

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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

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JUN 23 2020

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

June 16, 2020

2020/ED-7(ZS)

Mr. Keith Kawaoka, Acting Director
State of Hawaii
Department of Health
Office of Environmental Quality Control
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813


Dear Mr. Kawaoka:

SUBJECT: Request for Publication
Supplemental Environmental Impact Statement Preparation Notice
Kapaa Light Industrial Park - Kailua
Tax Map Keys 4-2-015: 013 and 014

Please publish the attached supplemental environmental impact statement preparation notice in the next edition of "*The Environmental Notice*", in accordance with Hawaii Administrative Rules Section 11-200.1-30(d).

Should you have any questions, please contact Zack Stoddard, of our Land Use Approval Branch, at (808) 768-8019 or zachary.stoddard@honolulu.gov.

Very truly yours,


For Kathy K. Sokugawa
Acting Director

Attachment

cc: Manfred Zapka
Sustainable Design & Consulting, LLC

20-289

From: webmaster@hawaii.gov
To: [HI Office of Environmental Quality Control](#)
Subject: New online submission for The Environmental Notice
Date: Tuesday, June 16, 2020 2:56:43 PM

Action Name

Kapaa Industrial Park

Type of Document/Determination

Environmental impact statement preparation notice (EISPN)

HRS §343-5(a) Trigger(s)

- (6) Propose any amendments to existing county general plans where the amendment would result in designations other than agriculture, conservation, or preservation

Judicial district

Ko'olaupoko, O'ahu

Tax Map Key(s) (TMK(s))

4-2-015:013; 4-2-015:014

Action type

Applicant

Other required permits and approvals

Numerous

Discretionary consent required

Zone change

Approving agency

City and County of Honolulu Department of Planning and Permitting

Agency contact name

Zack Stoddard

Agency contact email (for info about the action)

zachary.stoddard@honolulu.gov

Agency contact phone

(805) 768-8019

Agency address

650 South King Street
Honolulu, HI 96822
United States
[Map It](#)

Public Scoping Meeting information

7/2/20 2:30pm Online - register by emailing sustainableDC@gmail.com

Accepting authority

City and County of Honolulu Department of Planning and Permitting

Applicant

KAPAA I, LLC and KAPAA III, LLC

Applicant contact name

Paul and John King

Applicant contact email

sustainableDC@gmail.com

Applicant contact phone

(808) 261-8991

Applicant address

905 Kalanianaʻole Highway
Kailua, HI 96734
United States
[Map It](#)

Was this submittal prepared by a consultant?

Yes

Consultant

Sustainable Design & Consulting, LLC

Consultant contact name

Manfred Zapka

Consultant contact email

sustainableDC@gmail.com

Consultant contact phone

(808) 265-6321

Consultant address

P.O. Box 25914
Honolulu, HI 96825
United States
[Map It](#)

Action summary

A supplemental EIS is being prepared for modifications to the Kapaa Industrial Park. The Final EIS for the project was accepted on 10/11/2011. There are 35 existing warehouses and 13 acres of outdoor equipment storage. The proposed modifications involve the stormwater management system, the number of structures and building area, grading, perimeter berms, the irrigation system, the wastewater system, and roadway access. The modifications require a supplemental EIS because they may have significant environmental impacts and because mitigating measures will not be implemented as described in the EIS.

Attached documents (signed agency letter & EA/EIS)

- [SEISPN-transmittal-letter.pdf](#)
- [Kapaa-SEISPN-June-10-2020.pdf](#)

Authorized individual

Zack Stoddard

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

**SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Implementing Updated Site Development Approach

Kapa'a Light Industrial Park
Kailua, Oahu, Hawai'i

Prepared For:
Kapa'a 1, LLC and Kapa'a 3, LLC
905 Kalaniana'ole Hwy.
Kailua, HI 96734

Prepared By:
Sustainable Design & Consulting LLC
P.O. Box 25914
Honolulu, HI 96825

UPDATED June 10, 2020

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PROJECT SUMMARY

Project Name:	Kapa'a Light Industrial Park
Accepting Agency:	City & County of Honolulu, Department of Planning and Permitting
Location:	Kailua, Oahu, Hawai'i
Tax Maps Keys	[1] 4-2-15:13 and (1) 4-2-15:014; Note: The former land parcels TMK 4-2-15:006 and 012, referenced in the FEIS, have been consolidated into the new TMK 4-2-15:014 and the former TMK 4-2-15:008 has been changed to 4-2-15:013.
Land Area:	<p>The 57-acre project site stretches over portions of TMK 4-2-15:013 and 014, which have a combined land area of 79 acres.</p> <p>The project site includes a "lower" and an "upper" portion. The lower portion of the project site is situated within TMK 4-2-15:014 and the upper portion stretches over TMKs 4-2-15:013 and 014.</p> <p>The project site is being developed under a Joint Development Agreement (Conditional Use Permit (CUP) No. 2015/CUP-70)</p>
Applicants:	KAPAA I, LLC and KAPAA III, LLC
Recorded Fee Owners:	KAPAA I, LLC and KAPAA III, LLC
Existing Use:	<p><u>In the upper portion of the project site</u> there are 35 existing warehouse structures and 3 acres of outdoor equipment storage.</p> <p><u>In the lower portion of the project site</u> there are 10 acres of outdoor equipment storage, and there are no permanent buildings.</p>
State Land Use District:	Urban; the entire project site is within the Urban State Land Use District.
Special Management Area:	The lower portion of the site is within the SMA area.
City and County of Honolulu Zoning:	Limited Industrial (I-1) / General Preservation (P-2)
Flood Zone Designation:	A / D / X

PROJECT SUMMARY

Proposed Action:	<p>The Proposed Action is the implementation of the updated site development strategies of the Kapa'a Light Industrial Park.</p> <p>In keeping with the site development goals described in the FEIS the development within the project site will serve to construct warehouse structures for light industrial uses. The Proposed Actions will, however, modify certain site development strategies delineated in accepted FEIS. The proposed changed site development strategies were selected to further mitigate impacts the environment and the community. Modifications of the site development strategies are required to accommodate design constraints due to a new site layout and more stringent permitting requirements that were introduced subsequent to the accepted FEIS.</p>
Impacts:	<p>Analysis of the following environmental resource criteria will be addressed in the Draft SEIS:</p> <ul style="list-style-type: none">• Climate and Climate Change• Geology• Topography• Soils• Surface Waters• Groundwater• Flora• Fauna• Historic and Archaeological Resources• Cultural Resources• Air Quality• Noise• Visual Resources• Socio Economic Characteristics• Public Services and Facilities• Infrastructure, Traffic, and Utilities• Secondary and Cumulative Impacts

PROJECT SUMMARY

Determination:	<p>In accordance with HAR Section 11-200.1-30 (b) (Supplemental environmental impact statements) the Accepting Authority has the authority whether a Supplemental Environmental Impact Statement (SEIS) is required. A SEIS refers to an additional environmental impact statement that prepared for an action for which a FEIS was previously accepted, but which has since changed substantively in size, scope, intensity, use, location, or timing, among other things. A SEIS is warranted when the scope of an action has been substantially increased, when the intensity of environmental impacts will be increased, when the mitigating measures originally planned will not be implemented, or where new circumstances or evidence have brought to light different or likely increased environmental impacts or their mitigation not previously dealt with.</p> <p>The Accepting Agency has determined that a SEIS is required.</p>
Agency Consulted in SEISPN Process:	City & County of Honolulu, Department of Planning and Permitting
Consultant:	<p>Manfred Zapka, Ph.D., P.E., LEED AP, WELL AP Sustainable Design & Consulting LLC P.O. Box 25914, Honolulu, HI 96825 Tel: 808 265 6321 sustainableDC@gmail.com https://greatplacesandspaces.com/sdc</p>

EXECUTIVE SUMMARY

The Proposed Action is the continuation of development of Kapa'a Light Industrial Park (KLIP) under an updated site development approach. The KLIP project site extends over two adjoining parcels TMK [1] 4-2-15:013 and 014. The development of the KLIP occurs on two portions of the project site, the lower and the upper portion, which are located on Eastern and Western side of the project site, respectively.

At present, the upper portion of the project site has 35 existing warehouse structures and 3 acres of outdoor equipment storage, which are leased by companies of diverse sizes. Within the next 2 to 3 years seven more warehouse structures are planned for the upper portion of the project site. At present, initial site preparation work is underway within the lower portion of the project site. This includes initial mass grading.

In 2011 the Final Environmental Impact Statement (FEIS) was accepted for the land of the Proposed Action. The EIS was triggered by the zone change from General Preservation (P-2) to limited Industrial (I-1) for portions of the former parcels TMK 4-2-15:006 and 012. The parcels TMK 4-2-15:006 and 12 has since been consolidated to the new TMK 4-2-15:014 designation. The zone change was required to commence site development for a next phase of the KLIP expansion. Furthermore, the accepted FEIS was required for the Special Management Area Use Permit (SMP) for the lower portion of the project site.

