

Agency	Date	Comments	Relevant Section in the DEIS
Concerned Elders of Wai‘anae (continued)		<p>households and firms consistent with economic theory to determine that the industrial park will create jobs (compatible with?) economic activities in the Waianae region.</p> <p>What is the non-market value of open space that would be lost if the industrial park were built?</p> <p>What impact will the loss of ag land have on Hawaii’s effort to improve food security? Conduct a study on how many acres of ag land are necessary to provide for all of Hawaii’s food needs.</p> <p>“Part of Tropic Land’s theory is the notion of accessibility between households and businesses, as represented by the regional transportation network. Does TL know what that network is?”</p> <p>What mode of transportation will be used to serve suppliers to the market areas?</p> <p>“Do the suppliers and are markets operate in within the Waianae region?”</p> <p>Is there demand for industrial space?</p> <p>Does the project have a plan to reduce waste and increase resource efficiency? Does the project have a mindset to reach zero waste?</p> <p>Is there a plan to coordinate the activities of the firms to increase efficient use of raw materials, reduce waste outputs, conserve energy and water resources, and reduce transportation requirements?</p> <p>Does the park have as its goal the elimination of wastes?</p> <p>Does the change from Ag to Urban lower the environmental impact than traditional business ventures allowable on Ag lands?</p> <p><u>Better Land Use Alternatives Exist</u></p> <p>Document the history of farming in Nanakuli</p>	<p>None</p> <p>Sec. 4.7</p> <p>Sec. 2</p> <p>Sec. 4.9</p> <p>Sec. 2</p> <p>Sec. 2</p> <p>Sec. 4.15.4</p> <p>Sec. 4.15.4</p> <p>Sec. 4.15.4</p> <p>Sec. 4.7; 5.3</p> <p>Sec. 4.7</p>

Agency	Date	Comments	Relevant Section in the DEIS
Concerned Elders of Wai‘anae (continued)		We propose that the parcel be subdivided and leased to graduates of UH ag programs and Ma‘o Farm apprenticeship program. Property could serve as the incubator for next generation farmers.	Sec. 4.7
Princess Kahanu Estates Association	Letter dtd 6-20-09	<p>Address traffic flow in and through Hakimo Rd</p> <p>Provide traffic management plan for Hakimo Rd (use by heavy trucks, maneuvering by trucks)</p> <p>Concerned about potential odors associated with WWTP</p> <p>Concerned about water run-off into Ulehawa Stream and ocean</p> <p>Concerned about further degradation to residential environment (being next door to landfill)</p> <p>Concern about impacts to “the unique natural landscape and cultural resources associated with the demigod Maui.”</p>	<p>Sec. 4.9</p> <p>Sec. 4.9</p> <p>Sec. 4.15.2</p> <p>Sec. 4.3</p> <p>Sec. 1.1; 3.1</p> <p>Sec. 4.8</p>

Letters with Substantive Comments (EISPN)

Federal Agencies

- U.S. Army Corps of Engineers, Regulatory Branch

State Agencies

- Department of Agriculture
- Department of Health
- Department of Land and Natural Resources
 - Commission on Water Resources Management
 - Division of Aquatic Resources
- Department of Transportation
- Office of Hawaiian Affairs
- Office of Planning

City Agencies

- Board of Water Supply
- Department of Planning and Permitting
- Department of Transportation Services
- Honolulu Fire Department

Utility Companies

- Hawaiian Electric Company

Community Organizations

- Nanakuli-Mailii Neighborhood Board No. 36
- Concerned Elders of Waianae
- Princess Kahanu Estates Association



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT
FORT SHAFTER, HAWAII 96858-5440

A09-782

REPLY TO
ATTENTION OF:

June 26, 2009

LAND USE COMMISSION
STATE OF HAWAII

DD
BS

Regulatory Branch

2009 JUL -6 A 9:17
File No. POH-2009-191

Mr. Dan Davidson, Executive Officer
Land Use Commission
235 S. Beretania Street, Room 406
Honolulu, HI 96813

Dear Mr. Davidson:

This letter is in response to your request, dated May 20, 2009, for our review and early consultation comments on the Environmental Impact Statement Preparation Notice (EISPN) for the **Nanakuli Community Base Yard** located at Lualualei, Wainae District, Oahu, Hawai'i (TMK: 1-8-7-009:002).

Section 10 of the Rivers and Harbors Act (RHA) of 1899 requires that a Department of the Army (DA) permit be obtained from U.S. Army Corps of Engineers (Corps) prior to undertaking any construction, dredging, and other activities occurring in, over, or under navigable waters of the U.S. (TNWs) (e.g., the Pacific Ocean). Section 404 of the Clean Water Act (CWA) of 1972 (33 U.S.C. 1344) requires that a DA permit be obtained for the discharge (placement) of dredge and/ or fill material into waters of the U.S. Waters of the U.S. include both navigable waters of the U.S., referred to also as the traditional navigable waters (TNW), wetlands adjacent to TNWs, non-navigable tributaries that have perennial flow or continuous seasonal flow, and wetlands directly abutting such tributaries. For other types of waters, including those that do not have relatively permanent flows, as well as any wetlands adjacent to such tributaries, jurisdiction is determined on a case-by-case basis using a fact-specific analysis to assess the flow characteristics and functions of the tributary and its adjacent wetlands to determine if in combination they significantly affect the chemical, physical, and biological integrity of downstream navigable waters, particular emphasis being given to hydrological and ecological factors.

According to the EISPN (3.2.4.2 Surface Water), Ulehawa Stream crosses the northwest section of the project site. We recommend your Environmental Impact Assessment identify all streams and wetlands on the project site and in the immediate vicinity of the proposed project, characterize the hydrology and ecology of those features, and provide a description of all ground-disturbing activities associated with the project construction occurring on the project site. Thank you for the opportunity to comment. If you have any questions, please contact Ms. Meris Bantilan-Smith, of my Regulatory staff at 808-438-7023 (FAX: 808-438-4060) or by electronic mail at Meris.Bantilan-Smith@usace.army.mil. Please include File No. POH-2009-191 in any future correspondence regarding this project. Please be advised you can provide comments on your experience with the Corps' Honolulu District Regulatory Branch by accessing our web-based customer survey form at <http://per2.nwp.usace.army.mil/survey.html>.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. George P. Young, Chief
Regulatory Branch
U.S. Army Corps of Engineers, Honolulu District
Fort Shafter, HI 96858-5440

Dear Mr. Young:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated May 27, 2009 [Ref: POH-2009-00191]. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as indicated below.

Comment: We recommend your Environmental Impact Assessment identify all streams and wetlands on the project site and in the immediate vicinity of the proposed project, characterize the hydrology and ecology of those features, and provide a description of all ground-disturbing activities associated with the project construction occurring on the project site.

Response: Descriptions of environmental conditions were provided in Section 4.3, Surface Water Resources and Section 4.5, Vegetation Resources. Ground-disturbing activities were described in Section 4.1, Topography and Soils.

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

LINDA LINGLE
Governor



State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawaii 96814-2512

SANDRA LEE KUNIMOTO
Chairperson, Board of Agriculture

DUANE K. OKAMOTO
Deputy to the Chairperson

June 25, 2009

Mr. Dan Davidson
Executive Officer
Land Use Commission
235 South Beretania Street, Room 406
Honolulu, Hawaii 96813

Dear Mr. Davidson:

Subject: Environmental Impact Statement Preparation Notice (EISPN)
Light Industrial Park
Nanakuli Community Baseyard
Tropic Land LLC
TMK: 8-7-09: por. 2
Area: 96 acres of 236.154 acre parcel (35-40 CPR lots)

The Department of Agriculture has reviewed the subject document and recommends that Mr. Harry Choy, Director of the West Oahu County Farm Bureau (phone: 676-9100) be consulted in preparing the Draft Environmental Impact Statement.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandra Lee Kunimoto".

Sandra Lee Kunimoto
Chairperson, Board of Agriculture

C: OEQC
Kimura International, Inc.

Nanakuli-light-industrial-park2.e09



KIMURA INTERNATIONAL INC.

April 26, 2010

Ms. Sandra Lee Kunimoto, Chairperson
Board of Agriculture
1428 South King Street
Honolulu, HI 96814

Dear Ms. Kunimoto:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated June 25, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as indicated below.

Comment: The Department of Agriculture recommends that Mr. Harry Choy, Director of the West Oahu County Farm Bureau be consulted in preparing the Draft Environmental Impact Statement.

Response: Mr. Choy was contacted by telephone on October 16, 2009. Copies of the EISPN and DEIS were sent to Mr. Choy. In turn, Mr. Choy submitted written comments on the DEIS. Attached are copies of those comments and our response.

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

Glenn T. Kimura
President

Attachments

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

1600 Kapiolani Blvd., Suite 1610
Honolulu, HI 96814
Tel: 808 944-8848 • Fax: 808 941-8999

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
EPO-09-082

June 16, 2009

Mr. Glen Kimura
Kimura International Inc.
1600 Kapiolani Blvd., Suite 1610
Honolulu, Hawaii 96814

RECEIVED JUN 19 2009

Dear Mr. Kimura:

SUBJECT: Draft Environmental Assessment for Nanakuli Community Baseyard
Lualualei, Waianae, Oahu, Hawaii
TMK: (1) 8-7-009: 002 (por.)

Thank you for allowing us to review and comment on the subject application. The application was routed to the various branches of the Environmental Health Administration. We have the following Wastewater Branch, Clean Water Branch and General comments.

Wastewater Branch

The document proposes to develop a light industrial park on approximately 96 acres. The industrial park will contain 35-40 units, averaging two acres each.

The project is located in the Critical Wastewater Disposal Area (CWDA) where no new cesspools will be allowed. The 96 acre property is located in both the Pass and No Pass Zones with the vast majority of the property in the Pass Zone. Our rules restrict the disposal of wastewater in the No Pass Zone to protect groundwater sources.

We have no objections to the proposal as the domestic wastewater needs of the project will be handled by a new privately operated and maintained on-site wastewater treatment plant. We highly recommend that the effluent disposal system for the proposed wastewater treatment system is located in the Pass Zone area of the property.

Please be advised that the proposed on-site wastewater treatment system should not be used to treat industrial wastewaters that may be generated from the businesses that will occupy 35-40 lots.

We encourage the developer to utilize recycled wastewater for irrigation and other non-potable water purposes in open space and landscaping areas.

Mr. Kimura
June 16, 2009
Page 2

All wastewater plans must meet Department's Rules, HAR Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. If you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

Clean Water Branch

The Department of Health (DOH), 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 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 are 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 NPDES general permit coverage by submitting the applicable Notice of Intent (NOI) form:
 - a. Storm water associated with construction activities, including excavation, grading, clearing, demolition, uprooting of vegetation, equipment staging, and storage areas 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. An NPDES permit is required before the start of the construction activities.
 - b. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations (40 CFR), Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi). Each tenant shall have coverage if they conduct industrial activities

defined in the above sections of 40 CFR.

- c. Discharges of hydrotesting water.
- d. Discharges of construction activity dewatering.

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 types of wastewater discharges not covered by an NPDES general permit or discharges to Class AA or Class 1 State waters, you may need an NPDES individual permit. 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://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.
4. You must also submit a copy of the NOI or NPDES permit application to the State DLNR, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the CWB that SHPD has or is in the process of evaluating your project. Please submit a copy of your request for review by SHPD or SHPD's determination letter for the project along with your NOI or NPDES permit application, as applicable.
5. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 Water Quality Certification are required, must comply with the 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.

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 586-4309.

