

**DEVELOPMENT PERMIT REQUEST
Presentation Hearing Staff Report**

**KAL 23-005: Hunt Parcel 10 Improvements within the Kalaeloa Community
Development District (KCDD)**

June 5, 2024

I. REQUEST

Hunt Communities Hawaii LLC (Applicant) is requesting a Development Permit (Permit) to perform repairs and site improvements to an existing Quonset hut warehouse on Parcel 10 (the Project). Parcel 10 consists of approximately 3.809 acres (165,920 sf) of Tax Map Key: 9-1-013:097 and is located within the Kalaeloa Community Development District (“KCDD”). The Project site is bordered by three streets including Monterey Street (to the north); Enterprise Avenue (to the west); and Randolph Street (to the south), as shown in Exhibit A.

Pursuant to Hawaii Administrative Rules (HAR) § 15-215-81, Variances, the Applicant requests the approval of a major variance to permit an increase in the height of the proposed fences along Randolph Street and Enterprise Avenue from three feet (3’-0”) to eight feet (8’-0”). The Applicant is requesting to increase the permitted height of the VIP Towing Site fence from three feet (3’-0”) to six feet (6’-0”). The requested variances apply to the provisions of HAR § 15-215-43(c), Architectural Standards. The Applicant is also seeking the authorization for the use of chain link security fencing material for all of the fences that will include a black colored mesh fabric that will be embedded to cover the chain link security fences. This is a variance from HAR § 15-215-43(c)(1), Architectural Standards.

The Permit is requested in accordance with Hawaii Administrative Rules (HAR) Chapter 15-215, Kalaeloa Community Development District Rules (Kalaeloa Rules). The Applicant’s Development Permit Application and Project Authorization form, signed by the landowner, were submitted to the Hawaii Community Development Authority (HCDA) on May 1, 2024.

II. COMPLETENESS REVIEW, AUTOMATIC APPROVAL AND FILING FEES

In accordance with the provisions of §15-215-83, the Development Permit application was determined to be complete, and a Certificate of Completeness was issued on May 3, 2024. The Certificate of Completeness is attached as Exhibit B. Pursuant to §15-215-84 of the Kalaeloa Rules, the Permit Application will be deemed automatically approved if no decision is made by the HCDA granting or denying approval within 120 days from the date of the submission of a complete application.

The automatic approval date for the Permit Application is Monday, September 2, 2024.

Permit Application fees were paid in accordance with the provisions of §15-215-91 of the Kalaeloa Rules and the Applicant has committed to pay its required portion of the public hearing fees when invoiced.

III. PUBLIC HEARING NOTICE AND COMMUNITY OUTREACH

In accordance with the provisions of §206E-5.6, Hawaii Revised Statutes (HRS), a Notice of Public Hearings for the Project was published in the Honolulu Star-Advertiser, The Garden Island, Hawaii Tribune-Herald, West Hawaii Today and Maui News on May 3, 2024. The President of the Senate and the Speaker of the House of Representatives were notified upon posting of the Notice. Various elected officials, State and County agencies, and utility companies that service the area were also notified of the public hearings.

The Notice was provided to individuals and organizations that have shown interest in the development in Kalaeloa in the past and requested that they be kept informed of development activities in the district. A copy of the Notice, attached as Exhibit C, and the Project Application were posted on the HCDA website, and the public was encouraged to provide comments on the Project.

A presentation on the Project was made by the Applicant to the Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 on April 24, 2024. In accordance with the provisions of HRS §206E-5.5, the Applicant confirmed that it also notified both owners and lessees of record of real property within a three-hundred-foot radius of the Project.

The deadline for filing for intervention was Thursday, May 23, 2024. HCDA received no requests for intervention.

IV. GOVERNMENT AGENCY AND UTILITY COMPANY CONSULTATION

The Applicant consulted with the following government agencies and utility companies for review and comment on the Project.

State of Hawaii

- Department of Land and Natural Resources, State Historic Preservation Division (SHPD).

City and County of Honolulu

- Department of Planning and Permitting

Utility Companies

- Hawaiian Electric Company, Inc.

The Applicant included the comments received from these agencies and utility companies as part of the Permit Application. Subsequently, after receiving the Permit Application and deeming it complete, the HCDA also provided a link to the Permit Application to the following government agencies and utility companies for review and comment.

Federal

- Naval Facilities Engineering Command Hawaii,
- Navy Region Hawaii, and
- United States Postal Service.

State of Hawaii

- Department of Transportation, Highways Division,
- Department of Transportation, Airports Division,
- Statewide Transportation Planning Office,
- Department of Health,
- Department of Education,
- Department of Land and Natural Resources,
- State Historic Preservation Division,
- The Office of Hawaiian Affairs, and
- Department of Hawaiian Home Lands.

City and County of Honolulu

- Department of Planning and Permitting,
- Environmental Services Department,
- Office of Climate Change, Sustainability & Resiliency,
- Honolulu Police Department,
- Honolulu Fire Department,
- Honolulu Board of Water Supply,
- Honolulu Authority for Rapid Transportation, and
- Department of Transportation Services.

Utility Companies

- Kalaeloa Water Company/Hawaii Water, LLC,
- Hawaiian Electric Company, Inc.,
- Hawaii Gas,
- Hawaiian Telcom, Inc., and
- Spectrum.

Comments received as part of the Permit Application review were provided to the Authority and posted on the HCDA website prior to the June 5, 2024, Presentation Hearing.

V. STATE HISTORIC PROPERTY REVIEW

Pursuant to §6E-42, HRS, the HCDA is required to advise the State Historic Preservation Division (SHPD) of any project which may affect historic property, aviation artifacts, or a burial site (collectively, historic properties), and prior to HCDA's approval of a permit for the Project, allow SHPD the opportunity for review and comment on the effect of the proposed Project on historic properties. On April 22, 2024, SHPD notified the Department of Permitting and Planning (DPP) and HCDA that the Archaeological Monitoring Plan (AMP) has been accepted and the permitting issuance process may continue. SHPD's acceptance letter is provided in Exhibit D.

VI. PROJECT DESCRIPTION

The Project proposes various renovations and site improvements to the interior, exterior, and site of the project buildings and surrounding area. Interior renovations shall include upgrades and repairs to the aging structural, mechanical, and electrical systems. Exterior work will include repainting, warehouse door replacements, and lighting repairs/replacements.