In the time since the FEIS was accepted, development conditions for the KLIP as well as environmental impact mitigation technologies and permit requirements for the site development have changed and have become more proficient and rigorous, respectively. This has caused the owner and developers of the KLIP, the Kapa'a I, LLC and Kapa'a III, LLC (the Applicants), to seek changes in the site development approach. The new site development approach of the Proposed Action offers higher impact mitigation than the approach that was disclosed in the accepted FEIS and the subsequent Special Management Area Use Permit (SMP), including subsequent minor modifications.

The Accepting Agency, the City & County of Honolulu, Department of Planning and Permitting, has determined that a Supplemental Environmental Impact Statement (SEIS) is required to implement the updated site development approach. This determination is due to the fact that the Proposed Action represents substantive changes in scope, intensity, use, or timing, among other things, from the conditions disclosed in the accepted FEIS. This Supplemental Environmental Impact Statement Preparation Notice (SEISPN) is required as the first step in preparing the Draft SEIS (DSEIS) for the proposed action.

This SEISPN provides a brief background of the Proposed Action along with describing technical, economic and environmental site characteristics. The Proposed Action comprises changes in site development strategies from those that were disclosed in the accepted FEIS. The SEIS will evaluate the relevant changes, their expected impacts on the community and the environment as well as new impact mitigation measures which will be used.

The SEISPN will be sent to those agencies believed to have jurisdiction or expertise as well as those citizen groups and individuals reasonably believed to be affected by the Proposed Action. Comments received will be considered in finalizing the scope of the DSEIS.

The public scoping meeting is scheduled for July 2, 2020 at 2:30 pm and will be held via Zoom online. To attend, please register by sending an email to sustainableDC@gmail.com by June 30, 2020.

SUMMARY OF MAJOR CHANGES – ACCEPTED FEIS VERSUS PROPOSED ACTION

No.	Type of Change in the Site Development Strategy	Reason for Change in the Site Development Strategy	Assessment of Effects on Impact Mitigation
A	<u>Storm water drainage and treatment</u> technology; keeping detention vaults and changing filtration Manufactured Treatment Device (MTD) as treatment	More stringent storm water permit guidelines require adjusting the storm water approach, and design constraints require different drainage and treatment.	Impact mitigation will not be negatively affected
B	<u>Storm water harvesting for irrigation</u> – reducing the amount of harvested storm water	Less vegetated area to irrigate will require less harvested storm water for irrigation	Impact mitigation will not be negatively affected
C	<u>Site finish grade elevation</u> of the project site will be increased	Finish grade needs to be raised to provide sufficient hydraulic flow energy for storm water conveyance and discharge	Impact mitigation will not be negatively affected
D	<u>Site perimeter berms</u> will have increased height and width; dense vegetation cover with tall trees will still be used	The site perimeter berms have to be increased in height to accommodate the increased finish grade	Impact mitigation will not be negatively affected
E	<u>Pervious and vegetated areas</u> inside the project site will be reduced	Less storm water percolating into the landfill body will reduce the amount of harmful leachate	Impact mitigation will not be negatively affected
F	<u>Irrigation</u> area will be limited to the vegetated buffer zone	Less vegetated areas will require less irrigation	Impact mitigation will not be negatively affected

No.	Type of Change in the Site Development Strategy	Reason for Change in the Site Development Strategy	Assessment of Effects on Impact Mitigation
G	<u>Wastewater treatment technology</u> ; using advanced treatment technology	New wastewater treatment technology is available that more effective than the previously identified	Impact mitigation will not be negatively affected, but rather enhanced
H	<u>Changed site road access</u> : using different location and only one access	The new site road access location offers better visibility and a less complicated traffic flow	Impact mitigation will not be negatively affected
I	<u>Changed layout of buildings</u> and internal traffic areas; while the building arrangements will be changed, the overall building footprint will remain basically the same.	Internal site layout was optimized by improving the accessibility of the buildings and the layout of the traffic areas.	Impact mitigation will not be negatively affected

SECTION 1 - PROJECT BACKGROUND

The Kapa'a Light Industrial Park (KLIP) is situated to the West of Kailua town, on the island of Oahu. The KLIP stretches over 57 acres in the lower stretches of the Kapa'a Valley, which is the watershed of the Kapa'a Stream. The KLIP is located on two contiguous land parcels, TMK 4-2-15:013 and 14, with a total land area of 79 acres. The two parcels are owned by members of the King family, who are longtime residents of Kailua.

The development of the KLIP started some 30 years ago when the founder, Mr. John King, started to offer leasable baseyard land and soon after built the first permanent warehouse structure. Growing over time there are presently some 30 warehouses at the KLIP site, with building footprints ranging between 3,000 sqft to 24,000 sqft. The existing warehouses and those under active development are located within the upper portion of the KLIP, within the TMK 4-2-15:013 and the Western portion of 4-2-15:014.

The KLIP has been playing an important role for the economic infrastructure of the windward side of Oahu. Businesses on the windward side have been at pains to find suitable places for their businesses close to home and/or close to their windward customer base. Industrial zoned land on the windward side, and also in other parts of the island, keeps shrinking, as existing industrial zoned space is converted to other use. This causes a very limited supply of industrial zoned land which would be needed fill the demand for future economic developments.

The alternative to finding leasable business space on the windward side would be long commutes and drives to leeward locations. The prospect of long drives on congested roads is unattractive to many windward business owners, their employees and customers. In addition, avoiding long drives and thus lowering emissions of carbon-based fuels is beneficial to the environment. Providing sufficient leasable space on the windward side is therefore a significant benefit to the community and the environment. The Applicants are meeting this present and also future demand for leasable industrial zoned space by developing both the upper and lower portion of the project site.

Even before more recent governmental requirements for low impact development strategies became mandatory, the Applicant made a commitment to use site development strategies and technologies that cause less impacts to the environment and the community than strategies that were typically used. The KLIP site is located upstream of the important Kawainui Marsh, Hawaii's largest and Ramsar certified wetland area, and the adjacent Kapa'a Stream corridor, which also includes wetland areas. The protection of aquatic resources has been a key commitment by the Applicants for the further development and operation of the KLIP.

Since the KLIP is located on a former landfill, site development strategies are more demanding than on land with regular soil. For the project site, selected conventional development and construction strategies as well as impact mitigation strategies will have to be replaced with strategies that consider the presence of soil on a former landfill.

SECTION 2 - PROPOSED ACTION AND PROJECT SITE

Section 2 describes the Proposed Action, including the location, the required changes from the previously accepted permits and site development approach.

2.1 Location of the Project Site

The project site encompasses 54 acres located within two adjoining parcels TMK 4-2-15:013 and 4-2-15:014. The total combined area of the two adjoining parcels is 79 acres, which means that 22 acres on two parcels remain in their present state. These 22 acres include the Kapa'a Stream corridor which is densely vegetated and has a number of large trees, and public roads and associated infrastructure.

Figure 2.1.1 shows the project location map including the project site situated to the East of Kailua Town. The Kawainui Marsh is to the East of the project site, with the Kapa'a Quarry Road separating the project site from the marsh. To the South of the site is the Kapa'a Quarry Place, the roadway connecting the entrance to the KLIP with the Kapa'a Quarry Road. To the North of the project site is the Kapa'a Stream corridor with the Class 2 Inland Water designated Kapa'a Stream. The Kapa'a Stream is the main drainage of the Kapa'a Watershed, and the Kapa'a Stream drains into the Kawainui March. To the West of the project site is the upper portion of the KLIP, which has been developed with a number of warehouse structures.

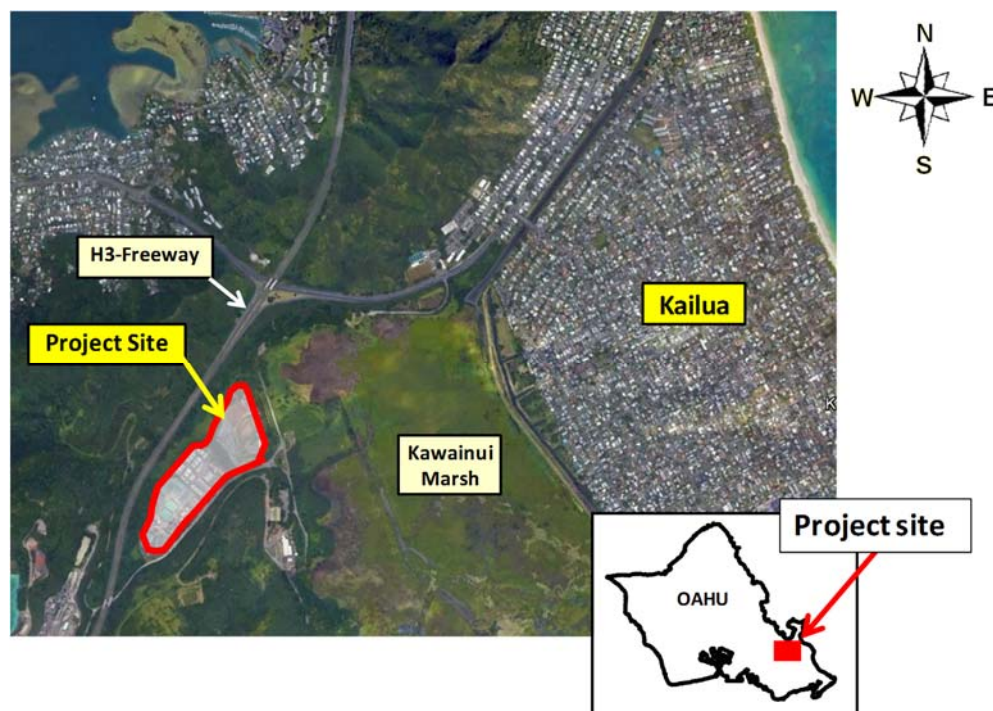


Figure 2.1.1:
Project Location
Map

The project site is adjacent to five land parcels represented by the TMKs 4-2-15:004 and 005, TMKs 4-2-16:014 and 015, TML 4-2-17:020, as well as the H-3 John A. Burns Freeway. The property owners of the