General

We strongly recommend that you review all of the Standard Comments on our website: www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

Mr. Kimura
June 16, 2009
Page 4

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelvin H. Sunada', with a long horizontal flourish extending to the right.

KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
WWB
CWB



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Kelvin H. Sunada, Manager
Environmental Planning Office
Department of Health
P.O. Box 3378
Honolulu, HI 96801-3378

Dear Mr. Sunada:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated June 16, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments	Relevant Section in the DEIS
<u>Wastewater Branch</u>	
Project is located in the Critical Wastewater Disposal Area—no new cesspools allowed. Property is located in both the Pass and No Pass Zones. Disposal of wastewater in the No Pass Zone is restricted.	Sec. 4.15.3
No objections to the private WWTP. Highly recommend that effluent disposal system be located in the Pass Zone area of property	Sec. 4.15.2; 4.15.3
On-site WWTP should not be used to treat industrial wastewater	Sec. 4.15.2
Encouraged to use recycled wastewater	Sec. 4.15.3
Wastewater plans to meet HAR Chapter 11-62	
<u>Clean Water Branch</u>	
1. Any project impacts to State waters must comply with antidegradation policy, designated uses, and water quality criteria	Sec. 4.3

Comments	Relevant Section in the DEIS
2. NPDES permit needed.	Sec. 1.6
3. Wastewater discharges not covered by NPDES general permit may require an individual permit	Sec. 1.6
4. Copy of NPDES permit application also must be submitted to DLNR and SHPD	Comment acknowledged.
5. Discharges must comply with water quality standards	Comment acknowledged.

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.



Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

LINDA LINGLE
GOVERNOR OF HAWAII



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CHIYOME L. FUKINO, M.D.
DONNA FAY K. KIYOSAKI, P.E.
LAWRENCE H. MIKE, M.D., J.D.

KEN C. KAWAHARA, P.E.
DEPUTY DIRECTOR

2009 JUN 19 A 9:51
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

RECEIVED JUN 23 2009

June 17, 2009

REF: Nanakuli Community Baseyard EISPN.dr

TO: Morris Atta, Administrator
Land Division

FROM: Ken C. Kawahara, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Environmental Impact Statement Preparation Notice for Nanakuli Community Base Yard

FILE NO.: NA
TMK NO.: (1) 8-7-9:2(portion)

A handwritten signature in black ink that reads 'Ken C. Kawahara'.

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) 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. CWRM 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>.
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/cwrm/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:

Our records through the Commission's permitting process indicate that there are 3 existing wells listed on the TMK site, State Well No. 2408-09, 2408-10, 2508-12, and are not sure which of the 3 are the two specified in the document. We do not have records showing any of these wells pump tested to 225 gpm, but rather 200, 65, and 100 gpm respectively. Drawdown in 2408-09 was excessive as it actually lowered the water table to approximately 3 ft below sea level and over time this particular well would be expected to salt up to be unsuitable for irrigation purposes.

We look forward to reviewing the DEIS, which will provide information on potable and non-potable water needs for the project. We recommend that the DEIS identify and discuss all practical alternative water sources for meeting water demands.

If there are any questions, please contact Roy Hardy at 587-0225.



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Ken C. Kawahara
Deputy Director
Commission on Water Resource Management
P.O. Box 621
Honolulu, HI 96809

Dear Mr. Kawahara:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by memorandum dated June 17, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments	Relevant Section in the DEIS
Recommend coordination with County to incorporate project into Water Use and Development Plan	Comment acknowledged.
Recommend coordination with Dept of Agriculture to incorporate reclassification into the Agricultural Water Use and Development Plan	Comment acknowledged
Recommend use of water efficient fixtures and practices	Comment acknowledged.
Recommend use of BMPs for storm water management	Sec. 4.3
Recommend use of alternative water sources where practical	Sec. 4.15.3; 6.3
Review by DOH needed to determine requirements to protect water quality	
* CWRM has records for three wells on TMK site, but there are discrepancies in pump testing levels between their records (200, 65, 100 gpm) and level (225 gpm) indicated in EISPN.	Sec. 4.2
* Drawdown in one well was below sea level and is expected to salt up, making it unsuitable for irrigation	

Commission on Water Resource Management
April 26, 2010
Page 2

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read "Glenn T. Kimura", with a long horizontal flourish extending to the right.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809
May 21, 2009

AQUATIC
RESOURCES: 2379

DIRECTOR	
COMM. FISH.	
AQ RES/ENV	
AQ REC	
PLANNER	
STAFF SVCS	
RCUH/UH	
STATISTICS	
AFRC/FED AID	
EDUCATION	
SECRETARY	
OFFICE SVCS	
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MEMORANDUM

RECEIVED JUN 23 2009

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 -



FROM:

for Morris M. Atta *M. Atta*

SUBJECT:

Environmental Impact Statement Preparation Notice for Nanakuli Community Base Yard

LOCATION: Waianae, Oahu

APPLICANT: Kimura International Inc on behalf of Tropic Land LLC

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 19, 2009.

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: *[Signature]*
Date: 12 June 2009

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STATE OF HAWAII
Department of Land and Natural Resources
DIVISION OF AQUATIC RESOURCES

MEMORANDUM

TO: Dan A. Polhemus, Administrator *DP*
FROM: Glenn R. Higashi, Aquatic Biologist *GRH*
SUBJECT: Environmental Impact Statement Preparation Notice for Nanakuli Community Base Yard
Comments Morris M. Atta
Requested By: Land Division
Date of Request: 5/21/09 Date Received: 5/22/09

Summary of Project

Title: Environmental Impact Statement Preparation Notice for Nanakuli Community Base Yard
Project By: Kimura International Inc. on behalf of Tropic Land LLC
Location: Lualualei, Oahu – TMK: (1) 8-7-09: 02

Brief Description:

The applicant, Kimura International Inc. on behalf of Tropic Land LLC proposes to develop a light industrial park that would occupy approximately 96 acres on a portion of TMK 8-7-9: 02. The property is located in the upper Lualualei Valley approximately 2 miles *mauka* (inland) of Farrington Highway and immediately south of the U.S. Naval Installation at Lualualei. The industrial park will contain 35-40 units, averaging two acres each. The proposed number of units (or lots) is presented as a range to accommodate the possibility that lots in higher visibility areas; for example, along the main entry road and around intersections, may be further divided into smaller increments.

The property is planned with a single, secured entry off of Lualualei Naval Access road and a secondary access for fire and emergency purposes. The existing linear tree farm will remain as a 30-foot wide landscaped setback along the Lualualei Road frontage. The north and south property lines will have 15-foot building setbacks. An additional strip of land, approximately 100 feet wide and *mauka* of the industrial lots, will be used for drainage improvements, rockfall hazard mitigation, and a fire break.

The project site is located near Ulehawa Stream drainage basin which, overall, encompasses approximately 3,178 acres of land and several tributaries that discharge into Ulehawa Stream. The Ulehawa Stream drainage basin stretches from sea level to Ulehawa Beach Park to a maximum elevation of 3,098 feet at Palikea, at a distance of over 4.5 miles. Ulehawa Stream crosses the northwest section of the project site, and then crosses under Lualualei Naval Access Road through culverts. Where it passes through the project site, Ulehawa stream is an intermittent stream that is dry under normal conditions.

Comments:

No DAR stream surveys were conducted on Ulehawa Stream. (ref. DAR Aquatic Resources Database, Oct. 6, 2006).

The proposed construction of drainage improvements for the industrial park, which includes swales, detention ponds, and underground storage tanks, will be constructed to retain increases in storm drainage runoff that occurs as a result of the proposed development. However, details on the drainage improvements, their locations and routes, capacity of the detention ponds and the detention period for the water and water quality issues from the proposed development need to be addressed in the DEIS in order to better determine impacts on aquatic resource values in this area.



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Dan Polhemus, Administrator
Division of Aquatic Resources
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Dear Mr. Polhemus:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by memorandum dated June 12, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments	Relevant Section in the DEIS
There have been no DAR stream surveys on Ulehawa Stream	Comment acknowledged.
Details on the drainage improvements—locations and routes, capacity of detention ponds, detention period for water, and water quality issues need to be addressed in the DEIS to determine impacts on aquatic resource values in the area	Sec. 4.3

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

1600 Kapiolani Blvd., Suite 1610
Honolulu, HI 96814
Tel: 808 944-8848 • Fax: 808 941-8999

LINDA LINGLE
GOVERNOR



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

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI


IN REPLY REFER TO:

STP 8.3296

June 17, 2009

RECEIVED JUN 22 2009

TO: MR. DAN DAVIDSON, EXECUTIVE OFFICER
LAND USE COMMISSION
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND
TOURISM

FROM: BRENNON T. MORIOKA, PH.D., P.E. 
DIRECTOR OF TRANSPORTATION

SUBJECT: NANAKULI COMMUNITY BASE YARD
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(EISPN)

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

DOT understands that the proposed 96-acre light industrial park will consist of 35-40 lots of approximately 2 acres each. The industrial park will feature individual ownership of lots and common ownership of internal roads and infrastructure under condominium property regime. Current access is via Hakimo Road with an easement from the U.S. Navy to cross Lualualei Naval Access Road. The applicant is working on an easement from the Navy to allow the use of Lualualei Naval Access Road for more direct access from Farrington Highway.

Although the project's direct access roads are under the jurisdiction of the City and County of Honolulu, there may be impacts to the State highway, Farrington Highway, due to the project's location. Thus, DOT submits the following comments from the Highways Division:

1. A Traffic Impact Analysis Report (TIAR) should be prepared to assess the potential project-generated traffic impacts to Farrington Highway and its intersections with major roadways in the area. The TIAR should include the evaluation of traffic impacts based on the various alternatives being pursued to provide access to the project site, for example, the use of Hakimo Road and Lualualei Naval Access Road to connect to Farrington Highway. The TIAR should also address how vehicles will be prevented from using Lualualei Naval Access Road should the Navy restrict such use.

Mr. Dan Davidson
Page 2
June 17, 2009

STP 8.3296

2. The TIAR must also appropriately address full build-out conditions of the proposed light industrial park and include recommended improvements to mitigate project-generated impacts.
3. The applicant is required to submit construction plans for all work done within the State highway right-of-way. Required mitigation improvements must be provided at no cost to the State.

Four copies of the DEA should be provided to DOT to facilitate review by the Highways Division. If there are any questions, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at (808) 587-2356.

c: Katherine Kealoha, Office of Environmental Quality Control
Glenn Kimura, Kimura International



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Brennon T. Morioka
Director
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813

Dear Mr. Morioka:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by memorandum dated June 17, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as indicated below.

1. A Traffic Impact Analysis Report (TIAR) should be prepared to assess the potential project-generated traffic impacts to Farrington Highway and its intersections with major roadways in the area. The TIAR should include the evaluation of traffic impacts based on the various alternatives being pursued to provide access to the project site, for example, the use of Hakimo Road and Lualualei Naval Access Road to connect to Farrington Highway. The TIAR should also address how vehicles will be prevented from using Lualualei Naval Access Roads should the Navy restrict such use.

Response: The TIAR was included as Appendix E of the DEIS.

2. The TIAR must also appropriately address full build-out conditions of the proposed industrial park and include recommended improvements to mitigate project-generated impacts.

Response: Project impacts and proposed mitigation measures discussed in Section 4.9.

3. The applicant is required to submit construction plans for all work done within the State highway right-of-way. Required mitigation improvements must be provided at no cost to the State.

Response: Tropic Land acknowledges this comment.

