

Mr. Earl Matsukawa, AICP
Page 5
May 27, 2010

Hawai'i, the Department of Health's, *Health Community Design: Smart Growth Checklist* (<http://hawaii.gov/health/environmental/env-planning/landuse/hcdchecklist.pdf>), and the U.S. GBC LEED programs for new construction offer guidelines and checklists for this purpose.

The LEED rating system is especially useful in profiling how a project will promote efficient water, energy, and resource use, including waste reduction. OP recommends that the DEA include a preliminary overview of LEED features that could be incorporated into the project, based on the U.S. GBC LEED checklists available. This information would greatly aid agencies, decision-makers, and the public in reviewing the project application.

The Office of Planning looks forward to receiving the DEA with the potential impacts and mitigation measures for the above issues addressed. If you have any questions, please call Ruby Edwards, Land Use Division, at 587-2817.

Sincerely,



Abbey Seth Mayer
Director

c: Mr. Dan Davidson, LUC
Mr. Brian Kashiwaeda, University of Hawai'i Community Colleges
Mr. Gary Nitta, Kaua'i Community College

Appendix F

Draft Environmental Assessment Consultation Letters



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850



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WILSON OKAMOTO CORPORATION

In Reply Refer To:
2011-TA-0284

Mr. Earl T. Matsukawa
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Subject: Technical Assistance on the Draft Environmental Assessment for the Kauai
Community College Redesignation to Urban District, Kauai

Dear Mr. Matsukawa :

The U.S. Fish and Wildlife Service has reviewed the Draft Environmental Assessment (EA) for the proposed Kauai Community College Redesignation to Urban District. The Draft EA states the federally-endangered Hawaiian hoary bats (*Lasiurus cinereus semotus*) may be impacted by the clearing and grubbing phases of the project and in order to avoid impacts to the bat, vegetation clearing should not occur between May 15 and July 15 (p. 3-17). However, based on our interpretation of the best available data, we have revised the time period for avoiding bats during the pupping/rearing season to be May 15 to August 31. Woody plants greater than 15 feet tall should not be removed or trimmed during this period. Hawaiian hoary bats roost in both exotic and native woody vegetation and leave their young unattended in "nursery" trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the bat breeding season, there is a risk that young bats could inadvertently be harmed or killed. We recommend you include the revised dates for period to avoid vegetation clearing in your Final EA.

Please note Patrick Leonard to longer works in our office. All future correspondence should be addressed to me. If you have questions regarding this letter, please contact Dr. Jeff Zimpfer, Fish and Wildlife Biologist, Consultation and Habitat Conservation Planning Program (phone: 808-792-9431; email: jeff_zimpfer@fws.gov).

Sincerely,

for Loyal Mehrhoff
Field Supervisor



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

7975-01
November 20, 2012

Dr. Loyal Mehrhoff, Field Supervisor
Fish and Wildlife Service
U.S. Department of the Interior
300 Ala Moana Boulevard, Room 3-122
Honolulu, HI 96850

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01; 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Dr. Mehrhoff:

Thank you for your letter dated June 6, 2011 commenting on the potential impact to the federally-endangered Hawaiian Hoary bat (*Lasiurus cinereus semotus*). The Final EA will account for your suggested adjustment of the no-vegetation clearing period from May 15 – August 31, as well as specify that no woody plants in excess of 15 feet in height shall be removed or trimmed during this period.

We acknowledge that Mr. Patrick Leonard is no longer at U.S. Fish & Wildlife Service.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

Enclosures

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
Mr. Gary Nitta, Kauai Community College



DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

OFFICE OF PLANNING
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

NEIL ABERCROMBIE
GOVERNOR
RICHARD C. LIM
DIRECTOR
MARY ALICE EVANS
DEPUTY DIRECTOR
JESSE K. SOUKI
DIRECTOR
OFFICE OF PLANNING
Telephone: (808) 587-2846
Fax: (808) 587-2824

Mr. Earl Matsukawa
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Ref. No. P-13331

July 1, 2011

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OFFICE OF PLANNING

Mr. Earl Matsukawa, Project Manager
Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, Hawai'i 96826

Dear Mr. Matsukawa:

Subject: Draft Environmental Assessment
Kaua'i Community College Redesignation to Urban District
Tax Map Key Nos. (4) 3-4-007: 001, 002, 003, and 006
Lihu'e, Kaua'i, Hawai'i

The Office of Planning (OP) has reviewed the Draft Environmental Assessment (DEA) prepared for the above referenced project. The University of Hawai'i Community Colleges (UHCC) plans to reclassify the Kaua'i Community College (KCC) campus, approximately 199 acres of land, from the State Agricultural District to the State Urban District, for the existing campus and future campus development.

The Office represents the State as a mandatory party in proceedings before the Land Use Commission (LUC) for amendments to district boundaries involving land areas greater than fifteen acres, pursuant to Section 205-4(e), Hawai'i Revised Statutes (HRS). The Office evaluates proposed projects and petitions with respect to the LUC decision-making criteria in Section 205-17, HRS, and Chapter 15-15, Hawai'i Administrative Rules (HAR), the LUC rules. In addition, the Office strongly encourages petitioners to review their proposals with respect to the Administration's priorities in implementing the goals of the Hawai'i State Plan, Chapter 226, HRS. These priorities are set out in the Administration's New Day Comprehensive Plan, which is available at <http://hawaii.gov/gov/about/a-new-day>.

The Office offers the following comments on the subject DEA. These comments are intended to strengthen and enhance the final EA, so that it (1) provides a more complete and accurate discussion of the project with respect to LUC decision-making criteria, and (2) can serve as a programmatic reference document for individual and campus-wide improvements.

1. **Archaeological and cultural resources and practices.** While a cultural impact assessment is not a content requirement for EAs under Chapter 343, HRS, the

LUC is obligated under the State Constitution to protect the reasonable exercise of customarily and traditionally exercised native Hawaiian rights. Thus, the LUC requires information as to the presence of cultural resources and cultural practices associated with the project site and vicinity for decision-making on petitions. The Office of Environmental Quality Control's (OEQC) guidance on cultural impact assessments may assist in determining how the Final EA will address this information need. The OEQC guidance is available at <http://oeqc.doh.hawaii.gov/Shared%20Documents/Forms/AllItems.aspx?RootFolder=%2fShared%20Documents%2fEnvironmental%5fAssessment%5fPrepKit%2fCultural%5fImpact%5fAssessments&View=%7bc0c5c897%2d3066%2d4821%2d864E%2d36FB3D77F5D5%7d>.

The final EA should identify whether the project developer will conduct an archaeological inventory survey of the former Puhi Camp area and the irrigation complex, as recommended in Appendix B, *Archaeological Literature Review and Field Investigation*.

2. **Sustainability and resource use.** The DEA states on page 3-32: "if future development occurs, water and energy efficient fixtures and practices may be implemented, where appropriate, regarding Leadership in Energy and Environmental Design (LEED) certification. In addition, alternative water resources may be considered, wherever practicable." OP encourages a stronger commitment to sustainable design and development in support of State energy initiatives and the Administration's priorities to move toward clean energy, energy independence, and a green economy. Section 196-9, HRS, enacted in 2006, provides energy efficiency and environmental standards for State agencies with respect to State facilities and transportation fuel use. Agencies are directed to implement these standards to the extent possible, including the design and construction of buildings and facilities to meet the U.S. Green Building Council's (U.S. GBC) LEED Silver or comparable standard. The final EA should discuss, at a minimum, what measures will be taken to address this requirement for State facilities, i.e., green building and sustainable design practices that will be considered and implemented in project and facility design and construction. The final EA should also quantify the current energy use and projected energy requirements of the project, and discuss measures to be taken to reduce energy demand, promote energy efficiency, and to promote use of alternative, renewable energy sources. The final EA should also discuss what measures could be taken to promote the use of alternative transportation modes by campus users.

OP encourages petitioners to use the EA process to identify and incorporate sustainable design and development practices, including green building practices,

in the design, siting, and construction of proposed projects. To this end, we recommend that petitioners consider developing a sustainability plan that would guide the development and operation of projects to minimize the long-term resource impacts of proposed projects. There are a growing number of resources available to develop a sustainability framework for proposed projects, including locally, the Office of Environmental Quality Control's, *Guidelines for Sustainable Building Design in Hawai'i*, and the Department of Health's, *Health Community Design: Smart Growth Checklist* (<http://hawaii.gov/health/environmental/env-planning/landuse/hcdchecklist.pdf>), and nationally, the U.S. GBC LEED rating systems, which offers guidelines and checklists for this purpose. Steve Meder, Assistant Vice Chancellor for Physical, Environmental, and Long-Range Planning at the University of Hawai'i at Mānoa, is exploring different models as a resource for increasing campus and facility sustainability, including New York City's *High Performance Infrastructure Guidelines*, <http://www.nyc.gov/html/ddc/downloads/pdf/hpig.pdf>.

The EA process also provides an opportunity to address the sustainability of proposed projects in terms of natural hazards and hazard mitigation. OP recommends that the final EA include a discussion of the proposed project with respect to the *State Multi-Hazard Mitigation Plan, 2010 Update*, adopted in September 2010, available at <http://www.scd.hawaii.gov/documents/HawaiiMultiHazardMitigationPlan2010PUBLJC.pdf>.

3. **Agricultural lands.** It would be useful in the final EA to reference the County of Kaua'i's Important Agricultural Lands Study currently underway, and to discuss how lands within and adjacent to the proposed petition area are scored by that study. Based on information in the DEA, the better quality lands, rated as Land Study Bureau's (LSB) Overall Productivity Rating 'B' and the Agricultural Lands of Importance to Hawai'i (ALISH) 'Prime', are situated in the northern portions of Tax Map Key Parcels 3 and 1. Figure 2-7, "Updated Long Range Development Plan," shows that the area of Parcel 3 best suited for agriculture is planned for diversified agriculture programs. Is it necessary or appropriate to include these lands in the proposed request for reclassification to the Urban District? Alternatively, the final EA should identify what mechanisms will be used to ensure the long-term agricultural use of these lands and to ensure that agricultural use of adjoining property is not impaired or jeopardized by the proposed reclassification. In addition, the final EA should clarify the current use of surface water resources for irrigation purposes onsite, as well as anticipated water requirements and the availability of water for irrigation purposes for KCC's existing and future agricultural programs.

4. **Protection of streams, stream corridors, and receiving waters and stormwater management.** As the lead agency for Chapter 205A, HRS, the Hawai'i Coastal Zone Management Act, OP has a programmatic interest in ensuring that projects do not adversely impact surface and coastal water resources and water quality. According to the DEA, a drainage plan for the project will be submitted to the County for approval after the land is reclassified. The final EA should summarize the potential mitigation measures to be implemented by the project as a whole to avoid, minimize, or mitigate impacts on streams, gulches, and receiving waters on- and off-site. Please also clarify whether the drainage system will be designed to divert runoff from streams and natural drainageways, as well as to provide treatment for discharges so as to not adversely affect the use of Class A coastal receiving waters.