parcels adjacent to the project site are the State of Hawaii and the City & County of Honolulu. The project site is situated at a distance of roughly 5,000 feet East from the nearest residential subdivision, Coconut Grove and 5,000 feet North-East from the nearest school (Kalaheo High School). The nearest recreational park, the Kawaiinui Model Airplane Field, is adjacent to the Eastern site boundary, across the Kapa'a Quarry Road. The nearest municipal infrastructure is the Kapa'a Refuse Transfer Station approximately 1,000 feet to the South of the site.

The project site is connected to the regional road system via the Kapa' Quarry Road, which connects to Mokapu Boulevard and the Kalaniana'ole Hwy. The project site is connected to the municipal potable water system and the electric grid. The project site is not connected to a municipal sewer system and therefore wastewater is treated onsite.

Figure 2.1.2 illustrates the site location. The 54-acre project site, indicated in Figure 2.1.2, is zoned Limited Industrial (I-1) and Intensive Industrial (I-2). Surrounding the project site is the 22-acre vegetated land within the two adjoining parcels TMK 4-2-15:013 and 014, as well about 3 acres of public roadways. Figures 2.1.3 and 2.1.4 illustrate the location and extent of the parcels TMK 4-2-15:013 and 014. The entire project site is within the State Land Use District "Urban".

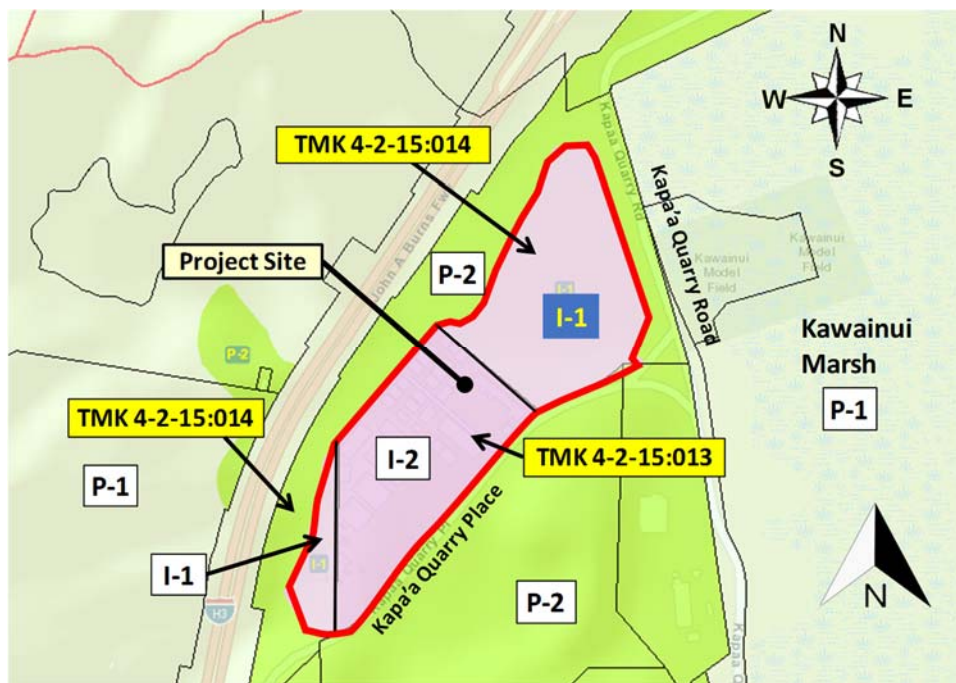


Figure 2.1.2: Site location

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
Kapa'a Light Industrial Park - Implementing Updated Site Development Approach
SECTION 2 - PROPOSED ACTION AND PROJECT SITE

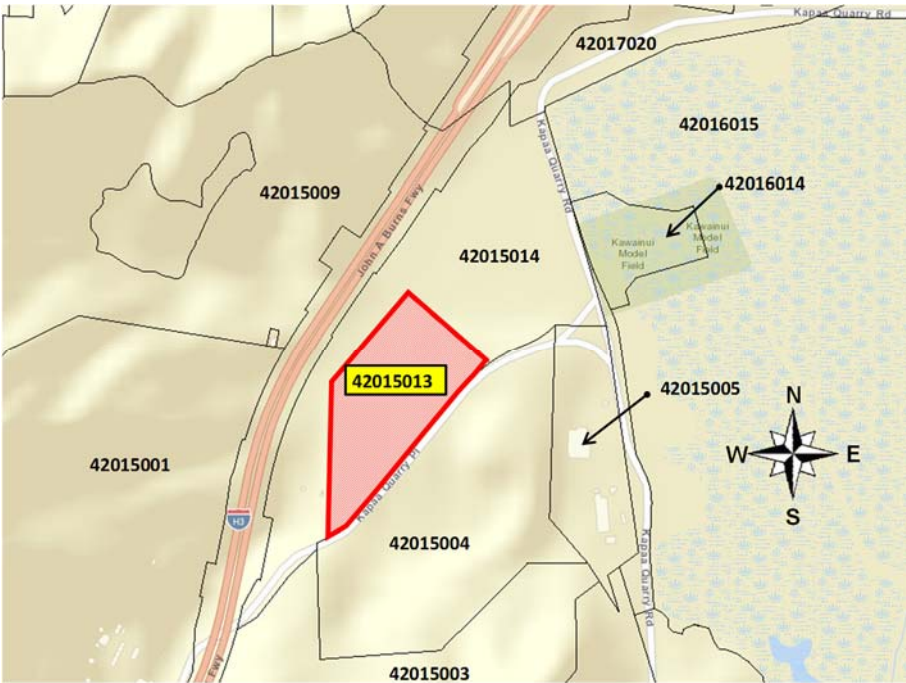


Figure 2.1.3: Location and size of
TMK 4-2-15:013

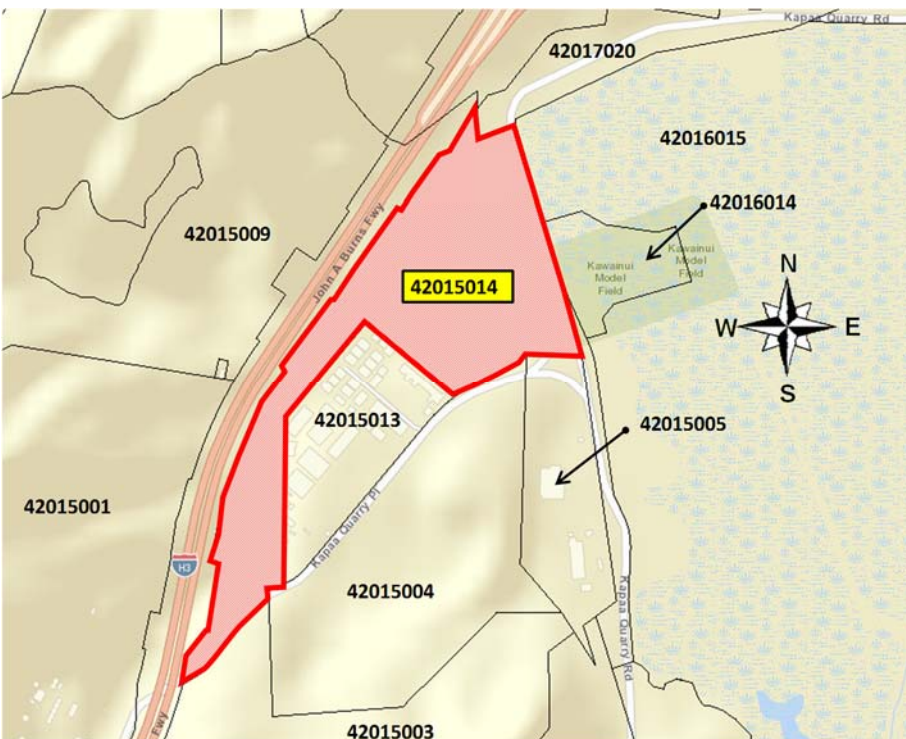


Figure 2.1.4: Location and size of
TMK 4-2-15:014

Figure 2.1.5 illustrates that the lower portion of the site, which is part of MK 4-2-15:014, is within the SMA area.