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read "Glenn T. Kimura", with a long horizontal flourish extending to the right.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission



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

RECEIVED JUN 24 2009

HRD09/4374

June 19, 2009

Dan Davidson
Land Use Commission
235 S. Beretania Street, Room 406
Honolulu, Hawai'i 96813

**RE: Request for comments on the environmental impact statement notice (EISPN),
Nānākuli Community Baseyard, Lualualei, O'ahu, TMK: 8-7-009:002.**

Aloha e Dan Davidson,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated May 20, 2009. OHA has reviewed the project and offers the following comments.

OHA understands that this proposal is to build a light industrial park on approximately 96 acres in the Agricultural District with P-2 Preservation zoning. We also recognize that this property was re-zoned from AG-1 Restricted Agricultural District to the current, less restrictive zoning in support of an 18-hole golf course that was never developed. Most recently, however, the Nānākuli/Mā'ili Neighborhood board unanimously voted to support this proposal despite the zoning and adopted a resolution to amend the Wai'anae Sustainable Communities Plan.

While we agree that the best and highest use of this area is not in the form of a golf course, OHA does have concerns regarding the use of our limited agricultural lands for other purposes than agriculture and probable impacts to cultural and environmental resources that this proposal generates. We look forward to further consultation as the permitting and environmental review processes develop.

Currently, we do offer the following comments and suggestions to better shape this proposal:

OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any

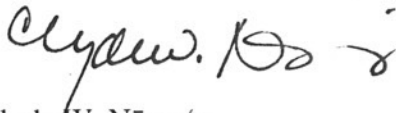
Dan Davidson
June 19, 2009
Page 2

significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division shall be contacted. We also ask that the surveys and data presented be current and related to this proposal.

Landscaping not only adds beauty and value to your property, but also helps control erosion by reducing the amount and speed of runoff. Ground covers are one of the best erosion controls and include any plant material that covers the ground surface so the soil cannot be seen from above and rain does not strike directly upon it. As such, OHA would like to suggest that the project area be landscaped with drought tolerant native or indigenous species that are common to the area. Any invasive species should also be removed. Doing so would not only serve as practical water-saving landscaping practices, but also serve to further the traditional Hawaiian concept of mālama 'āina and create a more Hawaiian sense of place. This would also help to reduce the amount of impervious surfaces in the project area, thereby reducing runoff as well. Tree and landscape planting to shade paved parking areas and provide shade and cooling to building elements and outdoor use areas should also be considered.

Thank you for the opportunity to comment. If you have further questions, please contact Grant Arnold by phone at (808) 594-0263 or e-mail him at granta@oha.org.

'O wau iho nō me ka 'oia'i'o,



Clyde W. Nāmu'o
Administrator

C: Office of Environmental Quality Control
235 South Beretania St., Suite 702
Honolulu, Hawai'i 96813

Glen Kimura
Kimura International
1600 Kapi'olani Blvd., Suite 1610
Honolulu, Hawai'i 96814



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Clyde W. Namuo
Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, HI 96813

Dear Mr. Namuo:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated June 19, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as indicated below.

1. While we agree that the best and highest use of this area is not in the form of a golf course, OHA does have concerns regarding the use of our limited agricultural lands for other purposes other than agriculture and probable impacts to cultural and environmental resources that this proposal generates.

Response: Suitability of the project site for agricultural use was discussed in Section 4.7. Cultural impacts were discussed in Section 4.8, based on the Archaeological Inventory Survey (Appendix F) and Cultural Impact Assessment (Appendix G). Alternative uses of the site, more generally, were discussed in Chapter 3.

2. OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic reservation Division shall be contacted.

Response: Adherence to applicable laws on significant cultural deposits and human remains are included in the DEIS, Section 4.8.

3. OHA would like to suggest that the project area be landscaped with drought tolerant native or indigenous species that are common to the area. Any invasive species should also be removed.

Response: Landscaping of common areas will be limited to non-invasive and/or native plants. CC&Rs will identify acceptable planting material.

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read "Glenn T. Kimura", with a long horizontal flourish extending to the right.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission



DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

LINDA LINGLE
GOVERNOR
THEODORE E. LIU
DIRECTOR
MARK K. ANDERSON
DEPUTY DIRECTOR
ABBEY SETH MAYER
DIRECTOR
OFFICE OF PLANNING

OFFICE OF PLANNING

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

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

Ref. No. P-12635

July 1, 2009

RECEIVED JUL 03 2009

Mr. Orlando Davidson
Executive Officer
Land Use Commission
235 South Beretania Street, Room 406
Honolulu, Hawaii 96813

Dear Mr. Davidson:

Subject: Nanakuli Community Baseyard
Tropic Land LLC
Environmental Impact Statement Preparation Notice
Tax Map Key No. (1)-8-7-09:02 (por.)
Lualualei, O`ahu, Hawai`i

The Environmental Impact Statement Preparation Notice (EISPN) for the above referenced project proposes to reclassify approximately 96 acres of land from the State Agricultural District to the State Urban District to develop a light industrial park, landscaped buffer, and drainage improvements. The project site was the subject of a previous EIS (completed and filed in April 1991) for a proposed golf course development.

The Office of Planning (OP) will be coordinating the State's position on areas of cross-cutting State concern. OP requests that in the Draft Environmental Impact Statement (DEIS) the applicant consider the impacts of the proposed project on the following issues:

1. **Water Resources** – Water resource protection and water quality are critical State issues. Applicant should 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. The applicant should 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. The EISPN indicates that portions of the proposed project are rated as Prime under the Agricultural Lands of Importance to the State of Hawai'i (ALISH) as well as "B" under the Land Study Bureau's (LSB) Detailed Land Classification rating system. The applicant should discuss how the loss of these lands can be justified or how other lands of equal importance can be protected.
3. **Public Health** – The applicant should 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 DEIS 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, applicant should discuss how public health and safety will be protected. The DEIS should 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** – The DEIS should include an inventory of archaeological and historic sites on the subject property. The EISPN Appendix contains a November 15, 2006, letter from the State Historic Preservation Division (SHPD) indicating that a proposal to clear, grub, and mulch a 60-acre area "will have 'no effect' on historically significant resources." SHPD goes on to ask that if the area of potential effect (APE) or the scope of work for the proposed undertaking change, or if other portions of the subject parcel are to be developed, proactive archaeological mitigation will be required. The applicant should identify the status of any monitoring and preservation plans being prepared for or approved by the SHPD. The DEIS should 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. The applicant should 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** – The DEIS should include an updated 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 DEIS should discuss measures to be taken to protect rare, threatened or endangered species or ecosystems of concern. The applicant should consider in the design of the field observations including both wet and dry season surveys to capture the fullest range of flora and fauna. The DEIS should include a description of recreational uses on or near the project site. A description of scenic resources and any impacts to them 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). The DEIS should discuss how the proposed project will balance the competing values of economic development and preservation of coastal resources, including the following CZM objective areas.

- a. **Coastal and Ocean Resources** – The State has an affirmative duty to protect Hawaii’s nearshore waters. The applicant should discuss important coastal and marine resources and ecosystems that may be impacted by the proposed project. The DEIS should discuss how stormwater and wastewater generated by the project will be prevented from reducing the quality of nearshore waters.

The DEIS 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. The DEIS should discuss and detail any BMP measures to be incorporated into the project. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.

- b. **Coastal and Other Hazards** – The DEIS should describe any hazard conditions that are relevant to the site, such as potential risk or harm from tsunami, hurricane, wind, storm wave, sea level rise, flood, erosion, volcanic activity, earthquake, landslide, subsidence, and point and nonpoint source pollution. The applicant should describe the measures that are proposed to mitigate any hazard impacts.

7. **Energy Use and Impacts** – The DEIS 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 LEED rating systems for new construction and neighborhood development, the Hawaii Built Green, and Zero-Net Energy Green Homes programs for energy efficiency. The DEIS should 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 DEIS should also discuss the degree to which the project promotes transportation energy savings for project residents and users.

8. **Impact on State Facilities** – The DEIS should include a discussion on the impacts on State-funded facilities, including schools, highways, roads, harbors, and airports. The DEIS should cite the mitigation measures proposed to be used in the development of the project.
9. **Access** – The DEIS should provide detailed information regarding easement agreements with the U.S. Navy for use of Lualualei Naval Access Road and any restrictions, responsibilities, or liabilities this will create for Tropic Land LLC or future project tenants.
10. **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. The EISPN indicates that an amendment to the Wai'anae Sustainable Communities Plan will be required. Thus, the DEIS should discuss the proposed project's consistency with the County land use plans. If the proposed project is not consistent with the County plans, it would require a County plan amendment, or lies outside a County urban growth or rural community boundary, then the DEIS should provide an analysis and discussion of the following:
 - a. **Alternative Sites Considered** – The DEIS 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 DEIS 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 DEIS should discuss what, if any, public benefits are provided by the proposed project above that already required under existing approval and permitting requirements.
 - d. **Unilateral Agreement (UA)** – the DEIS should discuss the existing UA issued by the City and County of Honolulu related to the development of the previously proposed golf course, including which, if any, conditions would be included in the Land Use Commission proceedings. Including which conditions have been met and which have not.
11. **Development Timetable** – The State Land Use Commission (LUC) requires that projects seeking reclassification be substantially completed within ten years or seek incremental approvals. The DEIS should reference LUC rules (Section 15-15-50, *Hawaii Administrative Rules*), and 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.

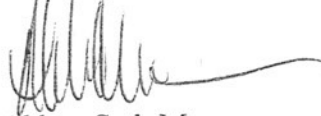
The Office recommends that the EA/EIS process be used as a means to identify and incorporate sustainable design and development practices, including green building practices, in the proposed project. The adoption of sustainable building and development practices has long-term environmental, social, and economic benefits to Hawaii's residents and communities. The Office of Environmental Quality Control's *Guidelines for Sustainable Building Design in Hawai'i* and the U.S. Green Building Council's (U.S. GBC) Leadership in Energy and Environmental Design (LEED) programs for new construction and its pilot program for neighborhood development (LEED-ND) offer guidelines and checklists for this purpose.

The LEED-ND rating system is especially useful in profiling how a project protects and enhances the overall health, natural environment, and quality of life of communities. The rating system provides a range of development features and strategies that promote efficient water, energy, and resource use, including waste reduction, as well as location and design elements to reduce transportation impacts. OP recommends that the DEIS 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.

Mr. Orlando Davidson
July 1, 2009
Page 6

The Office of Planning looks forward to receiving the DEIS with the potential impacts and proposed mitigation measures for the above issues addressed. If you have any questions, please call Scott Derrickson, AICP, in the Land Use Division at 587-2805.

Sincerely,

A handwritten signature in black ink, appearing to read "Abbey Seth Mayer", with a long horizontal flourish extending to the right.

