investment decisions.

The Draft EIS will contain discussion of the project’s consistency with the Primary Urban Center Development Plan’s vision, policies and guidelines.

5.2.3 Aiea-Pearl City Livable Communities Plan

The Aiea-Pearl City Livable Communities Plan is intended to improve traffic conditions, provide a more pedestrian-friendly environment, and revitalize the livability and character of the Aiea and Pearl City neighborhoods. The Plan integrates the planning and development of traffic improvements, transit services and facilities, and pedestrian and bicycle circulation with land use and community design. Goals and objectives relating to land use and urban design are set forth in the Plan.

The Draft EIS will contain discussion of the project’s consistency with applicable goals and objectives of the Aiea-Pearl City Livable Communities Plan.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

5.2.4 Aiea-Pearl City Neighborhood TOD Plan

As of March 2011 the City and County of Honolulu Department of Planning and Permitting was in the process of preparing a series of community-driven neighborhood plans intended to promote transit-oriented development. The plans provide recommendations relating to connectivity and circulation, parks and open space, urban form, and land use for those lands generally within a ¼ mile of the Honolulu Rail Transit Project’s planned transit stations. It is anticipated that TOD Special Districts specifying zoning standards will be adopted for each station area.

A public review draft of the Aiea-Pearl City Neighborhood TOD Plan was issued in November 2010. According to the plan, the project is within the proposed boundary of the Pearlridge Station Area TOD District. The Draft EIS will contain discussion of the project’s consistency with applicable provisions of the Draft Aiea-Pearl City Neighborhood TOD Plan.

5.2.5 City and County of Honolulu Land Use Ordinance

The City and County of Honolulu Land Use Ordinance (LUO) (Chapter 21, Revised Ordinances of Honolulu), also referred to as the zoning ordinance, regulates land use in accordance with adopted land use policies, including the General Plan and Development Plans. The LUO seeks to encourage orderly development and to promote and protect the public health, safety and welfare through the establishment of land use regulations and zoning districts.

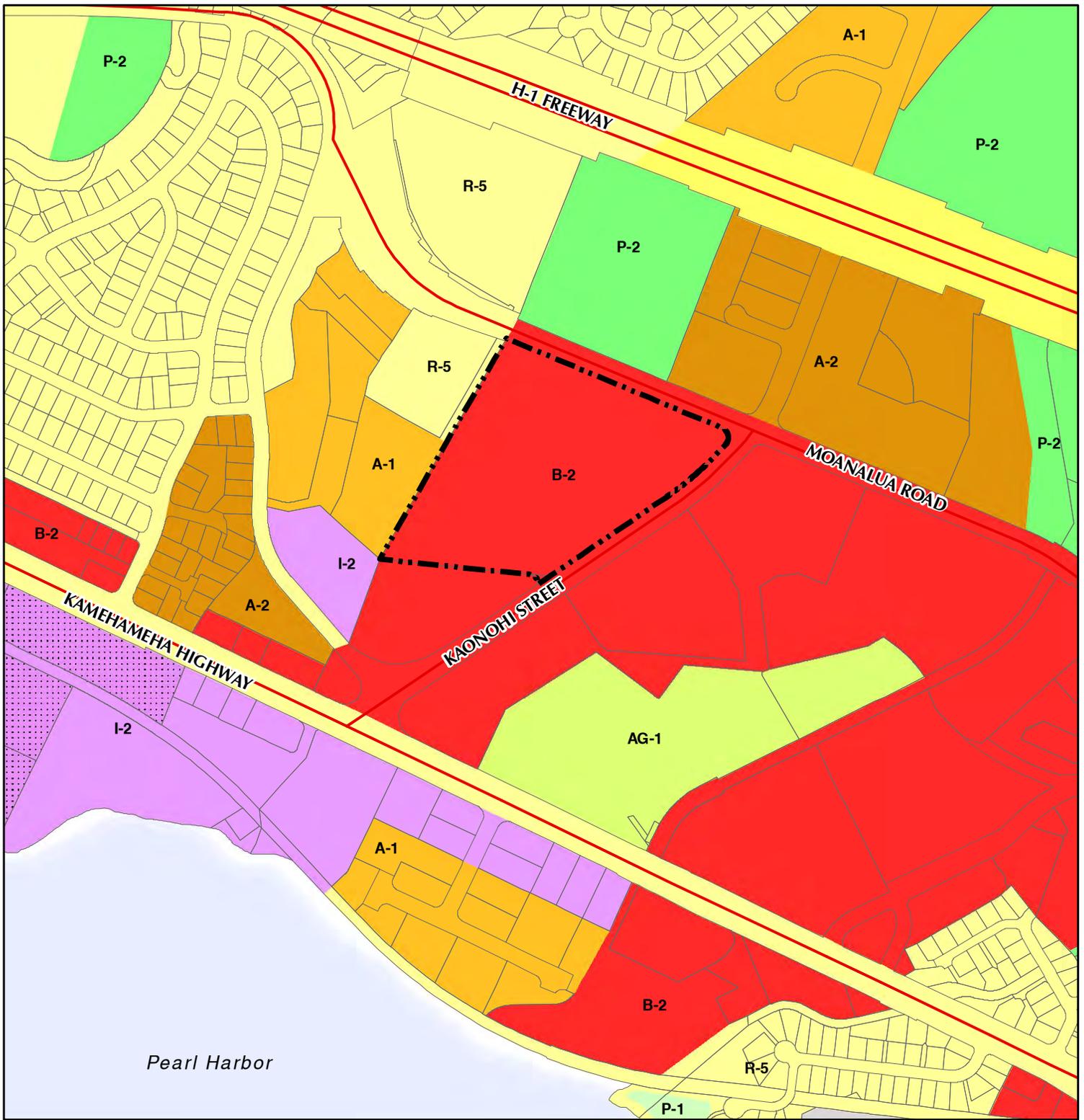
The Site is within the B-2 Community Business District which allows for a wide range of commercial and business activities. See Figure 10. A change in zoning to the BMX-3 Community Business Mixed Use District is being sought to allow for the proposed mixed-use residential and commercial development.

As described in Section 21-3.120 of the LUO, the purpose and intent of Business mixed use districts and the BMX-3 district is as follows:

Sec. 21-3.120 Business mixed use districts—Purpose and intent.

- (a) The purpose of the business mixed use districts is to recognize that certain areas of the city have historically been mixtures of commercial and residential uses, occurring vertically and horizontally and to encourage the continuance and strengthening of this pattern. It is the intent to provide residences in very close proximity to employment and retail opportunities, provide innovative and stimulating living environments and reduce overall neighborhood energy consumption.
- (b) The intent of the BMX-3 community business mixed use districts is to provide areas for both commercial and residential uses outside of the central business mixed use district and at a lower intensity than the central business mixed use district. Typically this district would be applied to areas along major thoroughfares adjacent to B-2, BMX-4, A-3, AMX-2 and AMX-3 zoning districts. It is also intended that it be applied to areas where the existing land use pattern is already a mixture of commercial and residential uses, occurring horizontally, vertically or both.