We recommend that the project incorporate low impact development (LID) techniques into individual as well as campus-wide improvement projects, as well as the drainage plan to be prepared. LID consists of designs and practices that minimize alteration of the natural hydrology of a site and promote onsite infiltration to minimize runoff and attendant nonpoint source pollution from storm events. More information on low impact development can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.

It appears that the Puhī Stream corridor on the western boundary of the proposed petition area will remain largely untouched or undeveloped under the KCC Long Range Development Plan. Designation of this sensitive area as a preservation corridor or reserve within the campus would enhance its protection. At a minimum, the final EA should identify best practices or other measures to be implemented to protect this stream corridor.

5. **Discussion of relationship to Hawai'i Coastal Zone Management (CZM) Act, Chapter 205A, HRS.** We recommend that a discussion of Chapter 205A, HRS, be included in the final EA—possibly in Section 4—as consistency of a proposed project with Chapter 205A, HRS, must be considered by the LUC in its decision-making on boundary amendments. In addition, the final EA should state whether or not the project lies within the County's Special Management Area (SMA). Please note that Section 205A-1, HRS, defines the coastal zone as all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the United States territorial sea.
6. **Development of alternatives.** The draft EA discusses only one alternative, the no-action alternative. Pursuant to Section 11-200-17, HAR, the final EA should

discuss additional alternatives to enable a robust evaluation of the relative impacts and benefits of the preferred alternative to other viable alternatives.

7. **Environmental Health Hazards.** The draft EA should identify whether there are any potential health and environmental threats present on the property as a result of historical use of the property. Typically, these potential or actual contamination risks are identified through the preparation of a Phase I environmental site assessment conducted at the site. Should there be contaminants of concern identified at the project site, we recommend that the applicant consult with the State Department of Health's Hazard Evaluation and Emergency Response Office as to measures to be taken to address possible or actual contamination at the site.
8. **Biota.** The endangered species awareness program, as described on pages 3-16 – 3-17, should be instituted for general campus operations as well as for construction activity, if endemic threatened and endangered species are being observed in the project area.
9. **Baseline data for projected enrollment.** Section 2.4, "Project Need and Objectives," states 3,000 is the anticipated full-time equivalent (FTE) student population for the campus, with 1,500 FTE students for an unidentified interim phase of development. The Traffic Impact Report prepared for the EA is based on a projected population of 1,038 FTE students in Year 2020. The final EA should clarify this and/or present a consistent set of assumptions about student enrollment levels used to estimate project impacts.
10. **Baseline data on resource use and waste generation.** The final EA should also provide baseline data on current and projected use at buildout and/or different phases of buildout for the following: potable and non-potable water use, wastewater, solid waste, and energy. The final EA should identify the impact of projected water demand on the project's water sources. Similarly, the final EA should identify the impact of projected energy demand on Kaua'i's electrical power system, and the impact of projected waste generation on the capacity of the wastewater and solid waste systems that are receiving and disposing of solid and liquid wastes. The final EA should also identify any initiatives or measures proposed to be taken to reduce resource consumption and waste generation, either individually or through the development of a sustainability plan.
11. **Development timetable.** The State Land Use Commission (LUC) requires that projects seeking reclassification be substantially completed within ten years or seek incremental approvals, unless an incremental plan is provided. In this

instance, project completion is uncertain and could exceed the ten-year timeframe. We recommend that the final EA include a generalized schedule for development of the campus under the LRDP, accompanied by a map or campus plan showing the general phases and sequencing or timing of project development, which could serve as an incremental plan for LUC decision-making.

12. **County Plan Designation.** The Lihue Planning District Land Use Map of the County's General Plan designates the northernmost portion of the project area as Agriculture. Thus, a General Plan amendment may be needed for this portion of the project property that is proposed for reclassification to the Urban District. The General Plan land use designation needs to be accurately represented in the final EA; this would entail insertion of the General Plan designations of 'Agriculture' and 'Urban Center' on page S-1, inclusion of a General Plan amendment in Section 7, and elsewhere in the narrative as appropriate.
13. **Consultation letter.** OP submitted comments in response to the pre-consultation notice; the comment letter is not included in the DEA. We would appreciate if it were included in the final EA. A copy of the letter is enclosed.
14. **Miscellaneous Clarifications and Corrections.**
 - a. Generally, it might be helpful to label the TMK parcels within the project area in the figures, since reference to the individual parcels is made extensively throughout the text of the DEA.
 - b. Section 2.3: This Section may need to be updated to reflect current landownership and uses of lands to the north of the project area, and to reflect the current status of Kaua'i Middle School.
 - c. Section 2.5: The LRDP figure should be Figure 2.7.
 - d. Figure 3.1: Color patches in the legend for the soil types would improve readability of this map.
 - e. Section 3.2 or 3.3: Please clarify whether any portion of the project area drains into Nawiliwili Stream to the north.
 - f. Page 3-6 and all similar occurrences in the DEA: Please clarify or correct the term, 'National Pollutant Discharge Elimination System (NPDES) Permit for Construction of Storm Water Activities,' in the fourth paragraph.
 - g. Section 3.3.1, page 3-7: "Impacts and Mitigation Measures" should include a discussion of project impacts at buildout, if any, on groundwater resources and water sources for water used by the project.

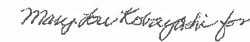
Mr. Earl Matsukawa
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- h. Figure 3-4: Please define the term, 'aquatic site', which is used in the map legend, in Section 3.4 and/or use consistent terms in the text and map. It would also help the reader if the reservoirs and active irrigation ditches named and discussed in the text were labeled and mapped on this map.
- i. Table 3-1: We recommend using Table 2 on page 30 of Appendix B in lieu of this table. A discussion in the text of the significance criteria used in the field investigation would sufficiently explain the information presented in the last column of Table 3-1.
- j. Page 3-22, second paragraph: Check spelling of 'Nuhou'.
- k. Page 3-24: Should the reference in paragraph 3 to 'Puhi Road' be 'Nuhou Street'? In paragraph 5, should 'Anonui Road' be 'Anonui Street'?
- l. Section 3.12: 2010 Census data may be available to update this section.
- m. Page 3-31, fourth paragraph in "Impacts and Mitigation Measures": Should 'immigration' be 'in-migration'?
- n. Section 3.14: The third sentence in the "Water" discussion is an incomplete sentence. In the "Wastewater" discussion, 'plan' should be 'plant'.
- o. Pages 4-3 and 6-1: The Island Burial Council should be the Kaua'i Island Burial Council.
- p. Section 4.2.2: Figure 4-4 showing the Lihue Development Plan land use designations is not included. Figure 4-4, the zoning map, should be Figure 4-5.
- q. Section 4.2.3: Please clarify the discussion of the 'General Land Use Plan Amendment for TMK 3-4-07: 03'. When was this proposed? What is the status of this amendment proposal?
- r. Page 6-1, Item (3): Chapter 343, HRS, should be Chapter 344, HRS.
- s. Page 6-2, Item (6): The term/title, 'Lihue General Plan' should be corrected/clarified.
- t. Section 7: Please include County zone change in the list of approvals required.
- u. Appendix C, divider page: Please use a title and date consistent with the report title page.
- v. Appendix C, Appendices C and E: It would be easier for the reader to link the data tables with the report discussion and summary tables if the tables are labeled with the road names for the two access road intersections with Kaunualii Highway.

Mr. Earl Matsukawa
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July 1, 2011

Thank you for the opportunity to comment on the DEA. The Office looks forward to receiving the final EA. If you have any questions, please call Ruby Edwards, Land Use Division, at 587-2817.

Sincerely,



Jesse K. Souki
Director

Enclosure

- c: Mr. Dan Davidson, Land Use Commission
Mr. Brian Kashiwaeda, University of Hawai'i Community Colleges
Mr. Gary Nitta, Kaua'i Community College
Mr. Michael Dahilig, County of Kaua'i, Department of Planning



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

OFFICE OF PLANNING
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

COPY

LINDA LINGLE
GOVERNOR
THEODORE E. LIU
DIRECTOR
PEARL IMADA (BOBBI)
DEPUTY DIRECTOR
ABBEY SETH MAYER
DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824

Mr. Earl Matsukawa, AICP
Page 2
May 27, 2010

Ref. No. P-13023

May 27, 2010

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Environmental Assessment (EA) Pre-Assessment Consultation
Kaua'i Community College Long Range Development Plan
Tax Map Keys Nos. (4) 3-4-007: 001, 002, 003, and 006
Lihue, Kaua'i, Hawaii

Thank you for soliciting comments on an Environmental Assessment (EA) being prepared for the above referenced project. The University of Hawai'i Community Colleges (UHCC) plans to reclassify the Kaua'i Community College campus, approximately 199 acres of land, from the State Agricultural District to the State Urban District, for the existing campus and future campus development. The Office of Planning (OP) appreciates UHCC's initiative to reclassify the campus property to the Urban District and end the need for Special Permits for further project development and permitting.

OP will be coordinating the State's position on areas of cross-cutting State concern. I am writing to request that the Draft Environmental Assessment (DEA) consider the impacts of the proposed project on the following issues:

1. **Water Resources** – Water resource protection and water quality are critical State issues. Please discuss the water requirements of the proposed project, the proposed potable and non-potable water sources to be used for the project, and what measures are proposed to reduce water demand and promote water reuse in the project. Please identify whether the proposed project is within a designated Water Management Area, the impact of the project on the sustainable yield of affected aquifers, and the impact of the project on projected water use and system improvements contained in the County's water use and development plan.
2. **Agricultural Lands** – Preservation of important agricultural lands is a priority for the State and Counties. Portions of the property and lands abutting the campus

property are classified as quality agricultural land under the Land Study Bureau's (LSB) Overall Productivity Rating system and the Agricultural Lands of Importance to Hawai'i (ALISH) classification system. Please discuss the impact of urban conversion of these lands on the continued and future use of adjoining agricultural lands, and identify any measures that should or will be considered to mitigate the loss of these lands and ensure that agricultural use of adjoining property is not impaired or jeopardized.

3. **Public Health** – Please quantify the volume of solid waste likely to be generated by the project, and describe the impact the project will have on the County's existing and planned capacity for managing solid waste as represented in the County's solid waste management plan. The DEA should discuss any mitigation measures to be incorporated in the project to reduce solid waste generation. If the project will have a potential to generate hazardous materials or result in the possible contamination of the air, soil, or water, please discuss how public health and safety will be protected. Please also identify and discuss any potential health and environmental threats that may be present due to contamination from past or current use of the site, including findings from Phase I or Phase II environmental site assessments conducted at the site.
4. **Cultural, Archaeological, and Historic Resources** – An archaeological resources study will be prepared for the site. Please also identify the status of any monitoring and preservation plans being prepared for or approved by the State Historic Preservation Division. Please identify and describe any cultural resources and cultural practices, including visual landmarks if applicable, on the subject property and within the ahupua'a in which the property is situated. Please discuss the impact of the proposed project on identified cultural resources and practices, alternatives considered, and proposed mitigation measures.
5. **Environmental, Recreational, and Scenic Resources** – Please include an inventory of flora and fauna, including invertebrates, found on or in proximity to the project site and in any lava tubes and caves on the property. Flora and fauna of concern should not be limited to listed threatened or endangered species or those under consideration for listing, and should include those species and ecosystems identified as "rare" by The Nature Conservancy of Hawai'i. The DEA should discuss measures to be taken to protect rare, threatened, or endangered species or ecosystems of concern, as well as conservation resources such as stream corridors that may exist on the property. Please include a description of recreational uses on or near the project site. A description of scenic resources should also be included.