The Project has two phases (inclusive of subphases 2A and 2B) and includes the installation of a new underground electrical line to connect the Project Building with Hawaiian Electric Company ("HECO") infrastructure along Enterprise Avenue. Security improvements will be made to secure the perimeter of Parcel 10 and include the installation of new fencing to augment the site's existing fencing.

Land Use and Zoning

Per the Kalaeloa Community Development District (KCDD) Regulating Plan, the Project site is identified as a Transect 3 - General Urban zone (T3) in the Kalaeloa Rules. The T3 zone is characterized as mixed use with a commercial emphasis. The uses proposed for the Project are consistent with the provisions of §15-215-23(b)(3) T3 zone and Fig. 1.7 Land Use of the Kalaeloa Rules. The T3 General Urban Zone permits the construction and maintenance of industrial buildings, which is consistent with the current existing use of Parcel 10 and the proposed Project.

The goal of the proposed renovations and site improvements is to maintain Parcel 10 in its current character and use as a commercial warehouse with certain light industrial capabilities. Parcel 10 will remain in compliance with the acceptable land use activities within its designated zone because light industrial and warehousing activities are permitted in the T3 General Urban Zone (See KCDD Master Plan – Figure 1.7: Land Use).

Building and Frontage Types

The Project Building qualifies as a non-conforming structure pursuant to HAR § 15-215-89(b) because the Quonset hut warehouse was lawfully constructed in 1943 before the establishment of the HCDA and enactment of the KCDD rules.

Building Placement

The original Quonset hut warehouse on Parcel 10 was built in 1943 and originally served as a commissary for the Barbers Point Naval Air Station. In 1999, the U.S. Military abandoned Parcel 10 due to the closure of the Barbers Point Naval Air Station and the property sat idle for about ten years. In 2010, Parcel 10 was repurposed into a commercial property and the Project Building was leased to Tamura's Market for retail and warehouse use. In 2020, Swinerton, a commercial construction company, agreed to become the primary commercial tenant once Tamura's Market vacated the property in 2021. There have been no changes to the original placement of the building.

Building Form – Height & Density

The Project will not expand the floor area of the Project Building. The Project will remove a total of 2,251 sf of existing floor area, consisting of an enclosed area (238 sf) and a covered delivery area (350 sf) along the Randolph Street side of the Warehouse Building; and a portion of a fire riser room (236 sf) and the walk-in refrigerator / freezers (1,427 sf) on the east side of the Warehouse Building. Further, because the floor area of the proposed construction will not exceed twenty-five per cent of the floor area of the structure as it legally existed as of the date of the adoption of the KCDD rules on October 27, 2012, the Project Building may be altered or enlarged without compliance with all the provisions of subchapter 2 (regulating plan, transect zones and thoroughfare plan), subchapter 3 (general development standards) and subchapter 4 (district wide standards) of the KCDD rules (HAR § 15-215-89(e)(4)).

Architectural Standards

The Project includes the installation of exterior fencing and lighting along the Enterprise Avenue and Randolph Street perimeter of the Project Building to provide clear designations of property edge boundaries and further enhance the visibility and security of the building.

Hunt requests a variance from KCDD's architectural standards (HAR § 15-215-43(c)) that limit fence heights to three feet for front and/or side yard fences. The variance is requested to install six-feet (6'-0") and eight-feet (8'-0") high fences and to use chain link security fencing material with a black colored mesh fabric.

Landscape

Pursuant to HAR § 15-215-44, all required yards shall be landscaped. The Project will not change, disrupt, and alter the existing landscape on the property. The scope of the proposed renovations and site improvements are relatively minor and primarily limited to the existing Project Building. Further, the current landscape space located adjacent to the parking lot along Enterprise Avenue and Monterey Street will not be affected by the fencing. As such, the existing landscaping should be allowed to continue for this nonconforming structure pursuant to HAR § 15-215-89(e)(4).

Location and Size of Open Space

Current KCDD rules require all lots shall include a minimum of 20% open space (HAR § 15-215-46). The Project will not change, disrupt, and alter any open spaces currently available on property. As described above in Section VI, the Project will not expand the floor area of the Project Building. Parcel 10 currently provides approximately 9,376.82 square feet of open space for approximately 5.65% of the entire lot and should be allowed to continue for this nonconforming structure pursuant to HAR § 15-215-89(e)(4).

Parking and Loading

Section § 15-215-47 of the Kalaeloa Rules establish the parking and loading requirements applicable to the Project.

Documentation of Compliance with Green Building Standards (N/A)

This requirement is inapplicable to the Project because the scope of work involves renovations and site improvements to an existing non-conforming property, and the Project will not increase the floor area of the Project Building (HAR § 15-215-48).

Fulfillment of Public Facilities Dedication Requirement (N/A)

This requirement is inapplicable to the Project. The Project will not increase the floor area of the existing Project Building and, as such, Applicant is not required to dedicate land for public facilities (HAR § 15-215-64).

VII. DEVELOPMENT PERMIT PROCEDURES

Pursuant to §15-215-78 and Figure 1.1 of the Kalaeloa Rules, developments within the Kalaeloa CDD require a Development Permit that is subject to Authority review and approval. Section 206E-5.6, HRS, requires that when rendering a decision regarding the acceptance of a developer's proposal to develop lands under the Authority's control, the Authority shall render its decision at a public hearing separate from the hearing at which the proposal was presented. This essentially requires that the Authority conduct two separate public hearings in rendering a decision regarding a Development Permit.

Section 15-215-78(e) of the Kalaeloa Rules requires the following findings of fact in approval of a Development Permit:

- (1) **Consistency with the Kalaeloa Master Plan:** That the Project complies with and advances the goals, policies, and objectives of the Kalaeloa Master Plan.
- (2) **Consistency with the Kalaeloa Rules:** That the Project complies with the Kalaeloa Rules; and
- (3) **Compatibility of the Kalaeloa CDD:** That the Project proposal will not have a substantial adverse effect on the surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.

The Applicant's proposed findings in response to the requirements listed above are provided in Section V of the Permit Application.

VIII. PUBLIC TESTIMONIES

The HCDA staff will provide the Authority with all public testimony received by the submittal deadline, for the Presentation Public Hearing for the Permit Application and will be posted on HCDA's website.