Abbey Seth Mayer
Director

c: ✓ Glenn Kimura, Kimura International
Katherine Kealoha, OEQC



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Abbey Seth Mayer, Director
Office of Planning
P.O. Box 2359
Honolulu, HI 96804

Dear Mr. Mayer:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated July 1, 2009 [Ref No. P-12635]. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments	Relevant Section in the DEIS
1. <u>Water</u> : discuss water requirements, potable and non-potable water sources, measures to reduce water demand and promote water reuse. Identify whether project is within a designated Water Management Area, impact of the project on sustainable yield of affected aquifers, impact of project on projected water use and system improvements in County's water use and development plan.	Sec. 4.15.1; 4.15.3
2. <u>Ag Lands</u> : discuss how loss of ag lands is justified	Sec. 4.7
3. <u>Public Health</u> : quantify volume of solid waste likely to be generated and impact on County's existing and planned capacity for managing solid waste. Mitigation measures to reduce solid waste generation. If project will have a potential to generate hazardous materials. Identify any contamination from past or present use of the site, including findings from Phase 1 or 2 ESAs.	Sec. 4.15.4; 6.3
4. <u>Cultural Resources</u> : include archaeological inventory, status of any monitoring or preservation plans, describe cultural resources and practices on project site and ahupua'a in which the property is located, discuss impact of project on any cultural resources and practices.	Sec. 4.8

Comments

Relevant Section in the DEIS

5. Environmental, Recreation and Scenic Resources: include updated flora and fauna inventory, including “rare” species and ecosystems, describe recreational uses on or near project site, describe scenic resources and impacts to them. Sec. 4.5; 4.6
6. Coastal Zone Management: discuss how storm water and wastewater generated by the project will be prevented from reducing the quality of nearshore waters. Describe hazard conditions and mitigation measures. Sec. 4.3; 4.15.2
7. Energy Use: quantify projected energy requirements by type of use and discuss measures to reduce energy demand, promote energy efficiency, promote use of alternative, renewable energy sources. Recommends use of LEED rating system and sustainable design. Identify generating or transmission capacity constraints. Discuss promotion of transportation energy savings. Sec. 4.15.5; 6.3
8. Impact on State Facilities: discuss impacts on State facilities, including highways, roads, harbors, and airports. Sec. 4.9
9. Access: provide detailed information regarding easement agreements with Navy for use of Lualualei Naval Access Roads and any restrictions, responsibilities, or liabilities this will create for Tropic Land or future project tenants. Sec. 4.9
10. Conformance with County Plan Designations and Growth Boundaries: discuss consistency with County land use plans, including alternative site considered, impacts on surrounding lands, significant public benefit, existing unilateral agreement (which conditions have been met and which have not). Sec. 5.7
11. Development Timetable: provide a schedule of development for each phase of the total development and provide a map showing location and timing of each increment of development. Sec. 3.3

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.



Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



July 2, 2009

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HATA
ALLY J. PARK
ROBERT K. CUNDIFF
WILLIAM K. MAHOE

JEFFREY S. CUDIAMAT, Ex-Officio
BRENNON T. MORIOKA, Ex-Officio

WAYNE M. HASHIRO, P.E.
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager and Chief Engineer

Mr. Dan Davidson, Executive Officer
Land Use Commission
235 South Beretania Street, Room 406
Honolulu, Hawaii 96813

RECEIVED JUL 07 2009

Dear Mr. Davidson:

Subject: Letter Dated May 20, 2009 on the Environmental Impact Statement
Preparation Notice (EISPN) for Nanakuli Community Base Yard,
Lualualei, Waianae, TMK: 8-7-009:002

Thank you for the opportunity to comment on the proposed project.

The existing water system cannot provide adequate fire protection to the proposed industrial development. Our Water System Standards require a fire hydrant to be located within 125 linear feet of industrial developments and provide a flow of 4,000 gallons per minute (gpm). The existing water system can only provide a flow of approximately 2,200 gpm to fire hydrant number L-945 at the intersection of Paakea Road and Hakimo Road. Therefore, the developer will be required to install approximately 7,000 linear feet of 16-inch water main from the 20-inch main at the intersection of Paakea and Hakimo Road to the site to upgrade the fire protection in accordance with our water system standards. The construction drawings should be submitted for our review and approval.

The installation of a new 16-inch water main, as described above, will provide adequate fire flow to the proposed industrial development. Therefore, the proposed 1.0 million gallon reservoir indicated in the EISPN is not required to provide adequate fire protection to the proposed development.

Please be advised that this information is based upon current data and, therefore, the BWS reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

Mr. Dan Davidson
July 2, 2009
Page 2

All water mains that will be dedicated to the BWS should be located within the public right-of-way.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

The developer will be required to install the non-potable water system, indicated in the EISPN, to provide for the non-potable water requirements of the proposed development. The proposed development should be master metered.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,



KEITH S. SHIDA
Program Administrator
Customer Care Division

cc: Mr. Glenn Kimura, Kimura International, Inc.
Ms. Katherine Puana Kealoha, Office of Environmental Quality Control



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Keith S. Shida, Program Administrator
Customer Care Division, Board of Water Supply
630 South Beretania Street
Honolulu, HI 96843

Dear Mr. Shida:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated July 2, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments

Relevant Section in the DEIS

The existing water system cannot provide adequate fire protection for the project. To provide adequate fire flow, a new 16-inch water main is needed from the intersection of Pa'akea and Hakimo Roads. The new water line will eliminate the need for the 1.0 MG reservoir on site. All water mains should be located in the public right-of-way.

Sec. 3.3; 4.15.1

A non-potable water system should be installed.

Sec. 3.3; 4.15.3

Proposed development should be master-metered

Comment acknowledged.

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

1600 Kapiolani Blvd., Suite 1610
Honolulu, HI 96814
Tel: 808 944-8848 • Fax: 808 941-8999

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

MUFI HANNEMANN
MAYOR



DAVID K. TANOUE
DIRECTOR

ROBERT M. SUMITOMO
DEPUTY DIRECTOR

2009/ELOG-1222 (mw)

July 2, 2009

RECEIVED JUL 07 2009

Mr. Orlando Davidson, Executive Officer
Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Mr. Davidson:

Subject: EISPN for the Nanakuli Community Base Yard,
Lualualei, Waianae, Oahu, TMK 8-7-9: por. 2

We have the following comments on this EIS Preparation Notice for Tropic Land's proposed 96-acre industrial subdivision next to the Lualualei Navy facility:

1. The discussion of the Lualualei Naval facility should mention that several years ago the military published long-range plans which called for closing this facility, and it should also discuss the current status of its future. (p. 1-6)
2. Please list all possible permits needed in Section 1.7. (pp. 1-9 to 1-10)
3. Please recheck your directional terms. The proposed 100-foot buffer area is on the "uphill" or southeast side of the project, and the project site slopes downward in a generally northwesterly direction, not a southwesterly direction. (pp. 1-1, 2-2, 3-1, etc.)
4. The Natural Hazards section should include rockfall hazards, since the plan calls for a rockfall buffer area just uphill of the project site. It should also include fire hazards. The EIS should include rockfall, erosion, and slide studies. (p. 3-8)
5. The DEIS should mention that a private refuse collection service will be used. (p. 3-25)
6. At the start of Chapter 4, the word "federal" should be dropped if federal plans or policies are not going to be discussed. (p. 4-1)
7. Several General Plan goals should be left out, since the project does not support them. Because this is a rural area, not an urban-fringe area, drop Economic Activity Objective G, Policy 2 and Physical Development and Urban Design Objective D, Policy 1. Also, the discussion of Economic Activity Objective C and its policies 1 and 5 should mention that a significant part of the site is classified as Prime Agricultural Lands, according to the ALISH system. (pp. 4-4 to 4-6)

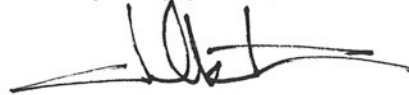
8. A statement about the project site being close to the freeway should be deleted or corrected, since the end of the H-1 Freeway at the Kalaeloa Interchange is nearly eight miles from the project site. (p. 4-8)
9. Figure 13 needs to be redone so that the Waianae SCP's land-use policies for the project site are clear. We suggest: (1) zooming in by dropping the Makaha to Waianae part of the map, (2) using a dark boundary around the proposed industrial park instead of a green color, and (3) reproducing the green colors on the map more faithfully. (p. 4-12)
10. Chapter 5 on the significance criteria needs to be revised. All relevant impacts should be disclosed here. The criteria which need to be revised and the impacts which need to be mentioned are as follows: (pp. 5-1 to 5-3)
 1. The project will cause two areas of Prime agricultural land to be permanently lost.
 2. The project will urbanize the site and thus alter the natural environment.
 5. The project has potential noise, air quality, and industrial hazard impacts, and so might adversely affect public health.
 11. The rockfall and fire hazards make this an environmentally sensitive area.
 13. The project may substantially increase electrical consumption in this area even if solar power is partly relied on. This is a separate energy impact from potential reductions in gasoline use due to reduced commuter travel.
11. Regarding Section 3.2.4, Hydrological Conditions, please locate and discuss the no-pass line and the UIC line and any impacts on groundwater resources.
12. Regarding Section 3.2.4.2, Surface Water, please show the location of the stream and discuss how the project will accommodate streamflow, protect the stream from industrial run-off, and protect the project from flooding. Also discuss needed drainage improvements, including impacts, mitigation measures, and the project's Storm Water Quality Plan.
13. Regarding Section 3.6.2, Circulation and Traffic, you may wish to move this section to the following Section 3.7, Public Infrastructure and Services. Current access and future access to the property should be discussed. The discussion on future access should include the steps and approvals needed to provide access to the proposed industrial park.
14. Regarding Section 3.7.1, Water, please identify the location of the 1.0 mgd water storage facility and the transmission lines needed. Please also discuss: (1) how much of the 8" transmission line is available to meet the anticipated water demand, and (2) the anticipated non-potable water demand and system.
15. Regarding Section 3.7.2, Wastewater System, the anticipated wastewater flows and the potential impacts of wastewater treatment should be discussed.
16. Regarding Section 4.3.2, Waianae Sustainable Communities Plan, please indicate the project's location outside of the Rural Community Boundary and its status as an urban development, which the Waianae SCP says "should not be

Mr. Orlando Davidson, Executive Officer
Land Use Commission
July 2, 2009
Page 3

allowed to intrude into the coastal area, the Agricultural area, or the Preservation area." The discussion should provide reasons why it does in fact need to do so.

Should you have any questions, please contact Mike Watkins of our staff at 768-8044.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. Tanoue', with a long horizontal flourish extending to the right.

David K. Tanoue, Director
Department of Planning and Permitting

DKT:js

cc: OEQC
Kimura International, Inc.