The Draft EIS will contain discussion of the project’s consistency with the provisions of the LUO.



LEGEND

-  Project Location
 -  Major Roads
- Zone Classification**
- | | | |
|---|---|---|
|  A-1 |  F-1 |  P-2 |
|  A-2 |  I-2 |  R-5 |
|  AG-1 |  IMX-1 |  R-7.5 |
|  B-2 |  P-1 | |

Figure 10
Zoning Map

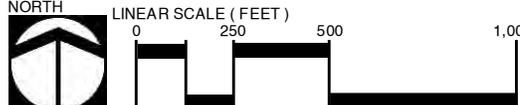
'Aiea Zone Change

CP Kam Properties, LLC. ISLAND OF O'AHU

NORTH

LINEAR SCALE (FEET)

0 250 500 1,000




Source: City & County of Honolulu: Department of Planning & Permitting (2010)
Disclaimer: This map has been prepared for general planning purposes only.
Path: Q:\Oahu\The Pearl (Kam Drive In)\GIS\Project\Zoning.mxd

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

5.3 APPROVALS AND PERMITS

A listing of anticipated permits and approvals required for the project is presented below:

Table 3: List of Anticipated Permits and Approvals

Permit/Approval	Responsible Agency
Zone Change	City Department of Planning & Permitting/Honolulu City Council
Subdivision Approval	City Department of Planning & Permitting
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health
Grading/Building Permits	City Department of Planning & Permitting
Purchase of State ROW	Board of Land & Natural Resources/State Legislature

6.0 ALTERNATIVES TO THE PROPOSED ACTION

In compliance with HAR Title 11, DOH, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(F), the Draft EIS will contain a section discussing alternatives that could attain the project objectives (refer to Section 2.5.3), regardless of cost, in sufficient detail to explain why the specific alternative was rejected. Alternatives to be discussed in further detail in the in the Draft EIS include the following.

6.1 NO ACTION ALTERNATIVE

Under the No Action alternative, a change in zoning would not be sought and the Site would be developed in accordance the Community Business (B-2) zoning requirements. The B-2 zoning district allows for a wide range of commercial business uses such as retail, office, and food establishments. A discussion of alternative developments utilizing the existing B-2 zoning will be included in the Draft EIS.

6.2 ALTERNATE MIXED-USE CONCEPTS

Alternate mixed-use development schemes were considered during the project’s conceptual design phase. The Draft EIS will contain a discussion of the alternatives considered during the project’s planning.

6.3 POSTPONING ACTION PENDING FURTHER STUDY ALTERNATIVE

The Draft EIS will examine the alternative of postponing action on the Site pending further study.

'AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

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‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

7.0 FINDINGS AND DETERMINATION

7.1 SIGNIFICANCE CRITERIA

While this EISPN is preliminary to the Draft EIS, the currently known information presented here has been evaluated according to the significance criteria as set forth in HAR Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 200. As a result of this preliminary information it is anticipated that the proposed project:

- (1) Is not likely to involve an irrevocable commitment to loss or destruction of any natural or cultural resources;
- (2) Will increase the range of beneficial uses of the environment;
- (3) Will not conflict with the State’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;
- (4) May substantially and positively affect the economic or social welfare of the community or state;
- (5) Will not substantially affect public health;
- (6) Will involve secondary impacts, such as population changes or effects on public facilities;
- (7) Is not likely to involve a substantial degradation of environmental quality;
- (8) Is individually limited but cumulatively may have a considerable effect upon the environment or involves a commitment for larger actions;
- (9) Is not anticipated to substantially affect a rare, threatened, or endangered species, or its habitat;
- (10) Will not significantly affect air or water quality or ambient noise levels;
- (11) Will not affect, or be likely to suffer damage by being located within an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;
- (12) Will not significantly affect scenic vistas and viewplanes identified in county or state plans or studies; or
- (13) Will result in additional energy consumption.

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

7.2 DETERMINATION

The City and County of Honolulu Primary Urban Center Development Plan requires the preparation of an EA or EIS for a “significant zone change.” Relative to the project, a significant zone change includes any change in zoning of five acres or more to a mixed use zoning district from a less-intensive zoning district. An EA or EIS, therefore, is required as the Site is proposed to be rezoned from Community Business (B-2) district to the Community Business Mixed Use (BMX 3) district.

Section 343-5, HRS, establishes nine “triggers” that require compliance with the State’s EIS law. The triggers for the project include, without limitation, the following:

- Proposed roadway and roadway improvements on adjacent or nearby roads owned by the State or City and County of Honolulu; and
- Possible purchase of a 617 sq. ft. State-owned ROW remnant parcel.

This Final EA/EISPN has been prepared in accordance with Chapter 343, HRS and Title 11, Chapter 200, HAR (Environmental Impact Statement Rules). In determining whether an action may have a significant effect on the environment and thus require the preparation of an EIS, the Environmental Impact Statement Rules (Section 11-200-12, HAR) require consideration of the preceding significance criteria. In most instances, an EIS shall be prepared if it cannot be conclusively determined at a preliminary stage that an action will have no impact based on the significance criteria. At this time it cannot be conclusively stated if there will be no impact in consideration of all the above 13 significance criteria, therefore, the preparation of an EIS is being undertaken.

8.0 CONSULTATION

8.1 PRE-ASSESSMENT CONSULTATION

In the course of planning for the project, the following agencies or individuals were consulted and/or provided information and asked to comment. Comment letters and responses are attached at the end of this document.

Federal

- Commander Navy Region Hawai‘i
- Federal Aviation Administration

State of Hawai‘i

- Department of Business, Economic Development & Tourism, Office of Planning
- Department of Education
- Department of Health (DOH)
- DOH, Office of Environmental Quality Control
- Department of Land and Natural Resources (DLNR)
- DLNR, State Historic Preservation Division
- Department of Transportation

City and County of Honolulu

- Board of Water Supply
- Department of Community Services
- Department of Design and Construction
- Department of Emergency Management
- Department of Facility Maintenance
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Emergency Services Department
- Honolulu Fire Department
- Honolulu Police Department
- Neighborhood Board No. 20 (‘Aiea)
- Neighborhood Board No. 21 (Pearl City)
- Pearlridge Satellite City Hall

Other

- O‘ahu Metropolitan Planning Organization

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

8.2 EIS CONSULTATION

The EISPN has been distributed to the following individuals and organizations. Comment letters received for the EISPN will be included in the Draft EIS.