IX. EXHIBITS

Exhibit A – Vicinity Map and Photo of Quonset Huts

Exhibit B – Completeness and Automatic Approval Letter

Exhibit C – Notice of Public Hearings

Exhibit D – Letter of Acceptance from SHPD

- SHPD's 6E-42, HRS, Determination Letter dated April 24, 2024

Exhibit E – Comments from Agencies and Utilities



Fig. 1. Vicinity Map showing location of Parcel 10 at Kalaeloa



Fig. 2. Quonset Huts on Parcel 10



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawaii 96813
Telephone: (808) 594-0300 Fax: (808) 587-0299
Web site: <http://dbedt.hawaii.gov/hcda/>

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

CHASON ISHII
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Ref. No.: KAL 23-005

May 3, 2024

Sent Via Electronic and Postal Mail

(Email: Thomas.Lee@HuntCompanies.com)

Mr. Thomas Lee, Sr. Vice President
Hunt Communities Hawaii, LLC
737 Bishop Street, Suite 2750
Honolulu, Hawai'i 96813

Re: Hunt Communities Hawaii, LLC, **Hunt Parcel 10 Improvements**
Completeness Review and Automatic Approval for Development Permit
Application No. **KAL 23-005**, Tax Map Key No. (1) 9-1-013:097

Dear Mr. Lee:

The Hawai'i Community Development Authority ("HCDA") has reviewed the Planned Development Permit Application for the project Hunt Parcel 10 Improvements within the Kalaeloa Community Development District located along Monterey Street (to the north); Enterprise Avenue (to the west); and Randolph Street (to the south). The land is owned by Hunt Communities Hawaii, LLC and the Application was submitted on May 1, 2024.

This letter is to inform you that the Planned Development Permit is deemed to be *Complete*, and all required information has been provided in the Planned Development Permit Application. The completeness review does not constitute a decision as to whether the application complies with the provisions of the Kalaeloa Community Development District Rules. Under the Hawai'i Administrative Rules, § 15-215-84, the Planned Development Permit Application will be deemed automatically approved if no decisions are made by the HCDA granting or denying approval within 120 days from the date of the hearing notice. The public hearing notice is published on Friday, May 3, 2024, and the automatic approval date is Monday, September 2, 2024. A copy of the public hearing notice is enclosed for your information.

Please contact Ms. Charlene K. Oka, AIA, of our Planning and Development section at (808) 594-0318, or by email at charlene.k.oka@hawaii.gov, should you have any questions.

Sincerely,

Craig Nakamoto

Craig K. Nakamoto
Executive Director

CN/RT/CO:rlr

Enclosure (1): Public Hearing Notice

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN of public hearings to be held by the Hawaii Community Development Authority (“HCDA” or “Authority”), a body corporate and a public instrumentality of the State of Hawaii, pursuant to the provisions of Chapters 15-215 (“Kalaeloa Community Development District Rules”) and 15-219 (“Rules of Practice and Procedure”), Hawaii Administrative Rules (“HAR”), and Section 206E-5.6, Hawaii Revised Statutes (“HRS”).

DATES: **June 5, 2024 (Presentation Hearing)**
 9:00 a.m.

June 6, 2024 (Variance Hearing)
9:00 a.m.

July 3, 2024 (Decision-Making Hearing)
9:00 a.m.

PLACE: **Public Hearings will be convened remotely via Zoom and in person at the following location:**

HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, Hawaii 96813

DEVELOPMENT PERMIT APPLICATION

Application Date: May 1, 2024
Permit Number: KAL 23-005
Project Name: Hunt Parcel 10 Improvements
Applicant: Hunt Communities Hawaii LLC
Tax Map Key: 9-1-013: 097
Project Location: 91-1049 Enterprise Avenue, Kapolei, Hawaii 96707

Description: The Applicant is proposing renovations to the interior and exterior of the existing Quonset hut warehouse building on Parcel 10. Interior renovations shall include upgrades and repairs to the aging structural, mechanical, and electrical systems including improvements to egress corridors and fire sprinkler alterations. Exterior work will include repainting, warehouse door replacements, and lighting repairs/replacements. Site work will include essential upgrades to the aging electrical infrastructure for connection to HECO lines and security improvements to secure the perimeter of Parcel 10. Improvements are to include the installation of new fencing to augment the site’s existing fencing.

The Applicant is requesting the following modification from the Kalaeloa Community Development District Rules:

The Applicant is submitting a Variance Request consisting of:

1) Increasing the permitted height of the proposed fences along Randolph Street and Enterprise Avenue from three (3'-0") to eight feet (8'-0"); 2) Increasing permitted height of the VIP Towing Site fence from three feet (3'-0") to six feet (6'-0"); and 3) Authorizing the use of chain link security fencing material for all of the fences. The material will include a black colored embedded mesh fabric to cover the chain link fence.

In accordance with § 15-219-49, HAR, interested persons may petition to intervene to participate as a party in this hearing by filing a timely written motion and providing 30 copies of such written motion to the HCDA office at 547 Queen Street, Honolulu, Hawaii 96813, no later than 4:30 p.m. on May 23, 2024, and serving copies to the Applicant at 737 Bishop Street, Suite 2750, Honolulu, Hawaii 96813. The Authority will act on any motion to intervene on June 5, 2024, at which time all parties to the proceedings will be established.

June 5, 2024, 9:00 a.m. - Presentation Hearing

The purpose of the Presentation Hearing is to allow the Applicant to present the Project as proposed in the Application, to allow any other party to the proceeding the opportunity to present its position, and to provide the general public with the opportunity to present oral and/or written testimony.

June 6, 2024, 9:00 a.m. – Variance Hearing

The purpose of the Variance Hearing is to allow the Applicant to present its Variance Request, to allow any other party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

July 3, 2024, 9:00 a.m. - Decision-Making Hearing

The purpose of the Decision-Making Hearing is to allow for additional oral and/or written testimony from the general public regarding the Application prior to decision-making by the Authority. If the Authority adopts a proposed Decision and Order that is adverse to a party at the July 3, 2024 Decision-Making Hearing, the party adversely affected will be allowed to file written comments and/or exceptions to the Authority's proposed Decision and Order. Thereafter, the Authority will engage in final decision-making, if necessary, at a further hearing on August 7, 2024, at 9:00 a.m.

Public Hearings will convene at the above-stated times, or soon thereafter, to reasonably allow those interested in providing oral testimony to be heard.