P:\DivFunction\EA-EIS\2009\Tropic Land EISPN.doc



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. David K. Tanoue, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Tanoue:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated July 2, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments

Relevant Section in the DEIS

- | | |
|--|--|
| 1. What is current status of plans for Lualualei Naval facility? | Information unavailable. |
| 2. List all possible permits needed in Sec 1.7 | Sec. 1.6 |
| 3. Check location of 100-foot buffer. Should be described as “northwesterly” not “southwesterly” | Comment acknowledged. |
| 4. Natural Hazards section should include rockfall and fire hazards. EIS should include rockfall, erosion, and slide studies. | Sec. 4.4 |
| 5. Mention that a private refuse collection service will be used. | Sec. 4.15.4 |
| 6. Chapter 4, “federal” should be dropped if federal plans not discussed. | Correction made. |
| 7. Because project is in a rural area, drop “Economic Activity, Objective G” and “Physical Development and Urban Design, Objective D” from discussion of General Plan policies. Mention that part of the site is classified as Prime Ag Lands under Economic Activity Objective C. | Sec. 5.7 |
| 8. Delete statement that the site is close to the freeway since Kalaeloa interchange is 8 miles away. | Project site is closer to the freeway than locations further up the Waianae coast. |

Comments	Relevant Section in the DEIS
9. Show Waianae SCP land use policies more clearly in Fig. 13	Fig. 23 and 24
10. Under Significance Criteria, discuss:	
• Permanent loss of Prime ag land	Sec. 4.7
• Urbanization will alter natural environment	Sec. 4
• Potential noise, air quality, and industrial hazard impacts that might adversely affect public health	Sec. 4.11; 4.10
• Rock and fire hazards make this an environmentally sensitive area	Sec. 4.4
• Project may substantially increase electrical consumption in this area even if solar power is used. Separate energy impact from potential reduction in gasoline use due to reduced commuter travel.	Sec. 4.15.5; 6.3
11. Under Hydrological Conditions locate and discuss the no-pass line and the UIC line and any impacts on groundwater resources	Sec. 4.15.3
12. Under Surface Water show location of the stream and discussion how project will accommodate stream flow, protect stream from industrial run-off and protect the project from flooding. Discuss drainage improvements and project's "Storm Water Quality Plan"	Sec. 4.3
13. Under Circulation and Traffic, discuss steps and approvals needed to provide access to the industrial park.	Sec. 4.9
14. Under Water, identify the location of the 1.0 mgd water storage facilities and transmission lines needed. Discuss (a) how much of the 8-inch transmission line is available to meet the anticipated water demand and (b) the anticipated non-potable water demand and system.	Sec. 3.1; 4.15.2
15. Under Wastewater System, discuss anticipated wastewater flows and potential impacts of wastewater treatment.	Sec. 4.15.2
16. Under Waianae SCP, indicate the project's location outside the Rural Community Boundary and why the project (as urban development) should be located in an agricultural area.	Sec. 5.7

Department of Planning and Permitting
April 26, 2010
Page 3

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read "Glenn T. Kimura", with a long horizontal flourish extending to the right.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 523-4730 • Internet: www.honolulu.gov

MUFI HANNEMANN
MAYOR



WAYNE YOSHIOKA
DIRECTOR

SHARON ANN THOM
DEPUTY DIRECTOR

June 16, 2009

TP5/09-315191R

RECEIVED JUN 17 2009

Mr. Dan Davidson, Executive Officer
Land Use Commission
235 S. Beretania Street, Room 406
Honolulu, Hawaii 96813

Dear Mr. Davidson:

Subject: Nānākuli Community Base Yard

This responds to Mr. Glenn Kimura's letter of May 20, 2009, requesting consultation and comments in preparing an Environmental Impact Statement for the subject project. Our department reserves comment on the project pending the preparation of the associated traffic impact study, which should include an assessment of impacts on area roads such as Hakimo Road. Upon completion of the traffic study, we request that a copy be forwarded to our department for review and comment.

Should you have any questions on the matter, please contact Mr. Brian Suzuki at 768-8349.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wayne Y. Yoshioka", is written over the typed name.

WAYNE Y. YOSHIOKA
Director

cc: Office of Environmental Quality Control
✓ Kimura International, Inc.



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Wayne Y. Yoshioka, Director
Department of Transportation Services
650 South King Street, 3rd Floor
Honolulu, HI 96813

Dear Mr. Yoshioka:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated June 16, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comment: Our department reserves comment on the project pending the preparation of the associated traffic impact study, which should include an assessment of impacts on area roads such as Hakimo Road.

Response: Traffic issues were discussed in Chapter 3. Traffic impacts were discussed in Section 4.9. The full Traffic Impact Assessment Report was included in the DEIS as Appendix E.

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

MUFI HANNEMANN
MAYOR



KENNETH G. SILVA
FIRE CHIEF

ALVIN K. TOMITA
DEPUTY FIRE CHIEF

June 17, 2009

RECEIVED JUN 19 2009

Mr. Dan Davidson, Executive Officer
Land Use Commission
235 South Beretania Street, Room 406
Honolulu, Hawaii 96813

Dear Mr. Davidson:

Subject: Environmental Impact Statement Preparation Notice
Nanakuli Community Base Yard
Lualualei, Waianae, Oahu, Hawaii
Tax Map Key: 8-7-009: 002 Portion

In response to your letter dated May 20, 2009, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire

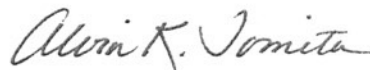
Mr. Dan Davidson, Executive Officer
Page 2
June 17, 2009

apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151.

Sincerely,



ALVIN K. TOMITA
Acting Fire Chief

AKT/SY:bh

cc: Office of Environmental Quality Control
Glenn Kimura, Kimura International, Inc. ✓



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Kenneth G. Silva, Fire Chief
Honolulu Fire Department
636 South Street
Honolulu, HI 96813

Dear Chief Silva:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by memorandum dated June 17, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments	Relevant Section in the DEIS
1. Provide fire access road for every facility or building when any part of an exterior wall is located more than 150 ft from a fire access road	Sec. 3.1; 4.15.1
2. Provide water supply capable of supplying required fire flow for fire protection to all premises on which a facility or building will be constructed. Provide fire hydrants and mains if any part of the facility or building is more than 150 feet from a water supply on a fire access road.	Sec. 4.15.1
3. Submit civil drawings to HFD for review and approval	Comment acknowledged.

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

EIS



July 9, 2009

RECEIVED JUL 11 2009

Mr. Dan Davidson, Exec. Director
Hawaii State Land Use Commission
235 South Beretania St. - Rm. 406
Honolulu, HI 96813

Dear Mr. Davidson:

**Re: Nanakuli Community Base Yard
Lualualei, Waianae, Oahu
TMK (1) 8-7-09:02 (por.)**

Thank you for the opportunity to review and comment on the EISPN prepared for the above-referenced project. The following comments were received from the Transmission & Distribution Division of our Engineering Department:

As noted in the EISPN, HECO has existing 11.5kV overhead facilities along Lualualei Naval Access Road that run alongside the parcel being developed for the project. We appreciate your continuing efforts to keep us apprised of the planning process. As the construction plans are developed, please continue to keep us informed. We will be better able to evaluate any effects on our system facilities further along in the project's development. We request that development plans show all affected HECO facilities, and address any conflicts between the proposed plans and HECO's existing facilities. Please forward the pre-final development plans to HECO for review.

Should it become necessary to relocate HECO's facilities, please immediately submit a request in writing and we will work with you so that construction of the project may proceed as smoothly as possible. Please note that there may be costs associated with any relocation work, and that such costs may be borne by the requestor. Because any redesign or relocation of HECO's facilities may cause lengthy delays, upon determination that HECO facilities will need to be relocated, HECO should be notified immediately in order to minimize any delays in or impacts on the project schedule.

Our point of contact for this project is Kristin Inouye (543-7219). I suggest dealing directly with her to coordinate HECO's continuing input in this project. Thank you again for the opportunity to comment.

Sincerely,

Kirk S. Tomita
Senior Environmental Scientist

cc: Ms. Katherine P. Kealoha (OEQC)
Mr. Glen T. Kimura (Kimura Int'l)
K. Inouye/M. Lum/l. Lee



KIMURA INTERNATIONAL INC.

April 26, 2010

Mr. Kirk S. Tomita
Senior Environmental Scientist
Hawaiian Electric Co.
P.O. Box 2750
Honolulu, HI 96840-0001

Dear Mr. Tomita:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated July 9, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as indicated below.

Comments: HECO has existing 11.5kV overhead facilities along Lualualei Naval Access Road. Request that development plans show all affected HECO facilities and address any conflicts.

Response: A description of affected electrical utilities was provided in Sec. 4.15.5. Tropic Land will continue consultations with HECO.

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

Glenn T. Kimura
President

Attachments

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

1600 Kapiolani Blvd., Suite 1610
Honolulu, HI 96814
Tel: 808 944-8848 • Fax: 808 941-8999



NANAKULI-MAILI NEIGHBORHOOD BOARD NO. 36

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 400 • HONOLULU, HAWAII, 96813
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

June 23, 2009

RECEIVED JUN 26 2009

Kimura International
1600 Kapiolani Blvd., Suite 1610
Honolulu, Hawaii 96814

Tropic Land LLC
1001 Bishop Street, Suite 2690
Honolulu, Hawaii 96813

Re: Tropic Land LLC – Nanakuli Community Base yard Tax map Key: (1) 8-7-9:2

On behalf of the Nanakuli-Mailii Neighborhood Board No. 36 we have supported the proposed development of the Industrial Park Project dated July 15, 2008 by a vote of eight members present. I have also submitted a letter of support by board member Victor Kila our Health and Safety Committee Chair who could not be present at our July 15, 2008 regular neighborhood board meeting.

In addition we understand that Tropic Land LLC is working forward through the permit process and will have a complete Environmental Impact Statement for this project and to address all and any concerns the community may have of this project. The board has received numerous presentations and updates from the Tropic Land LLC representatives and will look forward in supporting this project through its proper process.

I have attached the supporting Resolution adopted by members of the Nanakuli-Mailii Neighborhood Board No. 36 and also a copy of our "exhibit A" document. Please do not take this attachment lightly, as members of the board and community has worked very hard in working out a comfortable and positive solution with representatives of Tropic land LLC.

As a native Hawaiian community, we are very aware of the cultural significance and cultural resources in the Lualualei Ahupua'a, but feel very confident that our cultural monitors from Nanakuli will be able to address any impact that may be discuss on this project.

Should you require any additional information, please feel free to contact me at 768-3888. Mahalo for this opportunity to comment to this project that is located in our immediate boundary of our neighborhood board.

Sincerely,


Patty Kahanamoku Teruya
Chair, NB#36

Cc: State Land Use Commission



RESOLUTION

SUPPORTING THE DEVELOPMENT AND CONCEPT OF THE PROPOSED NANAKULI COMMUNITY BASEYARD PROJECT, A LIGHT-INDUSTRIAL PARK IN LUALUALEI VALLEY, NANAKULI, OAHU.

WHEREAS, a new 96-acre light industrial park is being proposed for development on a portion of TMK No. 8-7-9: 02 in Lualualei Valley, Nanakuli, Oahu (herein called "Industrial Park Project"); and

WHEREAS, the Industrial Park Project will be a center for many new employment in the construction trades, automotive repair, trucking, warehousing and other light-industrial businesses and that the type of employment created in this proposed project are quality jobs that pay well and are also the type of jobs that are being sought after by many Leeward Coast residents; and

WHEREAS, the Industrial Park Project is being planned to included an "incubator" facility for new or developing businesses in the Leeward Coast; and

WHEREAS, Tropic Land, LLC, the owner and developer of the Industrial Park Project, made a public presentation regarding the Industrial Park Project to the Planning and Zoning Committee of the Nanakuli-Mailii Neighborhood Board # 36 (herein "Neighborhood Board") on June 24, 2008; and

WHEREAS, in its recent presentation to the Planning and Zoning Committee, Tropic Land has made commitment with several unilateral agreements regarding the development of the Industrial Park Project which are attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, the Planning and Zoning Committee has received an informational booklet describing the project with more than 590 signatures/letters of support for the Industrial Park Project from many Leeward Coast residents and community groups; and

WHEREAS, in order for this project to become a reality for the residents of the Leeward Coast, various governmental approvals (herein collectively "Government Permitting Process") are required, which may include (i) an amendment of the Wai'anae Sustainable Communities Plan, (ii) the rezoning of the 96-acre site from P-2 (general preservation district) to I-1 (limited industrial district), (iii) a State Land Use Boundary amendment to reclassify the 96-acre site from Agricultural to Urban use, and (iv) an amendment of the Leeward Coast Enterprise Zone to include the 96-acre site; and

WHEREAS, the Planning and Zoning Committee, upon the unanimous vote of its members at the Committee's meeting held on June 24, 2008, adopted a motion to support the Industrial Park Project and recommend the action of the Nanakuli-Mailii Neighborhood Board #36 to support the Industrial Park Project at the Board's upcoming meeting on July 15, 2008; and

WHEREAS, the Nanakuli-Mailli Neighborhood Board No. 36 recognizes the need for a project in the Leeward Coast, which has traditionally "lagged" behind the rest of Oahu in terms of economic development and employment opportunities for its coastal residents; now, therefore,

BE IT RESOLVED that the Nanakuli-Mailli Neighborhood Board No. 36 supports the development of the Industrial Park Project; and

BE IT RESOLVED that the Nanakuli-Mailli Neighborhood Board No. 36 hereby supports and encourages the approvals of the various governmental agencies that will be reviewing the Industrial Park Project in the Government Permitting Process; and

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Mayor of the City and County of Honolulu, the Director of the Department of Planning and Permitting of the City and County of Honolulu, the Chairperson of the Honolulu Planning Commission, the Chairperson of the Honolulu City Council, the Governor of the State of Hawaii, the Executive Director of the Office of Planning of the State of Hawaii, the Chairperson of the State Land Use Commission, and the Director of the Department of Business and Economic Development of the State of Hawaii.

