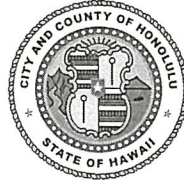


DEPARTMENT OF PLANNING AND PERMITTING  
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI  
MAYOR  
MEIA



DAWN TAKEUCHI APUNA  
DIRECTOR DESIGNATE  
PO'O

BRYAN GALLAGHER, P. E.  
DEPUTY DIRECTOR  
HOPE PO'O

REGINA MALEPEAI  
2<sup>ND</sup> DEPUTY DIRECTOR  
HOPE PO'O KUALUA

February 20, 2025

2024/ED-3 (LP)

Ms. Mary Alice Evans  
Director  
State of Hawai'i  
Office of Planning and Sustainable Development  
Environmental Review Program  
235 South Beretania Street, Room 702  
Honolulu, Hawai'i 96813

Dear Director Evans:

SUBJECT: Hawai'i Revised Statutes (HRS), Chapter 343  
Final Environmental Impact Statement (EIS)  
Project: The Cove Redevelopment  
Applicant: Cove Campbell Kobayashi LLC  
(Point of Contact – Matthew Pennaz)  
Agent: G70 (Tracy Camuso)  
Address: 92-1089 Ali'inui Drive – Kapolei  
Tax Map Key: 9-1-057: 027  
Determination: Accept

The Department of Planning and Permitting hereby accepts the Final EIS for The Cove Redevelopment Project, dated February 14, 2025, which is located in the 'Ewa District, on the island of O'ahu. The Final EIS is deemed acceptable based on the requirements of HRS Chapter 343, and Hawai'i Administrative Rules Section 11-200.1-28. Please publish this determination in the next edition of *The Environmental Notice*. We have uploaded an electronic copy of this letter and the Final EIS to your online submittal site.

The Final EIS adequately discloses and describes all identifiable environmental impacts and satisfactorily responds to review comments. The procedures for assessment, consultation, review, and the preparation and submission of the Final EIS have all been completed satisfactorily as specified in the environmental impact statement regulations. The content requirements of those regulations have been satisfied. Should you have any questions, please contact Lena Phomsouvanh, of our

Ms. Mary Alice Evans  
February 20, 2025  
Page 2

Zoning Regulations and Permits Branch, at (808) 768-8052 or via email at  
lena.phomsouvanh@honolulu.gov.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'Dawn Takeuchi Apuna', written in a cursive style.

Dawn Takeuchi Apuna  
Director Designate

cc: G70 (Tracy Camuso)

**From:** [webmaster@hawaii.gov](mailto:webmaster@hawaii.gov)  
**To:** [DBEDT OPSD Environmental Review Program](#)  
**Subject:** New online submission for The Environmental Notice  
**Date:** Thursday, February 20, 2025 9:34:14 AM

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**Action Name**

The Cove Redevelopment - Acceptance of FEIS

**Type of Document/Determination**

Final environmental impact statement (FEIS) acceptance or non-acceptance

**HRS §343-5(a) Trigger(s)**

- (3) Propose any use within a shoreline area

**Judicial district**

‘Ewa, O‘ahu

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

(1) 9-1-057:027

**Action type**

Applicant

**Other required permits and approvals**

Special Management Area (SMA) Use Permit Major, Conditional User Permit (CUP) Major, Minor Shoreline Structure Permit, HRS Chapter 6E, FAA Notice, Stormwater, Grading, Grubbing, Trenching, Stockpiling, Building, Plan Review, Water Connection, and Electrical Connection.

**Discretionary consent required**

SMA Use Permit Major and CUP Major

**Agency jurisdiction**

City and County of Honolulu

**Approving agency**

City and County of Honolulu, Department of Planning and Permitting

**Agency contact name**

Lena Phomsouvanh

**Agency contact email (for info about the action)**

[lena.phomsouvanh@honolulu.gov](mailto:lena.phomsouvanh@honolulu.gov)

**Agency contact phone**

(808) 768-8052

**Agency address**

650 S. King Street, 7th Floor  
Honolulu, HI 96813  
United States

[Map It](#)

**Accepting authority**

City and County of Honolulu, Department of Planning and Permitting

**Applicant**

Cove Campbell Kobayashi LLC

**Applicant contact name**

Matthew Pennaz

**Applicant contact email**

[mpennaz@kobayashi-group.com](mailto:mpennaz@kobayashi-group.com)

**Applicant contact phone**

(808) 523-5866

**Applicant address**

1288 Ala Moana Boulevard, Suite 201  
Honolulu, HI 96813  
United States  
[Map It](#)

**Is there a consultant for this action?**

Yes

**Consultant**

G70

**Consultant contact name**

Tracy Camuso

**Consultant contact email**

[thecove@g70.design](mailto:thecove@g70.design)

**Consultant contact phone**

(808) 523-5886

**Consultant address**

111 S. King Street, Suite 170  
Honolulu, HI 96813  
United States  
[Map It](#)

**Action summary**

The Applicant proposes to redevelop the approximate 10.85-acre property located adjacent to the coastal resort area of Kapolei, O'ahu. The Project includes the replacement of existing structures with a new performing arts venue and updated lū'au show. Improvements also include ancillary uses, such as restaurants, retail, and cultural/educational programming, creating an authentic Hawaiian community gathering place that honors history, culture, and connection to place.

**Attached documents (signed agency letter & EA/EIS)**

- [FEIS-Acceptance-to-OPSD.pdf](#)

**Action location map**

- [TheCoveActionMap1.zip](#)

**Authorized individual**

Lena Phomsouvanh

**Authorization**

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