The Public Hearings will be convened remotely via Zoom and at the designated physical meeting site identified below. The public is welcome to participate and view the Public Hearings as follows:

Participate Remotely Via Zoom Webinar

Please use the following link:

<https://us06web.zoom.us/j/82630052715?pwd=uCSbUFIP5eL1NqXKXgoV1y6UDmDUgg.gCCwLVLnFwSqKrLo>

Participate Via Phone

Dial: (669) 900 - 6833

Webinar ID: 826 3005 2715

Passcode: 553394

View the Remote Hearing at the Following Physical Meeting Site:

Hawaii Community Development Authority

American Brewery Building

547 Queen Street, 2nd Floor Board Room

Honolulu, Hawaii 96813

In the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the public hearing will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If the HCDA is able to reestablish audio communication only, the public hearing will be reconvened and continue. To participate via audio communication, please refer to the “Participate Via Phone” information above. If the HCDA is unable to reconvene the public hearing because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the public hearing will be automatically recessed and reconvened the following day at 9:00 a.m. at the same physical location and virtual Zoom webinar link as that public hearing..

PUBLIC TESTIMONY

Oral Live Testimony

Persons wishing to provide oral testimony are requested to sign up or notify the HCDA staff prior to the beginning of each public hearing by submitting a request via email to: dbedt.hcda.contact@hawaii.gov or you may call the HCDA’s office at (808) 594-0300.

All testimony will be limited to a maximum of three minutes, pursuant to Article IV, Section 10 of the HCDA’s Bylaws. Testimony must be related to the subject development permit application. All testifiers will be asked to identify themselves for the record. When one minute is remaining, “one-minute remains” will be called out, and when 30 seconds are remaining, “30 seconds remain” will be called out. When time has elapsed, “time”, will be called out after which you will have 30 seconds to conclude your testimony and then your audio will be turned off or the Chairperson will move on to the next testifier. Pursuant to HAR § 15-219-71, speakers may be subject to questioning by members of the HCDA Board or by any other representative of the HCDA.

Oral, live testimony may be provided via either of the following options:

- **In Person:**

Upon arriving in person, please complete and submit the speaker registration form at the sign-in table on the 2nd floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawai‘i 96813. When the Chairperson asks for public testimony, and your name is called, please approach the public testimony table, and proceed with your testimony.

- **Zoom:**

Oral, live testimony may be provided remotely via the Zoom webinar link provided above. Please use your full name and organization, if any, when logging into the Zoom meeting. You will be asked to provide your name and an email address in the standard email format, e.g., ****@****.com.

Your microphone will automatically be muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking. The Authority may remove any person who willfully disrupts the hearing.

- **Phone:**

If you do not have a computer/internet access, you may provide oral, live testimony via the Participate by Phone option and attend this public hearing with audio-only access by calling the phone number listed in the “Participate Via Phone” option provided above.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed above. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting as no panelist numbers will be issued.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering * followed by **9** on your phone’s keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Chairperson, please unmute yourself by entering * and then **6** on your phone’s keypad. A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter * and then **6** again to mute yourself.

Written Testimony

To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, it is requested that written testimony be submitted no later than 24 hours prior to the scheduled Public Hearing date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the Public Hearing but will be provided to the Board Members as soon as practicable. Written testimony may be submitted by any one of the following methods:

- Email to: dbedt.hcda.contact@hawaii.gov
- Web form at: <http://dbedt.hawaii.gov/hcda/submit-testimony/>

- U.S. Postal Mail sent to:
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813
- Facsimile (fax) to: (808) 587-0299

Please note that written public testimony submitted to the HCDA will be treated as a public record, and any contact information contained therein will be available for public inspection and copying.

Any party to the proceeding may retain counsel, or appear on his/her own behalf, or send a representative if the party is a partnership, corporation, trust, or association.

The Development Permit Application is posted online at www.dbedt.hawaii.gov/hcda. A hard copy of the Development Permit Application may also be obtained via regular mail, upon payment of photocopying and postage handling fees. To request a hard copy, you may contact the HCDA by telephone at (808) 594-0300 or by e-mail at dbedt.hcda.contact@hawaii.gov during regular business hours (Monday through Friday, 7:45 a.m. to 4:30 p.m.), excluding State and Federal holidays.

For any questions or concerns regarding the above, please call the HCDA office at (808) 594-0300.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, HCDA Community Outreach Officer, via phone at (808) 594-0300 or by email at: dbedt.hcda.contact@hawaii.gov or by facsimile at (808) 587-0299 as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternative/accessible formats.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
CHASON ISHII, CHAIRPERSON

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547 Queen Street, 2nd Floor Board Room

Honolulu, Hawaii 96813

In the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the public hearing will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If the HCDA is able to reestablish audio communication only, the public hearing will be reconvened and continue. To participate via audio communication, please refer to the “Participate Via Phone” information above. If the HCDA is unable to reconvene the public hearing because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the public hearing will be automatically recessed and reconvened the following day at 9:00 a.m. at the same physical location and virtual Zoom webinar link as that public hearing..

PUBLIC TESTIMONY

Oral Live Testimony

Persons wishing to provide oral testimony are requested to sign up or notify the HCDA staff prior to the beginning of each public hearing by submitting a request via email to: dbedt.hcda.contact@hawaii.gov or you may call the HCDA’s office at (808) 594-0300.

All testimony will be limited to a maximum of three minutes, pursuant to Article IV, Section 10 of the HCDA’s Bylaws. Testimony must be related to the subject development permit application. All testifiers will be asked to identify themselves for the record. When one minute is remaining, “one-minute remains” will be called out, and when 30 seconds are remaining, “30 seconds remain” will be called out. When time has elapsed, “time”, will be called out after which you will have 30 seconds to conclude your testimony and then your audio will be turned off or the Chairperson will move on to the next testifier. Pursuant to HAR § 15-219-71, speakers may be subject to questioning by members of the HCDA Board or by any other representative of the HCDA.

Oral, live testimony may be provided via either of the following options:

- **In Person:**

Upon arriving in person, please complete and submit the speaker registration form at the sign-in table on the 2nd floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawai‘i 96813. When the Chairperson asks for public testimony, and your name is called, please approach the public testimony table, and proceed with your testimony.

- **Zoom:**

Oral, live testimony may be provided remotely via the Zoom webinar link provided above. Please use your full name and organization, if any, when logging into the Zoom meeting. You will be asked to provide your name and an email address in the standard email format, e.g., ****@****.com.

Your microphone will automatically be muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking. The Authority may remove any person who willfully disrupts the hearing.