INTRODUCED AND SUPPORTED BY:

NANAKULI-MAILI NB#36

James Kimo Keli
Antoinette P. Miamau-Mumuka
Paalei U. Aigoo-Jani
Cheryl H. M. M.
Meruana K.M. Castor-Kaio
Cynthia P. P.
John P. P.
John P. P., Chair, NB#36

The Nanakuli-Mailli Neighborhood Board # 36, hereby certifies that this Resolution was adopted by the Nanakuli-Mailli Neighborhood Board # 36 at its meeting held on July 15, 2008.

7-15-08

Exhibit "A"

Tropic Land LLC agrees to the Unilateral Agreement and Promise to the Community along the Leeward Coast.

1. An MSW/composting/construction debris landfill *will not* be built on any Tropic's land LLC located in Nanakuli, Oahu.
2. A golf course *will not* be built on Tropic's land, LLC, Nanakuli, Oahu.
3. Any future housing development *will not* be built on Tropic's land.
4. Strip clubs, hostess bars, night clubs, or any alcohol establishments stores and pornography stores *will not* be allowed on Tropic's land, LLC, Nanakuli Oahu.
5. Tropic LLC, Nanakuli, Oahu *will* do an Environmental Impact Statement ("EIS") covering traffic, infrastructure and other pertinent issues. To be presented to the community and board members.
6. Tropic LLC, Nanakuli, Oahu *will* go green on energy consumption.
7. Tropic LLC, Nanakuli, Oahu *will* be sensitive to cultural practices and places and will work with Nanakuli or Leeward Coast residents cultural monitors.
8. Tropic LLC, Nanakuli, Oahu *will* contribute \$1,000,000 for the a community benefits program which will be used to benefit the Nanakuli and Maili communities.
9. Tropic LLC, Nanakuli, Oahu *will* apply for Enterprise Zone designation for the project.
10. Tropic LLC, Nanakuli, Oahu *will* find an appropriate permanent name for the project site, acceptable to the community and offer community involvement on names for the site. To add the word "Nanakuli", in naming the site.

The Planning and Zoning Committee has requested of Tropic Land the additional language to these promises which are indicated by the underlined text.



July 21, 2008

Kahu Victor Allen Kila
Pacific Faith Fellowship Church
Maili Commercial Center
87-1784 Farrington Highway, Unit 8
Wai'anae, Hawaii 96792

RE: Support of Tropic Land LLC proposed Light Industrial Project – Lualualei, O'ahu

Aloha Chair Teruya:

As you know I was on a religious mission in Jamaica and have recently returned home. Being away, I was unable to attend the Nanakuli-Maili NB#36 regular meeting on July 15, 2008. I understand that Tropic Land LLC did a presentation to the full board and the board introduced a Resolution and an exhibit agreement was supported unanimously of a vote 8 aye; 0 opposition.

As a member of the Planning & Zoning Committee which met on June 24, 2008, I was in attendance and voted with a motion to support this project and send to the full board meeting. This support recommendation did come from the P&Z Committee meeting.

This letter is to clarify my position and for the record as a member of the Nanakuli-Maili NB#36, and as the (9) ninth member of the board, I would like to state that my vote is to support this project and my vote be noted in the records through this process.

I'm very aware of this project and that Tropic Land LLC will continue to work with the board with updates but, this project will benefit our community with many opportunities.

Chair Teruya, I'm asking to be included in the support of Tropic Land LLC project and state my vote as "aye", as a member of the board I did not want my vote to be excluded.

Thank you and Aloha,

Ms. Victor Allen Kila, NB#36 member
Committee Chair, Health & Public Safety

Cc: Neighborhood Commission Office
P&Z Committee Chair, Eli





KIMURA INTERNATIONAL INC.

April 26, 2010

Ms. Patty Teruya, Chair and Board Members
Nanakuli-Mailii Neighborhood Board, No. 36
530 South King Street, Room 400
Honolulu, HI 96813

Dear Ms. Teruya:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated June 23, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments	Relevant Section in the DEIS
Neighborhood Board has supported the proposed industrial park project through resolution supported by eight members present. Absent member submitted letter of support.	Sec. 8.1; Board resolutions included as Appendix I
Board will monitor and support project as it progresses through permit and EIS process.	Comment acknowledged.
Resolution and attached exhibit embodies cooperative effort between Board members and project developers.	Comment acknowledged
Community is aware of significant cultural resources in project area, but confident that local cultural monitors will be able to address any project impact.	Sec. 4.8 and Cultural Impact Assessment (Appendix G)

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

1600 Kapiolani Blvd., Suite 1610
Honolulu, HI 96814
Tel: 808 944-8848 • Fax: 808 941-8999

To: Mr. Glenn Kimura
Kimura International, Inc.
1600 Kapiolani Blvd., # 1610
Honolulu, HI 96814

RECEIVED JUN 23 2009

From: Alice Greenwood, Director *AG*
Concerned Elders of Waianae
87-576 Kula'aupuni Street C-101
Waianae, HI 96792

Date: June 22, 2009

Re: Response to the EA/PN for Tropic Land's Proposed Industrial Park in Nanakuli

Aloha Mr. Kimura,

The Concerned Elders of Waianae, together with KAHEA: The Hawaiian-Environmental Alliance and the American Friends Service Committee Hawaii Area Program, are writing in opposition to the industrial park proposed by Tropic Land for Lualualei. We have serious concerns about the detrimental affect this type of land use will have on the natural and cultural resources of Nanakuli.

Concern for the Cultural Resources of the Area

Bulldozing the hillsides of Lualualei for an industrial park will irreparably undermine the immense cultural significance of this region. The parcel Tropic Land seeks to urbanize, Lot 205A, is in the center of one of the most important viewplaces on the Waianae Coast.

The demigod Maui is a central figure in the cosmology of Native Hawaiians. He is the man that made the Hawaiian way of life possible, by snaring the sun in order to slow its path across the sky and lengthen the day for the benefit of all a Hawaiians. It is said that he was born along the hillsides of Lualualei.

Please document the extensive cultural history and traditional practices of the region affected by Tropic Land's proposal.

Would the proposed industrial park block access to the Nioiula Heiau? What will be the access path to the heiau if the project is allowed?

Where is the stone that Maui sunned himself on? What impact would the proposed project have on this sacred pohaku?

Where is the cave that Maui used as a child? What affect would the proposed project have on this cultural significant site?

What will Tropic Land's do to protect Ulehawa stream if the proposed project is allowed?

What will Tropic Land's do to preserve the many lo'i terraces documented in the area of the proposed project site?

Concern for the Environment of Nanakuli

Industrial parks pose an unacceptable high risk to the health and well-being of neighboring communities.

Endangered Species

What is the state of the endangered Nehe? How much land does the Nehe need to recover and be removed from the endangered species list? What impact will construction of this industrial park have on the survival and recovery of this endangered plant species?

What impact will construction on this site have on the ecology downhill? Sacred designations for land usually have practical implications. This area was set aside as sacred, which may indicate that disturbing the soil here might have detrimental consequences on the land and ocean below it.

Air Pollution

We have concerns about the increase to annual average for particulate, sulfur dioxide and increased annual averages of daily maximum 1-hour values recorded for ozone and carbon monoxide, especially since the air quality along Farrington Highway of Lualualei Naval Road is already highly impacted by heavy vehicle emission of diesel particulates.

If this project proceeds, then an air quality monitoring station must be established. Quarterly reports of air quality in the area must also be released to the public on a quarterly basis.

Please assess the exposure residents will suffer, especially among children and the elderly, from the environmental impact of truck emission/exhaust.

Waste Water

Increased lot coverage by large buildings and more extensive paving can increase the volume and rate of storm water discharge. Over the long-term, the cumulative impact of greater lot coverage threaten to erode the natural stream banks down stream requiring expensive aesthetically and ecologically undesirable structural hardening of the drainage channel or even to exceed the capacity of the drainage system resulting in flood conditions.

Sewer System: Lot 205A is not serviced by any existing sewer line and there are no sewer connection permit approved or planned for.

Is the proposed on-site waste treatment facility in keeping with urban city-like characterization?

On-site storm water runoff generated by the TL development will negatively impact the surrounding properties. What is TL storm water management plan? Will it provide percolation into landscaped areas? Will there be drywells to ensure that there will be no net increase in runoff from the previous land usage?

What is the general drainage pattern of the project site? Where is the nearest storm drain connection? What are your plans for the municipal storm drain facility?

Will the project be allowed to increase surface runoff onto adjoining properties or rights-of-ways? When the project increases the amount of paving the runoff concerns are real. Where will the surface waters be directed? Increased landscape areas will reduce surface runoff from current amounts of runoff. Similarly water from building roof tops... where will they be directed?

Is the sanitary system adequate to meet the needs of activities for Urban districts?

Will pre-treatment be required for the plant's waste water before it enters the public wastewater system?

Retention/Detention basins should be established to contain the runoff anticipated from providing impermeable surfaces in the industrial park.

Collection/separation systems should be established to separate and collect contaminants from impermeable surfaces in the industrial park so that they do not go down the drain with the storm water runoff.

Ground & Soil

Does TL have plans to remove the soil?

For slab-on-grade construction what plans do you have for altering the topography (excavating, filling, and grading)?

How many acres does Tropic Land plan for soil disturbance? If it's greater than one acre, Tropic Land will need NPDES permit.

Development on unstable soils could result in adverse hazardous conditions. Where locations have deposits of unstable soils, slow moving landslides can cause property damage.

Please conduct a soil study. The soil on this lot is not adequate for safely constructing warehouses, as Tropic Land proposes to do.

Concern for the Quality of Life in Nanakuli

The noxious commercial activities allowable on properties abutting Lualualei Naval Road have, over the short-term compromised the quality of life for residents along Farrington

Highway and on Hakimo Road.

There are no future plans by landowners and commercial operators to reduce, shut down or change the nature of their business that we know of. The addition of one for "urban-like" usage next to working agricultural farms and residential communities without addressing the reduction, elimination or prevention of serious public health issues is immoral.

Changing the district boundary from agricultural to urban will further compromise the public health for citizens in the Lualualei ahupuaa.

Noise

The project is not in a highly developed area. Existing ambient noise levels are relatively low. The noise sources will increase from traffic noise due to large volumes of traffic and heavy vehicles that will use Hakimo Road, the primary traffic access to the project.

What are your hours of operation?

Water Supply

The project is not served by the existing water lines and water meters. How will buildings be served if there are no existing laterals for water lines?

Are the existing water lines for agricultural lots of sufficient size and adequate to serve the urban needs of the new buildings to be constructed and the changed uses of the new users who occupy them?