6. **Coastal Zone Management (CZM)** – The State oversees protection of natural, cultural, and economic resources within the coastal zone, which is defined as all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the United States territorial sea (§205A-1, Hawaii Revised Statutes). Please discuss how the proposed project will balance the competing values of economic development and preservation of coastal zone resources, including the following CZM objective areas:
 - a. **Coastal Zone Resources** – Please discuss the volume of wastewater and stormwater likely to be generated by the project at buildout, and discuss how stormwater and wastewater generated by the project will be prevented from degrading the quality of groundwater and receiving surface waters.

The DEA should discuss the impact of the project on existing site and offsite hydrology, and how the project will manage stormwater and runoff. OP recommends the use of best management practices (BMP) that promote onsite infiltration and minimize runoff from storm events. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.
 - b. **Coastal and Other Hazards** – Please describe any hazard conditions that are relevant to the site, such as potential risk or harm from tsunami, hurricane, wind, flood, erosion, earthquake, landslide, subsidence, and point and nonpoint source pollution. Please describe the measures that are proposed to mitigate any hazard impacts.
7. **Energy Use and Impacts** – The DEA should quantify the projected energy requirements of the project by type of use, and discuss measures to be taken to reduce energy demand, promote energy efficiency, and to promote use of alternative, renewable energy sources. OP recommends the project's projected energy use and performance be discussed in relation to the U.S. Green Building Council's (U.S. GBC) Leadership in Energy and Environmental Design (LEED) rating systems for new construction. Please identify any generating or transmission capacity constraints that may arise as a result of the proposed project and other projects planned for the region. The DEA should also discuss the degree to which the project promotes transportation energy savings and the use of alternative transportation modes for project users.
8. **Impact on State Facilities** – The DEA should include a discussion on the impacts on State-funded facilities, including schools, highways, harbors, and

- airports. The DEA should cite the mitigation measures proposed to be used in the development of the project.
9. **Conformance with County Plan Designations and Urban Growth or Rural Community Boundaries** – Act 26, Session Laws of Hawaii 2008, reaffirmed the Land Use Commission's duty to consider any proposed reclassification with respect to the Counties' adopted general, community, or development plans. Thus, the DEA should identify County land use plans for the proposed project area and the consistency of the project with the County's land use plans. If the proposed project is not consistent with the County plans, would require a County plan amendment, or lies outside a County urban growth or rural community boundary, then the DEA should provide an analysis and discussion of the following:
 - a. **Alternative Sites Considered** – The DEA should describe and discuss alternative sites that were considered for the project, and discuss why the project could not be accommodated on lands within the urban growth or rural community boundary, if the County plan delineates such boundaries, or on land already designated by the County for similar uses.
 - b. **Impact on Surrounding Lands** – The DEA should discuss what the impacts of changing the County plan designation or extending the urban growth or rural community boundary would have on the surrounding lands.
 - c. **Significant Public Benefit** – The DEA should discuss what, if any, public benefits are provided by the proposed project, above that already required under existing approval and permitting requirements.
 10. **Development Timetable** – The State Land Use Commission (LUC) requires that projects seeking reclassification be substantially completed within ten years or seek incremental approvals. The DEA should provide a schedule of development for each phase of the total project and a map showing the location and timing of each increment of development.

The Office recommends that the EA process be used as a means to identify and incorporate sustainable design and development practices, including green building practices, in the proposed project. The adoption of sustainable building and development practices has long-term environmental, social, and economic benefits to Hawai'i's residents and communities. The Office of Environmental Quality Control's, *Guidelines for Sustainable Building Design in*

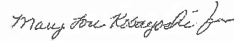
Mr. Earl Matsukawa, AICP
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Hawai'i, the Department of Health's, *Health Community Design: Smart Growth Checklist* (<http://hawaii.gov/health/environmental/env-planning/landuse/hcdchecklist.pdf>), and the U.S. GBC LEED programs for new construction offer guidelines and checklists for this purpose.

The LEED rating system is especially useful in profiling how a project will promote efficient water, energy, and resource use, including waste reduction. OP recommends that the DEA include a preliminary overview of LEED features that could be incorporated into the project, based on the U.S. GBC LEED checklists available. This information would greatly aid agencies, decision-makers, and the public in reviewing the project application.

The Office of Planning looks forward to receiving the DEA with the potential impacts and mitigation measures for the above issues addressed. If you have any questions, please call Ruby Edwards, Land Use Division, at 587-2817.

Sincerely,



Abbey Seth Mayer
Director

c: Mr. Dan Davidson, LUC
Mr. Brian Kashiwaeda, University of Hawai'i Community Colleges
Mr. Gary Nitta, Kaua'i Community College



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

7975-01
November 20, 2012

Mr. Jesse K. Souki, Director
Office of Planning
Department of Business, Economic Development & Tourism
State of Hawaii
P.O. Box 2359
Honolulu, HI 96804

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01; 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Mr. Souki:

Thank you for your letter dated July 1, 2011 (Ref. N o. P-13331) commenting on the subject Draft EA. Over the last several years the Kauai Community College (KCC), University of Hawaii Community Colleges (UHCC) has been applying for Special Use Permits/Class IV Zoning Permits and modifications of permits with the County of Kauai Planning Department to build their existing facilities. This has been necessary since the KCC campus is presently designated as Agricultural District on the State Land Use Boundary map and Agricultural District under the County's Zoning Map. After decades of improvements at the KCC campus, the County Planning Department determined the campus should be designated Urban District, before it would process future permits/applications.

In accordance with the County's position, UHCC is proposing to redesignate a portion of the KCC campus from Agricultural to Urban in preparation of future projects and need for County approvals. In the Draft EA, UHCC proposed the whole campus be redesignated to Urban. Based on consultation with the County Planning Department, State Land Use Commission and your Department, the petition area has been reduced to approximately 153 acres, which includes TMK: 3-4-07: por. 01, 02 and por. 03. The petition area follows the County of Kauai General Plan's "urban center" designation.

The UHCC is not proposing any major projects at this time. The project description provided in the Draft EA updates KCC's 1999 Long Range Development Plan (LRDP). The updated plan is not based on a planning process such as that used in preparing the 1999 LRDP, but a status of the projects proposed in the 1999 LRDP. KCC does not envision implementing any major projects such as the recently completed One Stop Center and Bookstore within the next 10 years.

The subject Draft EA is intended to assess the long-term development plan for the campus. It fulfills the requirement of Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 11-200-7, Hawaii Administrative Rules (HAR) assessing all phases of potential development.



7975-01
Letter to Mr. Jesse Souki
Page 2 of 5
November 20, 2012

Since the current plan lacks definitive detail required to address concerns such as drainage through the preparation of a drainage master plan, it is anticipated that subsequent Environmental Assessment (EA) or Environmental Impact Statement (EIS) will need to be prepared pursuant to Chapter 343, HRS for individual development of projects when more definitive plans for such projects become available.

This assessment does not consider the following types of projects which do not have significant impacts on the environment and could qualify as exempt activities, pursuant to Chapter 343-6, HRS and Chapter 11-200-8, HAR:

- Minor building renovations to meet program requirements, health and safety requirements, energy conservation measures, and accessibility for disable persons.
- General site, utility, and landscaping improvements which will provide for infrastructure requirements for specific projects, enhance aesthetic environment, and meet accessibility requirements for disabled persons.

In the context of the preceding discussion, we offer the following responses in the respective order of your comments:

1. Archaeological and cultural resources and practices: As requested, a cultural impact assessment was conducted and the report will be included in the forthcoming Final Environmental Assessment (EA). The *Archaeological Literature Review and Field Investigation* prepared for the subject project recommends an archaeological inventory survey (AIS) for the Puhi Camp area.

The Puhi Camp cemetery is located on TMK: 3-4-007: 005, owned by Grove Farm. This parcel is not part of UHCC's petition area.

2. Sustainability and resource use: The Final EA will be revised to state "if future development and/or improvements to existing facilities occur, energy efficient fixtures and practices will be implemented, where appropriate, regarding Leadership in Energy and Environmental Design (LEED) certification. In addition, alternative water resources will be considered, wherever practicable." UHCC is committed to sustainable design and development in support of State energy initiatives, including compliance with Section 196-9 Hawaii Revised Statutes.

UHCC is proposing redesignation of the KCC campus from Agricultural to Urban. The UHCC is not proposing any major projects at this time. When determined to be appropriate, however subsequent EA or EIS will be prepared and processed for these project(s). Projected energy and/or a Sustainability Plan(s) would be prepared at that time, if appropriate.



7975-01
Letter to Mr. Jesse Souki
Page 3 of 5
November 20, 2012

The forthcoming Final EA will include a discussion on the University of Hawaii's *Multi-Hazard Mitigation Plan*, which was required to be developed prior to the State's *Multi-Hazard Mitigation Plan*.

3. Agricultural lands: A discussion on the County's current process and status for identifying Important Agricultural Lands will be included in the forthcoming Final EA.

As previously discussed, the petition area has been reduced to approximately 153 acres from 198 acres. The petition area follows the County of Kauai General Plan's "Urban Center" designation.

The western portion of the campus is utilized for the diversified agriculture and education program. UHCC will continue to support and expand the program. As mentioned previously, since the publication of the Draft EA, the petition area has been reduced to approximately 153 acres. If and when KCC expands and more land is needed, UHCC will need to petition for a State Land Use Boundary Amendment to include the northern portion of the campus in the Urban district.

KCC currently utilizes the existing irrigation system, owned by Grove Farm, for their agricultural lands located on west-southwest side of the campus. Since UHCC is not proposing major projects at this time, anticipated water requirements for irrigation purposes are not anticipated to change.

4. Protection of streams, stream corridors, and receiving waters and stormwater management: As previously mentioned, the UHCC is not proposing any major projects at this time. When determined to be appropriate, however subsequent EA or EIS will be prepared and processed for such project(s). As appropriate, a drainage master plan could be prepared at that time based on more definitive development plans.

The existing immersion schools have a 25-year lease with UHCC and are independent of UHCC. They are subject to compliance with Chapter 343, HRS regarding their use of State land.

5. Hawaii Coastal Zone Management Act: Discussion on Chapter 205A, HRS and County's Special Management Area will be included in Chapter 4 Relationship to Land Use, Policies and Controls in the forthcoming Final EA.
6. Development Alternatives: The UHCC is proposing to redesignate a portion (153 acres) of KCC campus from Agricultural to Urban and is not proposing any major projects at this time. The alternative is not to petition for a State Land Use Boundary Amendment ("no action" alternative). There are no other alternatives to evaluate at this time.



7975-01
Letter to Mr. Jesse Souki
Page 4 of 5
November 20, 2012

7. Environmental Health Hazards: There are no known potential health and environmental threats present on the property as a result of historic uses of the property. The property was formerly the Grove Farm Plantation.