Federal

- Commander Navy Region Hawai‘i
- Department of Housing and Urban Development
- Federal Aviation Administration

State of Hawai‘i

- Department of Business, Economic Development & Tourism, Office of Planning
- Department of Education
- Department of Health (DOH)
- DOH, Office of Environmental Quality Control
- Department of Land and Natural Resources (DLNR)
- DLNR, State Historic Preservation Division
- Department of Transportation

City and County of Honolulu

- Board of Water Supply
- Department of Community Services
- Department of Design and Construction
- Department of Emergency Management
- Department of Facility Maintenance
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Emergency Services Department
- Honolulu Fire Department
- Honolulu Police Department
- Neighborhood Board No. 20 (‘Aiea)
- Neighborhood Board No. 21 (Pearl City)
- Pearlridge Satellite City Hall

Other

- Friends of Pearl Harbor Historic Trail
- Hawaiian Electric Company
- League of Women Voters
- Life of the Land
- O‘ahu Metropolitan Planning Organization
- The Outdoor Circle
- Sierra Club Hawaii Chapter

‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

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‘AIEA ZONE CHANGE

Final Environmental Assessment/Environmental Impact Statement Preparation Notice

**10.0 PRE-ASSESSMENT CONSULTATION COMMENT LETTERS &
RESPONSES**

'AIEA ZONE CHANGE

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BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



January 4, 2011

PETER B. CARLISLE, MAYOR

RANDALL Y. S. CHUNG, Chairman
ANTHONY R. GUERRERO, JR.
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ADAM C. WONG

GEORGE "KEOKI" MIYAMOTO, Ex-Officio
JEFFREY CHANG, Ex-Officio

WAYNE M. HASHIRO, P.E.
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Incorporated
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Your Letter Dated November 29, 2010 Requesting Comments on the Pre-
Consultation Environmental Assessment for The Pearl, TMK 9-8-13:13

Thank you for the opportunity to comment on the proposed mixed-use residential and commercial center.

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

BWS Rules and Regulations require the use of nonpotable water for the irrigation of large landscaped areas if a suitable water supply is available. Landscape irrigation for the proposed project should be designed with a separate water service lateral for connection to the Kalauao nonpotable water system when nonpotable water service becomes available in this area.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

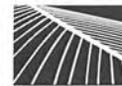
The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

PAUL S. KIKUCHI
Chief Financial Officer
Customer Care Division



PBR HAWAII
& ASSOCIATES, INC.

April 7, 2011

Mr. Paul Kikuchi, Chief Financial Officer
Customer Care Division
Honolulu Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Subject: Pre-Assessment Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Kikuchi:

Thank you for your letter of January 4, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that the existing water system is presently adequate to accommodate the proposed development but that a final decision on the availability of water will be confirmed when building permits are submitted for approval. We further acknowledge that the CP Kam Properties LLC will be required to pay the BWS's Water System Facilities Charges and that The Pearl is subject to BWS Cross-Connection Control and Backflow Prevention requirements.

CP Kam Properties LLC acknowledges your request to design the Pearl's landscape irrigation system with a separate water service lateral for future connection to the Kalauao nonpotable water system in anticipation of non-potable service becoming available to the site. Further CP Kam Properties LLC will coordinate on-site fire protection requirements with the Fire Prevention Bureau of the Honolulu Fire Department.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

PRINCIPALS

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DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
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Web site: www.honolulu.gov



PETER B. CARLISLE
MAYOR

COLLINS D LAM, P.E.
ACTING DIRECTOR
LORITA M. KAHIKINA, P.E.
DEPUTY DIRECTOR

January 6, 2011

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, INC.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Pre- Consultation for The Pearl TMK: 9-8-013:013, Aiea, Oahu

Thank you for inviting us to review the Pre- Consultation for The Pearl. The Department of Design and Construction has the following comments:

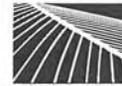
The developer of The Pearl will need to comply with the City's Subdivision Ordinance relative to park dedication for residential development. In order to ensure that park dedication plans are appropriate and acceptable, we encourage developers of large residential developments to consult with the City's Department of Parks and Recreation, Department of Design and Construction, and Department of Planning and Permitting at the earliest practical time.

Should you have any questions, please contact Clifford Lau, at 768-8483.

Very truly yours,


for Collins D. Lam, P.E.
Acting Director

CL:pg(393805)



PBR HAWAII
& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
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Fax: (808) 535-3165

Mr. Collins D. Lam, P.E., Acting Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Mr. Lam:

Thank you for your letter dated January 6, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

CP Kam Properties LLC will comply with the City's Subdivision Ordinance relative to park dedication for residential development and will meet with the City's Department of Parks and Recreation, Department of Design and Construction, and Department of Planning and Permitting to ensure that park dedication plans are appropriate and acceptable.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII


Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3361
Website: www.honolulu.gov

PETER B. CARLISLE
MAYOR



GEORGE "KEOKI" MIYAMOTO
ACTING DIRECTOR

IN REPLY REFER TO:
DRM 10-949

December 22, 2010

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Pre-Consultation for The Pearl
TMK: 9-8-013:013, Aiea, Oahu

Thank you for the opportunity to review and comment on the pre-consultation for the Environmental Impact Statement for The Pearl, a proposed mixed use residential and commercial center to be constructed on the site of the former Kamehameha Drive In property.

We have no comments to offer as the proposed development will be within privately-owned property and will have negligible impact on our facilities and operations.

Any associated improvements within the right-of-way of City-owned Moanalua Road and Kaonohi Street, that about the proposed project, should be constructed in accordance with City and County of Honolulu Standard Details.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

George "Keoki" Miyamoto
Acting Director



April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
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Executive Vice-President

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VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED[®] AP
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Chairman Emeritus

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Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

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Fax: (808) 535-3163

Mr. George Miyamoto, Acting Director
Department of Facility Maintenance
City and County of Honolulu
1000 Uluohia Street, Suite 215
Kapolei, Hawaii 96707

Subject: Pre-Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Miyamoto:

Thank you for your letter dated December 22, 2010 (DRM 10-949) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that you have no comments as the proposed development will be within privately owned property and will have negligible impact on your facilities and operations. Any associated improvements to Moanalua Road or Kaonohi Street will be coordinated with the City to ensure that they are acceptable.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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DEPARTMENT OF PARKS & RECREATION
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707
Phone: (808) 768-3003 • Fax: (808) 768-3053
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PETER B. CARLISLE
MAYOR



GARY B. CABATO
ACTING DIRECTOR
RICHARD HARU
DEPUTY DIRECTOR

January 6, 2011

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

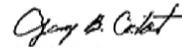
Subject: Pre-Consultation for the Pearl
TMK 9-8-013:013 Aiea, Oahu

Thank you for the opportunity to review and comment at the Pre-Consultation stage of the EIS process for the proposed mixed-use, residential and commercial center to be developed on the site of the former Kamehameha Drive In property.