Tropic Land will use sub-standard quality water to irrigate the project which will require better management practices and a plan for managing the use of R-water. Food Safety concerns are real because properties downstream farm lands. Food safety certifications may be jeopardized by potential contamination from r-water runoffs.

Does Tropic Land plan to have an automated irrigation system? If yes, then will Tropic Land (TL) use waste plan water to irrigate, TL must install a backflow preventer to eliminate cross contamination of the municipal water system if an automatic irrigation system installed to irrigate the landscape.

Is the water supply to the proposed site adequate to meet needs and fire insurance requirements? If not, what plan does the BWS have to expand capacity or extend service?

Will raw water for industrial use be drawn from wells on site?

Are there specific, funded plans for the expansion of the water supply to the project site?

What type of waste water treatment technology will be employed?

What becomes of the sludge collected in the waste treatment plant?

Traffic Congestion

The existing roadway is non-standard as it contains no drainage, no sidewalks, curbs, or gutters. Access to the TL project is via an existing NON-CITY-LIKE standard road. More discussion is warranted regarding the roadway and roadway improvements with Hakimo residents.

The number of employees, customers and suppliers associated with the park using the Hakimo Road access to the TL project will inevitably increase.

The existing Hakimo roadway and the intersection of Farrington Highway are not adequate to serve the traffic to the TL Park, which will result in increase traffic flow through the residential community at the Princess Kahanu Estates.

We're not building our way out of congestion with this TL proposal.

Is the TL site served adequately by access roads? Are there additional access roads planned?

Is traffic congestion a problem on the access road to the project? On state highways? In supplier areas? In market areas?

What are the road limits?

Please complete a traffic study for the anticipated increased traffic on H-1, Farrington Highway, Hakimo Road, and any other access ways.

Sense of Community

Industrial parks often offer desirable site characteristics to companies, such as proximity to existing industrial centers and easy access to transportation. TL does not offer easy access. Urban designation does not make the site ideal for warehouse and distribution businesses. If the TL project proposes to link to regional businesses, which ones?

TL will be new stock. What is the demand to locating in a region far from the centers of commerce and with traffic access challenges? We don't believe the land use proposed by TL is appropriate to the state and city transportation policies and development plans.

Does our state general plan to regional development plan support urban development and industrial commercial growth moving into rural Waianae? Is there a plan in effect? Is there a plan proposed?

Produce a study to capture the observed historical economic development trends to forecast the vocational behavior of the individual households and firms in a construct consistent with economic theory to determine that the industrial park will create jobs accessory to the economic activities in the Waianae region?

What is the non-market value of the open space that would be lost if the industrial park were built?

What impact will the loss of this agricultural land have on Hawaii's effort to improve food security? Please conduct a study on how many acres of agricultural land are necessary to provide for all of Hawaii's food needs?

Part of Tropic Land's theory is the notion of accessibility between households and businesses, as represented by the regional transportation network. Does TL know what that network is?

What mode of transportation will be used to serve suppliers to the market areas?

Do the suppliers and markets operate within the Waianae region?

Is there demand for industrial space?

Does the proposed economic development project have a plan to reduce waste and increase resource efficiency? Does the project have a mindset to reach zero waste?

Is there a plan to coordinate the activities of the firms to increase efficient use of raw materials, reduce waste outputs, conserve energy and water resources, and reduce transportation requirements?

Companies co-locate so that water, energy sharing and recycling of low-value by-products become physically and economically feasible by closely coordinating their production process and infrastructure to maximize efficiency.

Does the park have as its goal the elimination of wastes?

Does the change from Agricultural to Urban lower the environmental impact than traditional business ventures allowable on Agricultural lands?

Better Land Use Alternatives Exist

Please document the history of farming in Nanakuli. Nanakuli was once a famed farming community with lush farms that helped to feed the people of Oahu. With proper planning, Nanakuli can manage its economic development to provide jobs while re-embracing its farming history. We propose the Tropic Land parcel be subdivided and leased to graduates of the University of Hawaii's agriculture programs and MA'O Farm's apprenticeship program. New farmers need the hands-on experience to demonstrate their proficiency and qualify for additional support from the government and private sector support programs. The 205A parcel could serve as the incubator for the next generation of master farmers in Hawaii.



KIMURA INTERNATIONAL INC.

April 26, 2010

Ms. Alice Greenwood
Concerned Elders of Waianae
87-576 Kula‘aupuni Street, C-101
Waianae, HI 96792

Dear Ms. Greenwood:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated June 22, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments	Relevant Section in the DEIS
<u>Cultural Resources</u>	
Bulldozing hillsides will irreparably undermine one of the most important viewplaces (viewplanes?) on the Waianae Coast. Maui, central figure in Native Hawaiian cosmology, said to be born on the hillsides of Lualualei.	Sec. 4.8; 4.12
Document extensive cultural history and traditional practices of the region affected by the project	Sec. 4.8
Will the industrial park block access to the Nioiula Heiau? What access path to the heiau will be allowed?	Sec. 4.8
Where is the stone that Maui sunned himself on? What impact to this sacred pohaku?	Sec. 4.8
Where is the cave Maui used as a child? What effect will the project have on this cultural site?	Sec. 4.8
What will be done to protect Ulehawa Stream?	Sec. 4.3
What will be done to preserve the loi terraces documented in the area of the project site?	Sec. 4.8

Comments

Relevant Section in the DEIS

Endangered Species

What is the state of the endangered nehe? Sec. 4.5

What impact will construction on the site have on the ecology downhill? This area was set aside as sacred, which may indicate that disturbing the soil here might have detrimental consequences on the land and ocean below it. Sec. 4.5

Air Pollution

Concerns about the increase to annual average for particulate, sulfur dioxide, daily maximum 1-hour values recorded for ozone and carbon monoxide, especially because air quality along Farrington Hwy and Lualualei Naval Road is already impacted by heavy vehicle emission of diesel particulates Sec. 4.10

If project proceeds, air quality monitoring station must be established and quarterly air quality reports released to the public. Sec. 4.10

Assess impacts to residents, especially children and elderly, from exposure to truck emission/exhaust

Wastewater

Cumulative impact of greater lot coverage threatens erosion of natural stream banks...resulting in flood conditions Sec.4.3

Is the proposed on-site WWTP in keeping with urban city-like characterization? Sec. 3.1; 4.15.2

Storm water runoff will negatively impact surrounding properties. What is the storm water management plan? Will it provide percolation into landscaped areas? Will there be dry wells to ensure no increase in runoff from the previous land use? Sec. 4.3

What is the general drainage pattern of the project site? Where is the nearest storm drain connection? What are your plans for the municipal storm drain facility? Sec. 4.3

Will the project be allowed to increase surface runoff onto adjoining properties? Where will surface waters be directed? Sec. 4.3

Is the sanitary system adequate to meet the needs of activities for the Urban District? Sec. 3.1; 4.15.2

Will pre-treatment be required for the plant's wastewater before it enters the public wastewater system? Sec. 4.15.2

Retention/detention basins should be established to contain runoff Sec. 4.3

Collection/separation systems should be constructed to collect and separate contaminants from runoff. Sec. 4.3

Sec. 4.1

Comments

Relevant Section in the DEIS

Ground and Soil

Are there plans to remove soil? Sec. 4.1
What are the plans for altering the topography? Sec. 4.1
How many acres are planned for soil disturbance? Sec. 4.1; 4.4
Development on unstable soils could be hazardous.
Conduct soil study. Soils on this property are not suitable for safely constructing warehouses. Sec. 4.1

Quality of Life in Nanakuli

Noxious, commercial activities on properties abutting Lualualei Naval Road have compromised QOL for residents along Farrington Hwy and Hakimo Rd Sec. 4.14
Adding “urban-like” use next to working farms and residential communities without reducing, eliminating, or preventing serious public health issues is immoral. Changing district boundary from agricultural to urban will further compromise public health for citizens of the Lualualei ahupua‘a. Sec. 4.14; 5.3; 5.7

Noise

Project will increase noise due to large volumes of traffic and heavy vehicles that will use Hakimo Rd, the primary access to the project. Sec. 4.11
What are the project’s hours of operation?

Water Supply

How will building be served if there are no existing laterals? Sec. 3.1; 4.15.1
Are existing water lines for agricultural lots of sufficient size to serve urban needs? Sec. 3.1; 4.15.1
If water of sub-standard quality is used for irrigation, food safety is a concern for downstream farm lands. Sec. 4.2
Will there be an automated irrigation system? Will treated wastewater be used to irrigate? Sec. 4.15.1
Is the water supply adequate to meet fire requirements? Sec. 4.15.1
Will raw water for industrial use be drawn from on-site wells? Sec. 4.2
Are there specific funded plans for expansion of the water supply to the project site? Sec. 3.1; 4.15.1
What type of wastewater treatment technology will be employed? Sec. 4.15.2
What becomes of the sludge collected from the WWTP? Sec. 4.15.2

Comments	Relevant Section in the DEIS
<u>Traffic Congestion</u>	
The existing roadway is nonstandard. Access to the project site is via an existing “non-city-like” road. More discussion with Hakimo residents is warranted regarding roadway improvements.	Sec. 4.9
Use of Hakimo Road access will inevitably increase	Sec. 4.9
Existing Hakimo Rd and intersection with Farrington Hwy is not adequate to serve the project which will result in increased traffic flow through the residential community at Princess Kahanu Estates.	Sec. 4.9
“We’re not building our way out of congestion with this TL proposal.”	Sec. 4.9
Is the project site served adequately by access roads? Are additional access roads planned?	Sec. 3.1; 4.9
Is traffic congestion a problem on the access road to the project? On State highways? In supplier areas? In market areas?	Sec. 4.9
What are the road limits?	Sec. 4.9
Complete a traffic study for the anticipated increased traffic on H-1, Farrington Hwy, Hakimo Rd, and any other access ways.	Sec. 4.9
<u>Sense of Community</u>	
Project site does not offer easy access to existing industrial centers or transportation. If the project proposes to link to regional businesses, which ones?	Sec. 2; 5.5; 5.7
What is the demand to locating in a region far from centers of commerce and with traffic access challenges? Proposed land use is not appropriate to State and City transportation policies and development plans?	Sec. 2
Does our State General Plan and regional development plan support urban development and industrial commercial growth moving to rural Waianae? Is there a plan in effect or proposed?	Sec. 5.1; 5.2; 5.7
Prepare a study to capture observed historical economic trends to forecast the vocational behavior of the individual households and firms consistent with economic theory to determine that the industrial park will create jobs (compatible with?) economic activities in the Waianae region.	Sec. 2; 4.13
What is the non-market value of open space that would be lost if the industrial park were built?	
What impact will the loss of ag land have on Hawaii’s effort to improve food security? Conduct a study on how many acres of ag land are necessary to provide for all of Hawaii’s food needs.	Sec. 4.7

Comments	Relevant Section in the DEIS
“Part of Tropic Land’s theory is the notion of accessibility between households and businesses, as represented by the regional transportation network. Does TL know what that network is?”	Sec. 2
What mode of transportation will be used to serve suppliers to the market areas?	Sec. 4.9
“Do the suppliers and are markets operate in within the Waianae region?”	Sec. 2
Is there demand for industrial space?	Sec. 2
Does the project have a plan to reduce waste and increase resource efficiency? Does the project have a mindset to reach zero waste?	Sec. 4.15.4
Is there a plan to coordinate the activities of the firms to increase efficient use of raw materials, reduce waste outputs, conserve energy and water resources, and reduce transportation requirements?	Sec. 4.15.4
Does the park have as its goal the elimination of wastes?	Sec. 4.15.4
Does the change from Ag to Urban lower the environmental impact than traditional business ventures allowable on Ag lands?	Sec. 4.7; 5.3
<u>Better Land Use Alternatives Exist</u>	
Document the history of farming in Nanakuli	Sec. 4.7
We propose that the parcel be subdivided and leased to graduates of UH ag programs and Ma’o Farm apprenticeship program. Property could serve as the incubator for next generation farmers.	Sec. 4.7

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.



