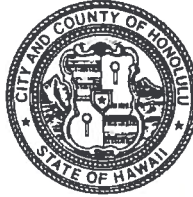


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

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KIRK CALDWELL  
MAYOR



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QUALITY CONTROL**

KATHY K. SOKUGAWA  
ACTING DIRECTOR

TIMOTHY F. T. HIU  
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

2017/ED-16(SA)

July 11, 2018

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

RE: Acceptance of Final Environmental Impact Statement (FEIS) for the  
proposed Pupukea Rural Community Commercial Center  
Tax Map Keys 5-9-011: 016, 068, 069, and 070

Dear Mr. Glenn:

Please be informed that on July 11, 2018, the Department of Planning and Permitting (DPP) approved the acceptance of the Final Environmental Impact Statement (FEIS) for the proposed Pupukea Rural Community Commercial Center. With this letter the DPP hereby accepts the FEIS submitted by the Applicant, Hanapohaku LLC, and published by the Office of Environmental Quality Control (OEQC) in the July 23, 2018, issue of the OEQC bulletin (the Environmental Notice). The notice of the Draft Environmental Impact Statement for the proposed Project was published in the November 23, 2017, issue of the Environmental Notice.

All substantive comments received by the Applicant during the DEIS comment period were responded to in writing. Copies of all comments received and the responses thereto are contained within and incorporated into the submitted FEIS. Publication of this acceptance in the Environmental Notice on July 23, 2018, will initiate a 60-day limitation of action period.

In their submittal of documents for publication of the FEIS in the July 23, 2018, issue of the Environmental Notice, the Applicant provided all required documentation to the OEQC, including a completed OEQC publication form, electronic and hard copies of the FEIS, and an electronic copy of the publication form in MS Word format. We

**19-012**

Mr. Scott Glenn, Director  
July 11, 2018  
Page 2

understand that the Applicant has timely notified all applicable entities of the publication of the FEIS in the July 23, 2018, issue of the Environmental Notice, and provided copies of the FEIS to the State Library System's Hawaii Documents Center.

Should you have any questions, please contact Sarah Afong, of our staff, at 768-8026.

Very truly yours,



Kathy K. Sokugawa  
Acting Director

Enclosures  
cc: G70 (Barrie Fox Morgan)

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

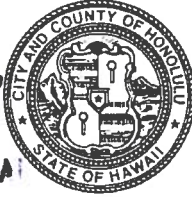
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KIRK CALDWELL  
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**ACCEPTANCE REPORT**

Final Environmental Impact Statement (FEIS)  
Pupukea Rural Community Commercial Center  
Tax Map Keys 5-9-011: 016, 068, 069, and 070

- A. Proposed Action: The proposed development of the Pupukea Rural Community Commercial Center will be located at 59-712 Kamehameha Highway in Pupukea, Koolauloa. It consists of three lots owned by Hanapohaku LLC, and one lot owned by the Sullivan Family Limited Partnership and the Maurice and Joanna Sullivan Family Foundation, which is developed with a Foodland grocery store. The following is a description of the Project.
1. The commercial center will consist of two main two-story commercial buildings and one single-story building. A mix of businesses and services will occupy the structures and may include urgent medical care services, a credit union, professional services, a surf/action sports shop, a fitness studio, a child-care center, a health food market/deli, up to six mobile commercial establishments, and a restaurant.
  2. The commercial center will occupy approximately 34,500 square feet. The building abutting Pahoe Road will have a total of 9,023 square feet of net leasable floor area. The larger building, centrally located on the property, will have approximately 17,372 square feet of net leasable floor area. The single story building at the front of the property, will have approximately 1,933 square feet of net leasable floor area.
  3. The architectural design of the commercial center will reflect the country character of the surrounding region utilizing plantation style architectural features.
  4. The three buildings will be positioned to allow green open space at the front of the property.

5. The Project will include bicycle parking, pedestrian walkways, and a parking area for 126 vehicles (this figure includes parking requirements for six mobile commercial establishments). The parking lot will be located mauka/behind the larger structures to mitigate any visual impacts from Kamehameha Highway.
6. The Project will involve the closure of an existing access point from Kamehameha Highway into the Foodland Parcel in exchange for a new common egress/ ingress point serving all four parcels (Hanapohaku and Foodland).
7. A new sidewalk fronting Kamehameha Highway is designed to improve pedestrian safety and area connectivity.
8. Highway restriping will create a new shared center turn lane which will mitigate impacts to existing traffic conditions.