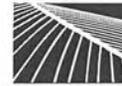
A project that includes up to 1500 residential units will impact the Department of Parks and Recreation's facilities and programs in this community and we are very interested in seeing how the residential component of this project will be addressing the requirements of the Park Dedication Ordinance.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

Sincerely,


GARY B. CABATO
Acting Director

GBC:jr
(393757)



PBR HAWAII
& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
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Fax: (808) 535-3163

Mr. Gary B. Cabato, Acting Director
Department of Parks and Recreation
City and County of Honolulu
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

Subject: Pre-Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Cabato:

Thank you for your letter dated January 6, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

CP Kam Properties LLC will comply with the Park Dedication Ordinance relative to park dedication for residential development and will meet with the City's Department of Parks and Recreation, Department of Design and Construction, and Department of Planning and Permitting to ensure that park dedication plans are appropriate and acceptable.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII



Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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DEPARTMENT OF PLANNING AND PERMITTING
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PETER B. CARLISLE
MAYOR

DAVID K. TANOUÉ
DIRECTOR
ROBERT M. SUMITOMO
DEPUTY DIRECTOR

2010/ELOG-2581(MH)

January 31, 2011

Mr. Dean Minakami, AICP
Planner
PBR Hawaii and Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Pre-Consultation Request for The Pearl
TMK 9-8-013:013, Aiea, Oahu, Hawaii

In response to your request for comments of November 29, 2010 regarding the preparation of an Environmental Impact Statement (EIS) for the subject project (The Pearl), we have the following comments:

1. The Draft Environmental Impact Statement (DEIS) should include a discussion of how the proposed project is consistent with the objectives and policies of the City and County of Honolulu's General Plan.
2. **Primary Urban Center Development Plan (PUC DP)**
The PUC DP calls for establishing the Pearlridge area as the Pearl Harbor Regional Town Center with an integration of medium or higher-density residential and commercial development – consistent with the proposed project. The DP classifies the Kamehameha Drive-In site as "District Commercial," explicitly promoting developments like The Pearl that mix land uses as a way to reduce dependency on automobile travel.

The DEIS should address how the proposed project will satisfy the DP's recommendation that design standards for new development in the town centers encourage pedestrian and transit travel – especially for the Pearl Harbor Regional Town Center.

Mr. Dean Minakami, AICP, Planner
PBR HAWAII and Associates, Inc.
January 31, 2011
Page 3

3. The DEIS and project design should address the following relevant PUC DP vision elements and policies:
 - Section 2.1 Honolulu's Natural, Cultural, and Scenic Resources are Protected and Enhanced;
 - Section 2.2 Livable Neighborhoods Have Business Districts, Parks, and Plazas, and Walkable Streets;
 - Section 2.3 The PUC Offers In-Town Housing Choices for People of All Ages and Incomes;
 - Section 2.4 Honolulu is the Pacific's Leading City and Travel Destination;
 - Section 3.1 Protecting and Enhancing Natural, Cultural, and Scenic Resources;
 - Section 3.2 Neighborhood Planning and Improvement;
 - Section 3.3 In-Town Housing Choices; and
 - Section 3.4 The Pacific's Leading City.
4. **Aiea–Pearl City Livable Communities Plan**
The DEIS should discuss how the proposed project is consistent with the following objectives of the Livable Communities Plan:
 - The Livable Communities Plan calls for higher density development mauka of Kamehameha Highway, designed in a way that preserves views to the Pearl Harbor shoreline.
 - The Plan classifies the Kamehameha Drive-In site as "commercial," not "medium-high density residential/commercial mixed use."
 - The Plan calls for improving vehicular, pedestrian, and bicycle circulation in the area. Both Kaonohi Street and Moanalua Road are identified for improved landscaping, theme trees, accessible paths, and integrated bikeways. Major improvements are proposed at the intersection of Kamehameha Highway and Kaonohi Street and the intersection of Moanalua Road and Kaonohi Street.
5. **Aiea–Pearl City Neighborhood Transit–Oriented Development (TOD) Plan (Draft)**
The Draft TOD Plan identifies the project site as a key catalyst location for high-density TOD due to its close proximity to the Pearlridge rail station and its development potential as one of the last large zoned properties in Honolulu's urban core. The DEIS should discuss how the proposal meets the guiding principles of the TOD Plan: preserve views to Pearl Harbor, provide workforce housing, create a lively pedestrian environment, provide multi-modal access, and offer open space amenities.

The Draft Plan proposes a 150 feet height limit for this site, with additional allowable height in exchange for community benefits such as affordable housing, park space or community facilities. The DEIS should discuss what community benefits are being considered and the rationale for such benefits and the taller building heights being proposed.

Mr. Dean Minakami, AICP, Planner
PBR HAWAII and Associates, Inc.
January 31, 2011
Page 3

6. There is a road widening along the frontage of the property on Kaonohi Street that should be discussed in the DEIS and included in the overall design of the site.
7. A pedestrian overpass connecting this property to the Pearl Ridge Shopping Center should be considered and coordinated with the shopping center.
8. A traffic impact analysis report (TIAR) will be required for the change in zoning. This information should also be disclosed in the DEIS.
9. The proposed project requires a Site Development Master Application for Sewer Connection.
10. The DEIS should include a complete listing of required permits and approvals.

We look forward to reviewing and commenting on the EIS Preparation Notice and DEIS. Should you have any questions, please contact Matt Higashida of our staff at 768-8045.

Very truly yours,


David K. Tanoue, Director
Department of Planning and Permitting

DKT:js

cc: Office of Environmental Quality Control

PreConsult for the Pearl



April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. L. CHUNG, FASLA, LEED[®] AP
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VINCENT SHIGEKUNI
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Mr. David K. Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Subject: Pre-Assessment Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Tanoue:

Thank you for your letter of January 31, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

As requested, the Draft EIS will include a discussion of the project's consistency with the City and County of Honolulu's General Plan, Primary Urban Center Development Plan, Aiea-Pearl City Livable Communities Plan, and Aiea-Pearl City Neighborhood Transit-Oriented Development Plan (Draft). In addition, the Draft EIS will address the specific sections of the above referenced studies identified in your letter.

The Draft EIS will include discussion of the proposed road-widening along the frontage of Kaonohi Street and how it has been incorporated into the project's design.

A pedestrian overpass connecting the project to the Pearl Ridge Shopping Center is being considered. A discussion of the pedestrian overpass will be included in the Draft EIS.

A traffic impact analysis report (TIAR) is presently being prepared. Findings of the TIAR will be discussed in the Draft EIS and the report in its entirety will be appended to the Draft EIS.

We acknowledge that a Site Development Master Application for Sewer Connection will be required.

The Draft EIS will include a complete listing of required permits and approvals.

Mr. David Tanoue
SUBJECT: Pre-Consultation for The Pearl Aiea, O'ahu, Hawai'i Tax Map Key (1) 9-8-03:013
April 7, 2011
Page 2 of 2

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII



Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR
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PETER B. CARLISLE
MAYOR



WAYNE Y. YOSHIOKA
ACTING DIRECTOR
KAI NANI KRAUT, P.E.
DEPUTY DIRECTOR
KENNETH TORU HAMAYASU, P.E.
DEPUTY DIRECTOR

January 3, 2011

TP11/10-393773R

Mr. Dean Minakami, AICP
PBR Hawaii & Associates
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Environmental Impact Statement (EIS)
Pre-Consultation for the Pearl
Tax Map Key: 9-8-013:013, Aiea, Oahu

This responds to your letter of November 29, 2010, requesting consultation and comments in preparing an Environmental Impact Statement (EIS) for the subject project. We have the following comments:

The DEIS should conduct a traffic impact study that addresses the potential traffic impacts of the project and proposed mitigation measures. The study should include a discussion of any traffic disruption during construction periods (i.e. lane closures, equipment movement, etc.) and proposed mitigation measures to resolve construction impacts to traffic.