Glenn T. Kimura
President

Cc: Arick Yanagihara, Tropic Land LLC
Dan Davidson, Land Use Commission

Princess Kahanu Estates A S S O C I A T I O N

87-117 Princess Kahanu Avenue, Wai'anae, Hawai'i 96792 ♦ Telephone 668-2115

RECEIVED JUN 24 2009

June 20, 2009

Tropic Land LLC
1001 Bishop Street, Suite 2690
Honolulu, Hi 96813

Re: ***Tropic Land LLC – Nanakuli Community Base yard
Tax Map Key: (1) 8-7-9:2 (portion)***

Gentlemen:

The Board of Directors of the Princess Kahanu Estates Association, a 271-residential home community of the Department of Hawaiian Home Lands, met on June 18, 2009 and discussed Tropic Land LLC's Nanakuli Community Base yard's Environmental Assessment and Environmental Impact Statement Preparation Notice of March 2009.

Here are our pertinent concerns. As adjacent neighbors to Tropic Land LLC's proposed development of an industrial park, we are concerned about the impact this development will have on our community.

As such, we want Tropic Land LLC to address the traffic flow pattern in and through Hakimo Road, and the traffic management plan for Hakimo Road. We are very concerned, because heavy trucks drive through our residential community to avoid the tight right turn at Hakimo Road and Farrington Highway. Princess Kahanu Estate's community borders on Farrington Highway and Hakimo Road.

In addition, we are concerned about the odors associated with the proposed wastewater treatment system; and the water run-off into Ulehawa Stream and the ocean. We also have concerns about how this project will further degrade our environmental quality of life. Princess Kahanu Estates is located in an environmentally sensitive area. We live next door to the PVT landfill.

Also, as a Native Hawaiian community, we object to the impact this project will have on the cultural and historic significance of the unique natural landscape and cultural resources associated with the demigod Maui.

Princess Kahanu Estates Association

87-117 Princess Kahanu Avenue, Wai'anae, Hawai'i 96792 ♦ Telephone 668-2115

Tropic Land LLC
June 20, 2009

Finally, please keep Princess Kahanu Estates Association apprised of all pertinent information and materials relating to Tropic Land LLC's proposed industrial park. You may contact us at:

87-117 Princess Kahanu Avenue
Waianae, Hawaii 96792

Thank you for this opportunity to convey our concerns.

Very truly yours,

PRINCESS KAHANU ESTATES ASSOCIATION
BOARD OF DIRECTORS

By: *Olivia M. Aquino*
Olivia M. Aquino, President

Cc: State Land Use Commission
✓ Kimura International, Inc.
Micah Kane, Department of Hawaiian Home Lands



KIMURA INTERNATIONAL INC.

April 26, 2010

Ms. Olivia M. Aquino, President
Princess Kahanu Estates Association
87-117 Princess Kahanu Avenue
Waianae, HI 96792

Dear Ms. Aquino:

**Comments on the Environmental Impact Statement Preparation Notice
Nanakuli Community Baseyard, Oahu, Hawaii
Portion of TMK: (1) 8-7-009: 002**

Thank you for your comments on the Environmental Impact Statement Preparation Notice (EISPN) submitted by letter dated June 20, 2009. Your comments were addressed and/or incorporated into the November 2009 Draft Environmental Impact Statement (DEIS), as summarized below.

Comments

Address traffic flow in and through Hakimo Rd
Provide traffic management plan for Hakimo Rd (use by heavy trucks, maneuvering by trucks)

Concerned about potential odors associated with WWTP

Concerned about water run-off into Ulehawa Stream and ocean

Concerned about further degradation to residential environment (being next door to landfill)

Concern about impacts to "the unique natural landscape and cultural resources associated with the demigod Maui."

Relevant Section in the DEIS

Sec. 4.9 on Roadways and Traffic

Sec. 4.15.2 on Wastewater Facilities

Sec. 4.3 on Surface Water Resources

Sec. 3.1 on Project Description (light industrial park, not landfill)

Sec. 4.8 on Cultural Resources

We appreciate your participation in the environmental review process.

Sincerely,
KIMURA INTERNATIONAL, INC.

Glenn T. Kimura
President

Letters with No Substantive Comments (EISPN)

Federal Agencies

- U.S. Army Corps of Engineers, Civil Works Technical Branch

State Agencies

- Department of Land and Natural Resources
 - Division of Engineering
 - Division of Forestry and Wildlife

City Agencies

- Department of Design and Construction
- Department of Facility Maintenance
- Honolulu Police Department

Utility Companies

- Hawaiian Telcom



REPLY TO
ATTENTION OF: CEPOH-EC-T

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT
FORT SHAFTER, HAWAII 96858-5440

May 27, 2009

RECEIVED MAY 29 2009

Civil Works Technical Branch

Mr. Glenn T. Kimura, President
Kimura International
1600 Kapiolani Boulevard, Suite 1610
Honolulu, Hawaii 96814

Dear Mr. Kimura:

Thank you for your letter dated May 20, 2009 regarding the Environmental Impact Statement Preparation Notice (EISPN) for the Nanakuli Community Baseyard Project, Lualualei, Oahu (TMK 8-7-9: 2). I concur with the flood hazard determination provided on page 3-8 of the EISPN. The document has been forwarded to our Regulatory Branch to determine Department of the Army permit requirements (438-2303). They will respond to your office under separate cover.

Should you require additional information, please call Ms. Jessie Dobinchick of my staff at 438-8876.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven H. Yamamoto".

Steven H. Yamamoto, P.E.
Chief, Civil Works Technical Branch

Enclosures

LINDA LINGLE
GOVERNOR OF HAWAII



Laura H. Thielen
Chairperson
Board of Land and Natural Resources
Commission on Water Resource Management



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

RECEIVED JUN 23 2009

May 21, 2009

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 -

RECEIVED
LAND DIVISION
2009 JUN 15 P 2:05
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

FROM: *for* Morris M. Atta *Maui*
SUBJECT: Environmental Impact Statement Preparation Notice for Nanakuli Community Base Yard
LOCATION: Waianae, Oahu
APPLICANT: Kimura International Inc on behalf of Tropic Land LLC

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 19, 2009.

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: *[Signature]*
Date: 6/15/09

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD\MorrisAtta
REF.: EISPNNanakuliCommunityBaseyard
Oahu. 696

COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone D. The Flood Insurance Program does not have any regulations for developments within Zone D.
- () 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:

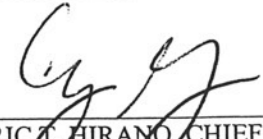
- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6620 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: _____

- () Other: _____

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

Signed: 
for ERIC T. HIRANO, CHIEF ENGINEER
Date: 6/15/09

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



RECEIVED
DIVISION

2009 MAY 28 P 3:42

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 21, 2009

MEMORANDUM

RECEIVED JUN 23 2009

- 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 -

FROM: *for* Morris M. Atta *MMA*

SUBJECT: Environmental Impact Statement Preparation Notice for Nanakuli Community Base Yard

LOCATION: Waianae, Oahu

APPLICANT: Kimura International Inc on behalf of Tropic Land LLC

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 19, 2009.

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 Conry*
Date: MAY 27 2009

**PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE**

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

MUFI HANNEMANN
MAYOR



CRAIG I. NISHIMURA, P.E.
DIRECTOR

COLLINS D. LAM, P.E.
DEPUTY DIRECTOR

RECEIVED JUN 16 2009

June 9, 2009

Mr. Glenn Kimura
Kimura International
1600 Kapiolani Boulevard Suite 1610
Honolulu, Hawaii 96814


Dear Mr. Kimura:

Subject: Nanakuli Community Base Yard
Luahualei, Waianae District, O'ahu
Environmental Impact Statement Preparation Notice
(EISPN)

Thank you for inviting us to review the above Final Environmental Impact Statement.
The Department of Design and Construction does not have any comments to offer at this time.

Should you have any questions, please contact Craig Nishimura, Director, at 768-8480.

Very truly yours,


Craig I Nishimura, P.E.
Director

CN.pg (315154)

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768 -3381
Website: www.honolulu.gov

MUFI HANNEMANN
MAYOR



JEFFREY S. CUDIAMAT, P.E.
DIRECTOR AND CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 09-607

June 22, 2009

RECEIVED JUN 30 2009

Mr. Dan Davidson, Executive Director
Land Use Commission
235 S. Beretania Street, Room 406
Honolulu, Hawaii 96813


Subject: Environmental Impact Statement Preparation Notice (EISPN)
Nanakuli Community Baseyard, Lualualei, Oahu, Hawaii

Thank you for the opportunity to review and comment on the EISPN dated March 2009, for the proposed Nanakuli Community Baseyard project.

We have no comments to offer as the proposed improvements will be located within privately owned property and will have negligible impact on our facilities and operations. It is our understanding that the proposed on-site project roadways, parking areas, drainage system, storm water detention basins and other roadway improvements will be privately owned and maintained and will not be dedicated to the City.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,


Jeffrey S. Cudiamat, P.E.
Director and Chief Engineer

c: OEQC
✓ Kimura International

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.org

MUFI HANNEMANN
MAYOR



BOISSE P. CORREA
CHIEF

PAUL D. PUTZULU
KARL A. GODSEY
DEPUTY CHIEFS

OUR REFERENCE BS-DK

June 2, 2009

RECEIVED JUN 08 2009

Mr. Dan Davidson, Executive Officer
Land Use Commission
235 South Beretania Street, Room 406
Honolulu, Hawaii 96813

Dear Mr. Davidson:

This is in response to a letter from Kimura International, Inc., requesting comments on an Environmental Impact Statement Preparation Notice for the "Nanakuli Community Baseyard" project in Lualualei.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Michael Moses of District 8 at 692-4253 or Mr. Brandon Stone of the Executive Bureau at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

By 
DEBORA A. TANDAL
Assistant Chief of Police
Support Services Bureau

cc: OEQC
✓ Kimura International, Inc.

Hawaiian Telcom ●

RECEIVED MAY 28 2009

May 26, 2009

Land Use Commission
235 S. Beretania Street, Room 406
Honolulu, HI 96813
Attention: Mr. Dan Davidson, Executive Officer

Dear Mr. Davidson:

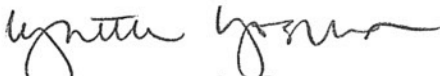
Subject: **Nanakuli Community Base Yard**
Environmental Impact Statement Preparation Notice

Thank you for the opportunity to review and comment on the subject project.

Hawaiian Telcom does not have any comments to offer at this time. Please continue to include us during the design stages of the project.

If you have any questions or require assistance in the future on this project, please call Les Loo at 546-7761.

Sincerely,



Lynette Yoshida
Senior Manager - OSP Engineering
Network Engineering & Planning

cc: G. Kimura - Kimura International
Director - Office of Environmental Quality Control
File [Wahiawa]

**6 Section 7.7, Relationship between Local Short-term Uses
of Humanity's Environment and the Maintenance and
Enhancement of Long-term Productivity
(Addition to FEIS)**