KCC's automotive/autobody shop buildings are located on the northwestern part of the campus. When a specific development proposal is prepared, an EA or EIS will be prepared and processed for such project(s). A Phase 1 Environmental Site Assessment for that project area could be prepared at that time.

8. Biota: KCC will participate in the endangered species awareness program during general campus operations, as well as construction activities.
9. Baseline data for projected enrollment: The KCC LRDP was prepared in August 1999 and its educational program needs were based on a maximum student population of 1,500 FTE (full time equivalent) and 3,000 FTE. The 1999 LRDP focused on educational program requirements based on FTE, without a horizon year linked to the anticipated FTE.

The FTE enrollment has not increased as projected in the 1999 LRDP. At the time of the Traffic Impact Assessment Report (TIAR) was prepared, UHCC had enrollment projections up to 2,015. However, in coordination with UHCC and utilizing standard linear regression techniques, the enrollment projections were extended to the Year 2020 when the FTE enrollment is projected to increase from 864 students to 1,038 students. The projected increase in enrollment is minimal, so 2020 conditions are projected to remain the same as today.

The UHCC is not proposing any major projects at this time. When a specific development proposal is prepared, an EA or EIS will be prepared and processed for such project(s).

10. Baseline data on resource use and waste generation: The UHCC cannot determine projected resource use and waste generation at this time based on the updated development plan since it lacks definitive detail. UHCC is not proposing any major projects at this time. As previously discussed, subsequent EA or EIS will be prepared and processed for such project(s).
11. Development Timetable: The UHCC is not proposing any major projects at this time. As previously discussed, subsequent EA or EIS will be prepared and processed for such project(s).
12. County Plan Designation: After further consultation with your Department, the County Planning Department and State Land Use Commission, UHCC has reduced the petition area to approximately 153 acres from 198 acres. The petition area follows the County of Kauai General Plan's "Urban Center" designation.



7975-01
Letter to Mr. Jesse Souki
Page 5 of 5
November 20, 2012

13. Consultation Letter: We apologize for the inadvertent omission of your pre-assessment consultation letter dated May 27, 2010 for the Draft EA. The pre-assessment comment letter will be included in the forthcoming Final EA.
14. Miscellaneous Clarifications and Corrections: Clarification and corrections will be made, as appropriate, in the forthcoming Final EA.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl Matsukawa".

Earl Matsukawa, AICP
Project Manager

Enclosures

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
Mr. Gary Nitta, Kauai Community College



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

July 14, 2011

In reply, please refer to:
EMDCWB

07021PJF.11

EM

RECEIVED
JUL 18 2011

WILSON OKAMOTO CORPORATION

Mr. Earl Matsukawa
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

**SUBJECT: Draft Environmental Assessment (DEA) for
Kauai Community College Redesignation to Urban District
Puhi, Island of Kauai, Hawaii
TMK: (4) 4-5-033:001**

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).
2. You may be 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:

Mr. Earl Matsukawa
July 14, 2011
Page 2

07021PJF.11

- 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. This includes areas used for a construction base yard and the storage of any construction related equipment, material, and waste products. An NPDES permit is required before the start of the construction activities.

- a. Hydrotesting water.
- b. 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 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>.

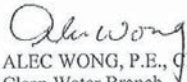
3. For other types of wastewater not listed in Item No. 2 above or wastewater discharging into Class 1 or Class AA waters, an NPDES individual permit will need to be obtained. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at
<http://hawaii.gov/health/environmental/water/cleanwater/forms/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 HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Mr. Earl Matsukawa
July 14, 2011
Page 3

07021PJF.11

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 (808) 586-4309.

Sincerely,


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

JF:ml

c: DOH-EPO #11-088 [via email only]



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

7975-01
November 20, 2012

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

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01; 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Mr. Wong:

Thank you for your letter dated July 14, 2011 (Ref. No. 07021PJF.11) commenting on the subject Draft EA. Kauai Community College (KCC), University of Hawaii Community Colleges (UHCC) is not proposing any major projects at this time. The project description provided in the Draft EA updates KCC's 1999 Long Range Development Plan (LRDP). The updated plan is not based on a planning process such as that used in the 1999 LRDP, but a status on the projects proposed in the 1999 LRDP. KCC does not envision implementing any major projects such as the recently completed One Stop Center and Bookstore within the next 10 years.

The subject Draft EA is intended to assess the long-term development plan for the campus. It fulfills the requirement of Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 11-200-7, Hawaii Administrative Rules (HAR), assessing all phases of potential development.

Since the current plan lacks definitive detail required to address concerns such as drainage through the preparation of a drainage master plan, it is anticipated that subsequent Environmental Assessment (EA) or Environmental Impact Statement (EIS) will need to be prepared pursuant to Chapter 343, HRS for individual development of projects when more definitive plans for such projects become available.

This assessment does not consider the following types of projects which do not have significant impacts on the environment and could qualify as exempt activities, pursuant to Chapter 343-6, HRS and Chapter 11-200-8, HAR:

- Minor building renovations to meet program requirements, health and safety requirements, energy conservation measures, and accessibility for disable persons/
- General site, utility, and landscaping improvements which will provide for infrastructure requirements for specific projects, enhance aesthetic environment, and meet accessibility requirements for disabled persons.




7975-01
 Letter to Mr. Alec Wong
 Page 2 of 2
 November 20, 2012

In the context of the preceding discussion, we offer the following responses in the respective order of your comments:

1. No major projects are proposed at this time. Any future projects or improvements will comply with Hawaii Administrative Rules, Chapter 11-54 and 11-55, as applicable.
2. No major projects are proposed at this time. Any future projects will comply with Hawaii Administrative Rules, Chapter 11-54 and 11-55, as applicable. The proposed action does not require a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters at this time.
3. We acknowledge an NPDES Individual permit will be required for activities discharging into Class 1 or Class AA waters. Also see response no. 2.
4. We acknowledge discharges related to the construction or operation activities, whether or not NPDES permit coverage is required, must comply with the State's Water Quality Standards.

We would also like to make a correction in our letter to you, dated April 20, 2011. Huleia River is not the natural drainage course for the project site, it is Puali Stream.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely,

 Earl Matsukawa, AICP
 Project Manager

Enclosures

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
 Mr. Gary Nitta, Kauai Community College

NEIL ABERCROMBIE
 GOVERNOR
 STATE OF HAWAII

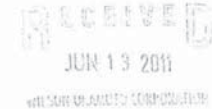


STATE OF HAWAII
 DEPARTMENT OF HAWAIIAN HOME LANDS
 P.O. BOX 1879
 HONOLULU, HAWAII 96805

ALBERT "ALAPAKI" NAHALE-A
 CHAIRMAN
 HAWAIIAN HOME LANDS COMMISSION
 ROBERT J. HALL
 DEPUTY TO THE CHAIRMAN

EM

June 2, 2011



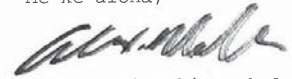
Mr. Earl Matsukawa
 Project Manager
 Wilson Okamoto Corporation
 1907 South Beretania Street, Suite 400
 Honolulu, Hawaii 96826

Aloha Mr. Matsukawa:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT
 KAUAI COMMUNITY COLLEGE REDESIGNATION TO URBAN
 TMK NOS. 4-5-033, POR. 001, PUHI, KAUAI, HAWAII

Mahalo for the opportunity to review the subject document.
 The department has no comment to offer.

If you have any questions, please contact our Planning Office
 at 620-9481.

Me ke aloha,

 Albert "Alapaki" Nahale-a
 Chairman
 Department of Hawaiian Home Lands

7975-01
May 2, 2011



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

Mr. Alapaki Nahale-a, Chairman
Department of Hawaiian Homelands
State of Hawaii
PO Box 1879
Honolulu, HI 96805

Subject: Draft Environmental Assessment (EA)
Kauai Community College Redesignation to Urban District
Tax Map Key: Tax Map Key: 4-5-033: por. 001
Puhi, Kauai, Hawaii

Dear Mr. Nahale-a:

On behalf of University of Hawaii Community Colleges, enclosed for your review is a copy of the Draft Environmental Assessment (EA) for the proposed Kauai Community College Redesignation to Urban District Project. The Draft EA has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Department of Health Administrative Rules. As part of the review process, we are soliciting any comments you may have on the proposed project. Please send your comments to:

Mr. Earl Matsukawa, Project Manager
Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826

A notice of availability will be published in the May 8, 2011, 2011 issue of *The Environmental Notice*. In order for your comments to be considered in the forthcoming Final Environmental Assessment, they must be received or postmarked by June 6, 2011. We appreciate your participation in the environmental review process.

Sincerely,


Earl Matsukawa
Project Manager

Enclosure

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
Mr. Gary Nitta, Kauai Community College



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

7975-01
November 20, 2012

Ms. Jobie Masagatani, Chair-Designate
Department of Hawaiian Home Lands
State of Hawaii
PO Box 1879
Honolulu, HI 96805

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01; 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Ms. Masagatani:

Thank you for your letter dated June 2, 2011 commenting on the subject Draft EA. We acknowledge that you have no comments to offer at this time.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely,


Earl Matsukawa, AICP
Project Manager

Enclosures

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
Mr. Gary Nitta, Kauai Community College

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 6, 2011

WILLIAM J. AHLA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

EM

RECEIVED
JUN 08 2011
WILSON OKAMOTO CORPORATION

Wilson Okamoto Corporation
1907 South Beretania Street
Artesian Plaza Suite 400
Honolulu, Hawaii 96826

Attention: Mr. Earl Matsukawa, Project Manager

Ladies and Gentlemen:

Subject: Draft Environmental Assessment for Kauai Community College
Redesignation to Urban District

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, Division of Forestry & Wildlife, Commission on Water Resource Management, Land Division-Kauai District, Engineering Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Historic Preservation will be submitting comments through a separate letter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

Charlene Unoki
Russell Y. Tsuji
Administrator

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 3, 2011

WILLIAM J. AHLA, JR.
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 -Kauai District

FROM: *Charlene Unoki*, Assistant Administrator
SUBJECT: Draft Environmental Assessment for Kauai Community College Redesignation from Agriculture to Urban District
LOCATION: Island of Kauai
APPLICANT: Wilson Okamoto Corporation on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by June 3, 2011.

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.
- (X) Comments are attached.

Signed: *Charlene Unoki*
Date: 5/18/11

RECEIVED
LAND DIVISION
2011 MAY 19 A 1:47
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII
11 MAY 04 PM 01:17 ENGINEERING

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/CharleneUnoki
Ref.: DEAKauaiComCollegeRedesignation
Kauai.105

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone _____.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone _____.
- () 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 (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: _____
- (X) Other: Our previous comments dated May 25, 2010, which was attached in the Draft Environmental Assessment, still apply.