- **Phone:**

If you do not have a computer/internet access, you may provide oral, live testimony via the Participate by Phone option and attend this public hearing with audio-only access by calling the phone number listed in the “Participate Via Phone” option provided above.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed above. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting as no panelist numbers will be issued.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering * followed by **9** on your phone’s keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Chairperson, please unmute yourself by entering * and then **6** on your phone’s keypad. A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter * and then **6** again to mute yourself.

Written Testimony

To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, it is requested that written testimony be submitted no later than 24 hours prior to the scheduled Public Hearing date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the Public Hearing but will be provided to the Board Members as soon as practicable. Written testimony may be submitted by any one of the following methods:

- Email to: dbedt.hcda.contact@hawaii.gov
- Web form at: <http://dbedt.hawaii.gov/hcda/submit-testimony/>

- U.S. Postal Mail sent to:
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813
- Facsimile (fax) to: (808) 587-0299

Please note that written public testimony submitted to the HCDA will be treated as a public record, and any contact information contained therein will be available for public inspection and copying.

Any party to the proceeding may retain counsel, or appear on his/her own behalf, or send a representative if the party is a partnership, corporation, trust, or association.

The Development Permit Application is posted online at www.dbedt.hawaii.gov/hcda. A hard copy of the Development Permit Application may also be obtained via regular mail, upon payment of photocopying and postage handling fees. To request a hard copy, you may contact the HCDA by telephone at (808) 594-0300 or by e-mail at dbedt.hcda.contact@hawaii.gov during regular business hours (Monday through Friday, 7:45 a.m. to 4:30 p.m.), excluding State and Federal holidays.

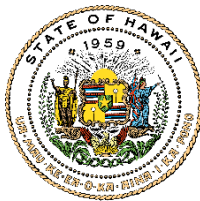
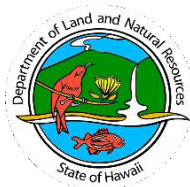
For any questions or concerns regarding the above, please call the HCDA office at (808) 594-0300.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, HCDA Community Outreach Officer, via phone at (808) 594-0300 or by email at: dbedt.hcda.contact@hawaii.gov or by facsimile at (808) 587-0299 as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternative/accessible formats.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
CHASON ISHII, CHAIRPERSON

JOSH GREEN, M.D.
GOVERNOR | KE KIA'AINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'AINA



STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

DEAN D. UYENO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

April 22, 2024

Dawn Takeuchi-Apuna, Director
Department of Planning and Permitting (DPP)
City and County of Honolulu
Frank F. Fasi Municipal Building
650 S. King Street, 7th Floor
Honolulu, Hawai'i 96813
c/o Ryan A. Mori
ryan.mori@honolulu.gov

IN REPLY REFER TO:
Project No.: 2022PR00692
Doc. No.: 2404SCH09
Archaeology, Architecture

Dear Ms. Dawn Takeuchi-Apuna:

SUBJECT: Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review – DPP Building Permit Applications – A2022-02-0158 and A2022-02-0159 Building 152 & 153 (Quonset Hut), Parcel 10, 91-1057 Enterprise Avenue, Kapolei Owner's Name: HUNT Communities Hawaii LLC (HUNT) Honouliuli Ahupua'a, 'Ewa District, Island of O'ahu TMK: (1) 9-1-013:097

This letter provides the State Historic Preservation Division's (SHPD's) review of the revised draft archaeological monitoring plan (AMP) titled *Archaeological Monitoring Plan For a 3.81-Acre Parcel ("Parcel 10") in Kalaeloa, Honouliuli Ahupua'a, 'Ewa District, O'ahu Island TMK: [1] 9-1-013:097* (Monahan and Watson, April 2024) and associated building permit applications (A2022-02-0158 and A2022-02-0159). SHPD previously reviewed the project and concurred with a project effect determination of "Effect, with agreed upon mitigation commitments." SHPD agreed that HABS documentation will suffice as mitigation for the proposed work at Buildings 153 & 152. Additionally, SHPD requested archaeological monitoring for identification purposes and requested revisions in to the draft AMP in the same letter (March 27, 2024; Doc. No. 2403JLP03). Our office received the revised AMP on April 17, 2024.

The project area, which is privately-owned by HUNT, consists of 3.81 acres in Kalaeloa. The project scope of work includes installation of new fire alarms, fire sprinklers, new lighting, electrical, a/c, new plumbing fixtures throughout the interior, new roll up door, removal of portion of Fire Riser Room, and a new door within north elevation wall with overhang and landing additions.

The revised AMP (Monahan and Watson, April 2024) meets the minimum requirements of HAR §13-279-4. **It is accepted.** Please send one hard copy of the document, clearly marked FINAL, along with a copy of this letter and a text-searchable PDF version of the AMP to the Kapolei SHPD office, attention SHPD Library. Also, submit a text-searchable PDF copy of the Final AMP to HICRIS Project No. 2022PR00692 using the Project Supplement option and a pdf copy to lehua.k.soares@hawaii.gov.

SHPD received HUNT's Amended Mitigation Proposal dated April 5, 2024, and it is currently under review. The Amended Mitigation Proposal includes the mitigation for the Bldg. 152 & 153 (Quonset Hut) and states "mitigation will be undertaken in the form of Architectural Recordation as a short form Historic American Building Survey (HABS)." Information about HABS can be found at: <https://www.nps.gov/subjects/heritagedocumentation/guidelines.htm>. Please contact

Dawn Takeuchi-Apuna

April 22, 2024

Page 2

Mary McPartland (mary_mcpartland@nps.gov) at the National Park Service for any additional information concerning the HABS report. The HABS report must be completed by a qualified professional per HAR §13-281-5. The HABS report and notification that NPS has accepted the HABS report will be submitted to HICRIS Project No. 2022PR00692 using the Project Supplement Option. The HABS report will be submitted to SHPD within 6 months of project initiation. **Please note** that photographic documentation for the HABS must be completed prior to project initiation.

SHPD hereby notifies the DPP and HCDA that the AMP (Monahan and Watson, April 2024) has been accepted and the permitting issuance process may continue.

SHPD requests written notification via email and HICRIS Project No. 2022PR00692 at the start of archaeological monitoring. Within 30 days of completion of archaeological monitoring fieldwork, SHPD looks forward to receiving a brief archaeological monitoring letter report of findings as specified in HAR §13-282-3(f)(1). Within 60 days of the completion of archaeological monitoring field work, SHPD looks forward to receipt of an archaeological monitoring report meeting the requirements of HAR §13-279-5 for review and acceptance.