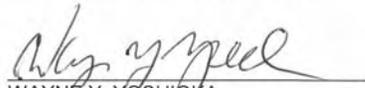
Also, traffic attributed to project construction may have an impact on our bus service along Moanalua Road and Kaonohi Street. Therefore, the DEIS should include a description of Public Transit serving the general area of your project and the potential impact on Public Transit operations during construction. The document should also assess the impact of your project on operations as a result of the completed project. Basic information is available on our websites: www.thebus.org and www.honolulu.gov/dts. For more details, you may contact our staff at 768-8370.

Mr. Dean Minakami, AICP
Page 2
January 3, 2011

Additionally, due to the projects proximity to the Pearlridge Transit Station at the intersection of Kamehameha Highway and Kaonohi Street of the Honolulu High-Capacity Transit Corridor Project (HHCTCP), the Rapid Transit Division (RTD) is requesting to be apprised of the project development at the earliest possible stage of planning.

Finally, all affected Neighborhood Boards, as well as the area residents, businesses, etc. should be kept apprised of the details for the proposed project and the impacts the project may have on the adjoining local street network area.

Thank you for the opportunity to review this matter. Should you have any further questions on the matter, you may contact Virginia Bisho of my staff at Local 85461.


WAYNE Y. YOSHIOKA
Acting Director



April 7, 2011

Mr. Wayne Yoshioka, Acting Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Mr. Yoshioka:

Thank you for your letter dated January 3, 2011 (TP11/10-393773R) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

A Traffic Impact Analysis Report (TIAR) for The Pearl is being prepared. As requested, the TIAR will include a discussion of construction related traffic impacts and proposed mitigation measures. As further requested the Draft EIS will include a description of the public transit serving the area, potential impact on public transit during construction, and long-term impacts following completion of The Pearl.

We acknowledge that the Rapid Transit Division would like to be kept apprised of The Pearl due to its proximity to the Pearlridge Transit Station. We will ensure that the Rapid Transit Division is consulted throughout the environmental review process.

With regard to public consultation, representatives of CP Kam Properties LLC have had several meetings with area residents, businesses, and the Aiea Neighborhood Board and will continue to meet with area stakeholders as The Pearl proceeds.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII



Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

PETER B. CARLISLE
MAYOR



KENNETH G. SILVA
FIRE CHIEF

ROLLAND J. HARVEST
DEPUTY FIRE CHIEF

December 22, 2010

Mr. Dean Minakami, AICP
Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Preconsultation for The Pearl
Corner of Kaonohi Street and Moanalua Road
Tax Map Key: 9-8-013: 013

In response to your letter of November 29, 2010, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the

Mr. Dean Minakami, AICP
Page 2
December 22, 2010

exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Acting Battalion Chief Gary Lum of our Fire Prevention Bureau at 723-7152.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ken G. Silva".

KENNETH G. SILVA
Fire Chief

KGS/SY:bh



April 7, 2011

Mr. Kenneth G. Silva, Fire Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, Hawaii 96813-5007

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Chief Silva:

Thank you for your letter dated December 22, 2010 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments

All buildings and facilities will be sited such that they are within 150-feet of an existing or planned fire apparatus access road.

A county approved water supply capable of supplying the required flow for fire protection will be provided to all buildings and facilities within the Pearl. On-site fire hydrants and mains capable of supplying the required fire flow will be provided when any portion of a building is in excess of 150 feet from a fire apparatus access road.

Civil drawings for The Pearl will be submitted to your department for review and approval.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 • INTERNET: www.honolulu.gov



PETER B. CARLISLE
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LOUIS M. KEALOHA
CHIEF

DELBERT T. TATSUYAMA
RANDAL K. MACADANGDANG
DEPUTY CHIEFS

OUR REFERENCE DMK-LKA

December 8, 2010

Mr. Dean Minakami, AICP, Planner
PBR Hawaii and Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

This is in response to your letter of November 29, 2010, requesting comments on the Pre-Consultation for The Pearl project in Aiea.

Our main concern is the number of vehicles that 1,500 residential units may bring to the area since the surrounding area is mostly "no parking" zones. Therefore, more general complaints may be generated and place a greater demand on calls for police service to the area.

If there are any questions, please call Major Gregory Lefcourt of District 3 at 723-8802.

LOUIS M. KEALOHA
Chief of Police

By
DAVE M. KAJIHIRO
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha



April 7, 2011

Mr. Louis M. Kealoha
Chief of Police
Honolulu Police Department
801 South Beretania Street
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Chief Kealoha:

Thank you for your letter dated December 8, 2010 (DMK-LKA) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

Your concern that the residential units may generate more calls for police service due to parking in "no parking" zones is acknowledged. To address potential parking issues, The Pearl will comply with the parking requirements for residential and commercial uses, as specified in the City's Land Use Ordinance.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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AIEA NEIGHBORHOOD BOARD NO. 20

c/o AIEA LIBRARY • 99-143 MOANALUA ROAD • AIEA, HAWAII, 96701
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

January 19, 2011

To: PBR Hawaii and Associates
Bishop Street Suite 650
Honolulu Hawaii 96813-3484
Attn.: Dean Minakami, AICP, Planner

RE: Pre-consultation for The Pearl
TMK 9-8-013:013, Aiea, Oahu

Dear Mr. Minakami:

Thank you for allowing us to comment as to whether the proposed project, named The Pearl, located in Aiea Hawaii (TMK 9-8-013:013), will have an impact on our community, to include but not limited to, existing or proposed projects, plans, policies, services, and/or programs.

Also thank you for giving us extra time to receive community input, extending your deadline of December 29, 2010 to a time after our January 2011 Neighborhood Board meeting.

- Expand Kaonohe Street makai of Moanalua Road into two full size lanes. If this requires an examination of lane designations of Kaonohe Street mauka of Moanalua road, those factors should be taken into consideration. In addition, pedestrian walkways shall be maintained on the perimeter of the project.
- Reduce the height of any building to the existing height restrictions of the area and preserve the view plane of existing high- and low-rise buildings in the area.
- Install traffic and/or other traffic control devices, to the area by Pearlridge Elementary School and the area near Kentucky Fried Chicken and opposite the exit of the Pearlridge Shopping Center mauka of the Bed and Beyond store.
- Provide off-street parking for vehicles of persons that visit the residents and for vehicles driven by patrons of the planned stores in the project. Planning should be for the maximum number of each rather than a minimum number.

These were the main themes that were mentioned and discussed at our meeting. The above are not all inclusive of issues that pertain to the project. It is our desire that the owner(s) of the property be sensitive to the feelings of the members of our community who are not in favor of the project in addition to those members of the community who favor the project.