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

Signed: Carty S. Chang
CARTY S. CHANG, CHIEF ENGINEER
Date: 5/18/11

NEH. ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. ADA, JR.
COMMISSIONER
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

RECEIVED
LAND DIVISION
2011 MAY 31 A 10: 21

May 3, 2011

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

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 -Kauai District

DLNR KOLD RCVD

MAY 5 '11

PM 2:06:56

FROM: Charlene Unoki, Assistant Administrator
 SUBJECT: Draft Environmental Assessment for Kauai Community College Redesignation from Agriculture to Urban District
 LOCATION: Island of Kauai
 APPLICANT: Wilson Okamoto Corporation on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by June 3, 2011.

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.
- (X) We have no comments.
- () Comments are attached.

Signed: Charlene Unoki
Date: 5/23/2011



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 3, 2011



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

June 3, 2011

2011 JUN -6 A
WILLIAM M. TAM
DEPUTY DIRECTOR
LAND AND NATURAL RESOURCES
STATE OF HAWAII

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 -Kauai District

RECEIVED
LAND DIVISION
2011 MAY 11 P 2:53
OFFICE OF LAND & NATURAL RESOURCES
STATE OF HAWAII

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Draft Environmental Assessment for Kauai Community College Redesignation from Agriculture to Urban District
LOCATION: Island of Kauai
APPLICANT: Wilson Okamoto Corporation on behalf of University of Hawaii Community Colleges

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by June 3, 2011.

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: *Paul J. Conroy*
Date: 5/5/11

REF: NA

TO: Russell Tsuji, Administrator
Land Division
FROM: William M. Tam, Deputy Director
Commission on Water Resource Management
SUBJECT: Draft Environmental Assessment for Kauai Community College Redesignation from Agriculture to Urban District
FILE NO.: NA
TMK NO.: 3-4-07:01,02,03,06

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWWM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWWM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrm>.

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building 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>.

Russell Tsuji, Administrator
Page 2
June 3, 2011

- 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.
- 6. We recommend the use of alternative water sources, wherever practicable.
- 7. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:

Additional information and forms are available at http://hawaii.gov/dlnr/cwr/resources_permits.htm.

- 8. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water.
- 9. A Well Construction Permit(s) is (are) required any well construction work begins.
- 10. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- 11. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- 12. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 13. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.
- 14. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.
- 15. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 16. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER:
CWRM stands by its May 18, 2010 comments provided on the Pre-Assessment Consultation of this Project. Regarding the existing Grove Farm irrigation system within the project boundaries: UH should consult Grove Farm and adjacent property owners to assess whether or not this water is still used for agricultural or other purposes. If the water is still used, arrangements should be made to ensure continued delivery of water to the end users. If the water is not used, UH should remove the stream diversion supplying water to the ditch system, provided that the diversion is on the project property and such action is compliant with the recommendations of SHPD. A permit is required from CWRM when removing a stream diversion.

If there are any questions, please contact Neal Fujii at 587-0264.

Donald E
Heacock/DLNR/StateHIUS
06/06/2011 05:11 AM

To: Charlene E Unoki/DLNR/StateHIUS@StateHIUS
cc: Robert T Nishimoto/DLNR/StateHIUS@StateHIUS
bcc:
Subject: EA- KCC zoning change and impacts to stream

**Division of Aquatic Resources
Department of Land & Natural Resources**

3060 Eiwa Street, Room 306
Lihue, Kauai, Hawaii 96766
Donald.E.Heacock@hawaii.gov
Cell phone: 808-645-0532

3 June 2011 {EA_KCCag_urban_streamimpacts}

To: Charlene Unoki, Land Management
From: Don Heacock, Kauai District Aquatic Biologist
Subject: Draft EA for Kauai Community College redesignation from Agricultural to Urban: potential impacts on Puali Stream and on Nawiliwili Bay.

Kauai Community College (KCC) is a 199-acre campus with an enrollment of 700 FTE students; KCC proposes a zoning change from agriculture to urban to accommodate facilities development for a student population of 3,000 FTE, representing about a 400% increase in students and facilities (e.g., dorm room buildings, parking lots, paved driveways, classroom buildings, etc.).

Included in the 199-acre campus are two Hawaiian Language Immersion schools- Punana Leo O Kauai pre-school and Kawaikini New Century Public Charter School. Additionally, Island School is located immediately adjacent and to the north of the KCC campus.

General Comments:

KCC proposes a significant increase (400%) in students and related facilities that have a great potential for increasing urban stormwater runoff and associated pollutants (e.g. soil, pesticides, fertilizers, petrochemicals, plastics) from roadways, roof tops, parking lots, and from other impervious surfaces. Because Puali Stream, and its primary tributary Halehaka Stream, emanate from within the KCC campus, the increased urbanization and increased impervious surfaces on the KCC campus has great potential for negatively impacting both the water quality and the water quantity of Puali Stream, both in the short and in the long-term.

Urban development with significant amounts of impervious surfaces causes stormwater to runoff rapidly, not recharging the groundwater, and then be discharged from culverts into streams where serious stream bank erosion and sedimentation of the stream occurs.

Stream bank erosion increases water turbidity, decreases stream primary and secondary productivity (less fish), and causes a decrease in the base (summer low) flow and an increase in water temperature, both of which are bad for taro production located downstream. Additionally, increased urbanization/impervious surfaces will cause an increase in both the frequency and

magnitude of flooding in the lower watershed.

The cumulative impacts of urbanization, increased impervious surfaces, and increased stormwater runoff needs to be assessed not just from KCC but also from Kawaikini Charter School, Punana Leo O Kauai pre-school, from adjacent Island School, and from the town of Puhi, Pua Kea Golf course and related facilities, Puhi Industrial "Park", Villas at Puali and all other urban developments within the Puali Stream watershed. Puali Stream is considered a degraded due to increased urban stormwater runoff and associated pollutants (Dr. Ann Brasher, USGS-Biological Survey; Mike Kido, UH-Manoa, Director, Hawaii Stream Research Center, pers. comm., and direct observations).

Since urban stormwater runoff affects all government jurisdictions and private property (particularly those located downstream) a drainage master plan, including cumulative impacts from other urban developments within the Puali Stream watershed, and a detailed water budget for the watershed, should be prepared that protects stormwater quality, and minimizes changes to hydrological and hydraulic conditions in order to protect Puali Stream quality and quantity, and to prevent increased flooding downstream.

A drainage master plan should be prepared that includes cumulative urban stormwater impacts within the watershed, a water budget for Puali Stream, and protects or enhances existing hydrologic and hydraulic conditions within the Puali watershed. The drainage master plan should also include the additional BMP of prohibiting grading during winter (November-April) months (as does the state of Washington) since all existing BMP's are virtually useless during heavy winter rains.

Specific Comments:

Appendix-D: Letter from Kauai County Engineer (D. Fujimoto, 11 May 2011) states that: "We are in receipt of a drainage report for Kawaikini School where further future impermeable improvements such as buildings, parking lots, and road pavements may impact the adjacent Puali Stream located between Puhi Stream and Halehaka Stream. The proposed development will increase stormwater runoff and increase flooding and flood heights for downstream properties for the 2 year-24 hour storm interval. Further development within the Puali Stream watershed basin will increase the 100 year-24 hour flood heights for downstream properties."

Although it is correct to include Kawaikini into KCC drainage master plan, this will inadequately address the potential impacts and potential mitigative steps unless other adjacent schools, urban subdivisions, industrial areas, golf courses, etc. within the Puali Stream watershed are included into the drainage master plan (which is a "stormwater quality protection plan that prevents the alteration of existing hydrologic and hydraulic conditions").

Figure 2-5 and 2-7, appears that the proposed parking area is within the stormwater detention basin, and/or within the headwaters of Halehaka Stream;

P. 3-8, Halehaka Stream headwaters emanate from KCC campus, mauka of Kaumualii Hwy, not makai of the Hwy (see various aerial photos- Figure 3-4 in EA that show Halehaka Stream

channel above the hwy);

P. 3-10, Impacts and Mitigative Measures- this entire section is conjectural, contradicts the statements of the County Engineer above, and the impacts and mitigative measures for the proposed urban development cannot be derived until a comprehensive drainage plan and water budget are done for the entire Puali Stream watershed (a very small watershed), including the assessment of cumulative impacts. This section states that "construction activities (including parking lots) associated with the project would not alter existing streams or drainage patterns associated with any perennial streams." But it will affect the headwaters of Halehaka Stream, an annual stream at that point, but nevertheless a stream; both perennial and annual streams are protected under the Hawaii State Water Code; it appears from Figure 2-7 that a parking lot will be build on the headwaters of Halehaka Stream or within the stormwater detention basin, an essential drainage component to protect stormwater quality;

Coastal Waters- Nawiliwili Bay is classified as "Water Quality Limited" (a polluted body of water) by the Hawaii Dept. of Health; also (P. 3-11), the natural drainage course for the project is primarily Puali Stream, not Puhi Stream; both streams are classified as Class 2 because they are significantly degraded by urban stormwater runoff;

P. 3-11, Impacts and Mitigative Measures, these statements in this section are conjectural and they contradict the County Engineers opinion (above); since no drainage or water budget data are made available it is impossible to assess impacts or mitigative steps;

Also, it neglects to mention that there is a 20-acre wetland and taro fields in the lower reaches of Puali Stream and three species of endangered waterbirds (Hawaiian gallinule, stilts and koloa duck) feed and nest there;

P. 3-12, Flood Hazard and Mitigation, this section is conjectural since it does not consider cumulative drainage impacts within the watershed and there is no drainage master plan data to confirm these claims; again, these statements contradict those of the County Engineer (above) who mentions the strong possibility of increased flooding (both in frequency and in magnitude) in downstream properties;

P. 3-16, Impacts to Avian Fauna- does not mention that increased flooding and decreased stream base (summer) flows could negatively impact the three species of endangered water birds that inhabit the 20-acre wetland and taro fields in the lower reaches of Puali Stream;

P. 3-31, does not mention that the Sewage Treatment Plant that services KCC is adjacent to Puali Stream and if a sewage spill occurs, the DOH will chlorinate the effluent (that discharges into Puali Stream) and this may kill both fish in the stream and fish in the commercial tilapia farm located downstream;

P. 4-1, the consistency of the proposed urban development to the Hawaii State Plan, and to the Kauai General Plan (p. 4-5) is impossible to assess without a detailed drainage master plan that assesses cumulative impacts and a water budget in order to assure that the development will not

significantly alter the hydrological or hydraulic conditions of Puali and Halehaka Streams; any soil erosional impacts, short or long-term, will degrade both Puali Stream, it's associated wetlands and Nawiliwili Bay;

Figure 4-2, Niunalu/Puali Stream wetlands/marches are not shown;

P. 6-1, Determination and Compliance: the statement that "the proposed project will not have a significant impact on the environment, therefore a FONSI will be filed" is unsubstantiated, conjecture, and cannot be accepted without first preparing a detailed master drainage and stormwater quality protection plan for public review; as presented, the proposed urban expansion will likely conflict with the State's long-term environmental policies and administrative rules pertaining to the protection of interim instream flows (it will decrease base flow) and the protection of water quality in both Puali Stream and in Nawiliwili Bay; a decrease in base flow of Puali Stream will negatively impact taro production and wetland habitat for three species of endangered Hawaiian waterbirds.