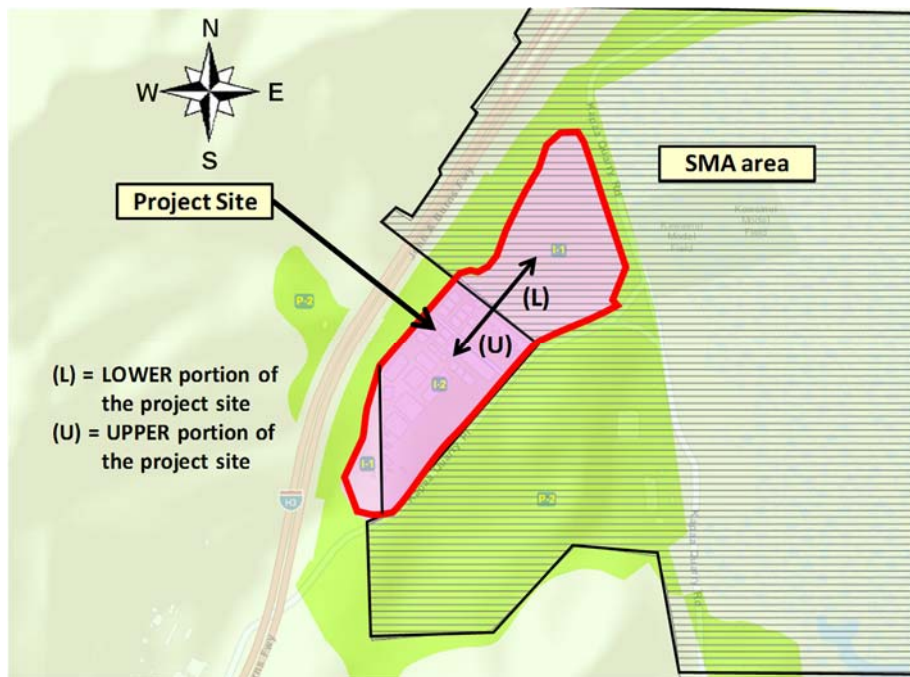


Figure 2.1.5: Location of SMA area around TMK 4-2-15:014

2.2 Joint Development Agreement

In 2016 the Joint Development Agreement, Conditional Use Permit (CUP) No. 2015/CUP-70 was accepted by the City and County of Honolulu, Department of Planning and Permitting, for the former parcels TMK 4-2-15:008 and 012. The former parcel TMK 4-2-15:008 has the new designation TMK 4-2-15:013, and the former parcel TMK 4-2-15:012 was consolidated with the former TMK 4-2-15:006 to create the new TMK 4-2-15:014.

2.3 Development Goals and Strategies

The Kapa'a Light Industrial Park (KLIP) has been under development for the past 30 years. At the present time, there are 35 warehouse structures in the upper portion of the KLIP, with a total building footprint of 283,000 sqft. In addition to the warehouses about 3 acres of graded and pervious land are presently leased to land tenants, who use the land for external storage of equipment. Within the next three years current and planned construction projects in the upper portion of the site will add seven new warehouses, which will bring the combined building footprint within the upper portion of the KLIP to about 520,000 sqft.

With the completion of these new warehouses, the upper portion of the KLIP will be completed, and the lower KLIP site will be used for further development of KLIP. The continuous high demand for leasable warehouse space coupled with the steady loss of leasable warehouse space on the windward side of Oahu due to gentrification and decommissioning of old warehouses warrants the expansion of KLIP and the construction of additional warehouses at the project site.

The duration of the Proposed Action is expected to take 5 to 8 years to completion, depending on the absorption rate of the leasable space in the windward region. It is important to emphasize that the project site basically represents the only viable windward location to add industrial warehouses space as indicated. At the present, KLIP provides leasable industrial space to about 60 businesses, the majority owned and operated by windward smaller companies.

The Applicants have committed to the use of low impact site development and “green building” strategies to mitigate impacts to the community and the environment. In particular, because of the location of the project site in proximity and upstream of the Kawainui Marsh and the Kapa'a Stream corridor, the protection of aqueous resources through high-performance stormwater and wastewater treatment has a high importance. The Proposed Action will employ state-of-the art environmental technologies and mitigation strategies which will not only satisfy current pertinent permit requirement but surpass these in an effort to provide a high impact mitigation and environmental protection.

The Applicants have demonstrated to date through their existing development that through incorporating of effective impact mitigation strategies a responsible industrial development can significantly reduce impacts to environmentally sensitive areas.

Summarizing, the goals of the Proposed Actions are:

- To develop and implement a site development approach that will be based on low impact development strategies to mitigate impacts to the environment and the community.
- To upgrade impact mitigation strategies from the earlier proposed strategies in the accepted FEIS.
- To provide industrial zoned space to satisfy the need for such space in the windward region where the supply industrial zoned land of is limited, and decommissioned industrial facilities will likely not be replaced, and instead such land will be used for other higher revenue generating commercial or residential developments.
- To continue supporting businesses and residents on windward Oahu with high quality industrial zoned space for businesses so that longer commutes and trips to alternative sits on the leeward side can be avoided and the financial sustainability of windward businesses can be supported.
- To work with the appropriate agency and community stakeholders so that optimized development strategies can be implemented, and a high project development synergy can be created, which serves the interest of the community as well as KLIP.

2.4 Previously Accepted Site Development Plans and Concepts

There are several site development strategies which have been previously submitted for review and which have been previously accepted. These updated site development plans were required in response to design constraints and opportunities, which have become apparent during the detail design phase. Furthermore, the site development approach had to be adjusted in response to changing permit requirements, such as new stormwater and wastewater permits requirements.

1. The first development concept was presented in the accepted FEIS. This site development design concept is shown in Section 2.5
2. Storm Water Strategic Plans were submitted for several construction projects in the upper and lower portions of the project site, in responses to new storm water pollution prevention requirements.
3. The onsite wastewater treatment strategy was shifted from a recirculating sand filter technology to new membrane bioreactor (MBR) treatment technology, where the MBR has a significantly higher pollutant removal capacity.
4. For the lower portion of the project site a Special Management Area Use Permit (SMP) (Resolution No. 14-222; 2014/SMA-27) was obtained. The SMP was amended with Minor Modifications to accommodate changes in the site development design, due to technical and permitting constraints which have become mandatory.

2.5 Site Development Plan Presented in the Accepted FEIS

Figure 2.5.1 shows the full build-out layout of the project site delineated in the accepted FEIS. Figure 2.5.1 illustrates the main land use features indicated by the annotations that were added to the original figure of the FEIS (Figure 2-4 in the FEIS). Table 2.5.1 shows the land uses presented in the FEIS.

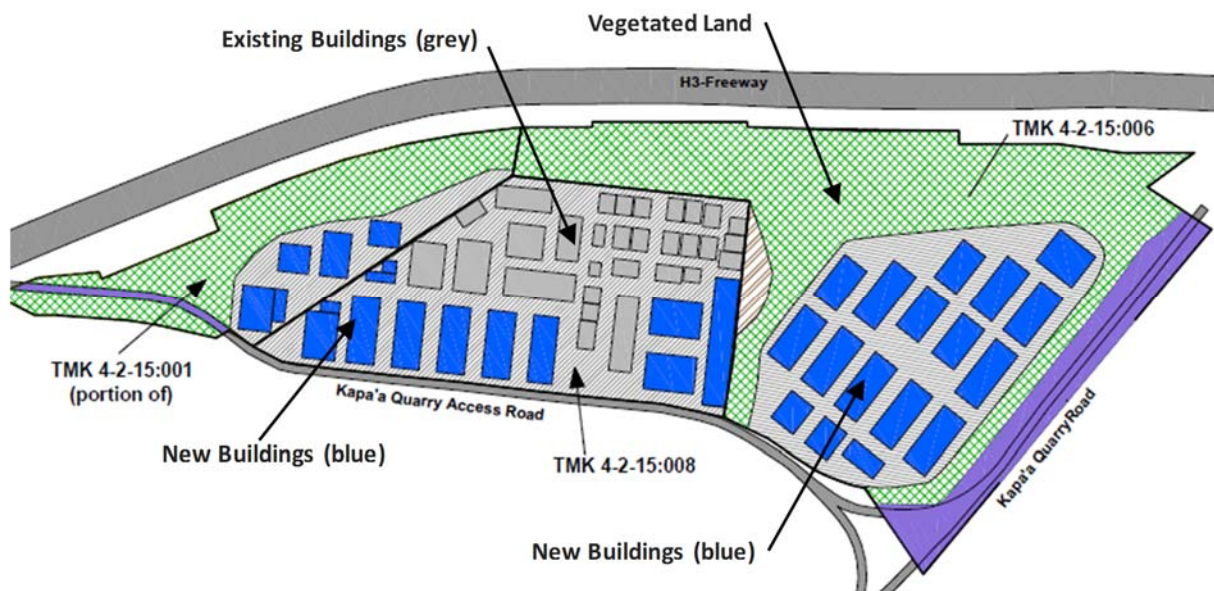


Figure 2.5.1: Full build-out site layout delineated in the accepted FEIS (Figure 2-4 in the FEIS; annotations added)