Oahu's Neighborhood Board system - Established 1973



April 7, 2011

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1001 Kamakila Boulevard
Kapolei Building, Suite 313
Kapolei, Hawaii 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3165

Mr. William Clark, Chair
Aiea Neighborhood Board No. 20
c/o Neighborhood Commission Office
530 South King Street, Room 406
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03-013

Dear Mr. Clark:

Thank you for your letter dated January 19, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge your letter outlining the following:

- Expand Kaonohi Street makai of Moanalua Road to two-full size lanes and to maintain walkways on the perimeter of the project is acknowledged. Please be aware that a Traffic Impact Assessment Report (TIAR) is being prepared and the forthcoming Draft Environmental Impact Statement will include a discussion of traffic, associated roadway impacts and possible mitigation measures.
- Reduce the height of buildings to the existing height restrictions of the area and preserve the view plane of existing high-and low-rise buildings in the area.
- Install traffic control devices at the intersections of the proposed Main Street with Moanalua Road (opposite Pearlridge Elementary School) and Kaonohi Street (opposite Pearlridge Shopping Center).
- Provide a sufficient quantity of off-street parking for the planned residential and commercial uses.

CP Kam Properties LLC respects the community's concerns and will continue to work with area residents to address the above items in addition to other neighborhood concerns and issues.

Mr. William Clark

SUBJECT: Pre-Consultation for The Pearl Aiea, O'ahu, Hawai'i Tax Map Key (1) 9-8-03-013

April 7, 2011

Page 2 of 2

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

December 22, 2010

Mr. Dean Minakami
PBR Hawaii & Associates
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

SUBJECT: Pre-Consultation for The Pearl, TMK 9-8-013:013, Aiea, Oahu

The Department of Education (DOE) has reviewed your letter regarding The Pearl.

Due to this project's immediate proximity to Pearl Ridge Elementary School, we foresee a variety of impacts that might affect school operations. The project itself would be expected to generate a significant number of DOE students. While we recognize that this project is still within the pre-consultation stage of the Environmental Impact Statement (EIS) process, we ask that you provide us with information on the following:

1. Number and age brackets of residents projected to occupy the residential units of The Pearl, including the possibility of senior housing projects.
2. Percentage of residential units in the affordable, moderate and luxury brackets.
3. Number and types of commercial retail and office space The Pearl will be designed to accommodate.
4. What is the projected start date of construction and what will be its duration?
5. What traffic impacts are being anticipated during and after construction? How will they be mitigated?
6. Are conceptual drawings available for our review? If so, will PBR be willing to meet with DOE's Planning staff for a general discussion about the project? If this is not possible, will said drawings be included in the draft EIS?

With the information requested above and as this project moves further through the process, we will provide you with more detailed comments to consider.

Should you have any questions, please do not hesitate to call Roy Ikeda of the Facilities Development Branch at 377-8301.

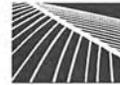
Very truly yours,

Kathryn S. Matayoshi
Superintendent

KSM:jmb

c: Randolph Moore, Assistant Superintendent, OSFSS

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER



PBR HAWAII
& ASSOCIATES, INC.

April 7, 2011

Ms. Kathryn S. Matayoshi, Superintendent
Department of Education
State of Hawaii
P.O. Box 2360
Honolulu, Hawaii 96804

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Fax: (808) 535-3163

Subject: Pre-Assessment Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Ms. Matayoshi:

Thank you for your letter of December 22, 2010 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

1. & 2. A market study assessing the demand for housing and commercial space, potential target markets, and absorption rates is being prepared for The Pearl. We anticipate being able to provide the requested information regarding the number and age brackets of future residents, the possibility of senior housing, and price range of residential units following completion of the market study.
3. Commercial retail space may include a grocery store, general retail shops, food establishments, and restaurants. Office space may be developed and potential tenants may include professional service providers, medical practitioners, financial institutions, and others seeking conveniently situated, quality office space.
4. Construction of The Pearl will commence after the receipt of all approvals and permits, which could be as soon as 2013. The Pearl will be constructed in phases, with the phasing dependent on the market absorption rates for commercial space and residential units. Projected absorption rates will be discussed in the market study. Further information on The Pearl's phasing will be included in the Draft EIS.
5. A Traffic Impact Assessment Report for The Pearl is presently being prepared. Projected traffic impacts and necessary mitigation will be discussed in the forthcoming Draft EIS.
6. We reviewed The Pearl's conceptual site plan with staff from the DOE's Planning Branch on January 28. Updated plans and a description of the plans will be provided in the Draft EIS.

PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES • ENTITLEMENTS • PERMITTING • GRAPHIC DESIGN

Ms. Kathryn S. Matayoshi
SUBJECT: Pre-Consultation for The Pearl Aiea, O'ahu, Hawai'i Tax Map Key (1) 9-8-03:013
April 7, 2011
Page 2 of 2

We appreciate your participation in the environmental review process. We will send you a copy of the EISPN when it is available.

Sincerely,

PBR HAWAII



Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801-3378

DIRECTOR OF HEALTH

In reply, please refer to
EMD / CWB

12043PJF.10

December 9, 2010

Mr. Dean Minakami
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

**SUBJECT: Pre-Consultation for The Pearl
Aiea, Island of Oahu, Hawaii
TMK: (1) 9-8-013:013**

The Department of Health, Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at:
<http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

Mr. Dean Minakami
December 9, 2010
Page 2

12043PJF.10

2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for an NPDES general permit coverage by submitting a Notice of Intent (NOI) form:
- a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the start of the construction activities.
 - b. Hydrotesting water.
 - c. Construction dewatering effluent.

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

3. For types of wastewater not listed in Item No. 2 above or wastewater discharging into Class I or Class AA waters, you may need an NPDES individual permit. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.
4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage is required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in IAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Mr. Dean Minakami
December 9, 2010
Page 3

12043PJF.10

If you have any questions, please visit our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at 586-4309.

Sincerely,


ALEC WONG, P.E., QJIEF
Clean Water Branch

JF:ml

c: DOH-EPO #I-3468 [via email only]



April 7, 2011

Mr. Alec Wong, P.E., Chief
Clean Water Branch
Department of Health
State of Hawaii
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Mr. Wong:

Thank you for your letter dated December 9, 2010 (EMD/CWB 1204PJF.10) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that discharges of water from the property must meet the criteria of the State's antidegradation policy as set forth in HAR, Section 11-54-1.1, designated uses for the classification of receiving State waters as set forth in HAR, Section 11-54-3, and water quality criteria as set forth in HAR, Sections 11-54-4 through 11-54-8.

We acknowledge that a National Pollutant Discharge Elimination System (NPDES) for stormwater associated with construction activities will be required before the start of construction activities. NPDES permits for hydrotesting water and construction dewatering effluent will also be procured if needed prior to the start of construction.

We acknowledge that an NPDES individual permit may be required for discharges into Class 1 or Class AA waters. Please note that the nearest streams to the project, Waimalu Stream and Kalauao Stream, are classified as Class 2 waters and that the Pearl Harbor basin is classified as a Class 2 estuary.