Please submit the AMR along with its associated review fee, and any other project documents and correspondence to HICRIS Project No. 2022PR00692 using the Project Supplement option.

Please contact Mary Kodama, Historic Architect, at Mary.Kodama@hawaii.gov, for any concerns regarding architectural resources, and please contact Samantha Hemenway, O'ahu Island Archaeologist, at Samantha.Hemenway@hawaii.gov, for any matters regarding archaeological resources or this letter.

Aloha,

Alan Downer

Alan S. Downer, PhD

Administrator, State Historic Preservation Division

Deputy State Historic Preservation Officer

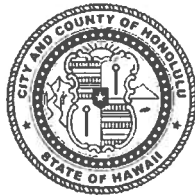
cc: Michael A. Kat, michael.kat@honolulu.gov
Craig K. Nakamoto, HDCA, craig.k.nakamoto@hawaii.gov
Kathleen Iriarte, kathleen.iriarte@huntcompanies.com
Polly Tice, pt@masonarch.com
Trisha Watson, watson@honuaconsulting.com
Olivia Gurney, Olivia.gurney@huntcompanies.com

HONOLULU POLICE DEPARTMENT
KA 'OIHANA MĀKA'I O HONOLULU
CITY AND COUNTY OF HONOLULU

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

EXHIBIT E

RICK BLANGIARDI
MAYOR
MEIA



ARTHUR J. LOGAN
CHIEF
KAHU MĀKA'I

KEITH K. HORIKAWA
RADE K. VANIC
DEPUTY CHIEFS
HOPE LUNA NUI MĀKA'I

OUR REFERENCE **EO-SH**

May 13, 2024

SENT VIA EMAIL

Ms. Charlene K. Oka, AIA
charlene.k.oka@hawaii.gov

Dear Ms. Oka:

This is in response to the Hawai'i Community Development Authority's letter of May 3, 2024, requesting input regarding the Development Permit Application KAL 23-005 for the commercial warehouse and retail space on Hunt Parcel 10 located at 91-1049 / 91-1051 Enterprise Avenue in Kapolei.

Based on the information provided, the Honolulu Police Department does not have any comments at this time.

If there are any questions, please call Major Gail Beckley of District 8 (Kapolei, Wai'anae) at (808) 723-8400.

Sincerely,

A handwritten signature in black ink that reads "Glenn Hayashi".

GLENN HAYASHI
Assistant Chief of Police
Support Services Bureau



RECEIVED
2024 MAY 16 PM 2:35
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

May 13, 2024

Mr. Craig K. Nakamoto
Hawaii Community Development Authority
547 Queen Street,
Honolulu, Hawaii 96813

Dear Mr. Nakamoto:

Subject: Development Permit Application KAL 23-005
Hunt Communities Hawaii LLC, Hunt Parcel 10 Improvements
91-1051 Enterprise Avenue, Kapolei, Hawaii
Plan Review and Comment

In response to your letter dated May 3, 2024, it has been determined that the area is currently clear of utility gas facilities.

Thank you for the opportunity to review the permit application. Should there be any questions, or if additional information is desired, please feel free to call Kevin Foster at 808-583-2444.

Sincerely,

Hawaii Gas

KK Keith K. Yamamoto
Manager, Engineering

KKY:krs

**HONOLULU FIRE DEPARTMENT
KA 'OIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU**

636 SOUTH STREET • HONOLULU, HAWAII 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: www.honolulu.gov

RECEIVED

2024 MAY 06 PM 2:35

RICK BLANGIARDI
MAYOR
MEIA



HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI

JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI

May 10, 2024

Mr. Craig Nakamoto
Executive Director
Hawai'i Community Development Authority
547 Queen Street
Honolulu, Hawai'i 96813

Dear Mr. Nakamoto:

Subject: Request for Comments
Development Permit Application KAL 23-005
Hunt Communities Hawai'i LLC, Hunt Parcel 10 Improvements
91-1049/91-1051 Enterprise Avenue
Kapolei, Hawai'i 96707
Tax Map Key: 9-1-013: 097

In response to your letter received on May 6, 2024, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and requires the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2018 Edition, Sections 18.2.3.2.2 and 18.2.3.2.2.1, as amended).

A fire department access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 2018 Edition, Section 18.2.3.2.1).

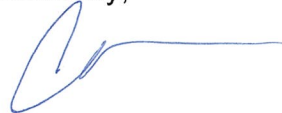
Mr. Craig Nakamoto
Page 2
May 10, 2024

2. Fire department access roads shall be in accordance with NFPA 1; 2018 Edition, Section 18.2.3.
3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1; 2018 Edition, Sections 18.3 and 18.4.
4. Submit civil drawings to the City and County of Honolulu's Department of Planning and Permitting (DPP). They will be routed to the Honolulu Fire Department as needed by the DPP.

The abovementioned provisions are required by the HFD. This project may necessitate that additional requirements be met as determined by other agencies.

Should you have questions, please contact Battalion Chief Jean-Claude Bisch of our Fire Prevention Bureau at 808-723-7151 or jbisch@honolulu.gov.

Sincerely,



CRAIG UCHIMURA
Assistant Chief

CU/MD:bh

From: [Liu, Rouen](#)
To: [Oka, Charlene K](#)
Cc: [Nagata, Sarah](#); [Kuwaye, Kristen](#); [Hsiung, Stacy](#); [Castillo, Leona](#)
Subject: [EXTERNAL] HCDA - commercial warehouse and retail space on Hunt Parcel 10 within Kalaeloa Community Development District
Date: Friday, May 17, 2024 5:10:08 PM
Attachments: [Hawaii Community Development Authority Ltr dtd 05.03.2024.pdf](#)

Dear Ms. Oka,

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project or its Development Permit application. Should Hawaiian Electric have existing easements and facilities on the impacted property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed commercial warehouse and retail space project comes to fruition, please continue to keep us informed.

Please contact me at 808-772-2135 if there are any questions.

Thank you,

Rouen Liu

Permits Engineer
Hawaiian Electric Company

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, copying, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender immediately by reply e-mail and destroy the original message and all copies.