Table 2.5.1: Land uses as delineated in the FEIS

Land use at the project site (delineated in the FEIS)	[acres]	Bldg. footprint [sqft]
Vegetated Land (unimproved)	30.4	
Paved (impervious) area UPPER portion of project site	26.8	
Paved (impervious) area LOWER portion of project site	16.7	
Buildings at Full Build-out, UPPER portion of project site		552,000
Buildings at Full Build-out, LOWER portion of project site		337,000
Other (within parcels but outside project site)	5.1	
Sum of parcels TMK 4-2-15:006, 008 and 012	79.0	889,000

2.6 Completed Site Development at the Time of FEIS

Figure 2.6.1 shows the status of the site development in 2011, at the time the FEIS was accepted. At that time there were 31 warehouses surrounded by impervious pavement in the Upper portion of the site. In addition, graded land was available for land tenants. In the Lower portion of the site there was only graded land that was used by land tenants for storage and green waste processing. The Lower portion of the site did not have permanent structures. Table 2.6.1 shows the sizes of areas with different land uses at the time the FEIS was accepted.

Table 2.6.1: Actual land uses at the time of the FEIS

Land use at the project site.	[acres]	Bldg. footprint [sqft]
Vegetated Land (unimproved)	38.6	
Gravel (pervious) Land UPPER portion of project site	10.3	
Gravel (pervious) Land LOWER portion of project site	11.0	
Existing Buildings (only in Upper portion of the site)		283,000
Paved (impervious) area, in UPPER portion of the project site	16.1	
Other (within parcels but outside project site)	3.1	
Sum of parcels TMK 4-2-15:006, 008 and 012	79.0	283,000

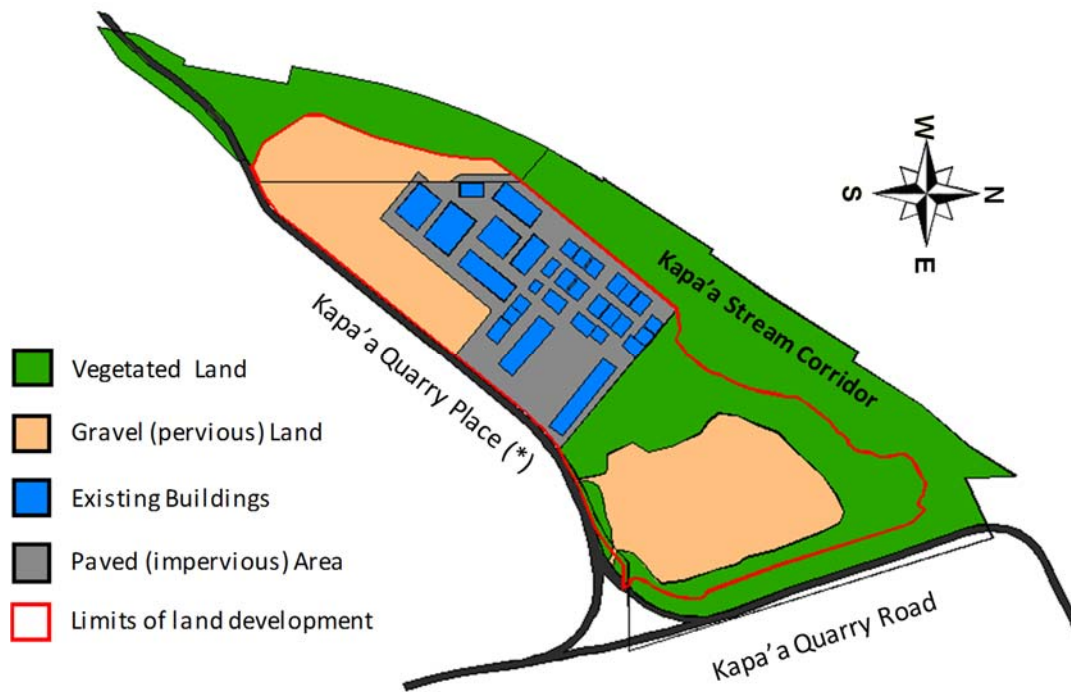


Figure 2.6.1: Site development status at the time the FEIS was accepted (The full-size figure is presented as Figure A-1 in the Appendix)

2.7 Completed Site Development at the Present Time

Figure 2.7.1 shows the completed site development at the present time. Several buildings have been added within the upper portion of the project site. Consequently, the size of the graded and pervious land for land tenants within the upper portion of the site was decreased. In the lower portion of the project site, initial site grading was carried out, which increased the size of the graded land from the size at the time the FEIS was accepted. Figure 2.7.1 indicates that there are presently two warehouses under construction within the Upper portion of the project site. Table 2.7.1 shows the current sizes of areas with different land uses.

2.8 Planned Full Build-Out Site Development

Over several years following the FEIS the original site development approach was modified by making allowances for updated design constraints and opportunities. These constraints and opportunities became apparent as the design process progressed. Specifically, while more detailed site development design efforts were conducted, several design features needed to be changed to conform with changing governmental guidelines. Design changes included more rigorous efforts to increase storm water pollution prevention. Figure 2.8.1 shows the updated site development approach.

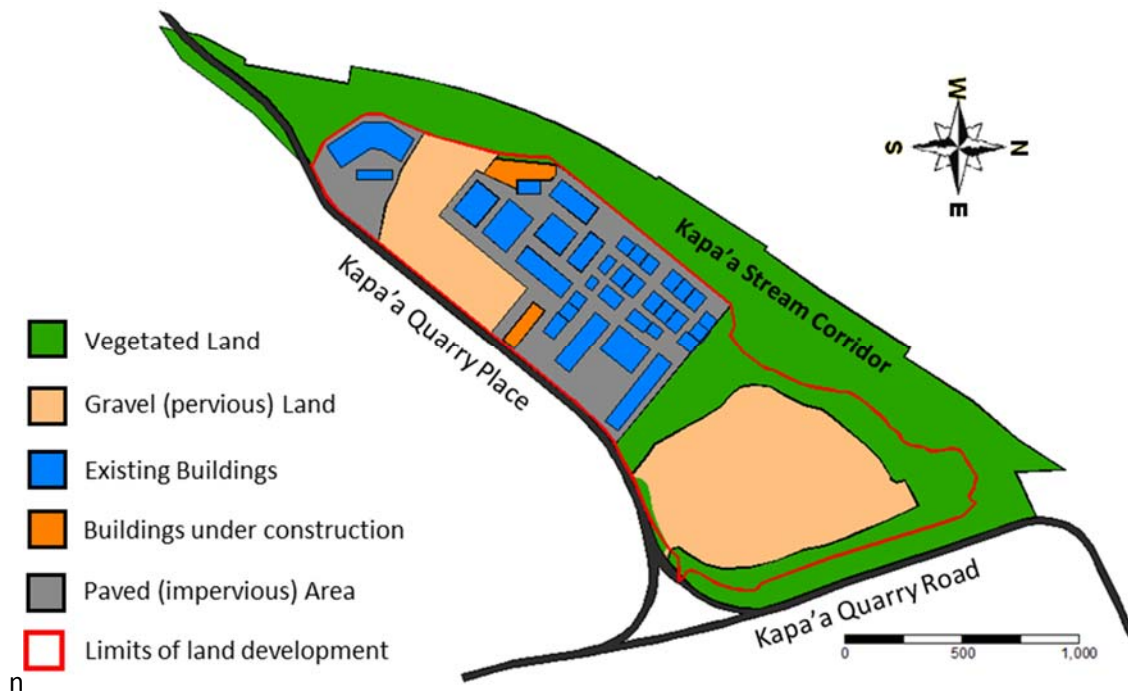


Figure 2.7.1: Current status of the site development (The full-size figure is presented as Figure A-2 in the Appendix)

Table 2.7.1: Current land use at the project site

Land use at the project site.	[acres]	Bldg. footprint [sqft]
Vegetated Land (unimproved)	36.4	
Gravel (pervious) Land UPPER portion of project site	5.7	
Gravel (pervious) Land LOWER portion of project site	13.8	
Existing Buildings (only in Upper portion of the site)		352,000
Paved (impervious) area, in UPPER portion of the project site	20.0	
Other (in parcels but outside project site)	3.1	
Sum of parcels TMK 4-2-15:013 and 014	79.0	352,000

Note: Parcels TMK 4-2-15:006, 008 and 012 have been renamed TMK 4-2-15:013 and 014

