



## DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

DAVID Y. IGE  
GOVERNOR

MIKE MCCARTNEY  
DIRECTOR

SUSAN M. HIRAI  
DEPUTY DIRECTOR

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804  
Web site: [dbedt.hawaii.gov](http://dbedt.hawaii.gov)

Telephone: (808) 586-2355  
Fax: (808) 586-2377

October 14, 2022

Ms. Mary Alice Evans  
Director  
Office of Planning and Sustainable Development  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Subject: Notice of No Further Environmental Review Required for Foreign-Trade Zone Hilo Facility Expansion, Tax Map Key: (3) 2-1-012:071, 125 Operations Street, Hilo, Hawaii Island, State of Hawaii

Dear Ms. Evans:

This letter serves as notification to the Environmental Review Program that the Department of Business, Economic Development & Tourism has determined that no further environmental review is required for establishment of a new multi-purpose warehouse facility and greenhouses on the Foreign-Trade Zone (FTZ) property in Hilo, Hawaii.

A proposed capital infrastructure project by the State of Hawaii is intended to develop a Tropical AgTech Hub and Demonstration Center. The center aims to improve the State's global competitive advantage in tropical agriculture and food technology, astronomy and other industries. A multi-purpose warehouse and several greenhouses are proposed on five acres of partially developed land near the Hilo Airport, zoned ML-20-Limited Industrial District.

According to Section 11-200.1-15(a), Hawaii Administrative Rules, the Department of Business, Economic Development & Tourism may determine that some actions, because they will individually and cumulatively probably have minimal or no significant effects, can be declared exempt from the preparation of an EA. The potential direct, indirect, and cumulative impacts of the expansion have been adequately disclosed and evaluated. The finding of Final Environmental Assessment Negative Declaration satisfies the requirements of HRS Chapter 343 pursuant to HAR Section 11-200.1-11. The proposed expansion is also consistent HAR Section 11-200.1-15.

A 1994 Final Environmental Assessment (EA) Negative Declaration was made by the County of Hawaii to develop the FTZ site. The EA stated that the site had been previously used by the military as a storage area for vehicles, and that it contains remnants of facilities left over from the days when it served as part of the old Hilo airport and evidence of extensive historic modification.

Ms. Mary Alice Evans

October 14, 2022

Page 2

The proposed expansion is to be built within the area designated in 1994 EA for a 20,000 square foot warehouse. The proposed building area perimeter would be graded to provide positive drainage for storm water runoff, and the disturbed construction area would exceed one acre.

Please feel free to contact Mr. David J. Sikkink, FTZ Administrator, at (808) 587-5374, or david.j.sikkink@ftz9.org, should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Mike McCartney". Below the signature, there is a small, faint stamp or mark.

Mike McCartney  
Director

c: David J. Sikkink, Administrator, Foreign-Trade Zone No. 9