RECEIVED
2024 MAY 20 AM 11:12
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

BOARD OF WATER SUPPLY
KĀ 'ŌI HANA WAI
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKI

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA



NĀ'ĀLEHU ANTHONY, Chair
KAPUA SPROAT, Vice Chair
BRYAN P. ANDAYA
JONATHAN KANESHIRO
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

May 16, 2024

Mr. Craig K. Nakamoto
Hawai'i Community Development Authority
547 Queen Street
Honolulu, Hawai'i 96813

Dear Mr. Nakamoto:

Subject: Your Letter Dated May 3, 2024 Requesting Comments on the Development Permit Application KAL 23-005 for the Hunt Parcel 10 Improvements Project off Enterprise Avenue – Tax Map Key: 9-1-013: 097

Thank you for your letter regarding the proposed renovation and site improvements project.

The Honolulu Board of Water Supply does not have a water system serving the Kalaeloa area. All potable, nonpotable, and fire protection water services shall be provided by the private water system serving the area.

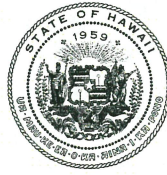
If you have any questions, please contact Daniel Koge, Project Review Branch of our Water Resources Division at (808) 748-5444.

Very truly yours,

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

24

JOSH GREEN, M.D.
GOVERNOR



KEITH T. HAYASHI
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
KA 'OIHANA HO'ONA'AUAO
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF FACILITIES AND OPERATIONS

May 13, 2024

Mr. Craig Nakamoto, Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Re: Development Permit Application KAL 23-005
Hunt Communities Hawaii LLC, Hunt Parcel 10 Improvements

Dear Mr. Nakamoto:

Thank you for your letter dated May 3, 2024. Based on the information provided, the proposed project will not impact the facilities of the Hawaii State Department of Education.

Should you have any questions, please contact Cori China, Professional Worker for the Facilities Development Branch, Planning Section, at (808) 784-5080 or via email at cori.china@k12.hi.us.

We appreciate the opportunity to comment.

Sincerely,

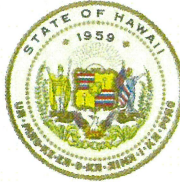
Roy Ikeda
Interim Public Works Manager
Planning Section

RI:ctc
c: Facilities Development Branch

RECEIVED
2024 MAY 17 PM 1:35
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

May 22, 2024

LD 0510

Craig K. Nakamoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Via email: dbedt.hcda.contact@hawaii.gov

**SUBJECT: Development Permit Application KAL 23-005, Hunt Communities Hawaii LLC,
Hunt Parcel 10 Improvements, 91-1049 / 91-1051 Enterprise Avenue, Kapolei,
Island of Oahu, Hawaii, TMK: (1) 9-1-013:097**

Thank you for the opportunity to review and comment on the subject. In addition to previous comments sent to you from the Department of Land and Natural Resources (DLNR), enclosed are also comments received from the Division of Forestry and Wildlife.

Should you have any questions, please feel free to contact Timothy Chee at timothy.chee@hawaii.gov. Thank you.

Sincerely,

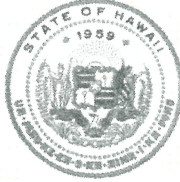
Russell Tsuji

Russell Y. Tsuji
Land Administrator

Attachments
cc: Central Files

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

May 13, 2024

LD 0510

MEMORANDUM

FROM: **DLNR Agencies:**
X Div. of Aquatic Resources (via email: kendall.l.tucker@hawaii.gov)
X Div. of Boating & Ocean Recreation (via email: richard.t.howard@hawaii.gov)
X Engineering Division (via email: DLNR.Engr@hawaii.gov)
X Div. of Forestry & Wildlife (via email: Rubyrosa.T.Terrago@hawaii.gov)
X Div. of State Parks (curt.a.cottrell@hawaii.gov)
X Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov)
X Office of Conservation & Coastal Lands (via email: Sharleen.k.kuba@hawaii.gov)
X Land Division – Oahu District (via email: barry.w.cheung@hawaii.gov)
X Aha Moku (via email: leimana.k.damate@hawaii.gov)

TO: **Russell Y. Tsuji, Land Administrator** *Russell Tsuji*

SUBJECT: **Development Permit Application KAL 23-005, Hunt Communities Hawaii LLC, Hunt Parcel 10 Improvements**

LOCATION: **91-1049 / 91-1051 Enterprise Avenue, Kapolei, Island of Oahu, Hawaii**

APPLICANT: **TMK: (1) 9-1-013:097**
Hawaii Community Development Authority

Transmitted for your review and comment is information on the above-referenced project. Please submit any comments to timothy.chee@hawaii.gov at the Land Division by the internal deadline of **May 17, 2024**. If no response is received by this date, we will assume your agency has no comments. If you have any questions, please contact Timothy Chee at the above email address. Thank you.

BRIEF COMMENTS:

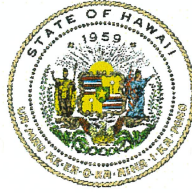
Attachments

Cc: Central Files

- We have no objections.
- We have no comments.
- We have no additional comments.
- Comments are included/attached.

Signed: Lindsey Nietmann
 Print Name: Lindsey Nietmann, Acting Wildlife Prog.Mgr.
 Division: Forestry and Wildlife
 Date: May 22, 2024

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA
SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
RYAN K.P. KANAKA'OLE
FIRST DEPUTY
DEAN D. UYENO
ACTING DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

May 22, 2024

Log no. 4565

MEMORANDUM

TO: RUSSELL Y. TSUJI, Administrator
Land Division

FROM: LINDSEY NEITMANN, Acting Wildlife Program Manager
Division of Forestry and Wildlife

SUBJECT: Request for Comment on the Development Permit Application KAL
23-005, Hunt Communities Hawaii LLC, Hunt Parcel 10
Improvements, O'ahu

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your request for comment regarding the Development Permit Application (KAL 23-005) for the Hunt Communities Hawaii LLC, Hunt Parcel 10 Improvements Project, on the island of O'ahu; TMK: (1) 9-1-013:097. The proposed project is to revitalize the commercial productivity and use of the property, and consists of a multi-phase interior and exterior improvements to an existing commercial building that was previously used as a grocery store, light industrial warehouse, and storage yard. Additionally, necessary updates to the aging electrical infrastructure and security improvements will occur to ensure proper enclosure of Parcel 10.

DOFAW provides the following additional comments regarding the potential for the proposed work to affect listed species in the vicinity of the project area.