We acknowledge that all discharges related to construction or operational activities must comply with the State's Water Quality Standards and noncompliance may be subject to penalties of \$25,000 per day per violation.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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DACHENG DONG, LEED[®] AP
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NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
STEVEN CHARPESON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER ON WATER RESOURCES MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 23, 2010

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Pre-Consultation for The Pearl

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Aquatic Resources, Engineering Division, Land Division-Oahu District, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

Russell Y. Tsuji
Administrator

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 3, 2010

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

MEMORANDUM

TO: *LD*

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District
- Historic Preservation

FROM: *LD* Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Consultation for The Pearl
LOCATION: Island of Oahu
APPLICANT: PBR Hawaii & Associates

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 23, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Charlene*
Date: 12/8/2010

LD

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 3, 2010

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

MEMORANDUM

TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District
- Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Consultation for The Pearl
LOCATION: Island of Oahu
APPLICANT: PBR Hawaii & Associates

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 23, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Charlene*
Date: 07 Dec 2010

JAR-3526

AM ✓
GL ✓



LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 3, 2010

MEMORANDUM

TO: DLNR Agencies:
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division -Oahu District
 Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Consultation for The Pearl
LOCATION: Island of Oahu
APPLICANT: PBR Hawaii & Associates

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 23, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:
Date: 12/3/10

RECEIVED
LAND DIVISION

2010 DEC -7 P 2:55

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

LAURA H. THIFLEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ENCLOSURE ATTACHED TO FILED COPY

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

OCCL/MichaelCain
RE:PreConPreviousDriveIn-DPearl
Oahu.810

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zones D. The Flood Insurance Program does not have any regulations for developments within Flood Zones D.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Carter Romero at (808) 961-8943 of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.

- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

() Additional Comments: _____

() Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed:
CATHY S. CHANG, CHIEF ENGINEER
Date: 12/7/10



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R. STAN DUNCAN, ASLA
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April 7, 2011

Mr. Russell Y. Tsuji, Administrator
Department of Land and Natural Resources, Land Division
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Pre-Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Tsuji:

Thank you for your letter dated December 23, 2010 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that the Engineering Division has commented that the project site is in Flood Zone D and that the Division of Aquatic Resources and Land Division-Oahu District have no comment.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

U:\Job28\2802.01 Kam Drive In EIS & Change in Zoning\EIS\Pre-Assessment\Response Letters\DLNR-Admin.docx

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
DEPUTY CHIEF OF STAFF
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 7, 2011

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Pre-Consultation for The Pearl

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to Commission on Water Resource Management for their review and comment.

The Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

Charlene Unoki
Assistant Administrator

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GOVERNOR OF HAWAII

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2011 JAN -7 A 10:17

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII
P.O. BOX 621
HONOLULU, HAWAII 96809

January 6, 2011

WILLIAM J. AILA, JR.
PRESIDENT
WILLIAM D. BALFOUR, JR.
SUMNER URDAMAN
NEAL S. FUJWARA
DONNA FAY K. KIVOSAKI, P.E.
LAWRENCE H. MIKE, M.D., J.D.
NEAL A. PALAFOX, M.D.

WILLIAM M. TAM
INTERIM DEPUTY DIRECTOR

TO: Russell Tsuji, Administrator
Land Division

FROM: William M. Tam, Interim Deputy Director
Commission on Water Resource Management

SUBJECT: Pre-Consultation for The Pearl

Thank you for the opportunity to comment on the proposed project. As described, the project will increase the municipal water demand in Aiea. As the project will require a change to the City and County of Honolulu's Primary Urban Development Plan, we recommend coordination with the county to incorporate this project into their Water Use and Development Plan. The consultant should contact the City's Department of Permitting and Planning or the Honolulu Board of Water Supply for further information.

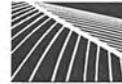
We would also like to recommend that water efficient fixtures be installed and water efficient measures be implemented throughout the project to reduce the increased demand on the area's freshwater resources. Reducing the water usage of buildings within the development may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at http://www.epa.gov/watersense/pp_index.htm.

Please feel free to contact Jeremy Kimura (587-0269) of my staff if you have any questions.

JLSK:sd

c: Charlene Unoki

Attachments



PBR HAWAII
& ASSOCIATES, INC.

April 7, 2011

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President

R. STAN DUNCAN, ASLA
Executive Vice-President

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Fax: (808) 535-3163

Mr. William Tam, Interim Deputy Director
Commission on Water Resource Management
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Pre-Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Tam:

Thank you for your letter of January 6, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

CP Kam Properties LLC will coordinate with the City Department of Planning and Permitting and Honolulu Board of Water Supply (BWS), as appropriate regarding plans for The Pearl. In their pre-consultation letter BWS stated that the existing water system is presently adequate to accommodate The Pearl, however this information is based on current data and the final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

As recommended, water efficient fixtures will be installed and water efficient measures will be implemented where practicable to reduce The Pearl's increased demand on water resources.

Please note that although The Pearl will require a zone change, it does not require an amendment to the City and County of Honolulu's Primary Urban Center Development Plan.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami
Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Kam Drive In EIS & Change in Zoning\EIS\Pre-Assessment\Response Letters\DLNR-CWRM.docx

NEIL ABERCROMBIE
GOVERNOR



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

GLENN M. OKIMOTO
INTERIM DIRECTOR

Deputy Directors
Ford N. Fuchigami
Jan S. Gouveia
Randy Grune
Jadine Urasaki

IN REPLY REFER TO:

STP 8.0317

January 7, 2011

Mr. Dean Minakami, AICP, Planner
PBR Hawaii Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: The Pearl
Pre-Consultation for a Draft Environmental Impact Statement (DEIS)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject mixed-use residential and commercial center. DOT understands the subject 14-acre project, located at the corner of Kaonohi Street and Moanalua Road, will consist of 1,500 residential units in mid-rise and high-rise buildings and up to 180,000 square feet of commercial retail and office space.

DOT offers the following comments:

1. Given the project location, the State's highway facility, Kamehameha Highway, will be impacted. The DEIS will need to address traffic and other associated roadway impacts and identify mitigation measures.
2. The developer should be informed that a permit is required from the DOT Highways Division, to transport oversized and overweight equipment/loads within State highways facilities during construction of the project.
3. The DOT Highways Division is concluding its preliminary review of the subject project. Upon completion of this initial review, DOT will provide additional comments.

DOT appreciates the opportunity to provide comments on the subject project. When a Draft EIS of the project is completed, DOT requests four (4) copies of the document be provided for staff review and any necessary approvals. If there are any questions or the need to meet, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,


GLENN M. OKIMOTO, Ph.D.
Interim Director of Transportation

NEIL ABERCROMBIE
GOVERNOR



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

GLENN M. OKIMOTO
INTERIM DIRECTOR

Deputy Directors
Ford N. Fuchigami
Jan S. Gouveia
Randy Grune
Jadine Urasaki

IN REPLY REFER TO:

STP 8.0338

February 2, 2011

Mr. Dean Minakami, AICP, Planner
PBR Hawaii Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: The Pearl
Pre-Consultation for a Draft Environmental Impact Statement (DEIS)

The State Department of Transportation (DOT) previously commented on the Pre-Consultation for a DEIS for the subject project in its letter STP 8.0317 dated January 7, 2011 (attached). DOT now offers the following supplemental comments provided by the DOT Highways Division staff.