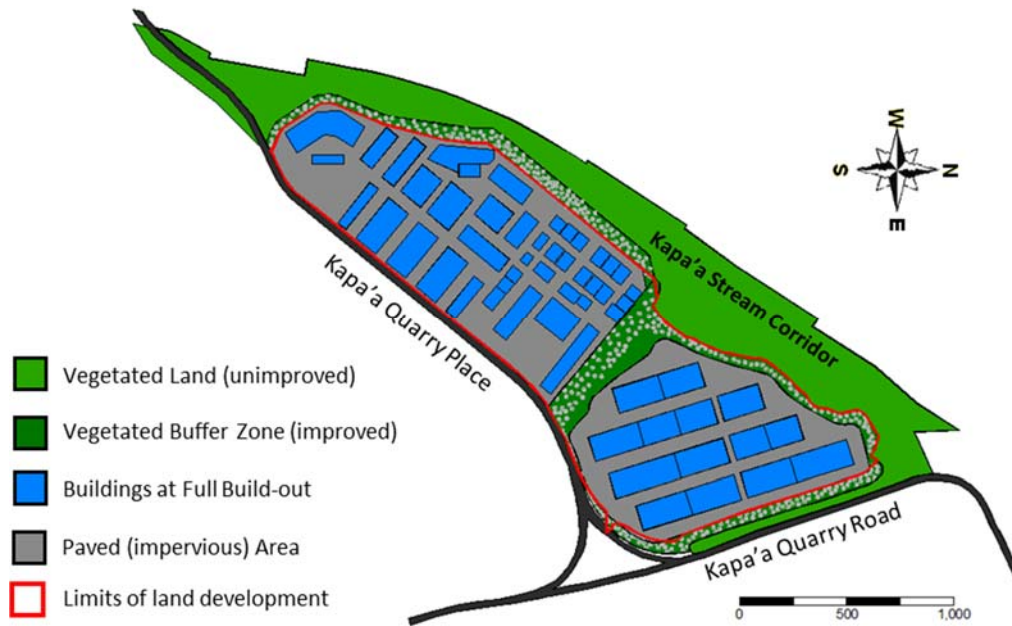


Figure 2.8.1: Full build-out site development and the updated site development approach
(The full-size figure is presented as Figure A-3 in the Appendix)

Table 2.8.1 shows the sizes of areas with different land uses in the updated site development approach. As a new item of land use a vegetated buffer zone is planned to surround sections of the project site perimeter. The vegetated buffer around the Lower portion of the project site will include new vegetated site perimeter berms, which will contain the elevated finish grade. The vegetated buffer zone around upper portion of the project site will receive partial upgrades to the existing vegetation cover.

Table 2.8.1: Full build-out site land use at the project site (updated site development approach)

Land use at the project site at Full Build-out	[acres]	Bldg. footprint [sqft]
Vegetated Land (unimproved)	22.3	
Vegetated buffer zone around the UPPER site perimeter	2.5	
Vegetated buffer zone around the LOWER site perimeter	6.2	
Paved (impervious) traffic area UPPER portion of project site	26.4	
Paved (impervious) traffic area LOWER portion of project site	18.5	
Buildings at Full Build-out, UPPER portion of project site		519,000
Buildings at Full Build-out, LOWER portion of project site		373,000
Other (in parcels but outside project site)	3.1	
Sum of parcels TMK 4-2-15:013 and 014	79.0	892,000

Note: Parcels TMK 4-2-15:006, 008 and 012 have been renamed TMK 4-2-15:013 and 014

2.9 Proposed Action – Site Layout

The Proposed Action is the site development following the updated site development approach, as depicted in Section 2.8 (Figure 2.8.1).

The Proposed Action will incorporate an integrated system of active and passive impact mitigation strategies. This integrated system will be designed to reduce impacts to the environment. While the integrated system of the Proposed Action will include several site development strategies which are different from those accepted in the FEIS, the efficacy of the impact mitigation performance of the proposed Action will be either equal or better than the accepted impact mitigation strategies.

Several site development strategies of the Proposed Action which differ from the accepted FEIS are briefly described below.

1. **Storm water drainage and treatment:** The stormwater drainage and treatment system will be changed from the accepted system of the FEIS in order to conform to new permitting requirements, and to incorporate more recent detailed site design findings. Specifically, the changed storm water management and treatment system will include drainage pipes and a filtration Manufactured Treatment Device (MTD). The MTD will be downstream of below ground detention vaults. The proposed action will still have storm water harvesting and use of harvested storm water for irrigation (see also point 4 below).
2. **Finished site grade:** The finish grade of the Lower portion of the project will be raised above the presently accepted elevation by an average of 11.6 feet. Increasing the finish grade is necessary to provide sufficient hydraulic flow energy to convey the storm water runoff over long distances to the detention vaults and MTD (the maximum distance of conveying runoff is 1,500 feet). The increased finish grade will require increased heights of the site perimeter berms. In following the accepted FEIS the site perimeter berms will have a dense vegetation cover with large trees to provide soil stabilization and visual impact mitigation.
3. **Less pervious and vegetated areas inside the site:** There will be less vegetated areas inside the core site area, e.g. the area inside the site perimeter berms. The project site is a former land fill. Infiltration of storm water into a landfill body typically creates leachate, which is polluted water leaving the landfill body. Therefore, sealing most of the project site and minimizing pervious areas lowers the impact to the surrounding aquatic resources by minimizing harmful leachate. Therefore, landscaped areas which were planned in the accepted FEIS within the interior of the project site will be avoided. Consequently, more stormwater runoff will be generated and will have to be treated due to increased impervious areas.
4. **Irrigation system:** Since the vegetated areas are reduced, less irrigation water is needed to irrigate the remaining vegetated areas at the site perimeter (e.g. vegetated buffer zone). Therefore, less storm water will be harvested than under the accepted EIS.
5. **Wastewater treatment:** The onsite wastewater treatment technology will be changed, and a new wastewater treatment technology will be used. The new wastewater treatment technology will increase the pollutant removal capacity of the onsite treatment systems above the level described in the accepted EIS. The proposed wastewater technology will comply with a recently

established standard of the National Sanitation Foundation (NSF), which provides for the use of treated water for a range recycled water applications. Using the new and more advanced wastewater treatment technology will lower impacts to the environment.

6. **Changed site traffic:** The road access from the site to the Kapa'a Quarry Place roadway will be changed from the configuration in the FEIS, in order to reduce traffic related risks that are associated with the site ingress and egress configuration of the accepted FEIS. The new road access to the site will have one main road access to the Kapa'a Quarry Place (e.g. former Kapa'a Quarry Access Road) instead of two as delineated in the accepted FEIS.

2.10 Proposed Action – Development Options

The use of low impact development strategies is of high importance for the successful completion of the project. The development strategies of the Proposed Action are designed as an integrated system, which comprises a host of design, operation and technology applications.

For the Proposed Action, the integrated impact mitigation system considers that impacts to the aquatic resources should have over-reaching considerations and mitigation efforts. In particular, the storm water management of the project is of significance due to the fact that the project site is located adjacent to the important Kapa'a Stream and the Kawainui Marsh. Consequently, storm water impacts and their mitigation have a high significance, and other elements of the integrated impact mitigation system are built around it.

In examining environmental and community impacts of the Proposed Action the Draft SEIS will be using two development Options:

- **Option 1 – Proposed Action:** Under Option 1 impacts as well as their impact mitigation strategies will be evaluated for each site development strategy which deviates from the previously accepted strategies.
- **Option 2 – No Action Alternative:** Under Option 2 the consequences in regard to environmental impacts will be discussed if the impact mitigation strategies under the Proposed Action will NOT be implemented.

2.11 Chapter 343, HRS (Hawaii EIS Law)

This Supplemental Environmental Impact Statement Preparation Notice (SEISPN) has been prepared to meet the requirements of Hawaii Revised Statutes (HRS) Chapter 343 and Hawaii Administrative Rules (HAR) Title 11, State of Hawai'i Department of Health, Chapter 200.1, Environmental Impact Statement (EIS) Rules.

This SEISPN is the public notification of the owner and developer of the property, Kapa'a 1, LLC and Kapa'a 3, LLC. . The SEISPN invites public comments on the scope of impacts to be addressed in the Draft SEIS (DSEIS).

The DSEIS will provide information describing the purpose and need for the project. The DSEIS will specifically address the differences between site development strategies of the Proposed Action and previously accepted site development strategies in regard to potential changes in impacts and mitigation.

The Draft SEIS will disclose significant short term, long-term, and cumulative impacts on the human, natural, and built environment. The Draft SEIS documents will also inform interested parties of the proposed project and seek relevant public comments on subject areas that should be addressed. Those comments will be responded to, addressed, and documented in the Final EIS.