Appendix- D: The CWRM (letter from R. Tsuji, 20 April 2011) states that "KCC must consult with the County Planning Dept. and the County Water Dept. regarding the Kauai Water Use and Development Plan, but the Plan has not yet been written; in addition to their 6 recommendations, if KCC's urban development is expected to cause the base flow of Puali Stream to decrease, then KCC will have to petition CWRM to amend the interim instream flow standards.

Letter from E. Matsukawa to A. Wong (20 April 2011), the Huleia River is not the natural drainage course for this (KCC) project, it is Puali Stream.

Sincerely,

Donald E. Heacock



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

7975-01
November 20, 2012

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

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01; 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Mr. Tsuji:

Thank you for your letters dated June 3, 2011 and June 6, 2011 commenting on the subject Draft EA. We offer the following responses in the respective order of your comments:

Engineering Division

1. We acknowledge that your previous comments received during pre-assessment consultation (letter dated May 25, 2010) still apply.

Division of Forestry and Wildlife

1. We acknowledge that the Division has no comments to offer at this time.

Land Division, Kauai District

1. We acknowledge that the Division has no comments to offer at this time.

Commission on Water Resources Management

1. We acknowledge that your previous comments received during pre-assessment consultation (letter dated May 18, 2010) still apply.
2. The Kauai Community College (KCC), University of Hawaii of Community Colleges (UHCC) will consult with Grove Farm regarding the existing Grove Farm irrigation system. If the stream diversion is located on KCC's property and is removed, we acknowledge that a permit would be required from CWRM. Since UHCC is not proposing major projects at this time, changes to the existing irrigation system is not anticipated.

Division of Aquatic Resources

General Comments:

1. UHCC is not proposing any major projects at this time. The project description provided in the Draft EA updates KCC's 1999 Long Range Development Plan (LRDP). The updated plan is not based on a planning process such as that used in preparing the 1999 LRDP, but a status on the projects proposed in the 1999 LRDP.

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Letter to Mr. Russel Tsuji

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KCC does not envision implementing any major projects such as the recently completed One Stop Center and Bookstore within the next 10 years.

The subject Draft EA is intended to assess the long-term development plan for the campus. It fulfills the requirement of Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 11-200-7, Hawaii Administrative Rules (HAR) assessing all phases of potential development.

Since the current plan lacks definitive detail, it is anticipated that subsequent Environmental Assessment (EA) or Environmental Impact Statement (EIS) will need to be prepared pursuant to Chapter 343, HRS prior to the development of individual projects when more definitive plans for such projects become available.

As individual projects are designed, their drainage requirements relative to the watershed in which they are located will be considered. It is anticipated that some drainage requirements would be addressed in the immediate vicinity of a building, parking area or other new facility to capture and retain or detain flows. If discharges beyond the immediate vicinity are anticipated, then the capacity of the larger drainage systems serving the campus to accommodate those flows would need to be considered to prevent excess flows from entering natural drainage courses and streams. If the cumulative drainage impacts of future projects are anticipated to be more efficiently and cost effectively addressed through the preparation of a campus drainage master plan, such a plan will be prepared. All drainage plans are subject to review and approval by the Kauai Department of Public Works.

Based on the above considerations, flows from the KCC campus would not exceed drainage requirements. Therefore, its contribution to the cumulative flows within streams such as Puali Stream would not be significant. It is in this context of anticipated future compliance with drainage requirements that statements in the EA regarding runoff and drainage are offered. It would be conjecture for the EA to suggest that these standards and requirements would not be imposed on projects on the KCC campus. Should it be determined that the drainage system for the campus is inadequate to meet drainage standards, the Kauai DPW could require a broader downstream study to determine appropriate mitigation measures.

Specific Comments:

1. The Petition Area will include the immersion schools, Kawaikini Charter School and Punana Leo O Kauai Pre-School (TMK: 3-4-07: 02). They have a 25-year lease with UHCC and are independent from UHCC. The immersion schools are subject to compliance with Chapter 343, HRS, regarding their use of State land. They would also be subject to drainage standards and requirements applicable to the property they occupy and their drainage plans would need to be approved by the Kauai DPW. Should the DPW determine that excess flows from the property

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Letter to Mr. Russel Tsuji

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may increase downstream flood potential, they could require the school(s) to prepare a flood study.

2. Figures 2-5 and 2-7 shows a proposed parking area within the stormwater detention basin and/or within the headwaters of Halehaka Stream. The parking area was proposed in the 1999 LRDP. As previously mentioned, any proposed facility, such as a parking lot would need to comply with drainage standards and requirements. If its location affects the capacity of the campus' drainage system, appropriate mitigation, including relocation, would need to be considered.

As previously mentioned, UHCC is not proposing any major projects at this time including this parking area. When determined to be appropriate, subsequent EA or EIS will be prepared and processed for such project(s). As appropriate, a drainage master plan could be prepared at that time. UHCC could review and incorporate Kawaikini's Drainage Master Plan, if appropriate.

3. Page 3-8: Statement will be corrected.
4. Page 3-10: See response no. 1 under "Specific Comments."
5. Section 3.3.3 Coastal Waters: Section will be revised.
6. Page 3-11: See response no. 1 under "Specific Comments." Downstream resources would not be discussed unless it was anticipated that those resources would be adversely affected by the proposed project.
7. Downstream resources would not be discussed unless it was anticipated that those resources would be adversely affected by the proposed project.
8. Page 3-12: See response no. 1 under "Specific Comments"
9. Page 3-16: UHCC is not proposing any major projects at this time. When determined to be appropriate, subsequent EA or EIS will be prepared and processed. If potential impacts on avifauna in the lower streams are anticipated, they could be assessed at that time.
10. Page 3-31: The wastewater treatment plant on KCC campus is no longer in service (shut down in 2004). Presently, wastewater from KCC is conveyed to an off-site treatment plant operated by Grove Farm since April 2001. The responsibility for spill prevention lies with the plant operator and the responsibility for spill response is with DOH. KCC has no basis to evaluate the effectiveness of DOH's regulation of wastewater treatments plants within the context of the EA.
11. Page 4-1: See response no. 1 under "Specific Comments."



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 Letter to Mr. Russel Tsuji
 Page 4 of 4
 November 20, 2012

- 12. Figure 4-2: This map is from the Kauai General Plan Heritage Resources Map, prepared by the County of Kauai. The Niumalu Marsh is identified in the map as simple hatch in black (see legend) and Huleia National Wildlife Refuge is labeled.
- 13. Page 6-1: See response no. 1 under "Specific Comments."
- 14. Appendix D: See response no. 1 under "Specific Comments."
- 15. Information will be corrected in a follow-up letter to Mr. Alec Wong, State Department of Health. We acknowledge that Puali Stream is the natural drainage course for KCC.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely,

Earl Matsukawa, AICP
 Project Manager

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
 Mr. Gary Nitta, Kauai Community College

NEIL ABERCROMBIE
 GOVERNOR



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

July 12, 2011

GLENN M. OKIMOTO
 DIRECTOR

Deputy Directors
 JADE T. BUTAY
 FORD N. FUCHIGAMI
 RANDY GRUNE
 JADINE URASAKI

IN REPLY REFER TO:
 STP 8.0490

EM

Mr. Earl Matsukawa
 Project Manager
 Wilson Okamoto Corporation
 1907 South Beretania Street, Suite 400
 Honolulu, Hawaii 96826

RECEIVED
 JUL 19 2011

WILSON OKAMOTO CORPORATION

Dear Mr. Matsukawa:

Subject: Kauai Community College (KCC)
 Draft Environmental Assessment (DEA)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands the University of Hawaii Community College (UHCC) proposes to obtain necessary entitlement for the 199 acre Kauai Community College (KCC) campus. Existing land use conditions allow KCC to expand to 1,500 full time equivalent (FTE) students, half the 3,000 FTE students projected in the Long Range Development Plan (LRDP). The primary access for KCC is provided via an access road at the intersection of Kaumualii Highway and Puhi Road, with a secondary access at the intersection of Kaumualii Highway and Nohou Street.

DOT offers the following comments:

1. The DEA/Traffic Impact Analysis Report (TIAR) should be revised to include a discussion and evaluation of pedestrian and bicycle traffic along Kaumualii Highway in the vicinity of KCC.
2. The revision of the TIAR should also evaluate and recommend an internal roadway system that will minimize traffic queuing on Kaumualii Highway for turns into the KCC, based on the full build out, staffing, and enrollment of the KCC at the completion of the LRDP.
3. The traffic signals along Kaumualii Highway in the vicinity of KCC shall be synchronized in order to facilitate optimal traffic flow along Kaumualii Highway.

Mr. Earl Matsukawa
July 12, 2011
Page 2

STP 8.0490

4. UHCC shall retain a traffic consultant within six months after completion of the proposed LRDP or the FTE student population exceeds 1,038 FTE students. The traffic consultant shall monitor the morning and afternoon traffic queues at the intersections of Kaunualii Highway with Puhi and Nohou Streets, and update the TIAR accordingly. If a traffic problem is observed at these intersections, the traffic consultant shall recommend and KCC shall implement all necessary traffic mitigation measures as approved by and at no cost to the DOT.
5. DOT should be kept apprised of the status of the project and be notified of any significant changes to the LRDP that may affect the traffic projections. The TIAR will need to be updated to address these changes and resubmitted to the DOT for review and approval.

Very truly yours,



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



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

7975-01
November 20, 2012

Dr. Glenn M. Okimoto, Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, HI 96813-5097

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01, 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Dr. Okimoto:

Thank you for your letter dated July 12, 2011 (Ref. No. STP 8.0490) commenting on subject Draft EA. Over the last several years the Kauai Community College (KCC), University of Hawaii Community Colleges (UHCC) has been applying for Special Use Permits/Class IV Zoning Permits and modifications of permits with the County of Kauai Planning Department to build their existing facilities. This has been necessary since the KCC campus is presently designated as Agricultural District on the State Land Use Boundary map and Agricultural District under the County's Zoning Map. After decades of improvements at the KCC campus, the County Planning Department determined the campus should be designated Urban District, before it would process future permits/applications.

The UHCC is not proposing any major projects at this time. The project description provided in the Draft EA updates KCC's 1999 Long Range Development Plan (LRDP). The updated plan is not based on a planning process such as that used in preparing the 1999 LRDP, but a status on the project proposed in the 1999 LRDP. KCC does not envision implementing any major projects such as the recently completed One Stop Center and Bookstore within the next 10 years.

Since the current plan lacks definitive detail required to address concerns such as drainage through the preparation of a drainage master plan, it is anticipated that subsequent Environmental Assessment (EA) or Environmental Impact Statement (EIS) will need to be prepared pursuant to Chapter 343, HRS for individual development of projects when more definitive plans for such projects become available.

The subject Draft EA is intended to assess the long-term development plan for the campus. It fulfills the requirement of Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 11-200-7, Hawaii Administrative Rules (HAR).

This assessment does not consider the following types of projects which do not have significant impacts on the environment and could qualify as exempt activities, pursuant to Chapter 343-6, HRS and Chapter 11-200-8, HAR:



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Letter to Dr. Glenn M. Okimoto
Page 2 of 3
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- Minor building renovations to meet program requirements, health and safety requirements, energy conservation measures, and accessibility for disable persons.
- General site, utility, and landscaping improvements which will provide for infrastructure requirements for specific projects, enhance aesthetic environment, and meet accessibility requirements for disabled persons.