The State listed 'ōpe'ape'a or Hawaiian Hoary Bat (*Lasiurus cinereus semotus*) could potentially occur at or in the vicinity of the project and may roost in nearby trees. Any required site clearing should be timed to avoid disturbance to bats during their birthing and pup rearing season (June 1 through September 15). During this period woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed. Barbed wire should also be avoided in any construction as bats can become ensnared and killed by such fencing material during flight.

Artificial lighting can adversely impact seabirds that may pass through the area at night by causing them to become disoriented. This disorientation can result in their collision with manmade structures or the grounding of birds. For nighttime work that might be required, DOFAW recommends that all lights used be fully shielded to minimize the attraction of seabirds. Nighttime work that requires outdoor lighting should be avoided

during the seabird fledging season, from September 15 through December 15, when young seabirds make their maiden voyage to sea.

If nighttime construction is required during the seabird fledging season (September 15 to December 15), we recommend that a qualified biologist be present at the project site to monitor and assess the risk of seabirds being attracted or grounded due to the lighting. If seabirds are seen circling around the area, lights should then be turned off. If a downed seabird is detected, please follow DOFAW's recommended response protocol by visiting <https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/>

Permanent lighting also poses a risk of seabird attraction, and as such should be minimized or eliminated to protect seabird flyways and preserve the night sky. For illustrations and guidance related to seabird-friendly light styles that also protect seabirds and the dark starry skies of Hawai'i please visit <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

The State endangered pueo or Hawaiian Short-eared owl (*Asio flammeus sandwichensis*) could potentially occur in the project vicinity. Pueo are most active during dawn and dusk twilights. Remove and exclude non-native mammals such as mongoose, cats, dogs, and ungulates from the nesting area. Minimize habitat alterations and disturbance during pueo breeding season. Pueo nest on the ground and active nests have been found year-round. Before any potentially disturbing activity like clearing vegetation, especially ground-based disturbance, DOFAW recommends a qualified biologist conduct surveys during crepuscular hours and walk line transects through the area to detect any active pueo nests. If a pueo nest is discovered, notify DOFAW staff, minimize time spent at the nest, and establish a minimum buffer distance of 100 meters from the nest until chicks are capable of flight.

DOFAW recommends using native plant species for landscaping that are appropriate for the area; i.e., plants for which climate conditions are suitable for them to thrive, plants that historically occurred there, etc. Please do not plant invasive species. DOFAW also recommends referring to www.plantpono.org for guidance on the selection and evaluation of landscaping plants and to determine the potential invasiveness of plants proposed for use in the project.

DOFAW recommends minimizing the movement of plant or soil material between worksites. Soil and plant material may contain detrimental fungal pathogens (e.g., Rapid 'Ōhi'a Death), vertebrate and invertebrate pests (e.g., Little Fire Ants, Coconut Rhinoceros Beetles, etc.), or invasive plant parts (e.g., Miconia, Pampas Grass, etc.) that could harm our native species and ecosystems. We recommend consulting the O'ahu Invasive Species Committee (OISC) at (808) 266-7994 to help plan, design, and construct the project, learn of any high-risk invasive species in the area, and ways to mitigate their spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

The invasive Coconut Rhinoceros Beetle (CRB) or *Oryctes rhinoceros* is found on the islands of O'ahu, Hawai'i Island, Maui and Kaua'i. On July 1, 2022, the Hawai'i Department of Agriculture (HDOA) approved Plant Quarantine Interim Rule 22-1. This rule restricts the movement of CRB-host material within or to and from the island of O'ahu, which is defined as the Quarantine Area. Regulated material (host material or

host plants) is considered a risk for potential CRB infestation. Host material for the beetle specifically includes a) entire dead trees, b) mulch, compost, trimmings, fruit and vegetative scraps, and c) decaying stumps. CRB host plants include the live palm plants in the following genera: *Washingtonia*, *Livistona*, and *Pritchardia* (all commonly known as fan palms), *Cocos* (coconut palms), *Phoenix* (date palms), and *Roystonea* (royal palms). When such material or these specific plants are moved there is a risk of spreading CRB because they may contain CRB in any life stage. For more information regarding CRB, please visit <https://dlnr.hawaii.gov/hisc/info/invasive-species-profiles/coconut-rhinoceros-beetle/>.

Due to the arid climate and risks of wildfire to listed species, we recommend coordinating with the Hawai'i Wildfire Management Organization at (808) 850-0900 or admin@hawaiiwildfire.org, on how wildfire prevention can be addressed in the project area. When engaging in activities that have a high risk of starting a wildfire (i.e. welding in grass), it is recommended that you:

- Wet down the area before starting your task,
- Continuously wet down the area as needed,
- Have a fire extinguisher on hand, and
- In the event that your vision is impaired, (i.e. welding goggles) have a spotter to watch for fire starts.

We recommend that Best Management Practices are employed during and after construction to contain any soils and sediment with the purpose of preventing damage to near-shore waters and marine ecosystems.

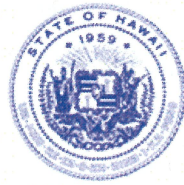
We appreciate your efforts to work with our office for the conservation of our native species. These comments are general guidelines and should not be considered comprehensive for this site or project. It is the responsibility of the applicant to do their own due diligence to avoid any negative environmental impacts. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Kate Cullison, Protected Species Habitat Conservation Planning Coordinator via email at katherine.cullison@hawaii.gov.

Sincerely,

Lindsey Niemann

LINDSEY NIEMANN
Acting Wildlife Program Manager

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
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May 20, 2024

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IN REPLY REFER TO:

STP 00487.24
STP 8.3750

VIA EMAIL: charlene.k.oka@hawaii.gov

Mr. Craig K. Nakamoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Attention: Ms. Charlene K. Oka, AIA

Dear Mr. Nakamoto:

Subject: Development Permit Application KAL 23-005
Hunt Parcel 10 Improvements
Kapolei, Oahu, Hawaii
Tax Map Key: (1) 9-1-013: 097

Thank you for your letter, dated May 3, 2024, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the subject development permit application.

HDOT has reviewed the application and has no comments to provide.

Please submit any subsequent land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at DOT.LandUse@hawaii.gov.

If there are any questions, please contact Mr. Blayne Nikaido, Planner, Land Use Section of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Sniffen".

EDWIN H. SNIFFEN
Director of Transportation