The following resource categories have been tentatively identified for consideration in the DSEIS:

- Climate and Climate Change
- Geology
- Topography
- Soils
- Surface Waters
- Groundwater
- Flora
- Fauna
- Historic and Archaeological Resources
- Cultural Resources
- Air Quality
- Noise
- Visual Resources
- Socio Economic Characteristics
- Public Services and Facilities
- Infrastructure, Traffic, and Utilities
- Secondary and Cumulative Impacts

Community input will be sought during the SEIS process. The first step in this process is initiated with this public notification and community scoping. Site-specific environmental studies, conceptual engineering analyses, and mitigation strategies to be prepared for the Proposed Action will be discussed in the DSEIS, and appended for the FSEIS, as appropriate.

SECTION 3 – CONSULTATION AND REQUIRED PERMITS AND APPROVALS

This section discusses the required permits and approvals and identification of which approval necessitated Chapter 343, HRS, environmental review. This section also describes to which stakeholders the SEISPN will be communicated.

3.1 List of Required Permits and Approvals

Tables 3.1.1 and 3.1.2 are two lists of required permits and approvals. Table 3.1.1 includes the permits and approvals which apply to the entire project site, this means to the upper and lower portions of the site. Table 3.1.2 applies only to the lower portion of the site, since the lower portion of the site is within the SMA area, where additional permits and approvals apply.

Table 3.1.1: List of required permits and approvals which apply to the entire project site

No.	Type Description	Jurisdiction	Status
1.	Conditional Zone Change for the Parcel TMK 4-2-15:012 and 006 (renamed TMK 4-2-15:014) The application for approval of Zone Change triggered the 343 Review	County	Obtained
2.	Approval of US Fish and Wildlife Service; efforts to lower the threat to listed water birds which live in the adjacent Kawainui Marsh.	Federal	Obtained
3.	Conditional "No Exposure" Exclusion (CNEE) under the National Pollutant Discharge Elimination System (NPDES); for the existing buildings in the Upper portion of the site.	State	Obtained
4.	Notice of General Permit Coverage (NGPC) National Pollutant Discharge Elimination System (NPDES); for several construction phases inside the project site	State	Obtained
5.	Construction Management Plan	County	Obtained
6.	Onsite wastewater permits by the Hawaii State Department of Health (DoH) for various building in the Upper portion of the project site	State	Obtained
7.	Approval of Traffic agreement with the City and County for frontage roadway improvements	County	Obtained
8.	Grading, grubbing and stockpiling permits for various phases of the development	County	Obtained

Table 3.1.2: List of required permits and approvals which apply specifically to the Lower portion of the site

No.	Type Description	Jurisdiction	Status
1.	Approval of the Hawaii Department of Land & Natural Resources (DLNR); Concept Plan for Exterior Lighting in the Lower Portion of the project site	State	Obtained
2.	Approval of the Department of Planning and Permitting (DPP); Proposed Development approach of the Buffer Zone adjacent to the rezoned Land in TMK 4-2-15:006 (with DLNR endorsement)	County and State	Obtained
3.	Special Management Area Use Permit (SMP) for the Lower portion of the site.	County	Obtained
4.	Minor Modification to the SMP; the changing permitting and impact mitigation technology promoted triggered the need for minor modifications applications.	County	Obtained

3.2 Communication

This section identifies agencies, citizen groups, and individuals to be consulted as part of the SEIS process. This SEISPN has been prepared as an initial step in defining the scope of the Draft SEIS. The SEISPN will be published by the State Office of Environmental Quality Control (OEQC) in *The Environmental Notice*. In addition, notice of the availability of the SEISPN will be sent to those agencies believed to have jurisdiction or expertise as well as those citizen groups and individuals reasonably believed to be affected by the Proposed Action. These parties have been identified as follows:

Federal Agencies

- U.S. Army Corps of Engineers, Honolulu District
- U.S. Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office
- USDA NRCS, Pacific Islands Area State Office

State Agencies

- Department of Business, Economic Development and Tourism (DBEDT)
 - DBEDT, Strategic Industries Division
 - DBEDT, Hawai'i State Energy Office

State Agencies (continued)

Department of Health (DoH)

DoH, Environmental Management Division

DoH, Wastewater Branch

DoH, Safe Drinking Water Branch

Department of Land and Natural Resources (DLNR)

DLNR, Commission on Water Resources Management

DLNR, Division of Aquatic Resources

DLNR, Division of Forestry and Wildlife

DLNR, Engineering Division

DLNR, State Historic Preservation Division

Office of Hawaiian Affairs

Office of Environmental Quality Control

Department of Transportation

Water Resources Research Center / Environmental Center, University of Hawaii at Manoa

City and County of Honolulu Agencies

Honolulu Fire Department

Honolulu Police Department

Department of Environmental Services

Department of Parks and Recreation

Department of Planning and Permitting

Department of Design and Construction

Board of Water Supply

Department of Transportation Services

Department of Facility Maintenance

Office of Climate Change, Sustainability, and Resiliency

Other

Senate District 24: Senator Jarrett Keohokalole

House District 49: Rep. Scot Z. Matayoshi

City Council Member: Ikaika Anderson

Oahu Metropolitan Planning Organization

Hawaiian Telcom

Hawaiian Electric Company

Kailua Neighborhood Board No. 31

Lani-Kailua Outdoor Circle

Hawaii's Thousand Friends

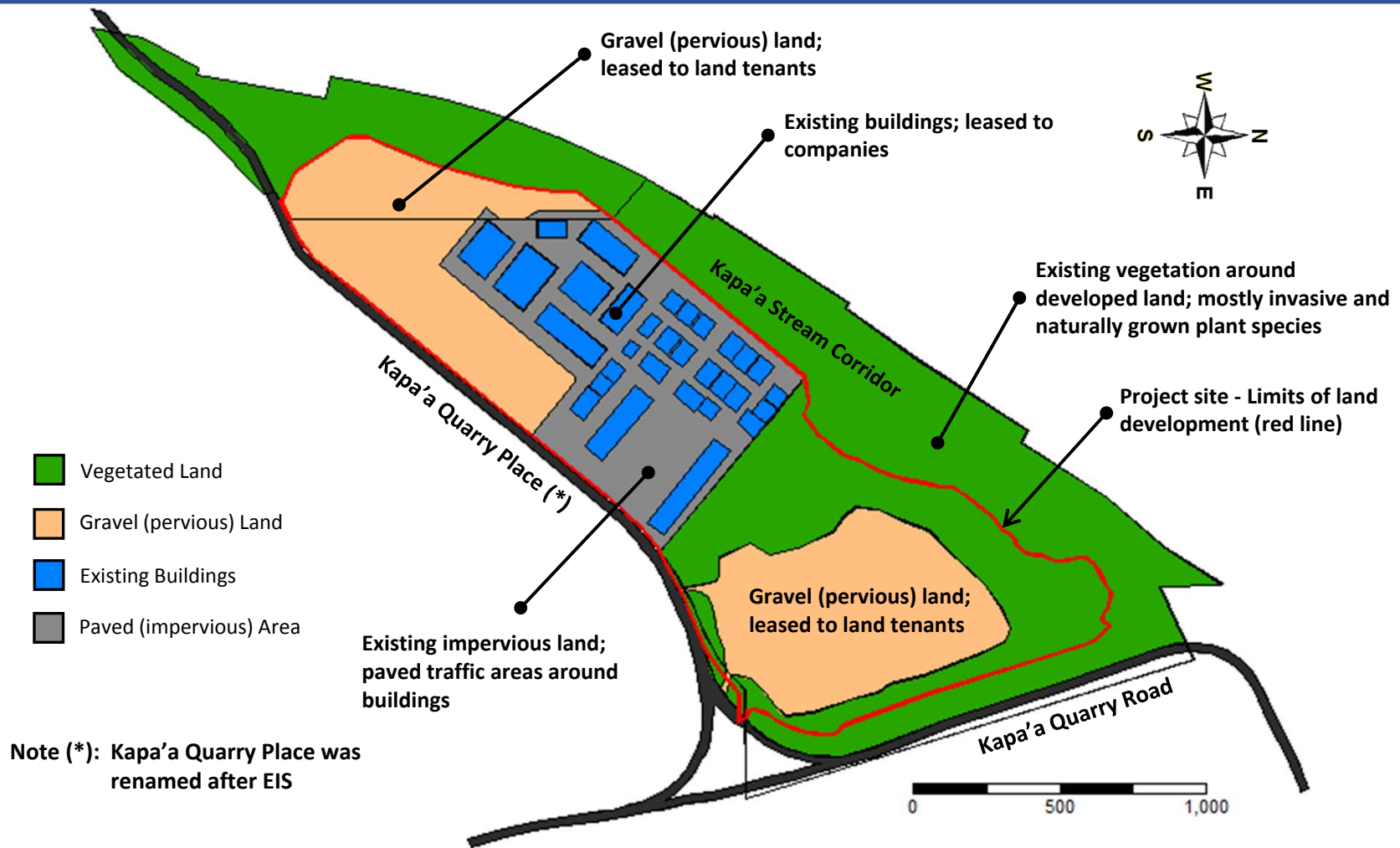
Feedback on key issues, potential environmental impacts, and promising mitigation strategies are welcomed and appreciated.