The educational program needs projected in KCC's 1999 LRDP were based on a maximum student population of 1,500 FTE (full time equivalent) and 3,000 FTE. The 1999 LRDP focused on educational program requirements based on FTE, without a horizon year linked to the anticipated FTE.

The FTE enrollment has not increased as projected in the 1999 LRDP. At the time of the Traffic Impact Assessment Report (TIAR) was prepared, UHCC had enrollment projections up to 2015. However, in coordination with KCC and utilizing standard linear regression techniques, the enrollment projections were extended to the Year 2020 when the FTE enrollment is projected to increase from 864 students to 1,038 students. The projected increase in enrollment is minimal, so 2020 conditions are projected to remain the same as today.

The UHCC is not proposing any major projects at this time. When determined to be appropriate, however subsequent EA or EIS will be prepared and processed for these project(s).

In the context of the previous discussion, we offer the following responses in the respective order of your comments:

1. Pedestrian and Bicycle Traffic: According to KCC, approximately 1% of students currently walk or bike to campus. This amount may increase due to the widening of Kaunualii Highway.

As previously mentioned, UHCC is not proposing any major projects at this time. When determined to be appropriate, however subsequent EA or EIS will be prepared and processed for such project(s). The internal roadway system could be evaluated at that time, if appropriate.
2. As previously mentioned, UHCC is not proposing any major projects at this time. We acknowledge the traffic signals along Kaunualii Highway in the vicinity of KCC should be synchronized in order to facilitate optimal traffic flow along Kaunualii Highway at completion of the LRDP.
3. The FTE enrollment has not increased as anticipated as projected in the 1999 LRDP. If and when appropriate, UHCC will retain a traffic consultant to identify impacts and propose mitigation measures for future projects, as needed.



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Letter to Dr. Glenn M. Okimoto
Page 3 of 3
November 20, 2012

4. UHCC will provide updates to HDOT regarding future development of the campus.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl Matsukawa".

Earl Matsukawa, AICP
Project Manager

Enclosures

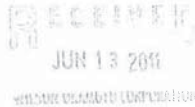
cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
Mr. Gary Nitta, Kauai Community College



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD11/4994B

June 3, 2011



EM

Earl Matsukawa, Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826

**Re: Draft Environmental Assessment
State Land Use Boundary Amendment
Kaua'i Community College
Puihi, Island of Kaua'i**

Aloha e Earl Matsukawa,

The Office of Hawaiian Affairs (OHA) is in receipt of your May 2, 2011 letter requesting comments on a draft environmental assessment (DEA) which has been prepared to support an amendment to State Land Use Boundary and re-designate four tax map key parcels (TMK) consisting of approximately 199 acres of land from the Agricultural District to the Urban District (action) which are under the control of the University of Hawai'i (UH). Approximately 99 acres of land which are subject to this action (TMK 3-4-07:003) constitute the existing Kaua'i Community College (KCC) campus which was completed in 1977 on lands donated by Grove Farm in 1972. Development of the KCC campus within the Agricultural District was facilitated by a special use permit granted by the State Land Use Commission on 1973. The majority of the remaining three tax map key parcels consisting of approximately 100 acres are undeveloped, with two Hawaiian Language immersion schools situated on a portion of TMK 3-4-07:002 (DEA, Chapter 2.2).

This action will secure appropriate land use entitlements as KCC moves forward with improvements that will facilitate the implementation of their Long Range Development Plan (LRDP) which will eventually see KCC accommodate a student enrollment of 3,000 full time students (DEA, Chapter 2.4). Since KCC is the only public institution of higher learning on Kaua'i, OHA recognizes the importance of the LRDP and we applaud the efforts of all involved in increasing educational programs and opportunities on Kaua'i.

We do seek assurances that the two Hawaiian Language Immersion Schools (Punana Leo o Kaua'i and Kawaikini New Century Public Charter School) which are situated on KCC lands have been consulted on this action. It may be appropriate for the location of these schools and

Earl Matsukawa, Project Manager
Wilson Okamoto Corporation
June 3, 2011
Page 2 of 2

their programs and operations into the future be secured through agreements (if none already exist) with UH as the LRDP is implemented. We do note that the DEA (Figure 2-7) depicts agricultural uses being developed on the lands immediately adjacent to the schools as the LRDP is implemented. The continued operations of these schools combined with the implementation of the KCC LRDP may be compatible with the "Hawai'i P-20 Partnerships for Education", a partnership led by the Good Beginnings Alliance, the State of Hawai'i Department of Education and the university of Hawai'i System which is working to strengthen the educational pipeline from early childhood through higher education so that all students achieve college and career success.

Thank you for the opportunity to provide comments. Please send an electronic copy of the final environmental assessment to us for our records. Should you have any questions, please contact Keola Lindsey at 594-0244 or keolal@oha.org.

'O wau iho nō me ka 'oia 'i'o,

Clyde W. Nāmu'o
Chief Executive Officer

C: OHA- Kaua'i Community Outreach Coordinator



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

7975-01
November 20, 2012

Mr. Kamanaopono M. Crabbe, Chief Executive Officer
Office of Hawaiian Affairs
State of Hawaii
711 Kapiolani Blvd., Suite 500
Honolulu, HI 96813

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01; 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Mr. Crabbe:

Thank you for your letter dated June 3, 2011 commenting on the subject Draft EA. We appreciate your assessment of the proposed project's contribution to higher learning opportunities on the island of Kauai General Plan and your support.

Please be assured that the two Hawaiian language Immersion Schools (Punana Leo o Kauai and Kawaikini New Century Public Charter School) situated on KCC lands have been consulted with on the proposed action. Both schools have a 25 year lease. KCC proposes to continue using the lands around the charter schools for diversified agriculture, i.e., crops, agricultural-related facilities. KCC will continue to consult and cooperatively work with both schools as KCC moves forward with their long range development plan.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

Enclosures

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
Mr. Gary Nitta, Kauai Community College

Jun C6 11 05:46p

John Cusick

808-956-3980

p.1

FAX TRANSMITTAL SHEET

ENVIRONMENTAL CENTER
University of Hawaii
2500 Dole Street, Krauss Annex 19, Honolulu, HI 96822
Telephone: (808) 956-7361 Fax: (808) 956-3980

DATE: 06/06/2011

FROM: Philip Moravcik
Water Resources Research Center
956-3097

TO: University of Hawaii Community Colleges
Facilities Planning Office (Brian Kashiwaeda)
956-0866

Wilson Okamoto Corp. (Earl Matsukawa)
946-2253

OEQC
586-4186

SUBJECT: **Draft Environmental Assessment**
Kauai Community College Redesignation to Urban District

No. of Pages: including cover sheet: 4



UNIVERSITY
of HAWAII
MĀNOA

Water Resources Research Center
Environmental Center

June 06, 2011

EA: 00325

Brian Kashiwaeda, Director
Facilities Planning Office
University of Hawaii, Community Colleges
2327 Dole Street
Honolulu, HI 96822.

Dear Mr. Kashiwaeda,

Draft Environmental Assessment

Kauai Community College Redesignation to Urban District

The University of Hawaii Community Colleges (UHCC) proposes to amend the State Land Use District Boundary to re-designate the entire 199-acre Kauai Community College (KCC) campus from Agricultural District to Urban District. This would facilitate the eventual development of the KCC campus, generally following land use allocations recommended by the Ultimate Site Plan presented in KCC's Long Range Development Plan (LRDP).

This review of UHCC's Draft Environmental Assessment (Draft EA) is a service activity of the Environmental Center to help determine and maintain the optimum quality of the environment. It is not intended to represent the official views of the University of Hawaii. The objectives of our review process are to enhance environmental consciousness, encourage cooperation and coordination, and facilitate public participation. These comments were drafted with the assistance of David Penn, Environmental Center.

General Comments

In order to better comprehend the potential impacts of the proposed action, it would be useful to provide the complete 1999 LRDP as an appendix to the Draft EA, or to provide a link to its online publication location, if one exists. The Draft EA implies that an updated LRDP has been proposed (page 2-2). Therefore, for informational purposes, it would be helpful to summarize (1) the timeline for approval of the updated LRDP, and (2) how it departs from the 1999 LRDP. It would also be helpful to explain why the KCC approach is different from the UH-Hilo approach, in which an Environmental Impact Statement was prepared based on the LRDP, and EAs were then prepared for subsequent projects that implemented parts of the LRDP.

EA: 00325

Page 2

The Draft EA notes that "the County Planning Department informed KCC that future expansion of the campus would not be permitted through another Special Permit" (page 2-2). For informational purposes, we suggest that documentation of this communication be included in the EA.

Housekeeping

In order to maintain consistency with the language of Hawaii Revised Statutes (HRS) Chapter 343 and Hawaii Administrative Rules Chapter 200, we suggest that the University of Hawaii Community Colleges be identified as the "Determining Agency," rather than as the "Accepting Agency" (p. S-1). Within the regulatory framework established by the statute and rules, the term "Accepting" is more properly used to refer to the accepting authority for an Environmental Impact Statement.

In order to facilitate public review of the document, we suggest (1) bookmarking the *.pdf file to conform with the sections listed in the table of contents, and (2) laying out the *.pdf file so that it each page displays in a readable alignment, without requiring page rotation.

In addition to our general comments, we have a few specific comments regarding potentially significant impacts to water quality impacts.

Regulatory status of on-site and downstream waterbodies

The project site includes segments of two streams (Papakolea and Puali) for which the U.S. Environmental Protection Agency has approved the Total Maximum Daily Loads (TMDLs) established by the State of Hawaii Department of Health (DOH). Downstream portions of Papakolea Stream and its receiving water, Huleia Estuary, are Class 1.a. inland waters supporting endangered waterbird habitat and native aquatic life uses. Papakolea and Puali streams eventually drain into Nawiliwili Bay, where water quality is impaired according to the state's 2006 List of Impaired Waters.

Therefore, as recommended by the DOH, we suggest that the EA (1) include detailed reference to the 303(d) listing and TMDL decisions, (2) identify and quantify expected changes in site and watershed conditions, and (3) specify how the proposed action would contribute to achieving the applicable load reductions established by the TMDL decision. See Environmental Planning Office Standard Comments / Areas of Concern, available at: <http://hawaii.gov/health/environmental/env-planning/landuse/landuse.html/EPO-standardcomment.pdf>.

We expect that this type of information would help UHCC to develop the drainage master plan required by the County of Kauai, would help the County and DOH to assess future compliance with water quality requirements, and would help KCC to strengthen its focus on protecting and enhancing watershed health.

EA: 00325
Page 3

Thank you for the opportunity to comment on this Draft Environmental Assessment (DEA). When the Final EA is distributed, please send one printed copy to the Environmental Center.