- A Traffic Impact Analysis Report (TIAR) must be prepared and submitted for DOT's review and approval as part of the DEIS. The TIAR should:
 1. Include an analysis of operations on Moanalua Road and Kamehameha Highway.
 2. Include an appendix that documents the assumptions and information with respect to land use and trip generation that went into the project and area trip generation and distribution. The types, numbers and sizes of areas of various planned uses and activities associated with the project need to be described and shown.
 3. Provide a basis for determination of any regional traffic improvements at affected intersections that may be needed with and without the project to assist in determination of a fair-share cost attributed to the project.

DOT appreciates the opportunity to provide comments. When a DEIS of the project is completed, DOT requests four (4) copies of the document and one (1) CD for staff review and any necessary approvals. If there are any questions, including the need to meet with Highways Division staff, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,


GLENN M. OKIMOTO, Ph.D.
Interim Director of Transportation

Attach:



April 7, 2011

Dr. Glenn Okimoto, Ph.D., Interim Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Dr. Okimoto:

Thank you for your letters dated January 7, 2011(STP 8.0317) and February 2, 2011 (STP 8.0338) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

A Traffic Impact Analysis Report (TIAR) for The Pearl is being prepared. As requested, the TIAR and Draft Environmental Impact Statement will include a discussion of traffic and associated roadway impacts and identify mitigation measures.

We acknowledge that a permit is required from the DOT Highways Division to transport oversized and overweight equipment/loads within State highway facilities during construction.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Kam Drive In EIS & Change in Zoning\EIS\Pre-Assessment\Response Letters\DOT.docx

PRINCIPALS

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Fax: (808) 535-3163



Oahu MPO

December 7, 2010

Mr. Dean Minakami, AICP
PBR Hawaii & Associates
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

Comments on Proposed "The Pearl" Development

We received your letter soliciting comments on The Pearl (TMK 9-8-013:013), a proposed development in Aiea.

The OahuMPO is currently updating the Oahu Regional Transportation Plan to the year 2035. As part of the update, we have worked with the City and County of Honolulu Department of Planning and Permitting (DPP) to project population and employment on Oahu to the year 2035. We projected housing units to increase by eight (8) for the Transportation Analysis Zone that includes The Pearl, and total population to decrease by thirty-three (33). Employment was projected to increase by eighty-four (84).

The jobs projection does appear to be somewhat consistent with the possible 180,000 square feet of new retail space. However, the household projection is not consistent with the proposed 1,500 new residential units.

An unanticipated development of this size, one which could add an additional 15,000 vehicles daily to the transportation network around the development, may result in unanticipated localized congestion and other issues for which no solution has been planned or programmed. I strongly encourage you to work with DPP and the City and County of Honolulu Department of Transportation Services (DTS) to carefully assess any transportation impacts of the proposed development and to include appropriate transportation impact/congestion mitigation measures in the development costs. I also encourage you to find ways to improve bicycle and pedestrian connections between The Pearl and the surrounding neighborhood.

In terms of future transportation projects for the area, there are four of which OahuMPO is aware.

First, is the Honolulu Rail Transit project that will connect the West Oahu to downtown Honolulu and Ala Moana Center. I am aware that DPP is encouraging Transit-Oriented Development (TOD) along the rail corridor, and, as you have described it, The Pearl certainly seems to fit the definition of TOD. Again, I strongly encourage you to work with DPP, DTS, and the neighborhood residents in the development of this proposal to ensure that it is consistent with the goals and vision of TOD for this area.

Oahu Metropolitan Planning Organization

Ocean View Center / 707 Richards Street, Suite 200 / Honolulu, Hawaii 96813-4623
Telephone (808) 587-2015 • (808) 523-4178 / Fax (808) 587-2018 / email: pmpo001@hawaii.mr.com
OahuMPO@OahuMPO.org

Mr. Dean Minakami
December 7, 2010

Page 2 of 2

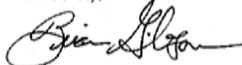
The second transportation project for this area involves the installation of closed-circuit television cameras, vehicle detectors, cabinets, and communications equipment to assist in monitoring and improving the flow of traffic along the H-1 corridor. This project will be executed in phases over the next five years.

The third transportation project for this area is a system preservation project to repair and improve the H-1 corridor. No widening of the H-1 corridor is anticipated as part of this project; it is scheduled to occur in 2014.

Lastly, there is a project, scheduled for design in FFY 2016, to widen eastbound H-1 to six lanes from the Waiuu Interchange to the Halawa Interchange.

Please contact me if you have any questions or need additional information. My phone number is (808) 587-2015, and my e-mail address is Brian.Gibson@OahuMPO.org. Thank you for the opportunity to comment on this proposed development.

Sincerely,



Brian Gibson
Executive Director

c: Kathy Sokugawa, DPP



April 7, 2011

Mr. Brian Gibson, Executive Director
Oahu Metropolitan Planning Organization
Ocean View Center
707 Richards Street, Suite 200
Honolulu, Hawaii 96813

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. CHUNG, FASLA, LEED[®] AP
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Subject: Pre-Consultation for The Pearl,
'Aiea, O'ahu, Hawai'i,
Tax Map Key (1) 9-8-03:013

Dear Mr. Gibson:

Thank you for your letter dated December 7, 2010 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that the OahuMPO is currently updating the Oahu Regional Transportation Plan (ORTP) to 2035 and that you are working with the City Department of Planning and Permitting (DPP) on employment and population projections. Representatives of CP Kam Properties LLC have been active participants in the City's Aiea-Pearl City Transit-Oriented Development (TOD) Advisory Group. The Pearl site is designated for "High Density Housing," "Mixed Use Residential," and "Retail" in the latest public review draft of the Aiea-Pearl City Neighborhood TOD Plan issued in November 2010. As you may be aware, a desired goal of the City's Rail Transit Project is to shape the pattern of growth and development on Oahu and to encourage TOD projects. We expect that the ORTP's employment and population projections will need to be updated in the future as the City's neighborhood TOD plans are adopted.

As recommended, CP Kam Properties LLC will work with DPP and the City Department of Transportation Services to assess transportation impacts and identify appropriate mitigation measures. In addition, a Traffic Impact Analysis Report (TIAR) for The Pearl is being prepared. The TIAR will include an analysis of existing traffic conditions, potential impacts expected as a result of The Pearl, and recommendations for mitigation measures to reduce or eliminate adverse impacts. CP Kam Properties LLC is also exploring ways to improve bicycle and pedestrian connections between The Pearl and the surrounding neighborhood.

With regard to public consultation, CP Kam Properties LLC has had several meetings with area residents and the Aiea Neighborhood Board to apprise them of the project and will continue to meet with residents as The Pearl progresses.

We appreciate the information provided on future transportation projects in the area and will forward the information to The Pearl's traffic consultant for their consideration.

Mr. Brian Gibson

SUBJECT: Pre-Consultation for The Pearl Aiea, O'ahu, Hawai'i Tax Map Key (1) 9-8-03:013

April 7, 2011

Page 2 of 2

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII



Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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