3.3 SEIS Public Scoping Meeting

The **Public Scoping Meeting** for the subject SEIS will **be held online** on **Thursday, July 2nd, 2020 at 2:30 pm**. Registration for the online meeting is required by sending an email to **sustainableDC@gmail.com** by not later than June 30, 2020; please use subject line “Registration for Scoping Meeting”. Upon registration for the online public scoping meeting registered participants will receive the login for the online meeting and additional information material by email.

APPENDIX

FULL-SIZE FIGURES



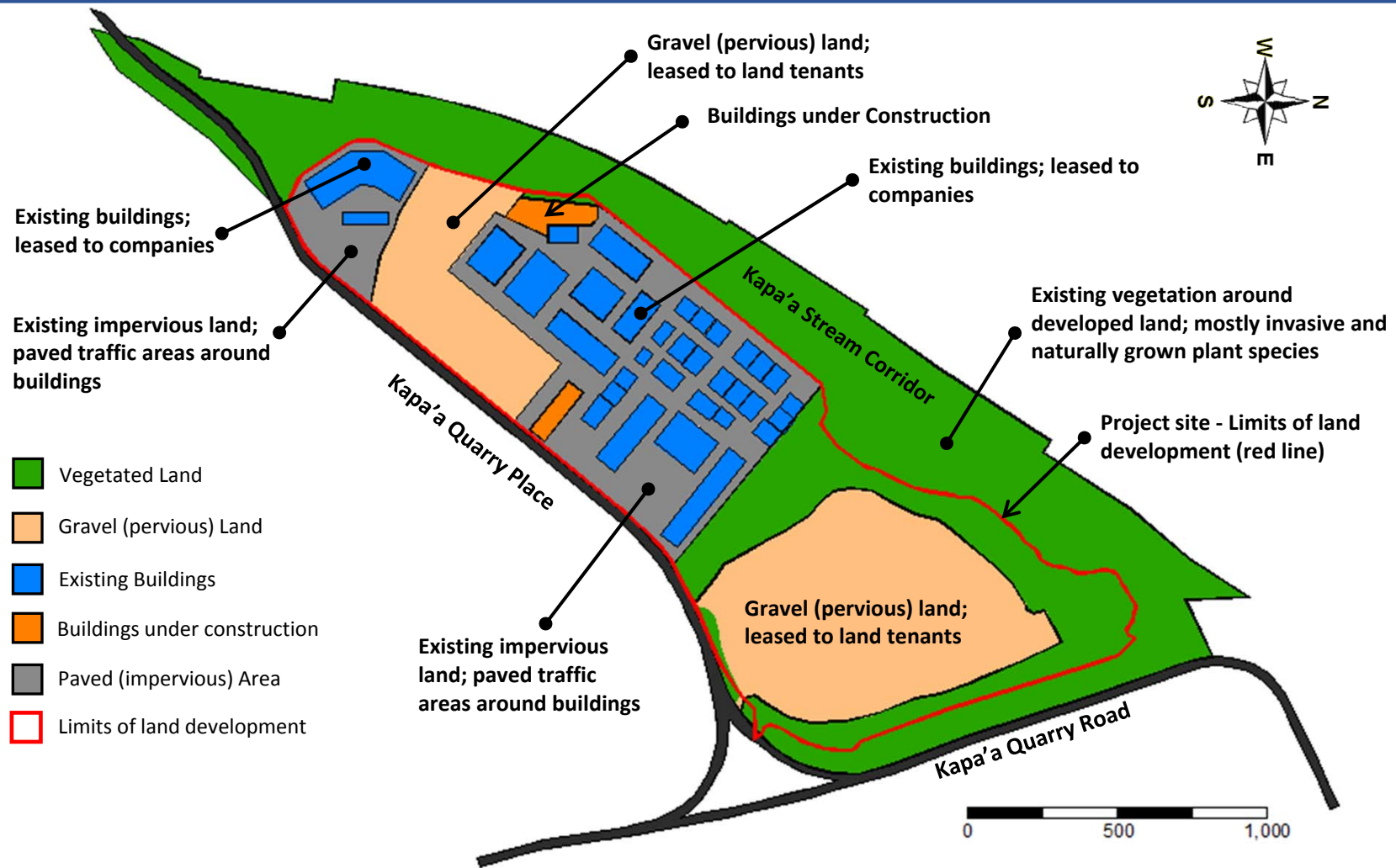
Project site at the time FEIS was accepted



Sustainable Design & Consulting LLC
Honolulu, Hawaii

Kapa'a Light Industrial Park
Supplemental EIS Preparation Notice
June 10, 2020

Figure A-1:
Completed site development at the time the FEIS was accepted



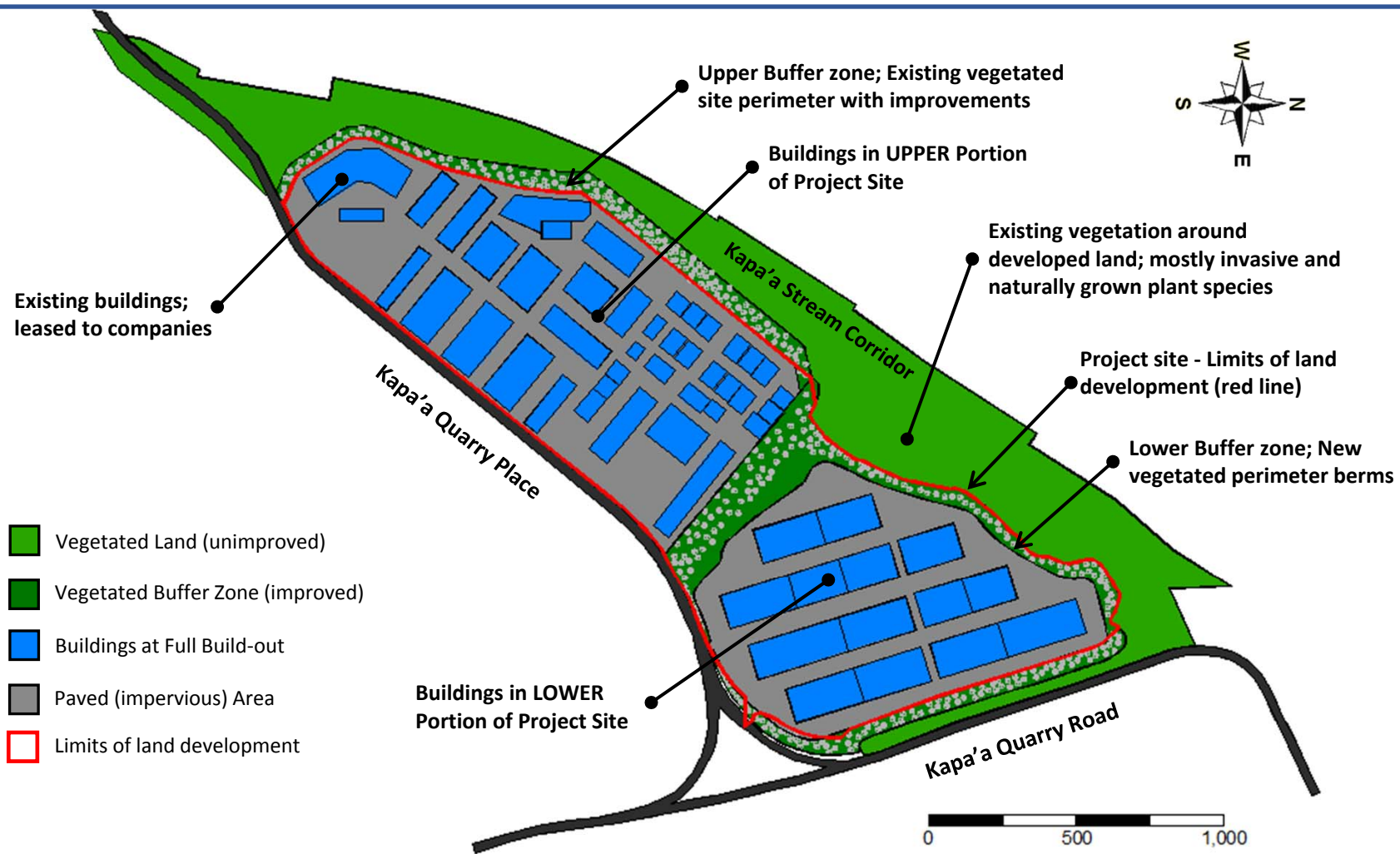
Project Site – Current Conditions



**Sustainable Design &
Consulting LLC**
Honolulu, Hawaii

Kapa'a Light Industrial Park
Supplemental EIS Preparation Notice
June 10, 2020

**Figure A-2:
Completed development to the site at
the present time**



Project Site at Full Build-out – updated Masterplan



Sustainable Design & Consulting LLC
Honolulu, Hawaii

Kapa'a Light Industrial Park
Supplemental EIS Preparation Notice
June 10, 2020

Figure A-3:
Full build-out site configuration – updated Masterplan