Sincerely,



Philip Moravcik
Water Resources Research Center

cc: State of Hawaii Office of Environmental Quality Control (OEQC)
Chittaranjan Ray, Interim Director, Water Resources Research Center, UH Manoa
Earl Matsukawa, Wilson Okamoto Corp.
David Penn



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

7975-01
November 20, 2012

Mr. Phillip Moravcik
Water Resources Research Center
University of Hawaii
25000 Dole Street, Krauss Annex 19
Honolulu, HI 96822

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01; 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Mr. Moravcik:

Thank you for your letter dated June 6, 2011 commenting on the subject Draft EA. Over the last several years the Kauai Community College (KCC), University of Hawaii Community Colleges (UHCC) has been applying for Special Use Permits/Class IV Zoning Permits and modifications of permits with the County of Kauai Planning Department to build their existing facilities. This has been necessary since the KCC campus is presently designated as Agricultural District on the State Land Use Boundary map and Agricultural District under the County's Zoning Map. After decades of improvements at the KCC campus, the County Planning Department determined the campus should be designated Urban District, before it would process future permits/applications.

In accordance with the County's position, UHCC is proposing to redesignate a portion of the KCC campus from Agricultural to Urban in preparation of future projects and need for County approvals. In the Draft EA, UHCC proposed the whole campus be redesignated to Urban. Based on consultation with the County Planning Department, State Land Use Commission and your Department, the petition area has been reduced to approximately 153 acres, which includes TMK: 3-4-07: por. 01, 02 and por. 03. The petition area follows the County of Kauai General Plan's "urban center" designation.

The UHCC is not proposing any major projects at this time. The project description provided in the Draft EA updates KCC's Long Range Development Plan (1999). The updated plan is not based on a planning process such as that used in preparing the 1999 LRDP, but a status on the projects proposed in the 1999 LRDP. KCC does not envision implementing any major projects such as the recently completed One Stop Center and Bookstore within the next 10 years.

The subject Draft EA is intended to assess the long-term development plan for the campus. It fulfills the requirement of Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 11-200-7, Hawaii Administrative Rules (HAR).



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Letter to Mr. Phillip Moravcik
Page 2 of 3
November 20, 2012

Since the current plan lacks definitive detail required to address concerns such as drainage through the preparation of a drainage master plan, it is anticipated that subsequent Environmental Assessment (EA) or Environmental Impact Statement (EIS) will need to be prepared pursuant to Chapter 343, HRS for individual development of projects when more definitive plans for such projects become available.

This assessment does not consider the following types of projects which do not have significant impacts on the environment and could qualify as exempt activities, pursuant to Chapter 343-6, HRS and Chapter 11-200-8, HAR:

- Minor building renovations to meet program requirements, health and safety requirements, energy conservation measures, and accessibility for disable persons.
- General site, utility, and landscaping improvements which will provide for infrastructure requirements for specific projects, enhance aesthetic environment, and meet accessibility requirements for disabled persons.

In the context of previous discussion, we offer the following responses in the respective order of your comments:

General Comments:

1. Please refer to our preceding explanation regarding the context of updating the LRDP. The updated plan has not changed much from the Preferred Plan contained in the 1999 LRDP, except that the One Stop Center and Bookstore have been completed. Therefore the table and LRDP have been updated to reflect that.
2. As previously mentioned, the County Planning Department determined the campus should be designated Urban District, before it would process future permits/applications. This determination was communicated verbally.

Housekeeping:

1. There is no reference to a "Determining Agency" in Title 11, Chapter 200. The "Proposing Agency" makes the determination that an EA-FONSI is appropriate for a proposed action. The Office of Environmental Quality Control (OEQC), however is required to identify an "Accepting Authority" presumably if an EIS should be required. That authority has been delegated to the University of Hawaii by the Governor. Therefore, for consistency, we will change the reference to "Accepting Authority."
2. The pdf file of the Final EA will have bookmarks.

Regulatory status of on-site and downstream waterbodies:

1. Information on the Total Maximum Daily Loads (TMDLs) identified by the State of Hawaii Department of Health (DOH) will be included in the forthcoming Final



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Letter to Mr. Phillip Moravcik
Page 3 of 3
November 20, 2012

EA. As mentioned previously, UHCC is not proposing any major projects at this time. A drainage master plan would be prepared at a later date, if appropriate.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely

Earl Matsukawa, AICP
Project Manager

Enclosures

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
Mr. Gary Nitta, Kauai Community College



Water has no substitute.....Conserve it

June 8, 2011

RECEIVED JUN 13 2011 UID #5045 EM

Mr. Earl Matsukawa
Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, HI 96826

Dear Mr. Matsukawa:

Subject: Draft Environmental Assessment (EA), Kauai Community College Redesignation to Urban District, TMK: 3-4-07:001, 3-4-07:002, 3-4-07:003 and TMK: 3-4-07:006, Puhi, Kauai

This is in regard to your letter dated May 2, 2011. The following are our comments to the subject Draft Environmental Assessment for Kauai Community College Redesignation project to redesignate TMK: 3-4-07:001, 3-4-07:002, 3-4-07:003 and TMK: 3-4-07:006 from Agricultural District to Urban District:

The applicant is made aware that water availability for any actual development of this area will be dependent on the adequacy of the source, storage, and transmission facilities existing at that time. At the present time, the Department of Water is presently limiting water service to two 5/8-inch water meters or two single family dwellings per existing lot of record for the Puhi area.

If you have any questions, please contact Mr. Edward Doi at (808) 245-5417.

Sincerely,

[Handwritten signature of Gregg Fujikawa]

Gregg Fujikawa
Chief of Water Resources and Planning Division

ED:leo
T-13089 Puhi, Matsukawa



7975-01
November 20, 2012

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

Mr. Gregg Fujikawa, Chief
Water Resources and Planning Division
Department of Water
County of Kauai
PO Box 1706
Lihue, HI 96766

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01; 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Mr. Fujikawa:

Thank you for your letter dated June 8, 2011 expressing the existing limitation on water service in the Puhi area to two 5/8-inch water meters or two single family dwellings per existing lot of record.

When plans for specific facilities are developed, a request for water service will be made to your department. We understand that granting that request will be dependent upon quantity of water requested, location of request, and status of Department's source, storage, and transmission facilities.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely,

[Handwritten signature of Earl Matsukawa]

Earl Matsukawa, AICP
Project Manager

Enclosures

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
Mr. Gary Nitta, Kauai Community College

Bernard P. Carvalho, Jr.
Mayor



COUNTY OF KAUAI
Fire Department
Hale Pumehana Building
3083 Akahi St., Suite 101
Lihue, Kauai, Hawaii 96766

Robert F. Westerman
Fire Chief

John T. Blalock
Deputy Fire Chief

May 31, 2011

Mr. Earl Matsukawa, Project Manager
Wilson Okamoto Corporation
1907 S. Beretania St., Suite 400
Honolulu, HI 96826

Dear Mr. Matsukawa

The Draft Environmental Assessment for the Kauai Community College redesignation from Agricultural District to Urban District has been reviewed. With the proposed expansion of student enrollment and added facilities, the Kauai Fire Department can definitely foresee an increased demand on its services.

A better clarification is requested on the Impacts and Mitigations Measures concerning Public Services. The EA states that additional fire prevention and suppression measures will be provided by installing sprinkler systems and fire alarm systems in all buildings within the project. Does this mean that sprinklers will be installed in all new and existing buildings on the KCC campus? Are the buildings in the Punana Leo o Kauai Pre-School and the Kawaikini New Century Public Charter School included?

Please respond by e-mail to ddate@kauai.gov, or by letterhead.

Sincerely,

Daryl Date
Prevention Captain

Approved:

Robert F. Westerman
Fire Chief



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
Phone: 808-946-2277
FAX: 808-946-2253
www.wilsonokamoto.com

7975-01
November 20, 2012

Mr. Robert F. Westerman, Fire Chief
Fire Department
County of Kauai
3083 Akahi Street, Suite 101
Lihue, HI 96766

Attention: Mr. Daryl Date, Prevention Captain

Subject: Draft Environmental Assessment
Kauai Community College Redesignation to Urban District
Tax Map Key: 3-4-07: 01; 02, 03 and 06
Lihue, Kauai, Hawaii

Dear Mr. Westerman:

Thank you for your letter dated May 31, 2011 expressing need for further clarification regarding Impacts and Mitigation Measures concerning Public Services. Over the last several years the Kauai Community College (KCC), University of Hawaii Community Colleges (UHCC) has been applying for Special Use Permits/Class IV Zoning Permits and modifications of permits with the County of Kauai Planning Department to build their existing facilities. This has been necessary since the Kauai Community College (KCC) campus is presently designated as Agricultural District on the State Land Use Boundary map and Agricultural District under the County's Zoning Map. After decades of improvements at the KCC campus, the County Planning Department determined the campus should be designated Urban District, before it would process future permits/applications.

In accordance with the County's position, UHCC is proposing to redesignate a portion of the KCC campus from Agricultural to Urban in preparation of future projects and need for County approvals. In the Draft EA, UHCC proposed the whole campus be redesignated to Urban. Based on consultation with the County Planning Department, State Land Use Commission and your Department, the petition area has been reduced to approximately 153 acres, which includes TMK: 3-4-07: por. 01, 02 and por. 03. The petition area follows the County of Kauai General Plan's "urban center" designation.

The UHCC is not proposing any major projects at this time. The project description provided in the Draft EA updates KCC's 1999 Long Range Development Plan (LRDP). The updated plan is not based on a planning process such as that used in preparing the 1999 LRDP, but a status on the projects proposed in the 1999 LRDP. KCC does not envision implementing any major projects such as the recently completed One Stop Center and Bookstore within the next 10 years.

The subject Draft EA is intended to assess the long-term development plan for the campus. It fulfills the requirement of Chapter 343, Hawaii Revised Statutes (HRS) and Chapter 11-200-7, Hawaii Administrative Rules (HAR).



7975-01
Letter to Mr. Robert Westerman
Page 2 of 2
November 20, 2012

Since the current plan lacks definitive detail required to address concerns such as drainage through the preparation of a drainage master plan, it is anticipated that subsequent Environmental Assessment (EA) or Environmental Impact Statement (EIS) will need to be prepared pursuant to Chapter 343, HRS for individual development of projects when more definitive plans for such projects become available

This assessment does not consider the following types of projects which do not have significant impacts on the environment and could qualify as exempt activities, pursuant to Chapter 343-6, HRS and Chapter 11-200-8, HAR:

- Minor building renovations to meet program requirements, health and safety requirements, energy conservation measures, and accessibility for disable persons.
- General site, utility, and landscaping improvements which will provide for infrastructure requirements for specific projects, enhance aesthetic environment, and meet accessibility requirements for disabled persons.

Fire prevention and suppression measures will be provided by installing sprinkler systems and fire alarm systems, if appropriate.

Punana Leo o Kauai Pre-School and Kawaikini New Century Public Charter School are located on KCC property, however they are independent of UHCC and would be responsible for installing such measures for their facilities.

Should you have any questions, please call Tracy Fukuda or myself at 946-2277. We appreciate your participation in the environmental review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

Enclosures

cc: Mr. Brian Kashiwaeda, University of Hawaii Community Colleges
Mr. Gary Nitta, Kauai Community College