The Applicant states that the proposed Project is necessary because the community commercial center will create a new community gathering place and provide goods and services to local residents and visitors in the areas of Pupukea, Waimea, and Kawaioloa on the North Shore.

B. Procedure:

1. An Environmental Impact Statement Preparation Notice (EISPN) for the proposed Project was published in The Environmental Notice of April 23, 2017, by the Office of Environmental Quality Control. The Applicant distributed the EISPN to various City, State, and Federal agencies, organizations and individuals listed in Table 6-1 of the FEIS.
2. The 30-day consultation period for EISPN comments and requests to be a consulted party expired on May 23, 2017. The Applicant received 33 comment letters during this period. The comment letters and the Applicant's responses are reproduced in Chapter 6.0 of the FEIS.
3. Notice of the Draft Environmental Impact Statement was published in The Environmental Notice of November 23, 2017. The 45-day public review period expired on January 8, 2018. 55 comment letters were received during this period. The comment letters and the Applicant's responses are reproduced in Chapter 6.0 of the FEIS.

C. EIS Content: The FEIS complies with the content requirement set forth in Section 11-200-18 of the Environmental Impact Statement rules.

- D. Responses to Comments: The Applicant responded to significant environmental comments that were raised during the public review and consultation process. These comments and responses are found in Chapter 6.0 of the FEIS. Revisions were appropriately made throughout the text of the FEIS.
  
- E. Major Permits Required: The Project will require the following major land use permits:
  - Special Management Area Use Permit
  - Conditional Use Permit (Joint Development Agreement – Hanapohaku and Foodland Parcels)
  
- F. Determination: The Department of Planning and Permitting of the City and County of Honolulu has determined this FEIS to be **acceptable** under the procedures established in Chapter 343 of the Hawaii Revised Statutes.

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU

  
\_\_\_\_\_  
Kathy K. Sokugawa  
Acting Director

DATED: July 11, 2018

**NON-CHAPTER 343 DOCUMENT  
PUBLICATION FORM  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL**

**Project Name:** Pūpūkea Rural Community Commercial Center

**Applicable Law:** Chapter 25 ROH

**Type of Document:** Final Environmental Impact Statement

**Island:** O'ahu

**District:** Waialua

**TMK:** (1) 5-9-011:068, 069, 070, 016

**Permits Required:** Special Management Area Use Major Permit, Grading Permit, Building Permit

**Applicant or Proposing Agency:**  
(Address, Contact Person, Telephone, E-mail)

Hanapohaku LLC, Andrew Yani  
526 Ahina St., Honolulu, HI 96816  
(808) 779-5733  
hanapohakullc@gmail.com

**Approving Agency or Accepting Authority:**  
(Address, Contact Person, Telephone, E-mail)

Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor Honolulu, HI 96816  
Ardis Shaw-Kim, 768-8021, ashaw@honolulu.gov

**Consultant:**  
(Address, Contact Person, Telephone, E-mail)

G70, 111 South King Street, Suite 170, Honolulu, HI 96813  
Jeff Overton AICP LEED AP  
(808) 523-5866  
pupukea@g70.design

**Status:** Final EIS Acceptance from Approving Agency

**Project Summary:**

(Summarize proposed action and purpose/need in less than 200 words in the space below):

Hanapohaku LLC is proposing to develop a rural community commercial center in Pūpūkea, Oahu to provide a mix of goods and services to residents and visitors of the community. The property is in the Special Management Area and this Final EIS has been prepared pursuant to Chapter 25-3.3, Revised Ordinances of Honolulu, related to procedural guidelines and assessment requirements. The Property is classified as Urban in the State Land Use Designation, is zoned B-1 Neighborhood Business District established by the City and County of Honolulu Zoning Maps, and is designated for a Rural Community Commercial Center in the North Shore Sustainable Communities Plan. The existing Foodland grocery store is included in the center. Three new buildings will be constructed, one to two stories in height, totaling approximately 30,000 square feet. The small-scale clustered buildings will be set back with a park-like green space, walkways, and bicycle paths fronting Kamehameha Highway. This gathering space can be utilized by mobile food trucks and pedestrian-friendly community gatherings and cultural events. Supporting infrastructure will include driveways, parking with solar panel canopies, drainage, water supply, and wastewater treatment facility.